



Plan Commission

Regular Meeting

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

Agenda

Monday, January 27, 2020

7:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **January 27, 2020** 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 Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 25, 2019 Plan Commission meeting.
3. Introduction of Daniel Lindstrom, Development Services Director.
4. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District #12 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
 - A. Notice of Public Hearing.
 - B. Review Proposed Boundary Amendment for Tax Increment Financing District #12. *
 - C. Resolution PC20-01, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.
5. A Public Hearing on the proposed project plan for Tax Increment Financing District #15 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
 - A. Notice of Public Hearing.
 - B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District #15. *
 - C. Resolution PC20-02, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 15 and the Adoption of the Tax Incremental Financing District No. 15 Project Plan.
6. A Public Hearing on the proposed project plan for Tax Increment Financing District #16 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
 - A. Notice of Public Hearing.
 - B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District #16. *
 - C. Resolution PC20-03, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 16 and the Adoption of the Tax Incremental Financing District No. 16 Project Plan.

7. Staff recommendation and possible action regarding a Planned Development District Pre Application Concept Meeting for the proposed Mulva Cultural Center at 221 S. Broadway Street & 220 S. Michigan Street (Parcels ED-812, ED-920).
8. Staff recommendation and possible action regarding a Rezoning Request from R-1 (Single Family Residence District) to R-4 (General Residence Office District) at 1602 Chicago Street (Parcel ED-1128-31). *
9. Staff recommendation and possible action regarding a proposed 34 lot preliminary plat of Honeysuckle Acres Fourth Addition at 1500 BLK Red Maple Rd (Parcels WD-L183-4 & WD-L183-4-1). *
10. Staff recommendation and possible action regarding a Proposed Extraterritorial 3 Lot Certified Survey Map at 2048 Lasee Road in the Town of Rockland (Parcel R-329). *
11. Staff recommendation and possible action regarding a Proposed 3 Lot Certified Survey Map at the 1400 BLK Builders Court (Parcels WD-1138, WD-1138-1). *
12. Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking lot expansion at 2249 American Boulevard (Parcel WD-1372 and part of Parcel WD-1138-1).
13. Staff recommendation and possible action regarding a Site Plan request for the West De Pere High School building addition and parking lot expansion at 665 Grant Street (Parcel WD-864, etc.).
14. Staff recommendation and possible action regarding a Site Plan request for the West De Pere Intermediate School new building and parking lot at 1177 Ninth Street (Parcel WD-D0220).
15. Staff recommendation and possible action regarding a Site Plan request for three new multifamily structures (8-units each) with parking lot at 1600 BLK Garroman Drive (Parcels WD-2018, WD-2019).
16. Staff recommendation and possible action regarding a Site Plan request for a new office and warehouse building with parking lot at 1536 American Court (Parcel WD-864, etc.).

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Rick Bilotto, The Premier Resource Group
St. Francis Xavier Congregation of De Pere

De Pere Redevelopment Authority
Joel Ehrfurth, Mach IV Engineering
Henrigillis Trust
Robin Tremel, MAC Dental Centers
Troy Hewitt, Robert E. Lee & Associates
Jim Boyea, Best Built Inc.
John & Jamie Van Noie
Karl Schuh, Schuh Construction
Jay McKeefry, Schuh Construction
Scott Santaga, And Beyond LLC
Dan Peplinski, Point of Beginning
Dennis Krueger, School District of West De Pere
Tim Halbrook, Tim Halbrook Builders Inc.
Calvin Tolefson, Harris & Associates
John O'Connor, Clover Properties LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- PC_Nov2019_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, November 25, 2019

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Excused	
Brenda Busch	Commissioner	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also present: City Planner Peter Schleinz, City Administrator Larry Delo and members of the public.

2. Approval of the minutes of the October 28, 2019 Plan Commission meeting.

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

3. Staff recommendation and possible action regarding the 40 Lot and 1 Outlot extraterritorial final plat of Lawrence Parkway (phase 1) at 2400 BLK French Road in the Town of Lawrence (Parcels L-453 & L-455-2). *

City Planner Peter Schleinz reviewed the extraterritorial final plat for Lawrence Parkway in the Town of Lawrence. Peter reported that the preliminary plat was reviewed in June and is being broken into two, possibly three phases. Staff recommended approval of the final plat, subject to conditions outlined in the report. Peter noted that all future phases of this project must be submitted to the City of De Pere within five years of the Common Council approval of the preliminary plat (by July 16, 2024) or a new preliminary plat submittal is required. Mayor Walsh moved, seconded by Grant Schilling, to approve the final plat. Upon vote, motion carried unanimously. The Common Council is expected to review the final plat on December 17, 2019.

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

4. Staff recommendation and possible action regarding a Proposed 2 Lot and 2 Outlot Certified Survey Map at the 2100 BLK Innovation Court (Parcels WD-D0035-1-1, WD-D0036). *

City Planner Peter Schleinz reviewed the 2 lot and 2 outlot CSM at the 2100 block of Innovation Court, which involves both private and City owned land. Two lots will

become office/business uses and the two outlots will remain as recreational uses. Staff recommended approval, subject to seven conditions outlined in the report. Mayor Walsh moved, seconded by Mark Higgins, to approve the CSM. Upon vote, motion carried unanimously. The Common Council is expected to review the CSM on December 17, 2019.

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

5. Staff recommendation and possible action regarding a Site Plan request for a new office building and parking lot at 2100 BLK Innovation Court (Parcels WD-D0035-1-1, WD-D0036).

City Planner Peter Schleinz reviewed the site plan for a new office building at the 2100 block of Innovation Court, relating to the previous CSM in item #4. The metal paneling can be approved by Plan Commission for the sides and rear of the building. However, the metal paneling will also be used on the front of the building facing Innovation Court. Peter noted that a very similar type of material is also used on the Foth building. Mayor Walsh asked if the Plan Commission would be setting a precedence if it approved the columns on the first floor. Peter replied that the Plan Commission could approve the columns as an architectural detail, which is permitted or they could tell the petitioner to use a different type of material on the columns. Peter added that under the new zoning code, the use of the material would be allowed. Mayor Walsh moved, seconded by Ald. Boyd, to approve the site plan and the use of the metal paneling as an architectural detail. Upon vote, motion carried unanimously.

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

6. Staff recommendation and possible action regarding a Proposed 2 Lot Certified Survey Map with variance for reduced setbacks at 220 S. Michigan Street (Parcel ED-920).

City Planner Peter Schleinz reviewed the 2 lot CSM with a variance for reduced setbacks at 220 S Michigan Street. Two neighborhood meetings were held and property owners within 300 feet were notified. Two people attended. Staff recommended approval of the CSM with the setback variance. Mayor Walsh moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. Peter Schneider of Groth Design Group and Marv Wall, project manager for the parish and school addressed the commission. They commented that all the feedback they received at the neighborhood meetings was positive. Mayor Walsh moved, seconded by Brenda Busch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Grant Schilling, to approve the CSM with a variance. Upon vote, motion carried unanimously.

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

7. Staff recommendation and possible action regarding a Site Plan request for a parish center building addition and façade improvements on an existing church at 220 S. Michigan Street (Parcel ED-920).

City Planner Peter Schleinz reviewed the site plan for a parish center building addition and facade improvements on an existing church at 220 S Michigan Street. He reported that the building has three materials that are not approvable in the R-4 zoning district- the use of metal panel, concrete, and composite wood over the doorways. In the new zoning code, the materials will all be approvable. Staff recommended approval of the site plan, subject to conditions outlined in the report. Mayor Walsh moved, seconded by Mark Higgins, to approve the site plan. Upon vote, motion carried unanimously.

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

8. Staff recommendation and possible action regarding modifications to Section 46(6) of the Platting and Land Division Code to accommodate the reduction of the width of certain minor street right-of-ways (ROW) from 70-feet to 60-feet. *

City Planner Peter Schleinz reviewed the revision to Section 46-4 of the Platting and Land Division Code to accommodate the reduction of the width of certain minor street right-of-ways. Staff recommended approval to allow for 60 foot ROW when there is either parking on one side of a minor street or when there is no parking on the minor street, subject to approval by the Department of Public Works and the inclusion of tree planting easements. Mayor Walsh questioned whether current streets would also be narrowed when they were redone, and Peter replied that it would be done through a street vacation process. Mayor Walsh moved, seconded by Grant Schilling, to approve the modification to Section 46-4(6) of the Platting and Land Division Code. Upon vote, motion carried unanimously. The Common Council is expected to review this item on December 17, 2019.

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

9. Staff recommendation and possible action regarding DRAFT Zoning Code Module 3, related to parking & access, landscaping & screening, language, measurements & definitions, and signs.

City Planner Peter Schleinz reviewed Draft Zoning Code Module 3 which is related to parking & access, landscaping & screening, language, measurements & definitions, and signs. He noted that this is the third & final module. Peter noted that revisions, based on

information gathered during the public reviews, will be made and a final draft version of the Code will be returned to the Plan Commission for a final recommendation approval, Common Council public hearing, and Common Council final approval. The final review phases are expected to begin in the spring of 2020. Mayor Walsh moved, seconded by Ald. Boyd, to receipt and place the item on file. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Walsh moved, seconded by Ald. Boyd to adjourn the meeting at 7:52 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: Introduction of Daniel Lindstrom, Development Services Director.

ATTACHMENTS:

- Press Release - Lindstrom Development Services Director Start(DOCX)

PRESS RELEASE

For Immediate Release: 1/17/2020

City of De Pere
335 South Broadway
De Pere, WI 54115-1199
www.de-pere.org

Contact: Andrew Pantzlaff
Communications Specialist
Phone: 920-339-2371
apantzlaff@mail.de-pere.org



Lindstrom tabbed as De Pere's next Development Services Director *Begins official duties on January 27, 2020*

DE PERE, WIS. – Daniel Lindstrom will be the City of De Pere's new Development Services Director, effective an official start date of January 27, 2020.

The Development Services Director in De Pere is tasked with overseeing the City's economic development program, promoting growth and development of the City's economic base, assisting in the retention and expansion of existing businesses and vigorously seeking out new businesses for the City.

This position also oversees the functions of the Planning, Zoning, Geographic Information Systems (GIS), Building Inspection and Code Enforcement.

Prior to joining De Pere, Lindstrom's most recent career roles include working for Vierbicher as a Planning and Community Development Department Manager (Principal Planner). In this role, he managed a team of planners and designers to assist municipalities and businesses on many aspects of economic development and planning. In addition, Lindstrom himself served as a community planner, zoning, and sign administrator for several communities in Wisconsin and was a tax increment financing (TIF) planner where he facilitated the creation, amendment, administration, and reporting of tax increment districts and business parks throughout Wisconsin.

Previous to his time at Vierbicher, Lindstrom held a Planner II role with the City of Green Bay. Lindstrom received his Masters of City and Regional Planning from the Ohio State University - Knowlton School of Architecture and an undergraduate degree in Urban and Regional studies from the University of Wisconsin – Green Bay.

For more information on the City of De Pere, visit deperewi.gov.

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: A. Notice of Public Hearing.

ATTACHMENTS:

- PC Public Hearing Public Notice TID 12 Amend (DOCX)

**NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED BOUNDARY AMENDMENT
FOR TAX INCREMENTAL DISTRICT (TID) NO. 12
IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on January 27, 2020 at 7:00 pm, at De Pere City Hall, 2nd Floor Council Chambers, 335 S. Broadway Street, De Pere, WI regarding the proposed Boundary Amendment for Tax Incremental District No. 12 in the City.

De Pere Tax Incremental District No. 12 is generally located in the De Pere West Business Park, northerly of the south City corporate limits and easterly of Lawrence Drive, all within the city's limits. The following contiguous parcels are proposed to be added to the District Boundary for TID #12:

Parcels WD- 1371, WD 1372 and WD-L482-1

Proposed public project improvements may include, sanitary sewer system improvements, storm water management system improvements, electric service, gas service, communications infrastructure, street improvements, lighting, sidewalks, professional and organizational services, administrative costs, and finance costs.

The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District. As part of the Project Plan, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 12 pursuant to a signed development agreement with the City.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan. A copy of the TID No. 12 Boundary Amendment are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting the City Clerk, 335 S Broadway, De Pere, WI; Phone (920) 339-4050.

Dated this 13th day of January, 2020

BY ORDER OF THE COMMON COUNCIL

Michael J Walsh
Mayor

Carey Danen
City Clerk

Publication Dates: January 13, 2020 & January 20, 2020

Attachment: PC Public Hearing Public Notice TID 12 Amend (9145 : A. Notice of Public Hearing TID 12.)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: B. Review Proposed Boundary Amendment for Tax Increment
Financing District #12. *

ATTACHMENTS:

- PC_StaffReport_TID12 Boundary Amend_Revised (DOCX)
- TID#12 Boundary Amendment #1 Plan Final (DOCX)

Item 4 : Boundary Amendment for Tax Increment District (TID) #12 – Mixed Use –Boundary Amendment Review, Public Hearing & Resolution***Project Description:**

The City of De Pere requests that the Boundary of existing TID #12 be amended to include parcels WD-1371, WD-1372 and WD-L482-1 to the TID #12. Adding Parcels WD-1371 and WD-1372 to TID #12 will allow the City to provide TID expansion assistance to existing companies Infinity Machine (2249 American Blvd.) and Bayside Machine (2257 American Blvd.) Parcel WD-L482-1, located immediately south of the Garrity's Glen South residential development off of Lawrence Drive, is likely to be developed in the near future as well.

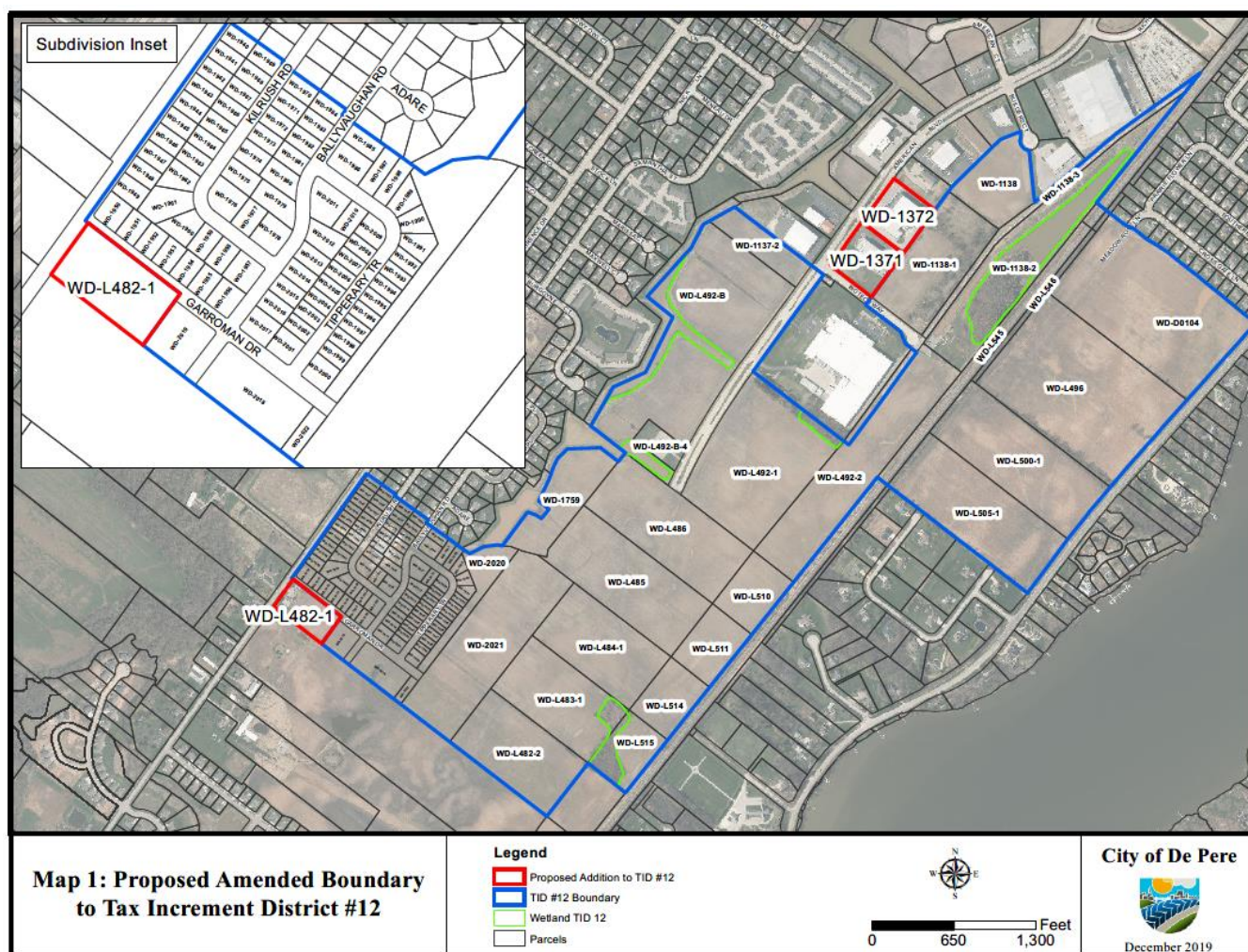


Figure 1 – TID #12 Proposed Boundary Amendment

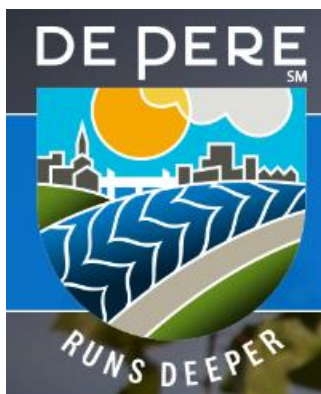
Process:

The Public Hearing for the Boundary Amendment will occur at the Plan Commission at this meeting (January 27, 2020). The Plan Commission will make a motion on the resolution that will be forwarded to Common Council. Common Council will also review and make a motion on a resolution (anticipated February 19, 2020). Then the Joint Review Board will meet to review and make a decision on the formation of the TID.

Recommendation:

Staff recommends approval of the Resolution recommending adoption of the TID #12 Boundary Amendment and asks that it be submitted to the Common Council for its approval following the statutory requirements.

Boundary Amendment #1
Tax Incremental District No. 12
in the
CITY OF DE PERE, WISCONSIN



January 10, 2020

(anticipated approval schedule)

Organizational Joint Review Board Meeting Held.....	January 21, 2020
Public Hearing Held.....	January 27, 2020
Adopted by Planning Commission.....	January 27, 2020
Adopted by City Council.....	February 18, 2020
Approved by Joint Review Board.....	February 21, 2020

Prepared by:



Robert W. Baird & Co.
 Public Finance
 777 E. Wisconsin Ave.
 Milwaukee, WI 53202
 800.792.2473

City of De Pere
TID #12 Boundary Amendment #1

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City of De Pere Officials

Common Council

Michael Walsh	Mayor
James Boyd	Aldersperson – District 1
Amy Chandik Kundinger	Aldersperson – District 1
Jonathon Hansen	Aldersperson – District 2
Ryan Jennings	Aldersperson – District 2
Scott Crevier	Aldersperson – District 3
Dean Raasch	Aldersperson – District 3
Daniel Carpenter	Aldersperson – District 4
Casey Nelson	Aldersperson – District 4

City Staff

Lawrence Delo	City Administrator
Judith Schmidt-Lehman	City Attorney
Peter Schleinz	Senior Planner
Carey Danen	City Clerk
Joseph Zegers	Finance Director

Planning Commission

Michael Walsh, Mayor	Brenda Busch
James Boyd, Aldersperson	Mark Higgins
Dean Raasch, Aldersperson	Grant Schilling
Derek Beiderwieden	

Joint Review Board

Michael Walsh, Mayor	City Representative
Chad Weininger	Brown County
Bob Mathews	Northeast WI Technical College
Brian Walters	School District of West De Pere
Bill Patzke	Public Member

Introduction and Description of Boundary Amendment

Tax Incremental District No. 12 (the "TID") was created on September 1, 2015 as a mixed-use TID. The TID has a maximum life (absent extension) of 20 years ending September 1, 2035. The expenditure period for the TID ends on September 1, 2030 which is 5 years prior to its unextended termination date. The purpose of the TID is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, 18 industrial sites and related public infrastructure improvements in the City. The area is approximately 357 acres in size.

This TID#12 boundary amendment will accomplish the following:

1. Allow Infinity Machine (Parcel WD-1372), currently located in TID #6, to construct a large expansion of its facility onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of \$2,500,000. This expansion will be served by public improvements created as a part of the TID #12 project plan.
2. Allow Bayside Machine (Parcel WD-1371), currently located in TID #6, to expand its facility (est. over 30,000 square foot expansion) onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of \$2,046,575. This expansion will be served by public improvements created as a part of the TID #12 project plan.
3. Allow for development of Parcel WD-L482-1, located adjacent to the residential development in TID #12, using the public improvements created as a part of TID #12, in the future.
4. The amendment is needed in order to pull the existing facilities into TID #12 as TID #6 is projected to be closing in early 2020.

This amendment only adds boundary to the original TID project plan, and all other subject areas of the original plan remain unchanged. This is the first boundary amendment for the TID. Each municipality can amend a project plan to change boundaries by adding boundary to a TID up to four times during the life of an active TID.

The map on page 6 shows an outline of the complete TID and identifies as contiguous to TID #12, the added parcels. The new boundary outline demonstrates that the entire TID area remains contiguous.

Page 7 of the boundary amendment only list parcels that are in the amended area.

City of De Pere
TID #12 Boundary Amendment #1

The legal description in Exhibit C describes the full TID #12 boundary updated for the amended area.

Project 'But' For Statement

Financial assistance through developer grants (as called for in the TID #12 Project Plan) for the expansion of both industrial businesses identified above is necessary in order for the expansions to proceed due to various costs of the following:

1. Cost to purchase the land behind current property.
2. De Pere requirements to uphold building design standards.
3. Developing parking area on purchased property.
4. Removal of exempt wetlands in various areas to allow for adequate parking.
5. Development of storm water retaining ponds along Biotech Way to be in compliance with code.
6. West building wall of Bayside facility will have to be transformed from an expandable sheet panel wall to a permanent structure wall.

Map shows an outline of the complete TID and identifies the added parcels. New boundary outline shows that the entire TID area remains contiguous.



City of De Pere
TID #12 Boundary Amendment #1

Preliminary Parcel List and Analysis

As of the 01/01/2020 parcel list.

Parcel Number: WD-L482-1 Valuation: \$265,000

Parcel Number: WD-1371 Valuation: \$1,657,200

Parcel Number: WD-1372 Valuation: \$3,978,700

Total Valuation: \$5,900,900

Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With the amendment to TID #12, the value increment of all existing Tax Increment Districts will be approximately 7.64%.

Valuation Test Compliance Calculation

2019 Equalized Valuation (TID IN)	\$ 2,209,815,400
Limit for 12% Test	\$ 265,177,848
Increment Value of Existing TIDs	\$ 162,929,100
Projected Base Value of TID Amendment	<u>\$ 5,900,900</u>
Total Value Subject to Test	<u>\$ 168,830,000</u>
Compliance (\$168,830,000 < \$265,177,848)	Meets Requirement

City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the boundary amendment is complete and complies with Section 66.1105(4)(h)(2) of the Wisconsin Statutes.

City of De Pere
TID #12 Boundary Amendment #1

EXHIBIT A
CASH FLOW PROFORMA ANALYSIS
Current Status

Assumptions		
Annual Inflation During Life of TID.....	1.00%	
2018 Gross Tax Rate (per \$1000 Equalized Value).....	\$21.93	
Investment rate.....	0.50%	
Data above dashed line are actual		

Background Data					Revenues				Expenditures					TID Status		
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Val. Date	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Investment Proceeds	Total Revenues	Principal	Interest	Existing Debt Service	Non-Bonded Project Exp.	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery
(January 1)														(December 31)		
Base Value																
2015	\$129,100															
2017	\$147,700		(\$9,900)													
2018	\$119,200		(\$6,000)	\$21.93											\$802,980	
2019	\$123,100	\$800,000	\$795,231	\$21.93	\$0	\$0	\$4,015	\$4,015	\$15,000	\$7,590	\$22,590	\$65,000	\$87,590	(\$83,575)	\$719,405	
2020	\$924,331	\$600,000	\$1,404,474	\$21.93	\$0	\$0	\$3,597	\$3,597	\$45,000	\$14,367	\$59,367	\$65,000	\$124,367	(\$120,770)	\$598,636	
2021	\$1,533,574		\$1,419,810	\$21.93	\$17,439	\$0	\$2,993	\$20,433	\$40,000	\$13,863	\$53,863	\$65,000	\$118,863	(\$98,430)	\$500,206	
2022	\$1,548,910	\$800,000	\$2,235,299	\$21.93	\$30,800	\$0	\$2,501	\$33,301	\$30,000	\$12,463	\$42,463	\$65,000	\$107,463	(\$74,161)	\$426,044	
2023	\$2,364,399		\$2,258,943	\$21.93	\$31,136	\$0	\$2,130	\$33,267	\$30,000	\$11,363	\$41,363	\$65,000	\$106,363	(\$73,096)	\$352,949	
2024	\$2,388,043		\$2,282,824	\$21.93	\$49,020	\$0	\$1,765	\$50,785	\$35,000	\$10,263	\$45,263	\$65,000	\$110,263	(\$59,478)	\$293,471	
2025	\$2,411,924	\$650,000	\$2,956,943	\$21.93	\$49,539	\$0	\$1,467	\$51,006	\$35,000	\$8,763	\$43,763	\$65,000	\$108,763	(\$57,757)	\$235,714	
2026	\$3,086,043		\$2,987,803	\$21.93	\$50,062	\$0	\$1,179	\$51,241	\$40,000	\$7,263	\$47,263	\$65,000	\$112,263	(\$61,022)	\$174,693	
2027	\$3,116,903	\$2,500,000	\$5,518,972	\$21.93	\$64,846	\$0	\$873	\$65,719	\$40,000	\$5,513	\$45,513	\$65,000	\$110,513	(\$44,793)	\$129,899	
2028	\$5,648,072		\$5,575,453	\$21.93	\$65,523	\$0	\$649	\$66,172	\$40,000	\$4,313	\$44,313	\$65,000	\$109,313	(\$43,140)	\$86,759	
2029	\$5,704,553		\$5,632,499	\$21.93	\$121,031	\$0	\$434	\$121,465	\$40,000	\$3,113	\$43,113	\$65,000	\$108,113	\$13,352	\$100,111	
2030	\$5,761,599		\$5,690,115	\$21.93	\$122,270	\$0	\$501	\$122,770	\$15,000	\$1,913	\$16,913	\$65,000	\$81,913	\$40,858	\$140,969	
2031	\$5,819,215		\$5,748,307	\$21.93	\$123,521	\$0	\$705	\$124,226	\$15,000	\$1,463	\$16,463	\$65,000	\$81,463	\$42,763	\$183,732	
2032	\$5,877,407		\$5,807,081	\$21.93	\$124,784	\$0	\$919	\$125,703	\$15,000	\$975	\$15,975	\$65,000	\$80,975	\$44,728	\$228,460	Expenditures Recovered
2033	\$5,936,181		\$5,866,443	\$21.93	\$126,060	\$0	\$1,142	\$127,203	\$15,000	\$488	\$15,488	\$65,000	\$80,488	\$46,715	\$275,175	Expenditures Recovered
2034	\$5,995,543		\$5,926,398	\$21.93	\$127,349	\$0	\$1,376	\$128,725				\$65,000	\$65,000	\$63,725	\$338,900	Expenditures Recovered
2035	\$6,055,498			\$21.93	\$128,651	\$0	\$1,695	\$130,346					\$0	\$130,346	\$469,246	Expenditures Recovered
2036					\$129,966	\$0	\$2,346	\$132,312					\$0	\$132,312	\$601,558	Expenditures Recovered
	\$5,350,000				\$1,361,998	\$0	\$30,287	\$1,392,284	\$450,000	\$103,706	\$553,706	\$1,040,000	\$1,593,706			

Type of TID: Mixed-Use

- 2015 Base Certification
- 2015 TID Inception (9/1/2015)
- 2030 Final Year to Incur TIF Related Costs
- 2035 Maximum Legal Life of TID (20 Years)
- 2036 Final Tax Collection Year

(1) Increment per City Estimates.

Attachment: TID#12 Boundary Amendment #1 Plan Final (9136 : B. Review Proposed Boundary

City of De Pere
TID #12 Boundary Amendment #1

EXHIBIT A
CASH FLOW PROFORMA ANALYSIS
Current Status with Amendment

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2018 Gross Tax Rate (per \$1000 Equalized Value).....	\$21.93
Investment rate.....	0.50%
Data above dashed line are actual	

Example
Pay Go
Rebate

Background Data					Revenues				Expenditures					TID Status			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)
Val. Date	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Investment Proceeds	Total Revenues	Principal	Interest	Existing Debt Service	Pay Go Developer Rebate	Non-Bonded Project Exp.	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery
(January 1)		(1)												(December 31)			
Base Value																	
2015		\$129,100															
2020		\$6,030,000															
2017	\$147,700		(\$9,900)														
2018	\$119,200		(\$6,000)	\$21.93												\$802,980	
2019	\$123,100	\$800,000	\$795,231	\$21.93	\$0	\$0	\$4,015	\$4,015	\$15,000	\$7,590	\$22,590		\$65,000	\$87,590	(\$83,575)	\$719,405	
2020	\$6,825,231	\$5,146,575	\$6,010,058	\$21.93	\$0	\$0	\$3,597	\$3,597	\$45,000	\$14,367	\$59,367	\$19,772	\$65,000	\$144,139	(\$140,542)	\$578,863	
2021	\$12,040,058		\$6,130,459	\$21.93	\$17,439	\$0	\$2,894	\$20,334	\$40,000	\$13,863	\$53,863	\$11,667	\$65,000	\$130,529	(\$110,195)	\$468,668	
2022	\$12,160,459	\$800,000	\$7,052,063	\$21.93	\$131,801	\$0	\$2,343	\$134,144	\$30,000	\$12,463	\$42,463	\$11,667	\$65,000	\$119,129	\$15,015	\$483,683	
2023	\$13,082,063		\$7,182,884	\$21.93	\$134,441	\$0	\$2,418	\$136,859	\$30,000	\$11,363	\$41,363	\$11,667	\$65,000	\$118,029	\$18,830	\$502,513	
2024	\$13,212,884		\$7,315,013	\$21.93	\$154,652	\$0	\$2,513	\$157,164	\$35,000	\$10,263	\$45,263	\$11,667	\$65,000	\$121,929	\$35,235	\$537,748	
2025	\$13,345,013	\$650,000	\$8,098,463	\$21.93	\$157,521	\$0	\$2,689	\$160,209	\$35,000	\$8,763	\$43,763	\$11,667	\$65,000	\$120,429	\$39,780	\$577,528	
2026	\$14,128,463		\$8,239,748	\$21.93	\$160,418	\$0	\$2,888	\$163,306	\$40,000	\$7,263	\$47,263	\$11,667	\$65,000	\$123,929	\$39,377	\$616,905	
2027	\$14,269,748	\$2,500,000	\$10,882,445	\$21.93	\$177,599	\$0	\$3,085	\$180,684	\$40,000	\$5,513	\$45,513	\$11,667	\$65,000	\$122,179	\$58,505	\$675,410	
2028	\$16,912,445		\$11,051,570	\$21.93	\$180,698	\$0	\$3,377	\$184,075	\$40,000	\$4,313	\$44,313	\$11,667	\$65,000	\$120,979	\$63,096	\$738,505	Expenditures Recovered
2029	\$17,081,570		\$11,222,385	\$21.93	\$238,652	\$0	\$3,693	\$242,345	\$40,000	\$3,113	\$43,113	\$11,667	\$65,000	\$119,779	\$122,565	\$861,071	Expenditures Recovered
2030	\$17,252,385		\$11,394,909	\$21.93	\$242,361	\$0	\$4,305	\$246,666	\$15,000	\$1,913	\$16,913	\$11,667	\$65,000	\$93,579	\$153,087	\$1,014,158	Expenditures Recovered
2031	\$17,424,909		\$11,569,158	\$21.93	\$246,107	\$0	\$5,071	\$251,178	\$15,000	\$1,463	\$16,463	\$11,667	\$65,000	\$93,129	\$158,049	\$1,172,206	Expenditures Recovered
2032	\$17,599,158		\$11,745,150	\$21.93	\$249,890	\$0	\$5,861	\$255,751	\$15,000	\$975	\$15,975	\$11,667	\$65,000	\$92,642	\$163,110	\$1,335,316	Expenditures Recovered
2033	\$17,775,150		\$11,922,901	\$21.93	\$253,712	\$0	\$6,677	\$260,388	\$15,000	\$488	\$15,488	\$11,667	\$65,000	\$92,154	\$168,234	\$1,503,550	Expenditures Recovered
2034	\$17,952,901		\$12,102,430	\$21.93	\$257,571	\$0	\$7,518	\$265,089				\$11,667	\$65,000	\$76,667	\$188,422	\$1,691,972	Expenditures Recovered
2035	\$18,132,430			\$21.93	\$261,469	\$0	\$8,460	\$269,929						\$0	\$269,929	\$1,961,901	Expenditures Recovered
2036					\$265,406	\$0	\$9,810	\$275,216						\$0	\$275,216	\$2,237,117	Expenditures Recovered

Type of TID: Mixed-Use

- 2015 Base Certification
- 2015 TID Inception (9/1/2015)
- 2030 Final Year to Incur TIF Related Costs
- 2035 Maximum Legal Life of TID (20 Years)
- 2036 Final Tax Collection Year

(1) Increment per City Estimates. Includes \$2,500,000 related to Infinity Machine developments and \$2,046,575 related to Bayside Machine developments in 2020.

Attachment: TID#12 Boundary Amendment #1 Plan Final (9136 : B. Review Proposed Boundary

EXHIBIT B
CITY ATTORNEY OPINION

CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | www.de-pere.org



January 13, 2020

The Honorable Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Boundary Amendment for TID #12

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Boundary and Project Plan for Tax Increment Financing District #12 (TID #12) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

JSL:amz

J:\Law\TID\TID #12 Boundary Amendment\Attorney Opinion Letter.docx

EXHIBIT C
AMENDED TID #12 BOUNDARY LEGAL DESCRIPTION

All of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234; all of Lot 1, Volume 52 of Certified Survey Maps, Page 324, Map Number 7670; all of Lot 1, Volume 50 of Certified Survey Maps, Page 224, Map Number 7391; all of Lots 1, 2 and Outlot 1 of Volume 53 of Certified Survey Maps, Page 275, Map Number 7774; all of Outlot 7, Garrity's Glen recorded in Volume 22 of Plats, Page 241, Document Number 2193288;

All of Lots 5, 6, 7, and 8, Southwest Business Park First Addition; part of Lot 1, Volume 39 of Certified Survey Maps, Page 3, Map Number 5894;

Part of Lot 2, Volume 40 of Certified Survey Maps, Page 167, Map Number 6087 and corrected by affidavit recorded in Document Number 1745870; part of Lots 99 – 110 and 115 - 125, Williams Grant Subdivision; part of Government Lots 3 and 4, Section 5; part of Government Lot 1, Section 6; being a part of Township 22 North, Range 20 East; all being in the City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northwest corner of Lot 103, Williams Grant Subdivision;

thence S52°36'02"E, 1256.15 feet on the northerly line of said Lot 103 to the southeast corner of Outlot 1 of Volume 40 of Certified Survey Maps, Page 167, Map Number 6087, the POINT OF BEGINNING;

thence N30° 13' 22"E, 359.57 feet on the easterly line of said Outlot 1;

thence N65° 54' 06"E, 280.39 feet on the easterly line of said Outlot 1;

thence N26° 24' 56"E, 491.34 feet on the easterly line of said Outlot 1;

thence N51° 08' 02"W, 262.03 feet on the easterly line of said Outlot 1;

thence N42° 04' 27"E, 522.29 feet on the easterly line of said Outlot 1;

thence N27° 08' 05"E, 209.82 feet on the easterly line of said Outlot 1;

thence N60° 31' 43"E, 286.02 feet on the easterly line of said Outlot 1 to the northerly line of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234;

thence S52° 35' 25"E, 892.78 feet on said northerly line extended easterly to the easterly right of way of American Boulevard;

thence S36° 10' 58"W, 952.51 feet on said easterly right of way to the southerly line of Volume 52 of Certified Survey Maps, Page 42, Map Number 7575;

thence S52° 35' 25"E, 963.58 feet on said southerly line to the easterly line of said Volume 52 of Certified Survey Maps, Page 42, Map Number 7575;

thence N36° 10' 58"E, 915.55 feet on said easterly line to the southerly right of way of Biotech Way;

City of De Pere
TID #12 Boundary Amendment #1

thence N52° 35' 25"W, 115.13 feet on said southerly right of way;
 thence N23° 30' 04"W, 103.58 feet on said southerly right of way;
 thence N52° 35' 25"W, 346.95 feet on said southerly right of way;
 thence N36°10'58"E, 80.02 feet to the northerly right of way of Biotech Way being on the easterly line of Southbridge Business Park First Addition;
 thence N52°35'25"W, 400.32 feet of said northerly right of way;
 thence on said northerly right of way 18.59 feet on the arc of a 12.00 foot radius curve to the right, long chord bears N08°12'14"W, 16.79 feet to the easterly right of way of American Boulevard;
 thence N36°10'58"E, 845.07 feet on said easterly right of way to the northerly line of Lot 8, Southwest Business Park First Addition;
 thence S52°35'25"E, 412.13 feet to the northwesterly corner of said Lot 8;
 thence N36° 10' 58"E, 228.54 feet on the easterly line of Southbridge Business Park First Addition;
 thence N45° 40' 26"E, 540.00 feet on said easterly line;
 thence N68° 20' 58"E, 171.27 feet on said easterly line to the southerly right of way of Builder's Court;
 thence 52.29 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the right, having a long chord that bears S01°40'41"E, 51.23 feet;
 thence 140.10 feet on said southerly right of way on the arc of a 75.00 foot radius curve to the left, having a long chord that bears S35°13'08"E, 120.60 feet to the east line of Lot 1, Volume 53 of Certified Survey Maps, Page 275, Map Number 7774;
 thence S05° 54' 55"E, 415.46 feet on said east line to the northerly line of Outlot 1, said Volume 53 of Certified Survey Maps, Page 275, Map Number 7774;
 thence N49° 59' 16"E, 851.54 feet on said northerly line;
 thence N54° 13' 00"E, 823.82 feet on said northerly line to the west right of way of the Wisconsin Central Ltd. railroad right of way;
 thence S38° 38' 38"W, 1322.93 feet on said west right of way;
 thence S51°21'20"E, 141.00 feet to the southwest corner Lot 174, Waterview Heights Fourth Addition;
 thence S51°21'20"E, 150.00 feet on the southerly line of said Waterview Heights Fourth Addition;
 thence S69° 02' 10"E, 73.48 feet on the southerly line of said Waterview Heights Fourth Addition;
 thence S51° 21' 20"E, 131.41 feet on the southerly line of said Waterview Heights Fourth Addition;
 thence S58° 13' 23"E, 197.52 feet on the southerly line of said Waterview Heights Fourth Addition;
 thence S51° 06' 50"E, 902.10 feet on the southerly line of said Waterview Heights Fourth Addition to the westerly right of way of Lost Dauphin Road, C.T.H. "D":

City of De Pere
TID #12 Boundary Amendment #1

thence southwesterly 2818 feet more or less on the westerly right of way of said Lost Dauphin Road to the southerly line of Lot 119, Williams Grant Subdivision;

thence N52° 13' 45"W, 1509 feet more or less on said southerly line of Lot 119 to the westerly right of way of the Wisconsin Central Ltd. railroad right of way;

thence S38° 38' 38"W, 3215.43 feet on said westerly right of way to the southerly line of Lot 125, Williams Grant Subdivision;

thence N51° 27' 06"W, 380.15 feet on said southerly line to the southwest corner of said Lot 125;

thence S37° 55' 47"W, 537.53 feet on the easterly line of Lot 99, Williams Grant Subdivision to the southerly line of Lot 99, Williams Grant Subdivision;

thence N52° 29' 37"W, 2742.30 feet on said southerly line to the easterly right of way of Lawrence Drive;

thence N35°43'24"E, 265.80 feet on said easterly right of way to the southerly line of Garrity's Glen South;

thence N52° 33' 27"W, 15.10 feet on said southerly line to the former easterly right of way of Lawrence Drive;

thence northeasterly 1025 feet on the former easterly right of way of Lawrence Drive to the southerly line of Garrity's Glen;

thence S54° 23' 48"E, 285.25 feet on said southerly line;

thence S35° 36' 12"W, 13.22 feet on said southerly line;

thence S54° 23' 48"E, 330.00 feet on said southerly line;

thence S35° 36' 12"W, 28.71 feet on said southerly line;

thence S54° 23' 48"E, 424.98 feet on said southerly line;

thence N63° 08' 53"E, 129.29 feet on said southerly line;

thence N83° 05' 52"E, 108.20 feet on said southerly line;

thence S82° 15' 13"E, 39.93 feet on said southerly line to the easterly line of Outlot 1, Garrity's Glen;

thence N36° 26' 44"E, 322.32 feet on said easterly line;

thence N65° 16' 50"E, 16.54 feet on said easterly line;

thence S68° 40' 00"E, 65.77 feet on said easterly line;

thence S55° 33' 18"E, 49.42 feet on said easterly line;

thence N38° 39' 00"E, 96.11 feet on said easterly line;

thence N51° 21' 02"W, 103.92 feet on said easterly line;

thence N25° 20' 57"E, 206.23 feet on said easterly line;

thence N18° 57' 48"E, 107.70 feet on said easterly line and the easterly line of Outlot 6, Garrity's Glen;

thence N28° 44' 16"E, 61.52 feet on said easterly line;

thence N45° 49' 01"E, 104.38 feet on said easterly line;

thence N87° 41' 18"E, 264.13 feet on said easterly line;

thence S52° 36' 03"E, 180.80 feet on said easterly line;

thence N38° 38' 59"E, 90.02 feet on said easterly line to the northerly line of Lot 103, Williams Grant Subdivision;

City of De Pere
TID #12 Boundary Amendment #1

thence N52° 36' 03"W, 349.36 feet on said northerly line to the POINT OF BEGINNING.

Said described lands contain 384.95 acres of land more or less.

City of De Pere
TID #12 Boundary Amendment #1

DISCLAIMER TEXT

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: C. Resolution PC20-01, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.

ATTACHMENTS:

- ResoPC20-01 (DOCX)

PLAN COMMISSION
RESOLUTION PC 20-01

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT TO MODIFY
THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT No.12

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 12 (TID #12) was filed with the City Clerk on January 13, 2020 and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on January 27, 2020 affording interested parties a reasonable opportunity to express their views on the proposed boundary amendment as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on January 13, 2020 and January 20,2020; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #12 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on January 21, 2020; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on January 27, 2020 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #12 boundary amendment and determined that the Project Plan and the District Boundaries as proposed are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

The Plan Commission recommends the District Boundaries for TID #12, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary Amendment for Tax Incremental Financing District Number 12, City of De Pere, as prepared and presented by Robert W. Baird & Co. and City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this ____ day of _____, 2020.

APPROVED:

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: A. Notice of Public Hearing.

ATTACHMENTS:

- PC Public Hearing Public Notice TID 15 (DOCX)

Publication Dates: January 13, 2020 and January 20, 2020 (Class 2 Notice)

**NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY
FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 15
IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on January 27, 2020 at 7:00 p.m., De Pere City Hall, 2nd Floor Council Chambers, 335 S. Broadway Street, De Pere, WI regarding the proposed Project Plan and District Boundary for new Mixed-Use Tax Incremental District No. 15 in the City.

Proposed De Pere Tax Incremental District No. 15 is generally located north of Creamery Road, east of Interstate 41, west of Lawrence Drive and south of Scheuring Road, within the City limits. Tax Incremental District No. 15 will partially overlay existing Tax Increment District No. 8.

Proposed public project improvements may include, sanitary sewer system improvements, storm water management system improvements, electric service, gas service, communications infrastructure, street improvements, lighting, sidewalks, professional and organizational services, administrative costs, and finance costs.

The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District. As part of the Project Plan, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 15 pursuant to a signed development agreement with the City.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan. A copy of the TID No. 15 Project Plan and District Boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy may be made by contacting the City Clerk, 335 S Broadway, De Pere, WI; Phone (920) 339-4050.

Dated this 13th day of January, 2020

BY ORDER OF THE COMMON COUNCIL

Michael J Walsh
Mayor

Carey Danen
City Clerk

Publication Dates: January 13, 2020 & January 20, 2020

Attachment: PC Public Hearing Public Notice TID 15 (9148 : A. Notice of Public Hearing TID 15.)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District #15. *

ATTACHMENTS:

- PC Staff Report_TID 15 (DOCX)
- TID#15 project plan boundary De Pere - Final (DOCX)

Item 5: Creation of Tax Increment District (TID) #15 – Mixed Use TID –Project Plan Review, Public Hearing & Resolution*

Project Description:

The City of De Pere requests the creation of a new TID District (TID#15) as an overlay of current TID #8, with already developed parcels remaining in TID #8 and undeveloped/under developed parcels moved to TID #15. The current focus of TID #15, a “mixed-use” TID, is to facilitate a proposed 174,000 square foot , four-story corporate office development, which will require city incentives, including public infrastructure improvements. Developer incentives and public infrastructure improvements provided for in the TID #8 Project Plan for existing under/un-developed parcels are being carried forward in the TID #15 project plan as well.

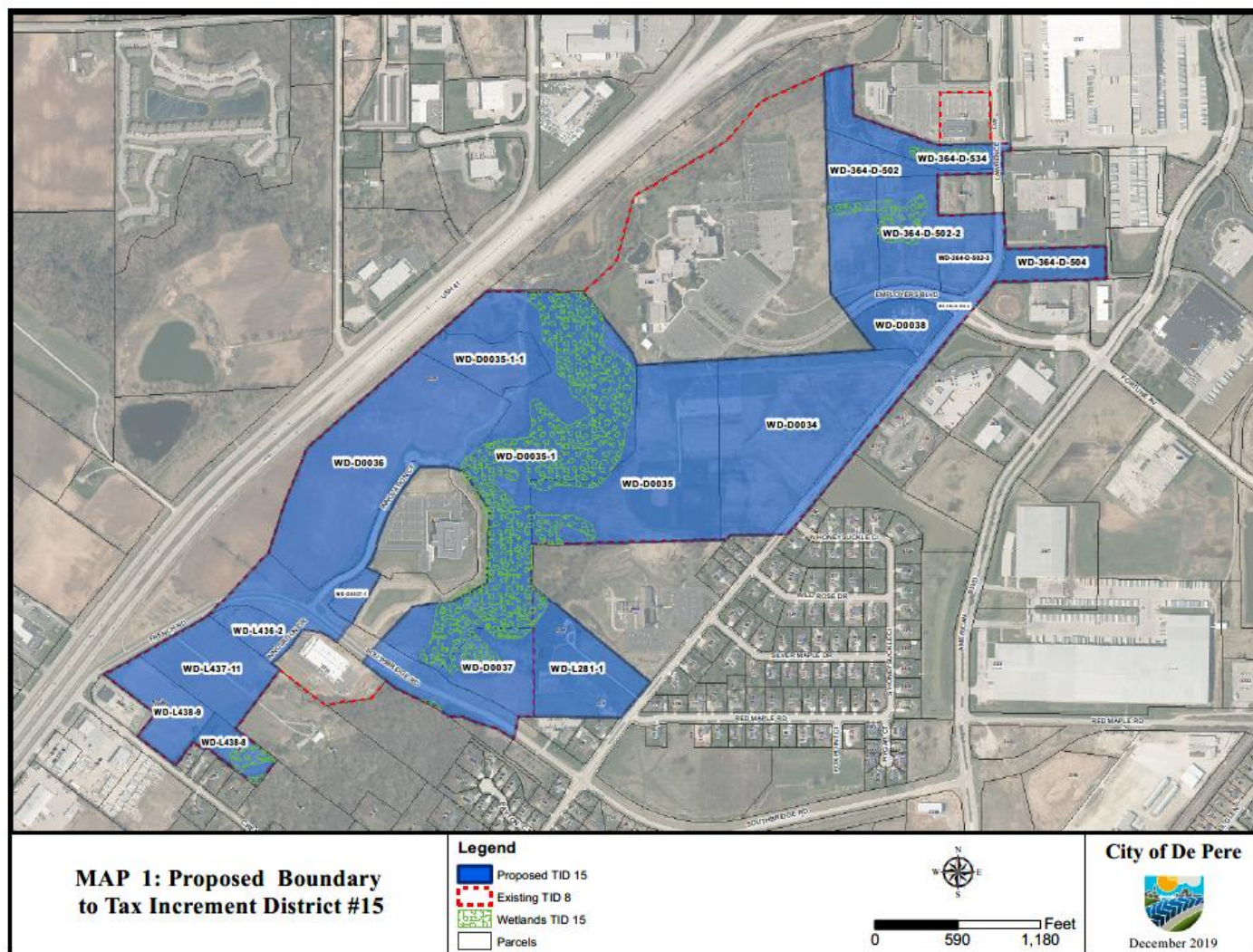


Figure 1 – TID #15 Proposed Boundary

Process:

The Public Hearing for TID #15 will occur at the Plan Commission at this meeting (January 27, 2020). The Plan Commission will make a motion on the resolution that will be forwarded to Common Council. Common Council will also review and make a motion on a resolution (anticipated February 19, 2020). Then the Joint Review Board will meet to review and make a decision on the formation of the TID.

Recommendation:

Staff recommends approval of the Resolution recommending adoption of the TID #15 Project Plan and District Boundary and asks that it be submitted to the Common Council for its approval following the statutory requirements.

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District No. 8)**

Project Plan & District Boundary

Tax Incremental District No. 15

(Overlap of Tax Incremental District No. 8)

in the

CITY OF DE PERE, WISCONSIN



January 10, 2020

(anticipated approval schedule)

Organizational Joint Review Board Meeting Held.....	January 21, 2020
Public Hearing Held.....	January 27, 2020
Adopted by Planning Commission.....	January 27, 2020
Adopted by City Council.....	February 18, 2020
Approved by Joint Review Board.....	February 21, 2020

Prepared by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

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**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

City of De Pere Officials

Common Council

Michael Walsh	Mayor
James Boyd	Aldersperson – District 1
Amy Chandik Kundinger	Aldersperson – District 1
Jonathon Hansen	Aldersperson – District 2
Ryan Jennings	Aldersperson – District 2
Scott Crevier	Aldersperson – District 3
Dean Raasch	Aldersperson – District 3
Daniel Carpenter	Aldersperson – District 4
Casey Nelson	Aldersperson – District 4

City Staff

Lawrence Delo	City Administrator
Judith Schmidt-Lehman	City Attorney
Peter Schleinz	Senior Planner
Carey Danen	City Clerk
Joseph Zegers	Finance Director

Planning Commission

Michael Walsh, Mayor	Brenda Busch
James Boyd, Aldersperson	Mark Higgins
Dean Raasch, Aldersperson	Grant Schilling
Derek Beiderwieden	

Joint Review Board

Michael Walsh, Mayor	City Representative
Chad Weininger	Brown County
Bob Mathews	Northeast WI Technical College
Brian Walters	School District of West De Pere
Bill Patzke	Public Member

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

Introduction and Description of District

The City plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements to encourage and promote industrial, commercial and residential development. The goal is to increase the tax base, to provide for and preserve employment opportunities within the City, and to create and enhance tourism opportunities with the area and region. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Incremental District No. 15 ("TID #15") is being created as an overlap of Tax Incremental District #8 (TID #8). TID #8 was created on August 21, 2007 and expected to terminate (absent extension) ending August 21, 2027. The City has a large proposed development utilizing property currently located in TID #8 that will require TIF incentives. The projected construction schedule for this proposed development has a completion date late in 2021, leaving little time to create increment to repay the required incentives. TID #8 will remain economically solvent even with pulling properties from TID #8 into TID #15. Exhibit A page 21 illustrates the TID#8 current status cash flow analysis and page 22 illustrates the TID #8 current status proforma analysis with the TID #15 overlay.

The proposed TID #15 boundary will generally overlay the current TID #8 boundary, with already developed parcels removed and undeveloped/under developed parcels retained to maximize the opportunity increment potential and developer incentives.

The TID is being created as a "Mixed-Use District." The instant focus of this District is to facilitate a proposed office development parcels WD-0036 and WD-D0035-1-1. This proposed 174,000 square foot, four story corporate office development with a projected cost of \$35 million will require TIF incentives and development of other vacant parcels during the TIDs life. This major project will have a guaranteed assessed value of approximately \$27 million and bring 1,000 employees to the City. Payment in Lieu of Taxes will be required if the property falls below the guaranteed addressed value during the life of the TID.

The City anticipates various public improvement project cost expenditures of approximately \$7,300,000 during the TID's 15-year expenditure period. Included in these project costs is a contingency amount to cover any unanticipated costs that may occur related to public infrastructure needs,

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

financing costs, capitalized interest and administrative and organization costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating \$12.687M in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The City projects land and improvement values (incremental value) of approximately \$33.2M will be created in the TID by the end of 2040. This additional value will be a result of the improvements made and projects undertaken with the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City's objectives for this area.
 - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City, and benefit, not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - In order to make the area included within the TID suitable for development, the City will need to make a substantial investment to pay costs of some or all of the projects listed in the project plan such as offsite public infrastructure (stormwater pond, cul-de-sac and two right-of-way intersection improvements) and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

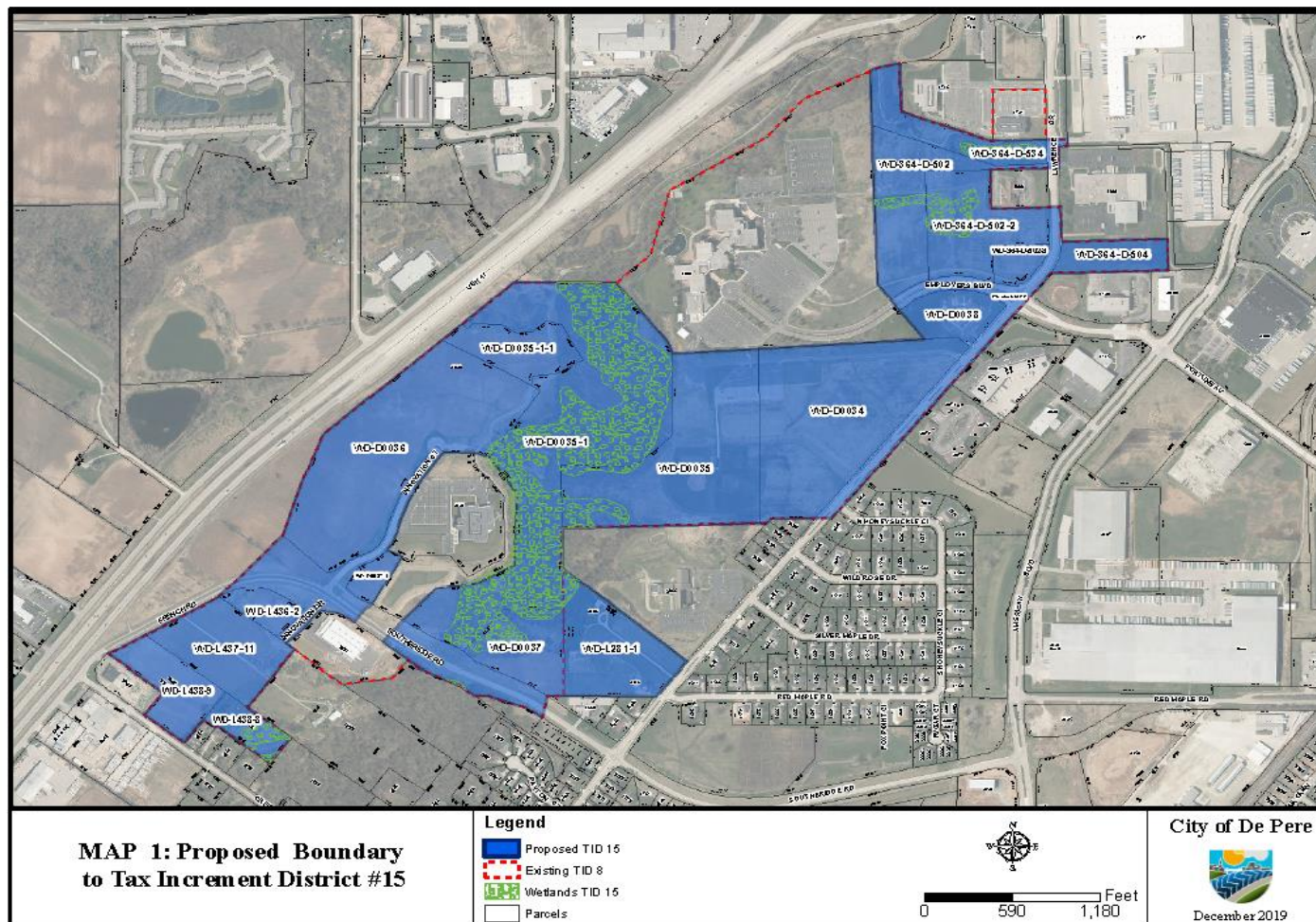
investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.
7. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial and residential use.

City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District No. 8)

Map of Proposed District Overlay Boundary

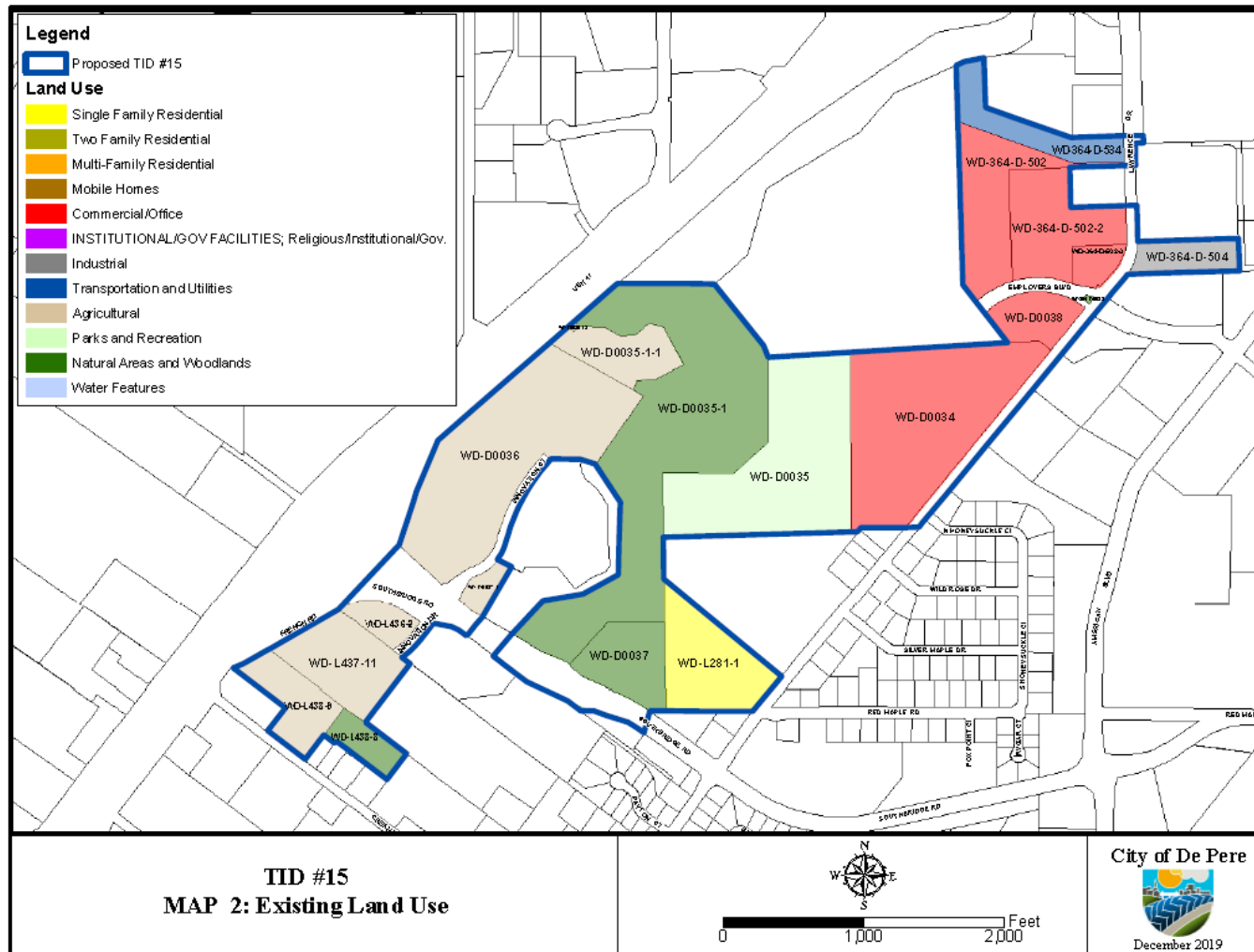
Current Map is reflective of the 01/01/2019 parcel list.



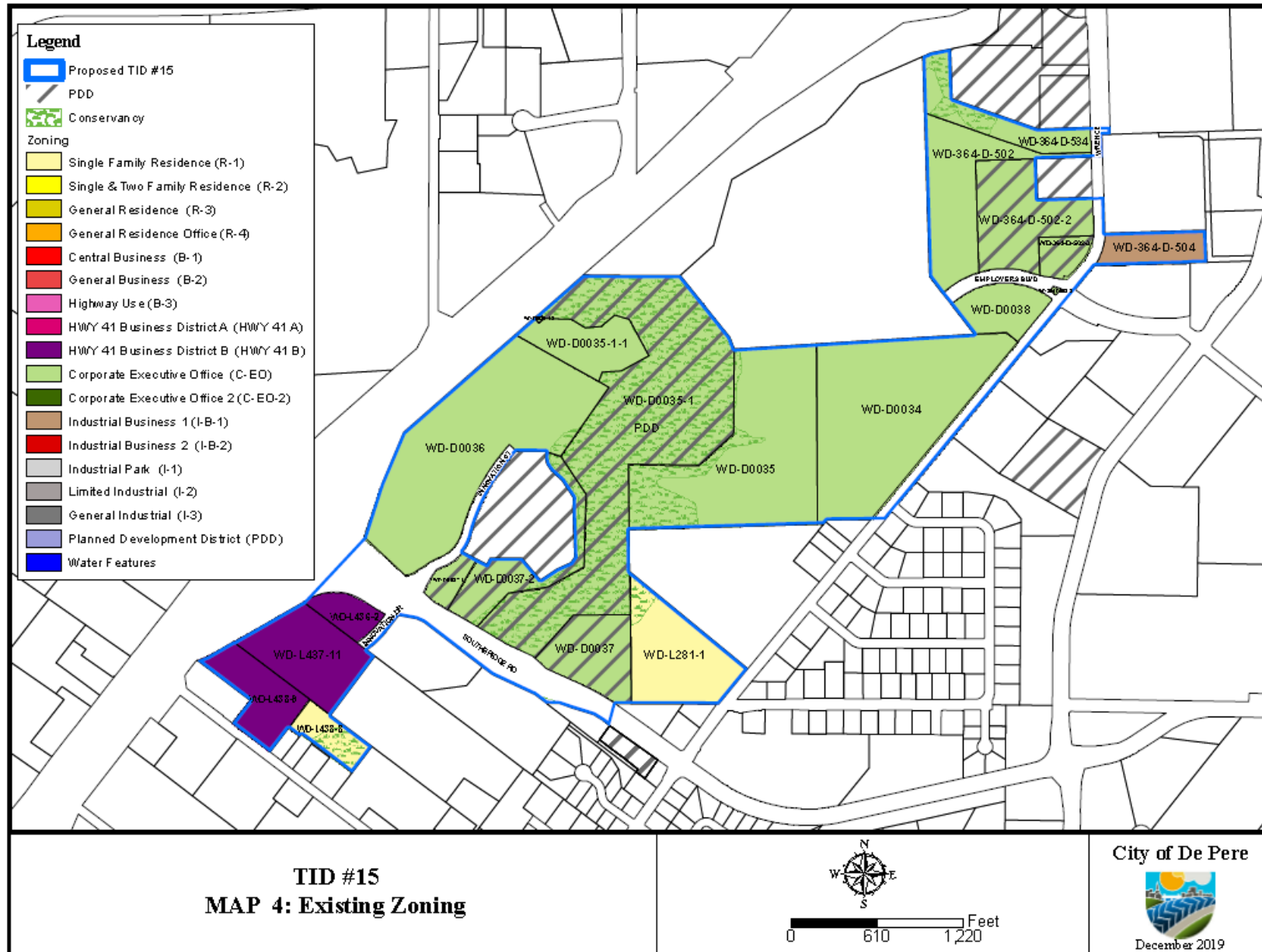
City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)

Maps Showing Existing Uses and Conditions

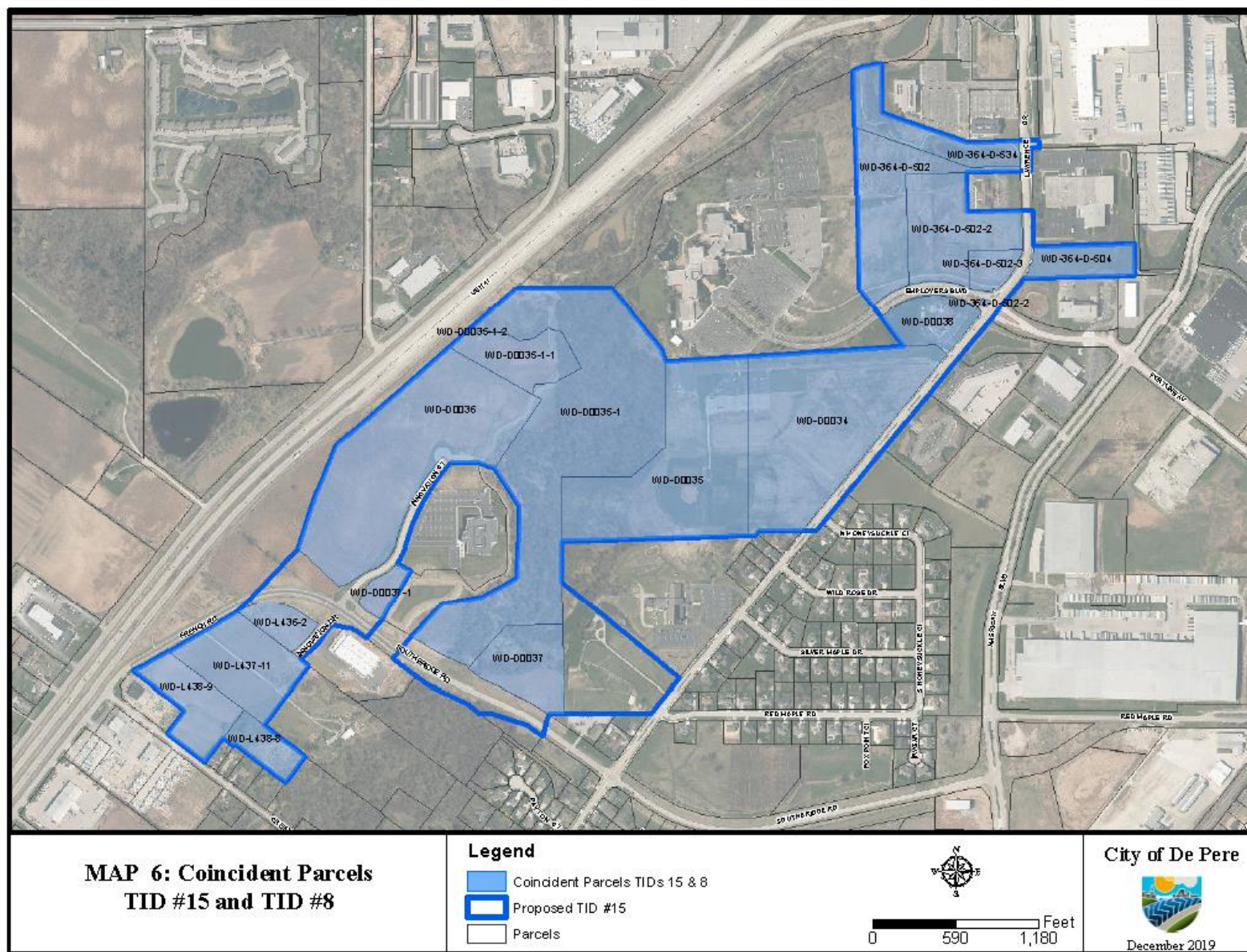
Current Maps are reflective of the 01/01/2019 parcel list.



City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)



**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**



**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District No. 8)**

Preliminary Parcel List and Analysis

As of the 01/01/2019 parcel list.

Parcel Number: WD-D0034

Parcel Number: WD-D0035

Parcel Number: WD-D0035-1

Parcel Number: WD-D0035-1-1

Parcel Number: WD-D0036

Parcel Number: WD-D0037

Parcel Number: WD-D0037-1

Parcel Number: WD-D0038

Parcel Number: WD-L281-1

Parcel Number: WD-L436-2

Parcel Number: WD-L437-11

Parcel Number: WD-L438-8

Parcel Number: WD-L438-9

Parcel Number: WD-D0035-1-1

Parcel Number: WD-364-D-502

Parcel Number: WD-364-D-502-2

Parcel Number: WD-364-D-502-3

Parcel Number: WD-364-D-504

Total Valuation \$2,252,700

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID#15, the value increment of all existing Tax Increment Districts will be approximately 7.64%.

Valuation Test Compliance Calculation

2019 Equalized Valuation (TID IN)	\$ 2,209,815,400
Limit for 12% Test	\$ 265,177,848
Increment Value of Existing TIDs	\$ 166,577,300*
Projected Base Value of New TID	<u>\$ 2,252,700</u>
Total Value Subject to Test	\$ 168,830,000
Compliance (\$168,830,000 < \$265,177,848)	Meets Requirement

*Includes Amended TID 12 value and reduction for TID 8 parcels overlaid by TID 15.

Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements in conjunction with the 174,000 square foot four story corporate office development and other public infrastructure development opportunities on vacant parcels. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

DEVELOPER GRANTS
LOCATION: ENTIRE TID

TOTAL: \$3,306,000

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

DESCRIPTION: A developer with many years of commercial real estate investment and development experience wants to construct a 174,000-square-foot four-story corporate office building with more than 900 surface parking sites on an 18-acre site. The developer is requesting TID assistance due to the costs of construction and capital for the building of approximately \$3,236,800, the project does not financially perform without the TID assistance. The TIF assistance would be in the form of a Pay Go TIF as a rebate on annual property taxes, payment period estimated at nine years.

DESCRIPTION: Developer to acquire approximately 3.8 acres of City owned property (WD-D0035-1-1) to be used for surface parking and City to acquire approximately 2.07 acres of Developer owned property (Parcel WD-D0036) for a stormwater management facility, City trail, and public trail-access parking lot. Developer land acquisition cost currently estimated at \$69,200 (for 1.73 acres) with a land rebate provided by the City. The office development requires the acquisition of city property and subsequent land divisions in order to create the development property. The property that makes up the site is primarily owned by the Developer (WD-D0036) but does not include a portion of City owned land (WD-D0035-1-1).

**INFRASTRUCTURE IMPROVEMENTS & ADMINISTRATIVE CONTINGENCY
LOCATION: ENTIRE TID**

TOTAL: \$3,994,000

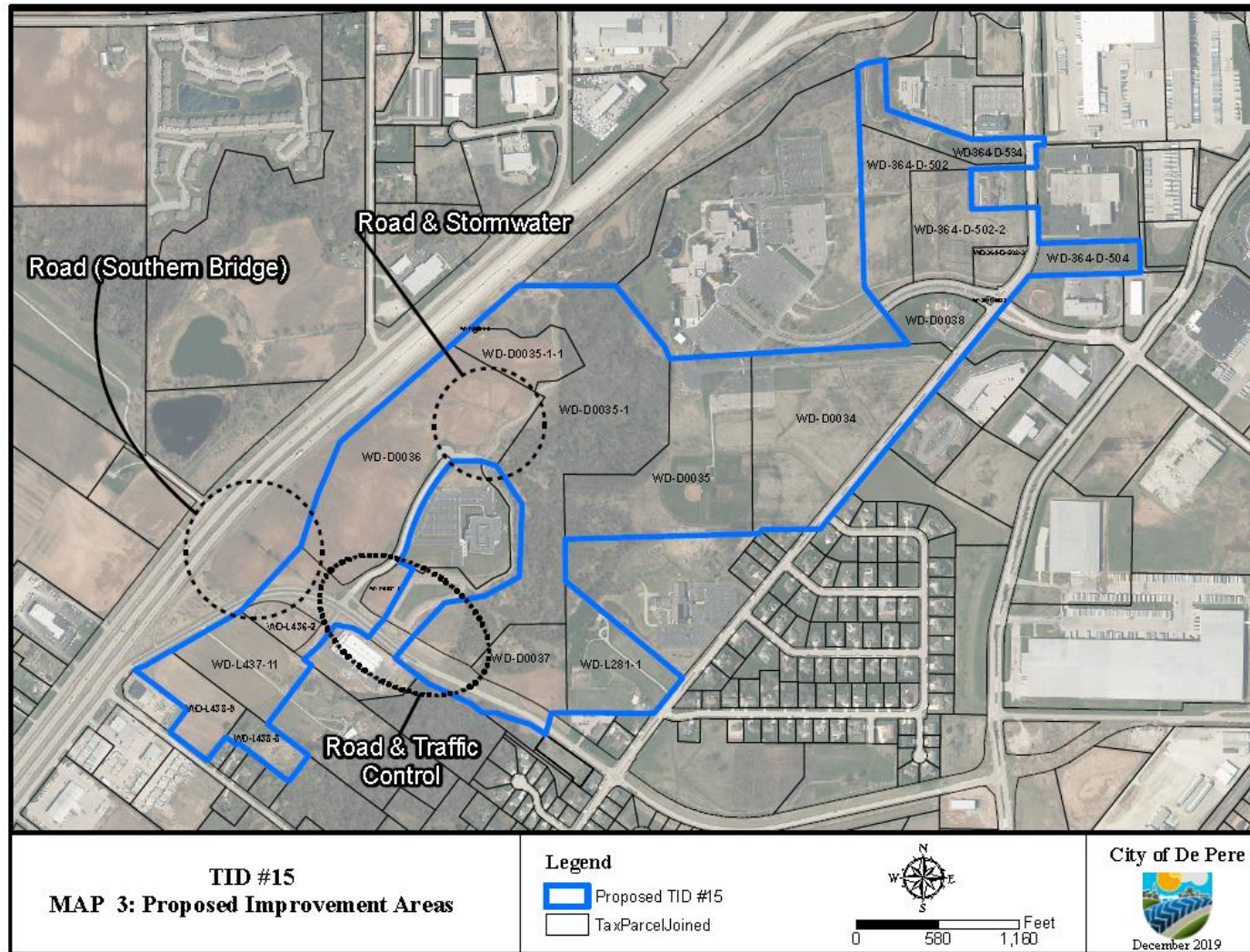
DESCRIPTION: City design and construction of the following infrastructure improvements necessary to support the proposed office development and other vacant parcel properties:

- a. Southbridge & Lawrence Drive Intersection - \$334,000
- b. Southbridge and Innovation Court - \$60,000
- c. Innovation Court & Proposed Driveway - \$300,000
- d. General Infrastructure Improvements - \$2,500,000
- e. Administrative Contingency - \$800,000

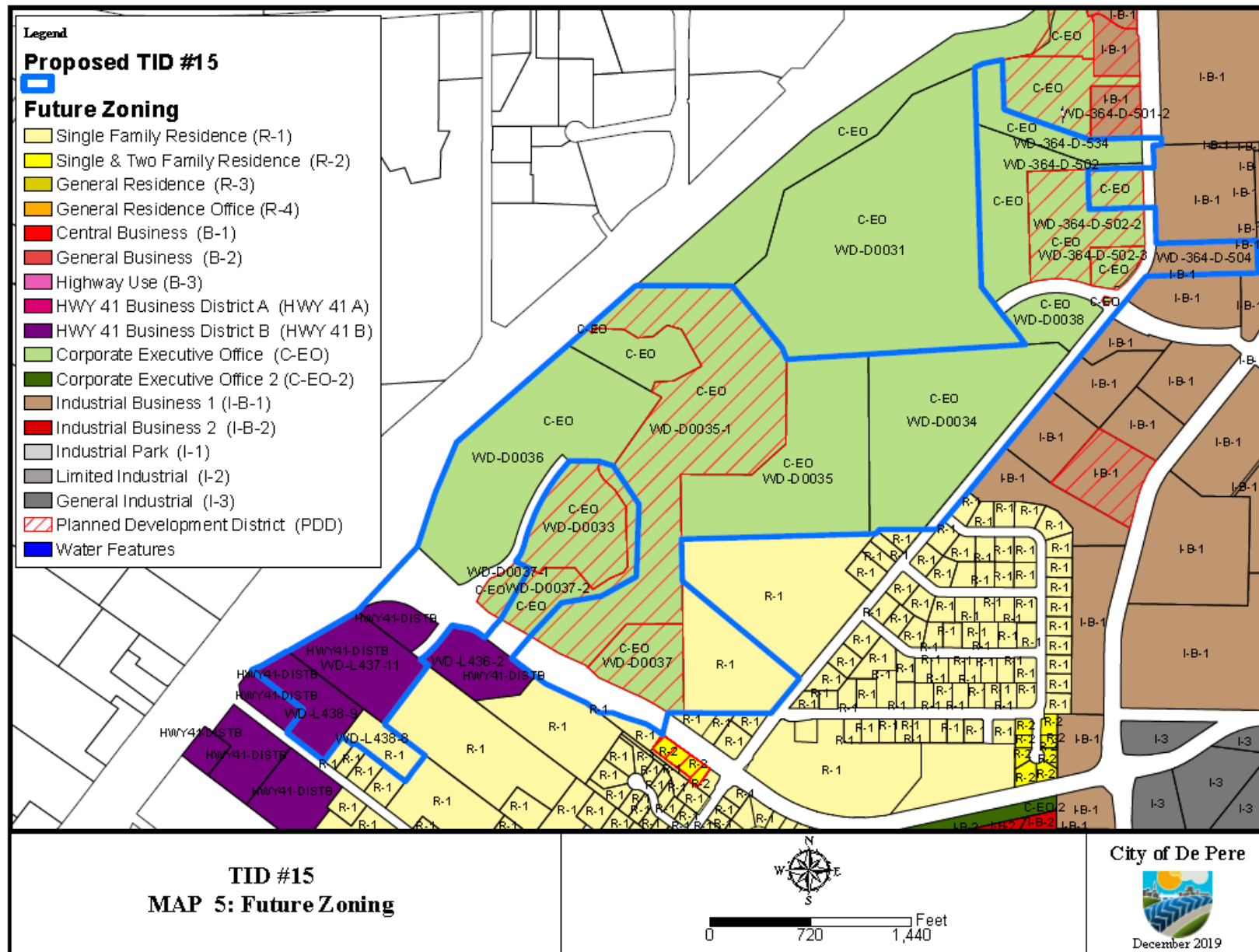
Any cost savings realized as part of infrastructure work to be shifted to developer incentive. Any cost overruns incurred as part of work to be funded by developer incentive.

City of De Pere
TID #15 Project Plan & District Boundary
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Maps Showing Proposed Improvements and Uses



City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)



**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District No. 8)**

Detailed List of Project Costs

Developer Grants	\$3,306,000
Infrastructure Improvements & Administrative Contingency	\$3,994,000
Total	\$7,300,000

The project cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the City Common Council, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

**City of De Pere
TID #15 Project Plan & District Boundary
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In order to evaluate the economic feasibility of TID #15 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #15. The proforma analyzes expenses based on project plan costs of TID #15 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #15 tax increments will be used to fund project costs and implementation of this Plan will also require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. In 2040, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Method of Financing and Timing of When Costs are to be Incurred

The city plans to fund project costs with cash received from future TID #15 tax increments and require the City to issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

borrowing capacity.

Federal/State Loan Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately \$7,300,000 to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments and debt proceeds. The City reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the City on or after January 1, 2004.

Proposed Changes in Zoning Ordinances

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

The City does not anticipate that the TID will require a change in zoning ordinances to implement this project plan. The current property in the TID is zoned Corporate Executive Office, Industrial and Residential.

Proposed Changes in Master Plan, Map, Building Codes and Town Ordinances

The City does not anticipate that the TID will require any changes in the master plan, map, building codes, and City ordinances to implement this project plan.

Relocation

The City does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Orderly Development of the City

Creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, creation of the TID promotes the orderly development of the City.

A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

The City does not anticipate any non-project costs for the TID.

City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

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City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District No. 8)

EXHIBIT A
CASH FLOW PROFORMA ANALYSIS
TID #8 Current Status with TID #15 Overlay

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2018 Gross Tax Rate (per \$1000 Equalized Value).....	\$21.93
Investment rate.....	0.50%
Data above dashed line are actual	

Background Data					Revenues				Expenditures					TID Status		
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Val. Date	TIF District Valuation	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Computer Aid	Investment Proceeds	Total Revenues	Principal	Interest	Existing Debt Service	Non-Bonded Project Exp.	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery
<i>(January 1)</i>														<i>(December 31)</i>		
Recertified Base Value																
2016	\$36,633,200															
2020	\$34,380,500															
2017	\$45,521,900		\$13,374,700													
2018	\$50,007,900		\$14,258,300	\$21.93												
2019	\$50,891,500		\$14,767,215	\$21.93	\$293,307	\$229,321	\$3,485	\$526,113	\$230,721	\$70,384	\$301,105	\$65,000	\$366,105	\$160,008	\$856,915	
2020	\$49,147,715		\$15,258,692	\$21.93	\$312,685	\$229,321	\$4,285	\$546,290	\$242,000	\$64,260	\$306,260	\$65,000	\$371,260	\$175,030	\$1,031,945	
2021	\$49,639,192		\$15,655,084	\$21.93	\$323,845	\$229,321	\$5,160	\$558,326	\$234,000	\$59,936	\$293,936	\$65,000	\$358,936	\$199,390	\$1,231,335	
2022	\$50,035,584		\$15,809,440	\$21.93	\$334,623	\$229,321	\$6,157	\$570,101	\$226,000	\$54,647	\$280,647	\$65,000	\$345,647	\$224,454	\$1,455,788	
2023	\$50,189,940		\$15,961,879	\$21.93	\$343,316	\$229,321	\$7,279	\$579,916	\$231,000	\$49,209	\$280,209	\$65,000	\$345,209	\$234,707	\$1,690,495	Expenditures Recovered
2024	\$50,342,379		\$16,112,349	\$21.93	\$346,701	\$229,321	\$8,452	\$584,474	\$238,000	\$43,284	\$281,284	\$65,000	\$346,284	\$238,190	\$1,928,685	Expenditures Recovered
2025	\$50,492,849		\$16,260,793	\$21.93	\$350,044	\$229,321	\$9,643	\$589,008	\$245,000	\$36,624	\$281,624	\$65,000	\$346,624	\$242,385	\$2,171,070	Expenditures Recovered
2026	\$50,641,293		\$16,407,157	\$21.93	\$353,344	\$229,321	\$10,855	\$593,520	\$265,000	\$29,459	\$294,459	\$65,000	\$359,459	\$234,061	\$2,405,131	Expenditures Recovered
2027	\$50,787,657			\$21.93	\$356,599	\$229,321	\$12,026	\$597,946	\$270,000	\$21,550	\$291,550	\$65,000	\$356,550	\$241,396	\$2,646,527	Expenditures Recovered
2028				\$21.93	\$359,809	\$229,321	\$13,233	\$602,363	\$210,000	\$13,231	\$223,231		\$223,231	\$379,131	\$3,025,658	Expenditures Recovered
2029				\$21.93					\$155,000	\$5,813	\$160,813		\$160,813	(\$160,813)	\$2,864,846	Expenditures Recovered
					\$3,374,273	\$2,293,210	\$80,574	\$5,748,057	\$2,546,721	\$448,397	\$2,995,118	\$585,000	\$3,580,118			

Type of TID: Mixed-Use

2007 Base Certification

2007 TID Inception (8/21/2007)

2022 Final Year to Incur TIF Related Costs

2027 Maximum Legal Life of TID (20 Years)

2028 Final Tax Collection Year

Attachment: TID#15 project plan boundary De Pere - Final (9137 : B. Review Proposed Project Plan and

City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District No. 8)

EXHIBIT A
CASH FLOW PROFORMA ANALYSIS
TID #15

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2018 Gross Tax Rate (per \$1000 Equalized Value).....	\$21.93
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

	Background Data					Revenues		
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues
	(January 1)							
	Base Value		(1)					
	\$2,252,700							
2020	\$2,252,700		\$10,000,000	\$10,000,000	\$21.93	\$0	\$0	\$0
2021	\$12,252,700	\$122,527	\$17,000,000	\$27,122,527	\$21.93	\$0	\$0	\$0
2022	\$29,375,227	\$293,752		\$27,416,279	\$21.93	\$219,300	\$0	\$219,300
2023	\$29,668,979	\$296,690		\$27,712,969	\$21.93	\$594,797	\$0	\$594,797
2024	\$29,965,669	\$299,657		\$28,012,626	\$21.93	\$601,239	\$0	\$601,239
2025	\$30,265,326	\$302,653		\$28,315,279	\$21.93	\$607,745	\$273	\$608,018
2026	\$30,567,979	\$305,680		\$28,620,959	\$21.93	\$614,317	\$565	\$614,882
2027	\$30,873,659	\$308,737		\$28,929,695	\$21.93	\$620,954	\$871	\$621,825
2028	\$31,182,395	\$311,824		\$29,241,519	\$21.93	\$627,658	\$1,183	\$628,841
2029	\$31,494,219	\$314,942		\$29,556,462	\$21.93	\$634,428	\$1,509	\$635,937
2030	\$31,809,162	\$318,092		\$29,874,553	\$21.93	\$641,267	\$1,843	\$643,109
2031	\$32,127,253	\$321,273		\$30,195,826	\$21.93	\$648,173	\$2,192	\$650,365
2032	\$32,448,526	\$324,485		\$30,520,311	\$21.93	\$655,149	\$2,549	\$657,698
2033	\$32,773,011	\$327,730		\$30,848,041	\$21.93	\$662,194	\$2,924	\$665,118
2034	\$33,100,741	\$331,007		\$31,179,048	\$21.93	\$669,310	\$3,308	\$672,618
2035	\$33,431,748	\$334,317		\$31,513,366	\$21.93	\$676,498	\$3,702	\$680,200
2036	\$33,766,066	\$337,661		\$31,851,027	\$21.93	\$683,757	\$4,115	\$687,872
2037	\$34,103,727	\$341,037		\$32,192,064	\$21.93	\$691,088	\$5,779	\$696,867
2038	\$34,444,764	\$344,448		\$32,536,512	\$21.93	\$698,493	\$7,657	\$706,150
2039	\$34,789,212	\$347,892		\$32,884,404	\$21.93	\$705,972	\$9,582	\$715,554
2040	\$35,137,104	\$351,371		\$33,235,775	\$21.93	\$713,526	\$11,556	\$725,082
2041						\$721,155	\$14,981	\$736,136
		\$6,374,361	\$27,000,000			\$12,687,020	\$74,590	\$12,761,610

Type of TID: Mixed-Use

- 2020 TID Inception (2/18/2020)
 2035 Final Year to Incur TIF Related Costs
 2040 Maximum Legal Life of TID (20 Years)
 2041 Final Tax Collection Year

(1) Increment per City Estimates.

Example New Issue	
\$3,425,000 Taxable G.O. Bonds Dated October 1, 2020	
Amount for Projects.....	\$3,194,000
Capitalized Interest.....	\$159,833
Cost of Issuance (est.).....	\$69,575
Rounding.....	\$1,592
Less: Reoffering Premium.....	\$0

Example Developer Incentive	
\$3,306,000 Developer Outlay / Repayment Beginning December 1, 2022	
Developer Outlay.....	\$3,306,000
Total Int. Due to Developer....	\$0
Total Payments to Developer..	\$3,306,000
Shortfall to Developer.....	\$0

Expenditures												TID Status		
(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	(u)	(v)	(w)
Principal	Interest	Capitalized Interest	Debt Service	Net Revenues After DS	Developer Outlay	Interest Due to Developer	Annual (Shortfall)/ Surplus	Balance Due to Developer	Payment to Developer	Admin. Expenses	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery
(12/1)	(6/1 & 12/1)	(6/1 & 12/1)		70%		EST. RATE=						(December 31)		
	AVG= 4.00%					0.00%								
2020				\$0		\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0
2021		\$159,833	(\$159,833)	\$0		\$0	\$0	\$0	\$0	\$40,000	\$40,000	(\$40,000)		
2022	\$159,833		\$137,000	\$57,610	\$3,306,000	\$0	(\$3,248,390)	(\$3,248,390)	\$57,610	\$40,000	\$234,610	(\$15,310)	(\$40,000)	(\$40,000)
2023	\$145,000	\$137,000	\$282,000	\$218,958		\$0	\$218,958	(\$3,029,432)	\$218,958	\$40,000	\$540,958	\$53,839	(\$55,310)	(\$55,310)
2024	\$150,000	\$131,200	\$281,200	\$224,027		\$0	\$224,027	(\$2,805,405)	\$224,027	\$40,000	\$545,227	\$56,012	(\$1,471)	(\$1,471)
2025	\$155,000	\$125,200	\$280,200	\$229,282		\$0	\$229,282	(\$2,576,123)	\$229,282	\$40,000	\$549,482	\$58,536	\$113,077	\$113,077
2026	\$160,000	\$119,000	\$279,000	\$234,722		\$0	\$234,722	(\$2,341,401)	\$234,722	\$40,000	\$553,722	\$61,160	\$174,238	\$174,238
2027	\$170,000	\$112,600	\$282,600	\$236,848		\$0	\$236,848	(\$2,104,553)	\$236,848	\$40,000	\$559,448	\$62,377	\$236,615	\$236,615
2028	\$175,000	\$105,800	\$280,800	\$242,800		\$0	\$242,800	(\$1,861,753)	\$242,800	\$40,000	\$563,600	\$65,240	\$301,855	\$301,855
2029	\$185,000	\$98,800	\$283,800	\$245,440		\$0	\$245,440	(\$1,616,313)	\$245,440	\$40,000	\$569,240	\$66,698	\$368,553	\$368,553
2030	\$190,000	\$91,400	\$281,400	\$251,907		\$0	\$251,907	(\$1,364,407)	\$251,907	\$40,000	\$573,307	\$69,803	\$438,356	\$438,356
2031	\$200,000	\$83,800	\$283,800	\$255,061		\$0	\$255,061	(\$1,109,345)	\$255,061	\$40,000	\$578,861	\$71,504	\$509,860	\$509,860
2032	\$205,000	\$75,800	\$280,800	\$262,044		\$0	\$262,044	(\$847,301)	\$262,044	\$40,000	\$582,844	\$74,854	\$584,714	\$584,714
2033	\$215,000	\$67,600	\$282,600	\$265,716		\$0	\$265,716	(\$581,585)	\$265,716	\$40,000	\$588,316	\$76,802	\$661,515	\$661,515
2034	\$225,000	\$59,000	\$284,000	\$269,717		\$0	\$269,717	(\$311,868)	\$269,717	\$40,000	\$593,717	\$78,901	\$740,416	\$740,416
2035	\$230,000	\$50,000	\$280,000	\$277,548		\$0	\$277,548	(\$34,319)	\$277,548	\$40,000	\$597,548	\$82,651	\$823,067	\$823,067
2036	\$240,000	\$40,800	\$280,800	\$282,070		\$0	\$34,319	\$0	\$34,319	\$40,000	\$355,119	\$332,752	\$1,155,820	Expenditures Recovered
2037	\$250,000	\$31,200	\$281,200	\$286,922						\$40,000	\$321,200	\$375,667	\$1,531,487	Expenditures Recovered
2038	\$260,000	\$21,200	\$281,200	\$292,105						\$40,000	\$321,200	\$384,950	\$1,916,438	Expenditures Recovered
2039	\$270,000	\$10,800	\$280,800	\$297,620						\$40,000	\$320,800	\$394,754	\$2,311,192	Expenditures Recovered
2040				\$499,468						\$40,000	\$40,000	\$685,082	\$2,996,273	Expenditures Recovered
2041				\$504,808								\$736,136	\$3,732,410	Expenditures Recovered
\$3,425,000	\$1,658,033	(\$159,833)	\$4,923,200	\$5,434,674	\$3,306,000	\$0	\$0		\$3,306,000	\$800,000	\$9,029,200			

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**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District No. 8)**

**EXHIBIT B
CITY ATTORNEY OPINION**

CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | www.de-pere.org



January 13, 2020

The Honorable Michael J. Walsh
Members of the De Pere Common Council

RE: City of De Pere Creation of Mixed-Use TID #15

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Boundary and Project Plan for Tax Increment Financing District #15 (TID #15) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
City Attorney

JSL:amz

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Attachment: TID#15 project plan boundary De Pere - Final (9137 : B. Review Proposed Project Plan and District Boundary for Tax Increment

**City of De Pere
TID #15 Project Plan & District Boundary
(Overlap of Tax Incremental District #8)**

**EXHIBIT C
TID #15 BOUNDARY LEGAL DESCRIPTION**

All of the NW ¼ of the SE ¼, part of the NE ¼, part of the SE ¼, part of the SW ¼ of the SE ¼, part of the NE ¼ of the NE ¼, part of the SE ¼ of the NE ¼, part of the SW ¼ of the NE ¼, part of the SE ¼ of the NW ¼, part of the NE ¼ of the SW ¼, Part of Government Lot 1, and part of Government Lot 2, Section 31, T23N, R20E, and part of the NW ¼ of the NW ¼, part of the SW ¼ of the NW ¼, part of the SE ¼ of the NW ¼, and part of the NW ¼ of the SW ¼, Section 32, T23N, R20E, and part of Government Lot 2, Section 6, T22N, R20E, and part of Lots 59, 60, and 61, Williams Grant, all in the City of De Pere, Brown County, Wisconsin, described as follows:

BEGINNING at the South ¼ Corner of said Section 31;

thence N89°50'08"W, 113.41 feet on the south line of said Section 31 to the northerly right of way of Southbridge Road;
thence S14°28'14"W, 160.55 feet to the southerly right of way of Southbridge Road;
thence N54°23'03"W, 28.17 feet on said southerly right of way;
thence on said southerly right of way 108.69 feet on the arc of a 1385.39 foot radius curve to the left, long chord bears N56°37'54"W, 108.67 feet;
thence N71°41'58"W, 256.12 feet on said southerly right of way;
thence N89°50'08"W, 94.81 feet on said southerly right of way;
thence N52°43'52"W, 112.17 feet on said southerly right of way;
thence N65°06'50"W, 322.83 feet on said southerly right of way;
thence N52°26'40"W, 313.48 feet on said southerly right of way;
thence N42°55'20"E, 530.30 feet on a southwesterly extension of an easterly line of Outlot 1 of Volume 58, Certified Survey Maps, Page 41;
thence N80°46'37"E, 289.07 feet on an easterly line of said Outlot 1;
thence N60°56'30"E, 286.84 feet on an easterly line of said Outlot 1;
thence N01°53'22"E, 516.35 feet on an easterly line of said Outlot 1;
thence N33°44'22"W, 328.03 feet on an easterly line of said Outlot 1;
thence N72°33'12"W, 107.81 feet on a northerly line of said Outlot 1 to the northeast corner of Lot 2 of Volume 57, Certified Survey Maps, Page 255;
thence N89°21'29"W, 209.79 feet on the north line of said Lot 2 to the easterly right of way of Innovation Court;
thence on said easterly right of way 681.89 feet on the arc of a 1427.87 foot radius curve to the left, long chord bears S28°28'11"W, 675.43 feet;
thence on said easterly right of way 136.53 feet on the arc of a 335.00 foot radius curve to the right, long chord bears S26°27'49"W, 135.58 feet;
thence S62°41'37"E, 113.42 feet on a southerly line of said Lot 2 to the northeasterly corner of Lot 1 of Volume 58, Certified Survey Maps, Page 41;

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(Overlap of Tax Incremental District #8)**

thence S30°05'00"W, 415.42 feet on the easterly line of said Lot 1 to the northerly right of way of Southbridge Road;
 thence S37°18'33"W, 172.64 feet to the southerly right of way of Southbridge Road;
 thence N52°41'27"W, 78.72 feet on said southerly right of way;
 thence N64°37'06"W, 56.45 feet on said southerly right of way;
 thence N79°23'24"W, 131.99 feet on said southerly right of way to the easterly right of way of Innovation Drive;
 thence S37°11'04"W, 45.62 feet on said easterly right of way;
 thence S37°31'27"W, 102.31 feet on said easterly right of way;
 thence on said easterly right of way 186.00 feet on the arc of a 633.41 foot radius curve to the right, long chord bears S46°56'48"W, 185.33 feet to the northerly line of Lot 60, Williams Grant;
 thence S52°52'06"E, 73.47 feet on said northerly line to the easterly line of lands described in Volume 730 of Records, Page 520;
 thence S37°07'03"W, 524.54 feet on said easterly line to the northerly line of Lot 61, Williams Grant;
 thence S52°54'59"E, 368.62 feet on said northerly line to the easterly line of lands described in Jacket 01169, Image 15;
 thence S37°20'20"W, 233.26 feet on said easterly line to the northerly line of lands described in Jacket 16113, Image 09;
 thence N52°39'40"W, 450.65 feet on said northerly line extended northwesterly to the westerly line of lands described in Volume 649 of Records, Page 618;
 thence S37°20'20"W, 20.00 feet on said westerly line to the northerly line of lands described in Volume 696 of Records, Page 605;
 thence N52°39'40"W, 100.00 feet on said northerly line to the easterly line of Lot 2 of Volume 47, Certified Survey Maps, Page 173;
 thence S37°20'20"W, 217.25 feet on said easterly line to the northerly right of way of Creamery Road;
 thence N52°39'40"W, 336.61 feet on said northerly right of way to the easterly line of Lot 1 of Volume 47, Certified Survey Maps, Page 173;
 thence N37°46'46"E, 204.74 feet on said easterly line to the northerly line of said Lot 1;
 thence N52°39'40"W, 467.99 feet on said northerly line to the easterly right of way of French Road;
 thence N67°37'13"E, 78.31 feet on said easterly right of way;
 thence N60°18'17"E, 209.24 feet on said easterly right of way;
 thence S52°54'59"E, 2.03 feet on said easterly right of way;
 thence N60°15'13"E, 571.14 feet on said easterly right of way;
 thence N42°59'44"E, 632.73 feet to the intersection of the northerly right of way of Southbridge Road and the easterly right of way of Interstate 41;
 thence N18°14'51"E, 401.79 feet on said easterly right of way;

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thence N22°54'21"E, 392.79 feet on said easterly right of way;
 thence N48°50'13"E, 1693.79 feet on said easterly right of way to the north line of Lot 1 of Volume 10, Certified Survey Maps, Page 329;
 thence S89°47'03"E, 689.12 feet on said north line;
 thence S38°49'13"E, 562.53 feet and a northeasterly line of said Lot 1;
 thence S21°09'40"E, 90.01 feet on a northeasterly line of said Lot 1 to the north line of the NW ¼ of the SE ¼ of said Section 31;
 thence N86°27'52"E, 1706.17 feet on said north line and the north line of the NE ¼ of the SE ¼ of said Section 31 to the southeast corner of Lot 1 of Volume 10, Certified Survey Maps, Page 321;
 thence N37°42'10"W, 519.00 feet on the east line of said Lot 1;
 thence N01°43'38"W, 1562.56 feet on the east line of said Lot 1 to the northeast corner thereof;
 thence N66°17'07"E, 66.09 feet on the north line of Outlot 2 of De Pere Business Park;
 thence N78°54'42"E, 140.54 feet on said north line of Outlot 2 to the northeast corner thereof;
 thence S01°44'54"E, 354.51 feet on the east line of said Outlot 2 to the north line of lands described in Jacket 12912, Image 35;
 thence S70°44'44"E, 643.48 feet on said north line;
 thence N88°17'01"E, 515.17 feet on said north line extended easterly to the east right of way of Lawrence Drive;
 thence S01°43'19"E, 54.88 feet on said east right of way;
 thence S88°16'41"W, 60.00 feet on said east right of way;
 thence S01°43'19"E, 158.00 feet on said east right of way to the easterly extension of the north line of Lot 1 of Volume 41, Certified Survey Maps, Page 72;
 thence S88°16'41"W, 470.01 feet on said extended north line of said Lot 1 the northwest corner thereof;
 thence S01°43'19"E, 284.00 feet on the west line of said Lot 1 to the southwest corner thereof;
 thence N88°16'41"E, 470.01 feet on the south line of said Lot 1 extended easterly to the east right of way of Lawrence Drive;
 thence S01°43'19"E, 244.86 feet on said east right of way;
 thence on said east right of way 13.13 feet on the arc of a 405.72 foot radius curve to the right, long chord bears S00°47'42"E, 13.13 feet;
 thence N88°16'43"E, 717.44 feet to the west line of Outlot 1 of Volume 39, Certified Survey Maps, Page 72;
 thence S01°43'15"E, 230.05 feet on said west line to the north line of Lot 2 of Volume 39, Certified Survey Maps, Page 72;
 thence S88°16'53"W, 798.15 feet on said north line and the north line of Lot 1 of Volume 33, Certified Survey Maps, Page 248 extended westerly to the easterly right of way of Lawrence Drive;

**City of De Pere
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thence on said easterly right of way 31.36 feet on the arc of a 405.72 foot radius curve to the right, long chord bears S37°18'38"W, 31.36 feet;
thence S39°31'31"W, 173.02 feet on said easterly right of way to the north right of way of Fortune Avenue;
thence S39°27'26"W, 186.67 feet to the south right of way of Fortune Avenue;
thence S39°31'42"W, 666.93 feet on the easterly right of way of Lawrence Drive;
thence S39°31'44"W, 520.00 feet on said easterly right of way;
thence S39°31'42"W, 410.00 feet on said easterly right of way;
thence S39°31'51"W, 193.46 feet on said easterly right of way to the northerly right of way of North Honeysuckle Circle;
thence S39°31'18"W, 94.00 feet to the southerly right of way of North Honeysuckle Circle;
thence S39°31'18"W, 60.17 feet on the easterly right of way of Lawrence Drive
thence S89°36'55"W, 412.97 feet on the easterly extension of the north line of lands described in Volume 354 of Deeds, Page 107;
thence S39°22'34"W, 36.79 feet of the westerly line of said described lands and the westerly line of Lot 2 of Volume 41, Certified Survey Maps, Page 264 to the south line of the NE ¼ of The SE ¼ of said Section 31;
thence S88°18'00"W, 1385.42 feet on said south line and the north line of the SW ¼ of the SE ¼ of said Section 31 to the northwest corner thereof;
thence S00°48'06"E, 296.27 feet on the west line of said SW ¼ of the SE ¼ to the northeasterly line of lands described in Jacket 05535, Image 03;
thence S50°28'31"E, 1086.86 feet on said northeasterly line to the westerly right of way of Lawrence Drive;
thence S39°31'27"W, 323.78 feet on said westerly right of way to the south line of said Section 31;
thence N89°50'08"W, 619.15 feet on said south line to the South ¼ Corner of said Section 31, to the Point of Beginning.

Said described lands contain 228.97 acres more or less.

**City of De Pere
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(Overlap of Tax Incremental District #8)**

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: C. Resolution PC20-02, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 15 and the Adoption of the Tax Incremental Financing District No. 15 Project Plan.

ATTACHMENTS:

- ResoPC20-02 (DOCX)

PLAN COMMISSION
RESOLUTION PC 20-02

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX
INCREMENTAL FINANCING DISTRICT No.15 AND THE ADOPTION OF THE
TAX INCREMENTAL FINANCING DISTRICT No. 15 PROJECT PLAN

WHEREAS, the proposed project plan for Blighted Area Tax Incremental Financing District No. 15 (TID #15) was filed with the City Clerk on January 13, 2020 and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on January 27, 2020 affording interested parties a reasonable opportunity to express their views on the boundaries of the District and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on January 13, 2020 and January 20,2020; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #15 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on January 21, 2020; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on January 27, 2020 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #15 and determined that the Project Plan and the District Boundaries as proposed are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and

economic development and further that the private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

The Plan Commission of the City of De Pere ("Plan Commission") recommends the designation of the District Boundaries for TID #15, City of De Pere, as those boundaries which are set forth in the proposed Project Plan for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary of Tax Incremental Financing District Number 15, City of De Pere, as prepared and presented by Robert W. Baird & Co. and City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 27th day of January, 2020.

APPROVED:

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: A. Notice of Public Hearing.

ATTACHMENTS:

- PC Public Hearing Public Notice TID 16 (DOCX)

Publication Dates: January 13, 2020 and January 20, 2020 (Class 2 Notice)

**NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED PROJECT PLAN AND DISTRICT BOUNDARY
FOR PROPOSED TAX INCREMENTAL DISTRICT (TID) NO. 16
IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on January 27, 2020 at 7:00 p.m., at the De Pere City Hall, 335 S Broadway Street, De Pere, WI, regarding the proposed Project Plan and District Boundary for new Tax Incremental District No. 16 in the City, a blighted area TID District.

Proposed De Pere Tax Incremental District No. 16 is comprised solely of Parcel ED-769, located at 123 North Broadway Street, which is a parcel meeting the definition of "blighted area" under Wis. Stats. Sec. 66.1105(2)(ae). Parcel ED-769 is located within the corporate limits of the City of De Pere.

Proposed public project improvements may include public improvements ancillary to the redevelopment, professional and organizational services, administrative costs, and finance costs. Additionally, cash grants may be made by the City of owners, lessees, or developers of property within TID No. 16 pursuant to a signed development agreement with the City.

Further, the proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and District Boundary. A copy of the TID No. 16 Project Plan and District Boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting the City Clerk, 335 S Broadway Street, De Pere, WI; Phone (920) 339-4050.

Dated this 13th day of January, 2020

BY ORDER OF THE COMMON COUNCIL

Michael J Walsh
Mayor

Carey Danen
City Clerk

Publication Dates: January 13, 2020 & January 20, 2020

Attachment: PC Public Hearing Public Notice TID 16 (9149 : A. Notice of Public Hearing TID 16.)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District #16. *

ATTACHMENTS:

- PC Staff Report TID 16_Revised (DOCX)
- TID#16 project plan De Pere Final #2 (DOCX)

Item 3: Creation of Tax Increment District (TID) #16 – Blighted Area District –Project Plan Review, Public Hearing & Resolution*

Project Description:

The City of De Pere requests the creation of a new TID District located at 123 North Broadway Street, a City owned parcel currently used as a public parking lot. TID #16 is proposed as a Blighted Area District, which has a life span of 27 years and accommodates a variety of land uses. The primary purpose of this TID is to facilitate redevelopment of the site into a four-story mixed use building, with 2,500 square feet of commercial space and residential use consisting of four furnished short term/executive rental units and ten apartments (6 three-bedroom and 4 two-bedroom) together with residential parking facilities.

123 N Broadway Lot - ED-769 – Parcel Detail



Figure 1 – TID #16 Proposed Boundary

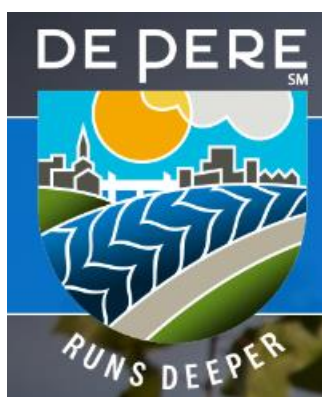
Process:

The Public Hearing for TID #16 will occur at the Plan Commission at this meeting (January 27, 2020). The Plan Commission will make a motion on the resolution that will be forwarded to Common Council. Common Council will also review and make a motion on a resolution (anticipated February 19, 2020). Then the Joint Review Board will meet to review and make a decision on the formation of the TID.

Recommendation:

Staff recommends approval of the Resolution recommending adoption of the TID #16 Project Plan and District Boundary and asks that it be submitted to the Common Council for its approval following the statutory requirements.

Project Plan & District Boundary
Tax Incremental District No. 16
in the
CITY OF DE PERE, WISCONSIN



January 10, 2020

(anticipated approval schedule)

Organizational Joint Review Board Meeting Held.....	January 21, 2020
Public Hearing Held.....	January 27, 2020
Adopted by Planning Commission.....	January 27, 2020
Adopted by City Council.....	February 18, 2020
Approved by Joint Review Board.....	February 21, 2020

Prepared by:



Robert W. Baird & Co.
 Public Finance
 777 E. Wisconsin Ave.
 Milwaukee, WI 53202
 800.792.2473

City of De Pere
TID #16 Project Plan & District Boundary

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City of De Pere Officials

Common Council

Michael Walsh	Mayor
James Boyd	Aldersperson – District 1
Amy Chandik Kundinger	Aldersperson – District 1
Jonathon Hansen	Aldersperson – District 2
Ryan Jennings	Aldersperson – District 2
Scott Crevier	Aldersperson – District 3
Dean Raasch	Aldersperson – District 3
Daniel Carpenter	Aldersperson – District 4
Casey Nelson	Aldersperson – District 4

City Staff

Lawrence Delo	City Administrator
Judith Schmidt-Lehman	City Attorney
Peter Schleinz	Senior Planner
Carey Danen	City Clerk
Joseph Zegers	Finance Director

Planning Commission

Michael Walsh, Mayor	Brenda Busch
James Boyd, Aldersperson	Mark Higgins
Dean Raasch, Aldersperson	Grant Schilling
Derek Beiderwieden	

Joint Review Board

Michael Walsh, Mayor	City Representative
Chad Weininger	Brown County
Bob Mathews	Northeast WI Technical College
Dawn Foeller	Unified School District of De Pere
Bill Patzke	Public Member

Introduction and Description of District

The City plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements to encourage and promote industrial, commercial and residential development. The goal is to increase the tax base, to provide for and preserve employment opportunities within the City, and to create and enhance tourism opportunities with the area and region. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Incremental District No. 16 (the "TID") is being created to redevelop 123 North Broadway Street, a City owned downtown public parking lot into a 38,000 square foot, four-story mixed-use residential/commercial space building. The building will feature approximately 2,660 square feet of commercial space. A variety of residential rental space (including short term-rental units, and one or two-bedroom apartment units), together with on-site parking and other amenities. This redevelopment would be a great fit for the downtown as the City has a strong demand for additional housing options as well as quality spaces for expansion of the City's commercial economy in the downtown.

123 North Broadway Street is located on a .24-acre site, (Parcel ED-769). Renovation of the parcel into a mixed-use building is estimated at construction cost of \$6,100,000. The project is estimated to generate approximately \$4,000,000 of new assessed value. The developer is requesting TID assistance due to the costs of construction and capital for the building of approximately \$1,350,000, the project does not financially perform without the TID assistance. The City applied for a \$250,000 Wisconsin Economic Development Corporation Community Development Investment Grant and the remaining \$1.1M requested TID assistance would be financed through a taxable general obligation debt borrowing.

The TID is being created as a "Blight or Rehabilitation District". The primary focus of this district is to promote redevelopment and rehabilitation of an empty parcel currently used for parking for commercial and housing demand. The maximum life (absent extension) of the TID is 27 years from the date of adoption.

The expenditure period is 22 years, and the City anticipates various public improvement project cost expenditures identified in the project plan of approximately \$1,350,000 during the TID's expenditure period. The City is including in these project costs a contingency amount to cover any unanticipated costs that may occur related to public infrastructure needs,

City of De Pere
TID #16 Project Plan & District Boundary

financing costs, capitalized interest and administrative and organization costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating \$2.647M in increments. The TID increment will primarily be used to pay the debt service costs of the TID, with very little, if any, increment available as direct project incentives, unless the TID exceeds projections. The City projects land and improvement values (incremental value) of approximately \$5.2M will be created in the TID by the end of 2048. This additional value will be a result of the improvements made and projects undertaken with the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for this area.
 - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the City’s downtown, promote housing, and benefit, not only the City, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - In order to make the area included within the TID suitable for

City of De Pere
TID #16 Project Plan & District Boundary

development, the City will need to make a substantial investment to pay for the costs of some or all of the projects listed in the project plan. Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased housing and property values, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.
4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the City's downtown surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.

City of De Pere
TID #16 Project Plan & District Boundary

7. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The TID is being created by the City as a Blight or Rehabilitation District. This project plan has met the definition and requirements for a Blight and Rehabilitation District. 50% or more of the proposed district's area is in need of blight elimination and rehabilitation because of age and obsolescence.

City of De Pere
TID #16 Project Plan & District Boundary
Map of Proposed District Boundary

Current Map is reflective of the 01/01/2019 parcel list (123 N Broadway De Pere).



**City of De Pere
TID #16 Project Plan & District Boundary**

Maps Showing Existing Uses and Conditions

Current Maps are reflective of the 01/01/2019 parcel list. 123 N Broadway is currently zoned Commercial-B1.

123 N Broadway – De Pere



City of De Pere
TID #16 Project Plan & District Boundary

Preliminary Parcel List and Analysis

As of the 01/01/2019 parcel list.

Parcel Number: ED-769

Valuation: \$0

Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID#16, the value increment of all existing Tax Increment Districts will be approximately 7.64%.

Valuation Test Compliance Calculation

2019 Equalized Valuation (TID IN)	\$ 2,209,815,400
Limit for 12% Test	\$ 265,177,848
Increment Value of Existing TIDs	\$ 168,830,000
Projected Base Value of New TID	\$ <u>0</u>
Total Value Subject to Test	\$ 168,830,000
Compliance (\$168,830,000 < \$265,177,848)	Meets Requirement

Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements in conjunction with this TID. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

CITY PARKING LOT, 123 NORTH BROADWAY, DEVELOPER GRANTS
 LOCATION: ENTIRE TID

TOTAL: \$1,350,000

DESCRIPTION: Redevelop 123 North Broadway Street, a City owned downtown public parking lot. A developer with more than 20 years of commercial real estate investment and development experience is interested in acquiring the property and constructing a 38,000 square foot, four-story mixed-use building. The building will feature approximately 2,660 square feet of commercial store front space facing Broadway and 4 fully furnished short term-rental units on the first floor, 10 one and 4 two-bedroom apartment units on the second, third, and fourth floors, 19 indoor, heated parking spaces would be in the basement, a secure elevator access from street and parking levels, courtyard and raised patio space facing Broadway, and parklet green spaces along Broadway would complete the project. The developer is requesting TID assistance due to the costs of construction and capital for the building of approximately \$1,350,000, the project does not financially perform without the TID assistance.

**City of De Pere
TID #16 Project Plan & District Boundary**

Maps Showing Proposed Improvements and Uses

Redevelop 123 North Broadway Street, a City owned downtown public parking lot into a 38,000 square foot, four-story mixed-use residential/commercial space building.

123 N Broadway – De Pere



City of De Pere
TID #16 Project Plan & District Boundary

Detailed List of Project Costs

CITY PARKING LOT, 123 NORTH BROADWAY, DEVELOPER GRANTS	\$1,350,000
Total	\$1,350,000

The renovation cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the City Common Council, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax

City of De Pere
TID #16 Project Plan & District Boundary

increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

In order to evaluate the economic feasibility of TID#16 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID#16. The proforma analyzes expenses based on project plan costs of TID#16 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID#16 tax increments will be used to fund project costs and implementation of this Plan will also require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. In 2048, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Method of Financing and Timing of When Costs are to be Incurred

The city plans to fund project costs with cash received from future TID#16 tax increments. The City applied for a \$250,000 Wisconsin Economic Development Corporation Community Development Investment Grant and the remaining requested TID assistance will require the City to issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Federal/State Loan Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Investment Grants,

**City of De Pere
TID #16 Project Plan & District Boundary**

Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately \$1,350,000 to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 22 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with debt proceeds. The City reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the City on or after January 1, 2004.

Proposed Changes in Zoning Ordinances

The City does not anticipate that the TID will require a change in zoning ordinances to implement this project plan. The current property in the TID is zoned Commercial-B1 and will remain the same.

Proposed Changes in Master Plan, Map, Building Codes and Town Ordinances

The City does not anticipate that the TID will require any changes in the master plan, map, building codes, and City ordinances to implement this project plan.

Relocation

The City does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Orderly Development of the City

Creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, creation of the TID promotes the orderly development of the City.

A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not anticipate any non-project costs for the TID.

City of De Pere
TID #16 Project Plan & District Boundary

City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

City of De Pere
TID #16 Project Plan & District Boundary

EXHIBIT A
CASH FLOW PROFORMA ANALYSIS

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2018 Gross Tax Rate (per \$1000 Equalized Value).....	\$21.84
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

Example New Issue	
\$1,200,000	
Taxable G.O. Bonds	
Dated October 1, 2020	
Amount for Projects.....	\$1,100,000
Capitalized Interest.....	\$56,000
Cost of Issuance (est.).....	\$43,325
Rounding.....	\$675
Less: Reoffering Premium.....	\$0

Background Data					Revenues			Expenditures				TID Status			Year
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	
TIF District	Inflation	Construction	TIF Increment	Tax	Tax	Investment	Total	Principal	Interest	Capitalized	Debt	Annual	Year End	Cost Recovery	
Valuation	Increment	Increment	Over Base	Rate	Revenue	Proceeds	Revenues			Interest	Service	Balance	Cumulative		
(January 1)	(1)							(12/1)	(6/1 & 12/1)	(6/1 & 12/1)		(December 31)			
Base Value								AVG= 4.00%							
\$0															
2020	\$0		\$2,400,000	\$2,400,000	\$21.84	\$0	\$0				\$0	\$0	\$0		202
2021	\$2,400,000	\$24,000	\$1,600,000	\$4,024,000	\$21.84	\$0	\$0		\$56,000	(\$56,000)	\$0	\$0	\$0		202
2022	\$4,024,000	\$40,240		\$4,064,240	\$21.84	\$52,416	\$52,416	\$45,000	\$48,000		\$93,000	(\$40,584)	(\$40,584)		202
2023	\$4,064,240	\$40,642		\$4,104,882	\$21.84	\$87,884	\$87,884	\$50,000	\$46,200		\$96,200	(\$8,316)	(\$48,900)		202
2024	\$4,104,882	\$41,049		\$4,145,931	\$21.84	\$88,763	\$88,763	\$50,000	\$44,200		\$94,200	(\$5,437)	(\$54,337)		202
2025	\$4,145,931	\$41,459		\$4,187,391	\$21.84	\$89,651	\$89,651	\$55,000	\$42,200		\$97,200	(\$7,549)	(\$61,886)		202
2026	\$4,187,391	\$41,874		\$4,229,264	\$21.84	\$90,547	\$90,547	\$55,000	\$40,000		\$95,000	(\$4,453)	(\$66,339)		202
2027	\$4,229,264	\$42,293		\$4,271,557	\$21.84	\$91,453	\$91,453	\$55,000	\$37,800		\$92,800	(\$1,347)	(\$67,686)		202
2028	\$4,271,557	\$42,716		\$4,314,273	\$21.84	\$92,367	\$92,367	\$60,000	\$35,600		\$95,600	(\$3,233)	(\$70,919)		202
2029	\$4,314,273	\$43,143		\$4,357,415	\$21.84	\$93,291	\$93,291	\$60,000	\$33,200		\$93,200	\$91	(\$70,829)		202
2030	\$4,357,415	\$43,574		\$4,400,990	\$21.84	\$94,224	\$94,224	\$65,000	\$30,800		\$95,800	(\$1,576)	(\$72,405)		203
2031	\$4,400,990	\$44,010		\$4,444,999	\$21.84	\$95,166	\$95,166	\$65,000	\$28,200		\$93,200	\$1,966	(\$70,439)		203
2032	\$4,444,999	\$44,450		\$4,489,449	\$21.84	\$96,118	\$96,118	\$70,000	\$25,600		\$95,600	\$518	(\$69,921)		203
2033	\$4,489,449	\$44,894		\$4,534,344	\$21.84	\$97,079	\$97,079	\$70,000	\$22,800		\$92,800	\$4,279	(\$65,642)		203
2034	\$4,534,344	\$45,343		\$4,579,687	\$21.84	\$98,050	\$98,050	\$75,000	\$20,000		\$95,000	\$3,050	(\$62,593)		203
2035	\$4,579,687	\$45,797		\$4,625,484	\$21.84	\$99,030	\$99,030	\$80,000	\$17,000		\$97,000	\$2,030	(\$60,563)		203
2036	\$4,625,484	\$46,255		\$4,671,739	\$21.84	\$100,020	\$100,020	\$80,000	\$13,800		\$93,800	\$6,220	(\$54,342)		203
2037	\$4,671,739	\$46,717		\$4,718,456	\$21.84	\$101,021	\$101,021	\$85,000	\$10,600		\$95,600	\$5,421	(\$48,922)		203
2038	\$4,718,456	\$47,185		\$4,765,641	\$21.84	\$102,031	\$102,031	\$90,000	\$7,200		\$97,200	\$4,831	(\$44,091)		203
2039	\$4,765,641	\$47,656		\$4,813,297	\$21.84	\$103,051	\$103,051	\$90,000	\$3,600		\$93,600	\$9,451	(\$34,640)		203
2040	\$4,813,297	\$48,133		\$4,861,430	\$21.84	\$104,082	\$104,082					\$104,082	\$69,442	Expenditures Recovered	204
2041	\$4,861,430	\$48,614		\$4,910,045	\$21.84	\$105,122	\$105,470					\$105,470	\$174,911	Expenditures Recovered	204
2042	\$4,910,045	\$49,100		\$4,959,145	\$21.84	\$106,174	\$107,048					\$107,048	\$281,959	Expenditures Recovered	204
2043	\$4,959,145	\$49,591		\$5,008,737	\$21.84	\$107,235	\$108,645					\$108,645	\$390,605	Expenditures Recovered	204
2044	\$5,008,737	\$50,087		\$5,058,824	\$21.84	\$108,308	\$110,261					\$110,261	\$500,865	Expenditures Recovered	204
2045	\$5,058,824	\$50,588		\$5,109,412	\$21.84	\$109,391	\$111,895					\$111,895	\$612,760	Expenditures Recovered	204
2046	\$5,109,412	\$51,094		\$5,160,506	\$21.84	\$110,485	\$113,549					\$113,549	\$726,309	Expenditures Recovered	204
2047	\$5,160,506	\$51,605		\$5,212,111	\$21.84	\$111,590	\$115,221					\$115,221	\$841,530	Expenditures Recovered	204
2048						\$112,705	\$116,913					\$116,913	\$958,443	Expenditures Recovered	204
	\$1,212,111	\$4,000,000			\$2,647,251	\$17,992	\$2,665,243	\$1,200,000	\$562,800	(\$56,000)	\$1,706,800				

Type of TID: Blight Elimination

2020 TID Inception (2/18/2020)

2042 Final Year to Incur TIF Related Costs

2047 Maximum Legal Life of TID (27 Years)

2048 Final Tax Collection Year

(1) Increment per City Estimates.

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City of De Pere
TID #16 Project Plan & District Boundary

EXHIBIT B
CITY ATTORNEY OPINION

CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | www.de-pere.org



January 13, 2020

The Honorable Michael J. Walsh
 Members of the De Pere Common Council

RE: City of De Pere Creation of Blighted Area TID #16

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Boundary and Project Plan for Tax Increment Financing District #16 (TID #16) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

Judith Schmidt-Lehman
 City Attorney

JSL:amz
 J:\Law\TID\TID #16\Attorney Opinion Letter.docx

EXHIBIT C
TID #16 BOUNDARY LEGAL DESCRIPTION

The south 30 feet of Lot 2 and all of Lot 3, Block 14, Original Plat of De Pere, East Side of Fox River, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at Brown County Control Point 30Q13.2;

thence N09°12'38"W, 1276.82 feet to Brown County Control Point 30Q13.1 on a line connecting Brown County Control Point 30Q13.2 and Brown County Control Point 30Q13.1;

thence N38°08'51"E, 253.85 feet to the southwest corner of said Lot 3, THE POINT OF BEGINNING;

thence N00°36'29"E, 90.64 feet on the west line said Lots 3 & 2 to the north line of the south 30 feet of said Lot 2;

thence S89°25'59"E, 120.03 feet on said north line to the east line of said Lot 2;

thence S00°35'34"W, 90.52 feet to the southeast corner of said Lot 3;

thence N89°29'25"W, 120.06 feet on the south line of said Lot 3 to the Point of Beginning.

Said described lands contain 10,874 square feet or 0.25 acres more or less.

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: C. Resolution PC20-03, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 16 and the Adoption of the Tax Incremental Financing District No. 16 Project Plan.

ATTACHMENTS:

- ResoPC20-03 (DOCX)

PLAN COMMISSION
RESOLUTION PC 20-03

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX
INCREMENTAL FINANCING DISTRICT No.16 AND THE ADOPTION OF THE
TAX INCREMENTAL FINANCING DISTRICT No. 16 PROJECT PLAN

WHEREAS, the proposed project plan for Blighted Area Tax Incremental Financing District No. 16 (TID #16) was filed with the City Clerk on January 13, 2020 and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on January 27, 2020 affording interested parties a reasonable opportunity to express their views on the boundaries of the District and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on January 13, 2020 and January 20,2020; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #16 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on January 21, 2020; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on January 27, 2020 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #16 and determined that the Project Plan and the District Boundaries as proposed are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and

economic development and further that the private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

The Plan Commission of the City of De Pere ("Plan Commission") hereby finds that Parcel ED-768, the sole property located within proposed TID #16 District Boundary, is a "blighted area" as defined in Wis. Stats. §66.1105(2)(ae).

BE IT FURTHER RESOLVED THAT:

The Plan Commission further recommends the designation of the District Boundaries for TID #16, City of De Pere, as those boundaries which are set forth in the proposed Project Plan for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary of Tax Incremental Financing District Number 16, City of De Pere, as prepared and presented by Robert W. Baird & Co. and City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this ____ day of _____, 2020.

APPROVED:

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Planned Development District Pre Application Concept Meeting for the proposed Mulva Cultural Center at 221 S. Broadway Street & 220 S. Michigan Street (Parcels ED-812, ED-920).

ATTACHMENTS:

- 01-27-20 Preconsult Staff Report for Mulva Center (DOCX)
- Mulva Cultural Center Request to RDA 20200117 (PDF)

- ITEM 7:** Staff recommendation and possible action regarding a Planned Development District Pre Application Concept Meeting for proposed Mulva Cultural Center at 221 S. Broadway Street & 220 S. Michigan Street (Parcels ED-812, ED-920).

SITE MAP



REQUESTED ACTION:	Planned Development District Pre Application Concept Meeting
COMMON DESCRIPTION:	221 S. Broadway Street & 220 S. Michigan Street, located southeast from the Broadway Street and Wisconsin Street roundabout/intersection.
PARCEL NUMBER(S):	ED-812, ED-920
EXISTING ZONING:	Parcel ED-812 is B-1 (Central Business District) with a Planned Development District (PDD) overlay. Parcel ED-920 is R-4 (General Residence Office District).

NOTE: This project will include a proposed rezoning and General Development Plan for the property that will change the existing zoning and Planned Development from 2008. Plan Commission review of the rezoning and general development plan is anticipated to occur on February 24, 2020.

SURROUNDING LAND USES: North (across Wisconsin & Charles) B-1, R-3, R-4 – business, multi-family
South (across Lewis) R-2 – Government, single & two-family
East (across Michigan) R-2 – single & two-family
West (Across Broadway) B-1 – parkland & Fox River

COMPREHENSIVE PLAN: Commercial & Institutional/Governmental Facilities

APPLICANT/OWNER NAME: Rick Bilotto, Owner's Representative Parcel ED-812 Owner:
(On behalf of De Pere Redevelopment Authority
De Pere Cultural Foundation INC) 335 S. Broadway Street
The Premier Resource Group De Pere, WI 54115
2245 Gilbert Avenue
Suite 100 Parcel ED-920 Owner:
Cincinnati, OH 45206 St. Francis Xavier Congregation of
De Pere
220 S. Michigan Street
De Pere, WI 54115

SITE HISTORY: The proposed site includes two city blocks. The city block to the west currently is vacant. Prior to being vacant the lot had residential houses and a gas station. The city block to the west has a church, middle school, and parking lot. The school is proposed to be removed due to a grade/middle school construction project located about 1-2 blocks to the northeast of the site.

The area adjacent to the two city block site includes frontage on Charles Street (multifamily and business), Lewis Street (fire/police/City Hall & residential), Michigan Street (residential), and Broadway Street (recreational).

In the first week of May 2019, the Mulva family announced plans to build an approximate \$50 million cultural center on the site called the "Mulva Cultural Center." One week later, plans were announced to remove the middle school and the nearby Notre Dame Elementary School, and to build a new \$27 million middle/elementary school on the existing elementary school property.

In November 2019, St. Francis Church proposed a land division and site plan for Parcel ED-920 that included the removal of buildings, retaining and expanding the church building, and separating the parking lot. The purpose for the separation of the parking lot was to create a shared parking area with the future cultural center.

PROJECT SUMMARY:

On January 27, 2020, just prior to tonight's meeting, the applicant attended a De Pere Redevelopment Authority meeting to begin the process of acquiring ownership of Parcel ED-812. The results of the Redevelopment Authority meeting will be shared at the January Plan Commission meeting.

Due to the unique nature and location of the project, several zoning modifications will be considered in order to ensure that the building is a good fit within the downtown and the surrounding neighborhood. Because of that, a Planned Development District overlay zoning is recommended for this project. The zoning modifications will be reviewed in detail during the Rezoning/General Plan part of the process.

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

The applicant has provided the attached submittal to be reviewed as part of the pre-application discussion. The building and site design are driven in part by a desire to provide a development that encourages use and access to the downtown while minimizing disruption to traffic flow. The site plan shows the proposed cultural center building sited at the west end of the two block site with street frontage on Broadway, Wisconsin, and Lewis Streets. A parking lot for automobiles, bus access and an entry & loading area are located at the east end of the property. Vehicles would drive in to the property from Lewis or Michigan Streets.

The building rendering portrays a variety of materials (mostly glass and masonry) organized into a contemporary architectural style. Building height is two stories, and has a series of steps and patios that will make the final height appear to be closer to three stories. A final building height has not yet been established. The mixed use of materials breaks up the mass, creating an interesting structure. The staggered steps also provide an opportunity for deck and patio gathering areas.

This project has not been reviewed related to Zoning Code setbacks, building height, parking, loading, bulk requirements, etc. This process will be part of the upcoming Rezoning/General Development Plan review.

Staff has requested that the applicant conduct a Traffic Impact Analysis in order to review potential traffic implications of the new building. Given the anticipation of people visiting the facility, circulation patterns will need to be carefully studied.

REVIEW PROCESS

Planned Development District Rezoning projects undergo a multiphase review process as follows.

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

**Neighbor notification within 300' of project.*

Approval of this phase allows the petitioner to submit a formal application for the Rezoning and General Plan. The applicant has indicated a desire to be under construction on the site as early as summer of 2020. In order to meet this schedule, the Rezoning/General Plan should be submitted in January or early February and the PIP should be submitted immediately after any obtained approvals.

STAFF RECOMMENDATION: Staff recommends approval of the Pre Application Concept submittal for the Mulva Cultural Center.

MULVA CULTURAL CENTER



WRITTEN REQUEST TO THE CITY OF DE PERE TO ACQUIRE PROPERTY AND RIGHT OF WAY

SOM | **BOLDT**

TABLE OF CONTENTS

Legal name of entity who will be party to Developer's Agreement

**Business Plan /
Programming Plan**

**Conceptual Site Plan +
Building Elevations**

Design and Construction Timeline

Construction Value

Assessed Value

**Estimated Economic Impact
throughout Downtown**

**LEGAL NAME OF ENTITY
WHO WILL BE PARTY TO DEVELOPER'S AGREEMENT**

DEPERE CULTURAL FOUNDATION INC.

A non-stock, non-profit corporation under Wisconsin law.

BUSINESS PLAN/ PROGRAMMING PLAN

The facility will feature over 10,000 square feet devoted to national touring exhibitions from leading firms such as National Geographic and the Smithsonian in Washington, D.C. For example, "JFK's Life and Times", "Gettysburg" or "Elephants and Us: Considering Extinction".

The Center will also have a 200-plus seat auditorium for lectures, artistic performances and film. Two state-of-the-art classrooms will educate and stimulate intellectual curiosity.

The atrium will have stunning views of the riverfront and downtown De Pere and serve as a community 'living room'. A signature restaurant and gift shop will be located adjacent to the atrium.

The Center will be open from 9am to 6pm, six or seven days a week. The Center will be open occasionally in the evening for private receptions, particularly during periods when hosting a special exhibition.

It is challenging to accurately estimate the number of visitors and the spending habits of those visitors but we believe the information below is a conservative and somewhat educated guess. The Milwaukee Public Museum features 2-3 special traveling exhibitions each year and has an IMAX theater. MPM is the most visited museum in Wisconsin - hundreds of thousands of visitors annually. Bergstrom-Mahler Museum of Glass in Neenah is a smaller non-profit and registers around 20,000 annual visitors. The Mulva Cultural Center could expect to attract significantly more than 100,000 visitors on an annual basis.

In the Fox Cities (Appleton area) per-person average spending when visiting an arts and culture venue is \$30.74. Using this number as a guide, I would project visitor spending in our community by cultural center visitors would exceed \$3,100,000 annually. Of course, this projection will be greatly impacted by the type of development on Broadway downtown.



CONCEPTUAL SITE PLAN + BUILDING ELEVATIONS

DESIGN PROPOSAL

Introduction

The proposed design for the Mulva Cultural Center is aimed at creating a first-class cultural destination for the community of De Pere and for greater northeast Wisconsin. The two-story building is situated on a prominent intersection in downtown De Pere and faces the Fox River, creating a connection to the history of the area and becoming a prominent destination within the city. The project seeks to become an invaluable cultural asset for the community.

The two-story building contains a large exhibition hall, an auditorium, classrooms, a restaurant, and a large double-height and multi-purpose atrium. The exhibition hall will host world-class traveling exhibits, creating a compelling and ever-changing series of attractions that will benefit local citizens and visitors alike. The auditorium will accommodate a variety of events including movie showings, lectures, live music, and other community attractions. In addition, the auditorium combined with two classrooms will help support robust educational activities within the center. The restaurant will be flexible and be able to serve and accommodate small, intimate dining scenarios as well as larger catered events within the atrium. Finally, the double-height atrium will serve as a grand and spacious entry sequence while providing circulation, daylight, and a sense of spatial connection within the building.

The design seeks to be a timeless piece of architecture that supports a wide variety of cultural, community, and educational events within its doors. The Mulva Cultural Center is a place where all visitors are invited to experience a culturally creative and diverse environment for education, enlightenment, contemplation and enjoyment.

Massing

The proposed design is a two-story building, standing at 50' tall with a prominent horizontal roof line. The roofline extends out on the west face of the building, facing the Fox River and creating protection from the western afternoon and evening sun. The roof floats over a series of vertical stone volumes and glass planes, creating a sense of rhythm and composition. The building is elevated on a plinth roughly 10' tall to create a civic presence while also maintain ease of access. The vertical stone volumes utilize locally sourced materials and the surfaces of glass are aligned with interior moments to allow for views and connections with the surrounding landscape. A solid and elegant south façade protects interior spaces from harsh and direct southern light, especially into the traveling exhibit hall, and provides separation of cultural activities within the building to adjacent residential buildings and a fire station to the south. The main entry is positioned on the east face of the building facing a drop-off and parking surface.

The main entry and drop-off is covered by a generous entry canopy, providing protection from some of the harsh elements of a northern Wisconsin climate. The canopy provides a protected, gracious, and accessible entry sequence into the main atrium of the building.

Atrium

The two-story atrium is positioned on the north side of the building, facing a prominent roundabout intersection. The atrium is covered by the prominent roofline that is lined with a series of skylights which allows for pleasant, filtered light to enter the space. The north-facing glass will promote comfortable diffuse light, making the space feel connected to the outdoors throughout the year. A grand stair is positioned within the atrium to provide vertical circulation and special moments of visual connection within the building.

Auditorium

A 224-seat auditorium has a main entry situated adjacent to the first-floor classrooms, creating a density of specific educational spaces within the center. Both the auditorium and classrooms are directly accessed from a secondary entry on the south face of the building with an associated drop-off for larger educational groups. In addition, the back of the auditorium opens directly to the atrium, provides a flexible and useful connection to restaurant and atrium functions. The auditorium will be designed to accommodate a wide range of events, including movies, performances, lectures, and informal screenings.

Outdoor Terrace

The second floor provides a west-facing exterior terrace, which will provide stunning panoramic views out over the Fox River. The terrace will have direct sightlines to St. Norbert College on the west side of the Fox River as well as views of downtown De Pere, Broadway Street, Main Avenue Bridge and even to parts of Green Bay further north along the river. The terrace will be accessed adjacent to the traveling exhibit hall, providing a moment of contemplation before or after visiting the traveling exhibit.

Traveling Exhibit Hall

A 10,000 square foot, column-free traveling exhibit hall is the major space of the second floor. The Exhibit hall will be the main attraction of the cultural center and is designed to accommodate a variety of exhibits, from art displays, sculpture, media, among many other types of events. The exhibit hall serves as the heart of the building, connected by the atrium to all the supporting functions of the cultural center.

Building Envelope

The building envelope is a combination of highly transparent curtain wall and stone rainscreens. The window to wall ratio is about 60% with solid portions of the façade are located on the south side, where the light could be too intense, and glass on the west side, where the views of the River are desirable. The building is topped with an inverted roof that cantilevers to provide further coverage to the façade.

The curtain wall system consists of custom painted steel vertical mullions. The glazing is structurally silicone connected, consists on triple insulated laminated low iron glass with low-E coatings. In addition, the glass will also contain a bird friendly UV coating, to be respectful of bird migration paths and nature conservation, considerably important here because of the adjacency to the river. Last, the areas that required daylight control will be equipped with a wood venetian blind system, that will allow to filter the light and accommodate different uses in the atrium.

The rain screen façade consists on limestone pieces with open joints covering a heavy insulated wall and water barrier. This will provide an opportunity to further decreasing the thermal transmittance of the building with heavy insulated areas.

Last, the roof consists on an inverted roof system, covered with aluminum metal panels to provide a homogeneous appearance. The perimeter of the roof will be heat traced, and will be draining to a heat traced perimeter gutter that will collect all water and redirect it to the columns. Below the roof, a system of wood fins soffit spans from the interior to the exterior, providing continuity from both spaces and warmth to the users. Last, the roof also contains a succession of insulated skylight, that redirect the light towards the interior of the atrium.

Friendly Towards Neighbors

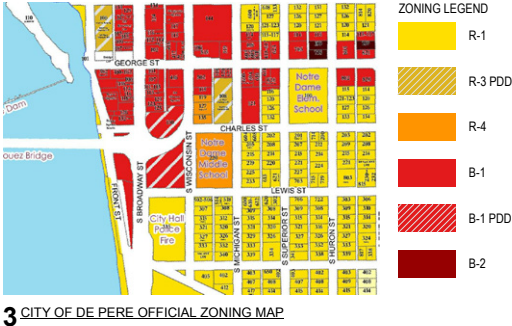
Mulva Cultural Center provides maximum energy conservation while maintaining visual transparency and daylighting, resulting in low levels of reflectivity. The visual transparency of its curtain wall system has very low reflectivity which will minimize any glare caused on the neighbors. The expected exterior reflectivity of the glass is 8% - 15%. Because the building has a generous overhang with its roof system, it allows a warm, protected space for the pedestrians while casting shadow against the glass façade, further reducing reflection.

Parking

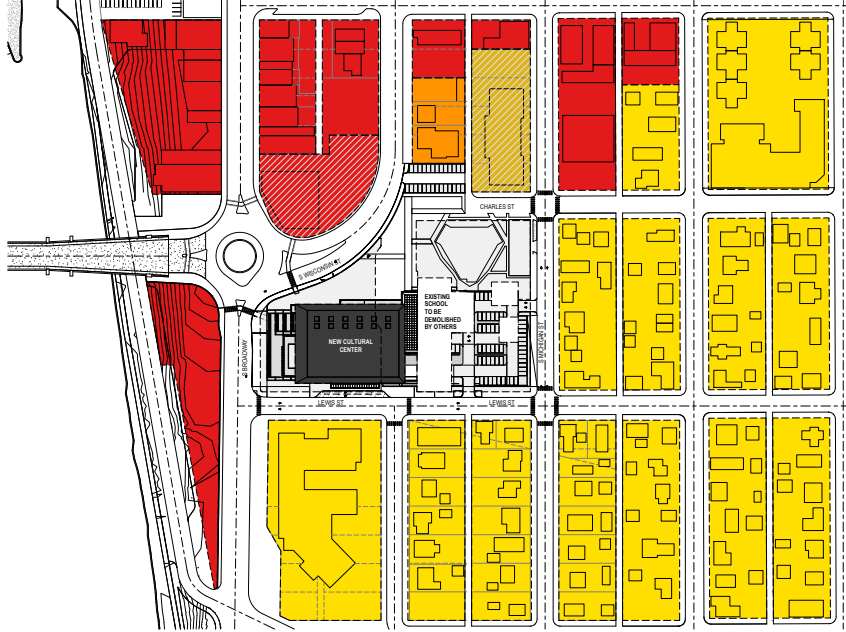
The center is equipped with an adjacent parking lot that has 89 parking spaces and total of seven ADA spaces, with a drop-off canopy that covers 10 cars. An additional parking lot that accommodates 27 parking spaces is located on the north side of the site. Total number of parking spaces is 123, four more spaces than the required number of 119 per zoning code.

Energy Efficiency

Multiple strategies are employed in the building to maximize energy efficiency. The large surfaces of stone rain screen provide an opportunity for high insulation areas. In addition, the use of triple insulated glass minimizes any thermal transfer between the interior and exterior. The temperature comfort indoors is provided by radiant floors that provide heating and cooling during winter and summer. Furthermore, geothermal wells will provide a reliable and efficient energy source.



3 CITY OF DE PERE OFFICIAL ZONING MAP

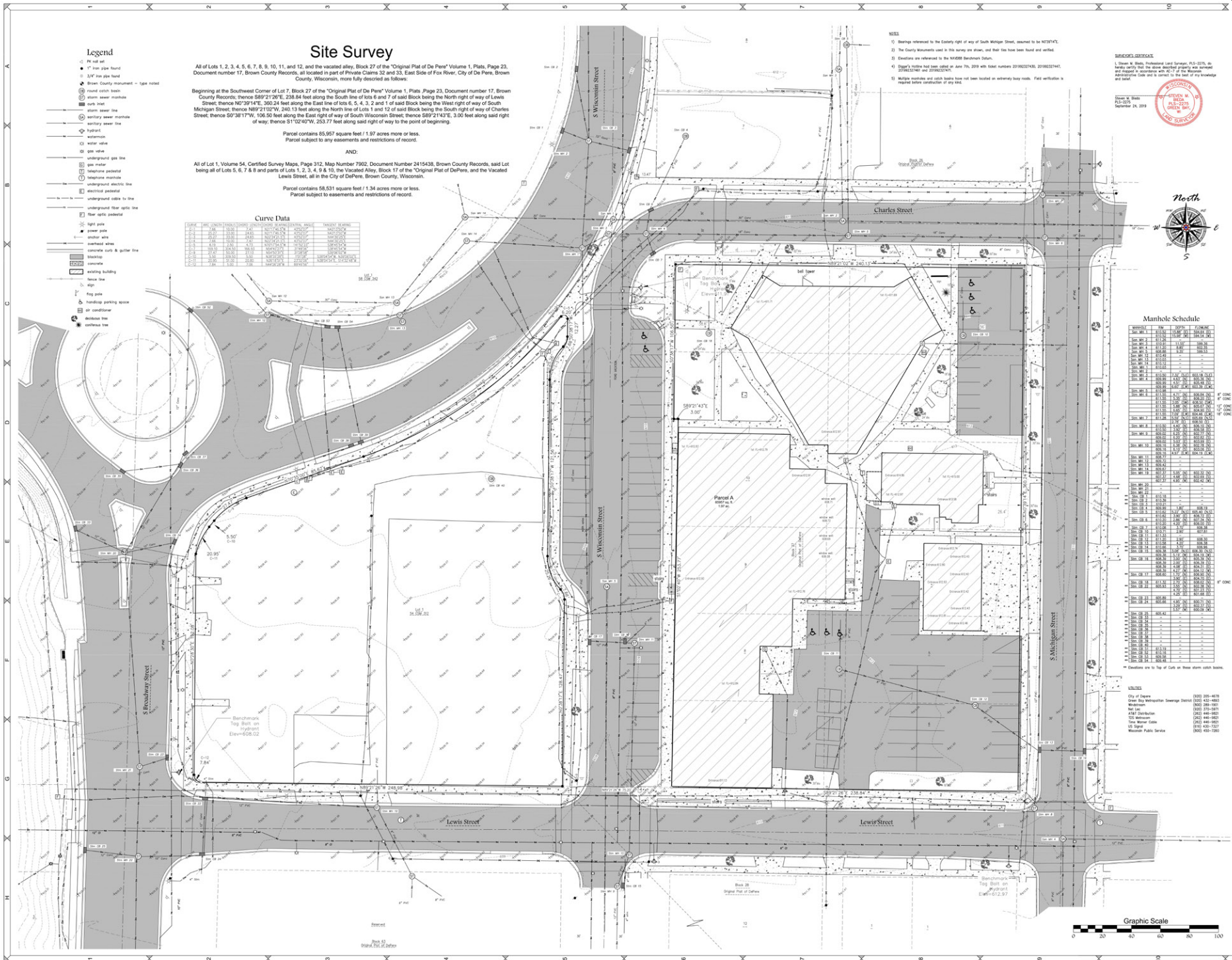


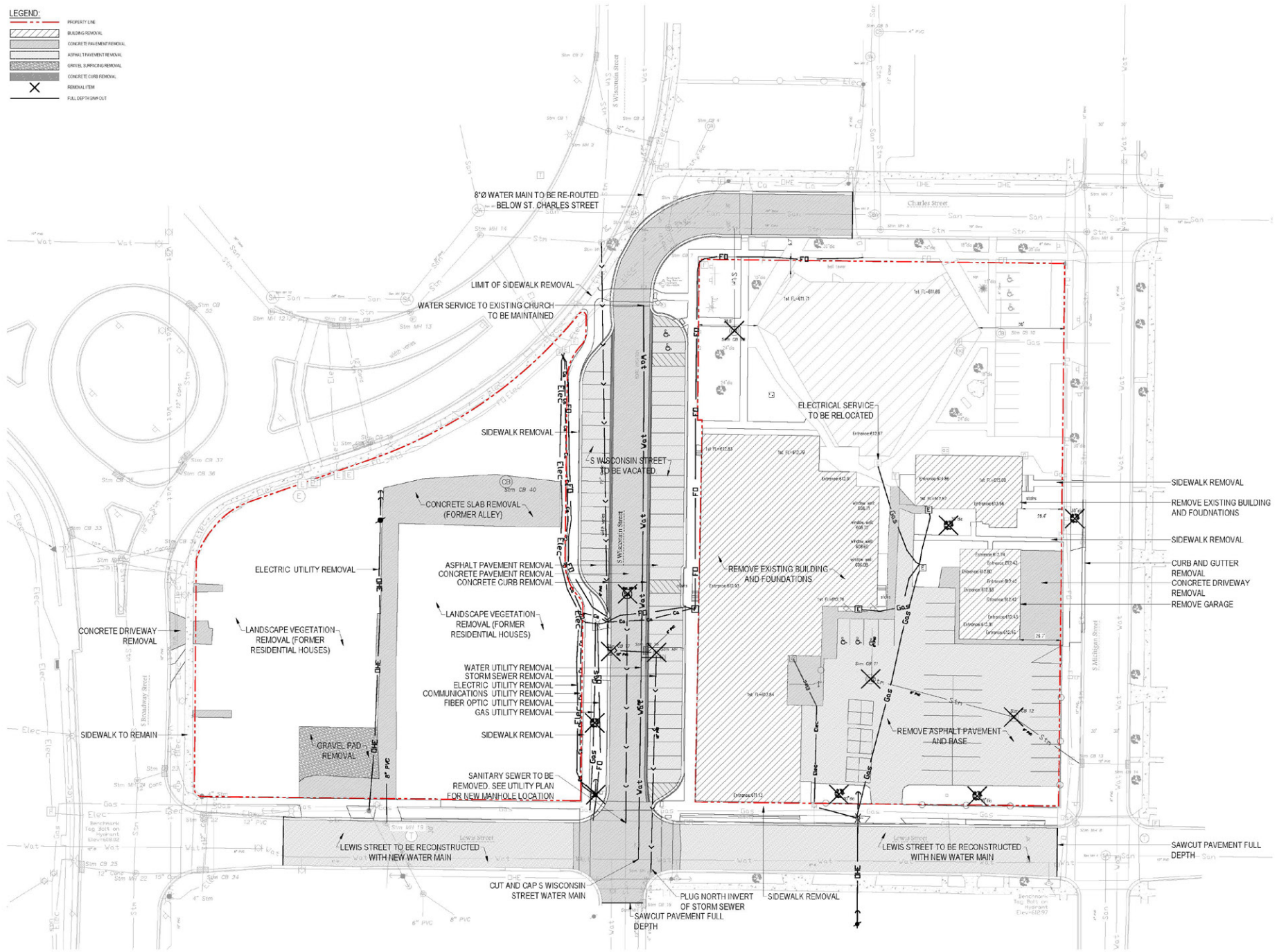
1 ZONING PLAN
1" = 80'-0"

2 GENERAL NOTES

1. PROJECT ELEVATIONS ARE RELATIVE TO THE **DE PERE/WISCONSIN** SURVEY CONTROL MARKERS (NAME) DATUM. PROJECT ELEVATION +0.00 = **621.50**
2. PROJECT NORTH IS **0.8 DEGREES WEST** FROM TRUE NORTH.
3. THE OWNER WILL MAKE AVAILABLE A SURVEY OF THE SITE, EXISTING UTILITIES AND EXISTING CONSTRUCTION. THE SURVEY REPRESENTS ALL CONDITIONS KNOWN TO THE OWNER. OTHER CONSTRUCTION, OF WHICH NO RECORDS ARE AVAILABLE, MAY BE ENCOUNTERED. THE CONTRACTOR SHALL FORMULATE HIS OWN CONCLUSIONS AS TO THE EXTENT OF SUCH CONSTRUCTION, AND SHALL NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY IF THE SURVEY APPEARS TO BE AT VARIANCE WITH THE ACTUAL CONDITIONS ENCOUNTERED. THE SURVEY WAS PREPARED BY THE FOLLOWING SURVEYOR: TRONNES SURVEYS (1976) LTD.

SITE ZONING:	B-1 PDD
SITE AREA:	168,800 SF
BUILDING FOOTPRINT:	LEVEL 2: 20,070 SF LEVEL 1: 27,625 SF LEVEL B1: 26,110 SF
TOTAL BUILDING AREA (GFA):	73,805 SF
BUILDING HEIGHT:	60'



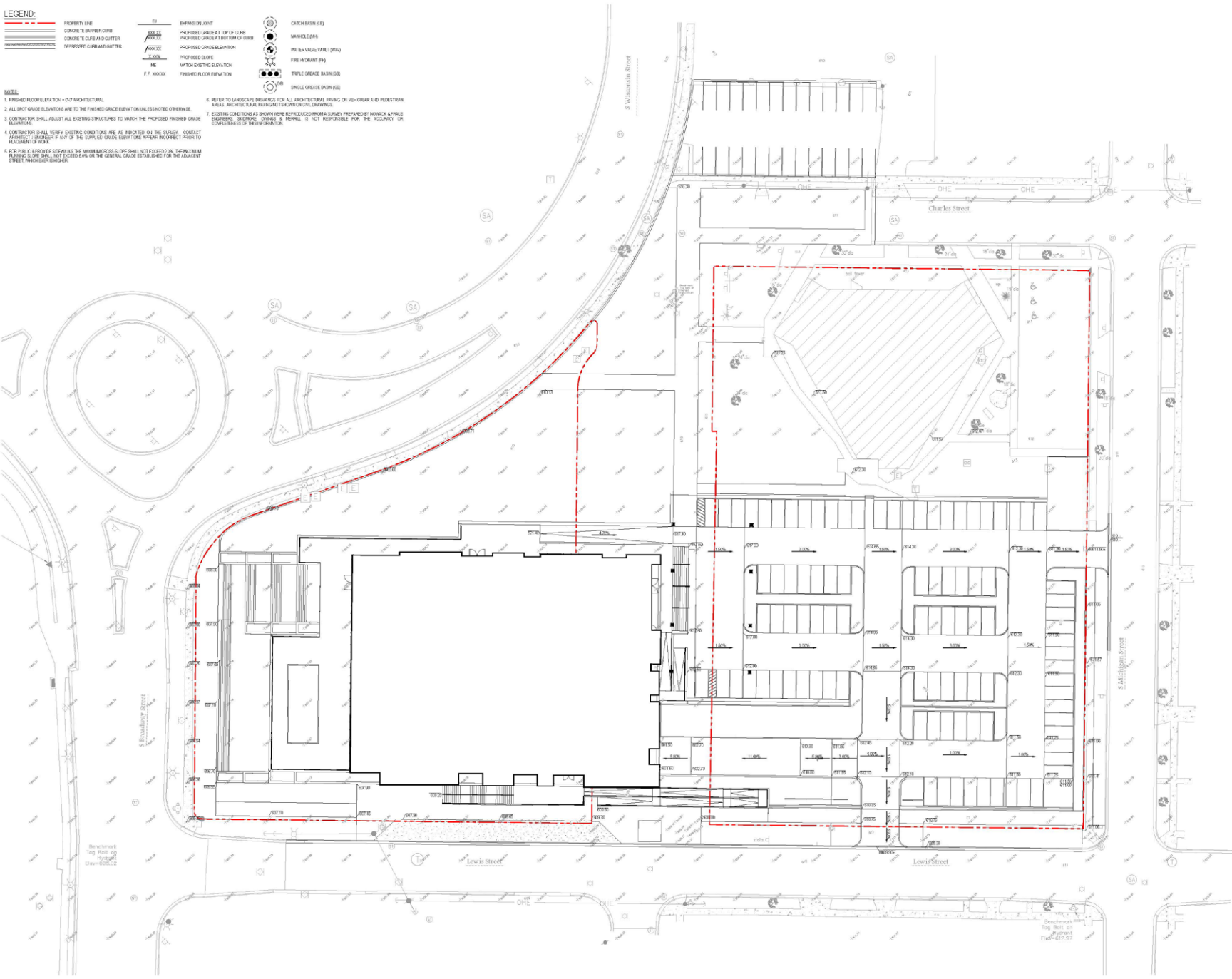


LEGEND:

PROPERTY LINE	EXISTING LOT	CATCH BASIN (CB)
CONCRETE INTERLOCK	PROPOSED GRADE AT TOP OF CURB	MINOR (M)
CONCRETE TO CURB AND GUTTER	PROPOSED GRADE AT BOTTOM OF CURB	WATER VALVE (V) (WV)
EXPANDED CURB AND GUTTER	PROPOSED GRADE ELEVATION	PIPE HORIZONTAL (PH)
	PROPOSED DRAIN	TRIPLE GRADE BASIN (GB)
	PROPOSED DRAIN	SINGLE GRADE BASIN (GB)
	PROPOSED DRAIN	

NOTE:

1. FINISHED FLOOR ELEVATION = 0.07 ARCHITECTURAL.
2. ALL PROPOSED GRADE ELEVATIONS ARE BASED ON THE PROPOSED GRADE ELEVATION (PGE) PROVIDED.
3. CONTRACTOR SHALL ADJUST ALL EXISTING STRUCTURES TO MATCH THE PROPOSED PROPOSED GRADE ELEVATION.
4. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ON THE SURVEY. CONDUCT SURVEY (SURVEY) IF ANY OF THE SUPPLIED GRADE ELEVATIONS ARE INCORRECT PRIOR TO PLACEMENT OF PAVING.
5. FOR PUBLIC APPROVED REDESIGN, THE MINIMUM GRADE ELEVATION SHALL NOT EXCEED 0.07, THE MINIMUM GRADE ELEVATION SHALL NOT EXCEED 0.07 ON THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET (PGE) (PGE).
6. REFER TO LANDSCAPE DRAWINGS FOR ALL ARCHITECTURAL FINISH ON VEHICULAR AND PEDESTRIAN AREAS. ARCHITECTURAL FINISH ON PEDESTRIAN AREAS.
7. EXISTING CONDITIONS AS SHOWN WERE REPRODUCED FROM A SURVEY PREPARED BY HORNBY & ASSOCIATES, INC. (H&A). H&A IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION.



1 SITE GRADING PLAN
1" = 20'-0"

SOM
SKIDMORE, OWINGS & MERRILL LLP
204 SOUTH MICHIGAN AVENUE, SUITE 1000
CHICAGO, ILLINOIS 60604

MULVA CULTURAL CENTER
DE PERE CULTURAL FOUNDATION, INC.
201 S ADAMS ST
GREEN BAY, WI 54301-4513

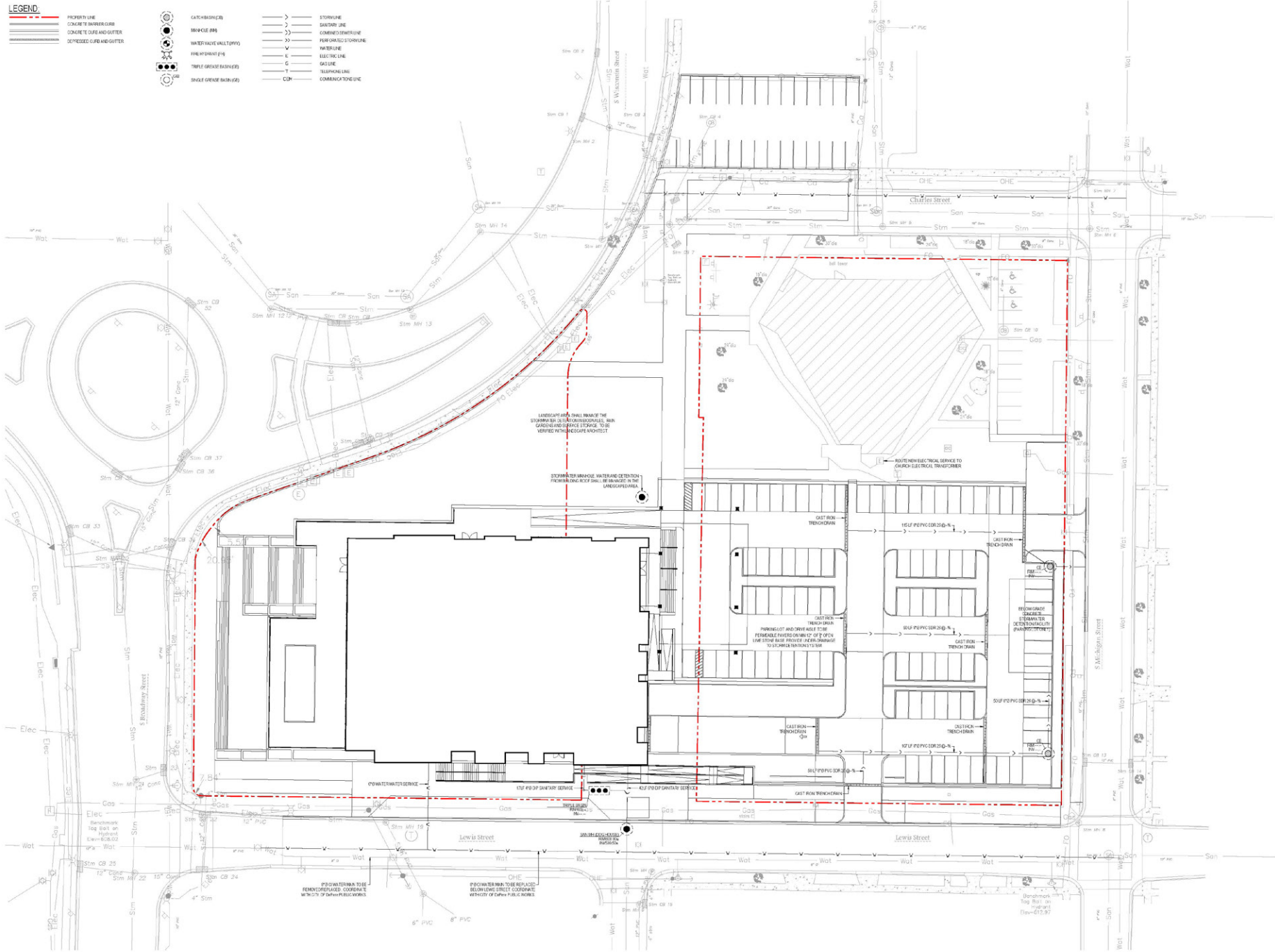
MULVA CULTURAL CENTER

201 S ADAMS ST
GREEN BAY, WI 54301-4513

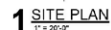
SHEET TITLE
SITE GRADING PLAN
PROJECT NO.
218560
DATE
01/13/20

SCALE





1 SITE UTILITY PLAN
1" = 25'-0"



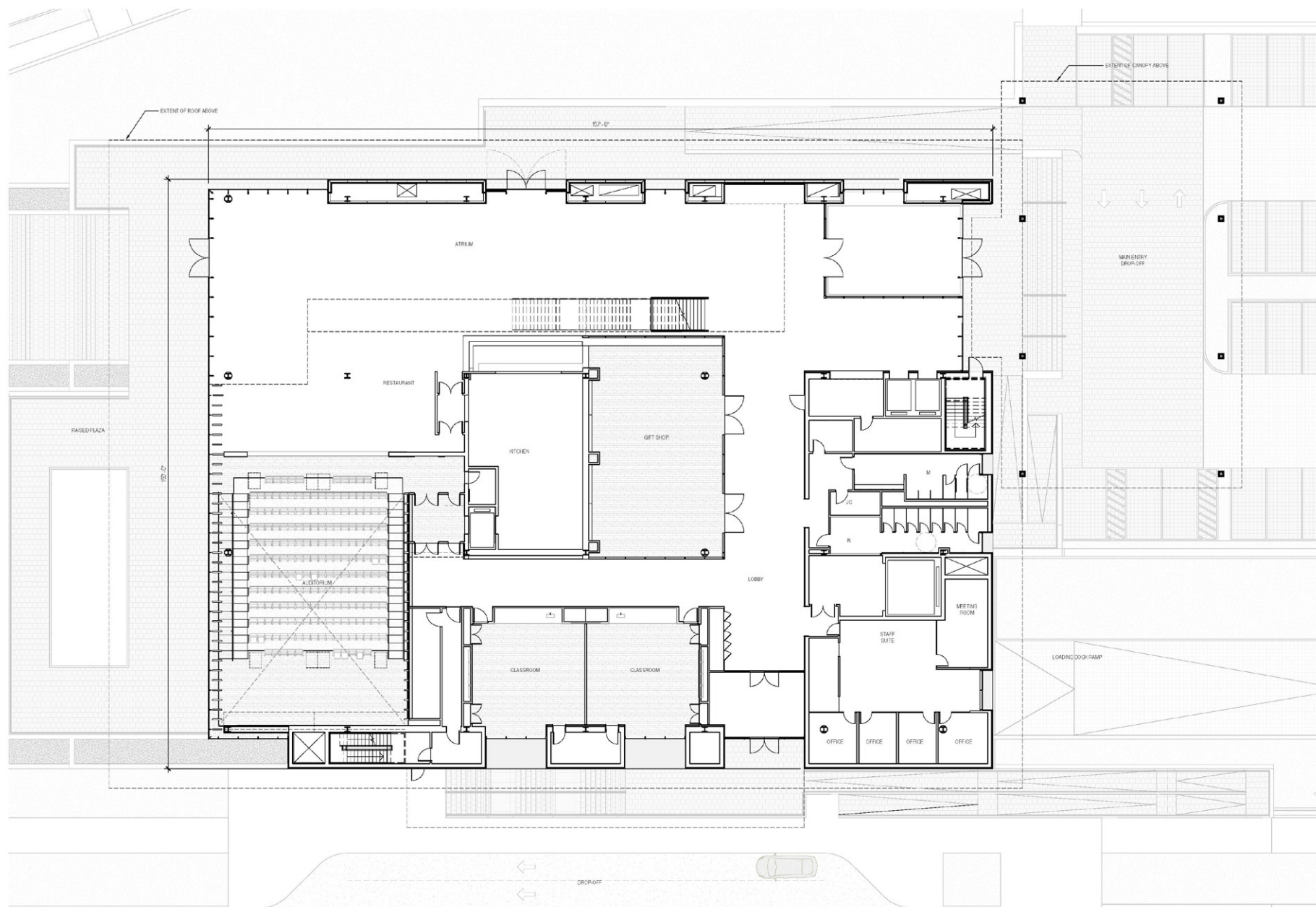
MULVA CULTURAL
CENTER
DE PERE CULTURAL FOUNDATION, INC.
231 S ADAMS ST
GREEN BAY, WI 54301-4513

SHEET TITLE:
SITE PLAN

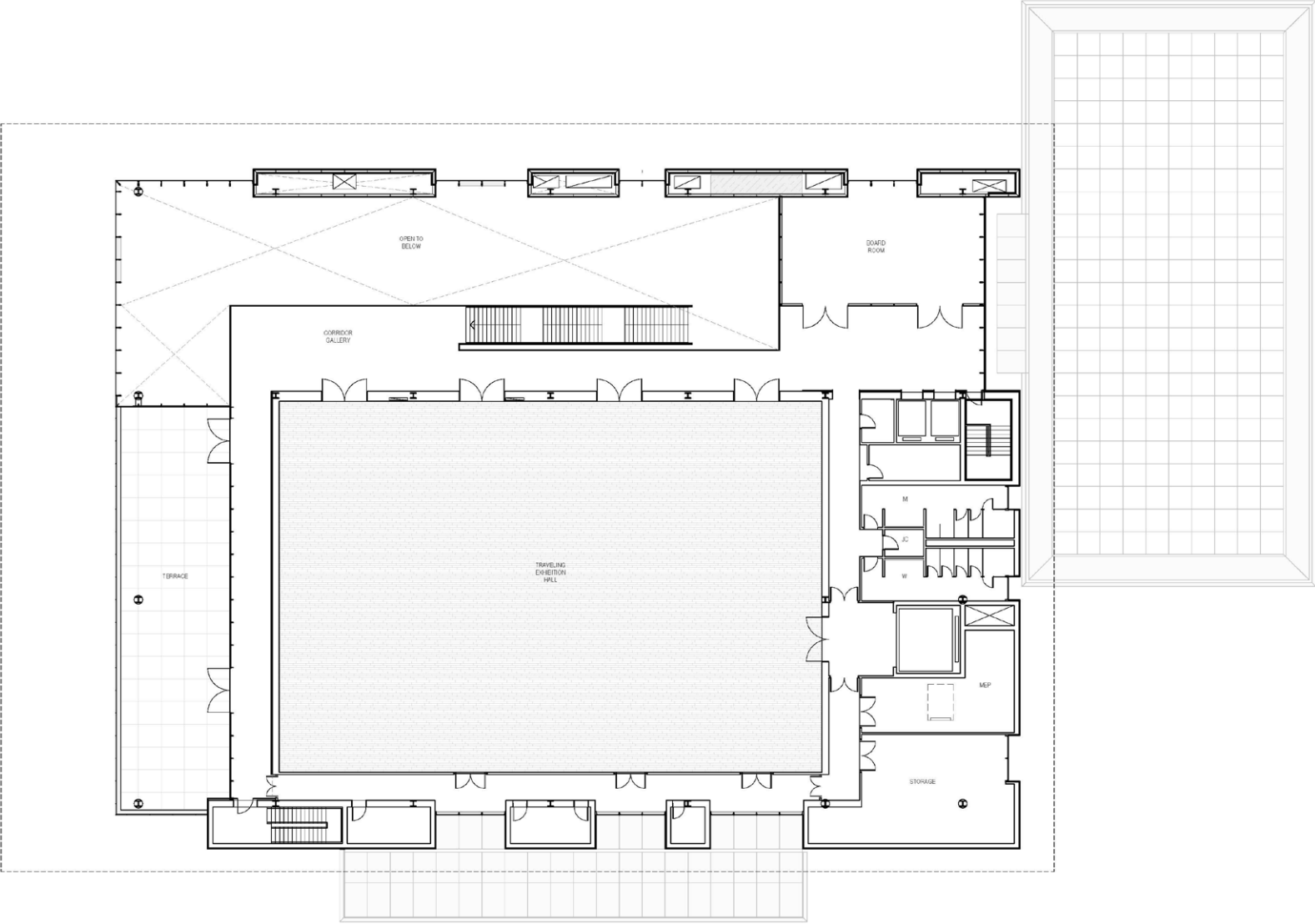
PROJECT NO:
218560

DATE:
01/14/20

1" = 20'



1 LEVEL 1 PLAN
1/8" = 1'-0"





4 WEST EXTERIOR RENDERING



5 NORTH EXTERIOR RENDERING



1 NORTH WEST EXTERIOR RENDERING

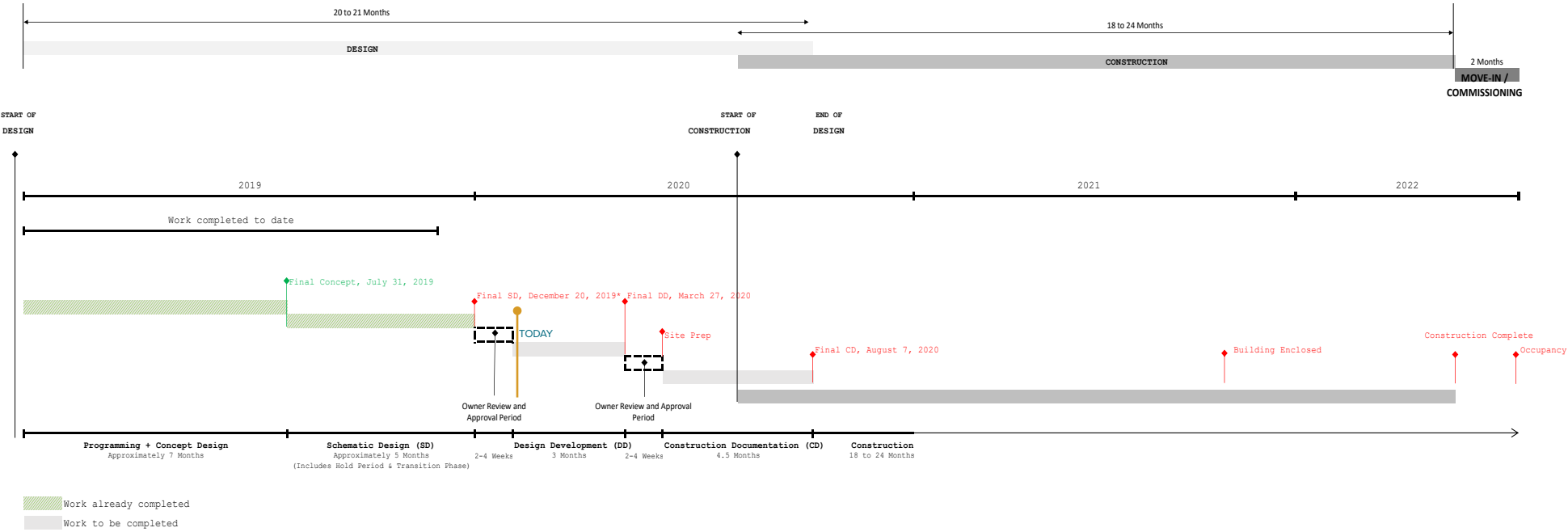


2 SOUTH EXTERIOR RENDERING



3 EAST EXTERIOR RENDERING

DESIGN AND CONSTRUCTION TIMELINE



* Specialty Consultant SD deliverable will be delivered on January 17, 2020

CONSTRUCTION VALUE

\$58M
Construction Value

ASSESSED VALUE

\$0.00
Assessed Value

The Mulva Cultural Center will be owned and operated by the De Pere Cultural Foundation, Inc. (DPCF), a non-stock, non-profit corporation under Wisconsin law to construct and operate the center.

ESTIMATED ECONOMIC IMPACT THROUGHOUT DOWNTOWN

COMMUNITY SPENDING

could exceed
\$3.1 MILLION annually

If annual visitors are expected to significantly exceed 100,000 on an annual basis and each person is expected to spend \$31, a conservative estimate of community spending could exceed \$3.1 million annually.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

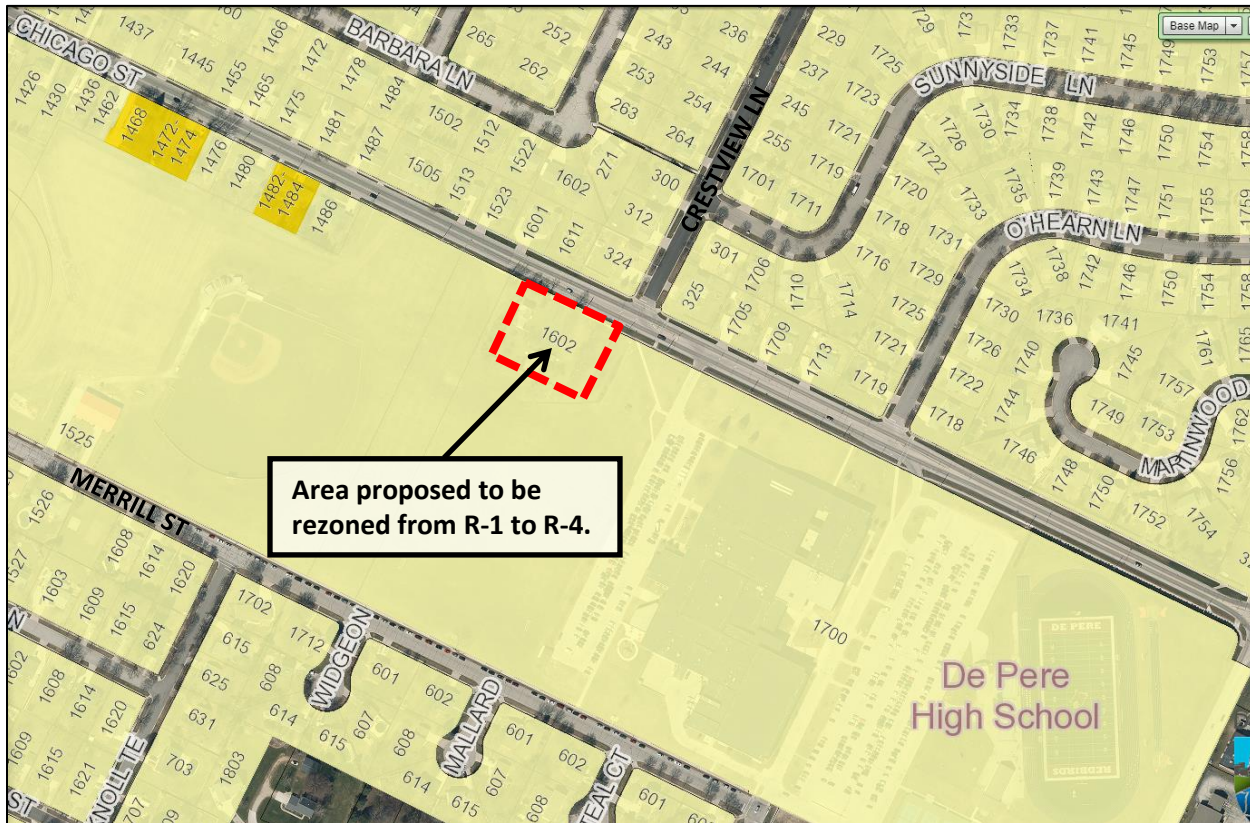
SUBJECT: Staff recommendation and possible action regarding a Rezoning Request from R-1 (Single Family Residence District) to R-4 (General Residence Office District) at 1602 Chicago Street (Parcel ED-1128-31). *

ATTACHMENTS:

- 01-27-20 Plan Commission Report - Rezoning ED-1128-38 from R-1 to R-4 (DOCX)
- Application Form with suppliments (PDF)
- MAC Dental Rezoning Graphics (PDF)

- Item 8:** Staff recommendation and possible action regarding a Rezoning Request from R-1 (Single Family Residence District) to R-4 (General Residence Office District) at 1602 Chicago Street (Parcel ED-1128-31). *

SITE MAP



REQUESTED ACTION:	Rezoning Request. <i>Rezone Parcel ED-1128-31 from R-1 (Single Family Residence District) to R-4 (General Residence Office District) for a future dental office.</i>
COMMON DESCRIPTION:	1602 Chicago Street, located southwest from the Chicago Street and Crestview Lane intersection.
PARCEL NUMBERS:	ED-1128-31
EXISTING ZONING:	R-1 (Single Family Residence District)
PROPOSED ZONING:	R-4 (General Residence Office District)
SURROUNDING LAND USES:	Single family residential to the north. School property, residential, and Town of Ledgeview to the south and east. School property and residential to the west.
COMPREHENSIVE PLAN:	Neighborhood Residential (Including Multi-Family)

APPLICANT / OWNER:

Joel Ehrfurth, Principal Engineer	Henrigillis Trust
Authorized Representative	Property Owner
Mach IV Engineering & Survey LLC	1602 Chicago Street
2260 Salscheider CT	De Pere, WI 54115
Green Bay, WI 54313	

SITE HISTORY:

The existing house and barn/garage structure have existed on the property since 1938 air photos. In the 1938 photos a larger barn like structure can also be seen at the east end of the property, and the property was surrounded by agricultural fields until the land became part of the East High School in the 1970s. The single family residential area to the north developed in the 1980's

Late in 2019, the petitioner inquired about rezoning the property for the development of a dental office. At that time staff shared that a rezoning request would not have City staff support, particularly because City approved documents (Comprehensive Plan, Zoning Map, etc.) did not support the request.

In January 2020, the petitioner met with staff again, and petitioned a rezoning from R-1 to R-4 being fully aware that City approved documents would not support the request.

STAFF REVIEW:

With this request, the applicant proposes rezoning of Parcel ED-1128-31 from R-1 to R-4. The intent is to develop a dental office on the property in the future.

When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. The proposed rezoning does not comply with the Comprehensive Plan and does not reflect surrounding and adjacent land uses.

Comprehensive Plan—

The 2010 Comprehensive Plan summarizes the following general land use recommendations, among others: 'In addition to residential uses, a neighborhood should be planned to include other neighborhood-serving uses and features. To make neighborhoods more livable, it is recommended mixed-use neighborhood commercial nodes be located at strategic locations as identified on the Future Land Use Map. Each development area would serve one or more neighborhoods and would provide a year-round gathering place accessible to all residents.'

The 2010 Comprehensive Plan Future Land Use Map, Figure 2-6, identified the property for institutional/governmental facilities and surrounding property as Neighborhood Residential (including Multi-Family). The referenced mixed use nodes are not referenced on the existing maps and the future Land Use Maps. Commercial uses are not shown at the subject intersection either. The Comprehensive Plan encourages a mixture of housing types in De Pere, but there is not a reference for a mixed use node at the Chicago Street and Crestview Lane intersection.

Surrounding Land Uses—

The land use is developed single family residential to the north, and school property with parking area to the south, east and west. Residential uses that are a greater distance (beyond the school property) include single, and some two-family residential to the south and west. The Town of Ledgeview lies to the east of the school property.

The proposed future land uses remain the same as shown in the Comprehensive Plan with neighborhood residential and institutional/governmental facilities.

Desired Development Patterns—

The existing zoning for the property allows for agriculture crops, single family detached dwellings, educational and cultural institutions, recreational and social facilities, rectories, parsonages, convents, and parish houses, religious institutions, accessory uses, and family day care homes. The development patterns in the area are primarily residential and institutional/governmental, not business.

The following uses are permitted in the R-4 District:

- Permitted uses in the R-1, R-2, and R-3 Districts
- Apartment hotels, including accessory uses such as restaurants, drug stores, retail food stores, beauty shops, and barber shops located in an apartment hotel and accessible to the public only through the apartment hotel lobby; no advertising or display shall be visible from outside the building.
- Fraternal, philanthropic, and charitable institutions.
- Health and medical institutions.
- Multiple-family dwellings, including accessory uses such as shops (not including the sale of alcoholic beverages) and valet shops for the exclusive use of tenants and accessible only through a lobby in a multiple-family dwelling containing twenty-five (25) or more dwelling units; no advertising or display shall be visible from outside the building.
- Offices, business, civic and professional, including accessory uses such as restaurants, drug stores, retail food shops, retail sales, beauty shops and barber shops, located in an office building and accessible to the public only through the lobby.

A proposed dental office would not be allowed in the existing R-1 District, but would be allowed if rezoned to the R-4 District.

- Examples of existing R-4 District zoned properties in the City are the following: Multi-family apartments at Fort Howard Avenue and Fir Street, office at Grant Street and 6th Street, mobile home park on Terry Lane and Lost Dauphin Road, retail shop on N. Broadway Street, office at N. Wisconsin and Cass Street, church, parking offices and school at Charles Street and N. Wisconsin Street.

The property has vehicular and pedestrian access on an existing right of way. The proposed zoning for this parcel does not match the future land use

designation identified by the Comprehensive Plan. In some cases a rezoning can still be considered if the property is adjacent to an established similar use, such as other business/office uses, but that is not the case for the subject property. The City does not anticipate that this portion of Chicago Street will become a commercial corridor.

Neighbor Outreach—

The City encouraged the petitioner to conduct neighbor outreach prior to the project proposal due to the existing residential character of the neighborhood. On January 16, 2020 the petitioners facilitated a neighborhood meeting to inform the residents about the rezoning request and a dental office project. At that time 2-3 of the neighbors attending expressed concerns and objections. No changes were made to the rezoning request. A formal site plan has not been submitted to the City for review, related to the request, but an informal concept design has been shared with City staff.

Also, City staff notified all property owners within 300 feet of the subject area of the application, resulting in two objections: two neighbors telephoned objections.

REVIEW PROCESS:

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the February 19, 2020 Common Council meeting prior to review of the rezoning by the Common Council. Project notification letters have been sent to property owners within 300 feet of the site boundary.

STAFF RECOMMENDATION:

Staff recommends DENIAL of the request to rezone 1602 Chicago Street from R-1 to R-4 for the following reason:

1. A request to rezone to a zoning category that includes business related use options is not supported by the City approved Comprehensive Plan, and related/similar uses are not found adjacent to the property.



CITY OF DE PERE

APPLICATION FOR
REZONING

CITY OF DE PERE
RECEIVED
JAN 1 2020
PLANNING DEPT

Fee: \$ 305.00

Receipt #: 148673

Date: 1-02-20

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

SECTION 1: Applicant / Permittee Information

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

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

Name (Ind. Org. or Entity) MAC Dental Centers	Contact Person Robin Tremel	Title Office Manager	
Mailing Address 704 S. Webster Avenue, Suite 402	City Green Bay	State Wi	ZIP Code 54301
Email Address	Phone Number (incl. area code) 920-435-6894	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1602 Chicago Street, see attached	Parcel Number(s): ED-1128-31
--	-------------------------------------

SECTION 4: Proposed Rezoning Use

Existing Zoning:	R-1		
Proposed Zoning:	R-4		
Adjacent Zoning: North R-1	Adjacent Zoning: South R-1	Adjacent Zoning: West R-1	Adjacent Zoning: East R-1
Present Use of Parcel	Residential		
Proposed Use of Parcel	Dental Clinic		

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 Principal Engineer	Phone Number 920-569-5765
Signature of Applicant 		Date Signed 12-10-2019

Attached additional sheets if necessary.

Attachment: Application Form with supplements (9084 : Staff recommendation and possible action regarding a Rezoning Request from R-1

**COLDWELL BANKER****REAL ESTATE
GROUP**

To:

Peter Schleinz
Senior Planner / Zoning Administrator

In Regards to Rezoning of (ED-1128-31) 1602 Chicago St. DePere, WI

Henrigillis Trust does currently own this property. I was contracted to sell the home through Attorney Jeff Martinson Martinson Law. We do understand that the home currently is a Residential property. The Buyer(s) "MAC Dental" has a contingency in their offer to purchase IF the property can be rezoned to Commercial to build their new facility.

MAC Dental, has hired Mach IV Engineering & Survey LLC to perform various duties within the scope of the contract. Henrigillis Trust is aware of this offer and the contingency and is respresnted by Martnson Law to help facilitate this agreement as well as myself Shane J. Renard Coldwell Banker - Listing Broker.

Henrigillis Trust has given permission in our offer to purchase to have the rezoning reviewed. Any questions please call myself or Jeff Martinson (Martinson Law Firm).

Looking forward to working with you!

Respectfully,

Shane J. Renard Coldwell Banker Treg

A handwritten signature in black ink, appearing to be 'Shane J. Renard', written over a horizontal line.



MAC Dental Rezoning Request

REQUESTED ACTION: Rezoning

Rezone Parcel ED-1128-31 from R-1 to R-4 to allow construction of a new dental clinic.

COMMON DESCRIPTION: 1602 Chicago Street

PARCEL NUMBER: ED-1128-31

EXISTING ZONING: R-1 Single Family Residence District

PROPOSED ZONING: R-4 General Residence Office District

SURROUNDING LAND USES: R-1 to the north, south, east, and west.

COMPREHENSIVE PLAN: Institutional/Governmental Facilities

APPLICANT/OWNER: Robin Tremel, Office Manager
MAC Dental Centers
704 S. Webster Ave, Suite 402
Green Bay, WI 54301

Henrigillis Trust
Property Owner
1602 Chicago Street
De Pere, WI 54115

BACKGROUND

The parcel is the old homestead for the Henrigillis farm. Over the years, the site has been surrounded by the De Pere Unified School District. The site is west of the De Pere District Office/high school and east of the school's baseball facility.

MAC Dental is currently located at 233 South Erie Street. MAC Dental has been a part of the community since 1973, many of the MAC Dental team grew up in De Pere, attended school locally, and live in the community. Generations of De Pere moms & dads, families and kids, have trusted MAC Dental for general, pediatric and cosmetic dentistry services.

As a practice that's been caring for patients since 1973, MAC Dental Center has grown (literally) with their patients. The people treated here as kids are now bringing their children in for an appointment. The growth of the practice, and the changing state-of-the-art advanced dental technology, has caused the Erie Street facility to become too small and outdated.

MAC Dental proposes to rezone the property from its Single Family Residential zoning to a R-4 General Residential Office District in order to construct a new dental clinic. The R-4 zoning is proposed to allow the facility in the existing residential neighborhood.

GENERAL DEVELOPMENT PLAN

EXISTING USE

The site is approximately one (1) acre in size (refer to Figure 1). The property is currently in a family trust. The property contains an older vacant residence, a large detached garage, and several small accessory structures.

Figure 1

**PROPERTY BOUNDARY**

The property is approximately 187' x 233' and the property boundary is not projected to change.

LAND USE

The property is approximately 415' from the nearest residence to the west and approximately 360' west of the school district office/school. The land to the south is owned and used by the school district. To the north, there is a single family residence slightly west of the property. Immediately across the street to the north is a residential lot that is landscaped. To the east of the landscaped lot is a single family house that fronts Crestview Lane.

CONCEPTUAL SITE PLAN

The following site plan conceptually depicts a proposed 5,600 square foot (sf) facility with associated parking. The site plans also shows a potential future addition of 2,400. While not shown, it is anticipated on-site storm water management will be required. The relatively small footprint of the proposed facility will provide ample green space. The green space will allow for the generous setbacks and vegetative buffers. The owner desires to save as many of the mature trees on the site as is practical.

STREET PATTERNS

The existing street patterns will remain unchanged. Traffic impacts for the proposed use will be minimal. Due to the proximity of the school, the street will have adequate capacity and is designed to handle the anticipated traffic loads the clinic will generate. It is the owner's desire to align the new driveway in close proximity to the existing driveway. This location will prevent vehicles leaving the facility from impacting the neighbors across the street.

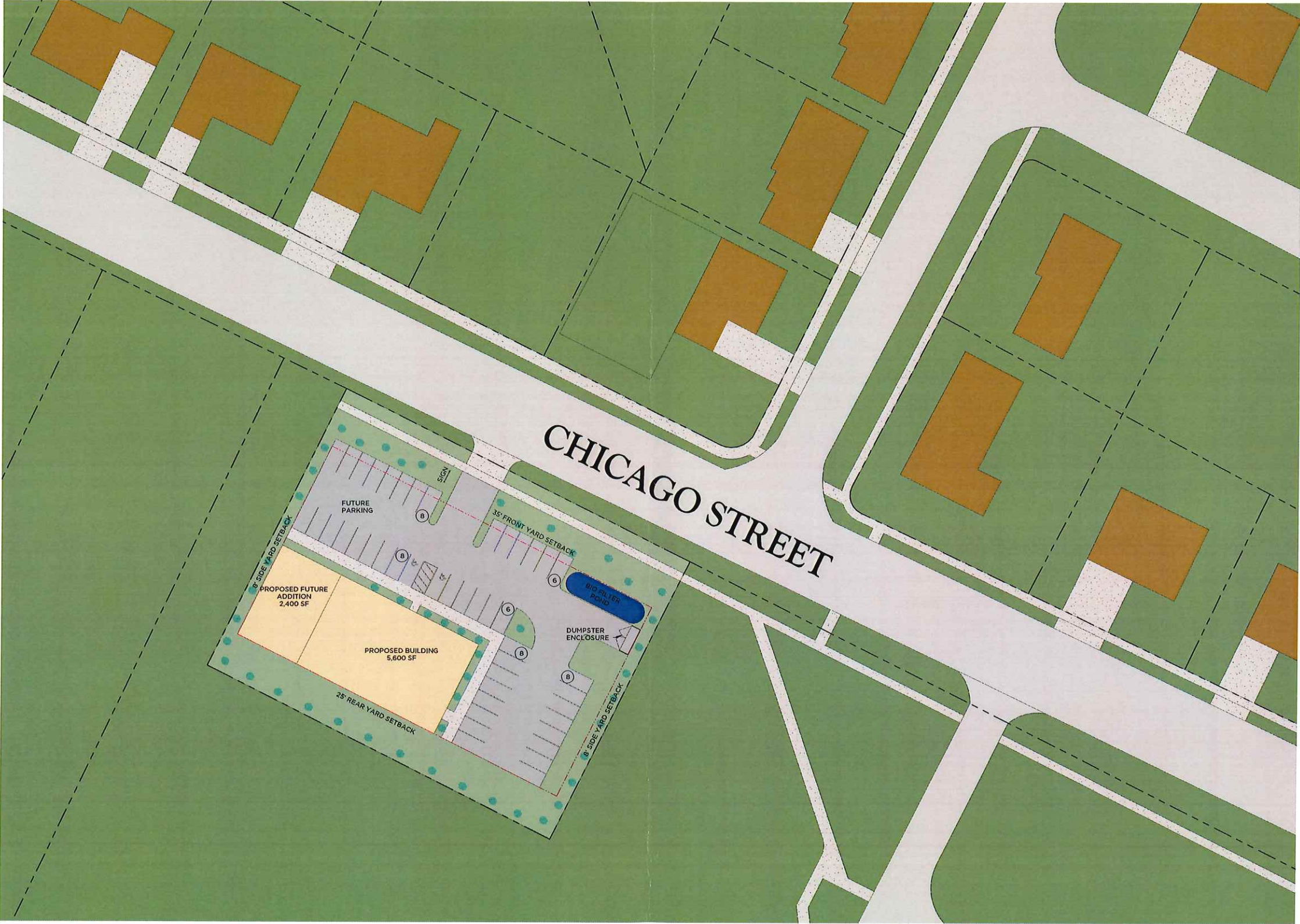
HOURS OF OPERATION

The anticipated hours of operation will be the same as the existing facility. Those hours are as follows:

Monday – Thursday 7 am to 7 pm

Friday 7 am to 2 pm

To minimize the impact of lighting any parking lot lighting will be subject to standards as set forth in Article XII of Chapter 14 of the City of De Pere Municipal Code.



1
C1.1

CONCEPTUAL SITE PLAN

1" = 30.0'

NORTH

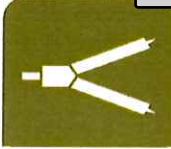
SITE INFORMATION

LOT SIZE	43,559.80 SF
BUILDING	5,600 SF (12.86%)
FUTURE BUILDING	2,400 SF
ASPHALT	15,493.65 SF (35.57%)
CONCRETE	2,897.03 SF (6.65%)
GREEN SPACE	19,568.92 SF (44.92%)

PRELIMINARY - NOT FOR CONSTRUCTION

MC#BU19-61-02

De Pere, WI



DELEERS
CONSTRUCTION, INC.

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

CONSTRUCTION SET REVISIONS	B.D.A.:	Mike Cashman	PRE-CONTRACT UPDATES:	12.13.19 BV
	DESIGNER:	Jeremy Lueck		
	DRAWN BY:			
	DESIGN NO:	BU19-61-02		
	"COPYRIGHT NOTICE"			
	© DeLeers Construction, Inc. 2019. All rights reserved. This drawing is the property of DeLeers Construction, Inc. and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DeLeers Construction, Inc.			

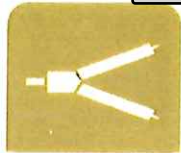
DATE: 12.17.19

SHEET: C1.1



PRELIMINARY - NOT FOR CONSTRUCTION

Mac Dental
Chicago Street



DELEERS
CONSTRUCTION, INC.

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

CONSTRUCTION SET	REVISIONS	B.D.A.: MIKE CASHMAN	PRE-CONTRACT UPDATES:
DESIGNER:			
DRAWN BY:			
DESIGN NO.:			
"COPYRIGHT NOTICE"			
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the publisher.			

10111
SHEET
D11



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a proposed 34 lot preliminary plat of Honeysuckle Acres Fourth Addition at 1500 BLK Red Maple Rd (Parcels WD-L183-4 & WD-L183-4-1). *

ATTACHMENTS:

- 01-27-20 Plan Commission Report - Preliminary Plat of Honeysuckle Acres Fourth Addition (DOCX)
- Application Form (PDF)
- Preliminary Plat - REVISED 2 - 13 Jan 2020 (PDF)

- ITEM 9: Staff recommendation and possible action regarding a proposed 34 lot preliminary plat of Honeysuckle Acres Fourth Addition at 1500 BLK Red Maple Rd (Parcels WD-L183-4 & WD-L183-4-1). *

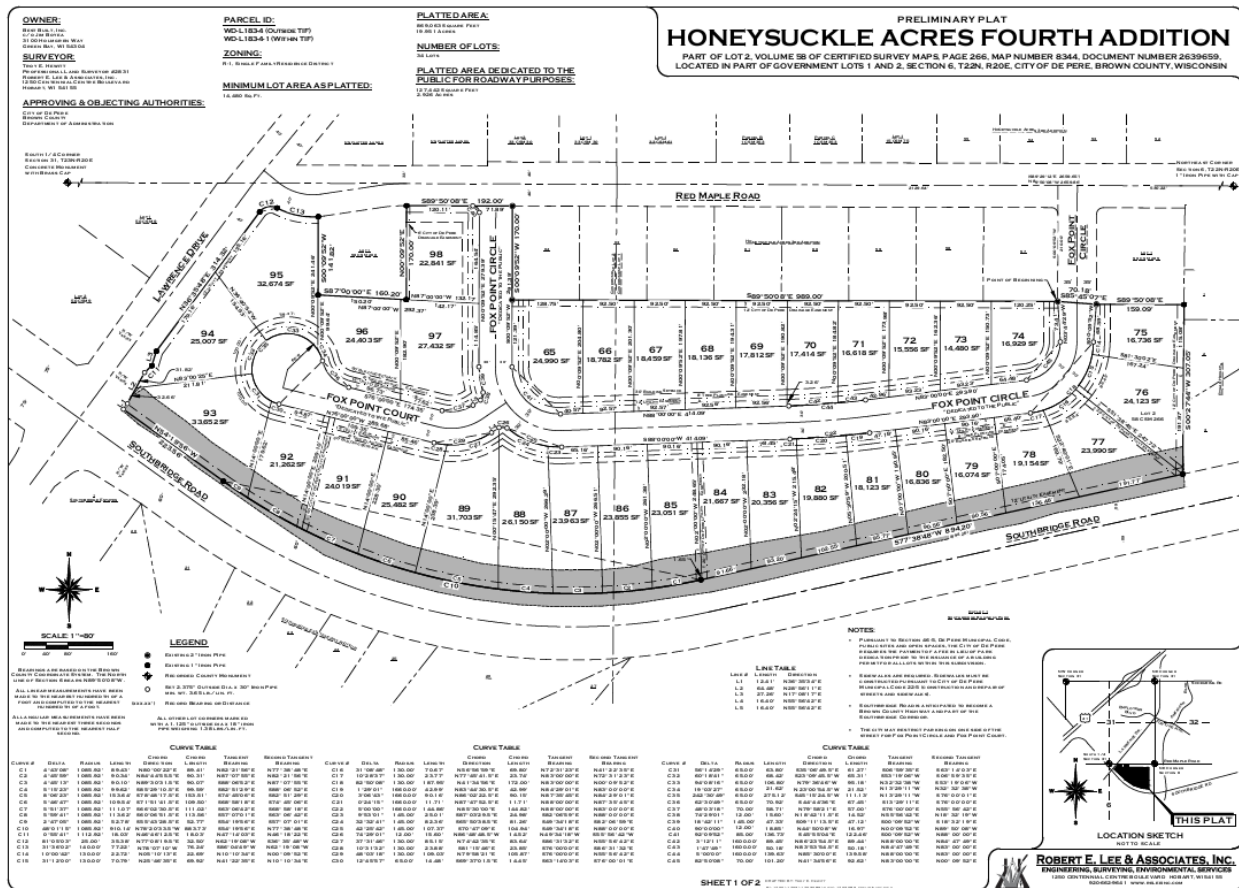
SITE MAP



**City of De Pere
Staff Comments**

**Plan Commission
January 27, 2020**

PROPOSED PRELIMINARY PLAT AREA



REQUESTED ACTION:	Preliminary Plat Approval.	
COMMON DESCRIPTION:	1500 Red Maple Road, De Pere generally located south from Red Maple Road, East from Lawrence Drive, and North of Southbridge Road.	
PARCEL NUMBER(S):	WD-L183-4 & WD-L183-4-1	
EXISTING ZONING:	Single Family Residence District (R-1) Note: The area is also within TID #6 and TID #11	
SURROUNDING LAND USES:	Single Family Residential to the north and east. Vacant commercial and single family residential to the south. Commercial to the west.	
COMPREHENSIVE PLAN:	Neighborhood Residential (Including Multi-Family)	
APPLICANT/OWNER NAME:	Troy Hewitt, PLS Authorized Representative Robert E. Lee & Associates 1250 Centennial Centre Blvd Hobart, WI 54155 Best Built INC Property Owner ATTN: Jim Boyea, President 3100 Holmgren Way Green Bay, WI 54304	

SITE HISTORY:

The subject site has been used for agricultural purposes since 1938.

In 2019, a 34 lot preliminary plat was proposed. The plat initially was not approvable because the developer desired 60-foot local street right-of-ways. City staff and the Plan Commission considered a change to the Land Division and Platting Code that would allow local road widths to be narrower in certain situations when parking was allowed on only one side of the street. In November and December 2019, the Plan Commission and Common Council approved the right-of-way width change. Thus, the preliminary plat could be submitted for review on January 27, 2020.

STAFF REVIEW:

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

- The preliminary plat includes 34 single family lots.
- The street pattern provides two connections to Red Maple Road via Fox Point Circle.
- The two proposed right-of-ways are 60 feet wide, which is permitted because 8 foot wide tree planting easements are shown on both sides of the right-of-ways.
- As shown on the Site Map, the entire preliminary plat lies within TID #11, and the right portion of the preliminary plat lies within TID #6. This is acceptable due to the entire preliminary plat being within TID #11.
- All of the proposed lots exceed the City required minimum 75 feet of street frontage and 8,000 square feet of area

It should be noted that as part of the approval of this subdivision, the developer will be responsible to construct sidewalk on the east side of Fox Point Circle adjacent to Parcel WD-1455, 1579 Red Maple Road.

There are 15 items to be revised or addressed on the preliminary plat before the plat is submitted for final review. The items are listed in the staff recommendation section of this report.

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

REVIEW PROCESS:

For preliminary plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews preliminary plats. The Common Council is expected to review the City plat on February 19, 2020.

STAFF RECOMMENDATION:

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

1. Meeting all other state and local regulations, including the City of De Pere, and Brown County Planning Commission.
2. Verify right-of-way needs for the intersection of Southbridge Road and Lawrence Drive as there is a proposed roundabout at this location that will impact the final border configuration of the lots at and near that intersection. NOTE: Staff is reviewing the right of way needs for a future roundabout at Southbridge and Lawrence. This information will be forwarded to the surveyor after review for incorporation into the plat.
3. Fox Point Circle, adjacent to "existing Lot 64," is missing a right-of-way flair. The proposed street may not have originally been next to this lot, thus the petitioner should make sure that the Lot 64 property owner is aware of the development. This could minimize public outcry in public meetings for the petitioner.
 - a. 46-4(c)(2): Property lines at street intersections shall be rounded with a radius of 12 feet or greater radius where the plan commission considers it necessary. Cutoffs or chords may be permitted in place of rounded corners.
4. Remove the City of De Pere Treasurer name and signature line from the 'Treasurer's Certificate.'
5. In the 'Common Council Approval Certificate,' include a section for the specific date of Common Council approval, remove the signature lines and titles for Peter Schleinz & Shana Ledvina, and add a signature line and date for Carey E. Danen, City Clerk.
6. Add to the Restrictive Covenants between City of De Pere and Property Owner: "Dwellings that have exposed walls with windows in the foundation shall provide a grading plan with topographic lines and shall be depicted on the site plan to ensure the proper one-half inch per foot at ten feet from dwelling is achieved".
7. In the Page 1 Notes, change Section 13.05 to Section 46-5. Add this to be included on Page 2 Restrictive Covenants Between City of De Pere and Property Owner : "Pursuant to Section 46-5 De Pere Municipal Code Public Open Spaces, the City of De Pere requires the payment of a fee in lieu of park dedication prior to the issuance of a building permit for all lots within this subdivision."
8. As part of the approval of this subdivision, the developer will be responsible to construct sidewalk on the east side of Fox Point Circle adjacent to Parcel WD-1455, 1579 Red Maple Road.

9. Based on the preliminary review, drainage easements will be required as follows: 12' wide easement along the back lots of 96, and 97 (north lot line). A 6' wide drainage easement will be required along the back lot of 98 (update the plat to move this from the west property line to the south property line). This will be updated during the final design and the locations modified for the final plat.
10. Based on the preliminary review, 20 foot utility easements (centered on the lot lines) for City storm sewer may be required between lots 76/77, 84/85, and 91/92. Additional 20 foot easements may be required on lots 65, 74, 77, 84, 91, and 97. This will be updated during the final design and the locations modified for the final plat.
11. Based on the preliminary review, a larger drainage easement will be required at the back of lots 77 thru 93 to accommodate the existing berms while maintaining a backyard drainage swale. The easement should extend to 12' from the bottom on the north side of the berm. There may be some modifications to this as part of the final design.
12. Provide wetland delineation report that wetlands are not located in the road, or obtain WDNR approval to eliminate wetlands in the road.
13. Delete Note 7. "Lots (XXX shall be designed to drain to the street or pond."
14. Note 6 will need to be updated or deleted from the final plat. This will be determined during the final design of the subdivision.
15. Easements across lots or centered on rear or side lot lines shall be provided for utilities where required by the plan commission, and shall be at least ten feet wide.

NOV 8 2019

PLANNING DEPT

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: \$ 2590.00 Receipt #: 147567 Date: 11-08-19
---	--	---

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) Robert E. Lee & Assoc.		Authorized Representative Troy Hewitt	
Title Land Surveyor			
Mailing Address 1250 Centennial Centre Bl		City Hobart	State WI
ZIP Code 54155			
Email Address thewitt@releeinc.com		Phone Number (incl. area code) 920-662-9641	
Fax Number (incl. area code) 920-662-9141			
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Best Built Inc.		Contact Person Jim Boyea	
Title President			
Mailing Address 3100 Holmgren Way		City Green Bay	State WI
ZIP Code 54304			
Email Address jim@bestbuiltinc.com		Phone Number (incl. area code) 920-337-6488	
Fax Number (incl. area code)			
SECTION 3: Project or Site Location			
Project Address/Description Red Maple Rd/Lawrence Dr		Parcel No. WD-L183-4 & WD-L183-4-1	
SECTION 4: Plat Review			
Review Type:		☒ Preliminary Plat ☐ Final Plat	
Fee:		Preliminary Plat Fee: \$278 + (34 # of lots and outlots x \$68) Final Plat Fee: \$195	
		\$2590	
Present Use of Parcel:		AG	
Proposed Use of Lots:		RESIDENTIAL	
Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat if the property is located within the City or if the property is located within the extraterritorial jurisdiction.			
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Troy Hewitt		Title Land Surveyor	Phone Number 920-664-9641
Signature of Applicant 		Date Signed 11/6/19	

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9082) : Staff recommendation and possible action regarding a proposed 34 lot preliminary plat of Honeysuckle

OWNER:

BEST BUILT, INC.
C/O JIM BOYE
3100 HOLMGREN WAY
GREEN BAY, WI 54304

SURVEYOR:

TROY E. HEWITT
PROFESSIONAL LAND SURVEYOR #2831
ROBERT E. LEE & ASSOCIATES, INC.
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155

APPROVING & OBJECTING AUTHORITIES:

CITY OF DE PERE
BROWN COUNTY
DEPARTMENT OF ADMINISTRATION

PARCEL ID:

WD-L183-4 (OUTSIDE TIF)
WD-L183-4-1 (WITHIN TIF)

ZONING:

R-1, SINGLE FAMILY RESIDENCE DISTRICT

MINIMUM LOT AREA AS PLATTED:

14,480 Sq.Ft.

PLATTED AREA:

869,063 SQUARE FEET
19.951 ACRES

NUMBER OF LOTS:

34 LOTS

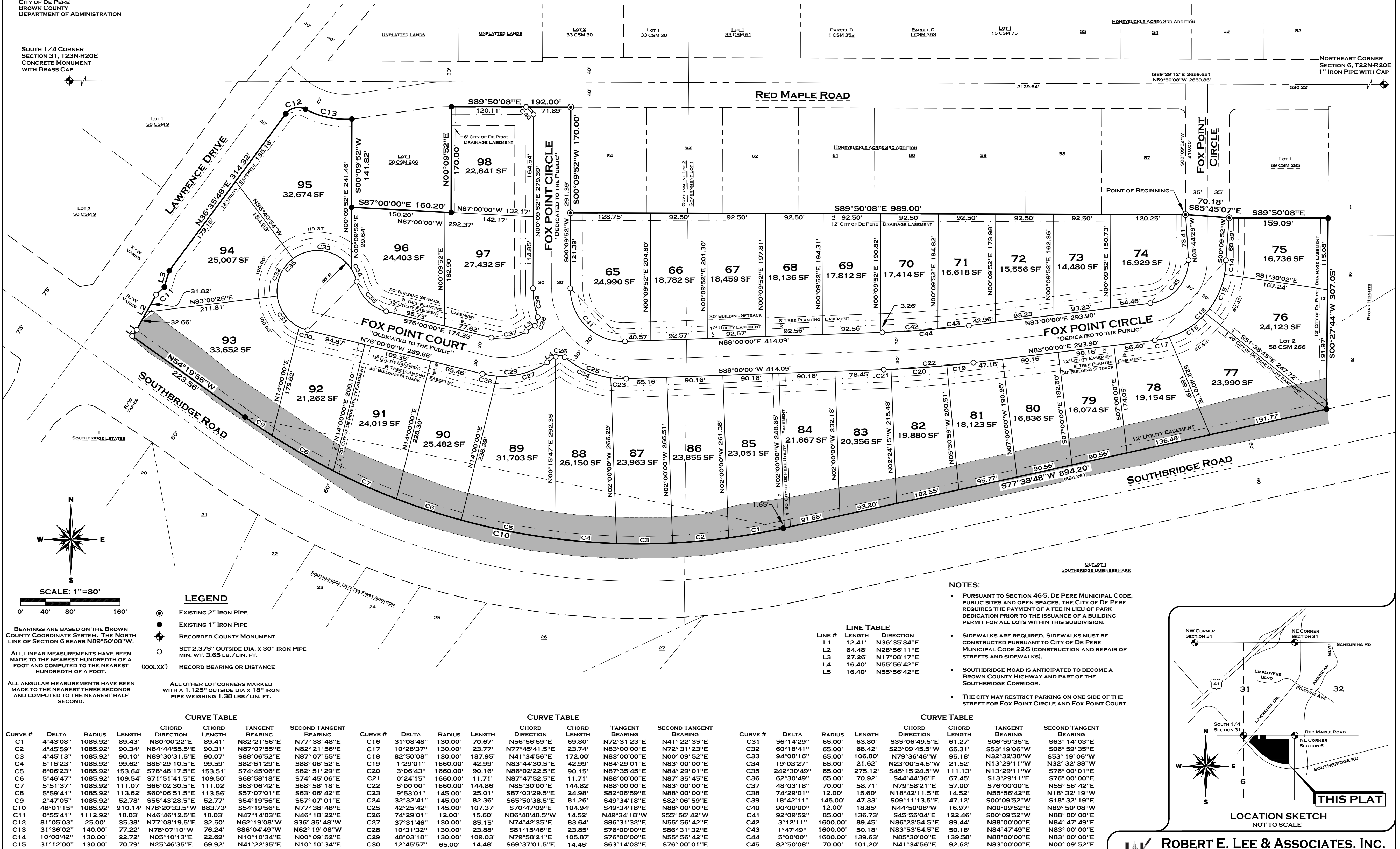
PLATTED AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES:

127,442 SQUARE FEET
2.926 ACRES

PRELIMINARY PLAT

HONEYSUCKLE ACRES FOURTH ADDITION

PART OF LOT 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266, MAP NUMBER 8344, DOCUMENT NUMBER 2639659,
LOCATED IN PART OF GOVERNMENT LOTS 1 AND 2, SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



NOTES:

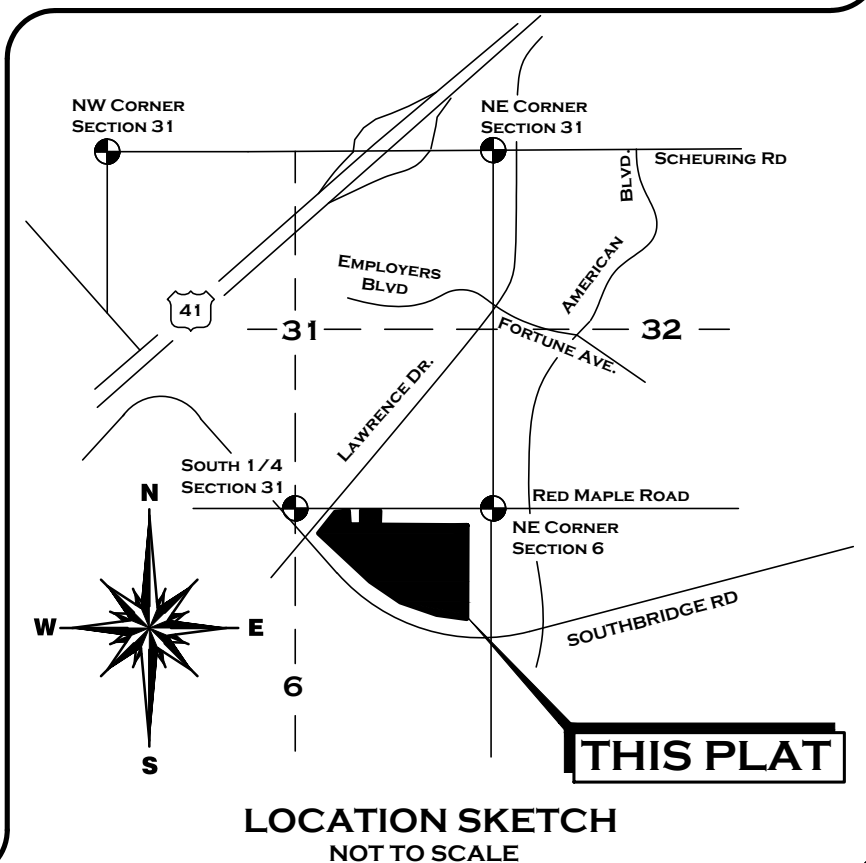
- PURSUANT TO SECTION 46-5, DE PERE MUNICIPAL CODE, PUBLIC SITES AND OPEN SPACES, THE CITY OF DE PERE REQUIRES THE PAYMENT OF A FEE IN LIEU OF PARK DEDICATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ALL LOTS WITHIN THIS SUBDIVISION.
- SIDEWALKS ARE REQUIRED. SIDEWALKS MUST BE CONSTRUCTED PURSUANT TO CITY OF DE PERE MUNICIPAL CODE 22-5 (CONSTRUCTION AND REPAIR OF STREETS AND SIDEWALKS).
- SOUTHBRIDGE ROAD IS ANTICIPATED TO BECOME A BROWN COUNTY HIGHWAY AND PART OF THE SOUTHBRIDGE CORRIDOR.
- THE CITY MAY RESTRICT PARKING ON ONE SIDE OF THE STREET FOR FOX POINT CIRCLE AND FOX POINT COURT.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.41'	N36°35'34"E
L2	64.48'	N28°56'11"E
L3	27.26'	N17°08'17"E
L4	16.40'	N55°56'42"E
L5	16.40'	N55°56'42"E

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION	TANGENT BEARING	SECOND TANGENT BEARING
C1	4°43'08"	1085.92'	89.43'	N80°00'22"E	89.41'	N82°21'56"E	N77°38'48"E
C2	4°45'59"	1085.92'	90.34'	N84°44'55.5"E	90.31'	N87°07'55"E	N82°21'56"E
C3	4°45'13"	1085.92'	90.10'	N89°30'31.5"E	90.07'	S88°06'52"E	N87°07'55"E
C4	5°15'23"	1085.92'	99.62'	S85°29'10.5"E	99.59'	S82°51'29"E	S88°06'52"E
C5	8°06'23"	1085.92'	153.64'	S78°48'17.5"E	153.51'	S74°45'06"E	S82°51'29"E
C6	5°46'47"	1085.92'	109.54'	S71°51'41.5"E	109.50'	S68°58'18"E	S74°45'06"E
C7	5°51'37"	1085.92'	111.07'	S66°02'30.5"E	111.02'	S63°06'42"E	S68°58'18"E
C8	5°59'41"	1085.92'	113.62'	S60°06'51.5"E	113.56'	S57°07'01"E	S63°06'42"E
C9	2°47'05"	1085.92'	52.78'	S55°43'28.5"E	52.77'	S54°19'56"E	S57°07'01"E
C10	48°01'15"	1085.92'	910.14'	N78°20'33.5"W	883.73'	S54°19'56"E	N77°38'48"E
C11	0°55'41"	1112.92'	18.03'	N46°46'12.5"E	18.03'	N47°14'03"E	N46°46'12"E
C12	6°105'03"	25.00'	35.38'	N77°08'19.5"E	32.50'	S36°35'48"W	S36°35'48"W
C13	31°36'02"	140.00'	77.22'	N78°07'10"W	76.24'	S86°04'49"W	N62°19'08"W
C14	10°00'42"	130.00'	22.72'	N05°10'13"E	22.69'	N10°10'34"E	N00°09'52"E
C15	31°12'00"	130.00'	70.79'	N25°46'35"E	69.92'	N41°22'35"E	N10°10'34"E
C16	31°08'48"	130.00'	70.67'	N56°56'59"E	69.80'	N72°31'23"E	N41°22'35"E
C17	10°28'37"	130.00'	23.77'	N77°45'41.5"E	23.74'	N83°00'00"E	N72°31'23"E
C18	82°50'08"	130.00'	187.95'	N41°34'56"E	172.00'	N83°00'00"E	N00°09'52"E
C19	1°29'01"	1660.00'	42.99'	N83°44'30.5"E	42.99'	N84°29'01"E	N83°00'00"E
C20	3°06'43"	1660.00'	90.16'	N86°02'22.5"E	90.15'	N87°35'45"E	N84°29'01"E
C21	0°24'15"	1660.00'	11.71'	N87°47'52.5"E	11.71'	N88°00'00"E	N87°35'45"E
C22	5°00'00"	1660.00'	144.86'	N85°30'00"E	144.82'	N88°00'00"E	N83°00'00"E
C23	9°53'01"	145.00'	25.01'	S87°03'29.5"E	24.98'	S82°06'59"E	N88°00'00"E
C24	32°32'41"	145.00'	82.36'	S65°50'38.5"E	81.26'	S49°34'18"E	S82°06'59"E
C25	42°25'42"	145.00'	107.37'	S70°47'09"E	104.94'	S49°34'18"E	N88°00'00"E
C26	74°29'01"	12.00'	15.60'	N86°48'48.5"W	14.52'	N49°34'18"W	S55°56'42"W
C27	37°31'46"	130.00'	85.15'	N74°42'35"E	83.64'	S86°31'32"E	N55°56'42"E
C28	10°31'32"	130.00'	23.88'	S81°15'46"E	23.85'	S76°00'00"E	S86°31'32"E
C29	48°03'18"	130.00'	109.03'	N79°58'21"E	105.87'	S76°00'00"E	N55°56'42"E
C30	12°45'57"	65.00'	14.48'	S69°37'01.5"E	14.45'	S63°14'03"E	S76°00'01"E
C31	56°14'29"	65.00'	63.80'	S35°08'49.5"E	61.27'	S06°59'35"E	S63°14'03"E
C32	60°18'41"	65.00'	68.42'	S23°09'45.5"W	65.31'	S53°19'06"W	S06°59'35"E
C33	94°08'16"	65.00'	106.80'	N79°36'46"W	95.18'	S23°32'38"W	S53°19'06"W
C34	19°03'27"	65.00'	21.62'	N23°00'54.5"W	21.52'	N13°29'11"W	N32°32'38"W
C35	242°30'49"	65.00'	275.12'	S45°15'24.5"W	111.13'	N13°29'11"W	S76°00'01"E
C36	62°30'49"	65.00'	70.92'	S44°44'36"E	67.45'	S13°29'11"E	S76°00'00"E
C37	48°03'18"	70.00'	58.71'	N79°58'21"E	57.00'	S76°00'00"E	N55°56'42"E
C38	74°29'01"	12.00'	15.60'	N18°42'11.5"E	14.52'	N55°56'42"E	N18°32'19"W
C39	18°42'11"	145.00'	47.33'	S09°11'13.5"E	47.12'	S00°09'52"W	S18°32'19"E
C40	90°00'00"	12.00'	18.85'	N44°50'08"W	16.97'	N00°09'52"W	N89°50'08"W
C41	92°09'52"	85.00'	136.73'	S45°55'04"E	122.46'	S00°09'52"W	N88°00'00"E
C42	3°12'11"	1600.00'	89.45'	N86°23'54.5"E	89.44'	N88°00'00"E	N84°47'49"E
C43	1°47'49"	1600.00'	50.18'	N83°53'54.5"E	50.18'	N84°47'49"E	N83°00'00"E
C44	5°00'00"	1600.00'	139.63'	N85°30'00"E	139.58'	N88°00'00"E	N83°00'00"E
C45	82°50'08"	70.00'	101.20'	N41°34'56"E	92.62'	N83°00'00"E	N00°09'52"E



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD, HOBART, WI 54155
920-662-9641 WWW.RELEINC.COM

PRELIMINARY PLAT

HONEYSUCKLE ACRES FOURTH ADDITION

PART OF LOT 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266, MAP NUMBER 8344, DOCUMENT NUMBER 2639659,
LOCATED IN PART OF GOVERNMENT LOTS 1 AND 2, SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS BETWEEN DEVELOPER AND PROPERTY OWNER

1. ALL PLANS FOR NEW CONSTRUCTION MUST BE APPROVED BY THE DEVELOPER PRIOR TO START OF CONSTRUCTION.
2. A SITE PLAN SHOWING THE LOCATION OF THE HOME UPON LOT MUST BE APPROVED BY DEVELOPER PRIOR TO START OF CONSTRUCTION.
3. ALL HOME CONSTRUCTION MUST BE STARTED WITHIN TWO YEARS OF THE ACTUAL LOT CLOSING DATE.
4. THE EXTERIOR, ALONG WITH GENERAL CONSTRUCTION OF A BUILDING ERECTED ON THE PREMISES MUST BE COMPLETED WITHIN SIX MONTHS AFTER START OF BUILDING CONSTRUCTION.
5. NO CONSTRUCTION OF ANY DWELLING SHALL BE COMMENCED UNTIL PLANS FOR SUCH DWELLING MEET THE MINIMUM REQUIREMENT OF 1,600 SQUARE FEET OF LIVING SPACE FOR A RANCH STYLE HOME AND 1,900 SQUARE FEET OF LIVING SPACE FOR A TWO STORY HOME. SPLIT LEVEL AND STORY AND A HALF HOMES WILL BE APPROVED BY DEVELOPER AFTER VIEW OF PLANS.
6. EACH DWELLING SHALL HAVE AN ATTACHED GARAGE OF NOT LESS THAN 20 FEET IN WIDTH.
7. THE GRADING, SEEDING, OR SODDING OF LOTS SHALL BE COMPLETED WITHIN THREE MONTHS AFTER COMPLETION OF GENERAL CONSTRUCTION ON THE PROPERTY, EXCLUDING THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, MARCH, APRIL AND MAY.
8. NO BOAT, CAMPER, OR TRAILER MAY BE STORED OR PLACED IN THE FRONT OR SIDE YARD OF ANY LOT DURING THE MONTHS OF OCTOBER THROUGH APRIL. NO ANIMAL SHELTER, PEN OR SATELLITE DISH MAY BE STORED OR PLACED IN THE FRONT OR SIDE YARD OF ANY LOT. SUCH ITEMS MAY BE PLACED IN THE REAR YARD IF SCREENED FROM VIEW OF ABUTTING LANDOWNERS BY APPROPRIATE LANDSCAPING.
9. YARD STORAGE SHEDS AND ACCESSORY GARAGES SHALL BE APPROVED BY THE DEVELOPER AND SHALL BE CONSTRUCTED OF MATERIALS SIMILAR TO THEIR HOME. THE MAXIMUM SIZE OF ANY SHED SHALL BE NO LARGER THAN 14' x 14' AND SHALL NOT HAVE ANY TYPE OF DRIVEWAY TO IT.
10. ALL DRIVEWAYS MUST BE CONCRETE WITHIN THREE MONTHS AFTER COMPLETION OF GENERAL CONSTRUCTION EXCLUDING THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, MARCH AND APRIL.
11. ALL HOMES SHALL CONSIST OF A MASONRY FRONT COVERINGS OF APPROXIMATELY 50% OF THE TOTAL EXTERIOR AREA. HOMES WITH LESS THAN 50% MASONRY FRONT COVERINGS WILL BE CONSIDERED FOR APPROVAL AT THE DISCRETION OF THE DEVELOPER.
12. THE COVENANTS AND RESTRICTIONS BETWEEN THE DEVELOPER AND PROPERTY OWNER SHALL REMAIN IN EFFECT FOR A PERIOD OF 15 YEARS FROM THE DATE THE PLAT WAS RECORDED.

RESTRICTIVE COVENANTS BETWEEN CITY OF DE PERE AND PROPERTY OWNER

1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS NOT INCLUDED IN THE DRAINAGE EASEMENT SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
2. EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
3. NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINES, A DISTURBANCE OF SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
4. A DRAINAGE EASEMENT IN FAVOR OF THE CITY ON REAR AND SIDE LOT LINES AS SHOWN ON THE PLAT SHALL BE PROVIDED. SUCH EASEMENTS SHALL CONTAIN THE FOLLOWING RESTRICTIONS:

ANY OBSTRUCTION TO THE FLOW OF WATER, BY ANY MEANS, SHALL BE PROHIBITED.

NO STRUCTURE, EARTHEN BERM, DAM, ERECTION OF OTHER IMPROVEMENT, TREE, OR LANDSCAPING SHALL BE PERMITTED.

THE ERECTION OF A FENCE OR ANNUAL PLANTINGS MAY BE ALLOWED PROVIDED THAT SAME DO NOT OBSTRUCT THE FLOW OF WATER.

GRANTOR IS PROHIBITED FROM CHANGING THE GRADE ELEVATION OF THE DRAINAGE EASEMENT FROM THAT ESTABLISHED BY GRANTEE.

GRANTEE SHALL HAVE FULL RIGHTS OF INGRESS AND EGRESS TO CARRY ON AND ALL WORK IN CONNECTION WITH THE MAINTENANCE AND OPERATION IN, OVER, UNDER, AND ACROSS LANDS OF GRANTOR.

THE PROPERTY COVERED BY SAID EASEMENT SHALL NOT BE USED IN ANY WAY OR MANNER THAT WILL IMPAIR THE RIGHTS OF GRANTEE.

THE EASEMENT SHALL RUN WITH THE LAND, AND SHALL BE BINDING UPON THE GRANTEES, LESSEES, SUCCESSORS, HEIRS AND ASSIGNS OF GRANTOR AND GRANTEE.

THE EASEMENT SHALL BE ASSIGNABLE.
5. SIDEWALKS ARE REQUIRED ON ALL FOX POINT CIRCLE AND RED MAPLE ROAD RIGHT OF WAYS.
6. PRIVATE YARDS DRAINS SHALL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION FOR LOTS (XXX). THE YARD DRAIN SHALL BE CONNECTED TO THE STORM LATERAL. EACH OF THESE LOTS SHALL GRADE FOR PROPER DRAINAGE TO THE STREET OR THE YARD DRAIN.
7. LOTS (XXX) SHALL BE DESIGNED TO DRAIN TO THE STREET OR POND.
8. DWELLINGS THAT HAVE EXPOSED WALLS WITH WINDOWS IN THE FOUNDATION SHALL PROVIDE A GRADING PLAN WITH TOPOGRAPHIC LINES SHALL BE DEPICTED ON THE SITE PLAN TO ENSURE THE PROPER ONE-HALF INCH PER FOOT AT TEN FEET FROM DWELLING IS ACHIEVED.
9. PURSUANT TO SECTION 46-5 DE PERE MUNICIPAL CODE PUBLIC OPEN SPACES, THE CITY OF DE PERE REQUIRES THE PAYMENT OF A FEE IN LIEU OF PARK DEDICATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ALL LOTS WITHIN THIS SUBDIVISION.
10. DRIVEWAY ACCESS FOR ALL LOTS SHALL BE FROM FOX POINT CIRCLE, FOX POINT COURT OR RED MAPLE ROAD. NO DRIVEWAYS WILL BE PERMITTED ONTO LAWRENCE DRIVE OR SOUTHBRIDGE ROAD.
11. LOTS 93 THROUGH 95 ARE RESPONSIBLE FOR THE MAINTENANCE OF SIDEWALK ON LAWRENCE DRIVE.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY
BEST BUILT INC., TO
WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,
TIME WARNER CABLE, AT&T AND CITY OF DE PERE,
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.
THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

OWNER'S CERTIFICATE OF DEDICATION:

BEST BUILT, INC., A CORPORATION DULY ORGANIZED AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS THE PROPERTY OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.
BEST BUILT, INC., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
CITY OF DE PERE
BROWN COUNTY
DEPARTMENT OF ADMINISTRATION
DATED THIS _____ DAY OF _____, 2019.
IN THE PRESENCE OF BEST BUILT, INC.
BY _____
NAME: JIM BOEYA
TITLE: PRESIDENT
STATE OF WISCONSIN) _____ COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED PROPERTY OWNER(S) TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WISCONSIN My COMMISSION EXPIRES _____

COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF "HONEYSUCKLE ACRES FOURTH ADDITION" IN THE CITY OF DE PERE, BEST BUILT, INC. OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL ON _____, 2020.
CAREY E. DANEN, CITY CLERK
DATE

TREASURER'S CERTIFICATE:

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF BROWN COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON AND OF THE LAND INCLUDED IN THIS PLAT.
PAUL ZELLER
BROWN COUNTY TREASURER
DATE

SURVEYOR'S CERTIFICATE:

I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF BEST BUILT, INC., I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING PART OF LOT 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266, MAP NUMBER 8344, DOCUMENT NUMBER 2639659, LOCATED IN PART OF GOVERNMENT LOTS 1 AND 2, SECTION 6, R22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N89°50'08"W, 530.22 FEET ON THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE S00°09'52"W, 210.00 FEET ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY OF FOX POINT CIRCLE TO THE SOUTHERLY RIGHT OF WAY OF FOX POINT CIRCLE, THE POINT OF BEGINNING; THENCE S85°45'07"E, 70.18 FEET ON SAID SOUTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF SAID FOX POINT CIRCLE; THENCE S89°50'08"E, 159.09 FEET ON THE SOUTH LINE OF LOT 1, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 265 TO THE SOUTHEAST CORNER THEREOF; THENCE S00°27'44"W, 307.55 FEET ON THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT OF WAY OF SOUTHBRIDGE ROAD; THENCE S77°38'48"W, 894.20 FEET ON SAID NORTHERLY RIGHT OF WAY; THENCE 910.14 FEET ON THE ARC OF A 1085.92 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N78°20'33.5"W, 883.73 FEET ON SAID NORTHERLY RIGHT OF WAY; THENCE N54°19'56"W, 223.56 FEET ON SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF LAWRENCE DRIVE; THENCE N36°35'34"E, 12.41 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE N28°56'11"E, 64.48 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE 18.03 FEET ON THE ARC OF A 1112.92 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N46°46'12.5"E, 18.03 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE N17°08'17"E, 27.26 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE N36°35'48"E, 314.32 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE 35.38 FEET ON THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N77°08'19.5"E, 32.50 FEET ON SAID EASTERLY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF RED MAPLE ROAD; THENCE 77.22 FEET ON THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD WHICH BEARS N78°07'10"W, 76.24 FEET ON SAID SOUTHERLY RIGHT OF WAY OF RED MAPLE ROAD TO THE NORTHWEST CORNER OF LOT 1, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266; THENCE S00°09'52"W, 141.82 FEET ON THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE S87°00'00"E, 160.20 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE N00°09'52"E, 170.00 FEET ON THE EAST LINE OF SAID LOT 1 TO SAID SOUTHERLY RIGHT OF WAY OF RED MAPLE ROAD; THENCE S89°50'08"E, 192.00 FEET ON SAID SOUTHERLY RIGHT OF WAY TO THE NORTHWEST CORNER OF LOT 64, HONEYSUCKLE ACRES THIRD ADDITION; THENCE S00°09'52"W, 170.00 FEET ON THE WEST LINE OF SAID LOT 64 TO THE SOUTHWEST CORNER THEREOF; THENCE S89°50'08"E, 989.00 FEET ON THE SOUTH LINE OF LOTS 57-64, HONEYSUCKLE ACRES THIRD ADDITION TO THE WESTERLY RIGHT OF WAY OF FOX POINT CIRCLE, THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 869,063 SQUARE FEET (19.951 ACRES) OF LAND MORE OR LESS.
THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES IN THE SURVEYING, DIVIDING AND MAPPING OF THE SAME.

TROY E. HEWITT PLS #2831 DATE
ROBERT E. LEE & ASSOCIATES, INC.



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTER BOULEVARD, JOHNSBART, WI 54155
920-662-9641 WWW.RELEINC.COM



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

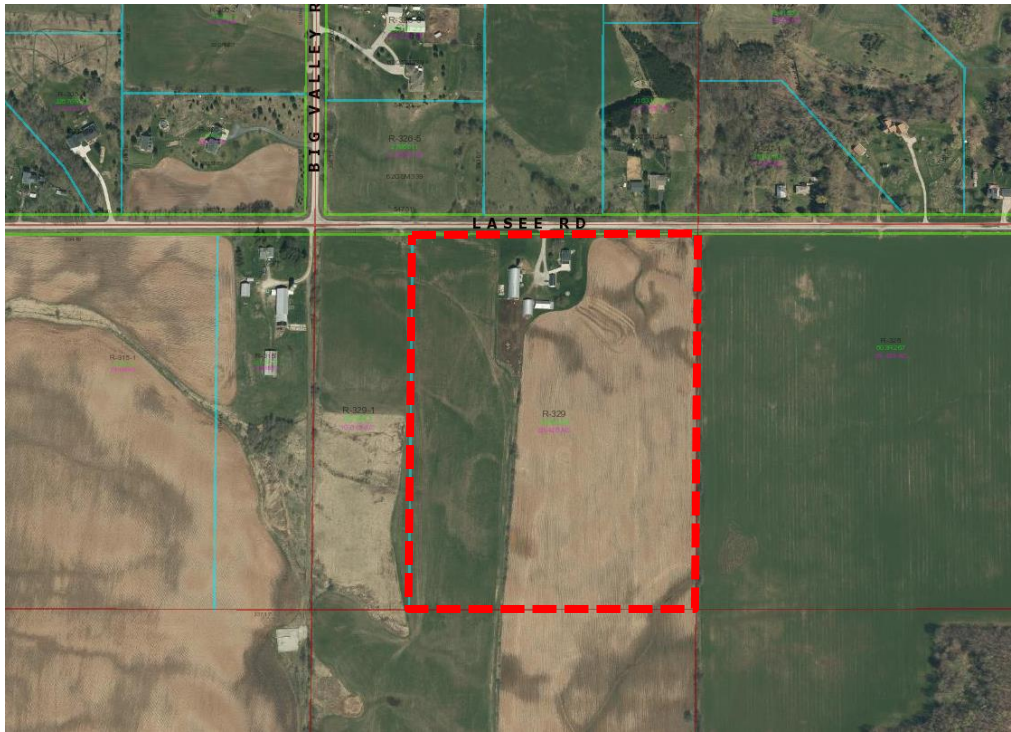
SUBJECT: Staff recommendation and possible action regarding a Proposed Extraterritorial 3 Lot Certified Survey Map at 2048 Lasee Road in the Town of Rockland (Parcel R-329). *

ATTACHMENTS:

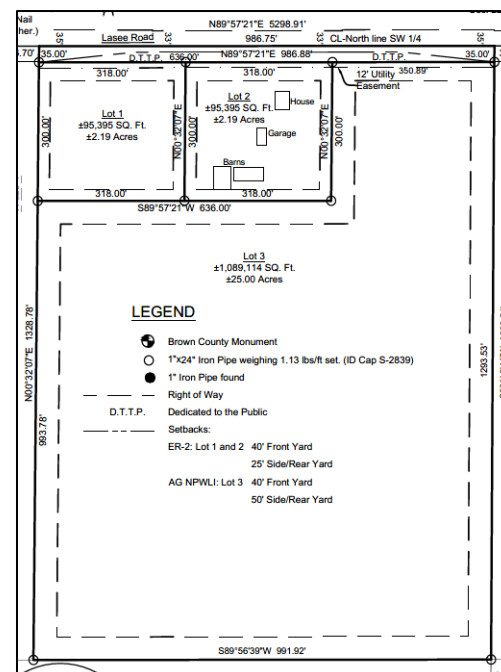
- CSM - Lasee RD - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 10:** Staff recommendation and possible action regarding a Proposed Extraterritorial 3 Lot Certified Survey Map at 2048 Lasee Road in the Town of Rockland (Parcel R-329). *

SITE MAP

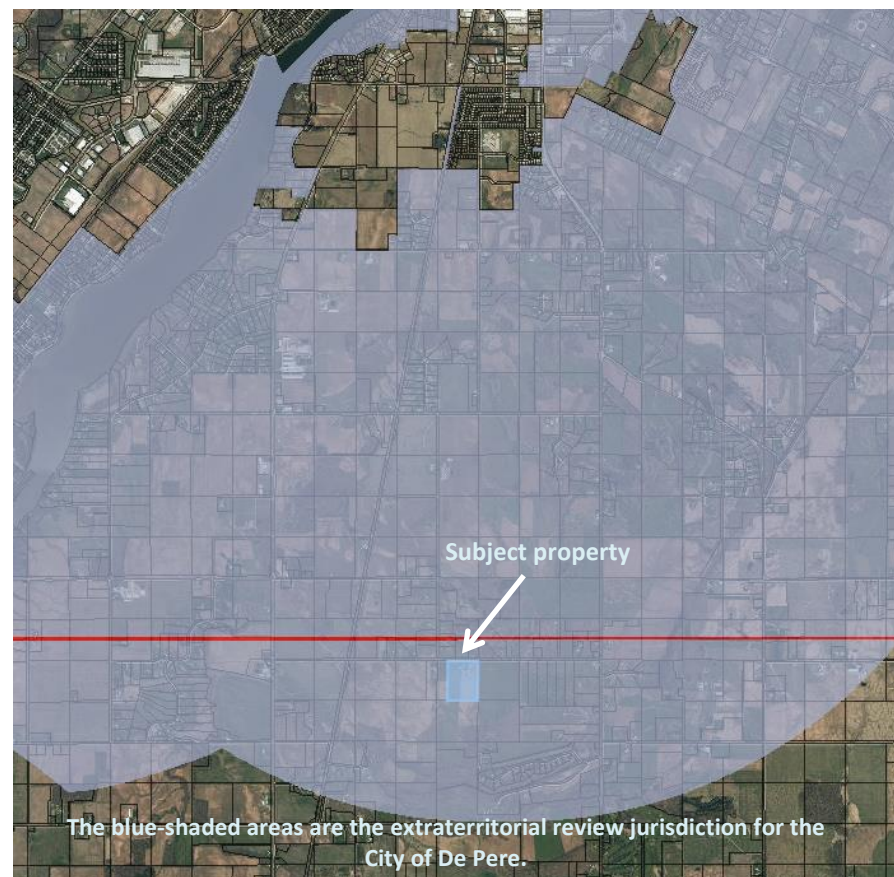


PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Extraterritorial Certified Survey Map Review
COMMON DESCRIPTION:	2048 Lasee Road in the town of Rockland, located approximately 2 miles south from the City of De Pere limits.
PARCEL NUMBER(S):	R-329
EXISTING ZONING:	AG-FP (Agricultural Farmland Preservation) for the Town of Rockland, which allows agricultural uses on minimum 40,000 square foot lots with 150 feet of street frontage. NOTE: Lots 1 and 2 are proposed to be rezoned to ER-2 (Estate Residential 2 Acre) by the Town of Rockland, which allows for residential uses on minimum 2 acre lots with 200 feet of street frontage.
SURROUNDING LAND USES:	Residential, agricultural, and natural areas to the north, south, and east.
COMPREHENSIVE PLAN:	Farmland Preservation (Rockland).
APPLICANT/OWNER NAME:	John & Jamie Van Noie Applicant and Property Owner 5041 Sportsman Drive De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the site has had an agricultural and residential use, with one residential structure, since 1938. In December 2019, a CSM was submitted to the City for review. The intent of the land division was to create two smaller residential lots and one larger agricultural lot. The land division is outside of the Sewer Service Area for the Town of Rockland. There are potential environmentally sensitive areas along a drainage way, which will be addressed by Brown County Planning Commission.
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The proposed CSM is located in Rockland, about 2 miles from the De Pere City limits, and within the extraterritorial review jurisdiction of the City. • The proposed land division will create two new lots for future residential development (Lots 1-2) and one new lot for agricultural purposes (Lot 3).

- A Town of Rockland rezoning of Lots 1 and 2 from AG-FP to ER-2 is proposed. There is no proposed rezoning for Lot 3.
- The three proposed lots meet and exceed the City of De Pere minimum lot size requirement of 8,000 square feet and the minimum street frontage requirement of 75 feet.
 - Lot 1 is 2.2 acres in size with 318.0 feet of frontage.
 - Lot 2 is 2.2 acres in size with 318.0 feet of frontage.
 - Lot 3 is 25.0 acres in size with 350.9 feet of frontage.
- The three proposed lots meet and exceed the Town of Rockland minimum lot size requirement of 2 acres with a minimum street frontage of 200 feet for Lots 1 and 2, and 40,000 square feet (0.9 acres) with a minimum street frontage of 150 feet for Lot 3.
- There is one issue that must be addressed on the CSM:
 - The City of De Pere Certificate should be modified to reference the date the Clerk signs the document AND the date the City of De Pere approved the document. Also the signature line name should be revised to read Carey E. Danen, City Clerk.



The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on February 18, 2020.

**STAFF
RECOMMENDATION:**

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Rockland.
2. The City of De Pere Certificate should be modified to reference the date the Clerk signs the document and the date the City of De Pere approves the document. Also the signature line name should be updated to read Carey E. Danen, City Clerk.

CITY OF DE PERE
RECEIVED
DEC 10 2019
PLANNING DEPT.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW		Fee: \$ 368.00
			Receipt #: 148237
			Date: 12-10-19

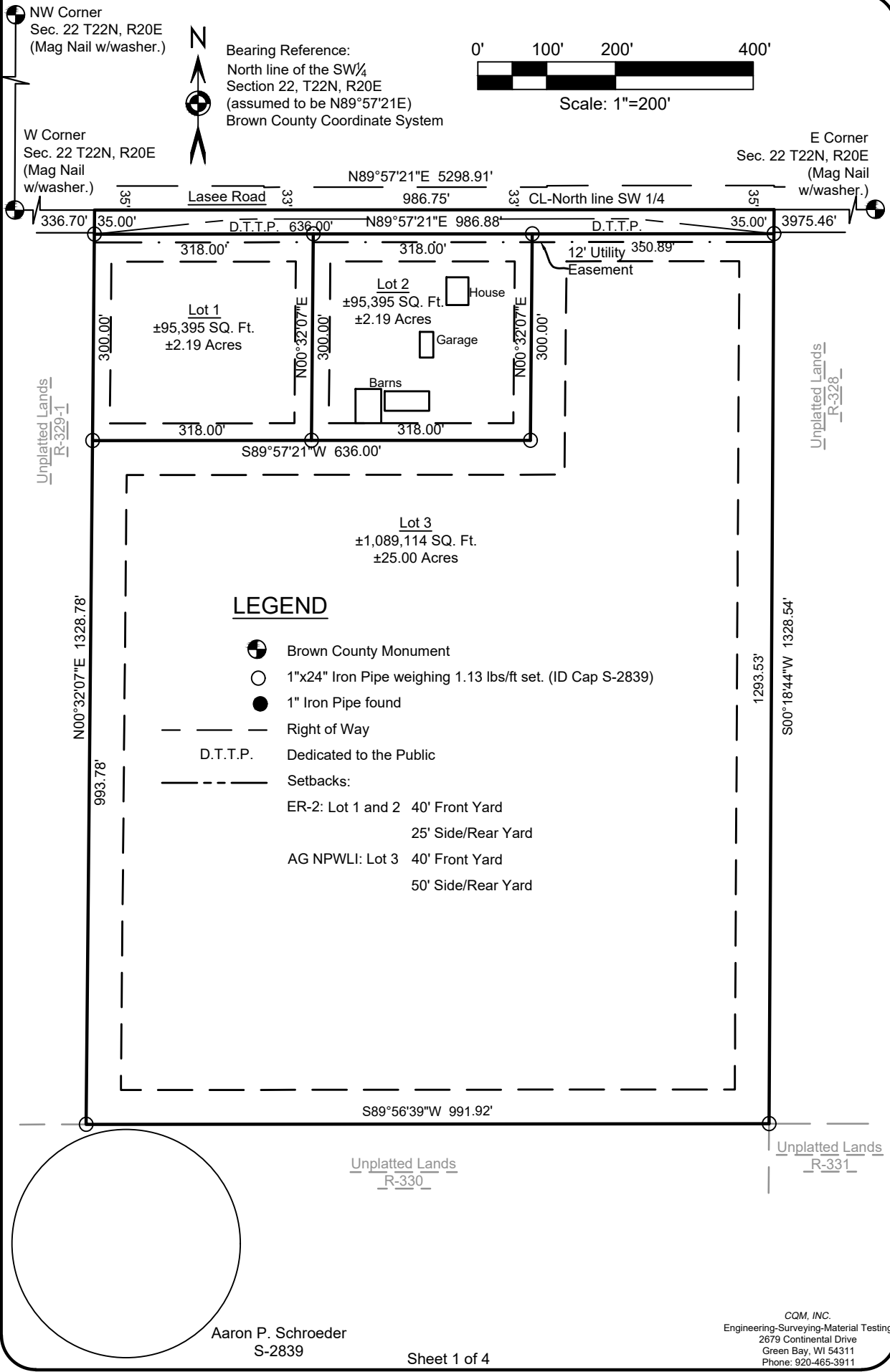
Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) <i>John & Jamie Van Noie</i>		Authorized Representative <i>Same</i>	
Mailing Address <i>5041 Sportsman Dr</i>		City <i>De Pere</i>	State <i>WI</i>
Email Address <i>Jvannoie@yahoo.com</i>		Phone Number (incl. area code) <i>920-336-1436</i>	Fax Number (incl. area code)
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity)		Contact Person	
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 <i>2048 Lasee Rd De Pere WI</i>			Parcel No. <i>R-329</i>
SECTION 4: CSM Information			
Existing Zoning:		<i>Agricultural - Farmland Preservation</i>	
Present Use of Parcel:		<i>1 rental house and 27 acres of farmland</i>	
Proposed Use of Lots:		<i>2 houses and 25 acres of farmland</i>	
Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City or if the property is located within the extraterritorial jurisdiction.			
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) <i>John Van Noie & Jamie Van Noie</i>		Title <i>owners</i>	Phone Number <i>920-336-1436</i>
Signature of Applicant <i>John Van Noie</i>		Date Signed <i>12-9-19</i>	
TO BE COMPLETED BY CITY STAFF			
CSM Review authorized by the De Pere Municipal Code, Chapter 46.			

Attachment: Application Form (9079 : Staff recommendation and possible action regarding a Proposed Extraterritorial 3 Lot Certified Survey)

CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Southwest 1/4, Section 22, T22N-R20E,
Town of Rockland, Brown County, Wisconsin.



Attachment: Preliminary CSM (9079 : Staff recommendation and possible action regarding a Proposed Extraterritorial 3 Lot Certified Survey)

Aaron P. Schroeder
S-2839

Sheet 1 of 4

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Southwest 1/4, Section 22, T22N-R20E, Town of Rockland, Brown County, Wisconsin.
More Particularly Described as Follows:

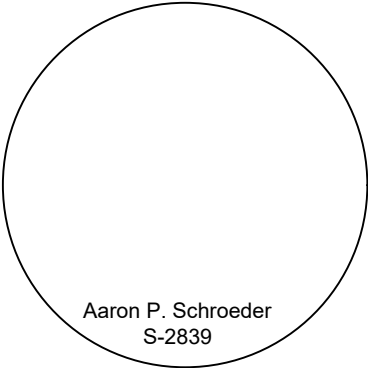
Commencing at the West Corner of Section 22, T22N-R20E; Thence N89°57'21"E, 336.70 feet along the North line of the Southwest 1/4 of said Section 22 to the point of beginning; Thence continuing along said North line N89°57'21"E, 986.75 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 22; Thence S00°18'44"W, 1328.54 feet along said East line of the Northwest 1/4 of the Southwest 1/4 to the South line of said Northwest 1/4 of the Southwest 1/4 , Thence S89°56'39"W, 991.92 feet along said South line Northwest 1/4 of the Southwest 1/4; Thence N00°32'07"E, 1328.78 feet to the North line of said Northwest 1/4 of the Southwest 1/4 and the point of beginning. Subject to any easements, covenants, or restrictions of record. Parcel contains 1,314,442± Square Feet or 30.17± Acres total including 34,538± Square Feet or 0.79± Acres dedicated to the public for road purposes.

Surveyor's Certificate

I, Aaron P. Schroeder, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of chapter 236.34 of the Wisconsin Statutes and the survey requirements of Section 21.50 of the Brown County Subdivision and Platting Regulations, and under the direction of John J. & Jamie A. Vannoe, owners of said land, I have surveyed, divided, and mapped this certified survey map, and that such map correctly represents all exterior boundaries of the land surveyed and the division of that land.

Aaron P. Schroeder
PLS 2839

Date:



Owners's Certificate:

As owners, We hereby certify that we have caused the land described herein to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the Town of Rockland, the City of De Pere, and the Brown County Planning Commission for approval or objection.
Dated this ____ day of _____, 2019.

John J. Vannoe

Jamie A. Vannoe

Personally came before me this ____ day of _____, 2019, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
Brown County, Wisconsin My Commission Expires

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFIED SURVEY MAP

Part of the Northwest ¼ of the Southwest ¼, Section 22, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

Town of Rockland:
Approved for the Town of Rockland, this ____ day of _____, 2019

Julie Koenig, Clerk

City of De Pere:
Approved for the City of De Pere, this ____ day of _____, 2019

Carey Danen - Clerk

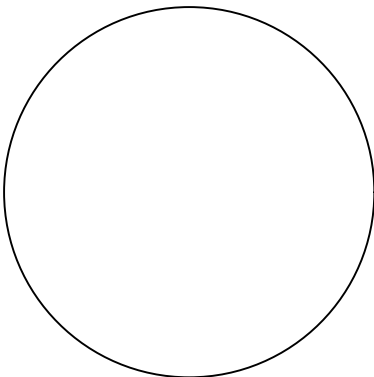
Brown County Planning Commission:
Approved for the Brown County Planning Commission, this ____ day of _____, 2019

Dan Teaters - Senior Planner

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

Approved for the Brown County Treasurer, this ____ day of _____, 2019

Paul D. Zeller - Brown County Treasurer



Aaron P. Schroeder
S-2839

CERTIFIED SURVEY MAP

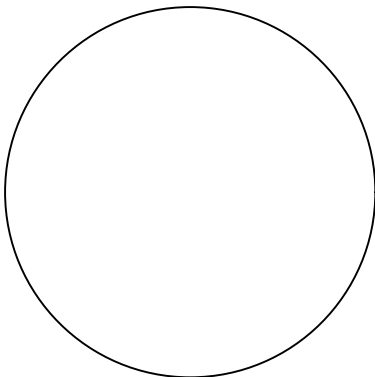
Part of the Northwest ¼ of the Southwest ¼, Section 22, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

Notes:

- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- No development shall occur on Lots 1 & 3 until such time that public sewer and water is available OR a soils test has been submitted and sanitary permit issued by the Brown County Zoning Administrator's office.

Restrictive Covenants:

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



Aaron P. Schroeder
S-2839



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Proposed 3 Lot Certified Survey Map at the 1400 BLK Builders Court (Parcels WD-1138, WD-1138-1). *

ATTACHMENTS:

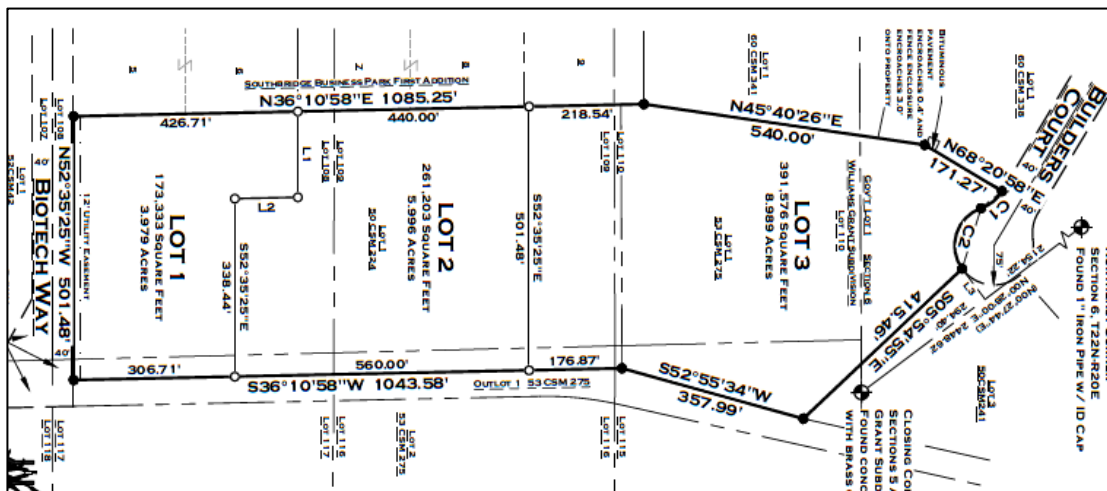
- 01-27-20 Plan Commission Report - CSM on Builders CT (DOCX)
- Application Form (PDF)
- Preliminary REVISED CSM (PDF)

ITEM 11: Staff recommendation and possible action regarding a Proposed 3 Lot Certified Survey Map at the 1400 BLK Builders Court (Parcels WD-1138, WD-1138-1). *

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Certified Survey Map Review
COMMON DESCRIPTION:	1400 Builders Court, located on the east side of American Boulevard between Builders Court and Biotech Way.
PARCEL NUMBER(S):	WD-D0038, WD-1138-1
EXISTING ZONING:	I-B-1 (Industrial-Business-1 District)
SURROUNDING LAND USES:	North, south, west -- Industrial Business Park. East -- Natural spaces and vacant/agricultural.
COMPREHENSIVE PLAN:	Business Park.
APPLICANT/OWNER:	City of De Pere Applicant and Owner 335 S. Broadway Street De Pere, WI 54115
SITE HISTORY:	The City owned site has been used for agricultural purposes, with natural spaces, since at least 1938. A railroad spur, built in the late 2000's, runs outside of the east boundary of the certified survey map. In 2019, agreements were developed with two adjacent property owners to the west to acquire parts of the City owned land. Thus, the subject 3-lot certified survey map was developed in order for Lots 2 & 3 to be sold and combined with land owned by the two adjacent owners. The combination allows for both existing industrial businesses to expand within the City's business-industrial park. <i>Note: The proposed Lot 2 is part of the Infinity Machine site plan, which will be reviewed by Plan Commission on January 27, 2020.</i>
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The purpose of the land division is to create three buildable lots. Lot 2 will be sold and combined with existing privately owned lots to the west. A site plan (Infinity Machine) that includes Lot 2 will be reviewed by Plan Commission on January 27, 2020. ○ Lot 1 and 3 remain City owned, however, Lot 3 may be combined with a parcel to the west in the near future. There are 9 issues that must be addressed for the CSM, which are listed in the Staff Recommendation. The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The

proposed land division provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For City certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection when the CSM includes public dedications and/or City-owned property. Common Council is expected to take action on February 19, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations.
2. Lot 2 will be temporarily landlocked on the CSM. This will be corrected when the parcel is attached to an adjacent property with street frontage.
3. Unbuildable wetlands are shown on site plans for Lot 2 and should be shown on the CSM. If parts of the wetlands are being filled, identify fill information.
4. A City of De Pere Treasurer's Certificate is not needed.
5. In the Council Approval Certificate, correct Carey E. Danen's title to read, "City of De Pere Clerk."
6. 20 foot drainage easements are required along the easterly property line of lots 1, 2, and 3.
7. A 12 foot utility easement is required along Builders Court.
8. A 10 foot utility easement is required along the northeast property line of lot 3.
9. Insert Restrictive Covenant shown below:
 - a. A drainage easement in favor on rear and side lot lines for lots (XXX) shall be provided. Such easement shall contain the following restrictions:
 - i. An obstruction to the flow of water, by any means, shall be prohibited.
 - ii. No structure, earthen berm, dam, erection of other improvement, tree, or landscaping shall be permitted.
 - iii. The erection of a fence or annual plantings may be allowed provided that same does not obstruct the flow of water.
 - iv. Grantor (property owner) is prohibited from changing the grade elevation of the drainage easement from that established by grantee.
 - v. Grantee shall have full rights of ingress and egress to carry on and all work in connection with maintenance and operation in, over, under and across the lands of grantor.

- vi. The property covered by said easement shall not be used in any way or manner that will impair the rights of the grantee.
- vii. The easement shall run with the land, and shall be binding upon the grantees, lessees, successors, heirs and assigns of grantor and grantee.
- viii. The easement shall be assignable.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: ---\$368.00---
		Receipt #: City Project
		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) City of De Pere	Authorized Representative Peter Schleinz	Title Senior Planner Zoning Administrator	
Mailing Address 335 S Broadway ST	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@deperewi.gov	Phone Number (incl. area code) 920.339.4043	Fax Number (incl. area code) 920.330.9491	

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 City owned land between 1400 BLK Builders Court & Biotech Way	Parcel No. WD-1138, WD-1138-1
--	----------------------------------

SECTION 4: CSM Information

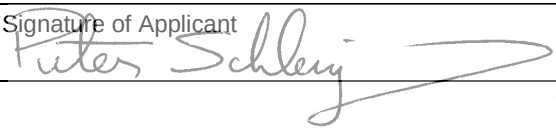
Existing Zoning:	I-B-1
Present Use of Parcel:	Vacant
Proposed Use of Lots:	Industrial development

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Peter Schleinz	Title Senior Planner Zoning Admin	Phone Number 920.339.4043
Signature of Applicant 		Date Signed 20 Dec 2019

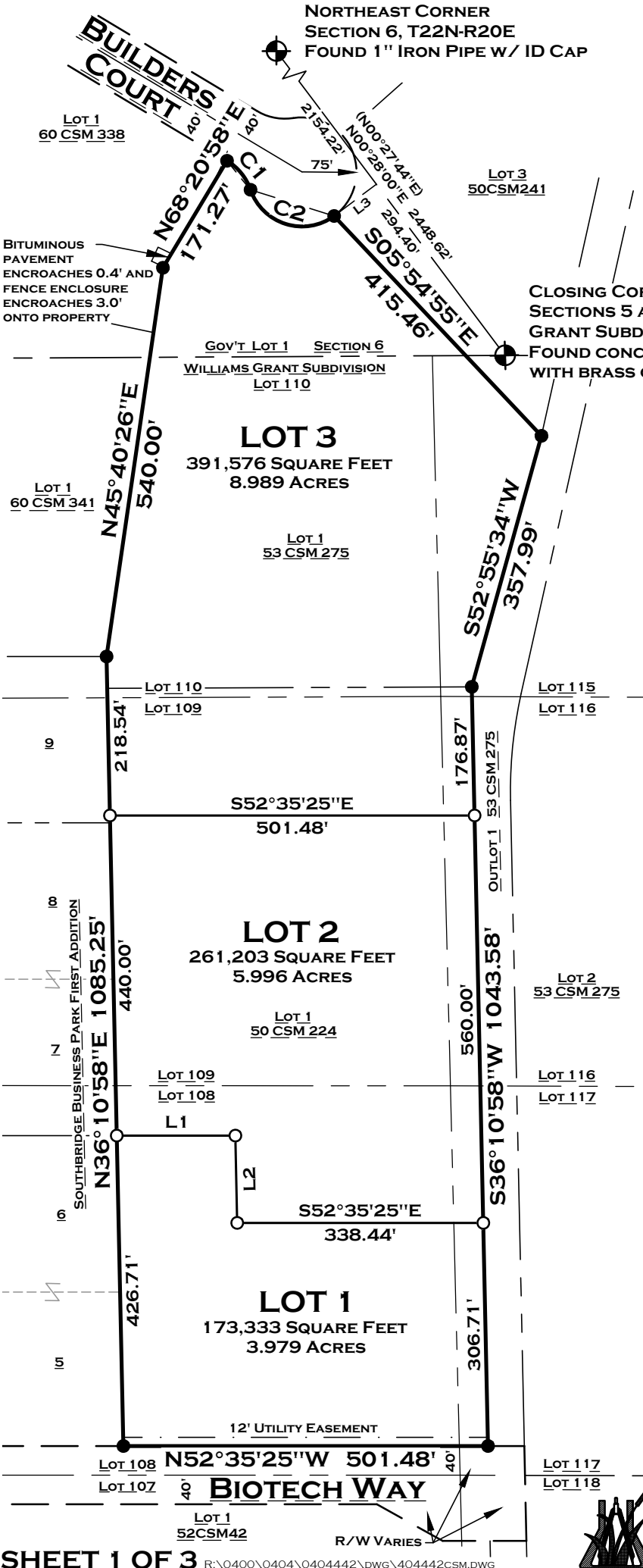
TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9081 : Staff recommendation and possible action regarding a Proposed 3 Lot Certified Survey Map at the 1400)

CERTIFIED SURVEY MAP

ALL OF LOT 1, VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 224, MAP
NUMBER 7391, DOCUMENT NUMBER 2220259 AND ALL OF LOT 1, VOLUME
53 OF CERTIFIED SURVEY MAPS, PAGE 275, MAP NUMBER 7774, DOCUMENT
NUMBER 2356850, BEING PART OF LOTS 108, 109, 110, 115, 116 AND 117
OF WILLIAMS GRANT SUBDIVISION, AND PART OF GOVERNMENT LOT 1,
SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



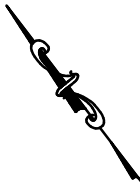
CURVE INFORMATION

CURVE C1
ARC LENGTH = 52.29'
DELTA = 39°56'40"
RADIUS = 75.00'
LONG CHORD = 51.23'
LONG CHORD BEARING = N01°40'41"W
TANGENT BEARING = S18°17'39"W
TANGENT BEARING = S21°39'02"E

CURVE C2
ARC LENGTH = 140.10'
DELTA = 107°01'34"
RADIUS = 75.00'
LONG CHORD = 120.60'
LONG CHORD BEARING = N35°13'08"W
TANGENT BEARING = N88°43'55"W
TANGENT BEARING = S18°17'39"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	163.04'	S52°35'25"E
L2	120.00'	S36°10'58"W
L3	72.73'	S89°32'16"E



SCALE: 1"= 200'



BEARINGS ARE REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM.
BEARINGS ARE REFERENCED TO THE
NORTHERLY RIGHT OF WAY LINE OF BIOTECH
WAY, RECORDED TO BEAR N52°35'25"E.

LEGEND

- | | |
|-------|--|
| ● | 1" IRON PIPE FOUND |
| ○ | SET 1" X 18" IRON PIPE WITH CAP
WEIGHING 1.38 LBS./LIN. FT. |
| ⊕ | RECORDED COUNTY MONUMENT |
| (XXX) | PREVIOUSLY RECORDED BEARING |

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBBART, WI 54155
INTERNET: WWW.RELFEEINC.COM PHONE: (920) 662-9641
FAX: (920) 662-9141

CERTIFIED SURVEY MAP

ALL OF LOT 1, VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 224, MAP NUMBER 7391, DOCUMENT NUMBER 2220259 AND ALL OF LOT 1, VOLUME 53 OF CERTIFIED SURVEY MAPS, PAGE 275, MAP NUMBER 7774, DOCUMENT NUMBER 2356850, BEING PART OF LOTS 108, 109, 110, 115, 116 AND 117 OF WILLIAMS GRANT SUBDIVISION, AND PART OF GOVERNMENT LOT 1, SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE CITY OF DE PERE, I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1, VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 224, MAP NUMBER 7391, DOCUMENT NUMBER 2220259 AND ALL OF LOT 1, VOLUME 53 OF CERTIFIED SURVEY MAPS, PAGE 275, MAP NUMBER 7774, DOCUMENT NUMBER 2356850, BEING PART OF LOTS 108, 109, 110, 115, 116 AND 117 OF WILLIAMS GRANT SUBDIVISION, AND PART OF GOVERNMENT LOT 1, SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 826,111 SQUARE FEET OR 18.965 ACRES OF LAND MORE OR LESS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS _____ DAY OF _____, 2020.

TROY E. HEWITT PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
REVISED: 01/02/2020 - LOT 2 NORTH LINE

EROSION CONTROL NOTE

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION, HOWEVER, IF AT THE TIME OF CONSTRUCTION THE CITY HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

LOT DRAINAGE RESTRICTIVE COVENANT

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.

Attachment: Preliminary REVISED CSM (9081 : Staff recommendation and possible action regarding a Proposed 3 Lot Certified Survey Map at the 1400)



CERTIFIED SURVEY MAP

ALL OF LOT 1, VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 224, MAP NUMBER 7391, DOCUMENT NUMBER 2220259 AND ALL OF LOT 1, VOLUME 53 OF CERTIFIED SURVEY MAPS, PAGE 275, MAP NUMBER 7774, DOCUMENT NUMBER 2356850, BEING PART OF LOTS 108, 109, 110, 115, 116 AND 117 OF WILLIAMS GRANT SUBDIVISION, AND PART OF GOVERNMENT LOT 1, SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

CITY OF DE PERE, A MUNICIPALITY DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID MUNICIPALITY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP. THE CITY OF DE PERE DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S-236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF DE PERE

IN WITNESS WHEREOF, THE SAID CITY OF DE PERE HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL J. WALSH AND

CAREY E. DANEN ON THIS _____ DAY OF _____, 2020.

MICHAEL J. WALSH, CITY OF DE PERE MAYOR

ATTEST: _____
CAREY E. DANEN, CITY OF DE PERE CLERK TREASURER

STATE OF WISCONSIN)
BROWN COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED MICHAEL J. WALSH AND CAREY E. DANEN TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME) _____

MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATE

AS DULY APPOINTED CITY OF DE PERE TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES, NO UNREDEEMED TAX SALES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP, AS OF THE DATES LISTED BELOW.

CAREY E. DANEN
CITY OF DE PERE CLERK TREASURER

DATE

COMMON COUNCIL APPROVAL CERTIFICATE

APPROVED BY THE CITY OF DE PERE COMMON COUNCIL THIS _____ DAY OF _____, 2020.

CAREY E. DANEN
CITY OF DE PERE CLERK TREASURER

DATE





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking lot expansion at 2249 American Boulevard (Parcel WD-1372 and part of Parcel WD-1138-1).

ATTACHMENTS:

- 01-27-20 Plan Commission Report - Infinity Machine Expansion_Revised (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY REVISED - 10 Jan 2020 (PDF)

- Item 12: Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking lot expansion at 2249 American Boulevard (Parcel WD-1372 and part of Parcel WD-1138-1).

SITE MAP



REQUESTED ACTION:	Site Plan Approval. Site Plan approval for a 96,247 SF warehouse addition with 110 additional parking stalls.
COMMON DESCRIPTION:	2249 American Boulevard, located on the east side of the street between Builders Court and Biotech Way.
PARCEL NUMBERS:	WD-1372 & Part of WD-1138-1 <i>NOTE: Parcel WD-1138-1 is owned by the City of De Pere and is proposed to be sold to the property owner.</i>
EXISTING ZONING:	Parcel WD-1372 = I-B-2 (Industrial-Business-2 District) Parcel WD-1138-1 = I-B-1 (Industrial-Business-1 District)
SURROUNDING LAND USES:	North, south, west -- Industrial Business Park. East -- Natural spaces and vacant/agricultural.

COMPREHENSIVE PLAN: Business park.

APPLICANT / OWNER: Karl "Pudge" Schuh & Jay McKeefry
Authorized Representatives
Schuh Construction INC
N9351 Isaar Road
Seymour, WI 54165

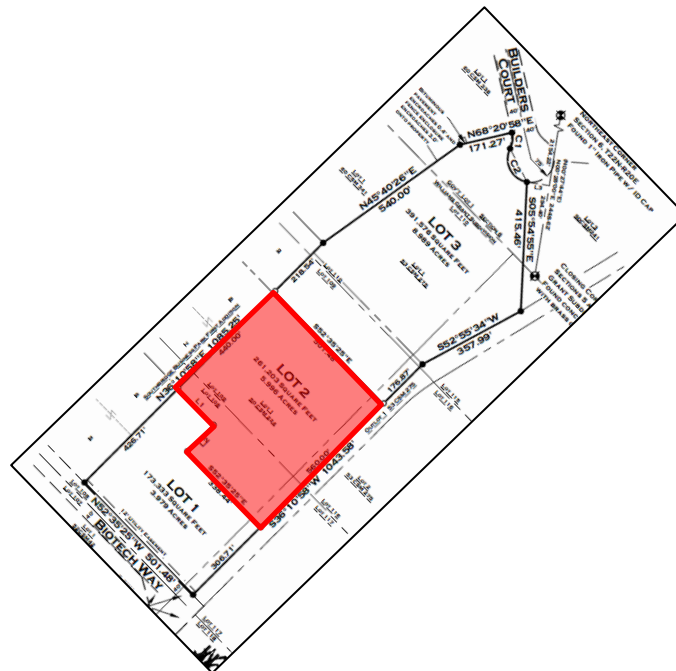
Parcel WD-1372 Owner
Scott Santaga
And Beyond INC
2249 American Boulevard
De Pere, WI 54115

Parcel WD-1138-1 Owner:
City of De Pere
335 S. Broadway Street
De Pere, WI 54115

SITE HISTORY: The site has been used for agricultural purposes until the late 2000's when the original Infinity Machine office and warehouse was developed. An expansion occurred in the early 2010's that more than doubled the size of the original building.

On December 10, 2019, the Finance and Personnel Committee recommended approval of the purchase/sale agreement terms with And Beyond LLC for a proposed expansion for Infinity Machine located at 2249 American Boulevard. During that time the City of De Pere prepared a certified survey map in order for Lot 2 of the map to be sold to Infinity Machine and combined with the existing parcel, thus creating the project boundary shown in the Site Map. Also, Tax Increment District (TID) 12 is proposed to be reconfigured in order for the proposed warehouse and parking lot expansion to fall entirely within TID 12.

CSM Lot 2



STAFF REVIEW:

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

The subject property includes 6.0 acres of land that is proposed to be acquired from the City by the petitioner for the expansion of an existing office and warehouse. The existing 73,376 SF building will be expanded by 96,247 SF for a total of 169,623 SF. Also, the existing 72 parking stalls will be increased by 110 stalls for a total of 182 parking stalls. The new parking area will be on the south and southeast end of the proposed addition.

The two existing driveways that connect to American Boulevard will remain. No new driveway connections are proposed.

The existing wall sign will remain. No new signage that requires a permit is proposed.

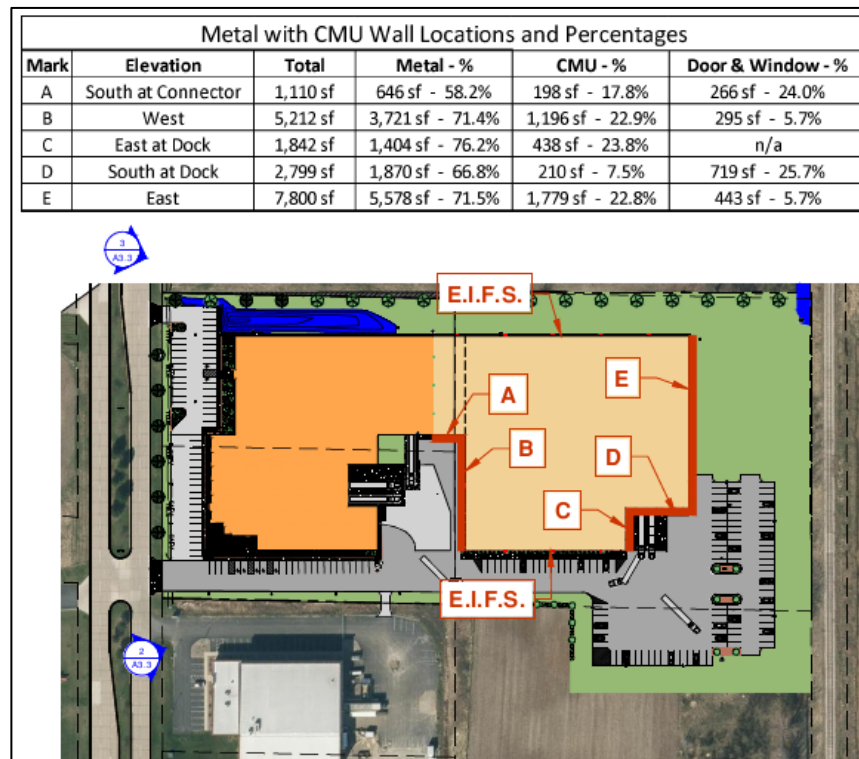
The building façade materials are EIFS on the entire north façade and the easternmost southern façade, to continue the previously approved materials of the existing building. The rear façade and a notched area, located between the existing building and addition is on the southern side, include 7 feet of painted CMU and 22 feet of metal. The colors used are blue and grey to match the existing building. Also, windows and line patterns are incorporated into the design to break up the mass of the facades.

The applicant requests that the Plan Commission approve use of metal paneling and EIFS in the following locations:

- Metal on the rear and hidden notched area.
 - Metal is located above door height and is less than 75% of the total façade area. This meets the Municipal Code design criteria for the option of using metal on non-street sides of the building.
- EIFS on the side facades
 - This is requested due to EIFS already being approved on earlier site plans. The addition is the continuation of the existing building wall, particularly on the north side, and a material change may appear unusual.

Plan Commission may consider three requests for building façade materials:

1. In the I-B-1 & I-B-2 Districts, Plan Commission has the ability to consider approval of the use of up to 75% metal on the side and rear of building façades that do not face a street.
2. Plan Commission also has the ability to consider the continued use of a pre-approved material.



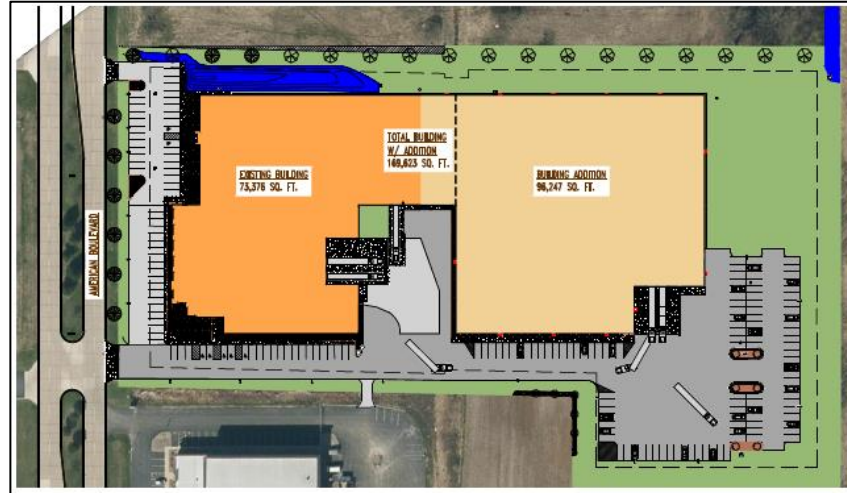
The site plan complies with the following massing and setback requirements set by the I-B-1 District (Code Section 14-52):

- Land Use: Industrial – Proposed Expansion (manufacturing permitted)
- Lot Size: 10.1 acres when City land is added (5 acre required)
- Front Yard Setback - Innovation Court: ~60 feet (50 feet required)
- Interior Side Yard Setback - North: 52 feet (30 feet required)
- Interior Side Yard Setback - South: 75 feet (30 feet required)
- Rear Yard Setback: 172 feet (30 feet required)
- FAR: 0.39 (0.5 or less required)
- Building Height: 29 feet (Plan Commission determines)
 - *NOTE: Height matches existing building*
- Landscaping: 281 trees (53 trees required)

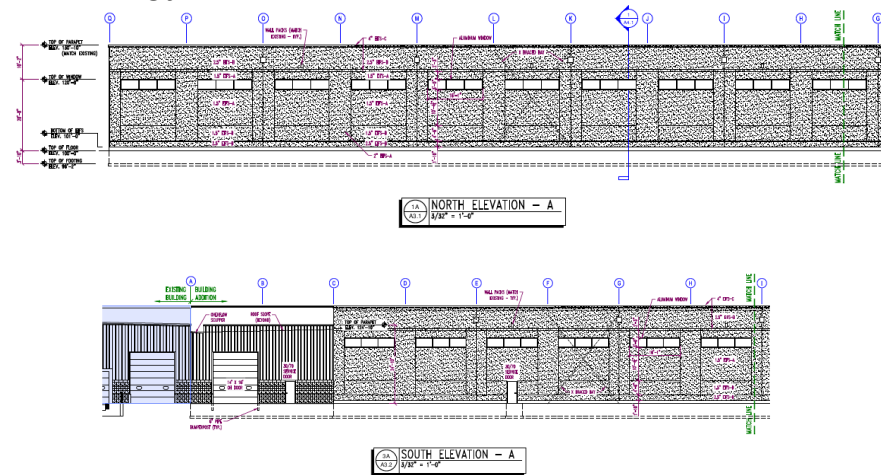
Parking requirements have been met with 110 proposed new vehicle stalls. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	72	110	170	Over 12
TOTAL	72	110	170	YES

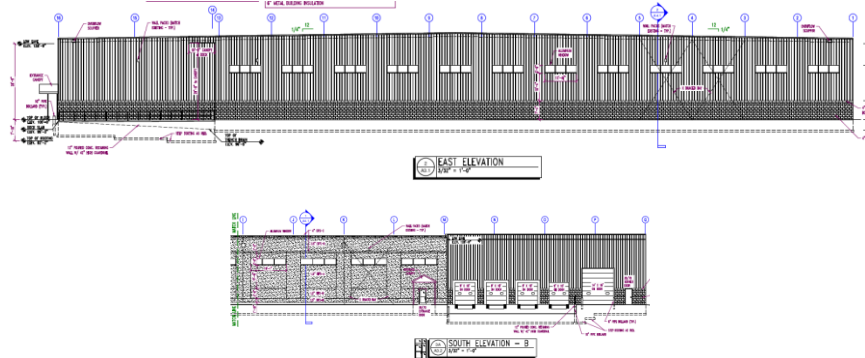
Proposed site plan with parking lot landscaping.



Side building facades.



Rear / notch building facades.



Color renderings of façade view from Biotech Way and from American Boulevard.



1 RENDERING LOOKING NORTHWEST
A3.3 NOT TO SCALE



2 RENDERING LOOKING NORTHEAST
A3.3 NOT TO SCALE



3 RENDERING LOOKING SOUTHEAST
A3.3 NOT TO SCALE

STAFF COMMENTS:

Engineering:

1. Sheet C3.0: The City will need to provide a draft easement for the use and regrading of the storm water ditch to the north of the site on City property.

Fire: None.

Forestry: None.

Health: None.

Planning:

1. The site requires a transfer of ownership and combination of parcels prior to final staff approval of the site plan because a property line cuts through the proposed addition. Note: The owner is working with the City to acquire the City owned land in order to combine parcels.
2. The use of EIFS material on the north elevation (side) facade requires Plan Commission approval. The façade material and colors are an extension of materials already used on the side façade.
3. The use of metal, in combination with split face CMU, on the south and east elevations (side & rear) façade requires Plan Commission approval. The use of metal, in combination with split face CMU, on the portion of

the west elevations (facing front) façade may be considered by Plan Commission for approval as a "side" rather than a "rear" facade because it is screened by the existing building.

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

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

Staff also recommends APPROVAL of the use of metal and/or EIFS (as shown on the site plan) at the rear end of the side facades and the rear façade to continue the building design.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00 Receipt #: 134263 Date: 05 JUL 2018
	CITY OF DE PERE RECEIVED NOV 7 2019 PLANNING DEPT.	
	(on hold until Nov 10)	

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) Schuh Construction, Inc.	Authorized Representative Karl "Pudge" Schuh / Jay McKeefry	Title Project Manager	
Mailing Address N9351 Isaar Road	City Seymour	State WI	ZIP Code 54165
Email Address pudges@schuhconstruction.com	Phone Number (incl. area code) 920-833-6465	Fax Number (incl. area code) 920-833-2158	

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

Name (Ind. Org. or Entity) And Beyond LLC (Infinity Machine)	Contact Person Scott Santaga	Title Owner	
Mailing Address 2249 American Blvd	City De Pere	State WI	ZIP Code 54115
Email Address SSantaga@INFINITYMEC.COM	Phone Number (incl. area code) (920) 965-0222	Fax Number (incl. area code) (920) 965-0223	

SECTION 3: Project or Site Location

Project Address/Description 2249 American Blvd	Parcel No. WD-1372 (Part of WD-1138-1)
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SECTION 4: Project Information

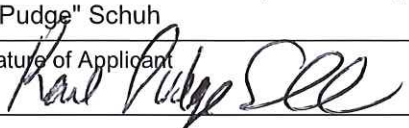
Existing Zoning:	IB-2 (WD-1372) (portion of WD-1138-1 will need to be rezoned from IB-1 to IB-2)		
Present Use of Parcel:	Manufacturing - Automated Packaging Machinery		
Proposed Use of Parcel:	Will continue the same use in an expanded capacity from the existing plant		
Estimated Start Date:	Winter of 2019	Estimated Completion Date:	Summer of 2020

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Karl "Pudge" Schuh	Title Project Manager	Phone Number 920-833-6465
Signature of Applicant 		Date Signed 11/6/19.

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9080 : Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking I)

Engineering Staff Related--

Need a storm water management plan showing post development flows (quantity) do not exceed pre-development flows leaving the site.	No longer needed per email from Peter 1/2/20
Plan wide: Need to show property line information with northing and eastings.	Updated all plan sheets
Sheet C2.0: The southern driveway falls within the project construction limits. If touched, this driveway will need to be repoured with 8-inch concrete and a 5-foot sidewalk section 6-inches off the right-of-way line. If this driveway is to be replaced, please add the following note to the sheet: "Concrete Workers License is required for any concrete work within the City of De Pere right-of-way. Concrete Worker License can be obtained at City of De Pere Public Works at 925 S. Sixth Street 920-339-4061.	Yes the driveway will be replaced at the width it currently exists at with the new concrete detail as requires. See detail C2.1.
Sheet C2.0: Is the curb and gutter on American Boulevard being touched?	Yes, curb is sawcut for new concrete drive flair as needed
Sheet C2.1: Provide an updated parking stall table showing site requirements and that ADA requirements are being met.	Parking calc shown on L1
Sheet C2.1: Please confirm that site sanitary sewer and water service is being extended via internal plumbing.	Yes sanitary and water extended internally – note added C2.1 Fixed storm pipe note on C3.0
Sheet C3.0: Cannot read storm pipe information for pipe between CB6 & CB7.	
Sheet C3.0: The City will need to provide a draft easement for the use and regrading of the storm water ditch to the north of the site on City property.	Understood and ongoing Added Type D detail to C4.0
Sheet C3.0: Specify Type D inlet protection only (where applicable).	
Sheet C3.0: Please provide WisDNR soil loss and sediment discharge calculations and corresponding map.	Calculation included in resubmittal
Sheet C3.0: Please provide staging outline with corresponding schedule for each phase of construction (erosion control, site stripping, foundation... etc.)	Sequence of construction information added to sheet C1.1

Forestry Staff Related--

The north side of the building is being addressed with the spruce, but why aren't any being planted on the south side of the lot? The maple in the parking lot will work. Why are all other resources for planting going to the base of the building, especially the west wall of the new addition? This could be utilized for the south property line and increasing the plant material there. DAM 12-9-19 Took some of the plantings from the west wall of the new addition and placed them along the interior corner of the property at the south and west property line.
Proper WDNR planting diagrams need to be included on the site plan. Verbiage is included, but need diagrams. DAM 12-9-19 Added planting diagrams from DNR per request.

Planning Staff Related--

The site requires a transfer of ownership and combination of parcels prior to final staff approval of the site plan because a property line cuts through the proposed addition. Note: The owner is working with the City to acquire the city owned land in order to combine parcels. This process is ongoing and is in the hands of the city at this time.
The front portion is zoned I-B-2 and the rear I-B-1. Revise the side and rear setbacks as follows for the I-B-1 zoned portion: Side 30 feet, rear 30 feet. Setback information revised to reflect the 30' side and rear setbacks on the east portion/parcel
The use of EIFS material on the north elevation (side) facade requires Plan Commission approval. The façade material and colors are an extension of materials already used on the side façade. This is understood and will await Plan Commission approval
The use of metal, in combination with split face CMU, on the south and east elevations (side & rear) façade requires Plan Commission approval. The use of metal, in combination with split face CMU, on the portion of the west elevations (facing front) façade may be considered by Plan Commission for approval as a "side" rather than a "rear" facade because it is screened by the existing building. This is understood and will await Plan Commission approval – added table of percentages to sheet A3.3 for any walls with metal wall panel proposed.

If the refuse/recycle area is outside of the building, identify the location and include elevations of the structure, with colors and materials identified.

Proposed Compactor dumpster is a completely enclosed unit and is hidden within the dock area. This is a clean system where the refuse is packed into an enclosed dumpster from the inside of the building. Hoping this can stay as shown as a fence or enclosure would greatly hinder the changing out of this dumpster

It is encouraged that trees be incorporated along the south property line. The use of arborvitae to meet the tree count does not provided shade coverage.

Added 5 more maples along the new landscape area added to the southwest property line corner

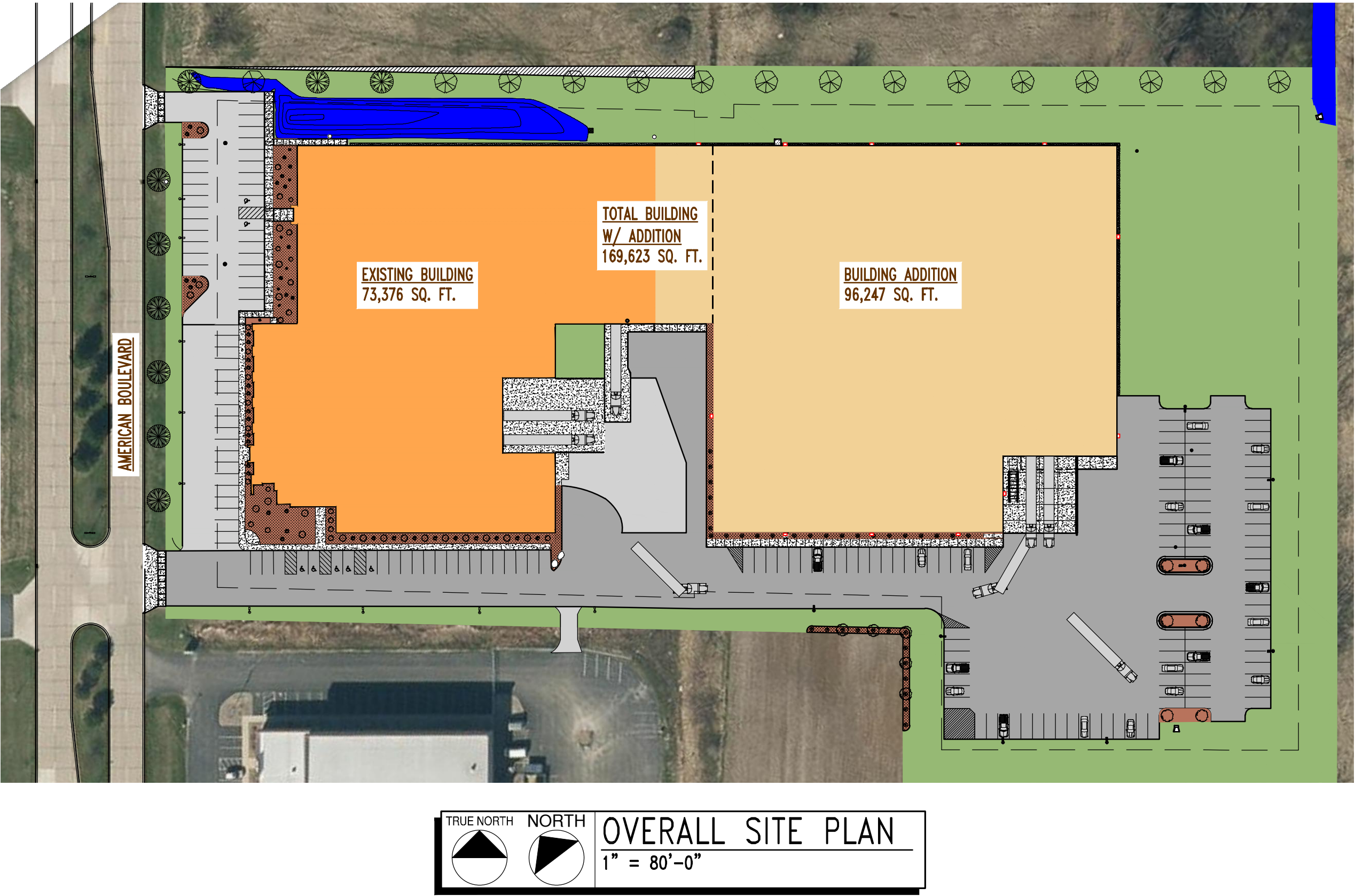
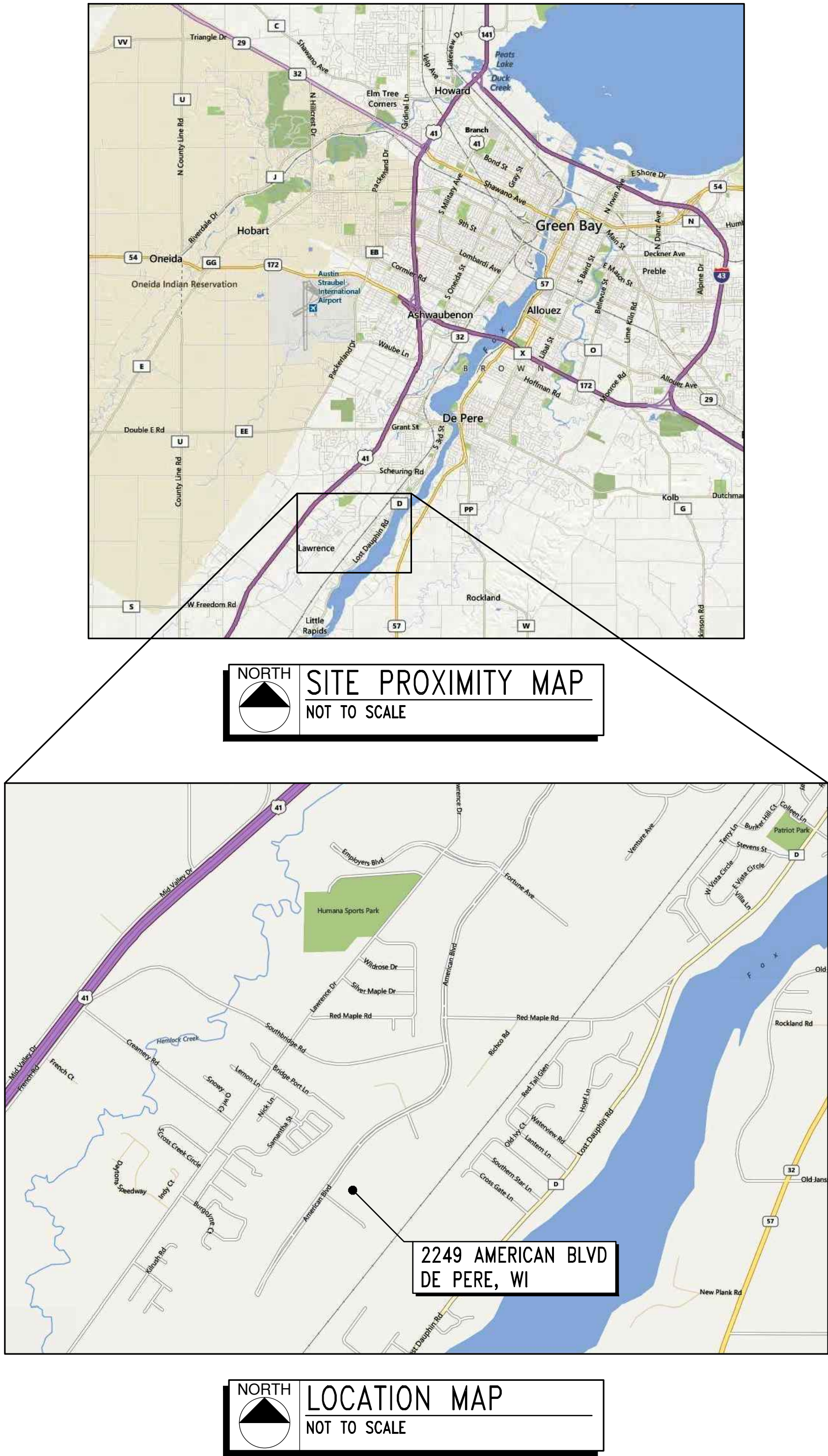
Identify the location, type, and size of any proposed new signage, if any. The Plan Commission only reviews sign location, but a separate sign permit approval is required from Inspection staff.

No new signage is proposed as part of this project.

INFINITY MACHINE CORP

BUILDING ADDITION

2249 AMERICAN BLVD - DE PERE, WI

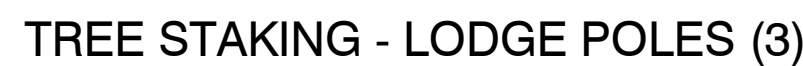


SHEET INDEX			
TS	SHEET INDEX, SYMBOLS KEY, SITE PLAN	A3.1	PROPOSED NORTH & EAST EXTERIOR ELEVATIONS
L1	PROPOSED SITE PLAN & LANDSCAPING PLAN - SCHUH	A3.2	PROPOSED SOUTH & WEST EXTERIOR ELEVATIONS
		A3.3	PROPOSED BUILDING RENDERINGS
C1.0	EXISTING SITE PLAN - MAU		
C1.1	SITE DEMOLITION PLAN - MAU		
C2.0	OVERALL SITE PLAN - MAU		
C2.1	ENLARGED SITE PLAN - MAU		
C3.0	GRADING, UTILITY, & EROSION CONTROL PLAN - MAU		
C4.0	NOTES AND DETAILS - MAU		
C5.0	NOTES AND DETAILS - MAU		
E1	SITE LIGHTING PLAN		
A1.1	PROPOSED FLOOR PLAN		

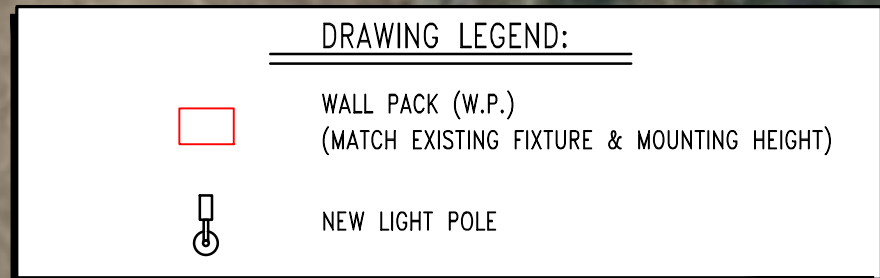
SYMBOLS	
	DIRECTION SECTION IS CUT
	GRID LINE
	FINISH FLOOR ELEV. 100'-0"
	ROOM NAME 100
	DOOR TAG 100A
	WINDOW TAG A
	ELEVATION NUMBER 1 A3
	DETAIL NUMBER 1 A3

Mau & Associates
400 Security Blvd.
Green Bay, WI 54313
Email: tawagner@mau-associates.com
Phone: (920) 434-9670
Fax: (920) 434-9672

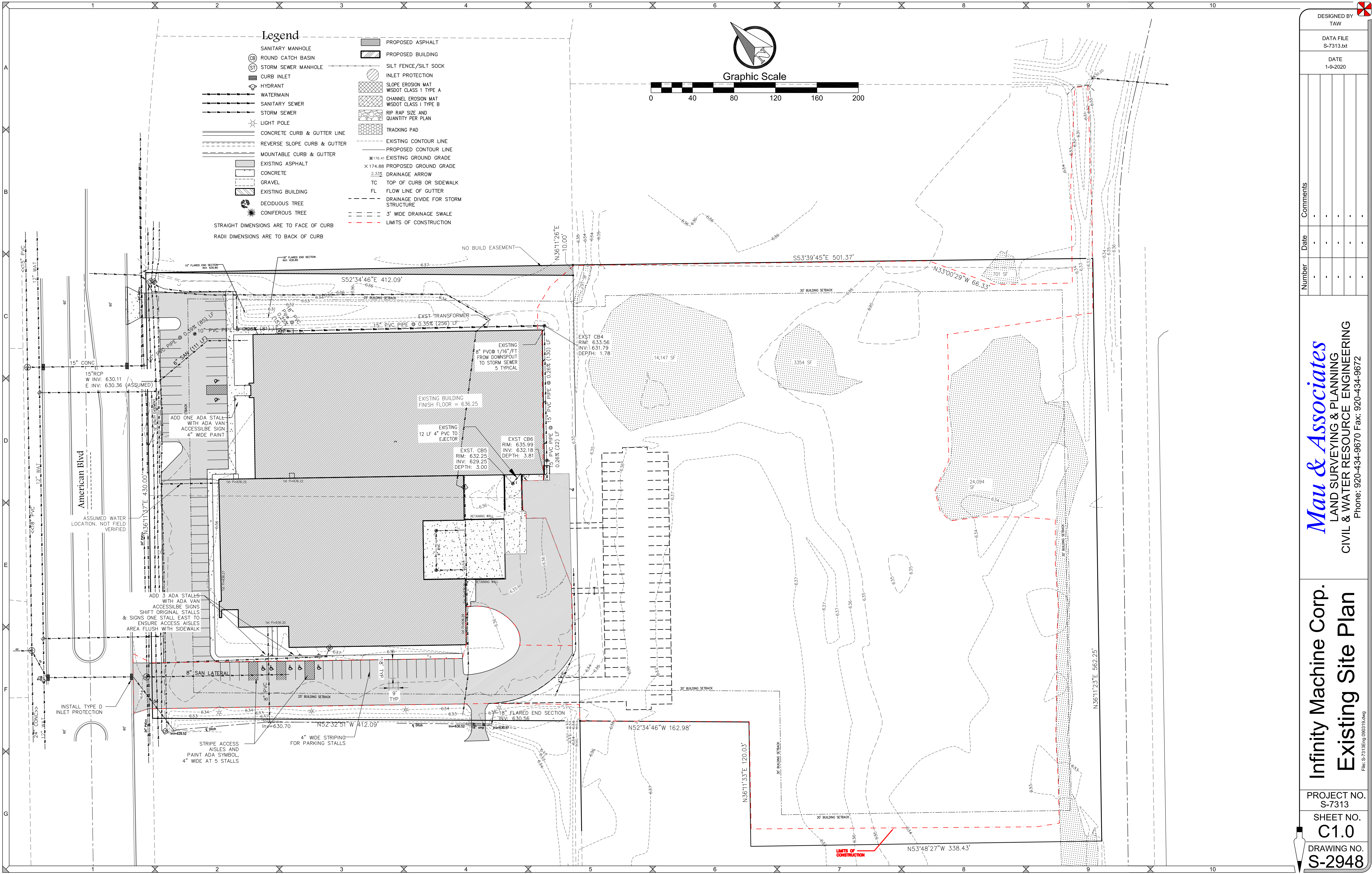
PLAN DEVELOPMENT LOG		
SET DESCRIPTION	DATE	PAGES INVOLVED WITH PLAN DEVELOPMENT SET
PLAN DEVELOPMENT SET #1	1-19-18	C1, A1, A3, A4.1
PLAN DEVELOPMENT SET #2	2-26-18	C1, A1.1, A3, A4.1
PLAN DEVELOPMENT SET #3	4-12-18	TS, L1, C1.0, C1.1, C2.0, C3.0, C4.0, C5.0, C6.0, C7.0, A1.1, A3.1, A4.1
PLAN DEVELOPMENT SET #4	4-18-18	TS, L1, C1.0, C1.1, C2.0, C3.0, C4.0, C5.0, C6.0, C7.0, A1.1, A3.1, A4.1
PLAN DEVELOPMENT SET #5 (SPA)	7-5-18	TS, L1, C1.0, C1.1, C2.0, C2.1, C3.0, C4.0, C5.0, LS1, A1.1, A3.1, A3.2
PLAN DEVELOPMENT SET #6	8-8-18	TS, L1, C1.0, C1.1, C2.0, C2.1, C3.0, C4.0, C5.0, LS1, A1.1, A3.1, A3.2, A4.1
PLAN DEVELOPMENT SET #7	8-21-18	TS, L1, C1.0, C1.1, C2.0, C2.1, C3.0, C4.0, C5.0, LS1, A1.1, A3.1, A3.2, A4.1
PLAN DEVELOPMENT SET #8	9-11-19	TS, L1, A1.1, A3.1, A3.2, A4.1
PLAN DEVELOPMENT SET #9 (BID)	10-8-19	TS, L1, A1.1, A1.2, A3.1, A3.2, A4.1, S1.1, S1.2
SITE PLAN APPROVAL SET	11-6-19	TS, L1, C1.0, C1.1, C2.0, C2.1, C3.0, C4.0, C5.0, E1, A1.1, A3.1, A3.2, A3.3
ARCHITECTURAL FOR BUTLER ONLY	1-7-2020	TS, L1, A1.1, A1.2, A3.1, A3.2, A4.1
PLAN DEVELOPMENT SET #10 (SPA REV)	1-10-2020	TS, L1, C1.0, C1.1, C2.0, C2.1, C3.0, C4.0, C5.0, E1, A1.1, A3.1, A3.2, A3.3



URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



LOCAL CODE / SITE REQUIREMENTS



DESIGNED BY
TAW

DATA FILE
S-7313.txt

DATE
1-9-2020

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-

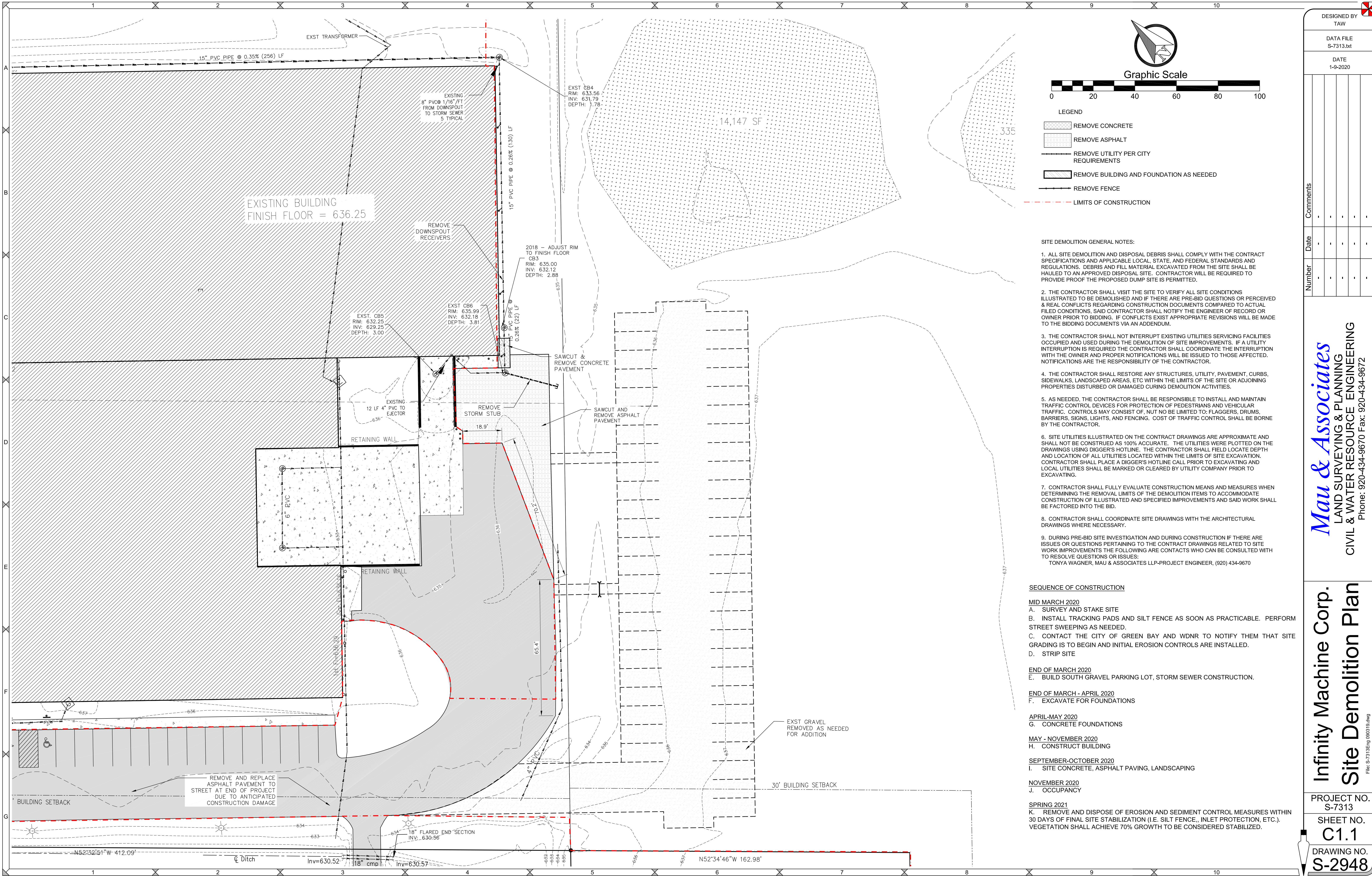
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

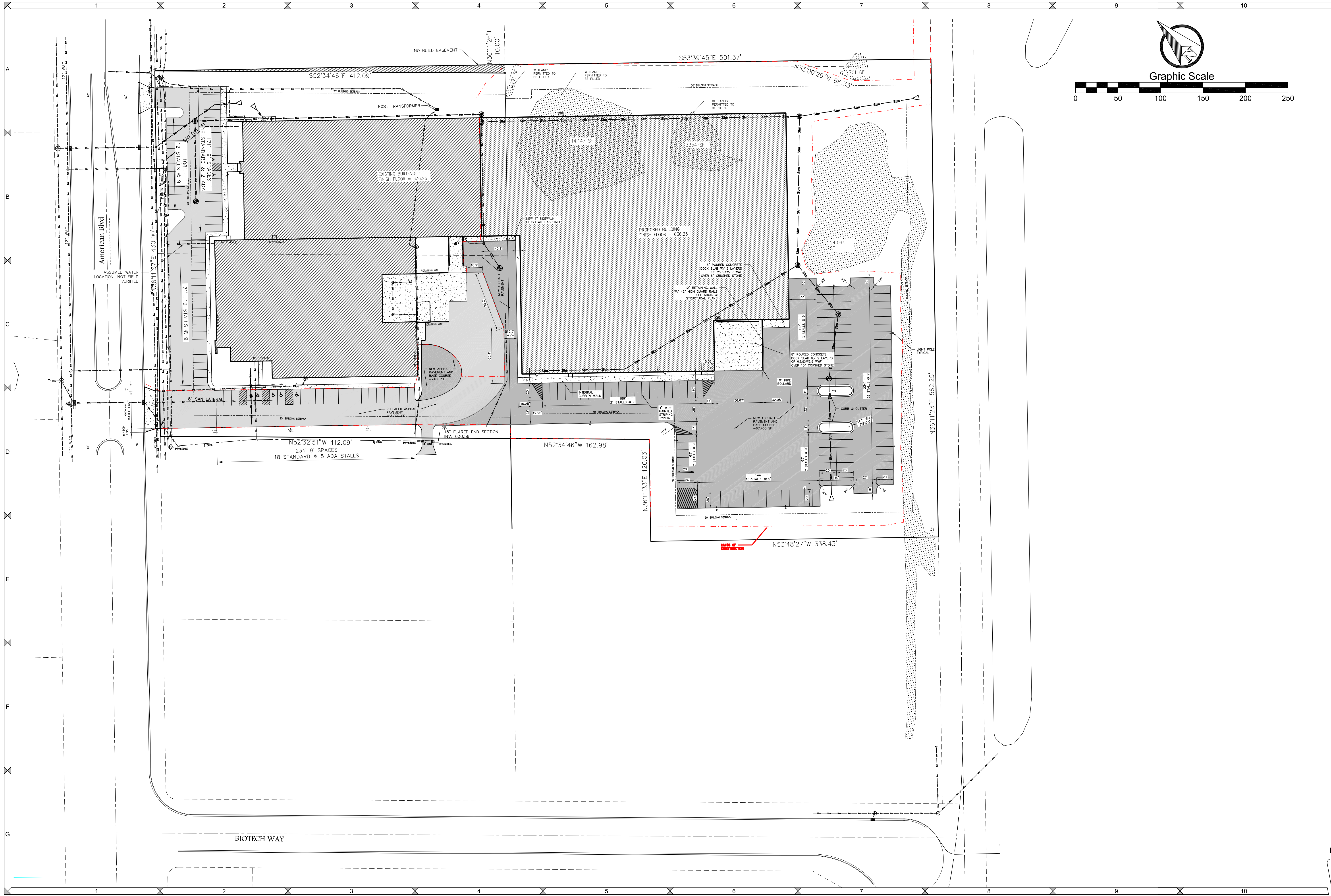
Infinity Machine Corp.
Existing Site Plan
File: S-7313-ENG 000318.dwg

PROJECT NO.
S-7313

SHEET NO.
C1.0

DRAWING NO.
S-2948





DESIGNED BY
TAW

DATA FILE
S-7313.txt

DATE
1-9-2020

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-

Infinity Machine Corp.

Overall Site Plan

File: S-7313E.dwg 090319.dwg

Mau & Associates

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

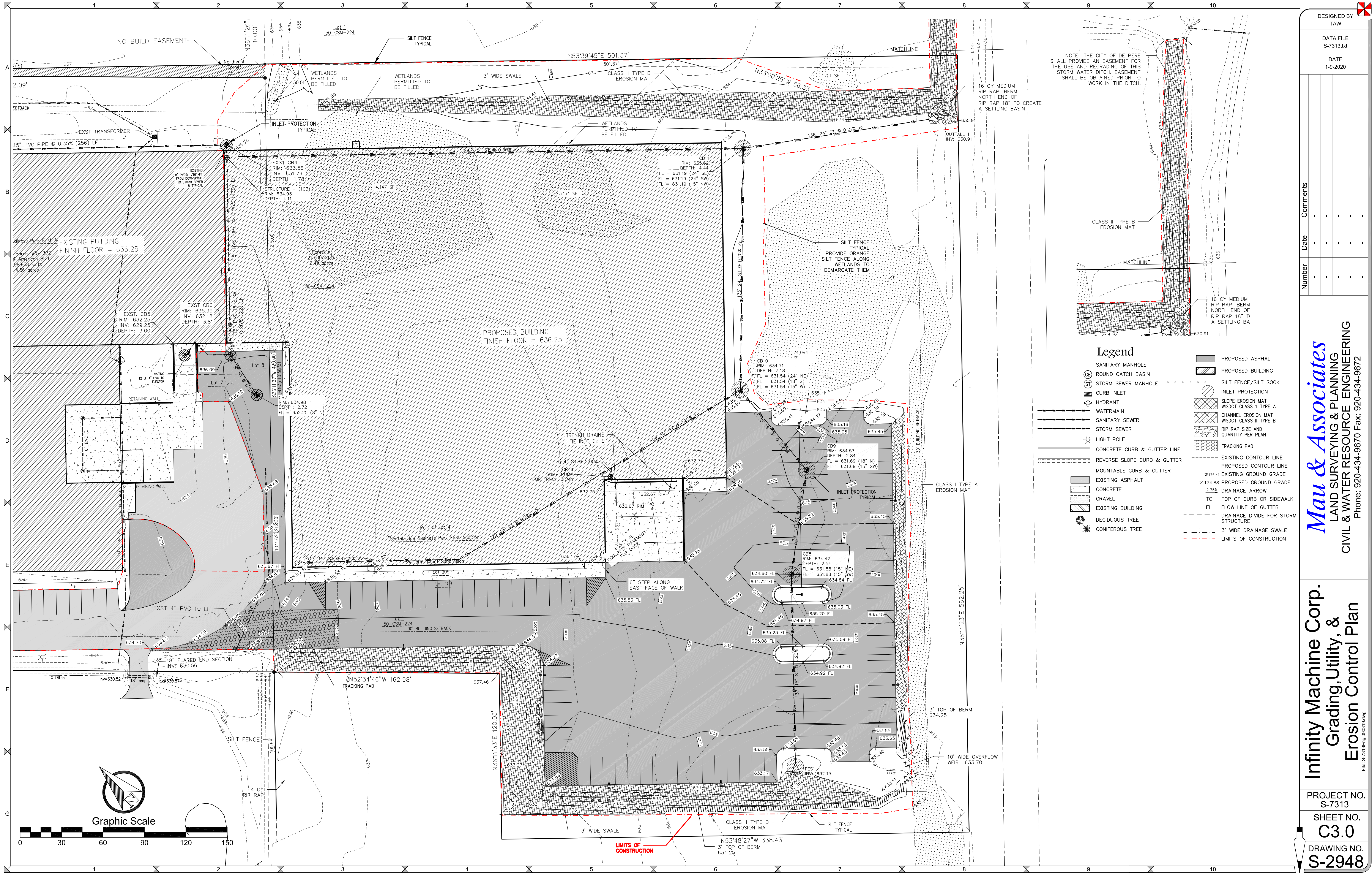
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PROJECT NO.
S-7313

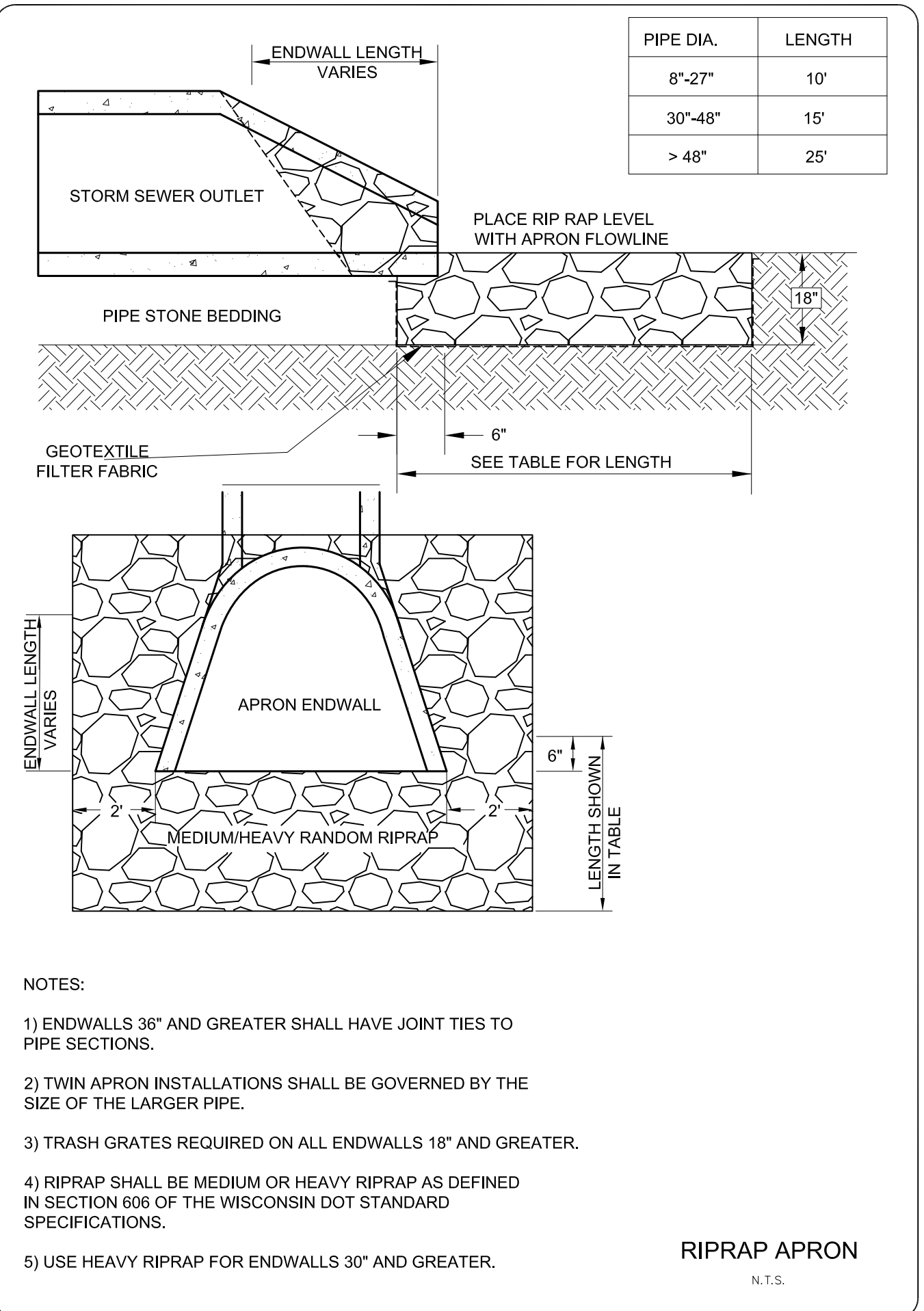
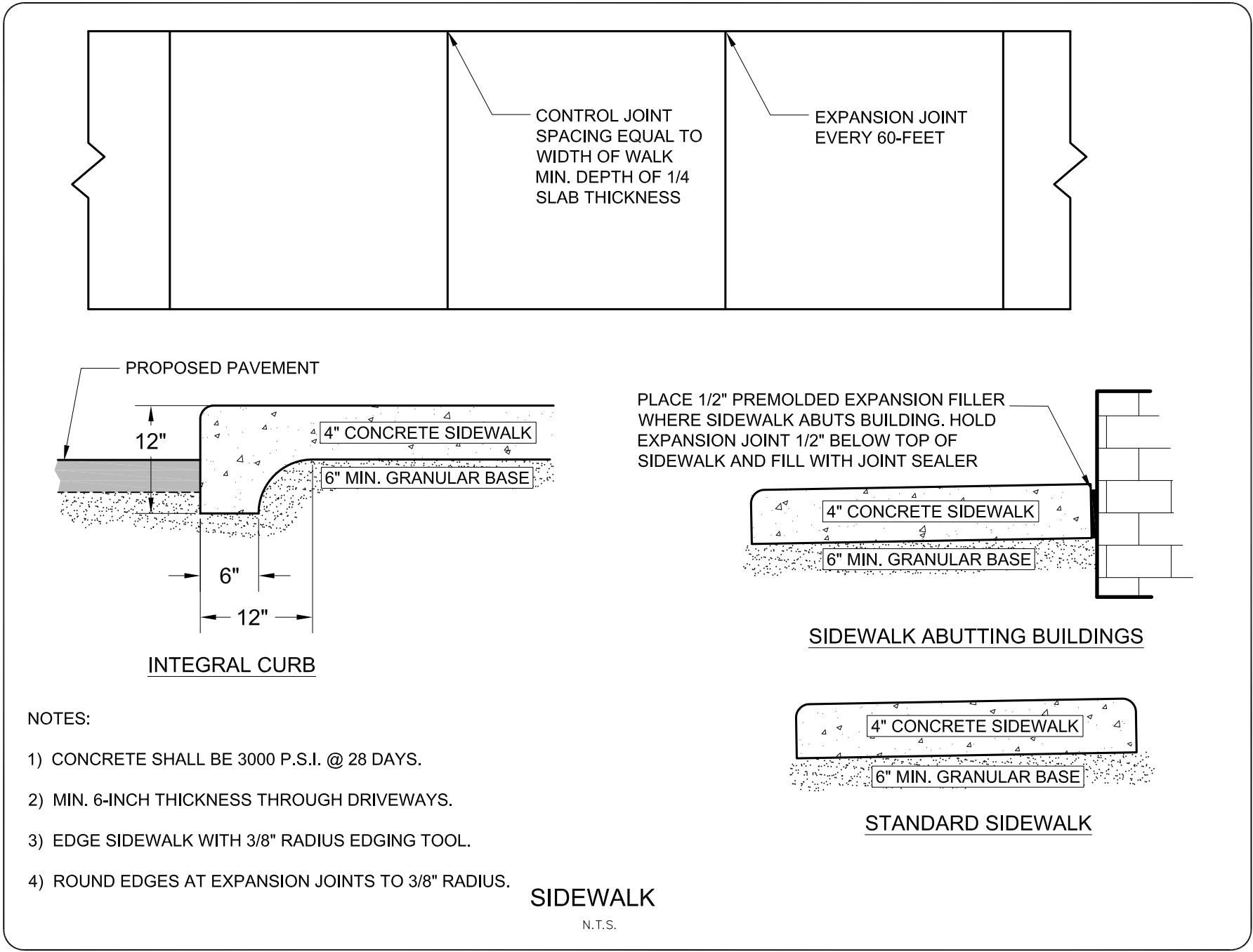
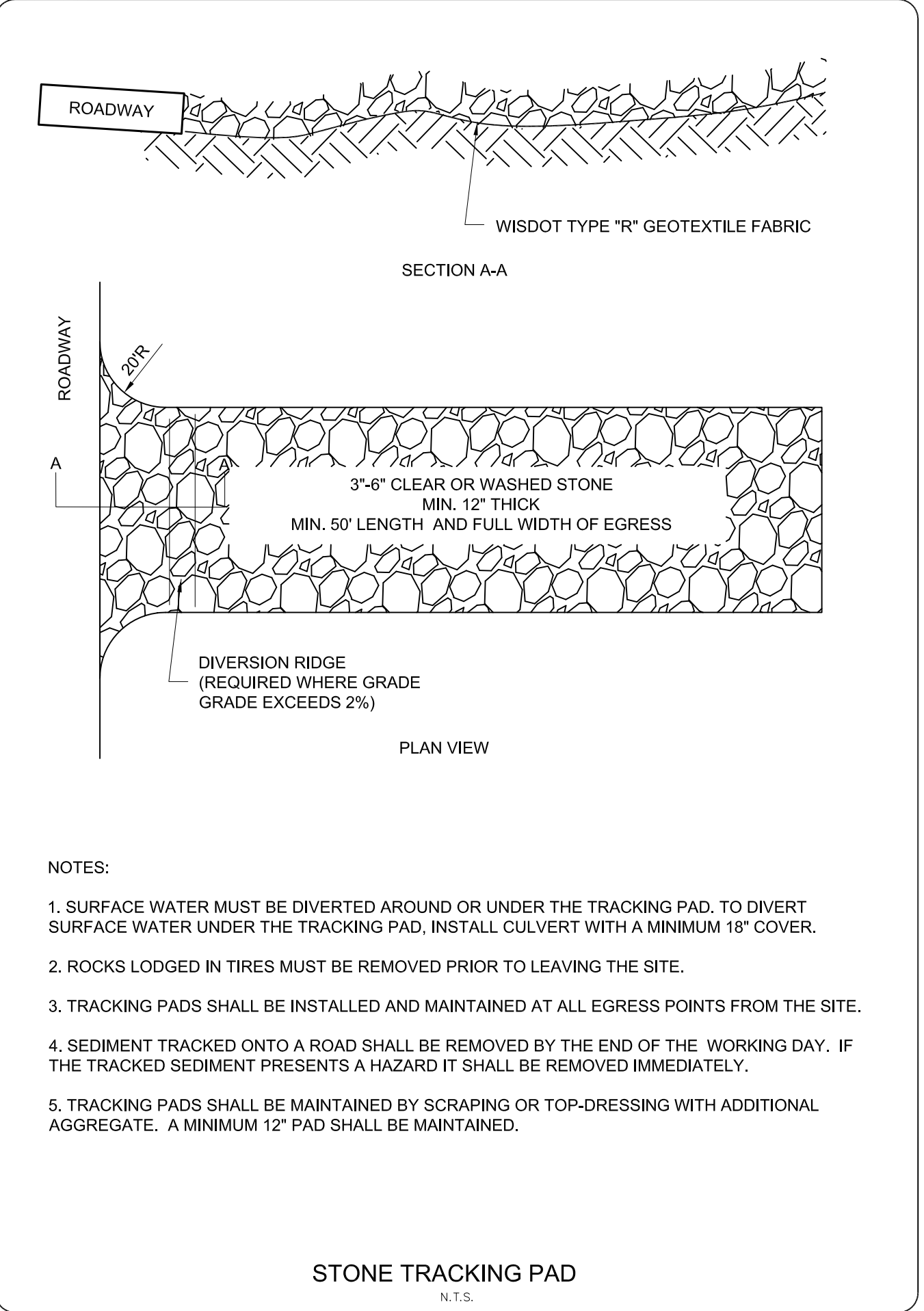
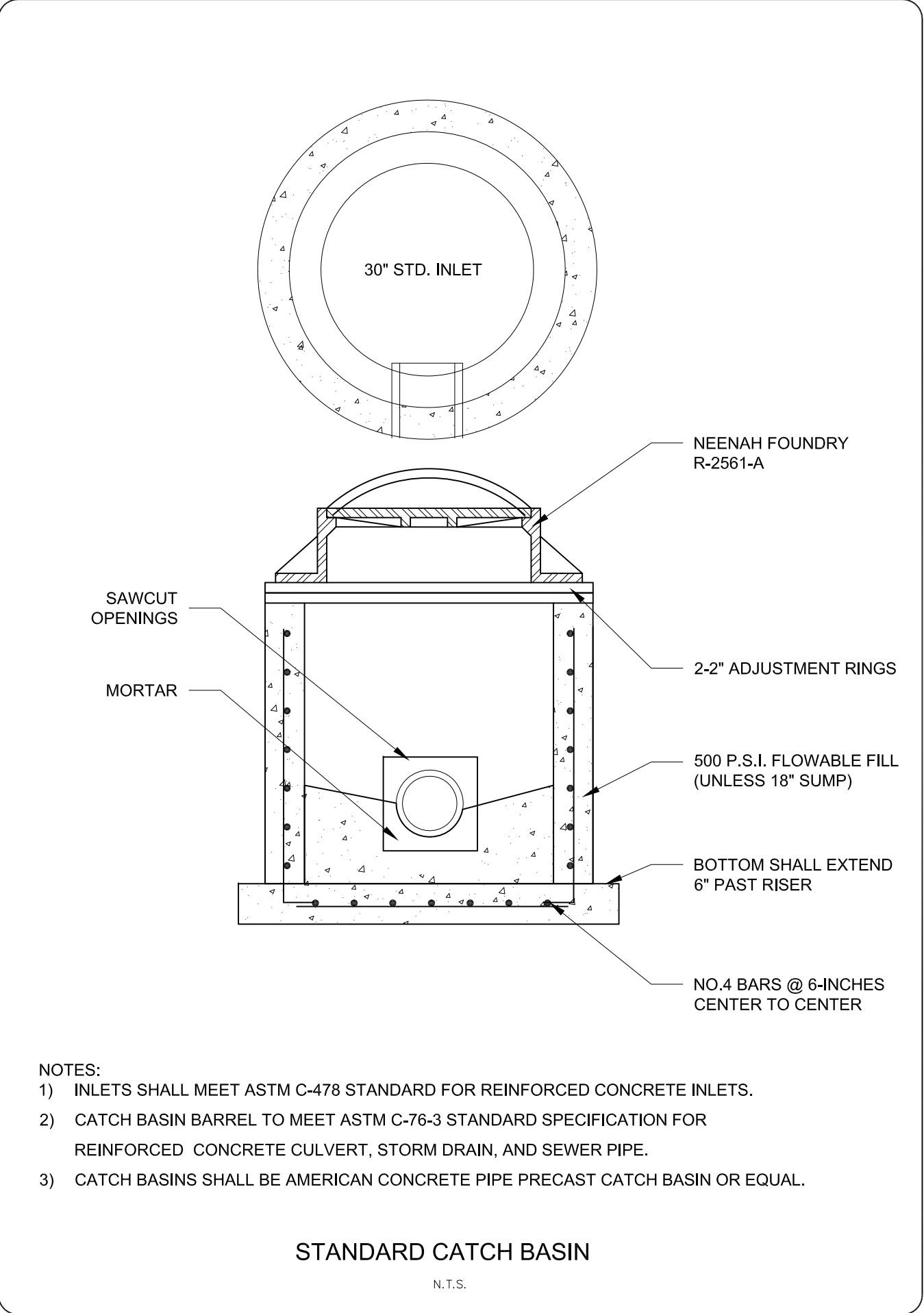
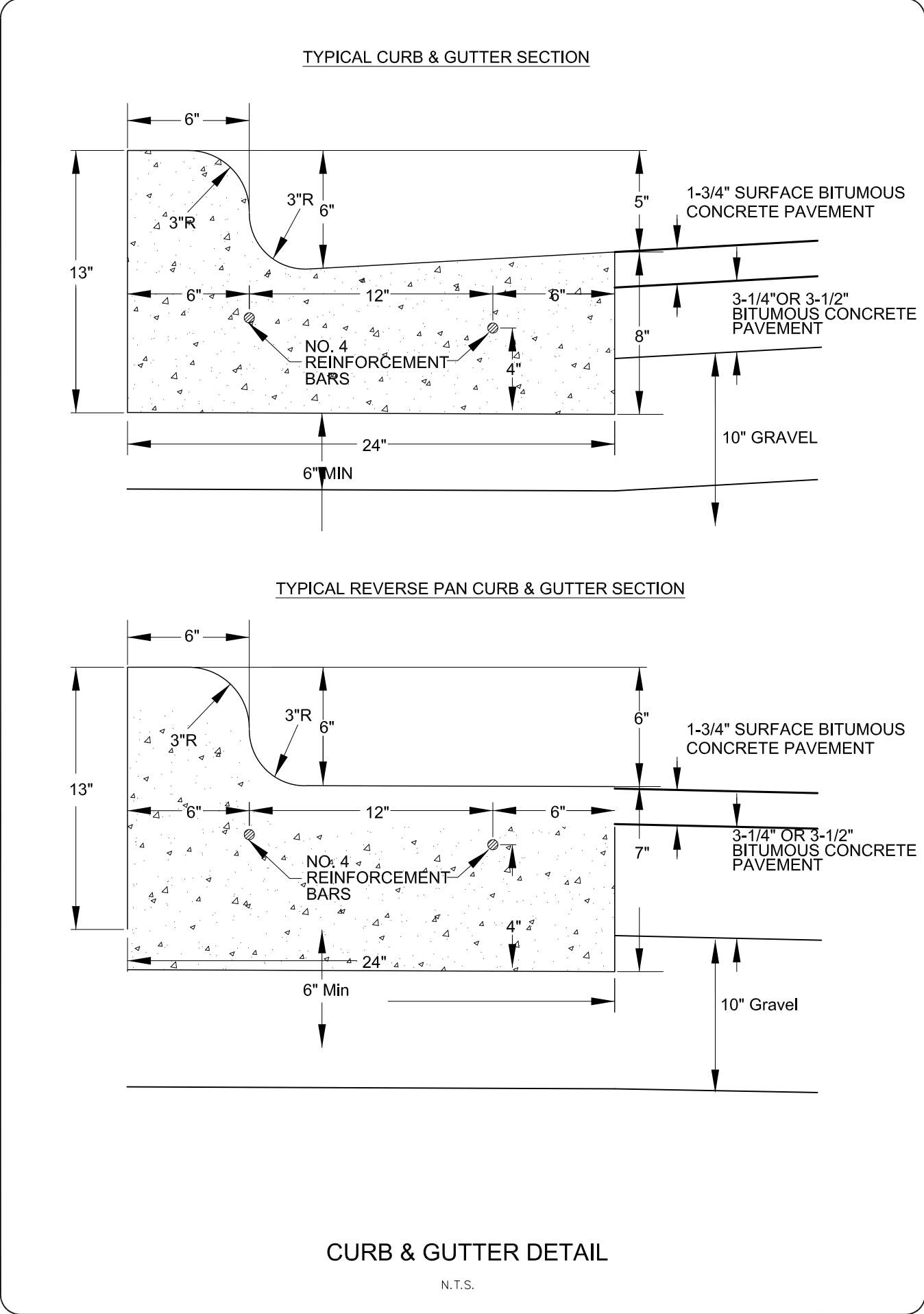
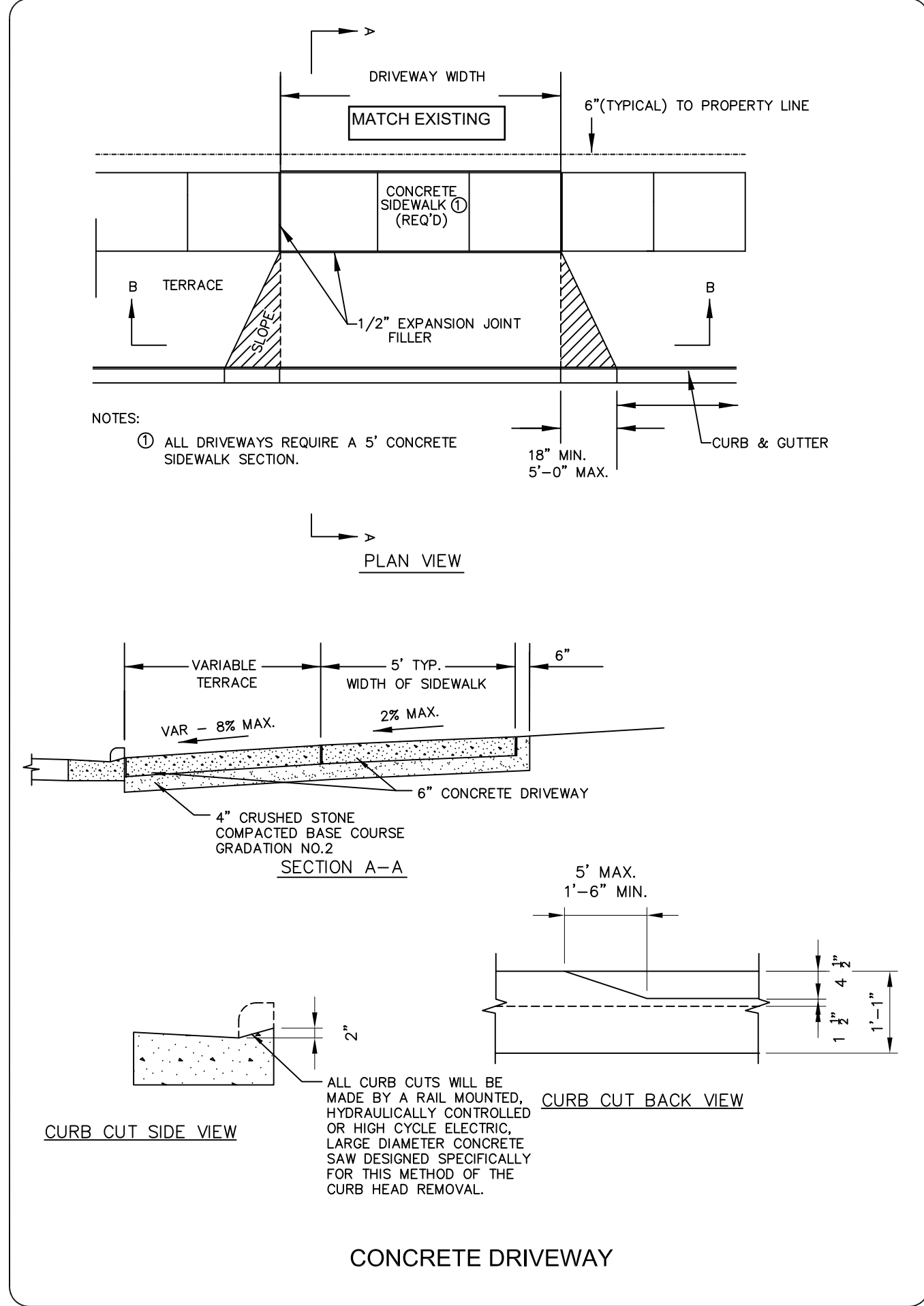
SHEET NO.
C2.0

DRAWING NO.
S-2948





Packet Pg. 184



DESIGNED BY
TAW

DATA FILE
S-7313.txt

DATE
1-9-2020

Comments

Date

Number

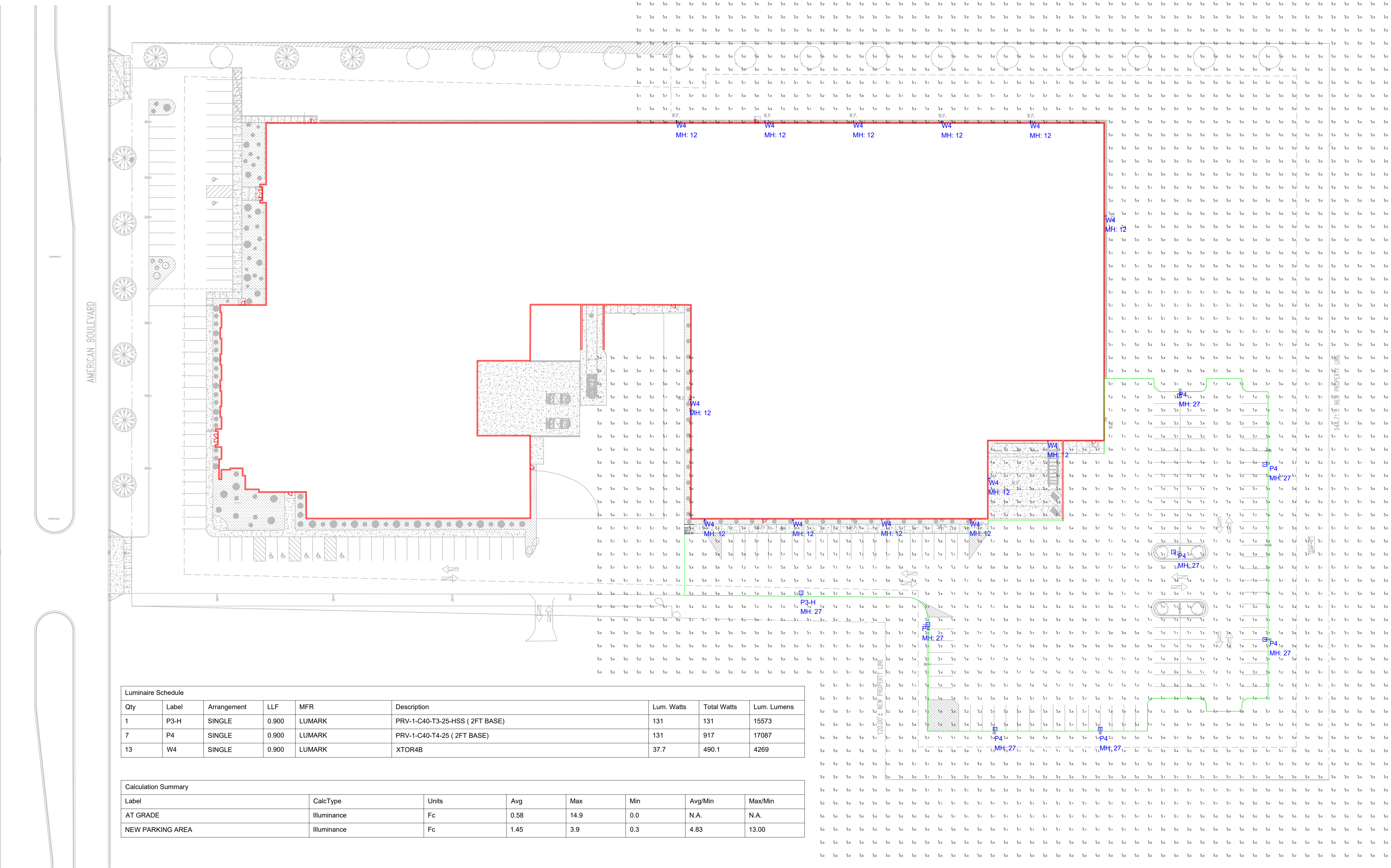
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Infinity Machine Corp.
Notes & Details

PROJECT NO.
S-7313

SHEET NO.
C5.0

DRAWING NO.
S-2948



Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
1	P3-H	SINGLE	0.900	LUMARK	PRV-1-C40-T3-25-HSS (2FT BASE)	131	131	15573
7	P4	SINGLE	0.900	LUMARK	PRV-1-C40-T4-25 (2FT BASE)	131	917	17087
13	W4	SINGLE	0.900	LUMARK	XTOR4B	37.7	490.1	4269

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AT GRADE	Illuminance	Fc	0.58	14.9	0.0	N.A.	N.A.
NEW PARKING AREA	Illuminance	Fc	1.45	3.9	0.3	4.83	13.00



#	DATE	COMMENTS
REVISIONS		

DRAWN BY : AD
DATE : OCT 25, 2019
SCALE : 1" = 40'- 0"

INFINITY MACHINE CORP
2249 AMERICAN BLVD
DE PERE, WI 54115

BUILDING CODE REQUIREMENTS - IBC 2015

BUILDING TYPE / SIZE REQUIREMENTS

BUILDING OCCUPANCY CHAPTER 3 = (F1) - MODERATE HAZARD FACTORY
(S1) - MODERATE HAZARD STORAGE
(B) - BUSINESS
CLASS OF CONSTRUCTION = VB ANY ALLOWABLE MATERIAL

BUILDING HEIGHT LIMITATIONS

BUILDING HEIGHT O.K. (55' ALLOWABLE)

BUILDING AREA LIMITATIONS

TABLE 507.5 AREA - BUILDING SHALL NOT BE LIMITED WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 & 60' CLEAR OPEN SPACE AROUND THE BUILDING (NO BUILD EASEMENT)
TOTAL ALLOWABLE AREA - UNLIMITED AREA OK

AUTOMATIC SPRINKLER SYSTEMS:

ENTIRE BUILDING PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM NFPA 13

FIRE RESISTANCE CONSTRUCTION

GREATER THAN 30'-0" FIRE SEPARATION DISTANCE
NO EXTERIOR WALL RATING REQUIRED

BUILDING ACCESS / EGRESS INFORMATION

TOTAL OCCUPANTS BASED ON AREA = 1,734 OCCUPANTS

EXIT WIDTH PER OCCUPANT - 0.3" PER OCC. STAIRS / 0.2" PER OCC. OTHER
TOTAL EXIT WIDTH REQUIRED - 247" TOTAL EXIT WIDTH / (8) EXITS 320" PROVIDED
COMMON PATH OF EGRESS - GROUP F1 = 100'-0" PER 1014.3 (W/ SPRINKLER)
EXIT ACCESS DISTANCE - GROUP F1 = 250'-0" PER 1016.1 (W/ SPRINKLER)

SANITARY FACILITIES - PER OCCUPANCY

(8) FIXTURES REQUIRED MEN / (4) FIXTURES PROVIDED
(8) FIXTURES REQUIRED WOMEN / (4) FIXTURES PROVIDED
(1) NEW UNISEX FIXTURE PROVIDED
OWNER LETTER HIGHLIGHTS ACTUAL NUMBER OF EMPLOYEES

FIRE EXTINGUISHERS

TYPE OF BUILDING HAZARD - MODERATE
TYPE OF EXTINGUISHER REQUIRED - ABC
MAXIMUM TRAVEL DISTANCE - 75'
NUMBER OF EXTINGUISHERS REQUIRED AT ADDITION - (22) LOCATIONS
TO BE VERIFIED AT TIME OF INSTALLATION

ACCESSIBILITY

PER 1109 (13)(A) CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION, AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES SHALL BE ACCESSIBLE IN COMPLIANCE WITH ICC/ANSI A117.1

EGRESS LIGHTING

EXIT LIGHTS REQUIRED PER 1003.2.10.1
MEANS OF EGRESS ILLUMINATION TO BE PROVIDED PER 1003.2.11
= MIN 1 FOOT CANDLE AVE
EMERGENCY POWER SHALL BE PROVIDED PER 1003.2.11.2

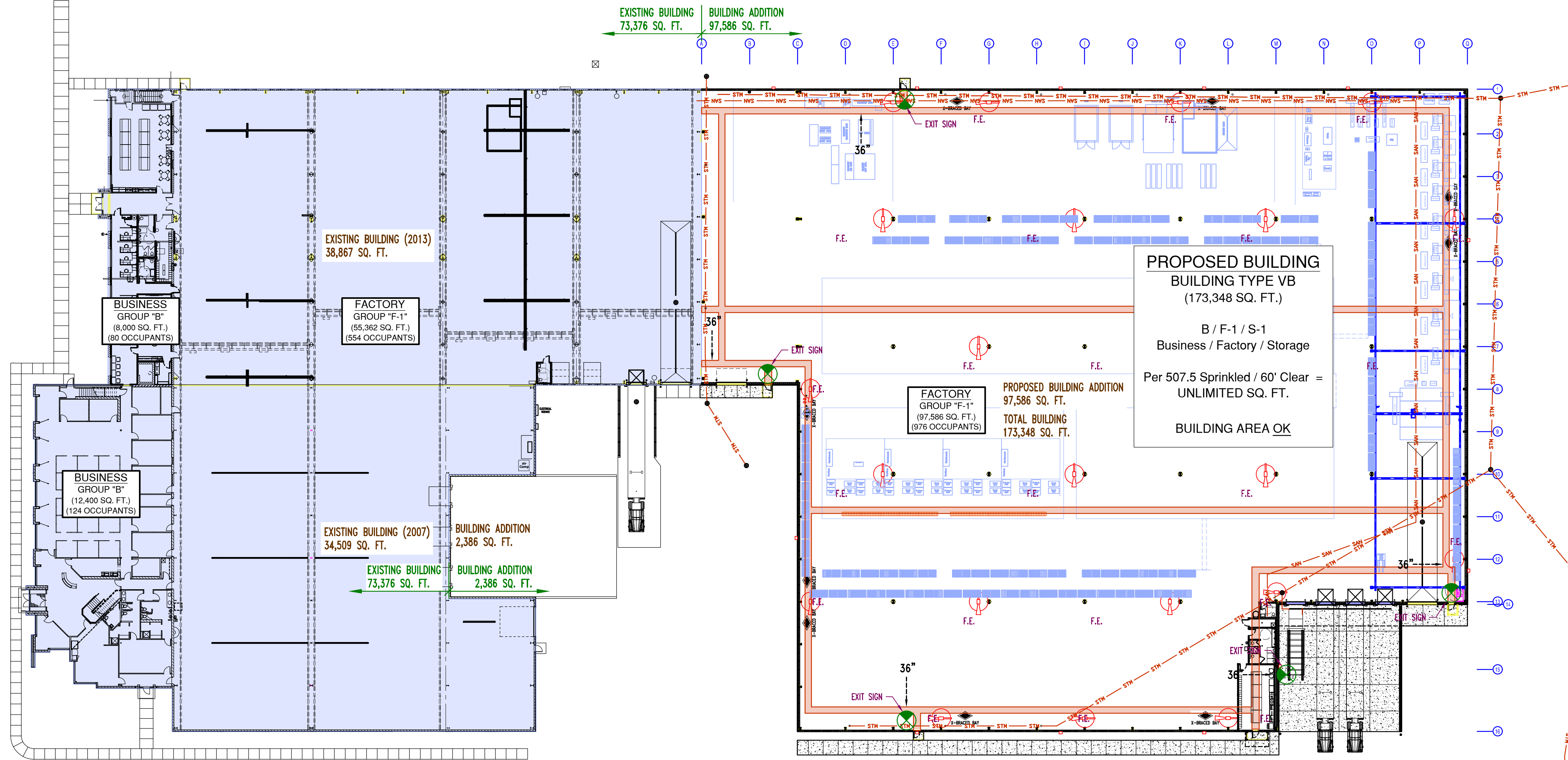
FIRE ALARMS

FIRE ALARM SYSTEMS MUST BE INSTALLED PER SECTION 907 & NFPA 72

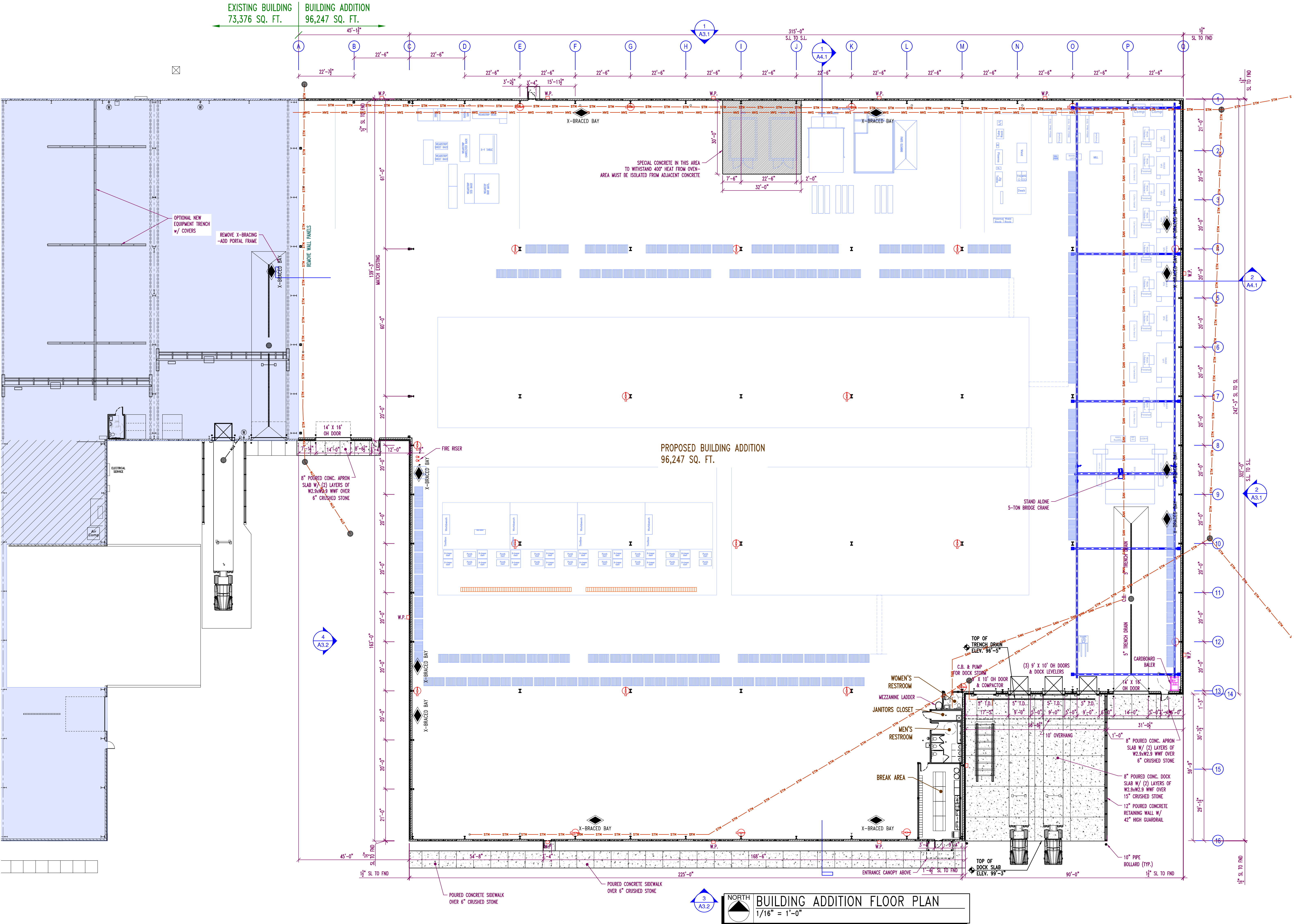
DRAWING LEGEND:

- NEW EXIT SIGN (SEE ABOVE FOR TACTILE SIGN)
- XX" ACCESSIBLE ROUTE W/ WIDTH
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- 5' ROUND WHEELCHAIR TURNING SPACE
- FLOOR SPACE WHERE EMERGENCY LIGHTING IS NEEDED
 - MINIMUM (1) FOOTCANDLE REQUIRED
- MEANS OF EGRESS ILLUMINATION TO BE PROVIDED PER 1003.2.11
EMERGENCY POWER SHALL BE PROVIDED PER 1003.2.11.2

ACCESSIBLE FIXTURE MOUNTING HEIGHTS 1/2" = 1'-0"



OVERALL LIFE SAFETY FLOOR PLAN 1/32" = 1'-0"



DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
METAL BUILDINGS

Schuh
CONSTRUCTION, INC.
Established 1976

State ID# 680499
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PROJECT:
**INFINITY MACHINE CORP
BUILDING ADDITION**
2249 AMERICAN BLVD
DE PERE, WI 54115

PROJECT NO.:
20-001
SHEET NO.:

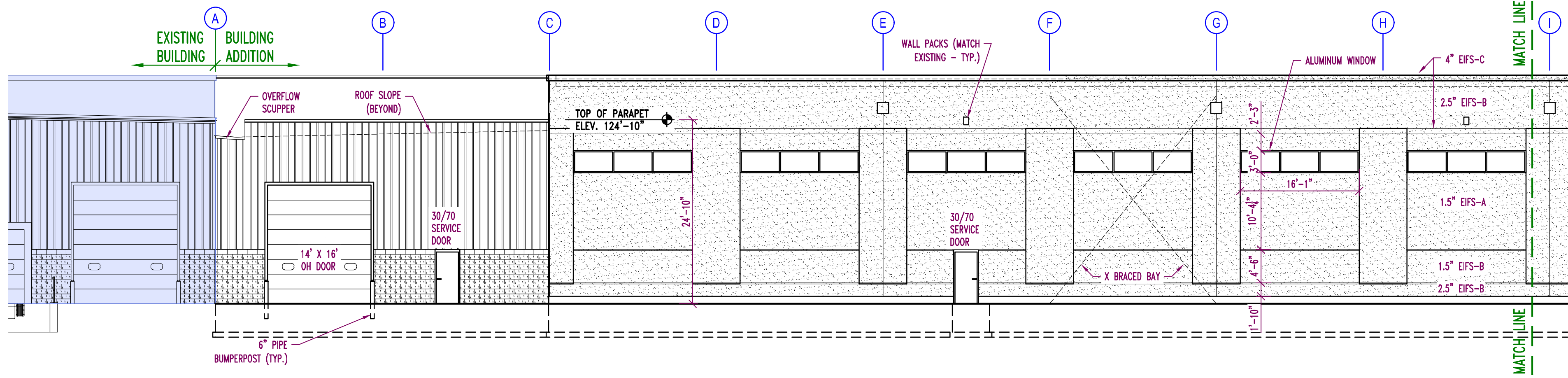
A1.1

Attachment: Site Plan - PRELIMINARY REVISED - 10 Jan 2020 (9080 : Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking)

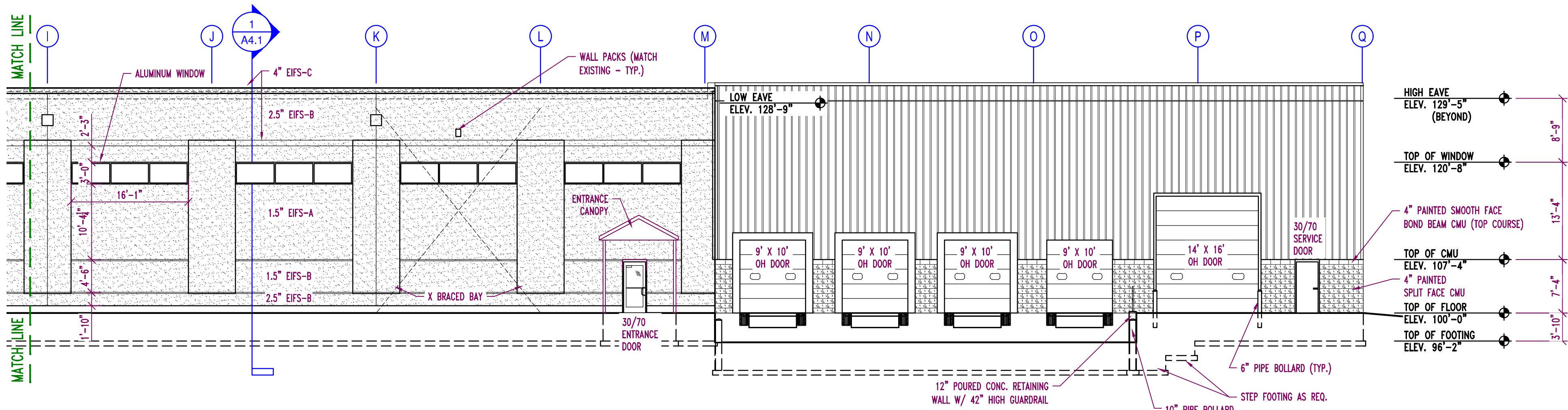


26 GA. BUTLER SHADOWALL R19 METAL WALL
PANEL W/ MIN. 20 YEAR FINISH
(COLOR: TO MATCH EXISTING)
(SEMI CONCEALED FASTENER PANEL)
8½" METAL BUILDING GIRTS
6" METAL BUILDING INSULATION





3A SOUTH ELEVATION - A
A3.2 3/32" = 1'-0"



3A SOUTH ELEVATION - B
A3.2 3/32" = 1'-0"

TYPICAL ROOF @ ADDITION
60 MIL PVC ROOF MEMBRANE
MECHANICALLY FASTENED OVER (2) LAYERS
3.0" ISO BOARD INSULATION (R34 MIN.)
OVER 1.5B 22 GA. METAL ROOF DECKING
(CLASS B ROOF - MINIMUM)

WALL - NORTH / SOUTH (GRIDS '1' & '16')
(FINISHED FLOOR TO 7'-4" A.F.F.)

EIFS TO MATCH EXISTING OVER
8" SMOOTH FACE CMU (INTERIOR)
W/ #4 BARS CENTERED IN GROUTED CORES @ 48" O.C.
& HORIZ. 9 GAGE DUR-O-WALL @ 16" O.C. VERTICALLY
(8" CONCRETE FOUNDATION WALL)

WALL - EAST / WEST / SOUTH (GRIDS '8' & '14')
(FINISHED FLOOR TO 7'-4" A.F.F.)

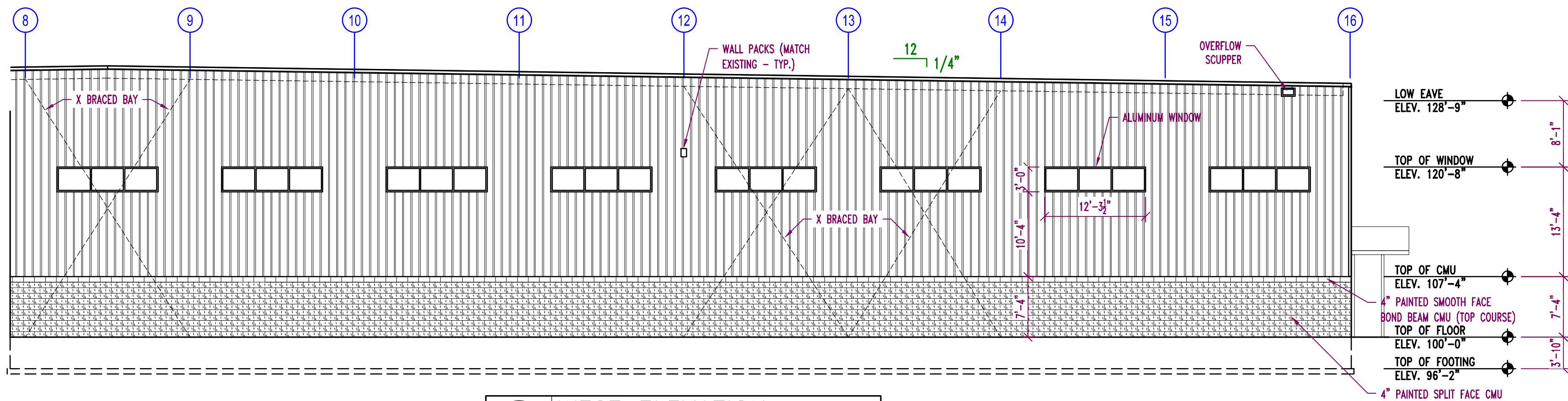
4" PAINTED SPLIT FACE CMU (EXTERIOR)
2" RIGID INSULATION
8" SMOOTH FACE CMU (INTERIOR)
W/ #4 BARS CENTERED IN GROUTED CORES @ 48" O.C.
& HORIZ. 9 GAGE DUR-O-WALL @ 16" O.C. VERTICALLY
(14" CONCRETE FOUNDATION WALL)

WALL - NORTH / SOUTH (GRIDS '1' & '16')
(7'-4" A.F.F. TO PARAPET)

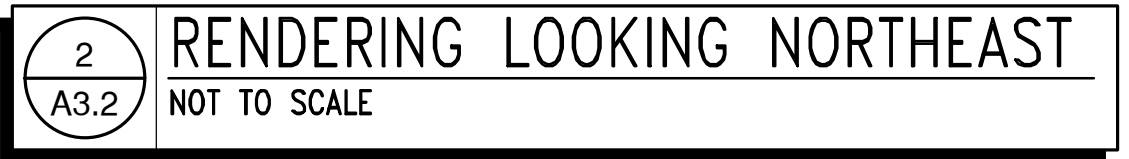
EIFS TO MATCH EXISTING OVER
1/2" EXTERIOR GYPSUM BOARD OVER
INSIDEOUT METAL WALL PANEL
3/2" METAL BUILDING GIRTS
6" METAL BUILDING INSULATION

WALL - EAST / WEST / SOUTH (GRIDS '8' & '14')
(7'-4" A.F.F. TO PARAPET)

26 GA. BUTLER SHADOWALL R19 METAL WALL
PANEL W/ MIN. 20 YEAR FINISH
(COLOR: TO MATCH EXISTING)
(SEMI CONCEALED FASTENER PANEL)
8 1/2" METAL BUILDING GIRTS
6" METAL BUILDING INSULATION



4 WEST ELEVATION
A3.2 3/32" = 1'-0"





Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer:

Schuh Construction

Project:

Infinity Machine 2249 American Blvd Depere WI

Date:

11/12/19

County:

Brown

Version

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	02/03/20	03/03/20	2.1%	100	Silt Loam	0.43	2.0%	205	0.25	1.00	0.2	1.113	Silt Fence	0.1
Bare Ground	03/03/20	05/30/20	17.4%	100	Silt Loam	0.43	1.0%	80	0.12	1.00	0.9	0.815	Silt Fence	0.4
Seed with Mulch or Er	05/30/20	08/30/20	59.9%	100	Silt Loam	0.43	1.0%	80	0.12	0.10	0.3	0.815	Silt Fence	0.2
End	08/30/20	-----	-----	-----	-----	-----	1.0%	80	0.12	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	1.0%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											1.4		TOTAL	0.7
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

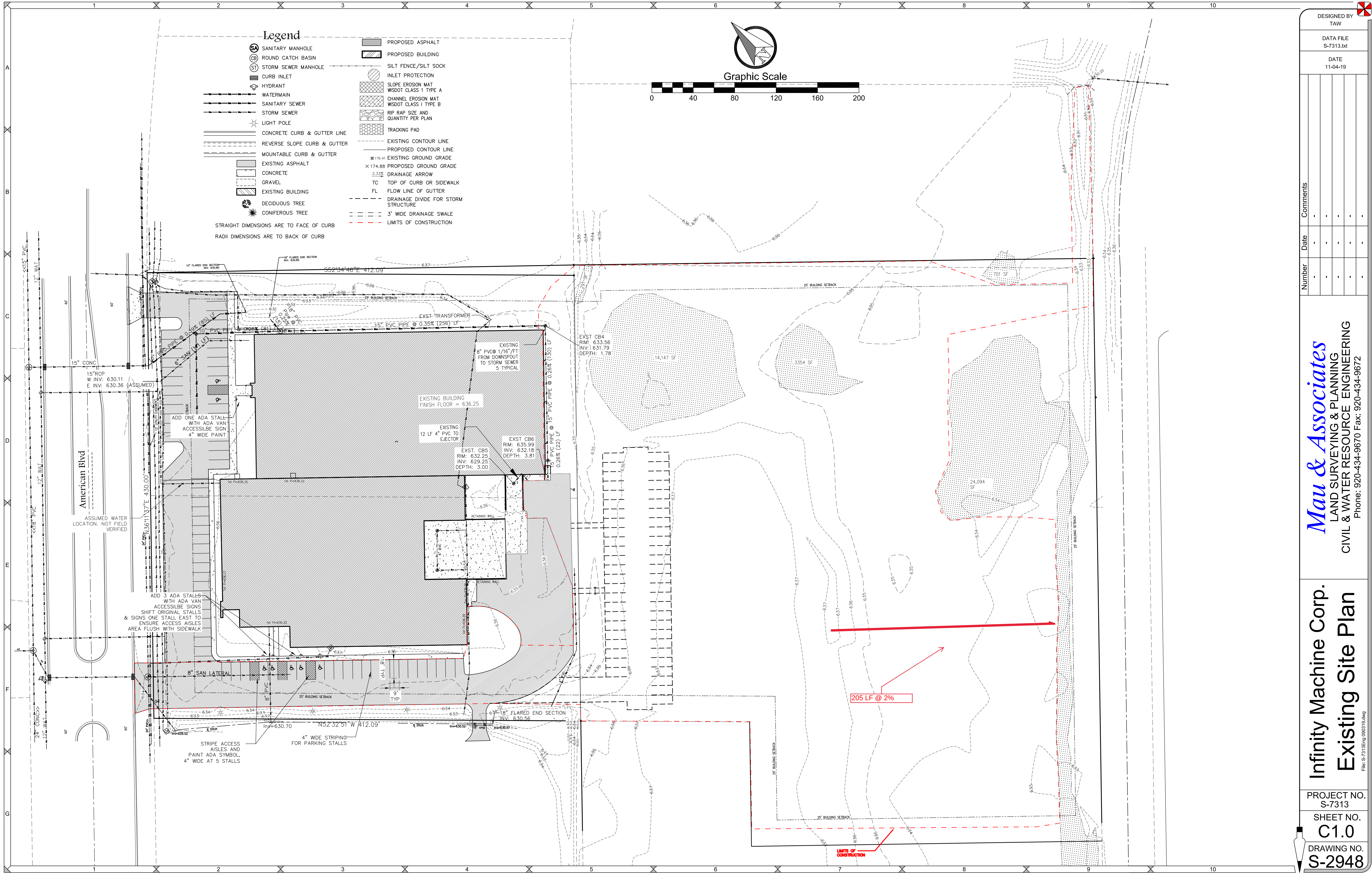
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MUST ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Designed By:	Tonya Wagner
Date	11/12/2019







City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

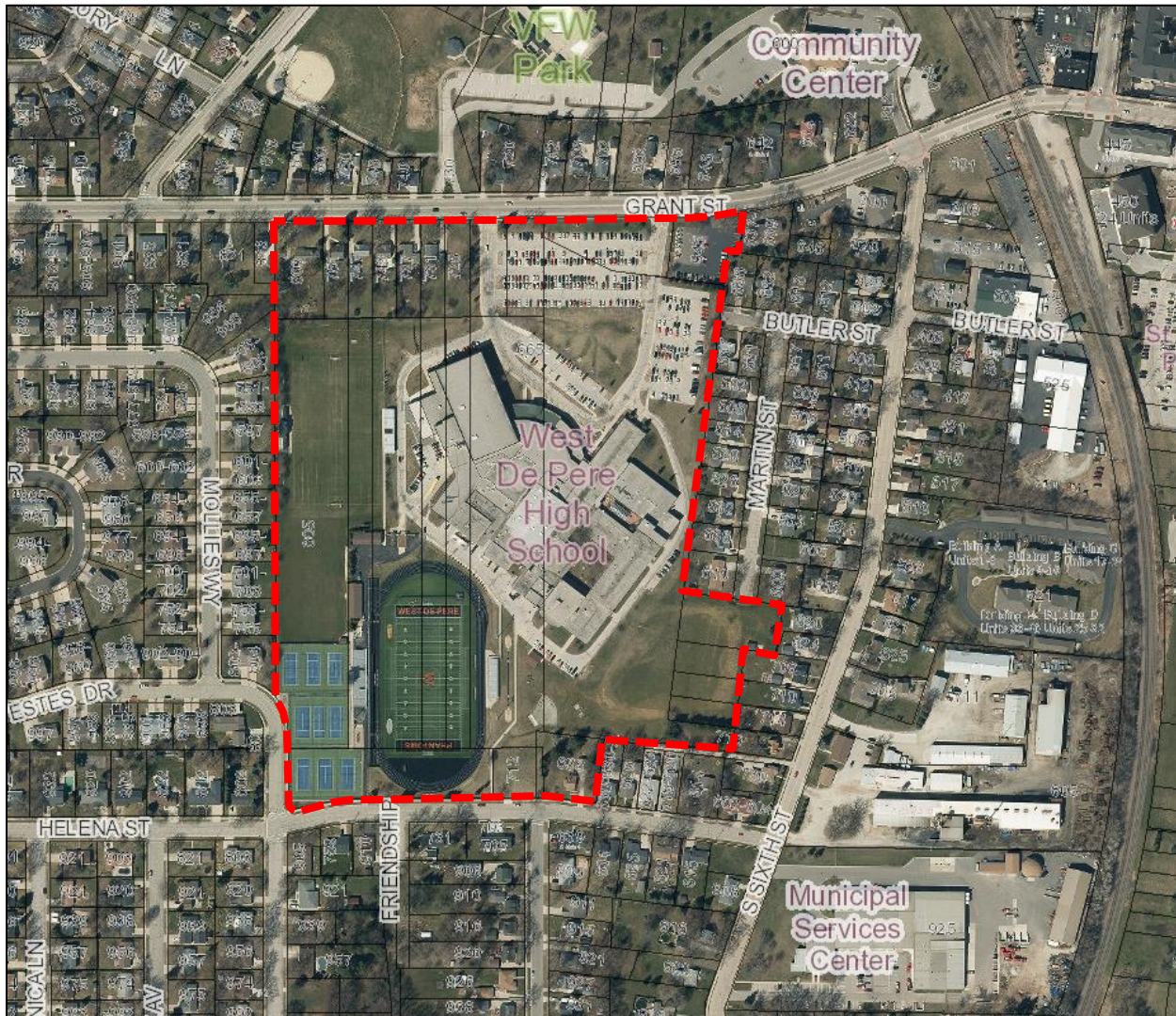
SUBJECT: Staff recommendation and possible action regarding a Site Plan request for the West De Pere High School building addition and parking lot expansion at 665 Grant Street (Parcel WD-864, etc.).

ATTACHMENTS:

- 01-27-20 Plan Commission Report - West De Pere High (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 20 Dec 2019 (PDF)

- Item 13:** Staff recommendation and possible action regarding a Site Plan request for the West De Pere High School building addition and parking lot expansion at 665 Grant Street (Parcel WD-864, etc.).

SITE MAP



- REQUESTED ACTION:** Site Plan Approval.
- Site Plan approval for the addition of a fieldhouse, classrooms, parking lot, athletic facilities and storm water management.
- COMMON DESCRIPTION:** 665 Grant Street (West De Pere High School), located south from VFW Park, between Sixth Street and Suburban Drive.
- PARCEL NUMBERS:** WD-864, etc.

NOTE: The school property consists of multiple parcels and the petitioner is in the process of combining the parcels.

EXISTING ZONING:	R-2 (Single and Two-Family Residence District). Junior and senior high schools are permitted uses in the R-2 District.	
SURROUNDING LAND USES:	VFW Park and single family residential to the north (R-2). Single and two family residential to the south (R-2). Single family residential to the east (R-2). Two family residential to the west (R-2).	
COMPREHENSIVE PLAN:	Institutional/Governmental Facilities & Parks and Recreation	
APPLICANT / OWNER:	Dan Peplinski, Project Manager Authorized Representative Point of Beginning 4941 Kirschling Stevens Point, WI 54481	School District of West De Pere Property Owner 400 Reid Street, Suite W De Pere, WI 54115
SITE HISTORY:	The subject site has been used as a school property since the 1950's and was used for agricultural purposes prior to that time. The most recent significant building addition and remodel occurred in 2001, which included the addition of a fieldhouse, auditorium, and classrooms. In 2018, De Pere voters approved a referendum in support of multiple West De Pere School District Projects, including a high school addition of a fieldhouse, classrooms, parking lot, athletic facilities and storm water management. In November 2019, The De Pere Board of Appeals reviewed variance requests related to the proposed new fieldhouse. Variances related to building height, and building materials (architectural panels and translucent polycarbonate panels) were approved as shown in this site plan.	
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60. The subject property includes additions to the existing West De Pere High School. In summary, the additions include: • An approximate 273'x240' fieldhouse addition at the north end of the existing school (Grant Street side) that is 57' high at the highest point. • An approximate 100'x200' classroom addition at the south end (Helena Street side) of the existing school. • An increase in the size of the parking lot at the north end of the school and a new parking lot at the south end of the school. This is needed because some parking areas will be lost due to the additions. The number of parking spaces will change from 490 spaces to a total of 606 spaces with the new site plan. • Modifications to athletic facilities (bleachers area) at the south end	

of the school.

- A revision to the storm water management plan and the rerouting of an underground storm drain.

The existing driveway connections at Grant Street will remain for the parking lot. A new driveway connection is proposed at Helena Street for the parking at the south end of the school.

There is a new proposed approximate 14'x16' wall sign (224 SF) at the north end of the new fieldhouse; the new signage is a "W" logo for the school. The sign Code allows for schools to have a wall sign that identifies the institution name in combination with a monument sign. Staff recommends that the "W" sign not be illuminated due to being in a residential neighborhood, and the sign should be no more than 100 square feet in size.

NOTE: The R-2 zoning district does not allow wall signs, except for buildings like schools. Staff compared the minimum size requirement to a business building that allows wall signs.

The building façade materials include brick and glass windows. The upper portion of the fieldhouse includes architectural panels and translucent polycarbonate panels, which was approved for use by the Board of Appeals in November 2019. The brick colors and patterns are designed to match the existing red building.

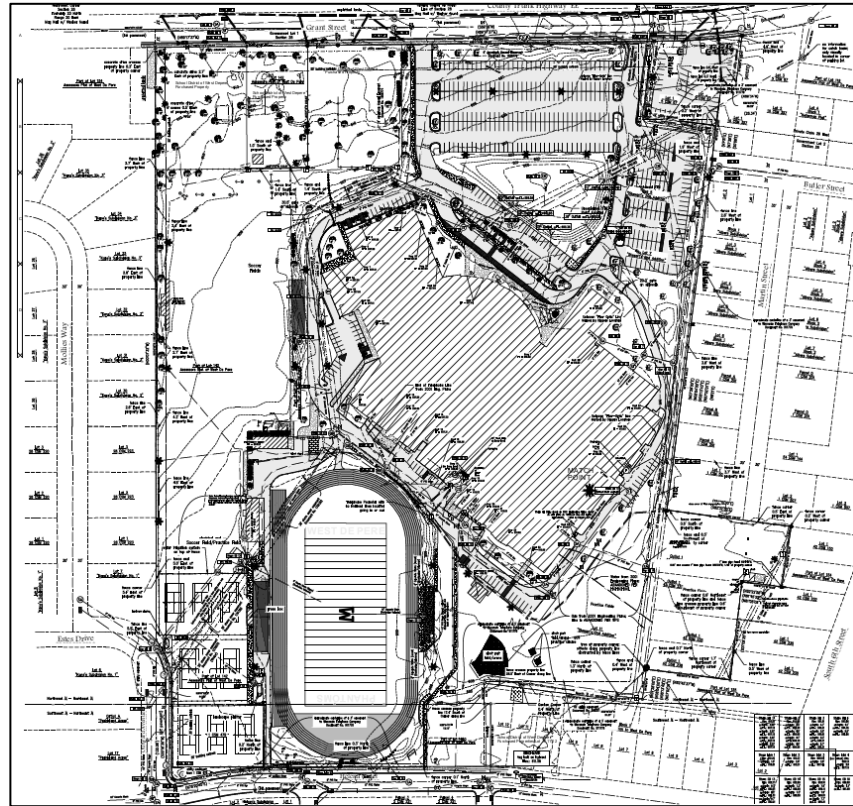
The site plan complies with the following massing and setback requirements set by the R-2 District (Code Section 14-39):

- Land Use: High School – Proposed High School (permitted)
- Lot Size: ~34 acres (2 acres required)
- Front Yard Setback - Grant Street: ~79 feet (50 feet required)
- Interior Side Yard Setback - west: ~232 feet (20 feet required)
- Interior Side Yard Setback- east: ~34 feet (20 feet required)
- Rear Yard Setback – Helena Street: ~240 feet (75 feet required)
- FAR: 0.2 (0.5 or less required)
- Building Height: 57 feet (Variance approved to exceed 35 feet)
- Landscaping: 34 deciduous and 39 evergreen (some arborvitae) being added to the existing trees on site.

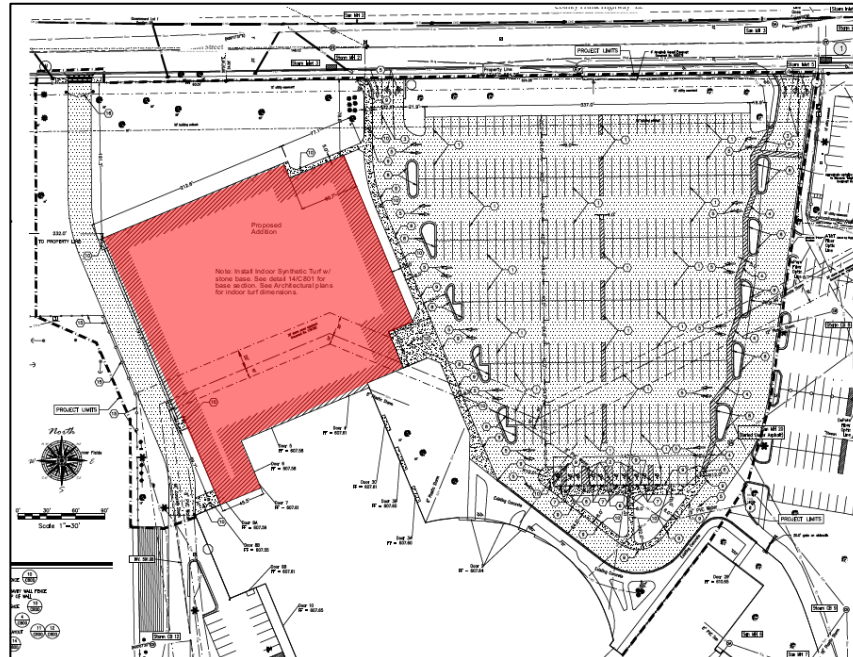
Parking requirements have been met with a change from 490 to 606 existing, modified, or new proposed new vehicle stalls. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	490	606	Unknown	--
TOTAL	490	606	--	YES

Existing site plan (prior to any changes).

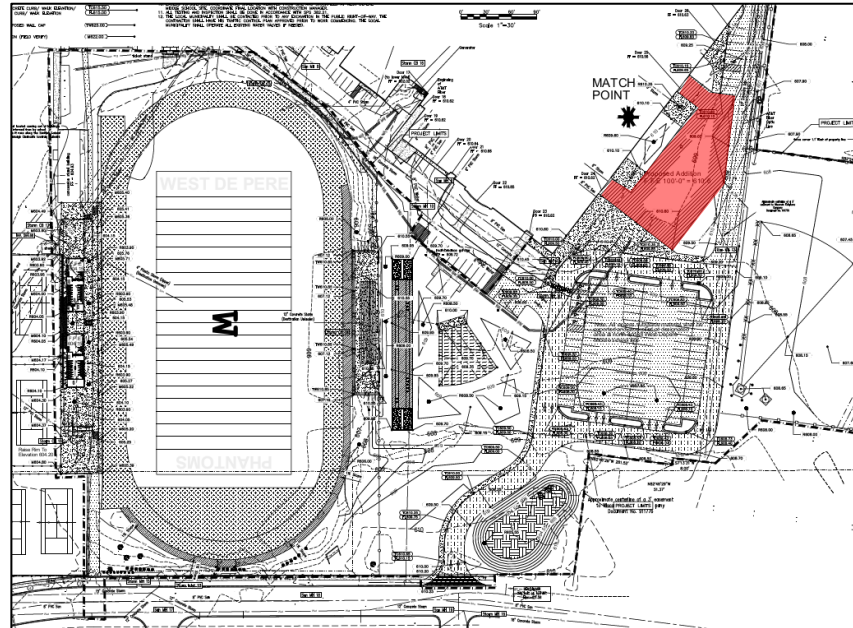


Proposed site plan with landscaping at north (Grant Street) end.



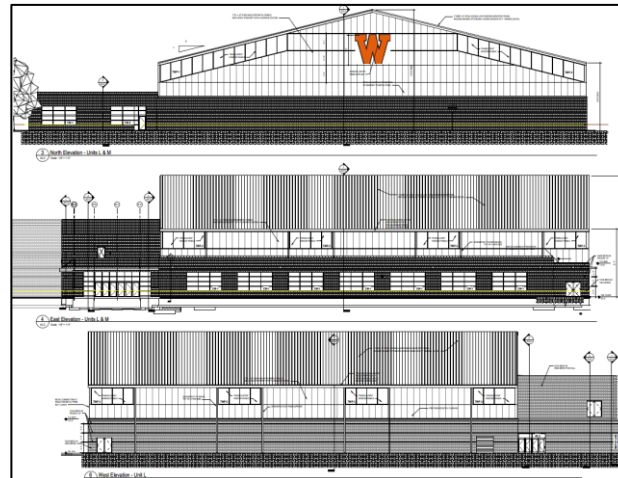
*building addition is highlighted red

Proposed site plan with landscaping at south (Helena Street) end.

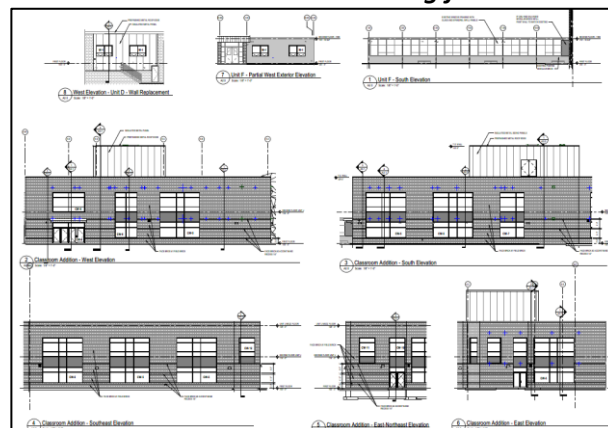


*building addition is highlighted red

Fieldhouse: front and side building facades.



Classrooms: Front and side building facades.



Three Color renderings of fieldhouse addition.



STAFF COMMENTS:

Engineering:

1. Any remaining water mains for the razed properties will need to be abandoned to the main. If the water main is ductile or cast iron the corporation can simply be turned off at the main. If the water main is PVC, the corporation will need to be removed and a solid sleeve will need to be installed over the service hole.
2. All sanitary sewer laterals for the razed properties need to be abandoned at the sanitary sewer main. They can either be capped at the wye or an internal liner may be installed to seal off the service hole to prevent infiltration.
3. All existing structures, vegetation or utilities located in the new storm sewer alignment will need to be removed by the developer in advance of the City's relay work. For example, the vegetation up by the western driveway on Grant Street that is slated to be maintained by keynote #19 will need to be removed.
4. Sheet C200: In the general notes, update comment #8. Any pavement disturbance on Grant Street will require a permit with Brown County. Any utility work in Grant Street would need municipal involvement.
5. Sheet C201: in the general notes, update comment #8. Any pavement disturbance in Helena Street will need a excavation permit with the City of De Pere. Contact the City at 920-339-4061 a minimum of two weeks prior to excavation within the street right-of-way.
6. Sheet C300: show parking lot data table listing quantities of stalls, ADA stalls, required stalls, etc.
7. Sheet C300: All driveways are to be 8-inch concrete with an 8-inch concrete sidewalk section. Curb openings shall be made with profile cut of the curb head. The City will not permit the curb head to be broken off at the flowline and re-poured.
8. Sheet C301: show work on Helena Street. The proposed water and sanitary laterals are cut off this page. Road restoration will be pursuant to City of De Pere excavation permit and standard specifications.
9. Sheet C500: City of De Pere not Menasha in General Note #3.
10. Sheet C500: further break out construction sequencing. Provide dates or timeframes for general construction scheduling. City will need to know schedule for storm sewer relay.
11. Sheet C601: add a note to contact City of De Pere Engineering prior to making sanitary lateral connection for the concession stands. 920-339-4061.
12. Sheet C601: add a note to contact City of De Pere Water prior to tapping new 3-Inch lateral. Water can be reached at 920-339-4063.
13. Sheet C800: Inlet protection Type D should be specified pursuant to WisDNR best management practices.
14. SWMP: The City will need additional time to review the storm water management plan.
15. The City will provide a storm water maintenance agreement once the SWMP is reviewed and approved. The Developer is to fill out the maintenance agreement and the City will submit for recording.
16. Record Drawings of the storm sewer treatment system structures are to be provided as well as an Engineer's Certificate of final construction's compliance to the plans.
17. Provide WisDNR soil loss/sediment discharge calculations with corresponding map.
18. The water service that currently wraps around the building will no longer be permitted since it is being relayed. Prior to wrapping around the

building, the water service will need to enter the building and be metered. After it goes through the meter, the service can exit the building and wrap around to feed the back side. The same goes for hydrants. All hydrants must be fed off a line that goes into the building first to be metered. A bypass can be used for fire suppression.

19. A storm sewer easement per the City's discussions with the developer and the school district will need to be approved and recorded prior to the public Infrastructure agreement being finalized.
20. Provide the water meter size when it is known. Any new water meters larger than 1-Inch need to be special ordered and it may take a month.
21. Developer will need to provide easement document for the new storm sewer relocation and the abandonment/removal/vacation of the existing storm sewer alignment.
22. Required prior to obtaining an occupancy permit:
 - a. The Developer/School District is responsible to fund Improvements on Grant Street as discussed and outlined in the TIA. The City and Brown County have requested grant funding for these improvements. The City will provide a further breakdown of costs will be provided as well as a Public Infrastructure Improvement Agreement once work scope is finalized.
 - i. Signal at Allard
 - ii. Midblock crossing with RRFB's at School
 - b. The Developer/School District is responsible to fund the relocation and relay of the large storm sewer on site within the new easement. The City will provide a further breakdown of costs will be provided as well as a Public Infrastructure Improvement Agreement once work scope is finalized. Anticipated construction dates are required so the City can schedule our work.
 - c. Sheet C201: The note in the middle of the football field has a typo. "Anticipated"

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. A planting detail for trees and shrubs should be included. The WDNR has a tree detail that is recommended.
2. A tree protection plan needs to be established for all existing trees on site that will be retained near the construction zones. It also needs to outline how this plan will be retained throughout the entirety of the project.
3. Required prior to obtaining an occupancy permit:
 - a. While there are certainly a large number of trees being planted, there is a disproportionate number of small/mid-sized trees to large trees. It may be worthwhile to include more medium to large sized species where appropriate or logical. (DAM 1-13-20)

Health: None.

Planning:

1. Property lines create setback issues on the property. Parcels that bisect the building need to be combined to prevent setback issues. NOTE: Staff is aware that the school district is combining the parcels. The building setback criteria will not be met until after the parcels are combined.
2. Identify location and screening used for any exposed HVAC systems and/or

- outdoor refuse facilities.
3. Additional landscaping is needed around the parking lots to screen the parking areas from adjacent residential and the streets. The landscaping beautifies the property and captures headlight glare coming from the parking lots.
 4. Identify the location of any new signage. NOTE: Plan Commission reviews the location for signage, however, separate sign permits are required and signs must meet sign code (the concept "W" on the fieldhouse does not meet sign code).
 5. Provide a table on one page that conveniently identifies the existing, proposed (and any required) building square footage, Floor Area Ratio, greenspace, landscaping, parking spaces. This will allow the Plan Commission to quickly identify that criteria have been met.
 6. The "W" wall sign at the north end of the building should not be illuminated due to being in a residential neighborhood. The sign should also be no more than 100 square feet in size.

Inspection:

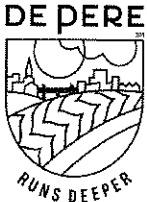
1. IBC 1107.4 & ICC A117.1 402 – An accessible route shall be provided consisting of an unobstructed path including walking surfaces, marked crossings at vehicular ways, parking aisles, passenger loading zones and other access aisles, curb ramps, ramps into the building and throughout the building.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for the high school addition of a fieldhouse, classrooms, parking lot, athletic facilities and storm water management, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 148473
		Date: 12-20-19

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) Dan Peplinski	Authorized Representative Point of Beginning	Title Project Manager	
Mailing Address 4941 Kirschling	City Stevens Point	State WI	ZIP Code 54481
Email Address danp@pobinc.com	Phone Number (incl. area code) 715-344-9999	Fax Number (incl. area code) 715-344-9922	

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

Name (Ind. Org. or Entity) School District of West DePere	Contact Person Dennis Krueger	Title Superintendent	
Mailing Address 400 Reid St. Suite W	City De Pere	State WI	ZIP Code 54115
Email Address dkrueger@wdpsd.com	Phone Number (incl. area code) 920-337-1393	Fax Number (incl. area code) 920-337-1398	

SECTION 3: Project or Site Location

Project Address/Description 665 Grant St., De Pere WI. 54115	Parcel No. WD-864
---	----------------------

SECTION 4: Project Information

Existing Zoning:	R-2		
Present Use of Parcel:	Educational		
Proposed Use of Parcel:	Educational		
Estimated Start Date:	March 16, 2020	Estimated Completion Date:	August 30, 2020

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Dan Peplinski	Title Project Manager	Phone Number 715-344-9999
Signature of Applicant 		Date Signed 12-16-2019

TO BE COMPLETED BY CITY STAFF

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

Site Survey

bray
architects
solid foundation. forward thinking.

Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204

T: 414.226.0200

Sheboygan
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Sheboygan, Wisconsin 53082

T: 920.459.4200

www.brayarch.com

Civil Engineering
Landscape Architecture
Land Surveying
4914 Kitching Court
Stevens Point, WI 54481

HOA

Project Title:
**Additions & Renovations to
West De Pere High School
School District of West De Pere
655 Grant Street, DePere, Wisconsin 54115**

REVISIONS:

Attachment: Site Plan - PRELIMINARY - 20 Dec 2013 (9085 - Staff recommendation and possible action regarding a Site Plan request for the West De Pere High Sch)

Issue Date: 10/1/2013

Issue By: Steven M. Bieda

Issue For: 3273HS

Issue Date: 10/1/2013

Issue By: Steven M. Bieda

Issue For: City Submittal

Issue Date: 10/1/2013

Issue By: Steven M. Bieda

Issue For: Review Set

Issue Date: 10/1/2013

Issue By: Steven M. Bieda

Issue For: Existing Site

Issue Date: 10/1/2013

Issue By: Steven M. Bieda

Issue For: Survey

Issue Date: 10/1/2013

Issue By: Steven M. Bieda

Issue For: Utility

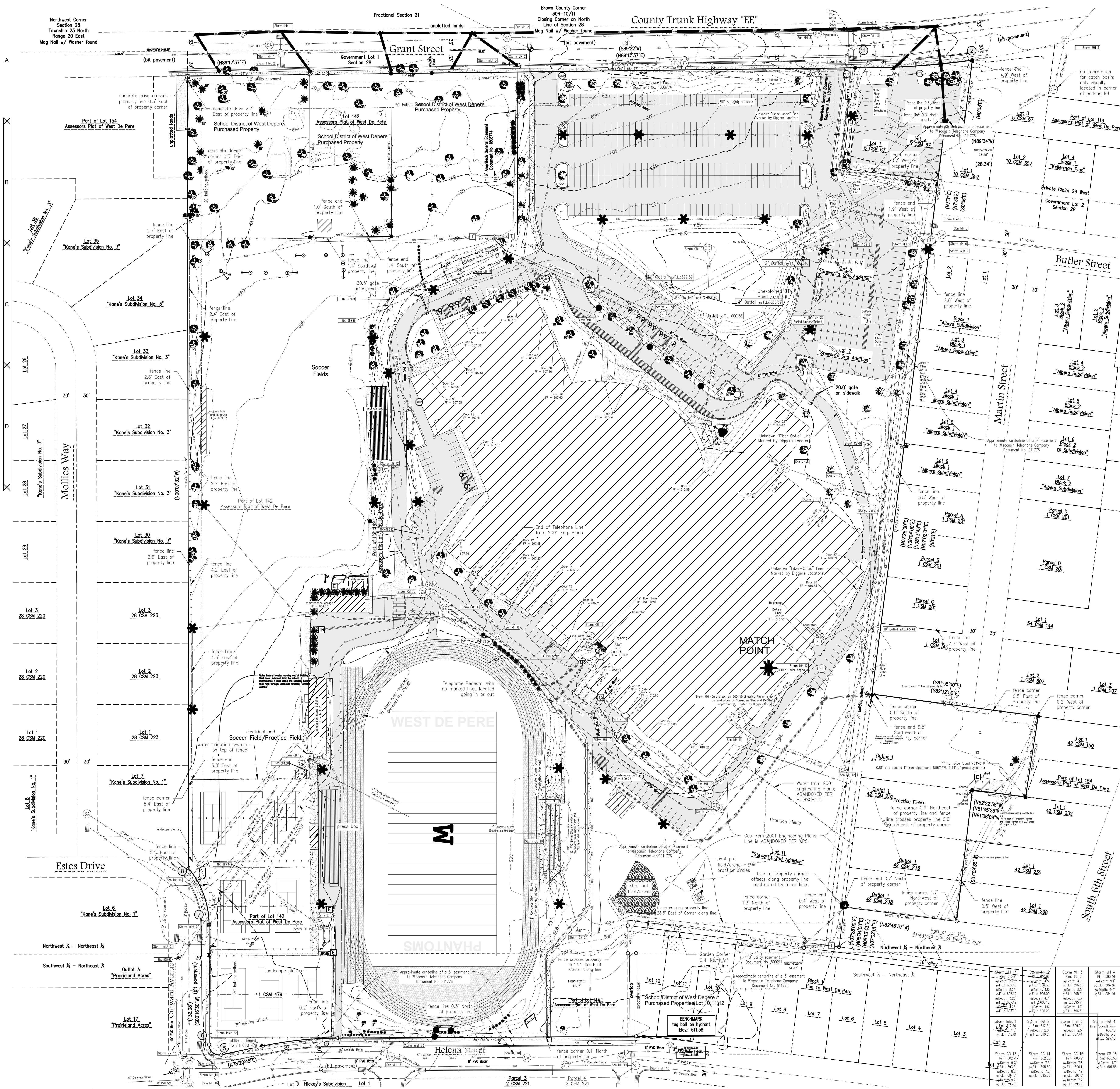
Issue Date: 10/1/2013

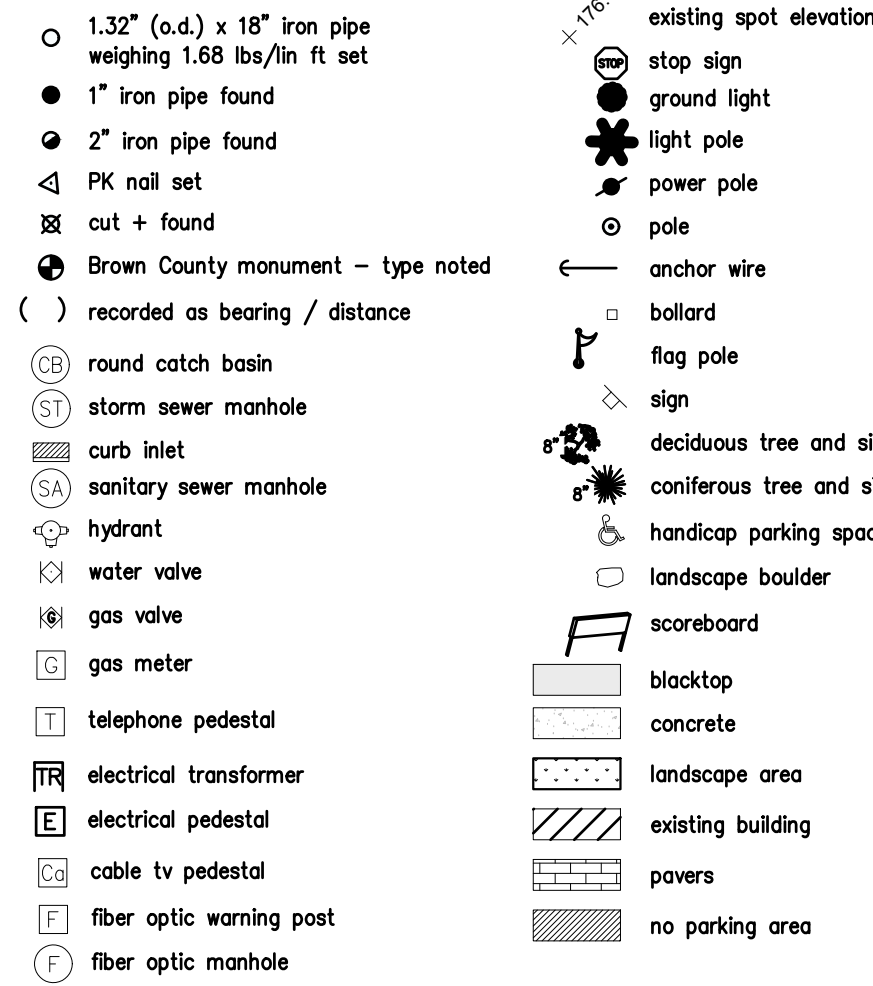
Issue By: Steven M. Bieda

Issue For: Sheet Number:

C100

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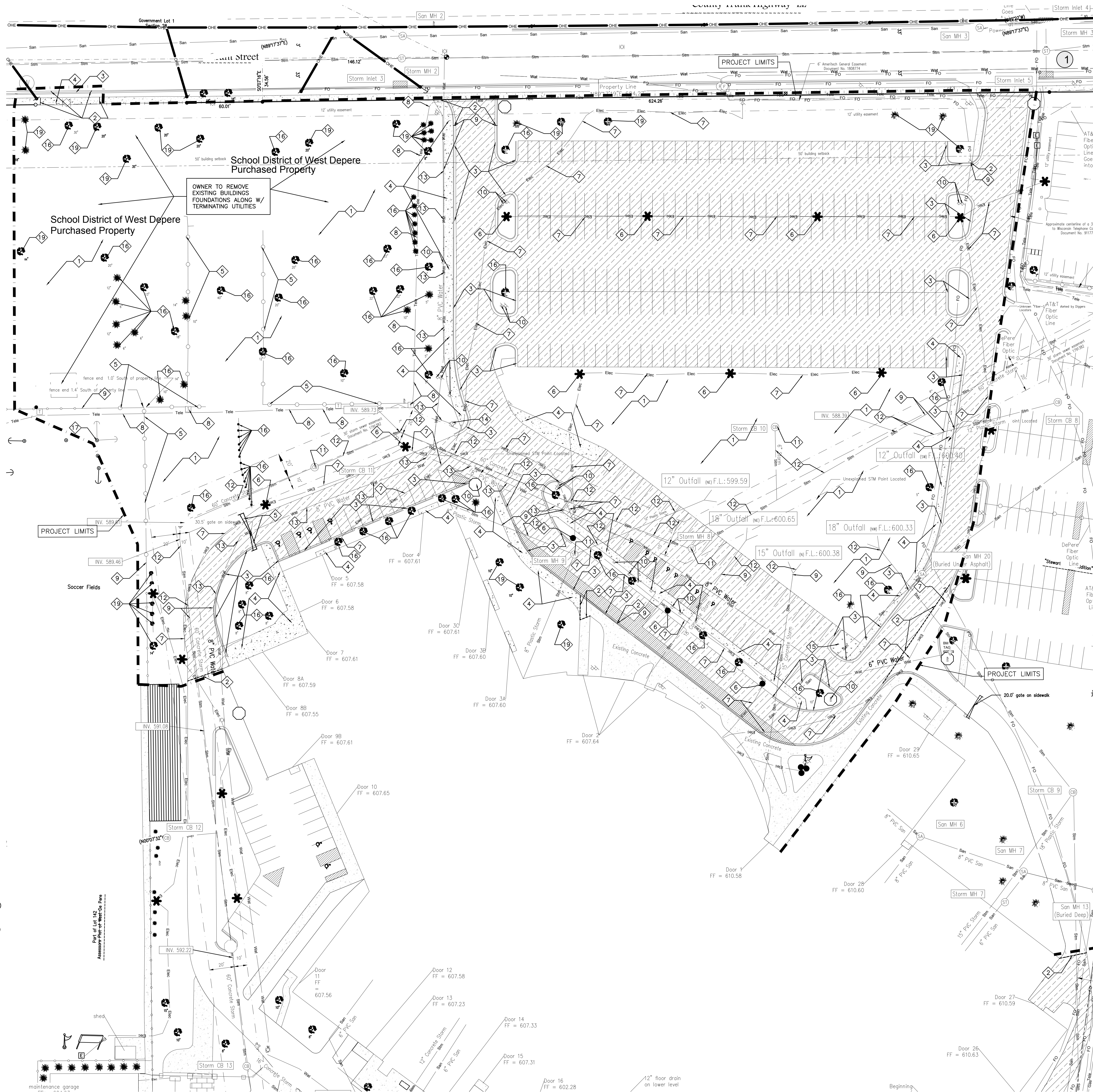




REMOVE ASPHALT PAVEMENT/ BASE COURSE.

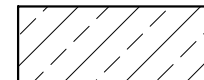
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER EXCEPT AS SPECIFIED IN THE SPECIFICATIONS FOR THOSE ITEMS NOT TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAY, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
9. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF MATERIAL STORAGE ON SITE IN AREAS OUTSIDE THE GENERAL LIMITS OF EVERYDAY CONSTRUCTION.
10. PROJECT LIMITS LINE LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. THE DIMENSIONS AND SPECIFICATIONS FOR ALL ITEMS THAT ARE TO BE PART OF THE PROPOSED CONSTRUCTION.

- 1 STRIP/ STOCKPILE TOPSOIL IN GENERAL TURF AREAS WHICH INHIBITS CONSTRUCTION.
REMOVE ALL TOPSOIL UNDER PROPOSED HARD SURFACE AREAS.
EXPORT ALL EXCESS TOPSOIL.
- 2 SAWCUT PAVEMENT/ CURB/ OR CONCRETE
- 3 REMOVE CONCRETE CURB & GUTTER
- 4 REMOVE CONCRETE PAVEMENT
- 5 REMOVE FENCE/ FOUNDATIONS
- 6 REMOVE LIGHT POLES/ BASES. (SEE ELECTRICAL PLANS)
- 7 TERMINATE UNDERGROUND ELECTRICAL (SEE ELECTRICAL PLAN)
- 8 TERMINATE/ RELOCATE UNDERGROUND TELEPHONE LINE (BY OWNER)
- 9 REMOVAL LIMITS
- 10 REMOVE/ SALVAGE EXISTING SIGNS
- 11 REMOVE STORM INLET/ MANHOLE
- 12 REMOVE EXISTING STORM PIPE (FILL AND COMPACT TRENCHES WITH ON-SITE SUBGRADE MATERIAL)
- 13 REMOVE EXISTING WATER LINE (FILL AND COMPACT TRENCHES WITH ON-SITE SUBGRADE MATERIAL)
- 14 REMOVE/SALVAGE EXISTING WATER HYDRANT
- 15 REMOVE LANDSCAPE BED
- 16 GRUB/ REMOVE TREES AND VEGETATION
- 17 REMOVE AND REINSTALL EXISTING ROPES COURSE POLES/ CABLE
- 18 MAINTAIN EXISTING UTILITIES
- 19 MAINTAIN EXISTING TREES

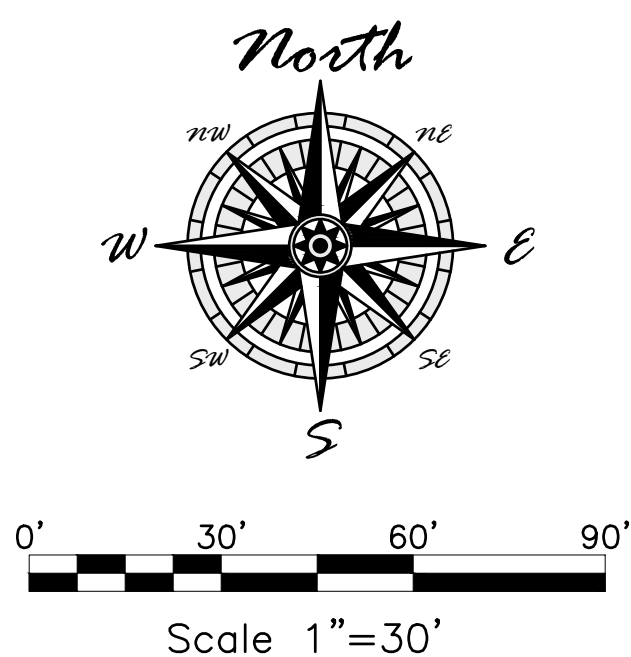
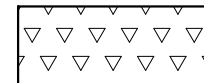


DEMOLITION LEGEND

REMOVE ASPHALT PAVEMENT/ BASE COURSE.



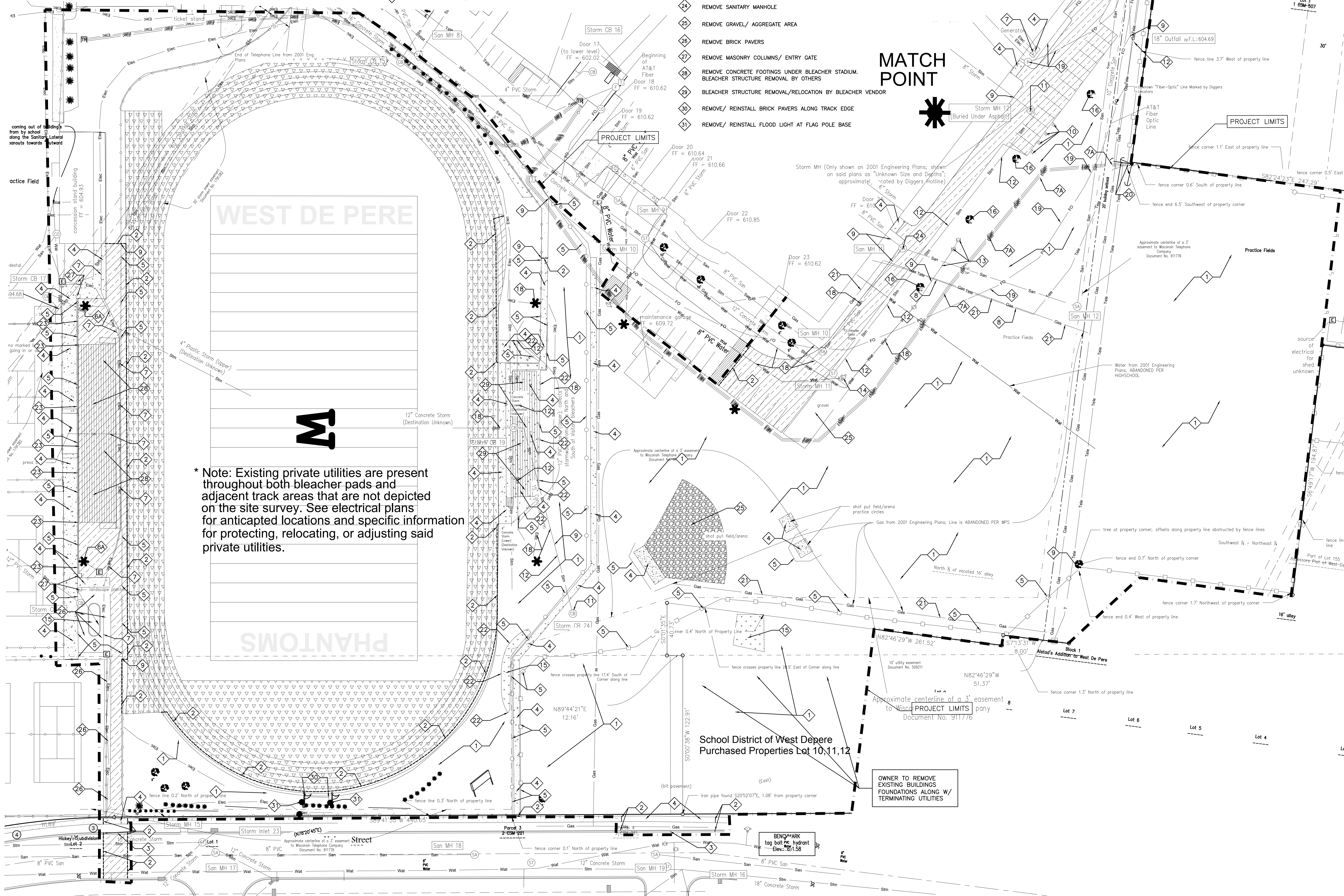
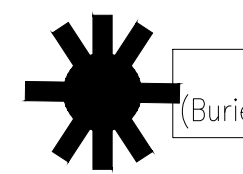
REMOVE RUBBER TRACK SURFACING

**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
9. ALL CONTRACTORS SHALL KEEP CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE ON SITE IN AREAS OUTSIDE THE GENERAL LIMITS OF EVERYDAY CONSTRUCTION.
10. PROJECT LIMITS LINE LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE PLANS AND SPECIFICATIONS FOR ALL ITEMS THAT ARE TO BE PART OF THE PROPOSED CONSTRUCTION.

KEYNOTES:

1. STRIP/ STOCKPILE TOPSOIL IN GENERAL TURF AREAS WHICH INHIBITS CONSTRUCTION. REMOVE ALL TOPSOIL UNDER PROPOSED HARD SURFACE AREAS. EXPORT ALL EXCESS TOPSOIL.
2. SAWCUT PAVEMENT/ CURB/ OR CONCRETE
3. REMOVE CONCRETE CURB & GUTTER
4. REMOVE CONCRETE PAVEMENT
5. REMOVE FENCE/ FOUNDATIONS
6. REMOVE LIGHT POLES/ BASES. (SEE ELECTRICAL PLANS)
- 6A. REMOVE STADIUM POLES/ ABANDON BASES. (SEE ELECTRICAL PLANS)
7. TERMINATE UNDERGROUND ELECTRICAL (SEE ELECTRICAL PLAN)
- 7A. COORDINATE TERMINATION AND RELOCATION OF ELECTRICAL LINES BY (WPS)
8. TERMINATE/ RELOCATE UNDERGROUND TELEPHONE LINE (BY OWNER)
9. REMOVAL LIMITS
10. REMOVE/ SALVAGE EXISTING SIGNS
11. REMOVE STORM INLET/MANHOLE
12. REMOVE EXISTING STORM PIPE (FILL AND COMPACT TRENCHES WITH ON-SITE SUBGRADE MATERIAL)
13. REMOVE EXISTING WATER LINE (FILL AND COMPACT TRENCHES WITH ON-SITE SUBGRADE MATERIAL)
14. REMOVE/ SALVAGE EXISTING WATER HYDRANT
15. REMOVE LANDSCAPE BED
16. GRUB/ REMOVE TREES AND VEGETATION
17. REMOVE AND REINSTALL EXISTING ROPES COURSE POLES/ CABLE
18. MAINTAIN EXISTING UTILITIES
19. TERMINATE/ RELOCATE UNDERGROUND FIBER OPTIC LINES (BY OWNER)
20. POWER POLE/ GUY WIRES TO BE RELOCATED BY (WPS)
21. REMOVE ABANDON GAS LINE IF INHIBITS CONSTRUCTION. VERIFY ABANDONMENT WITH WPS
22. REMOVE LANDSCAPE BLOCK WALL
23. REMOVE CONCRETE CURB WALL BEHIND BLEACHERS
24. REMOVE SANITARY MANHOLE
25. REMOVE GRAVEL/ AGGREGATE AREA
26. REMOVE BRICK PAVERS
27. REMOVE MASONRY COLUMNS/ ENTRY GATE
28. REMOVE CONCRETE FOOTINGS UNDER BLEACHER STADIUM. BLEACHER STRUCTURE REMOVAL BY OTHERS
29. BLEACHER STRUCTURE REMOVAL/RELOCATION BY BLEACHER VENDOR
30. REMOVE/ REINSTALL BRICK PAVERS ALONG TRACK EDGE
31. REMOVE/ REINSTALL FLOOD LIGHT AT FLAG POLE BASE

MATCH POINT**Office Locations:**

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204

T: 414.226.0200

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Project Title:
**Additions & Renovations to
West De Pere High School
School District of West De Pere
655 Grant Street, DePere, Wisconsin 54115**

REVISIONS:

Project Number:

3273HS

Issued For:

**City Submittal
Review Set**

December 17, 2019

Sheet Title:

**Site
Demolition
Plan (South)**

Sheet Number:

C201



- | | | |
|--|--------------------------|--|
| ○ 1.32" (ø 4") x 18" iron pipe weighing 1.68 lbs/in ft set | existing spot elevation | |
| ● 1" iron pipe found | stop sign | |
| ● 2" iron pipe found | ground light | |
| △ PK nail set | light pole | |
| ⊕ cut + found | power pole | |
| ⊙ Brown County monument – type noted | pole | |
| () recorded as bearing / distance | anchor wire | |
| ⊙ storm catch basin | balloon | |
| ⊙ storm sewer manhole | flag pole | |
| ⊙ curb inlet | sign | |
| ⊙ sanitary sewer manhole | deciduous tree and size | storm sewer line |
| ⊙ hydrant | coniferous tree and size | sanitary sewer line |
| ⊙ water valve | handicap parking space | watermain |
| ⊙ gas valve | landscape boulder | underground gas line |
| ⊙ gas meter | scoreboard | underground fiber optic line |
| ⊙ telephone pedestal | blacktop | underground cable tv line |
| ⊙ electrical transformer | concrete | underground electric line |
| ⊙ electrical pedestal | landscape area | underground telephone line |
| ⊙ cable tv pedestal | existing building | overhead wires |
| ⊙ fiber optic warning post | powers | concrete curb & gutter line |
| ⊙ fiber optic manhole | no parking area | wood fence line |
| | | chainlink fence line |
| | | Approximate location of a 3' easement to Macaroni Telecommunications Company Document No. 011776 |

SURFACE SITE LEGEND

PROPOSED 3-1/2" ASPHALT PAVEMENT,
6" DENSE GRADED BASE OVER
12" BREAKER RUN W/SEPARATION FABRIC

PROPOSED 6" REINFORCED CONCRETE PAVEMENT &
6" DENSE GRADED BASE. INSTALL #4 REBAR 12" O.C.
BOTH DIRECTIONS

PROPOSED 4" CONCRETE PAVEMENT &
6" DENSE GRADED BASE

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
8. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. CONSTRUCTION OF THE PROJECT IS IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
12. ALL EXISTING SURFACES SHALL BE PROTECTED FROM THE CURB AND PAVEMENT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- | | | | | | | | |
|---|---|---|------|---|--|---|-----------|
| ① | PARKING LOT STRIPING TYP. | ⑦ | | ⑬ | 4' HIGH CHAINLINK FENCE | ⑩ | |
| | | | C800 | | | | C800 |
| ② | ADA STRIPING TYP. | ⑦ | | ⑭ | 4' HIGH CHAINLINK GRAVITY WALL FENCE | | |
| | | | C800 | | CORE/GROUT INTO TOP OF WALL | | |
| ③ | DASHED WHITE LINE | | | ⑮ | 6' HIGH CHAINLINK FENCE | ⑩ | |
| | | | | | | | C800 |
| ④ | CROSS WALK STRIPING (YELLOW) | | | ⑯ | 28"W "A" FRAME GATE | ④ | |
| | | | | | | | C800 |
| ⑤ | DIRECTIONAL ARROWS | ⑧ | | ⑰ | LONG/ TRIPLE JUMP | ⑭ | |
| | | | C800 | | | | C800 |
| ⑥ | ADA RAMP | ⑥ | | ⑱ | SHOT PUT LAYOUT | ⑪ | ⑫ |
| | | | C800 | | | | C800 C800 |
| ⑦ | ADA SIGN | ⑨ | | ⑲ | DISCUS PAD | ⑬ | |
| | | | C800 | | | | C800 |
| ⑧ | 24" FLOWLINE CURB | ⑤ | | ⑳ | DISCUS CAGE W/ 40'L EXTENSION WINGS | | |
| | | | C800 | | INSTALL IN 18" X 48" CONCRETE FOOTING | | |
| ⑨ | THICKENED EDGE WALK | ③ | | ㉑ | TRACK STRIPING BY RUBBER SURFACE COMPANY | | |
| | | | C800 | | | | |
| ⑩ | PROVIDE SAWCUTS IN GENERAL CONCRETE AREAS
(SEE SPECIFICATIONS) | ⑬ | | ㉒ | STADIUM BLEACHER RELOCATION BY BLEACHER MANUFACTURER | | |
| | | | C800 | | | | |
| ⑪ | GRAVITY RETAINING WALL | ⑪ | | ㉓ | NEW STADIUM BLEACHER BY BLEACHER MANUFACTURER | | |
| | INSTALL CAP IN ALL AREAS (BURY DEPTH PER MANUFACTURER'S SPECIFICATIONS) | | | | | | |
| ⑫ | FIELD STRIPING BY OWNER (FOR REFERENCE ONLY) | | | | | | |

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
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8. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

SURFACE SITE LEGEND

PROPOSED 3-1/2" ASPHALT PAVEMENT,
6" DENSE GRADED BASE OVER
12" BREAKER RUN W/SEPARATION FABRIC

PROPOSED SYNTHETIC TRACK SURFACING W/
3-1/2" ASPHALT PAVEMENT,
6" DENSE GRADED BASE OVER
12" BREAKER RUN W/SEPARATION FABRIC

PROPOSED 4" ASPHALT PAVEMENT,
6" DENSE GRADED BASE OVER
12" BREAKER RUN W/SEPARATION FABRIC

PROPOSED 4" CONCRETE PAVEMENT &
6" DENSE GRADED BASE

PROPOSED 6" REINFORCED CONCRETE PAVEMENT &
6" DENSE GRADED BASE. INSTALL #4 REBAR 12" O.C.
BOTH DIRECTIONS

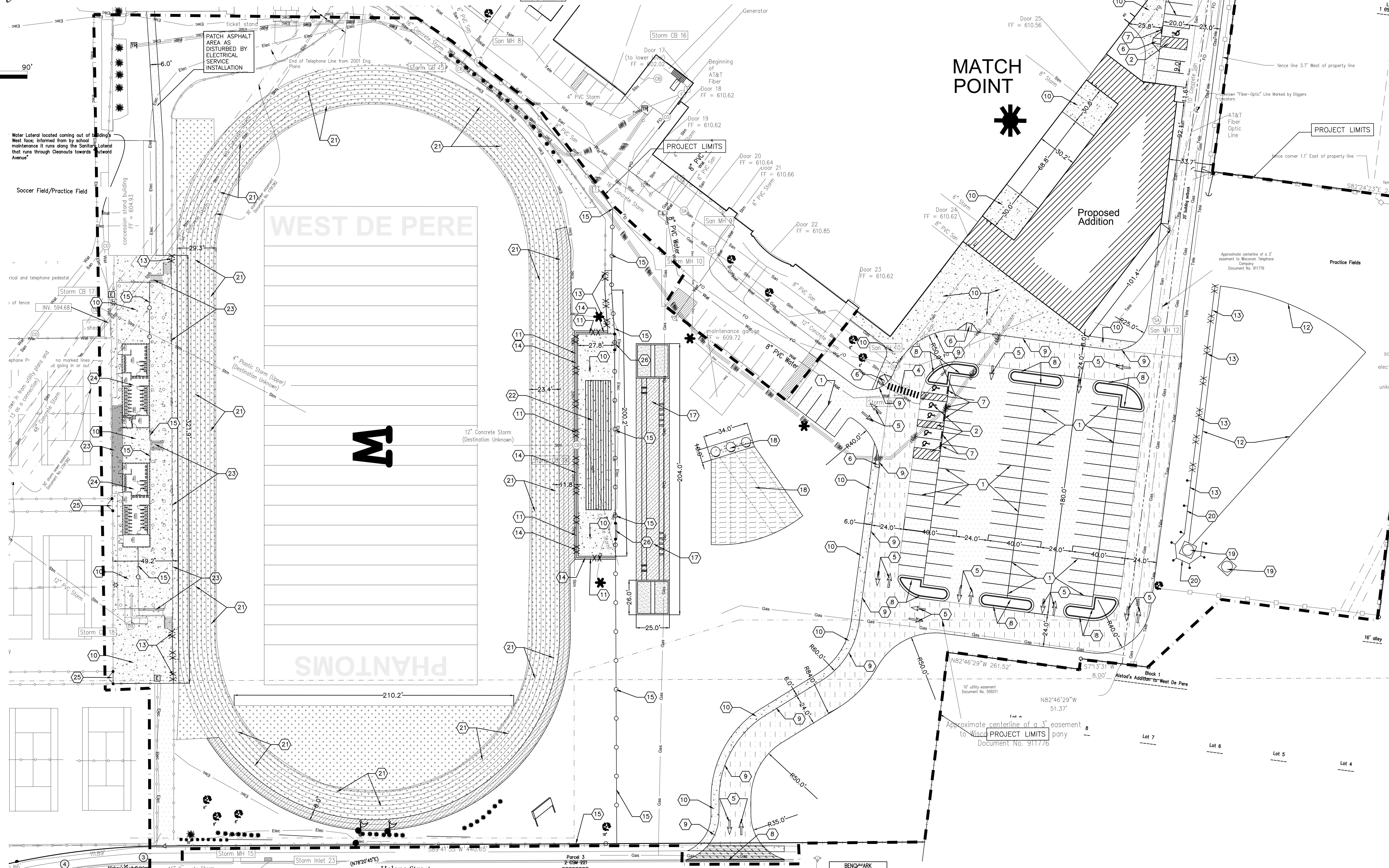
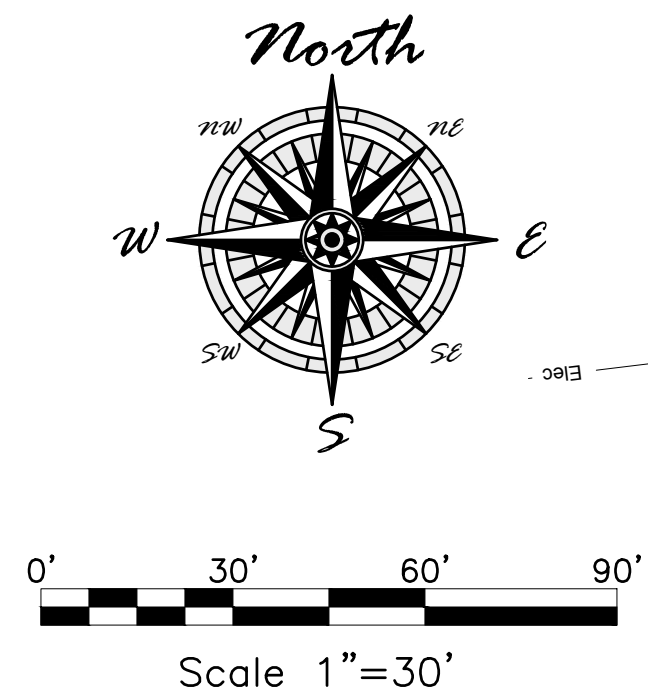
PROPOSED SYNTHETIC TRACK SURFACING
OVER EXISTING ASPHALT PAVEMENT. FILL
ANY EXISTING ASPHALT CRACKS PRIOR TO PLACEMENT

PROPOSED 6" OF LIMESTONE SCREENINGS
OVER FILTER FABRIC

PROPOSED LONG JUMP SAND
OVER FILTER FABRIC

KEYNOTES:

1. PARKING LOT STRIPING
2. ADA STRIPING TYP.
3. DASHED WHITE LINE
4. CROSS WALK STRIPING (YELLOW)
5. DIRECTIONAL ARROWS
6. ADA RAMP
7. ADA SIGN
8. 24" FLOWLINE CURB
9. THICKENED EDGE WALK
10. PROVIDE SAWCUTS IN GENERAL CONCRETE AREAS
(SEE SPECIFICATIONS)
11. GRAVITY RETAINING WALL
(INSTALL CAP IN ALL AREAS (BURY DEPTH PER MANUFACTURER'S SPECIFICATIONS))
12. FIELD STRIPING BY OWNER (FOR REFERENCE ONLY)
13. 4' HIGH CHAINLINK FENCE
14. 4' HIGH CHAINLINK GRAVITY WALL FENCE
CORE/GROUT INTO TOP OF WALL
15. 6' HIGH CHAINLINK FENCE
16. 26" "A" FRAME GATE
17. LONG/ TRIPLE JUMP LAYOUT
18. SHOT PUT LAYOUT
19. DISCUS PAD
20. DISCUS CAGE W/ 40'L EXTENSION WINGS
INSTALL IN 18" X 48" CONCRETE FOOTING
21. TRACK STRIPING BY RUBBER SURFACE COMPANY
22. STADIUM BLEACHER RELOCATION BY BLEACHER MANUFACTURER
23. NEW STADIUM BLEACHER BY BLEACHER MANUFACTURER
24. RESTROOM BUILDING (SEE ARCHITECTURAL PLANS)
25. INSTALL 10'H X 10' W CHAINLINK DOUBLE SWING GATE
BETWEEN EXISTING FENCING.
26. 6'H X 12' W CHAINLINK ROLLING GATE

**Office Locations:**

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

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Project Title:
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West De Pere High School
School District of West De Pere
655 Grant Street, DePere, Wisconsin 54115**

REVISIONS:

Project Number:

3273HS

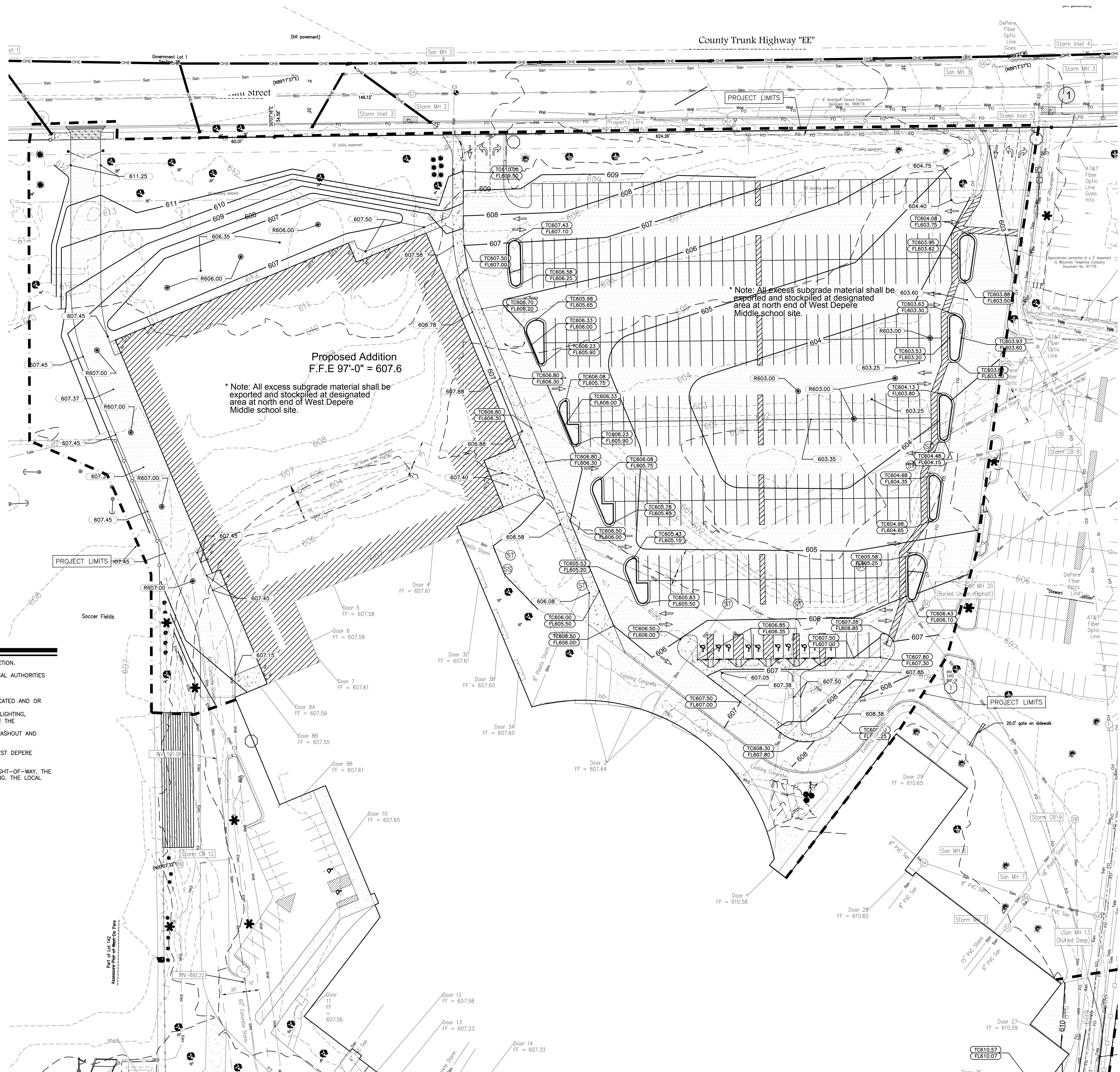
Issued For:
**City Submittal
Review Set**

December 17, 2019

Sheet Title:
**Site Layout
Plan (South)**

Sheet Number:

C301

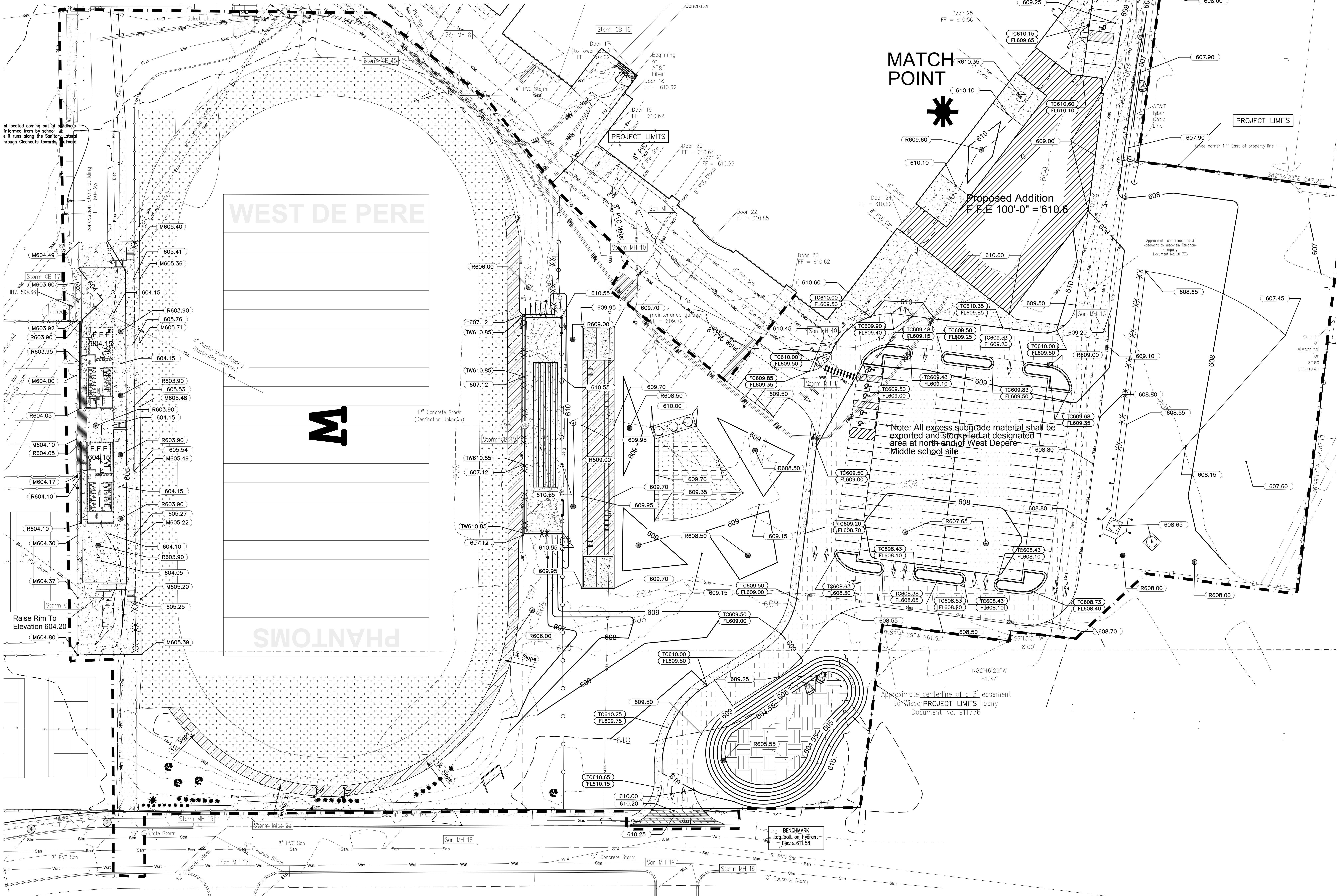
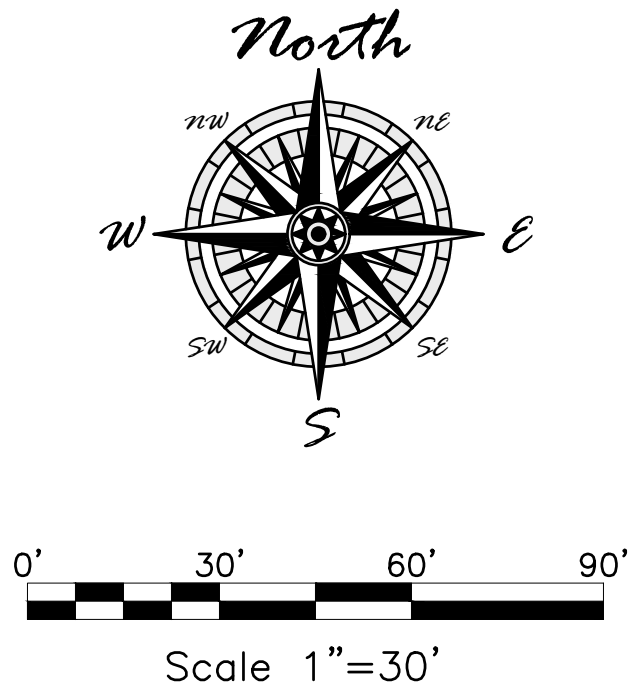


GRADING LEGEND:

EXISTING CONTOUR	618
PROPOSED CONTOUR	619
PROPOSED SPOT ELEVATION	(620.00)
PROPOSED RIM ELEVATION	(R621.00)
PROPOSED STORM INLET	●
PROPOSED STORM MANHOLE	⊙
STORM SEWER ENDWALL STRUCTURE	10 C801
PROPOSED TOP OF CONCRETE CURB/ WALK ELEVATION/ FLOWLINE OF CONCRETE CURB/ WALK ELEVATION	TC615.50 FL615.00
PROPOSED TOP OF PROPOSED WALL CAP	TW625.00
MATCH EXISTING ELEVATION (FIELD VERIFY)	M622.00

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. MIN 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS.
5. SEE SHEET EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
8. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
9. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
10. EXCESS TOPSOIL/SUBGRADE MATERIAL SHALL BE REMOVED FROM SITE AND STOCKPILED AT WEST DEPERE MIDDLE SCHOOL SITE. COORDINATE FINAL LOCATION WITH CONSTRUCTION MANAGER.
11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
12. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.



Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204

T: 414.226.0200

Sheboygan
1227A North 8th Street
Sheboygan, Wisconsin 53082

T: 920.459.4200

www.brayarch.com

Civil Engineering
Landscape Architecture
Land Surveying
4941 Kinchling Court
Stevens Point, WI 54481

Project Title:
Additions & Renovations to
West De Pere High School
School District of West De Pere
655 Grant Street, DePere, Wisconsin 54115

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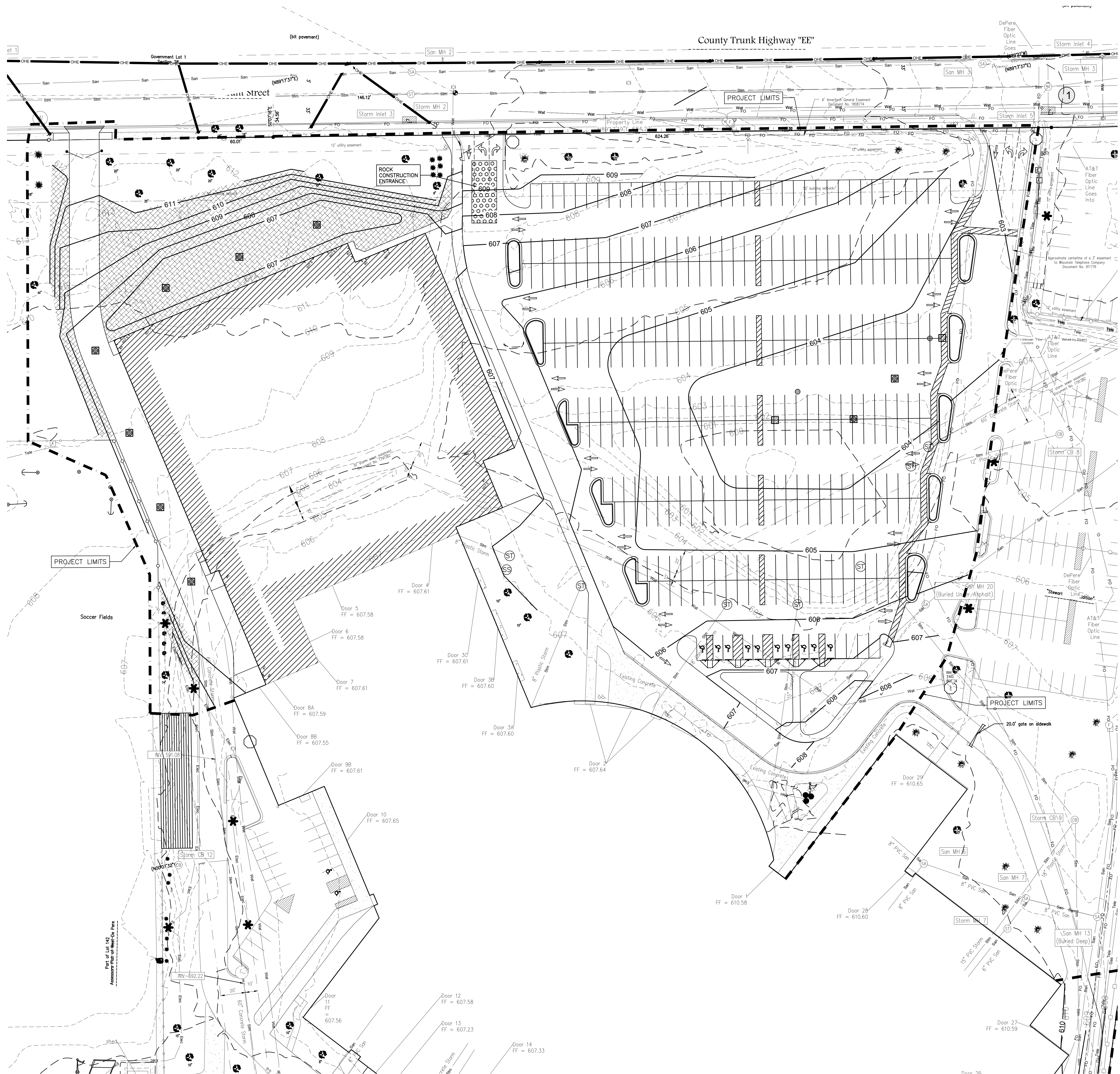
December 17, 2019

Sheet Title:

Site Grading
Plan (South)

Sheet Number:

C401



EROSION CONTROL LEGEND:

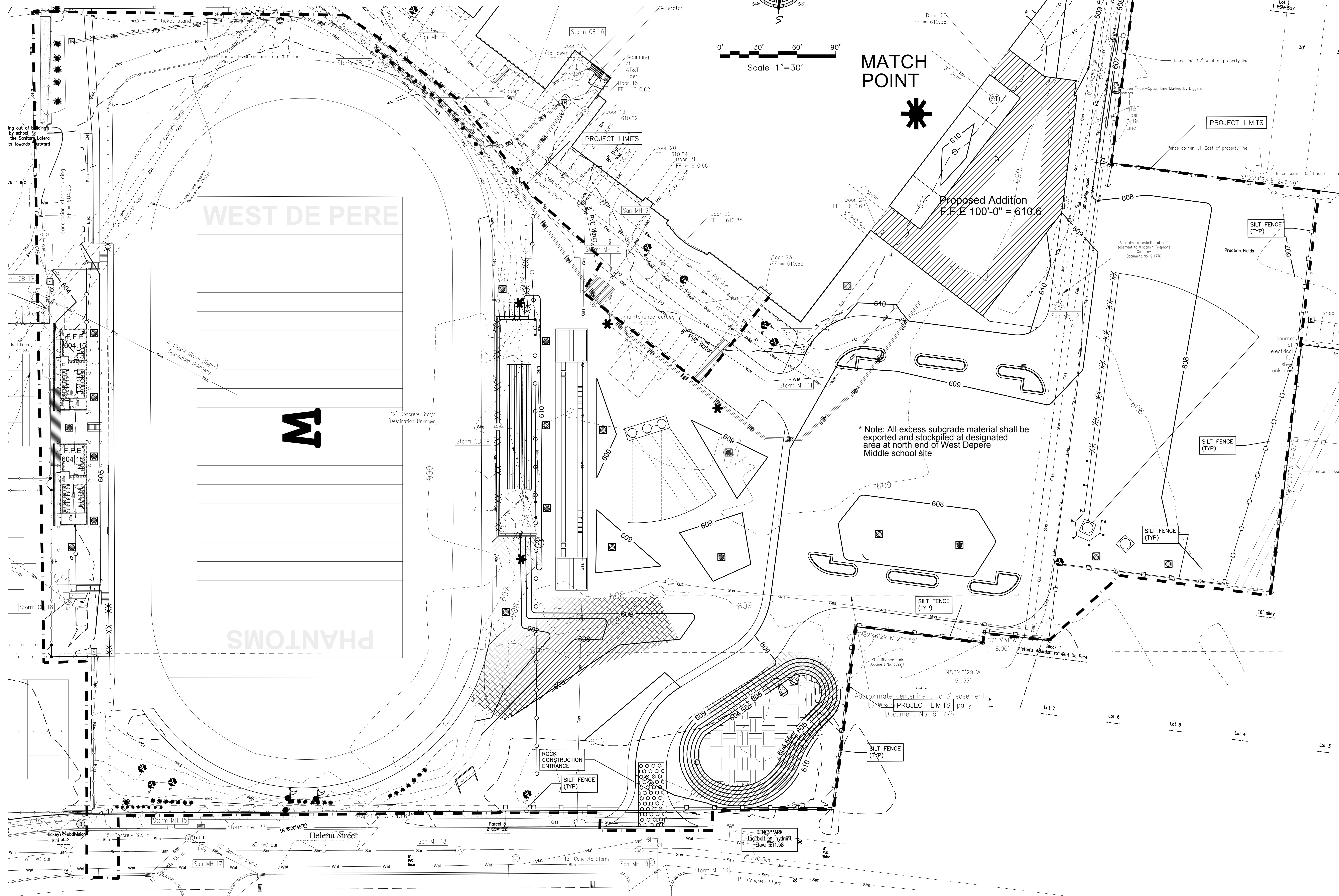
EXISTING CONTOUR	— 612
PROPOSED CONTOUR	— 613
PROPOSED STORM INLET	●
PROPOSED STORM MANHOLE	⊙
ROCK CONSTRUCTION ENTRANCE	⊠
EROSION CONTROL BLANKETS	⊞
PROPOSED SILT FENCE	— □ —
PROPOSED INLET PROTECTION	⊞

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND CITY OF MENASHA REQUIREMENTS AND STANDARDS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
5. 6" MIN OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS.
6. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

EROSION CONTROL SEQUENCE

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION.
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.
6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
2. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
3. VERIFY EXACT SANITARY SEWER/WATER LATERAL CONNECTION LOCATIONS AND SIZES WITH THE BUILDING MECHANICAL/PLUMBING PLANS.
4. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
5. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
6. TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
7. THE PROPOSED WATER MAIN/LATERAL SHALL HAVE A MINIMUM COVER OF 6'-8" FROM TOP OF PIPE TO PROPOSED FINISHED GRADES. SEE SHEET GRADING PLAN FOR PROPOSED GRADES.
8. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE EXISTING WATER VALVES, IF NEEDED.
9. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
10. PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.

SANITARY MANHOLE SCHEDULE:

SS#1

RIM 607.00
INV. NW 601.87
INV. E 601.77
DEPTH 5.23

48" I.D. PRECAST MANHOLE
W/ NEENAH R-1510-A CASTING
SOLID COVER

STORM MANHOLE SCHEDULE:

INLET#1

RIM 603.00
INV (SW) 598.29
DEPTH 3.72
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#5

RIM 606.00
INV (NE) 600.03
INV (SW) 600.03
DEPTH 5.97
18" MODULAR INLET
W/ LOCKABLE H-20 GRATE
6" MIN SUMP

INLET#9

RIM 607.00
INV (NW) 601.64
INV (SE) 601.64
DEPTH 5.36
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#2

RIM 603.00
INV (NE) 598.83
INV (SW) 598.83
DEPTH 4.17
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#6

RIM 606.00
INV (NE) 601.04
INV (SW) 601.04
DEPTH 4.96
18" MODULAR INLET
W/ LOCKABLE H-20 GRATE
6" MIN SUMP

INLET#10

RIM 607.00
INV (NW) 602.32
INV (SE) 602.32
DEPTH 4.68
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#3

RIM 603.00
INV (NE) 598.35
INV (NW) 598.35
DEPTH 4.65
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#7

RIM 606.00
INV (NE) 602.00
INV (SW) 602.00
DEPTH 4.00
18" MODULAR INLET
W/ LOCKABLE H-20 GRATE
6" MIN SUMP

INLET#11

RIM 607.00
INV (NW) 603.00
INV (SE) 603.00
DEPTH 4.00
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#4

RIM 603.00
INV (SE) 599.39
DEPTH 3.61
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#8

RIM 607.00
INV (NW) 600.90
INV (SE) 600.90
DEPTH 6.1
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

INLET#10

RIM 607.00
INV (NW) 603.00
INV (SE) 603.00
DEPTH 4.00
48" CONCRETE INLET
NEENAH R-2573-1 GRATE

ST#1

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#5

RIM 606.10
INV (E) 598.48
INV (W) 598.48
INV (S) 600.20
DEPTH 7.62
48" CONCRETE INLET
NEENAH R-1553 SOLID CASTING

ST#6

RIM 606.80
INV (N) 600.62
INV (NW) 600.96
INV (S) 600.20
DEPTH 7.18
48" CONCRETE INLET
NEENAH R-1553 SOLID CASTING

ST#3

RIM 605.80
INV (E) 597.75
INV (W) 596.89
INV (S) 600.38
DEPTH 8.91
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING

ST#4

RIM 605.80
INV (E) 597.75
INV (W) 596.89
INV (S) 600.38
DEPTH 8.05
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING

ST#2

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#7

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#8

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#9

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#10

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#11

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#12

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#13

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#14

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#15

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#16

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#17

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#18

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#19

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#20

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#21

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#22

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#23

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#24

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#25

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#26

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#27

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#28

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#29

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#30

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#31

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#32

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#33

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#34

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#35

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#36

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#37

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#38

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#39

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#40

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#41

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#42

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#43

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#44

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#45

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#46

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#47

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#48

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#49

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#50

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#51

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#52

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#53

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#54

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#55

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#56

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#57

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E) 599.88
INV (W) 595.25
DEPTH 8.90
60" CONCRETE INLET
NEENAH R-1553 SOLID CASTING
24" SUMP REQ'D

ST#58

RIM 604.15
INV (N) 597.00
INV (S) 598.21
INV (E)

220 Emerson Place, Suite 30
Davenport, Iowa 52801

T: 414.226.0200

T: 920.459.4200

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Innovation
 High School
 of West
 et, DePer

11/11/2016

3273HS

December 17, 2019

Sheet Title:

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C601

RIM 610.38
INV. SW 595.64
INV. NW 595.15
INV. NE 595.15
INV. SE 595.10
DEPTH 15.28
48" I.D. PRECAST MANHOLE
W/ NEENAH R-1510-A CASTING
SOLID COVER

RIM	609.60	RIM	609.00	RIM	607.65
INV (NE)	602.33	INV (S)	605.43	INV (E)	605.05
INV (SE)	604.00	DEPTH	3.57	INV (W)	605.05
INV (SW)	602.33	2'X3' CONCRETE	INLET	INV (N)	605.05
DEPTH	7.27	NEENAH R-3067	GRATE	DEPTH	2.60
24" MODULAR INLET				48" CONCRETE INLET	
W/ LOCKABLE H-20	GRATE			NEENAH R-2573-1	GRATE

ST#7			ST#8		
RIM	610.35		RIM	610.35	
INV (NW)	EX. FIELD	VERIFY	INV (N)	602.10	
INV (SW)	602.87		INV (SW)	602.10	
DEPTH	7.48		INV (NE)	602.81	
48" CONCRETE STRUCTURE			INV (SE)	606.00	
NEENAH R-1553 SOLID			DEPTH	8.25	
CASTING			48" CONCRETE STRUCTURE		
			NEENAH R-1553 SOLID		
			CASTING		

Sanitary connection detail showing connection to existing 8 inch sanitary and 8 inch watermain. The detail includes a storm inlet, a sanitary connection, and a watermain connection. The connection is labeled "CONNECT TO EXISTING 8\"/>

8" PVC
Welder

Strm

Project Number: 3273HS

PROPOSED STORM SEWER (BY CITY) _____ Stm _____

PROPOSED SANITARY SEWER _____ San _____

PROPOSED WATER MAIN _____ Wat _____

PROPOSED STORM BY UTILITY CONTRACTOR _____ ➤ _____ ➤ _____

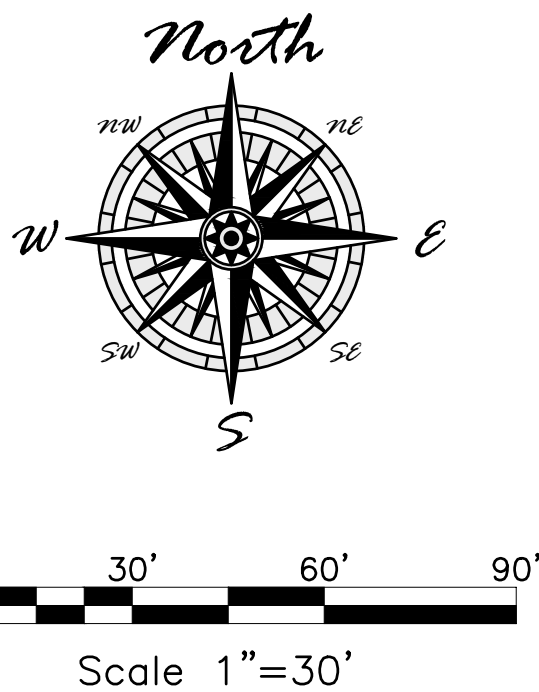
PROPOSED SANITARY SEWER MANHOLE

PROPOSED WATER MAIN VALVE

⊗

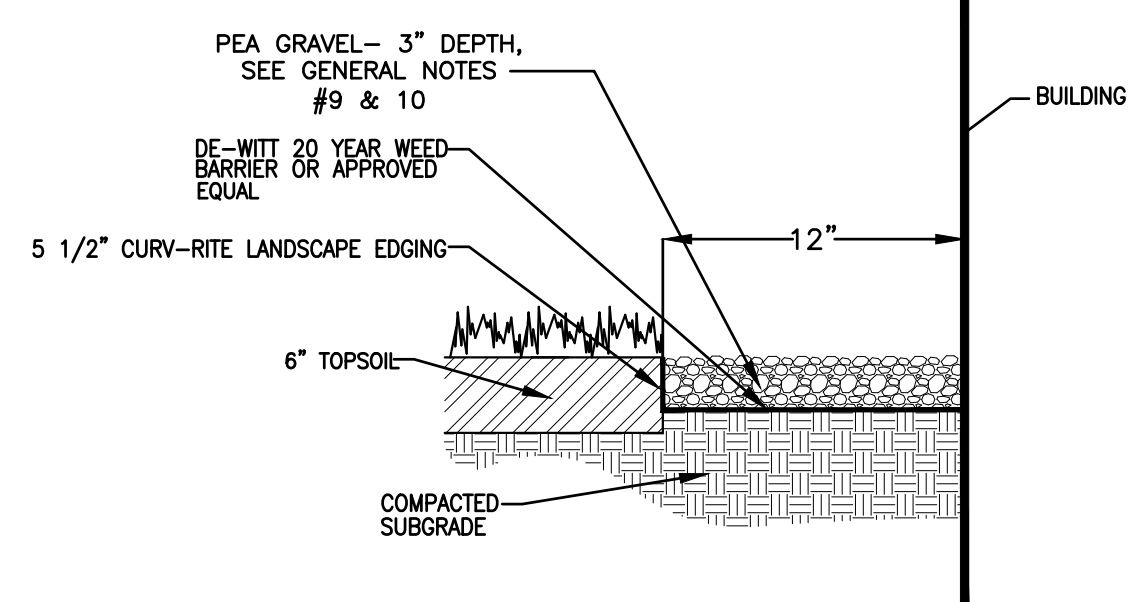
PROPOSED STORM SEWER CLEANOUT

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITY NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
4. VERIFY EXACT SANITARY SEWER/WATER LATERAL CONNECTION LOCATIONS AND SIZES WITH THE BUILDING MECHANICAL/PLUMBING PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SSP 382.21.
8. THE PROPOSED WATER MAIN LATERAL SHALL HAVE A MINIMUM COVER OF 6'-6" FROM TOP OF PIPE TO PROPOSED FINISHED GRADES. SEE SHEET GRADING PLAN FOR PROPOSED GRADES.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAIN. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE EXISTING WATER VALVES, IF NEEDED.
10. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO THE EXCAVATION OF THE LATERALS TO THE PUBLIC MAIN.
11. PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.



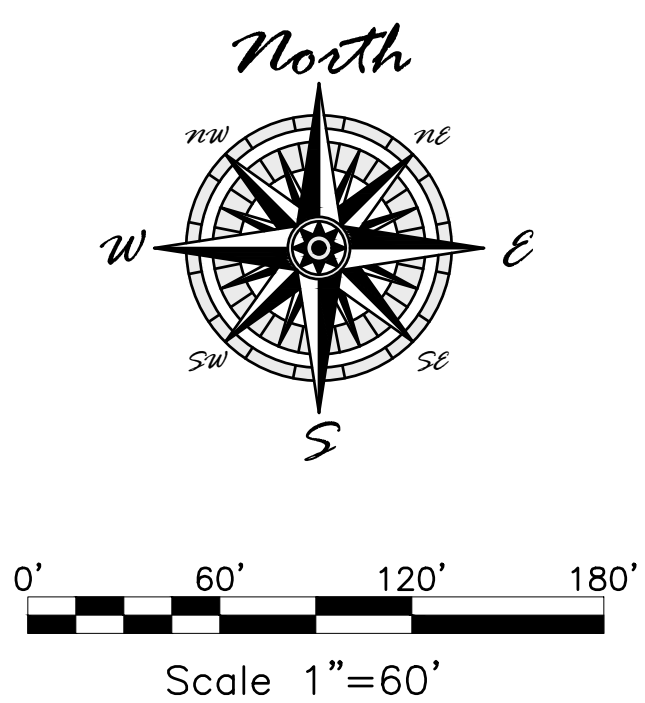
KEYNOTES:

- 2 12" MOWSTRIP (1 C700)
- 3 SHREDDED HARDWOOD BARK MULCH— SEE GENERAL NOTES #7 & 9
- 4 8"-12" DIA LIMESTONE RIPRAP OVER FILTER FABRIC
- 5 SEED/FERTILIZE/MULCH ALL DISTURBED GRASS AREAS
- 6 CONCRETE PLANTER, TYP. FILL EACH PLANTER WITH 3" CLEAR STONE OVER A FILTER FABRIC. PLACE 30" OF TOPSOIL OVER CLEAR STONE



NOTES:
*INSTALL WEED BARRIER FABRIC PER MANUFACTURER'S INSTRUCTIONS.

STONE MOW STRIP (1 C700)

**GENERAL NOTES:**

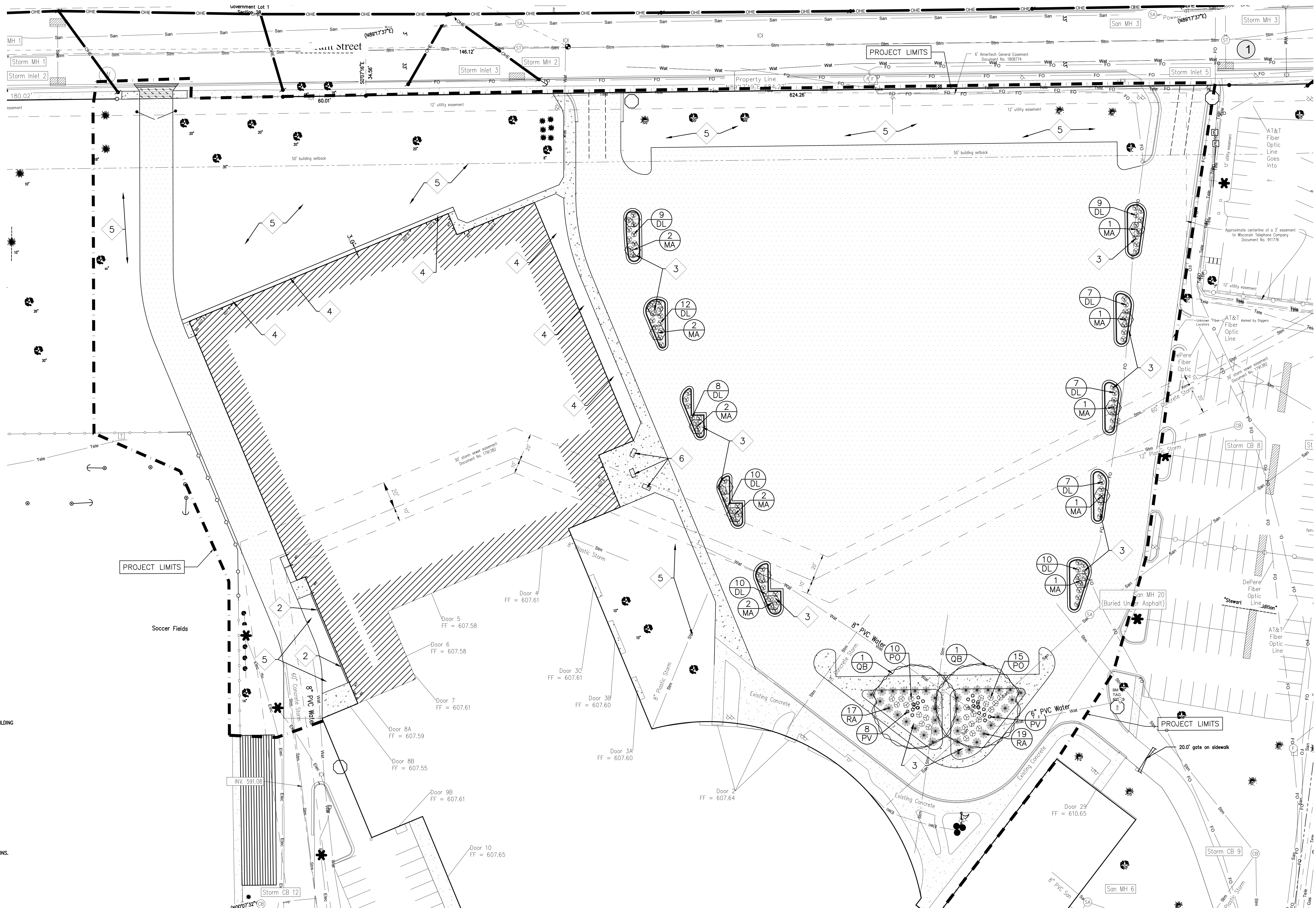
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
- 3" DEPTH OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT THE COURTYARD.
- INSTALL 3" DEPTH OF 1/4" PEA GRAVEL IN COURTYARD AND IN AREAS NOTED ON SHEET. COLOR TO BE CHOSEN BY OWNER.
- DEWITT 20-YEAR WEED BARRIER SHALL BE PLACED BENEATH ALL BARK MULCH AND PEA GRAVEL.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE: (NORTH SECTION ONLY)

DECIDUOUS TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
MA	MALUS X 'MARILEE'	MARILEE FLOWERING CRABAPPLE	5-6T	24" T X 10" W	15
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	50-60" T X W	2

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
DL	DIERVILLA LONICERA	NORTHERN BUSH HONEYSUCKLE	3 GAL.	2-3" T X 3-4" W	89
PO	PHYSOCARPUS OPULOFOLIUS 'SMPTW'	TINY WINE NINEBARK	3 GAL.	3-4" T X W	25
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	1.5-2" T X 6" W	36

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PV	PANICUM VIRGATUM 'HOT ROD'	HOT ROD SWITCH GRASS	1 GAL.	3-4" T X 2" W	19

**Office Locations:**

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204

T: 414.226.0200

Sheboygan
1227A North 8th Street
Sheboygan, Wisconsin 53082

T: 920.459.4200

www.brayarch.com

Civil Engineering
Landscape Architecture
Land Surveying
4941 Kitching Court
Stevens Point, WI 54481



Project Title:
**Additions & Renovations to
West De Pere High School
School District of West De Pere
655 Grant Street, De Pere, Wisconsin 54115**

REVISIONS:

Project Number:

3273HS

Issued For:

City Submittal

Review Set

December 17, 2019

Sheet Title:

Site

Landscape

Plan (North)

Sheet Number:

C700

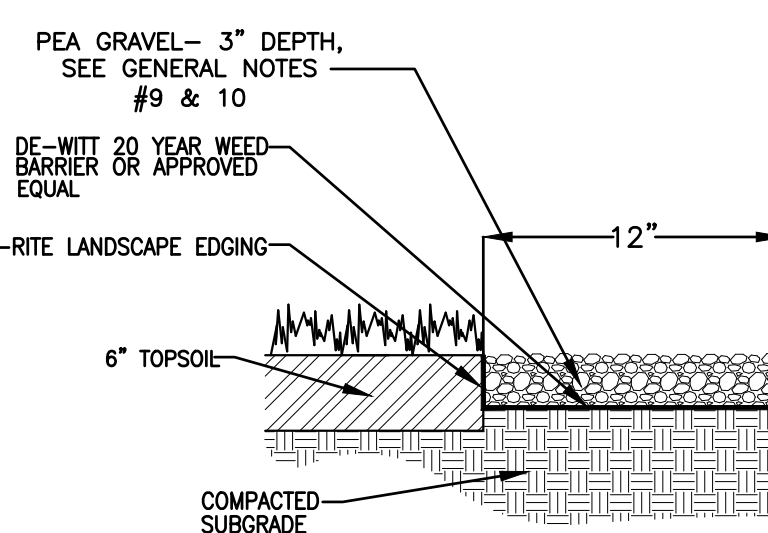
Attachment: Site Plan - PRELIMINARY - 20 Dec 2019 (9085 : Staff recommendation and possible action regarding a Site Plan request for the West De Pere High Sch)

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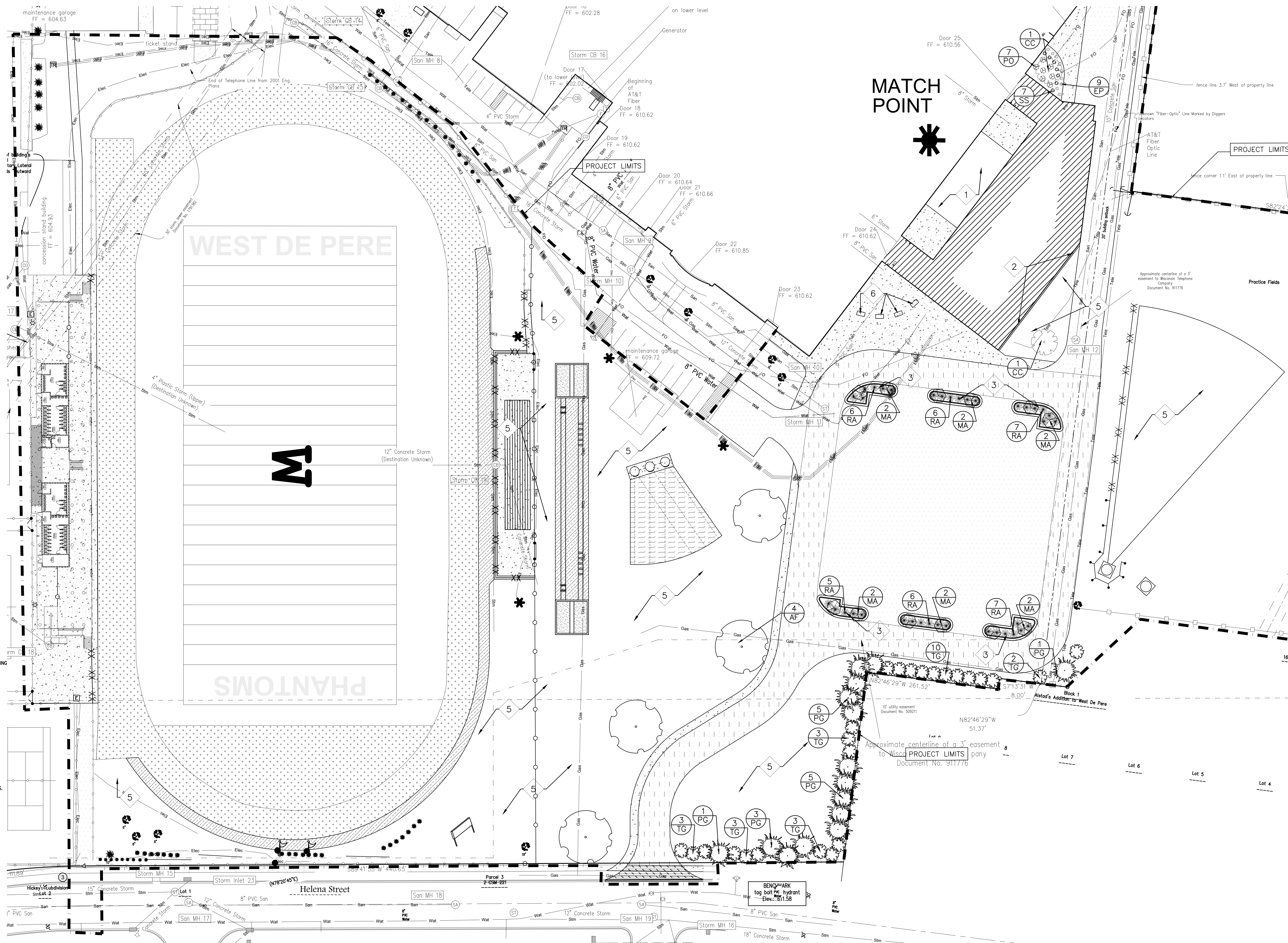
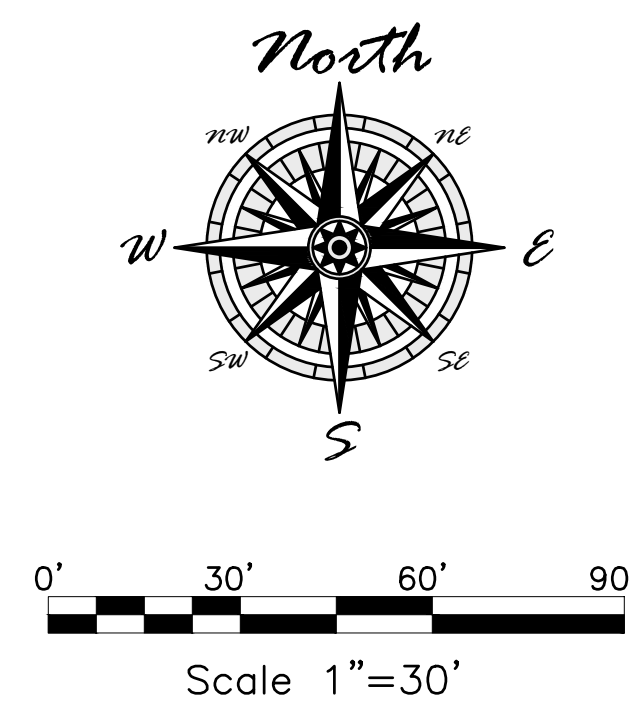
KEYNOTES:

- 1 3" DEPTH OF 1/4" PEA GRAVEL— COLOR TO BE CHOSEN BY OWNER, SEE GENERAL NOTES #8 & 9
- 2 12" MOWSTRIP (C701)
- 3 SHREDDED HARDWOOD BARK MULCH— SEE GENERAL NOTES #7 & 9
- 4 8"-12" DIA LIMESTONE RIPRAP OVER FILTER FABRIC
- 5 SEED/FERTILIZE/MULCH ALL DISTURBED GRASS AREAS
- 6 CONCRETE PLANTER, TYP. FILL EACH PLANTER WITH 3" CLEAR STONE OVER A FILTER FABRIC. PLACE 30" OF TOPSOIL OVER CLEAR STONE



NOTES: INSTALL WEED BARRIER FABRIC PER MANUFACTURER'S INSTRUCTIONS.

STONE MOW STRIP (C701)

**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
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- INSTALL 3" DEPTH OF 1/4" PEA GRAVEL IN COURTYARD AND IN AREAS NOTED ON SHEET. COLOR TO BE CHOSEN BY OWNER.
- DEWITT 20-YEAR WEED BARRIER SHALL BE PLACED BENEATH ALL BARK MULCH AND PEA GRAVEL.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE), SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE: (SOUTH SECTION ONLY)

DECIDUOUS TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AF	ACER X FREDMANI 'SEINNA'	SEINNA GLEN MAPLE	1.5" CAL	50-60" X 35-40" W	3
CA	CRATAEGUS CRUS-GALI VAR. INERMS	THORNLESS CRACKBERRY	5-6T	25T X 20" W	2
MA	MALUS X 'MARLEE'	MARLEE FLOWERING CRABAPPLE	5-6T	24T X 10" W	12
EVERGREEN TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PG	PICEA ALAICA 'DENSATA'	BLACK HILLS SPRUCE	6T	25T X 15" W	15
TG	THUJA 'GREEN GANT'	GREEN GANT ARBORVITAE	6T	25-30T X 8-10" W	24
SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PO	PHYSCOPRUS OPULIFOLIOUS 'SNOWTOW'	TINY WINE VINEBARK	3 GAL	3-4T & W	7
RA	RIVUS AROMATICA 'ORO-LOW'	ORO-LOW FRAGRANT SUMAC	3 GAL	1.5-2T X 6" W	37
ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SS	SCHIZACHYRIUM SCOPARUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	2-3T & W	7
PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
EP	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	1 GAL	2T & W	9

**Office Locations:**

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204

T: 414.226.0200

Sheboygan
1227A North 8th Street
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T: 920.459.4200

www.brayarch.com

Civil Engineering
Landscape Architecture
Land Surveying
4941 Kitching Court
Stevens Point, WI 54481



Project Title:
**Additions & Renovations to
West De Pere High School
School District of West De Pere
655 Grant Street, DePere, Wisconsin 54115**

REVISIONS:

Project Number:

3273HS

Issued For:

City Submittal

Review Set

December 17, 2019

Sheet Title:

Site

Landscape

Plan (South)

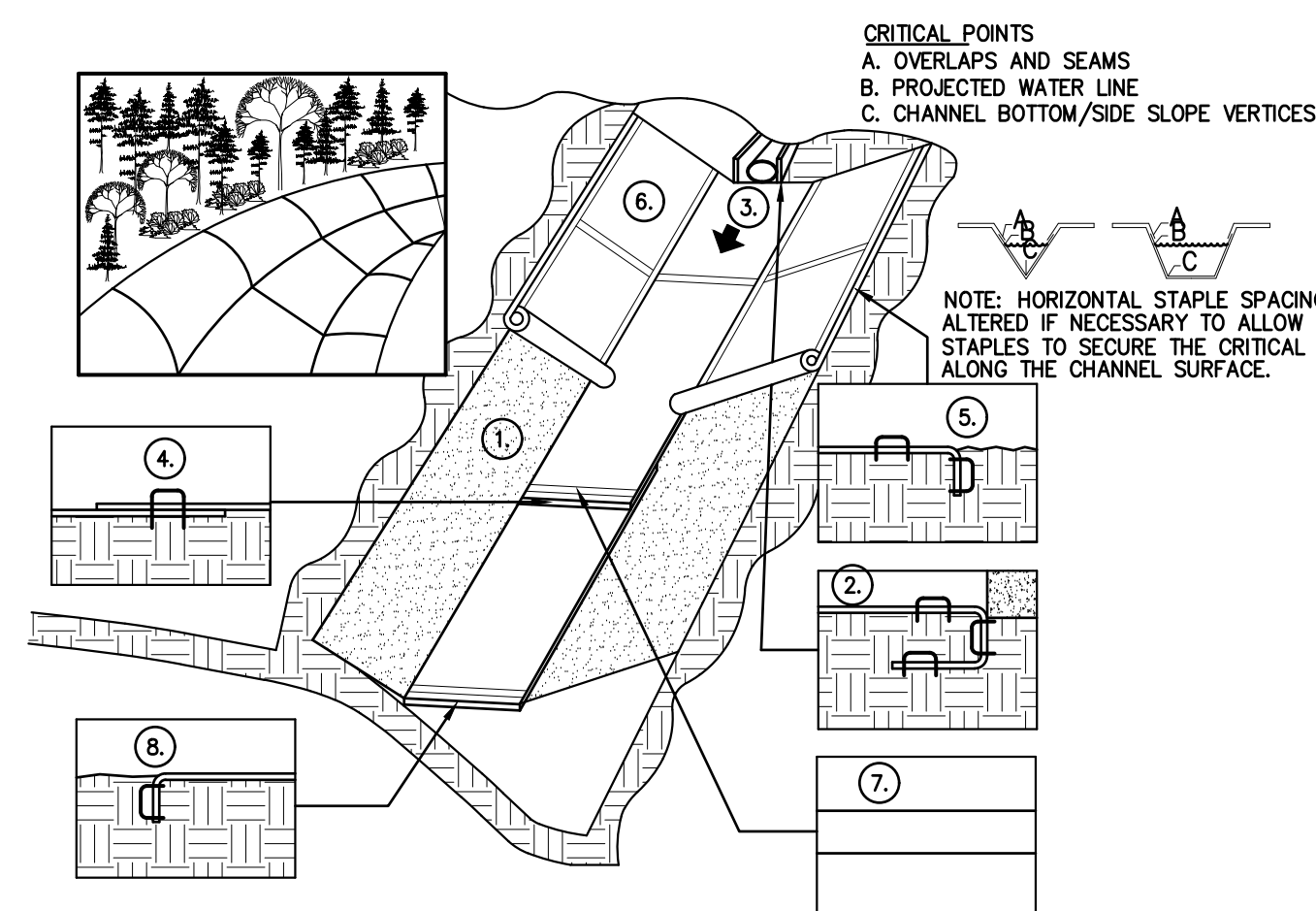
Sheet Number:

C701

Attachment: Site Plan - PRELIMINARY - 20 Dec 2013 (9085 : Staff recommendation and possible action regarding a Site Plan request for the West De Pere High Sch)

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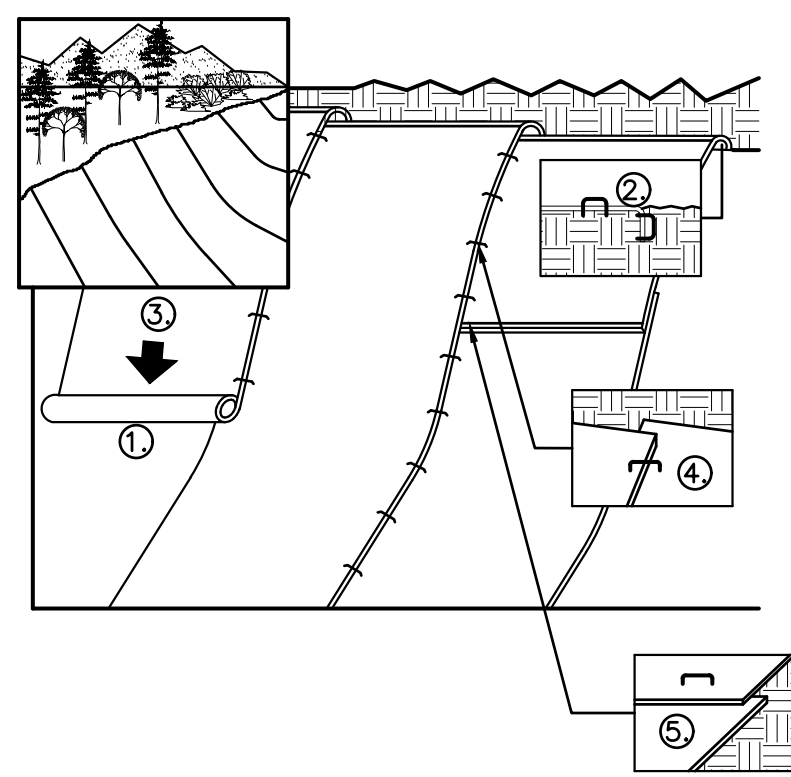


GENERAL NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW OF 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.

AND COMPACT THE TRENCH AFTER STAPLING.

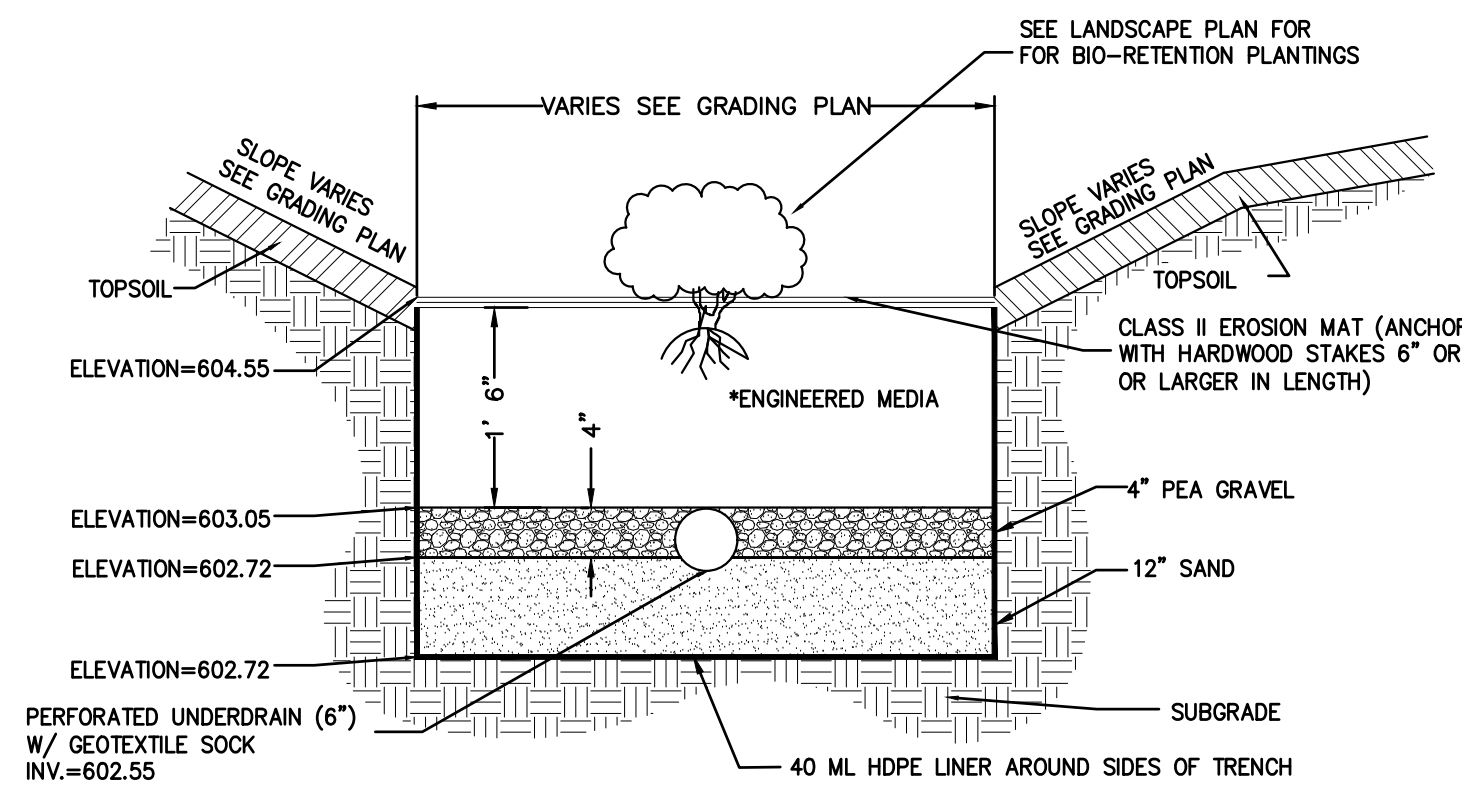
EROSION CONTROL BLANKETS

1
C801

GENERAL NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.

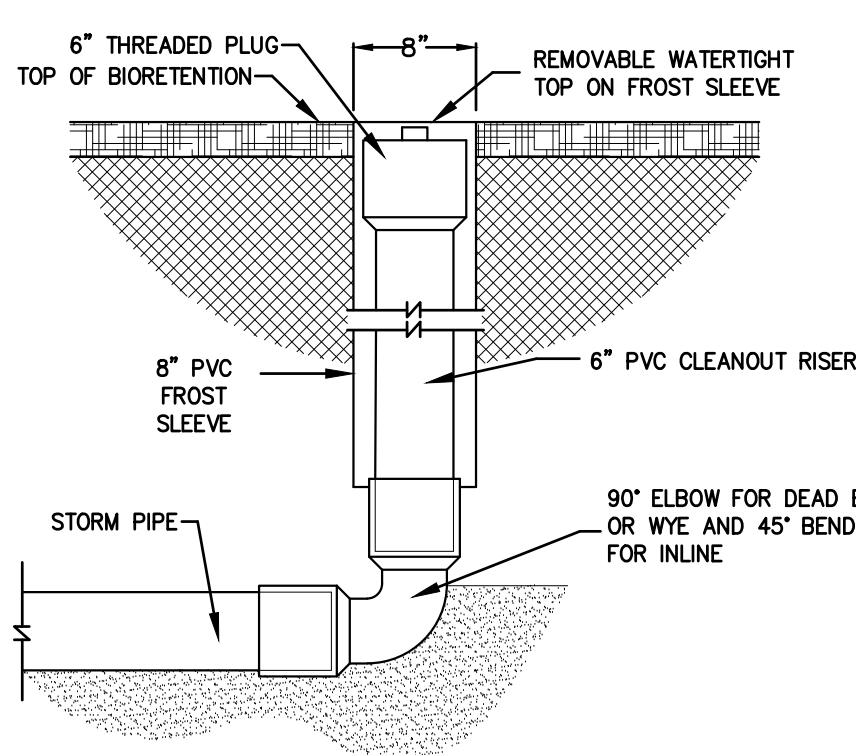
EROSION CONTROL BLANKETS

2
C801

NOTES:

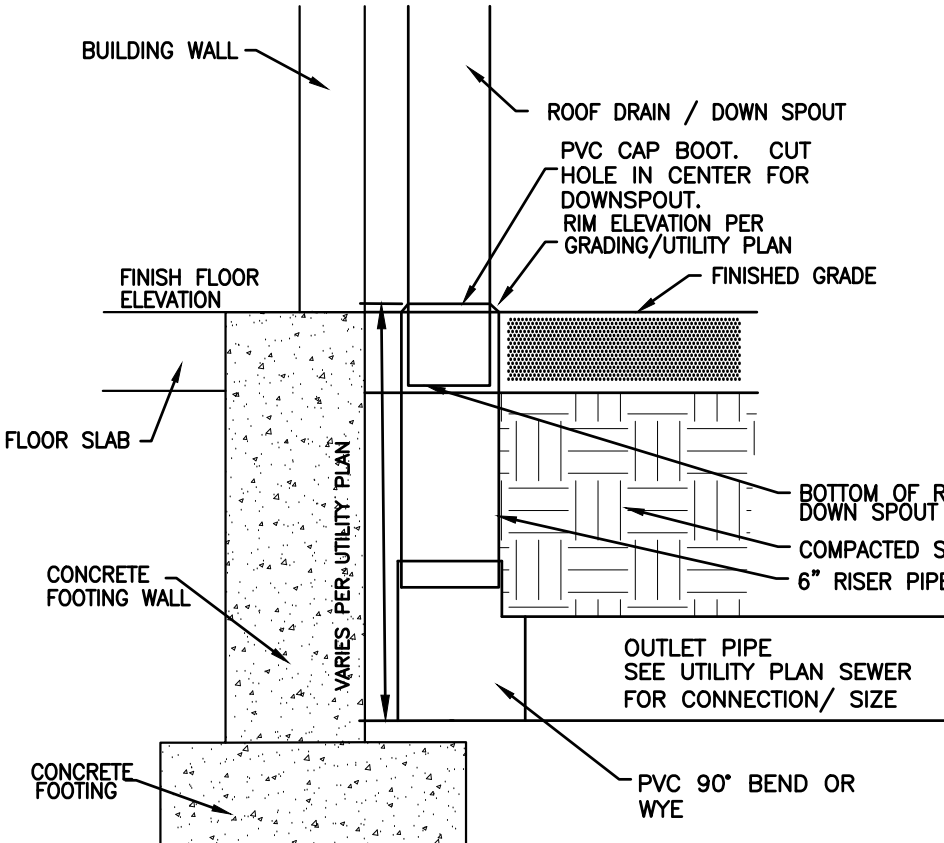
1. DO NOT ADD ENGINEERED MEDIA UNTIL SITE PAVING HAS OCCURRED AND TURF AREAS HAVE BEEN ESTABLISHED WITH VEGETATION.
2. ENGINEERED MEDIA SHALL BE INSTALLED WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING).
3. ENGINEERED MEDIA SHALL BE INSTALLED IN 6" LIFTS AND SPRINKLER WATERED (TO SIMULATE RAINFALL) AT EACH LIFT TO ACHIEVE SETTLEMENT. ALTERNATIVELY, ENGINEERED MEDIA MAY BE PLACED IN 6 INCH LIFTS WITHOUT WATERING AND FINISHED GRADE PLACED 3 INCHES ABOVE THE PLAN ELEVATION TO ACCOUNT FOR EXPECTED SETTLEMENT DURING INITIAL RAINFALLS.
4. ENGINEERED MEDIA COMPOSITION—THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 - 4.A. THE MEDIA SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST BY VOLUME.
 - 4.B. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 - USDA COARSE SAND (.02 – .04 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
 - 4.C. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
 - 4.D. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.
 - 4.E. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.
 - 4.F. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

BIO-RETENTION BASIN CROSS-SECTION

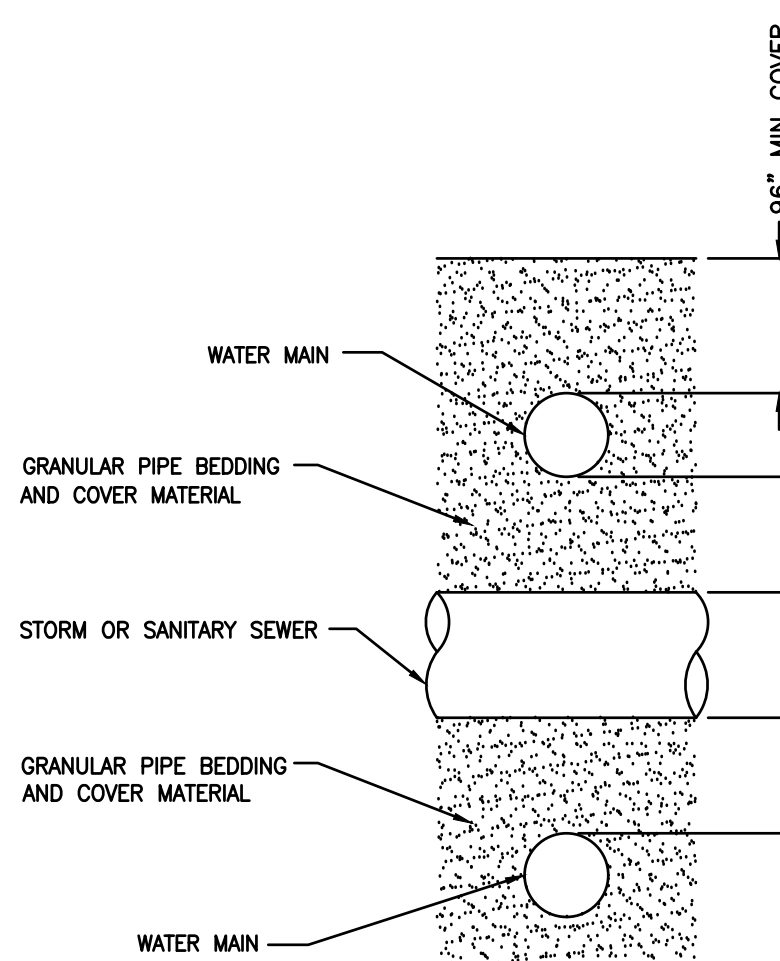
3
C801

- NOTES:
1. INSTALL REMOVABLE WATER TIGHT TOP FLUSH WITH THE FINISH GRADE.
 2. SEE THE STORM SEWER PLAN FOR INVERT AND RIM ELEVATIONS.

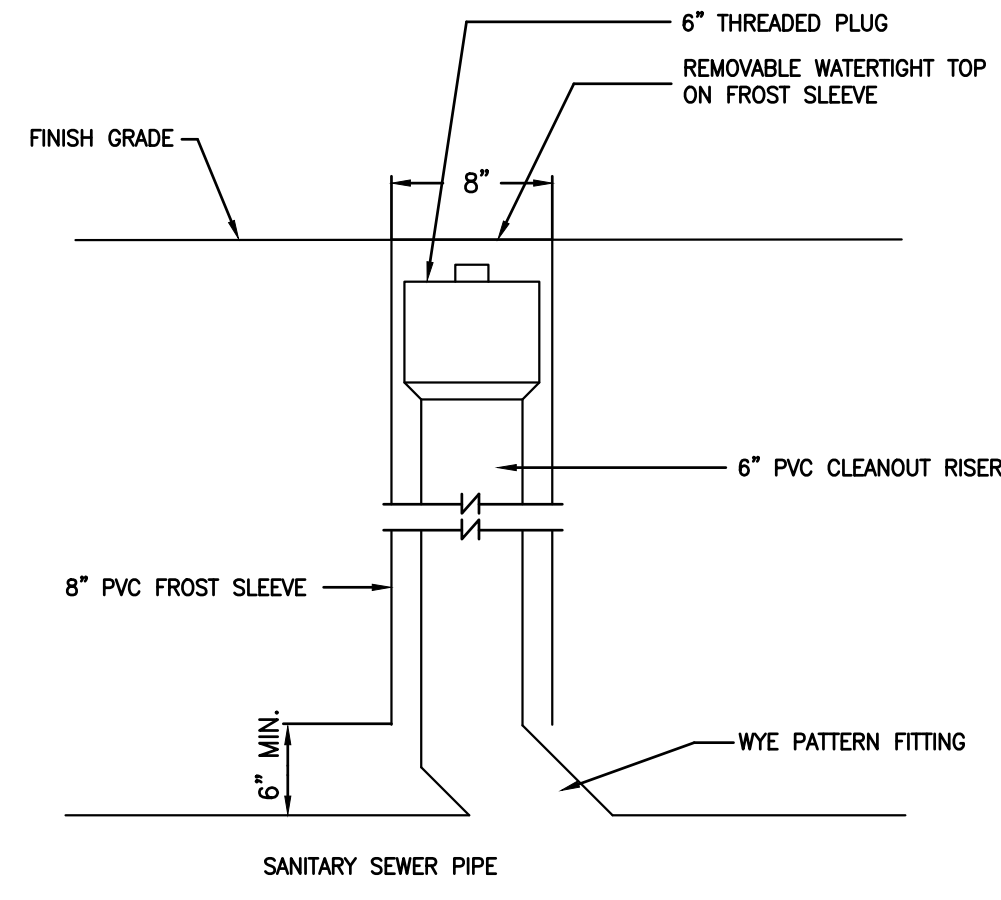
STORM CLEANOUT

5
C801

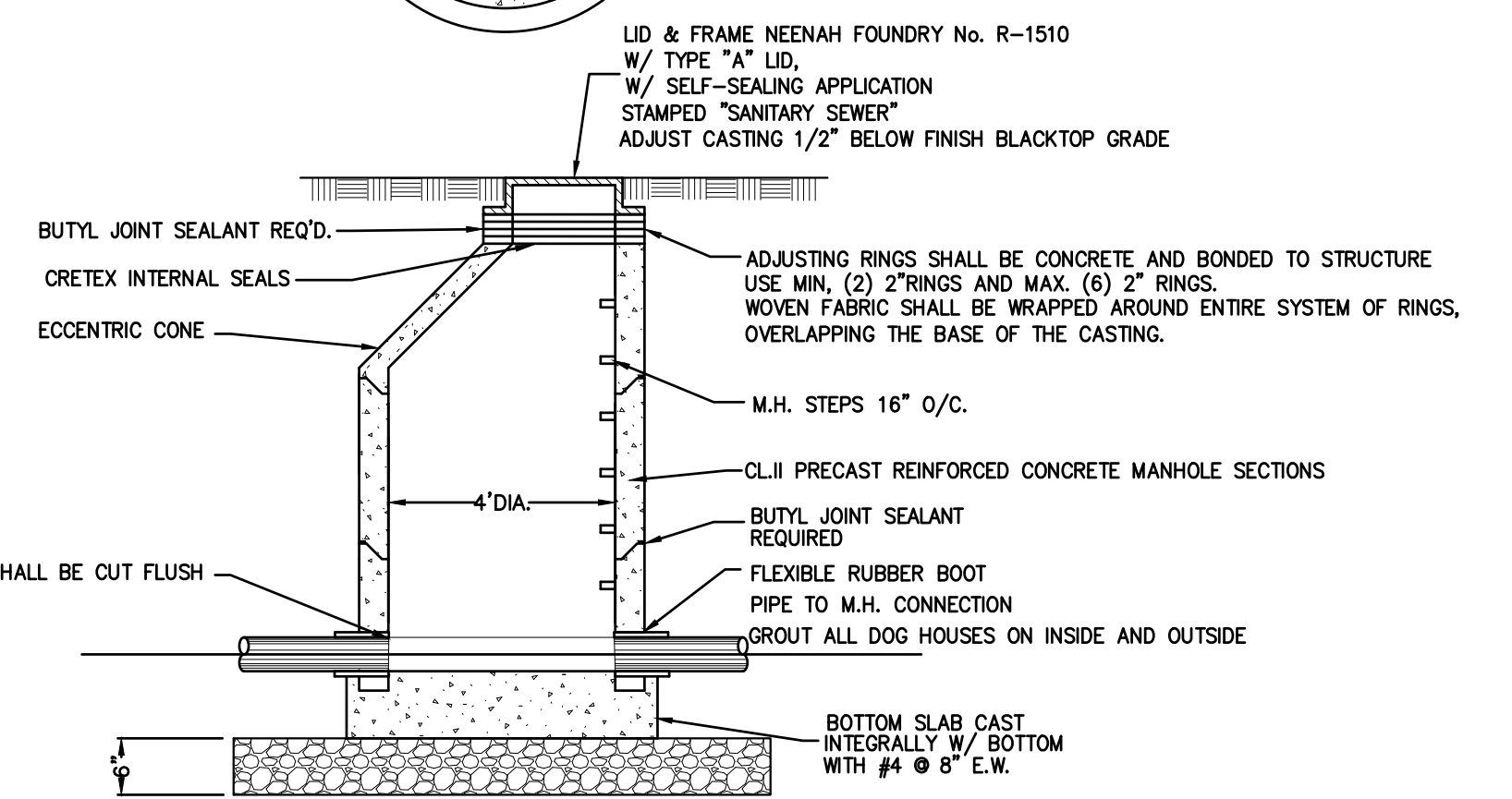
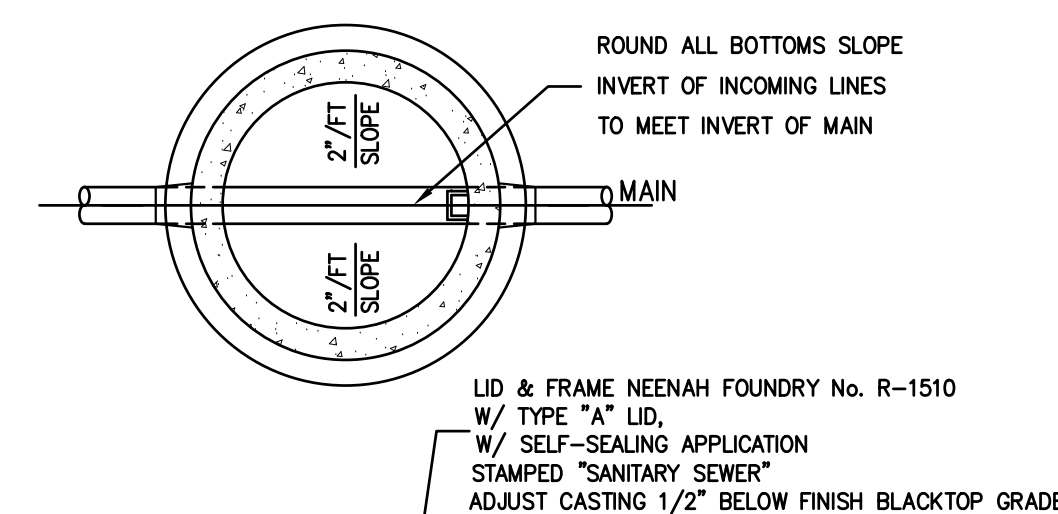
DOWNSPOUT COLLECTOR

6
C801

WATER PIPE CROSSING

7
C801

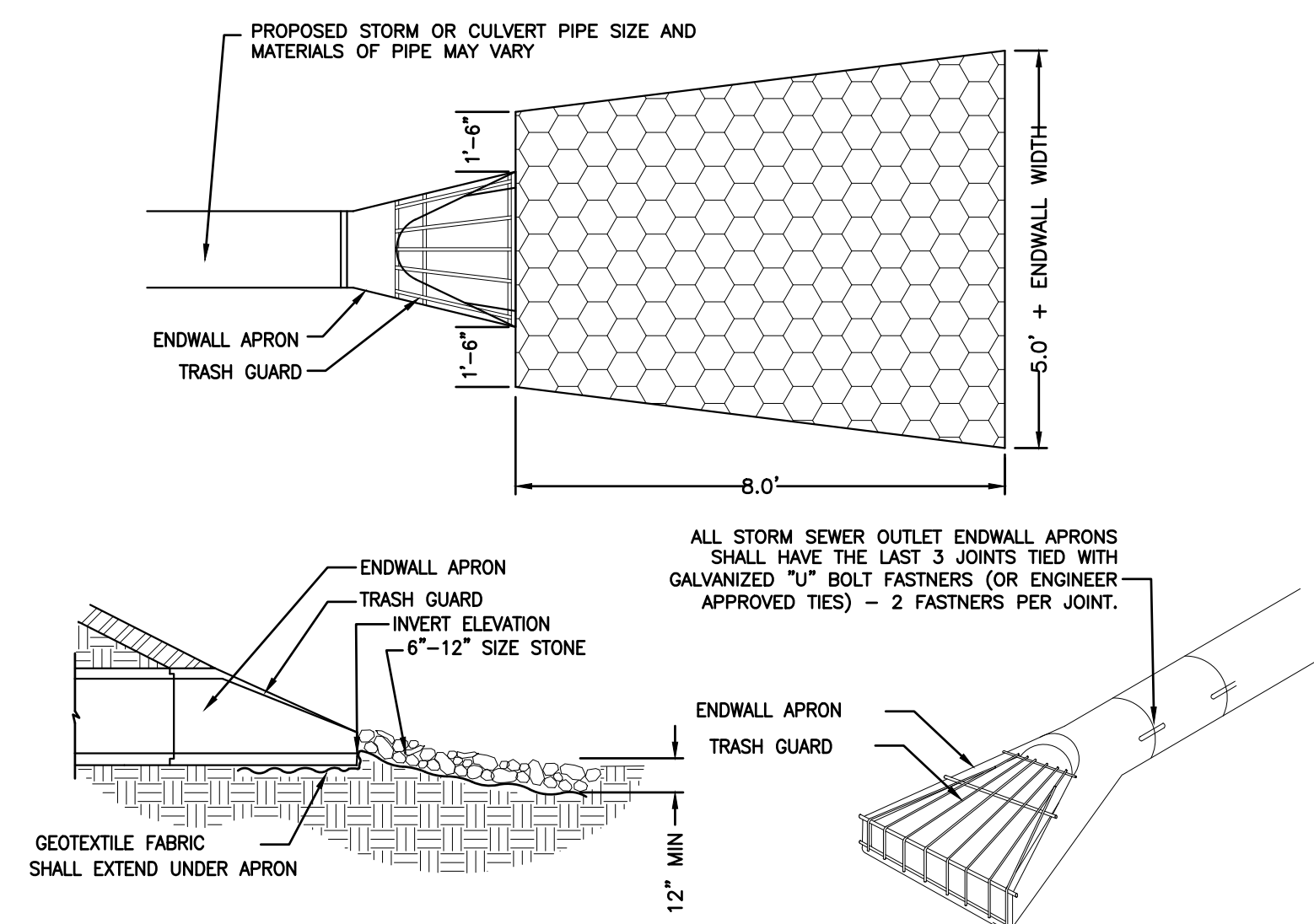
SANITARY SEWER CLEANOUT

8
C801

NOTES:

1. GROUT BOTTOM OF MANHOLE TO 1/3 OR 2/3 DIAMETER OF PIPE AND SLOPE GROUT 2\"/>

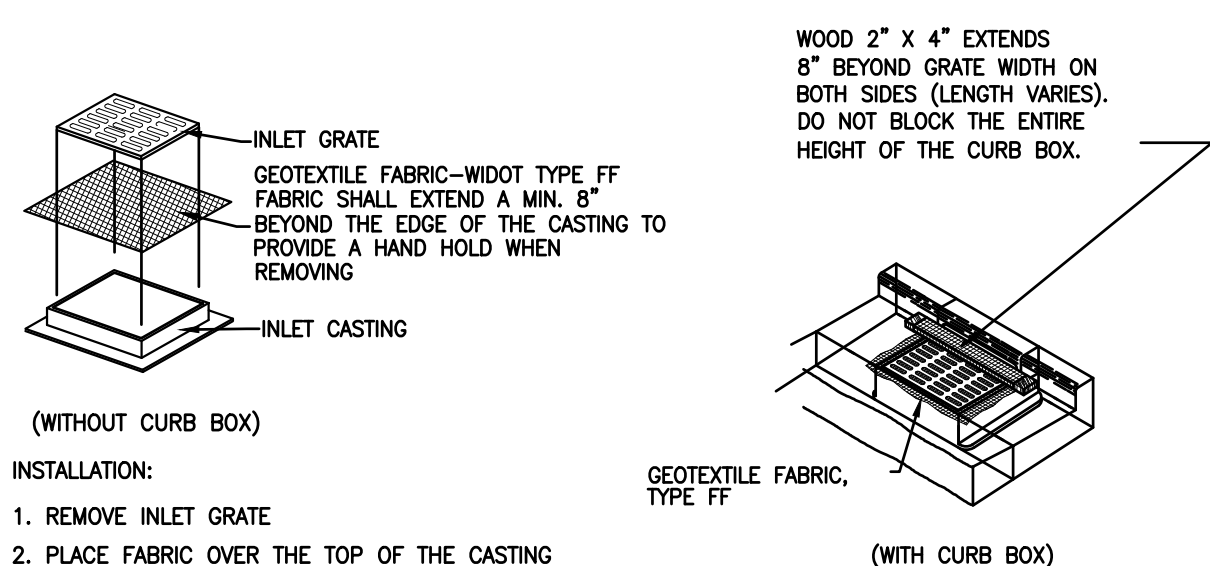
SANITARY SEWER MANHOLE

9
C801

NOTES:

1. ENDWALL APRON SHALL BE PLACED LEVEL WITH THE TOP OF THE STONE. PLACE FILTER FABRIC BENEATH THE PROPOSED STONE.
2. ALL ENDWALLS SHALL HAVE A TRASH GUARD.

ENDWALL STRUCTURE

10
C801

(WITHOUT CURB BOX)

- INSTALLATION:
1. REMOVE INLET GRATE.
 2. PLACE FABRIC OVER THE TOP OF THE CASTING.

MAINTENANCE:

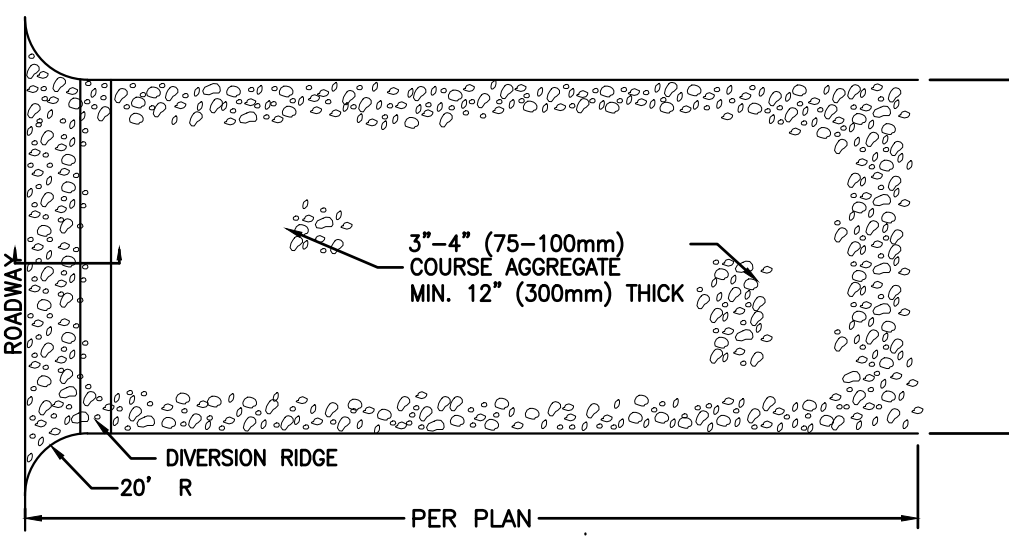
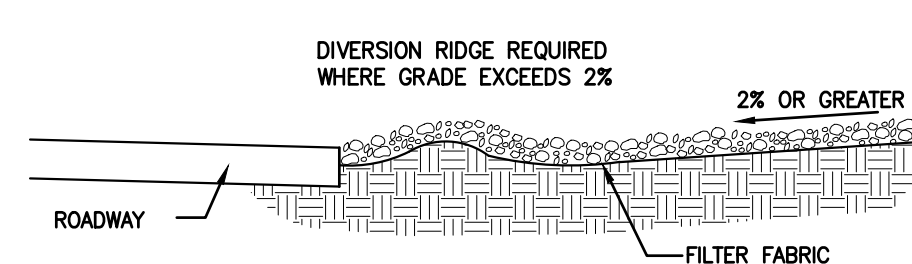
CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDING WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

GENERAL NOTES:

USE ONLY THE FOLLOWING GEOTEXTILE FABRICS THAT ARE APPROVED BY THE WDOT FOR USE AS INLET PROTECTION: (1) LINO INDUSTRIAL FABRICS – (OT 403) (2) WIMPA FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18\"/>

INLET PROTECTION WITHIN THE PUBLIC ROADWAY SHOULD SET BELOW THE GRATE TO PREVENT DAMAGE FROM PLOWING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO INLET PROTECTION AS A RESULT OF THE NORMAL PLOWING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.

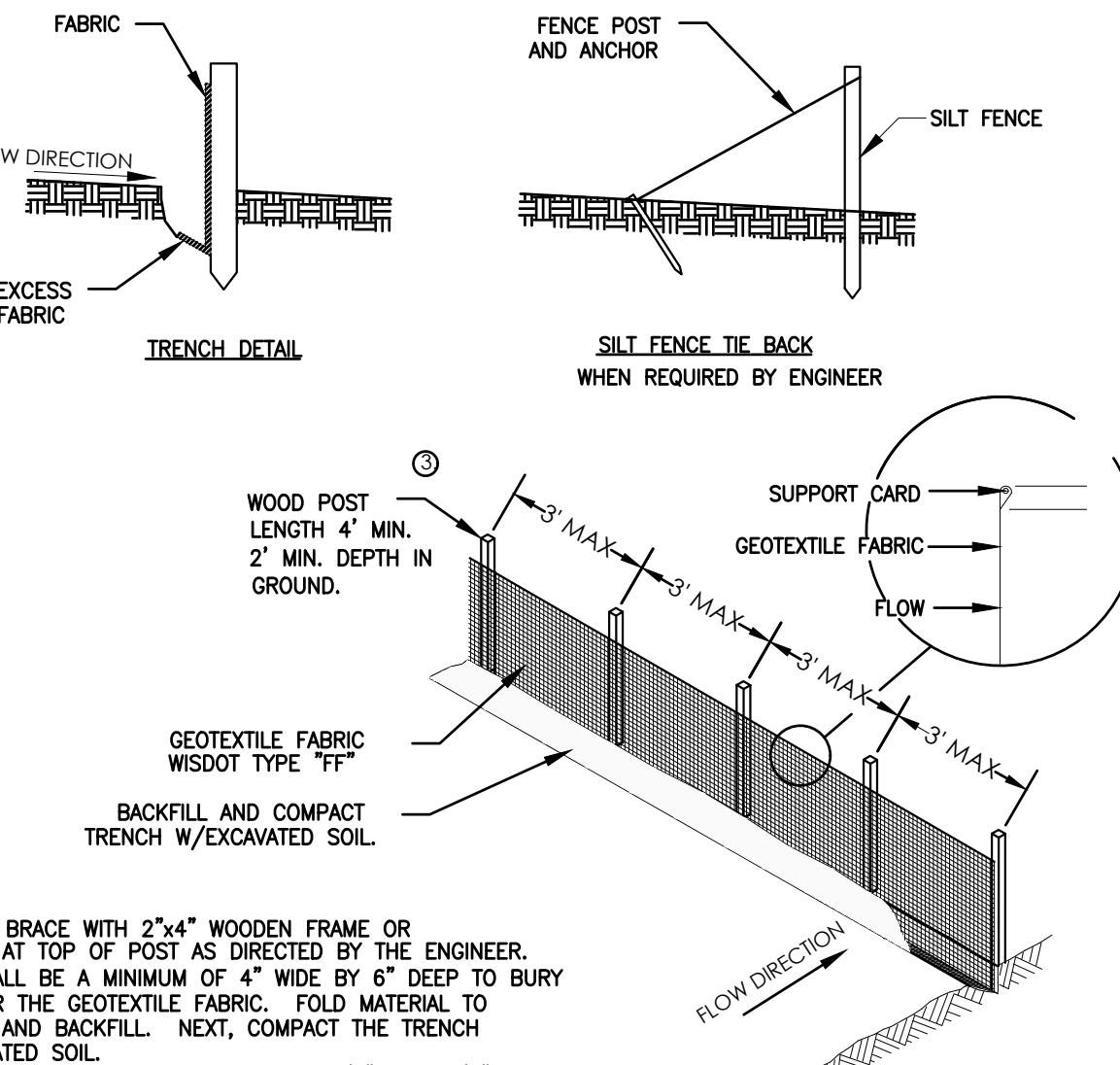
INLET PROTECTION

11
C801

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

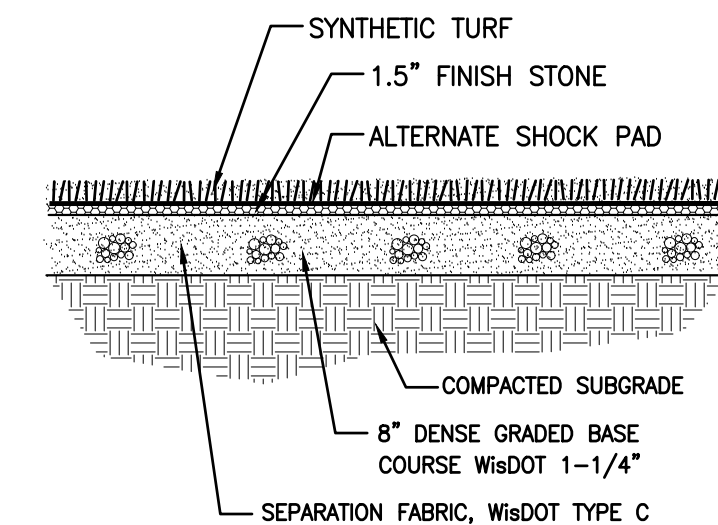
ROCK CONSTRUCTION ENTRANCE

12
C801

NOTES:

1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4\"/>

SILT FENCE

13
C801

INDOOR SYNTHETIC TURF STONE BASE

14
C801

Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee

829 S. 1st Street
Milwaukee, Wisconsin 53204

T: 414.226.0200

Sheboygan

1227A North 8th Street
Sheboygan, Wisconsin 53082

T: 920.459.4200

www.brayarch.com

Civil Engineering
Landscape Architecture
Land Surveying
5709 Winncy Drive, Suite D
Stevens Point, WI 54482

AOA

Project Title:
**Additions & Renovations to
West De Pere High School
School District of West De Pere
655 Grant Street, DePere, Wisconsin 54115**

REVISIONS:

DATE	DESCRIPTION

Project Number:

3273HS

Issued For:
**City Submittal
Review Set**

December 17, 2019

Sheet Title:

Site Details

Sheet Number:

C801

11/4/2019 7:20:19 AM
BW 362/5273 - West De Pere High School Arch Rtd Lvt

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7

6

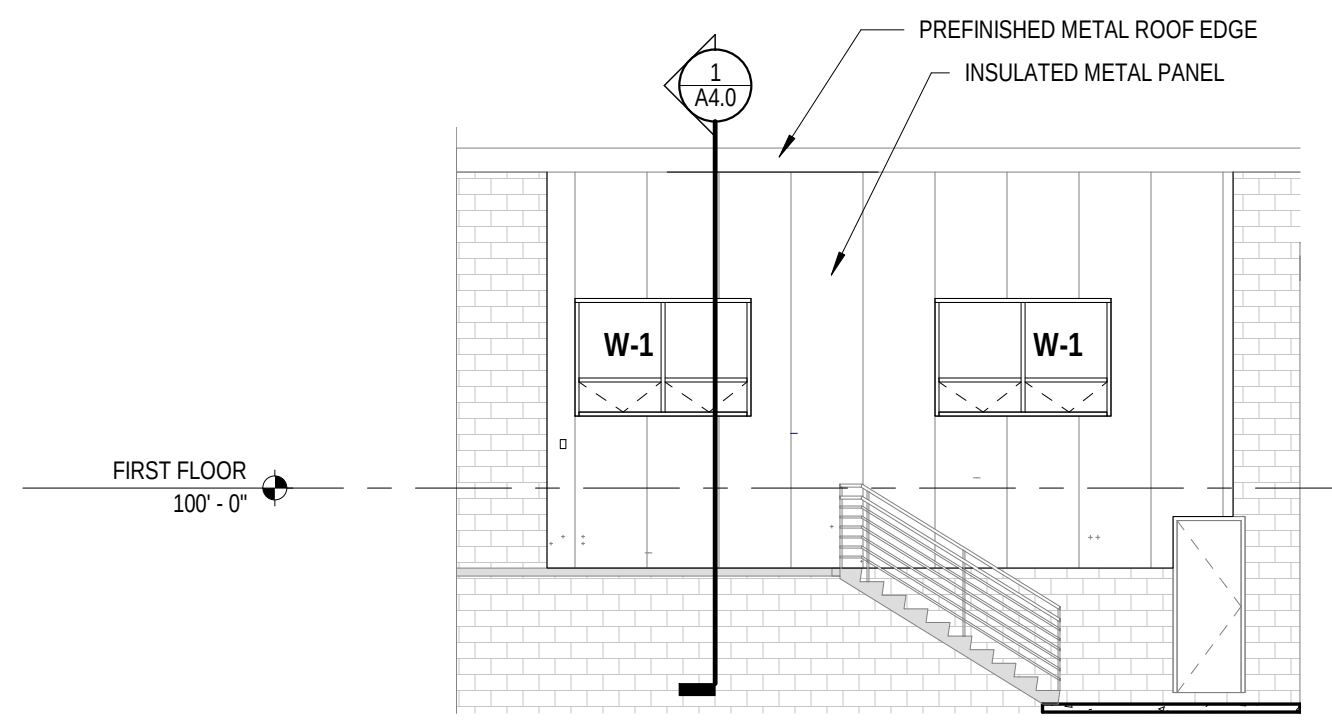
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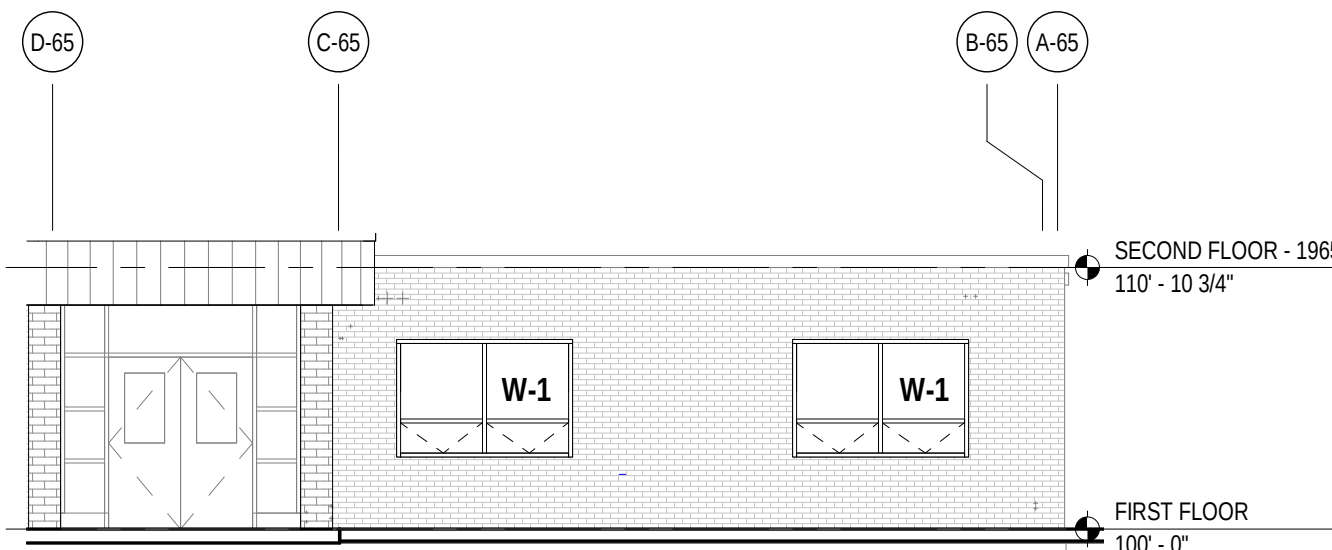
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2

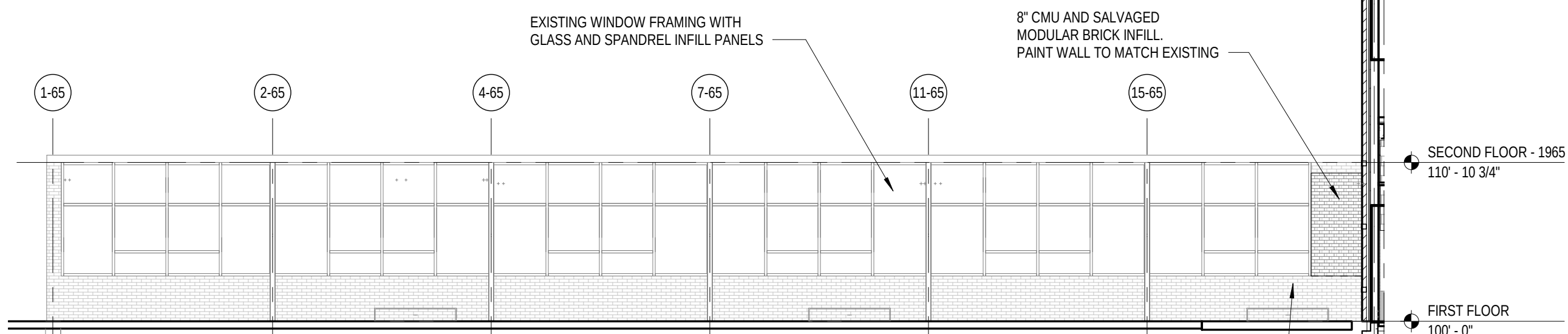
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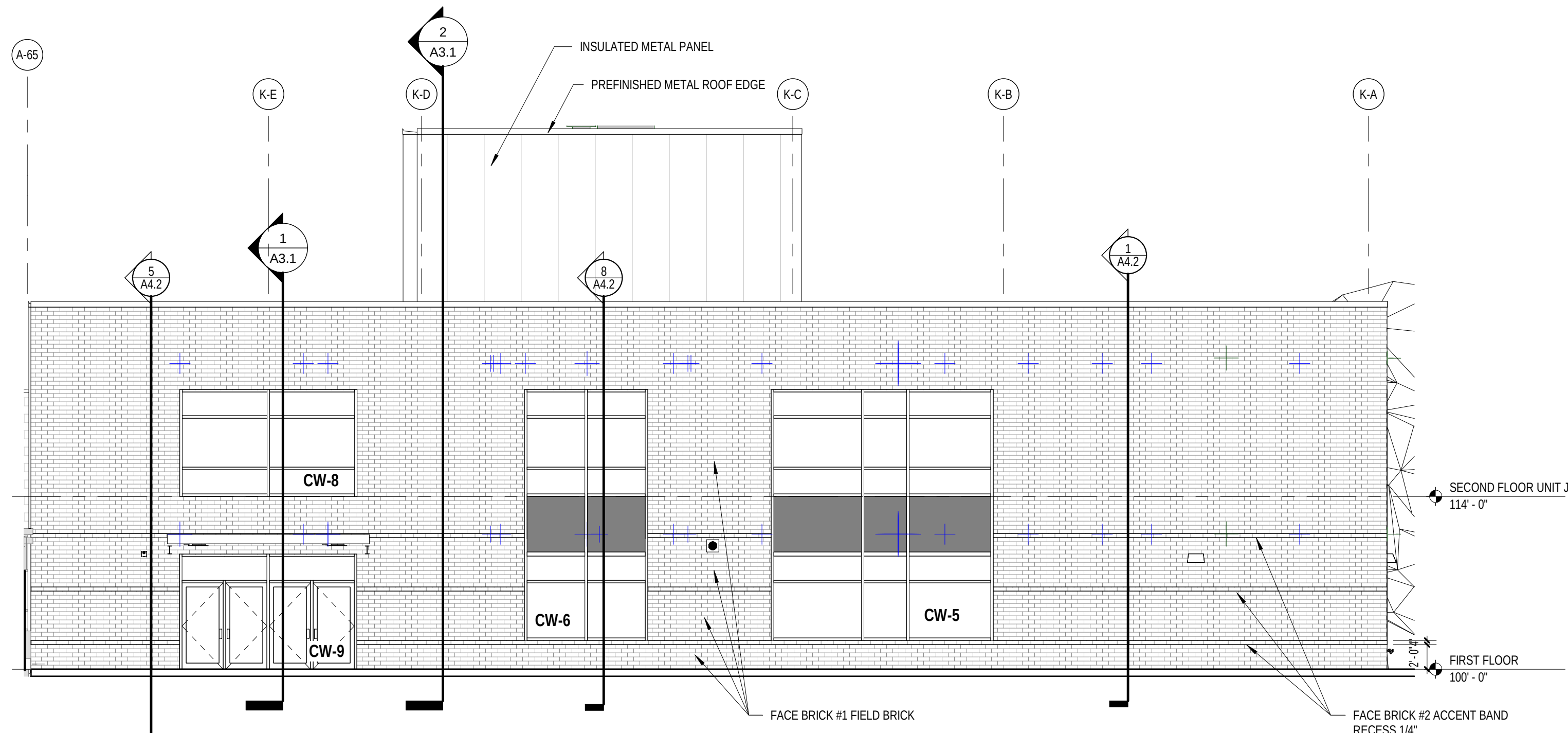
8 West Elevation - Unit D - Wall Replacement
A2.0 Scale: 1/8" = 1'-0"



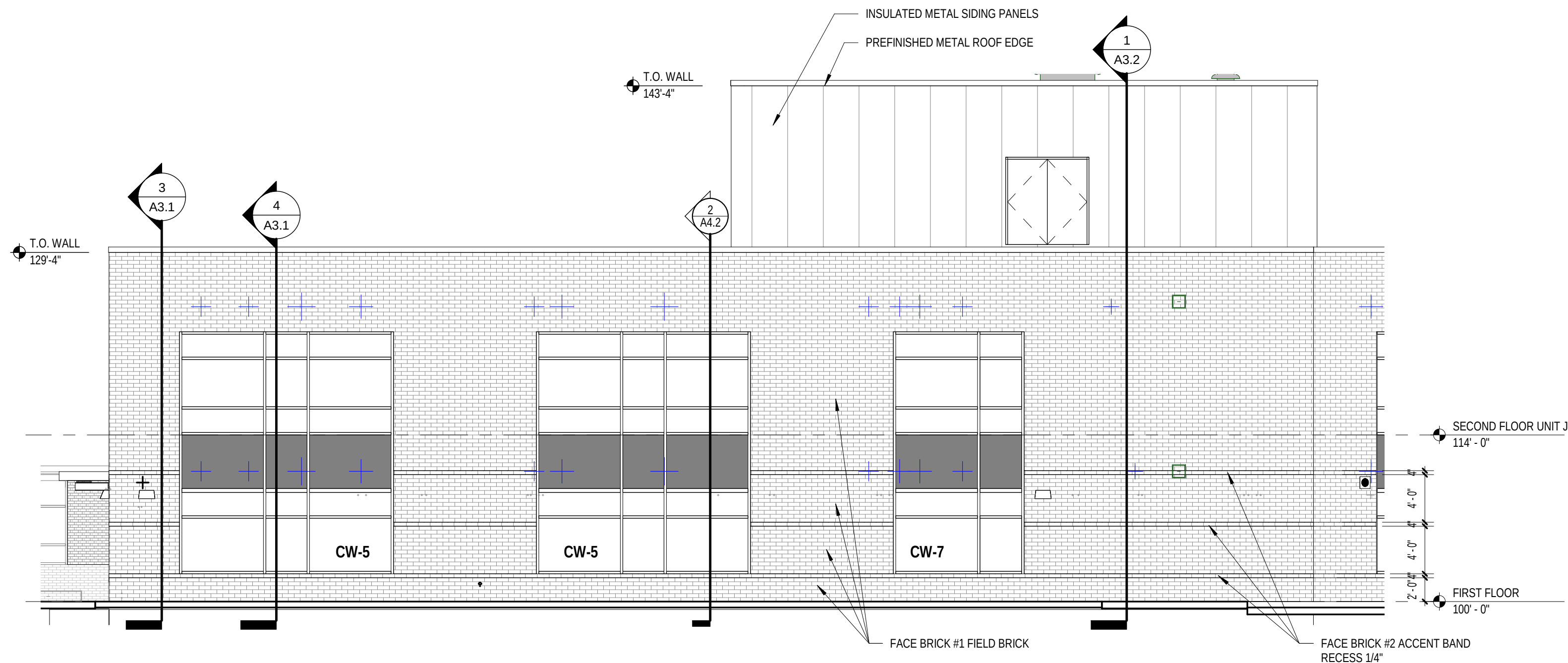
7 Unit F - Partial West Exterior Elevation
A2.0 Scale: 1/8" = 1'-0"



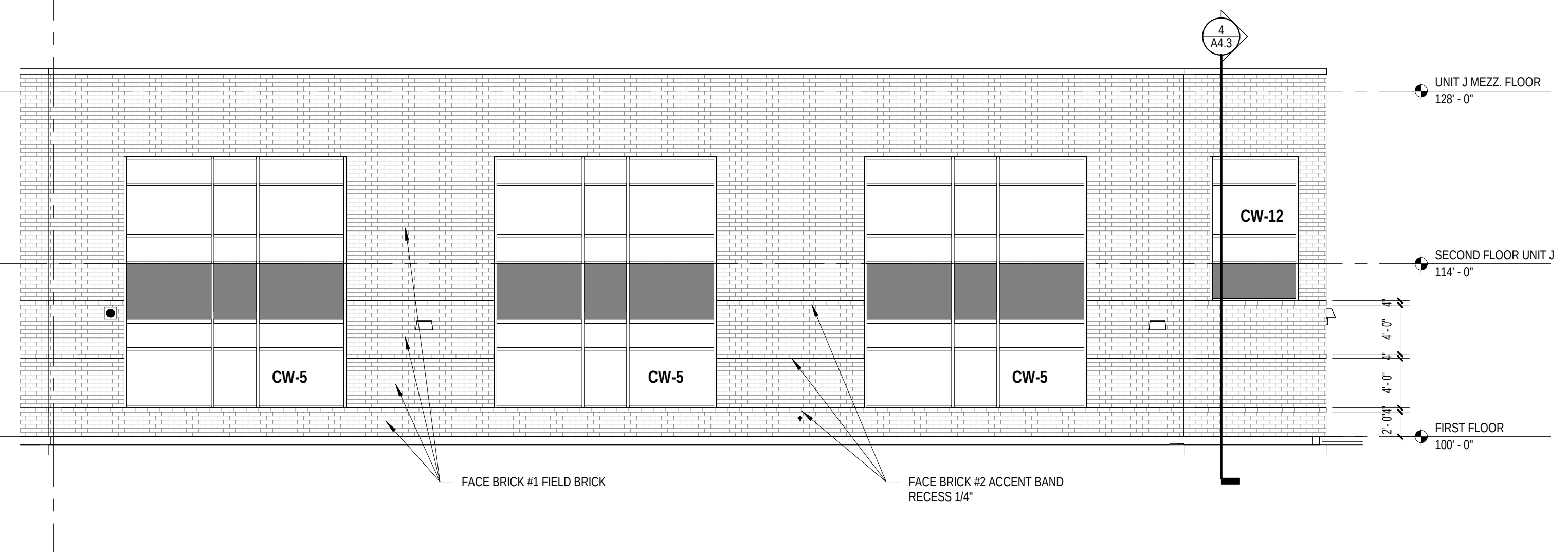
1 Unit F - South Elevation
A2.0 Scale: 1/8" = 1'-0"



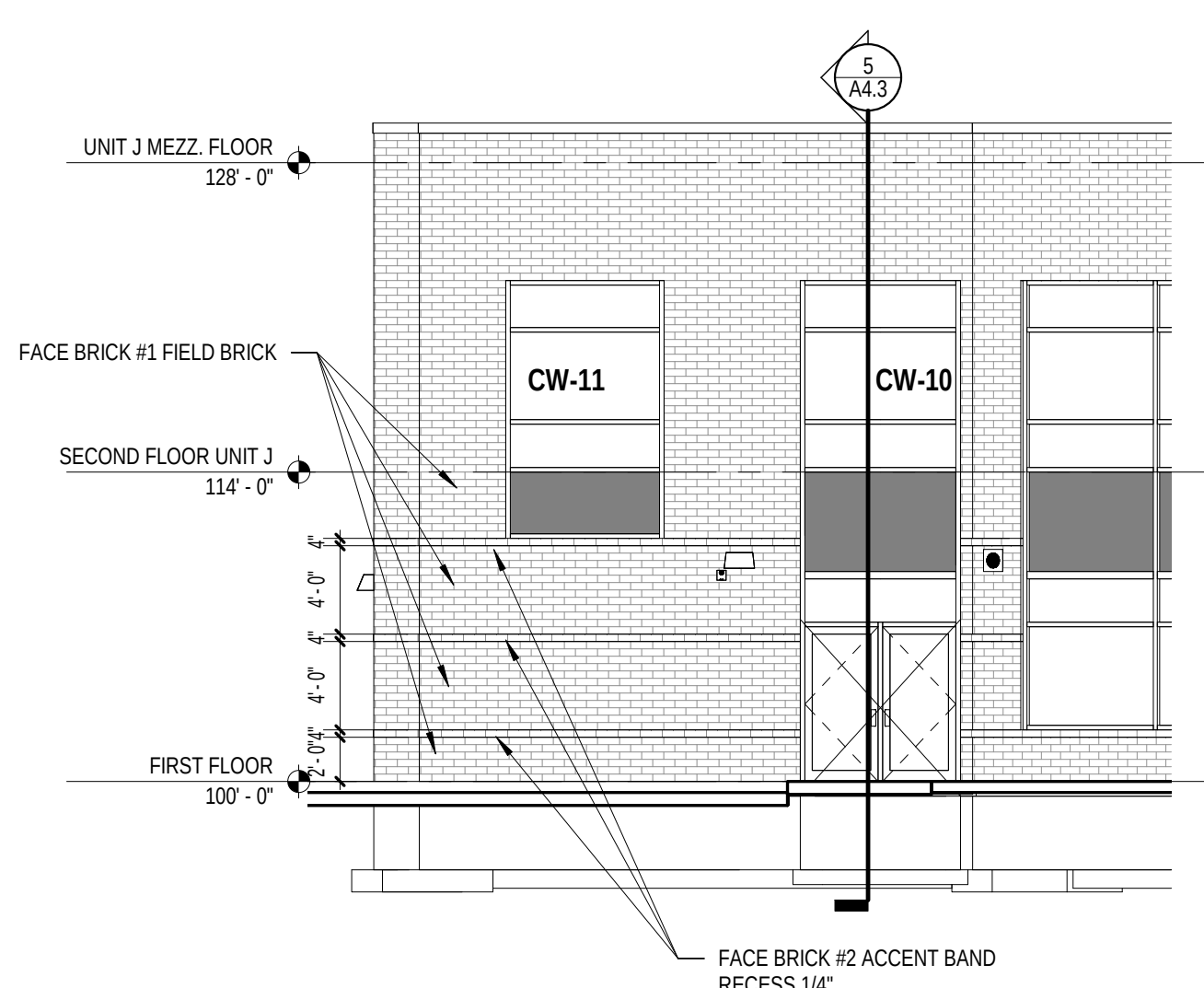
2 Classroom Addition - West Elevation
A2.0 Scale: 1/8" = 1'-0"



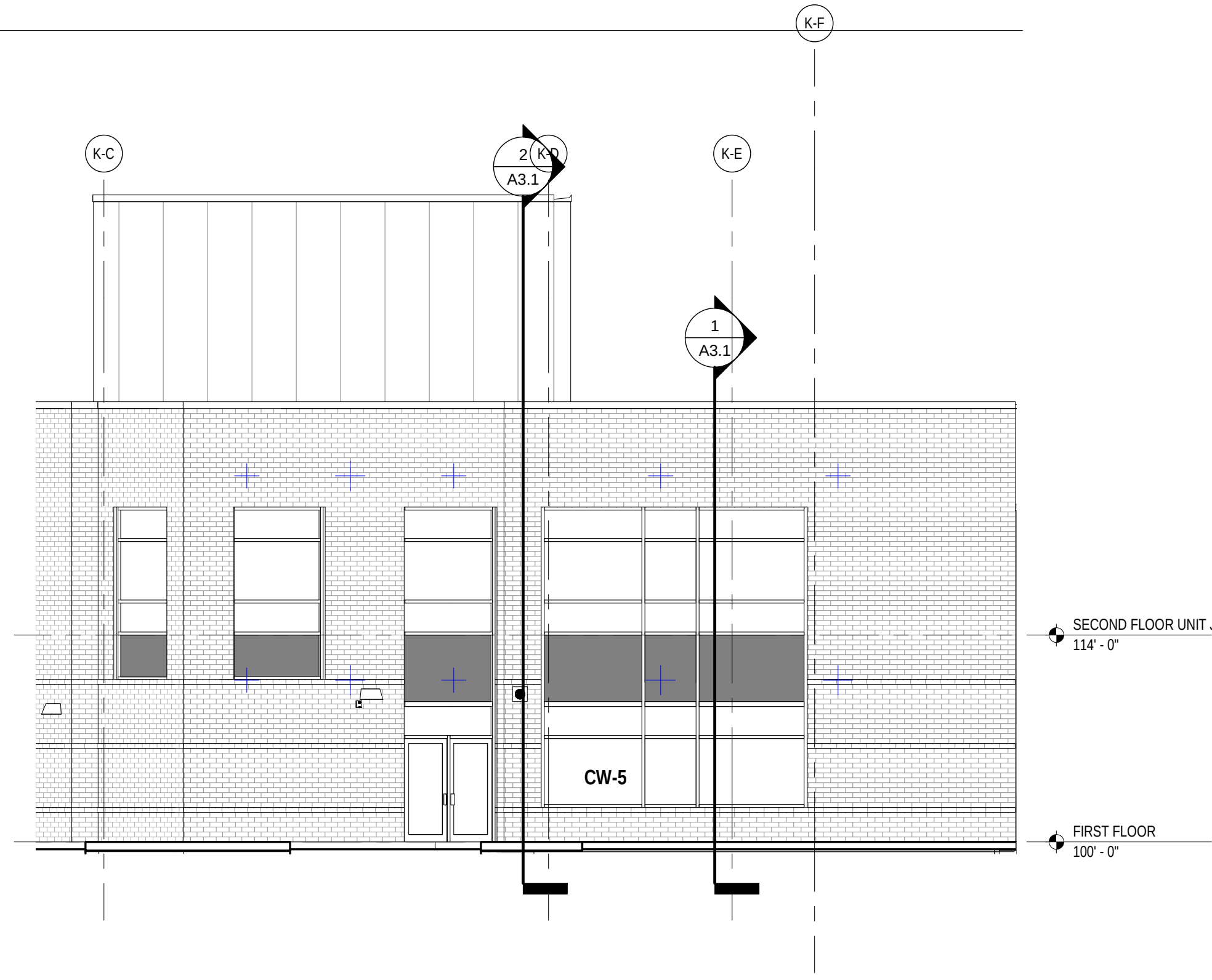
3 Classroom Addition - South Elevation
A2.0 Scale: 1/8" = 1'-0"



4 Classroom Addition - Southeast Elevation
A2.0 Scale: 1/8" = 1'-0"



5 Classroom Addition - East-Northeast Elevation
A2.0 Scale: 1/8" = 1'-0"



6 Classroom Addition - East Elevation
A2.0 Scale: 1/8" = 1'-0"



Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

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665 Grant Street, De Pere, Wisconsin 54115

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Progress Set

November 4, 2019

Sheet Title:
EXTERIOR
ELEVATIONS-
SOUTH ADDITION

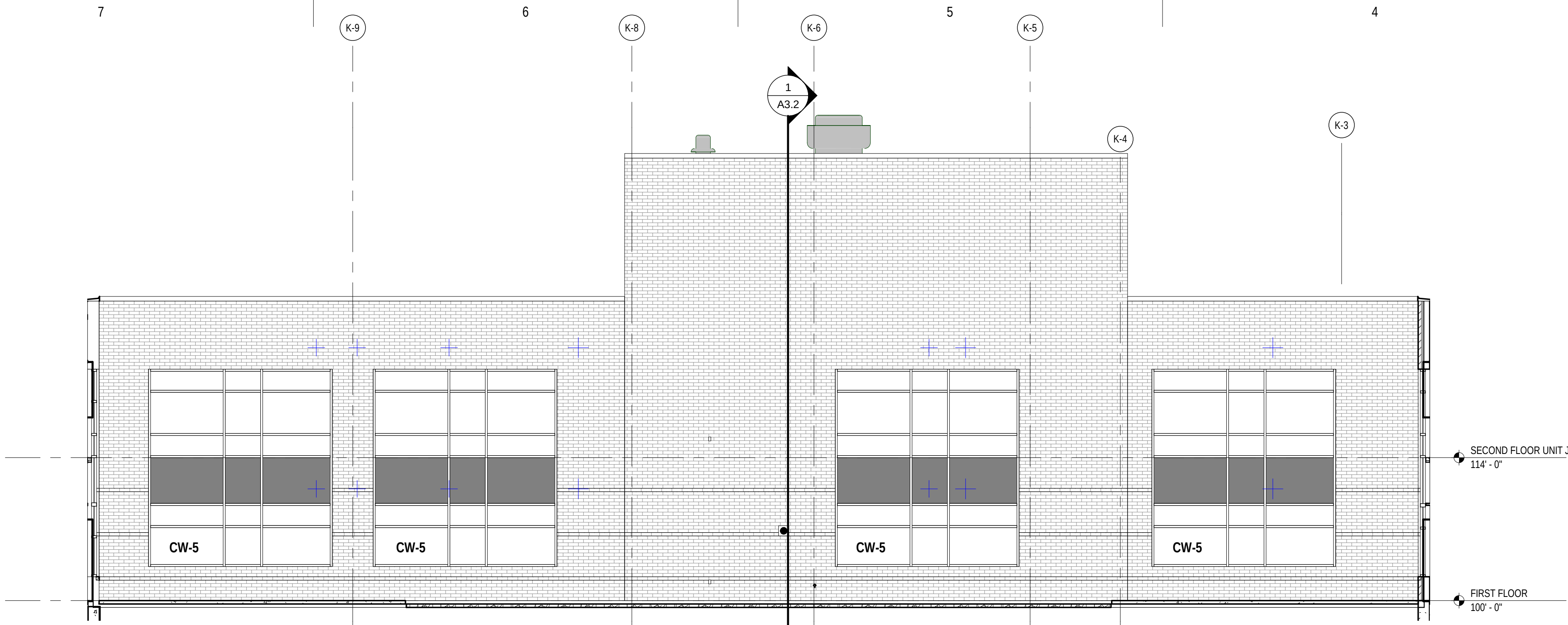
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A2.0

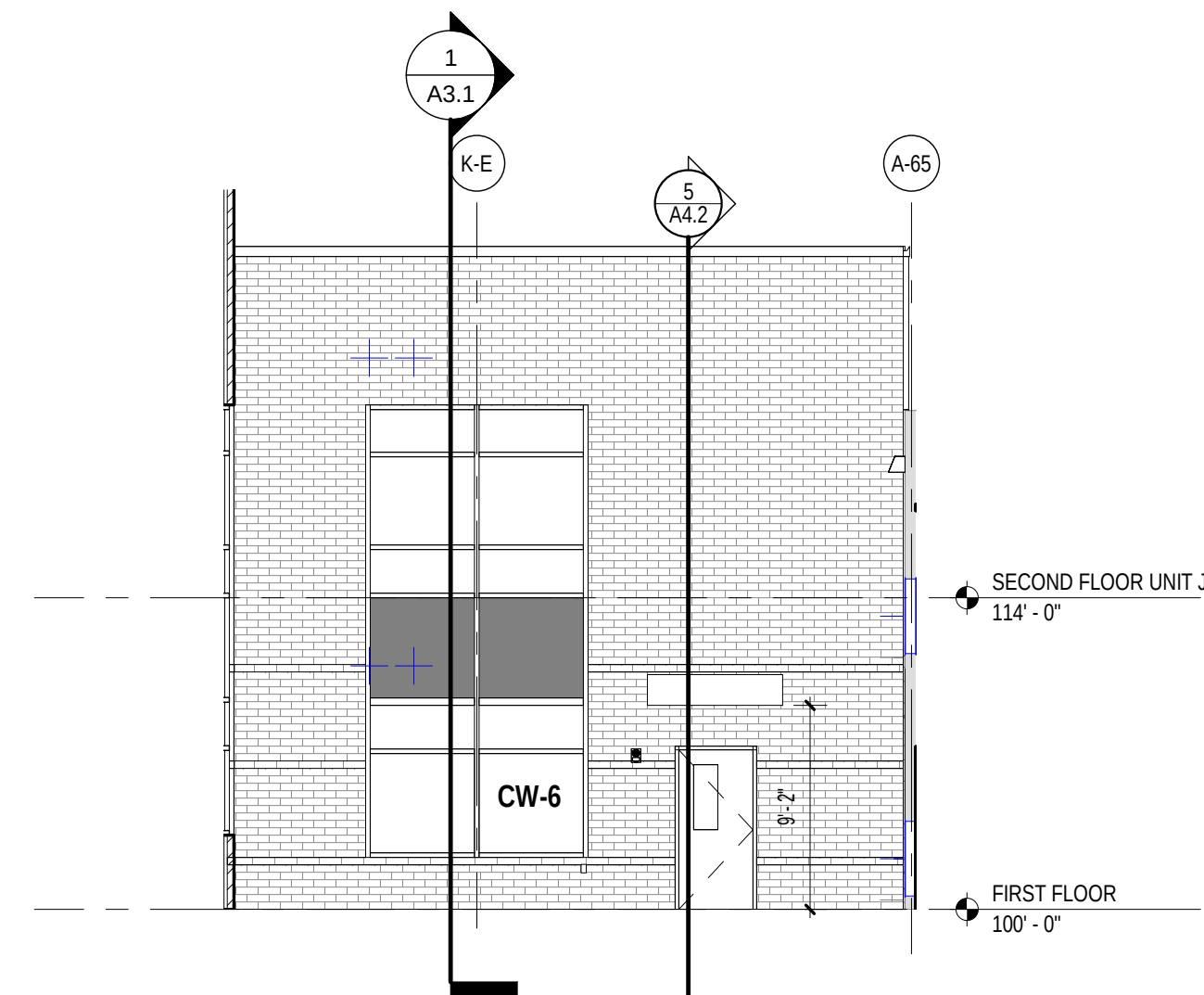
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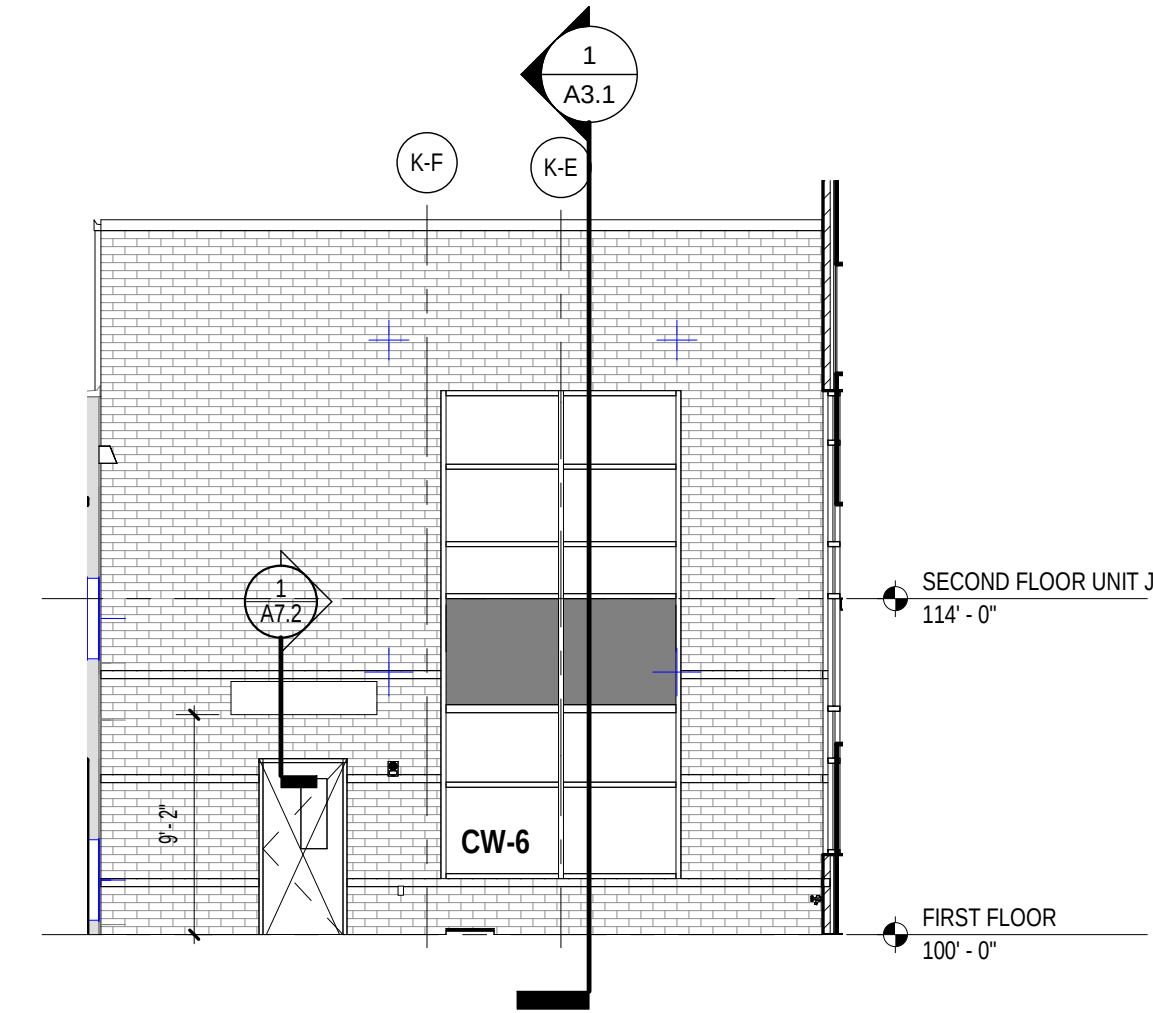
Attachment: Site Plan - PRELIMINARY - 20 Dec 2018 (9085 : Staff recommendation and possible action regarding a Site Plan request for the West De Pere High Sch)



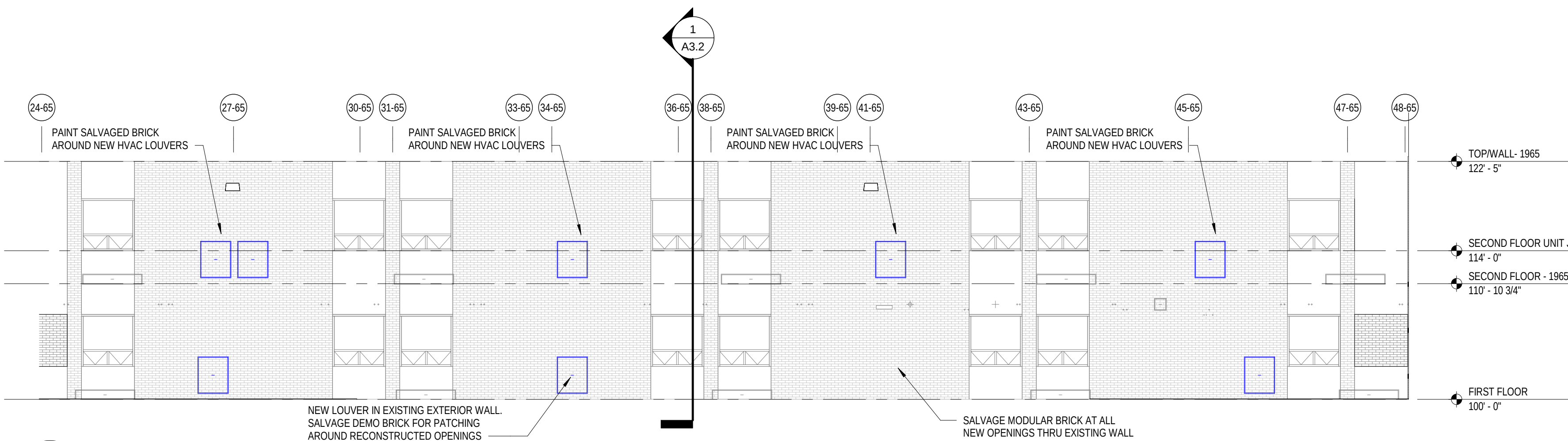
1 Classroom Addition - Courtyard South Elevation
Scale: 1/8" = 1'-0"



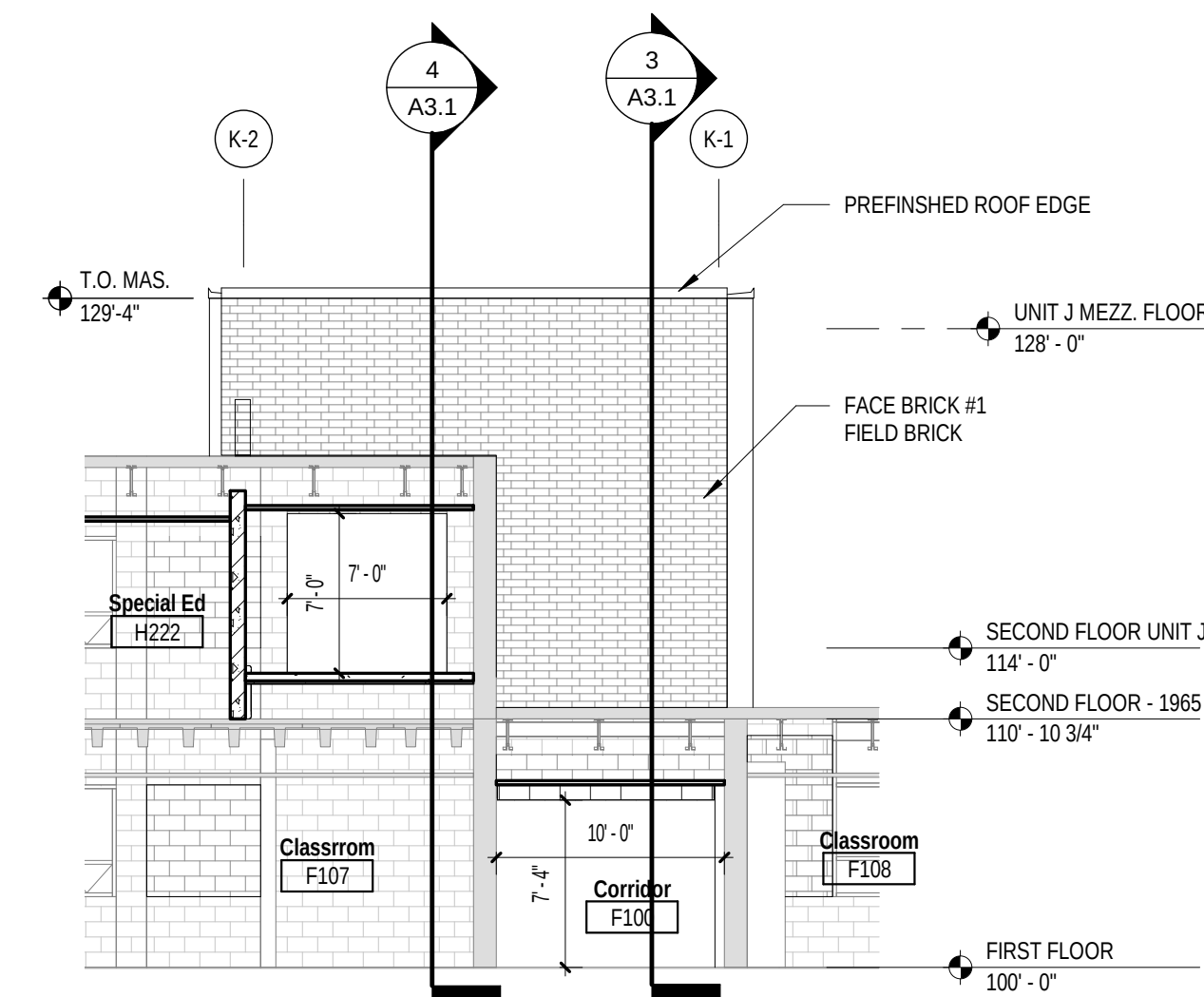
2 Classroom Addition - Courtyard West Elevation
Scale: 1/8" = 1'-0"



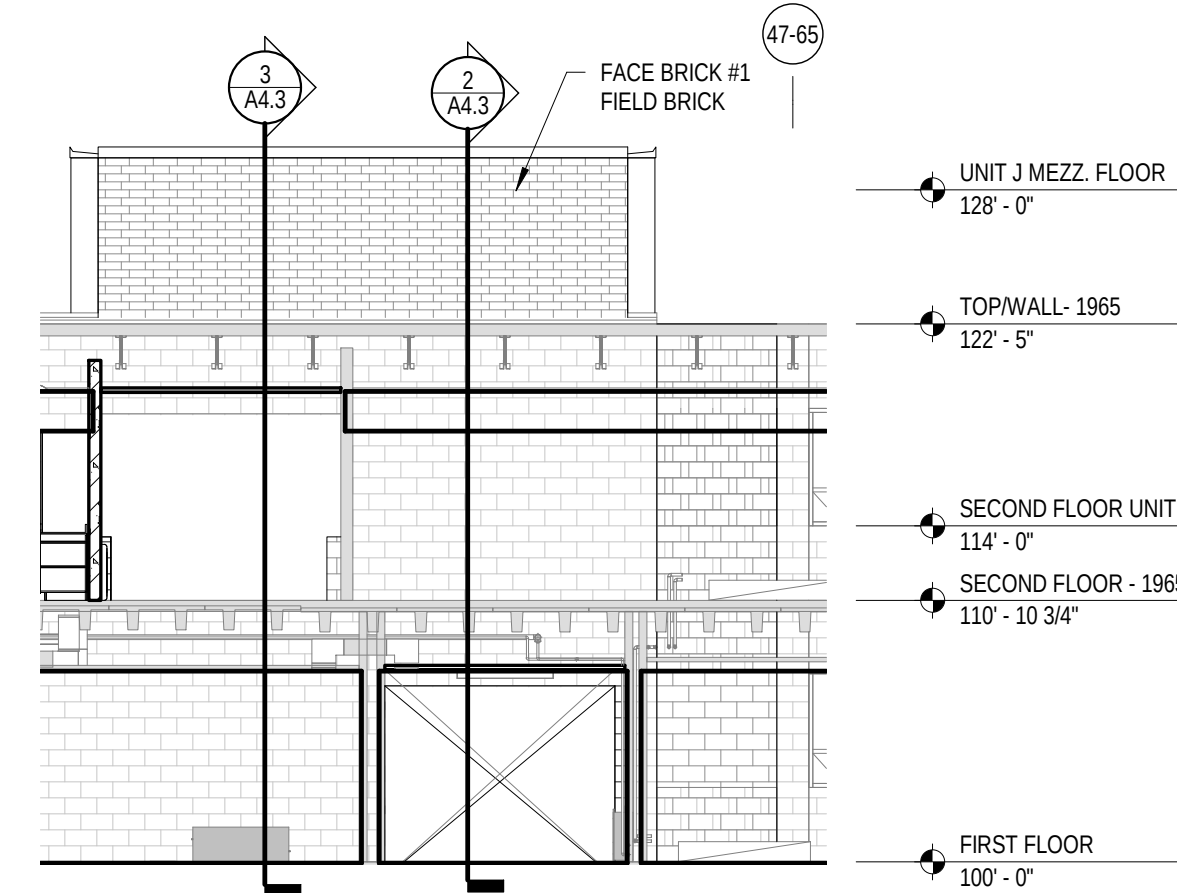
3 Classroom Addition - Courtyard East Elevation
Scale: 1/8" = 1'-0"



4 Courtyard - North Elevation (Existing Two-Story 1965)
Scale: 1/8" = 1'-0"



5 Section / North Elevation - West Link
Scale: 1/8" = 1'-0"



6 Section / North Elevation - East Link
Scale: 1/8" = 1'-0"

Project Title:

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A2.1

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Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

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Attachment: Site Plan - PRELIMINARY - 20 Dec 2019 (9895 : Staff recommendation and possible action regarding a Site Plan request for the West De Pere High Sch)

Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
PO Box 955
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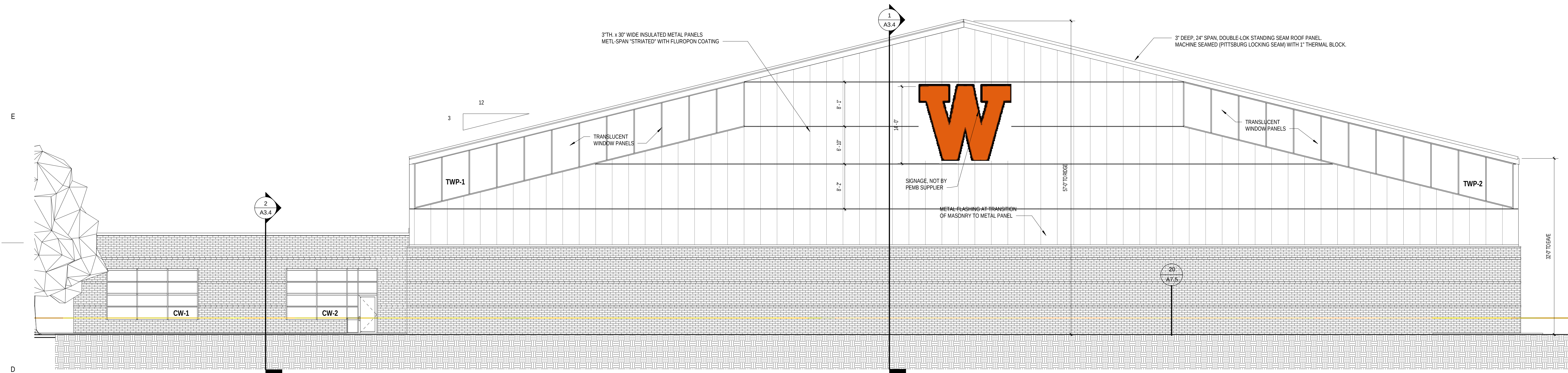
Progress Set

November 4, 2019

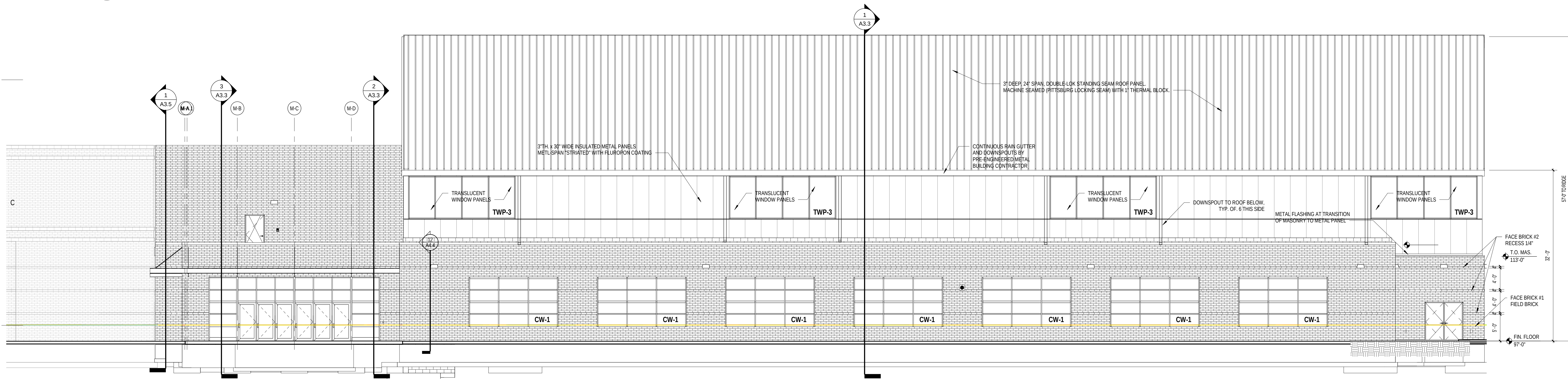
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**EXTERIOR
ELEVATIONS-
NORTH ADDITION**

Sheet Number:

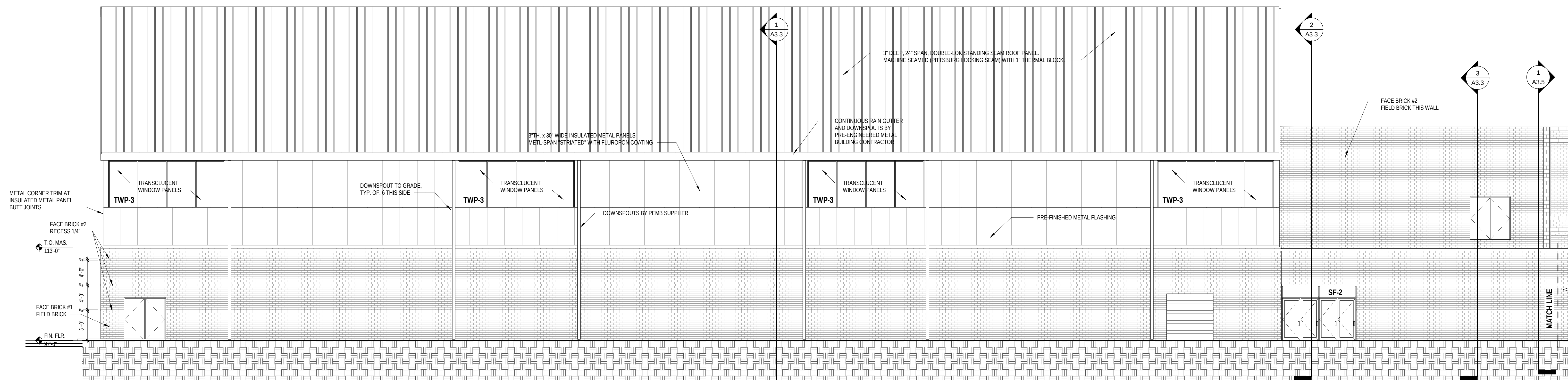
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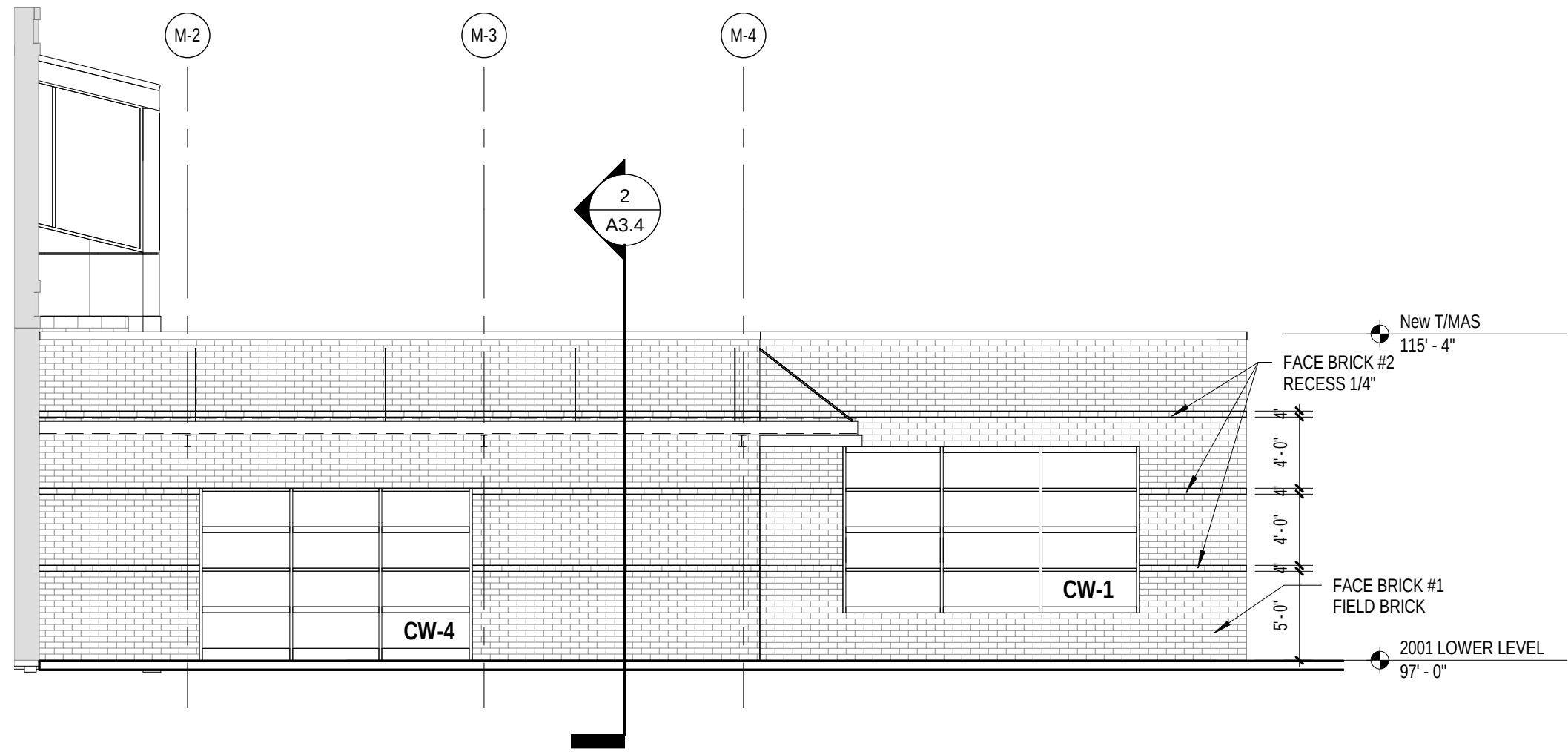
3 North Elevation - Units L & M
Scale: 1/8" = 1'-0"



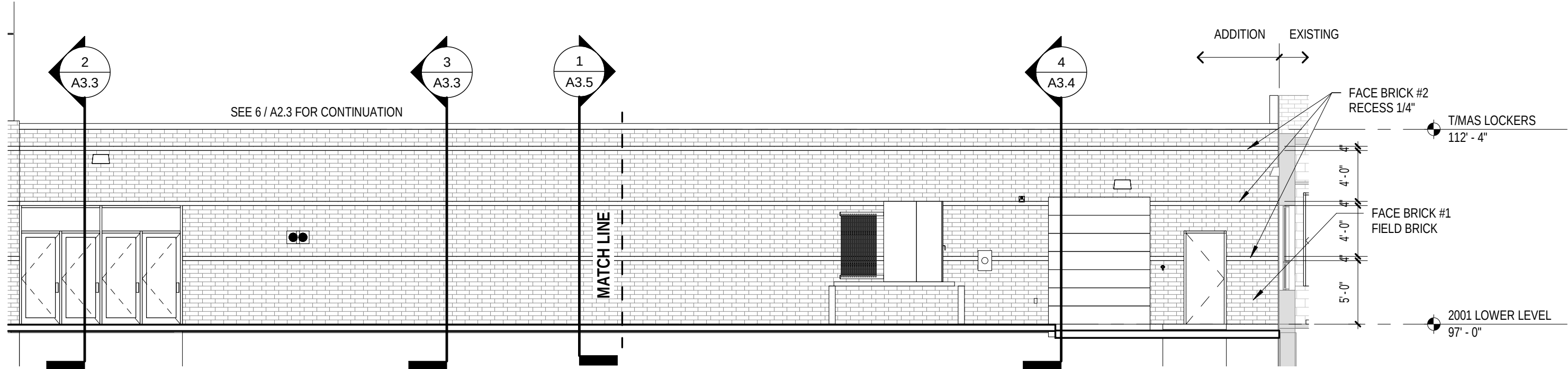
4 East Elevation - Units L & M
Scale: 1/8" = 1'-0"



6 West Elevation - Unit L
Scale: 1/8" = 1'-0"



1 Unit M - South Elevation
A2.3 Scale: 1/8" = 1'-0"



2 West Elevation - Unit A to Unit L
A2.3 Scale: 1/8" = 1'-0"

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Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
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November 4, 2019

Sheet Title:
EXTERIOR
ELEVATIONS-
NORTH ADDITION

Sheet Number:

A2.3







West De Pere High School – Exterior Finishes

Utility Brick – the brick that is being proposed for the additions to West De Pere High School are the exact bricks that were used on the 2001 addition and a small 2015 addition. The field brick is a brownish/reddish utility brick made by Glen-Gery called Oxford Ironspot Classic. There are single-course accent bands of tan brick that run through the field brick. This is a Glen-Gery brick called Toledo Grey. The tops of masonry walls have a brown metal roof edge – or fascia – that matches the brown roof edge of the existing building.

There is also an insulated metal wall panel that was approved by the Board of Appeals at their November 25th meeting. This is a panel made by Metl-Span that is called Tuff-Cast. These panels have a textured, aggregate finish in a color called Surrey Beige.

The exterior windows and curtainwalls will have a green tinted insulated glass that matches the green glass that was used in the 2001 additions. There are spandrel glass panels in the curtainwall at the two-story addition between first floor ceilings and the floor line above. This dark brown spandrel glass matches the spandrel glass that presently exists on the two-story part of the building that is being added to.

All aluminum window, door and curtainwall framing is anodized in “champagne”, which is the same frame color as the 2001 addition.

T3	LED AREA FIXTURE - 20,400 LUMENS - TYPE II DISTRIBUTION	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-T3-BZ-7050
					LITHONIA	DSX1LED P750K T3MMVOLT SPA DDBXD
T4FT	LED AREA FIXTURE - 20,500 LUMENS - TYPE IV DISTRIBUTION - FORWARD THROW	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-T4FT-BZ-7050
					LITHONIA	DSX1LED P750K T4FTMMVOLT SPA DDBXD
5MQ	LED AREA FIXTURE - 21,500 LUMENS - TYPE V DISTRIBUTION - MEDIUM	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-5MQ-BZ-7050
					LITHONIA	DSX1LED P750K T5MMVOLT SPA DDBXD
5WQ	LED AREA FIXTURE - 21,500 LUMENS - TYPE V DISTRIBUTION - WIDE	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-5WQ-BZ-7050
					LITHONIA	DSX1LED P750K T5WMMVOLT SPA DDBXD
LP1	30'-0" STRAIGHT SQUARE STEEL 5" POLE - SINGLE	-	-	-	MCGRRAW-EDISON	SSS-5-M-30-S-FINISH-X-1-X
					LITHONIA	SSS 5G 30 DM19AS DDBXD



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		LP1
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

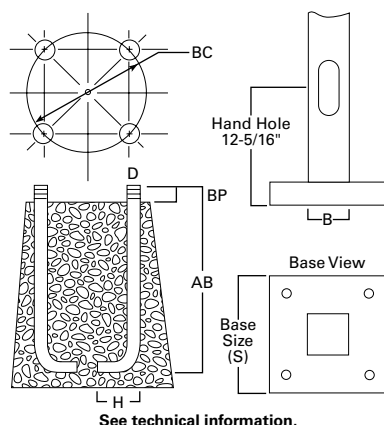
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub B=3/4" Tapped Hub C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #		Type	T3
Project			
Comments		Date	
Prepared by			

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEO
GALLEON LE

1-10 Light Squa

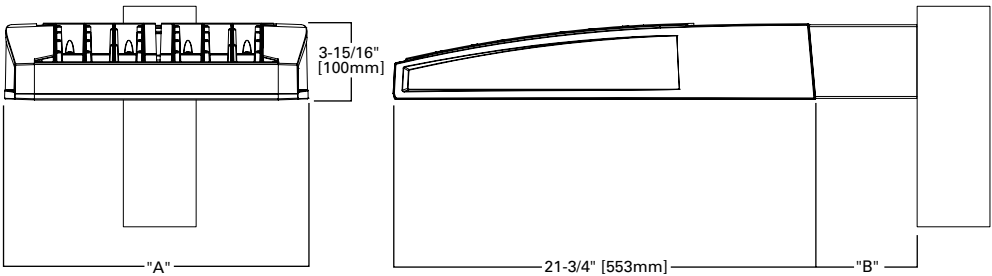
Solid State I

AREA/SITE LUMINA



WaveLi

DIMENSIONS

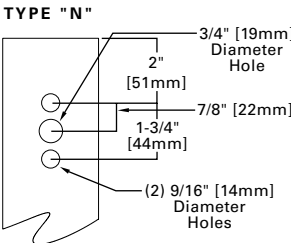


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

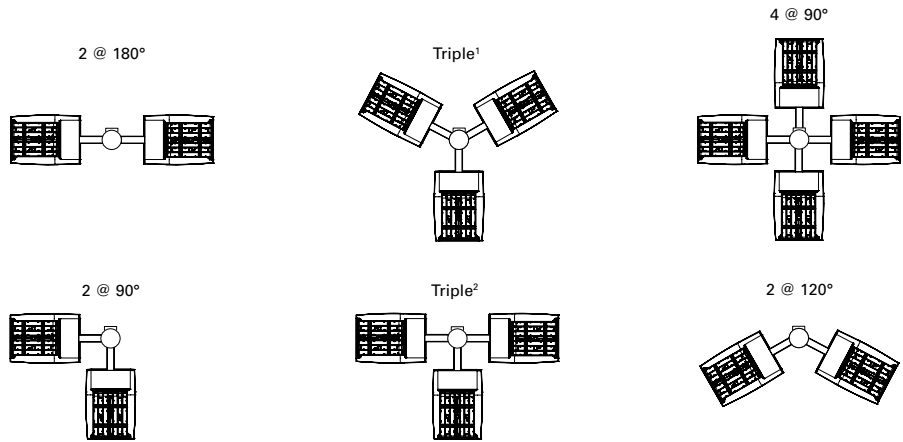
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



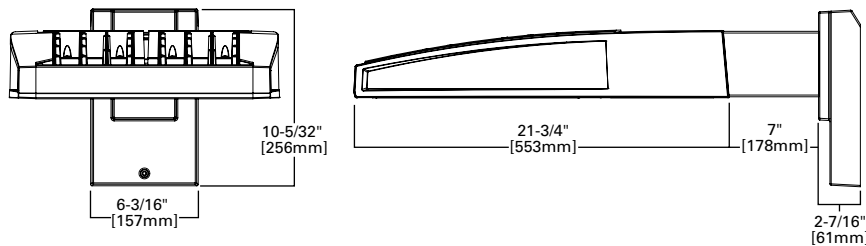
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

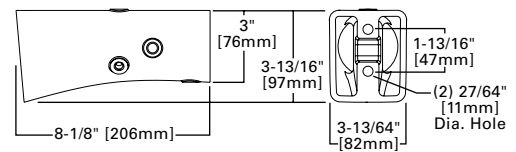


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

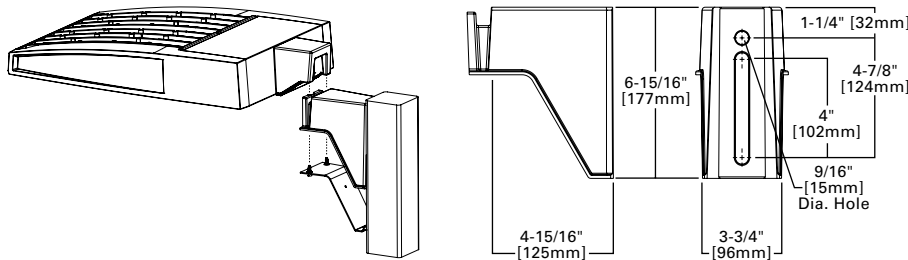
STANDARD WALL MOUNT



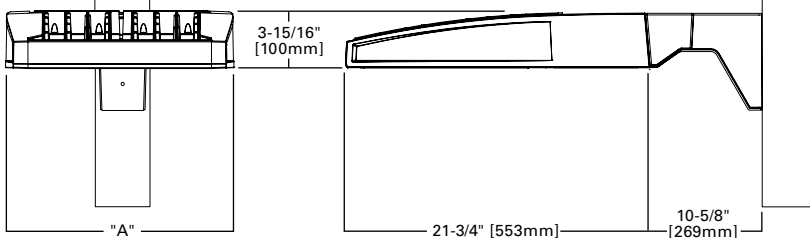
MAST ARM MOUNT



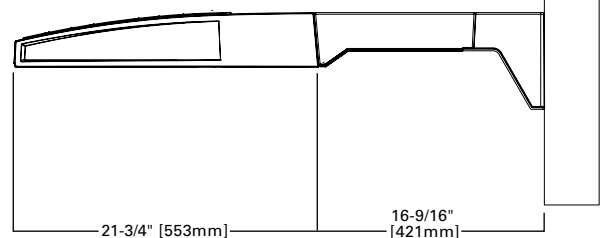
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

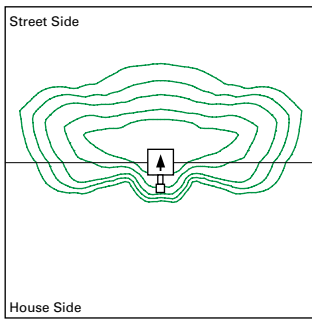


QUICK MOUNT ARM DATA

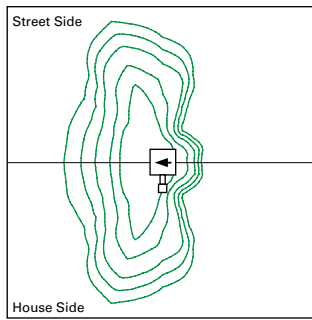
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

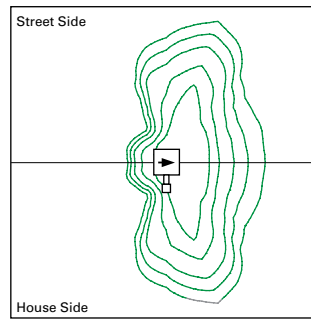
OPTIC ORIENTATION



Standard



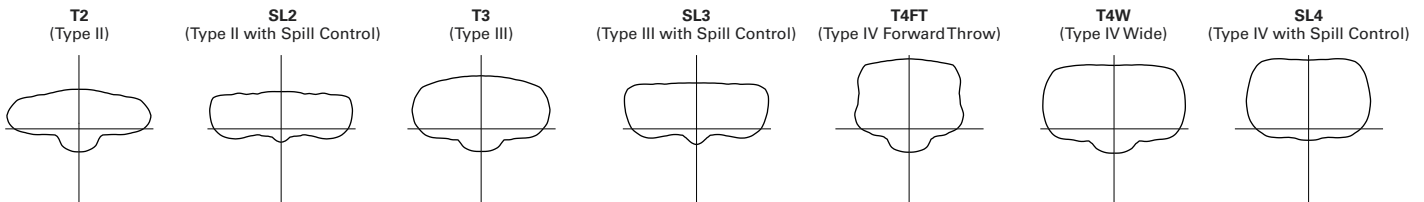
Optics Rotated Left @ 90° [L90]



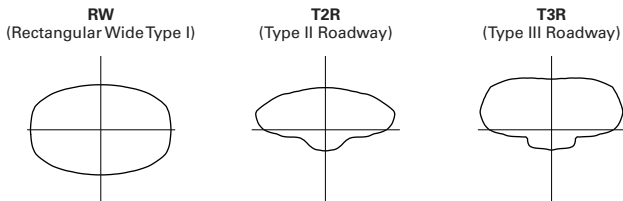
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

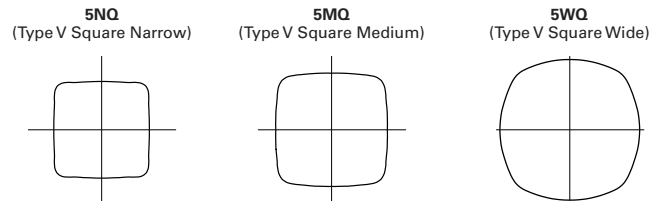
Asymmetric Area Distributions



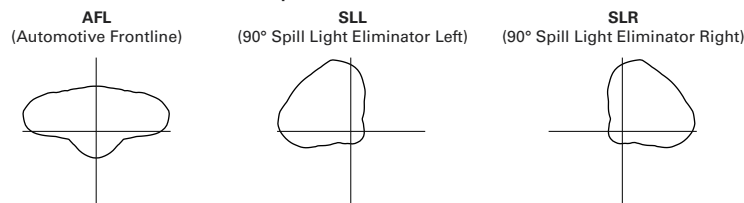
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

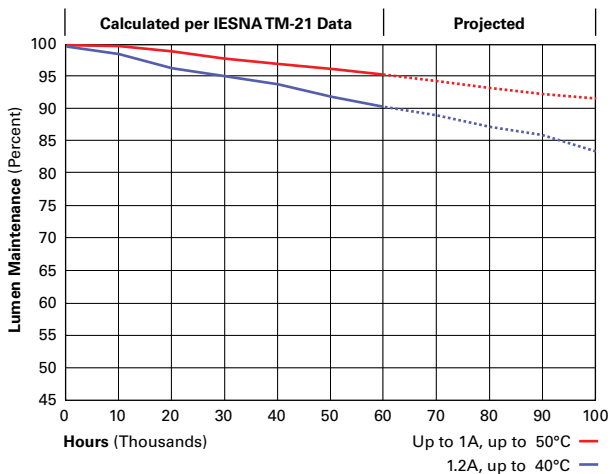


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,863	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601	64,880
	3000K Lumens	6,489	12,681	18,919	25,000	30,974	37,066	43,836	49,668	55,405	61,341
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,780	41,621	49,221	55,770	62,212	68,878
	3000K Lumens	6,888	13,462	20,087	26,541	32,884	39,351	46,537	52,729	58,819	65,122
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,995	13,670	20,397	26,951	33,391	39,959	47,256	53,544	59,728	66,130
	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471	62,524
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	7,150	13,973	20,850	27,549	34,134	40,846	48,307	54,734	61,056	67,598
	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726	63,911
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	7,036	13,748	20,515	27,107	33,586	40,191	47,530	53,854	60,074	66,512
	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797	62,885
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,945	13,571	20,249	26,756	33,152	39,671	46,917	53,160	59,298	65,653
	3000K Lumens	6,566	12,831	19,146	25,297	31,344	37,508	44,358	50,260	56,064	62,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,851	13,388	19,977	26,396	32,704	39,137	46,283	52,444	58,498	64,768
	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308	61,235
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,994	13,668	20,394	26,947	33,388	39,953	47,249	53,537	59,720	66,119
	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463	62,514
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,645	12,986	19,378	25,603	31,723	37,962	44,893	50,868	56,743	62,824
	3000K Lumens	6,282	12,279	18,321	24,207	29,993	35,892	42,445	48,094	53,648	59,398
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,214	14,097	21,036	27,795	34,437	41,210	48,734	55,220	61,597	68,199
	3000K Lumens	6,820	13,329	19,888	26,279	32,558	38,962	46,077	52,208	58,237	64,479
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730	69,454
	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309	65,667
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,366	14,396	21,480	28,381	35,164	42,080	49,765	56,386	62,898	69,639
	3000K Lumens	6,964	13,610	20,308	26,833	33,247	39,786	47,050	53,311	59,468	65,842
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478	58,102
	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617	54,933
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	7,149	13,970	20,846	27,543	34,126	40,837	48,295	54,722	61,042	67,582
	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713	63,897
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,986	48,470	54,920	61,262	67,828
	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922	64,129
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
	3000K Lumens	5,915	11,559	17,248	22,789	28,236	33,790	39,960	45,277	50,506	55,919
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,642	12,979	19,366	25,589	31,705	37,941	44,870	50,840	56,711	62,789
	3000K Lumens	6,280	12,271	18,311	24,193	29,976	35,872	42,423	48,068	53,619	59,365
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
	3000K Lumens	6,029	11,781	17,580	23,229	28,781	34,441	40,731	46,150	51,480	56,997
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,895	55,658	61,622
	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
	3000K Lumens	6,218	12,151	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	5,054	9,878	14,739	19,475	24,129	28,875	34,148	38,691	43,159	47,785
	3000K Lumens	4,779	9,338	13,935	18,412	22,813	27,301	32,286	36,581	40,805	45,179
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,366	10,486	15,647	20,675	25,616	30,654	36,252	41,076	45,819	50,730
	3000K Lumens	5,074	9,914	14,794	19,548	24,218	28,982	34,276	38,835	43,320	47,964
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,153	10,068	15,022	19,849	24,593	29,430	34,805	39,436	43,990	48,705
	3000K Lumens	4,872	9,519	14,203	18,766	23,251	27,825	32,907	37,285	41,591	46,048
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,266	10,292	15,356	20,290	25,140	30,084	35,578	40,312	44,968	49,786
	3000K Lumens	4,979	9,731	14,518	19,184	23,769	28,443	33,638	38,114	42,516	47,071
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,182	10,126	15,109	19,964	24,736	29,600	35,006	39,664	44,245	48,987
	3000K Lumens	4,899	9,574	14,285	18,876	23,387	27,986	33,097	37,501	41,832	46,315
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,115	9,995	14,914	19,706	24,417	29,218	34,554	39,152	43,674	48,354
	3000K Lumens	4,836	9,450	14,100	18,631	23,085	27,624	32,670	37,017	41,292	45,717
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	5,046	9,860	14,713	19,441	24,087	28,825	34,089	38,625	43,085	47,702
	3000K Lumens	4,771	9,322	13,911	18,381	22,774	27,253	32,229	36,518	40,735	45,101
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,152	10,067	15,020	19,846	24,591	29,426	34,800	39,431	43,984	48,698
	3000K Lumens	4,871	9,518	14,200	18,764	23,249	27,822	32,902	37,280	41,585	46,042
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,894	9,565	14,271	18,857	23,364	27,959	33,065	37,465	41,792	46,270
	3000K Lumens	4,627	9,043	13,492	17,829	22,090	26,434	31,261	35,422	39,513	43,746
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,313	10,383	15,493	20,470	25,363	30,351	35,893	40,669	45,367	50,229
	3000K Lumens	5,024	9,817	14,647	19,354	23,980	28,696	33,936	38,452	42,893	47,490
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,411	10,574	15,778	20,848	25,830	30,911	36,554	41,418	46,202	51,154
	3000K Lumens	5,117	9,997	14,917	19,710	24,421	29,225	34,561	39,160	43,682	48,364
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,426	10,603	15,820	20,903	25,899	30,992	36,652	41,529	46,325	51,290
	3000K Lumens	5,130	10,025	14,958	19,763	24,486	29,302	34,654	39,263	43,799	48,493
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,528	8,846	13,199	17,440	21,609	25,858	30,580	34,649	38,651	42,792
	3000K Lumens	4,281	8,364	12,480	16,489	20,430	24,448	28,912	32,759	36,543	40,459
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,265	10,289	15,353	20,285	25,134	30,077	35,569	40,303	44,958	49,775
	3000K Lumens	4,978	9,727	14,516	19,179	23,763	28,437	33,629	38,105	42,506	47,060
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,285	10,327	15,409	20,360	25,225	30,186	35,699	40,450	45,120	49,956
	3000K Lumens	4,996	9,763	14,569	19,249	23,849	28,540	33,752	38,244	42,659	47,232
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,121	8,055	12,019	15,881	19,676	23,547	27,847	31,552	35,196	38,967
	3000K Lumens	3,896	7,615	11,363	15,015	18,604	22,263	26,328	29,831	33,276	36,842
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,376	8,552	12,760	16,860	20,890	24,998	29,563	33,497	37,365	41,369
	3000K Lumens	4,138	8,085	12,064	15,941	19,751	23,635	27,951	31,670	35,328	39,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,201	8,210	12,251	16,187	20,055	23,999	28,383	32,159	35,873	39,718
	3000K Lumens	3,973	7,763	11,583	15,304	18,961	22,691	26,835	30,406	33,916	37,552
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	4000K/5000K Lumens	4,294	8,393	12,523	16,546	20,501	24,532	29,014	32,875	36,671	40,600
	3000K Lumens	4,060	7,936	11,840	15,644	19,383	23,195	27,432	31,082	34,671	38,386
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,226	8,257	12,321	16,280	20,172	24,139	28,547	32,346	36,082	39,948
	3000K Lumens	3,996	7,807	11,649	15,392	19,071	22,822	26,990	30,582	34,114	37,770
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,171	8,151	12,162	16,071	19,912	23,827	28,178	31,928	35,615	39,432
	3000K Lumens	3,943	7,706	11,498	15,194	18,825	22,527	26,642	30,187	33,673	37,281
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,114	8,041	11,998	15,854	19,643	23,506	27,799	31,498	35,135	38,901
	3000K Lumens	3,890	7,603	11,344	14,989	18,572	22,224	26,282	29,780	33,219	36,779
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	4000K/5000K Lumens	4,200	8,209	12,249	16,184	20,053	23,996	28,379	32,154	35,869	39,712
	3000K Lumens	3,972	7,762	11,580	15,302	18,960	22,688	26,831	30,400	33,913	37,546
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,992	7,799	11,638	15,378	19,053	22,801	26,964	30,552	34,081	37,733
	3000K Lumens	3,774	7,374	11,003	14,539	18,015	21,557	25,493	28,886	32,222	35,674
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,333	8,467	12,634	16,694	20,683	24,751	29,271	33,166	36,996	40,961
	3000K Lumens	4,097	8,005	11,945	15,784	19,555	23,401	27,674	31,357	34,978	38,727
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,413	8,622	12,867	17,000	21,064	25,207	29,810	33,777	37,677	41,715
	3000K Lumens	4,173	8,152	12,165	16,073	19,915	23,832	28,185	31,934	35,623	39,440
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,424	8,646	12,900	17,046	21,120	25,274	29,890	33,866	37,778	41,826
	3000K Lumens	4,182	8,175	12,197	16,117	19,968	23,896	28,260	32,018	35,717	39,545
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,692	7,214	10,763	14,222	17,621	21,086	24,937	28,256	31,519	34,897
	3000K Lumens	3,491	6,820	10,176	13,447	16,660	19,937	23,577	26,715	29,800	32,994
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,293	8,390	12,520	16,542	20,496	24,527	29,007	32,866	36,662	40,591
	3000K Lumens	4,059	7,932	11,837	15,640	19,378	23,189	27,425	31,074	34,662	38,377
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,310	8,421	12,566	16,602	20,571	24,616	29,112	32,986	36,795	40,738
	3000K Lumens	4,074	7,962	11,881	15,697	19,448	23,273	27,525	31,187	34,788	38,516
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

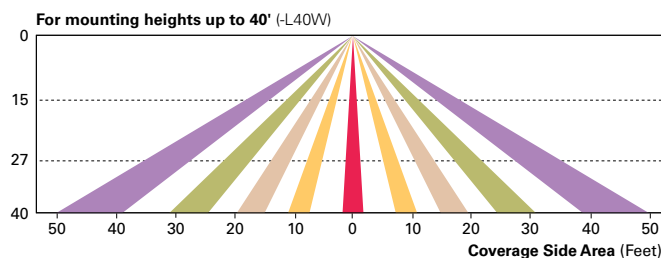
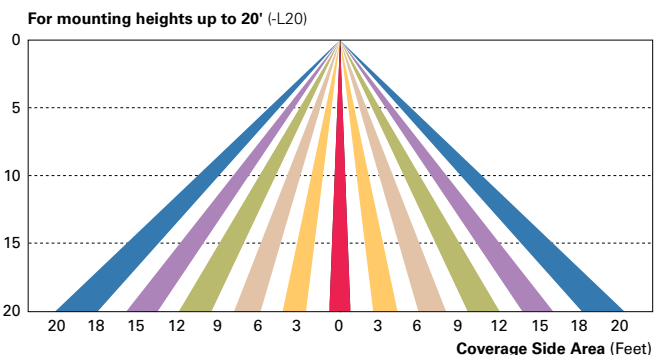
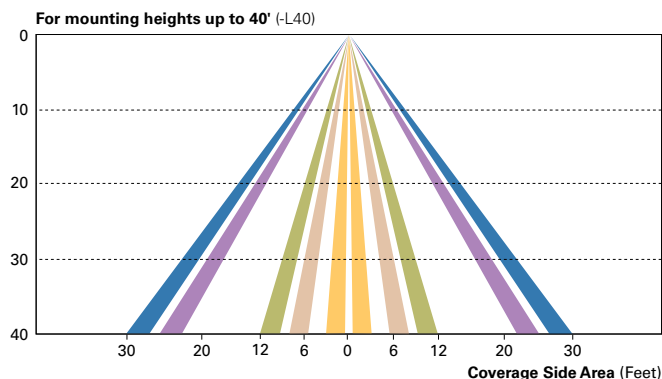
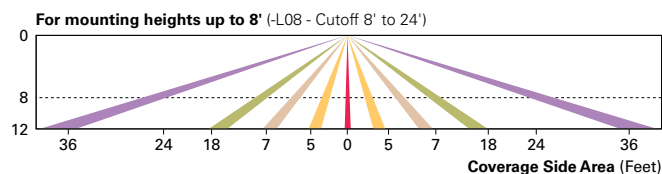
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

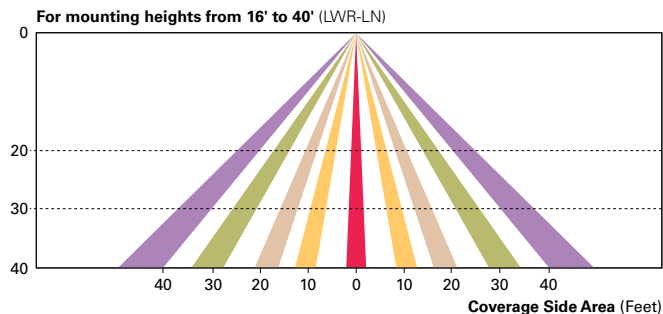
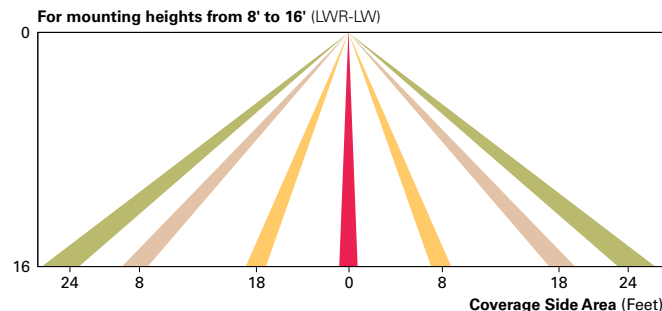
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

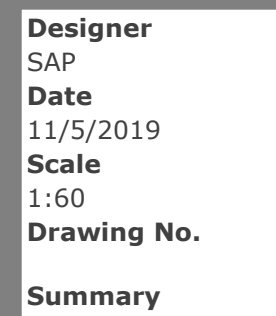
Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI 2700K ¹³ 7030=70 CRI 3000K ¹³ 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹³ 7060=70 CRI 6000K ¹³ 600=Drive Current Set to Nominal 600mA ¹⁵ 800=Drive Current Set to Nominal 800mA ¹⁵ 1200=Drive Current Set to Nominal 1200mA ^{15,16} F=Single Fuse (120, 277 or 347V. Specify Voltage) FF=Double Fuse (208, 240 or 480V. Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Installed Mesh Top TH=Tool-less Door Hardware HSS=Installed House Side Shield ²⁸ CE=CE Marking ²⁹ LCF=Light Square Trim Painted to Match Housing ²⁷					P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Photocontrol Receptacle ²¹ R=NEMA Photocontrol Receptacle ²¹ MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ²⁴ MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ²⁴ LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ^{19,33} ZW-SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{19,33} ZW-SWPD4BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{19,33} ZW-SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{19,33} ZW-SWPD5BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{19,33}		
NOTES: 1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. 14 Reserved 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace X with number of Light Squares operating in low output mode. 26 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 27 Not available with house side shield (HSS). 28 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 29 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 30 One required for each Light Square. 31 Requires PER7. 32 Reserved. 33 WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34 Requires ZW. 35 Reserved.					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit ¹² LS/HSS=Field Installed House Side Shield ^{28,30} WOLC-7P-10A=WaveLinX Outdoor Control Module ^{19,31} SWPD4-WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{19,33,34} SWPD4-BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{19,33,34} SWPD5-WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{19,33,34} SWPD5-BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{19,33,34}		

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LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Site Plan request for the West De Pere Intermediate School new building and parking lot at 1177 Ninth Street (Parcel WD-D0220).

ATTACHMENTS:

- 01-27-20 Plan Commission Report - West De Pere Intermediate (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 20 Dec 2019 (PDF)

SURROUNDING LAND USES:	Single family residential and natural space to the north. Single family and public schools to the south. Single family and private school to the east. Two-family residential to the west.	
COMPREHENSIVE PLAN:	Institutional/Governmental Facilities & Parks and Recreation	
APPLICANT / OWNER:	Dan Peplinski, Project Manager Authorized Representative Point of Beginning 4941 Kirschling Stevens Point, WI 54481	School District of West De Pere Property Owner 400 Reid Street, Suite W De Pere, WI 54115
SITE HISTORY:	The site was originally used for agricultural purposes since at least 1938. Properties to the east and south began developing in the 1960's-70's, while areas to the west and north began developing in the 1990's. The middle school on the property was built in the 1990's. A building addition for the middle school occurred in the early 2000's. In 2018, De Pere voters approved a referendum in support of multiple West De Pere School District Projects, including a new intermediate school. In 2019, the Plan Commission reviewed revisions to two of the baseball diamonds at the south end of the property, along Westwood Drive. The revisions were not related to the intermediate school development.	
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60. The subject property includes the construction of a new two story intermediate school and parking lot at the north end of the property. The existing middle school on the property will remain. The site plan also includes a modified drop-off parking lot at the middle school. Two new driveway driveways will connect a parking area/drop-off zone to Ninth Street and one new driveway will connect a parking lot/bus drop-off to Lourdes Avenue. The modified middle school parking lot will have an additional street connection to Ninth Street. The parking areas are not connected for vehicle access through the property, but there are pedestrian connections between the two streets (e.g. – one cannot shortcut drive through the property between Ninth Street and Lourdes Avenue). The site plans include conceptual locations for two signs: 1. A ground mounted sign on Ninth Street, located between the two new driveways. a. The sign must be set back from the street at least 15	

feet, and specific sign design requirements (size, lighting, etc.) must be approved by the Inspection Division with a permit.

2. A wall sign that identifies the name of the school on the west façade, facing Ninth Street.
 - a. A wall sign that identifies the name of a school is allowed with a sign permit. Plan Commission should review the size of the sign, which appears to have lettering that is approximately 45 feet long and 2 feet high (90 SF). *NOTE: For comparison a 100 SF sign in a Business district would be allowed.*

The building façade materials are brick, aggregate precast wall panels, glass, and architectural panels. The architectural panel is used along the tops of floors and comes below the tops of doors in some areas. Plan Commission typically does not consider architectural panel below the tops of doors, unless it is a trim or /detail material. In this case the panel is a detail that helps to break up the mass of the overall building. The applicant requests that the Plan Commission approve use of architectural panel for that reason.

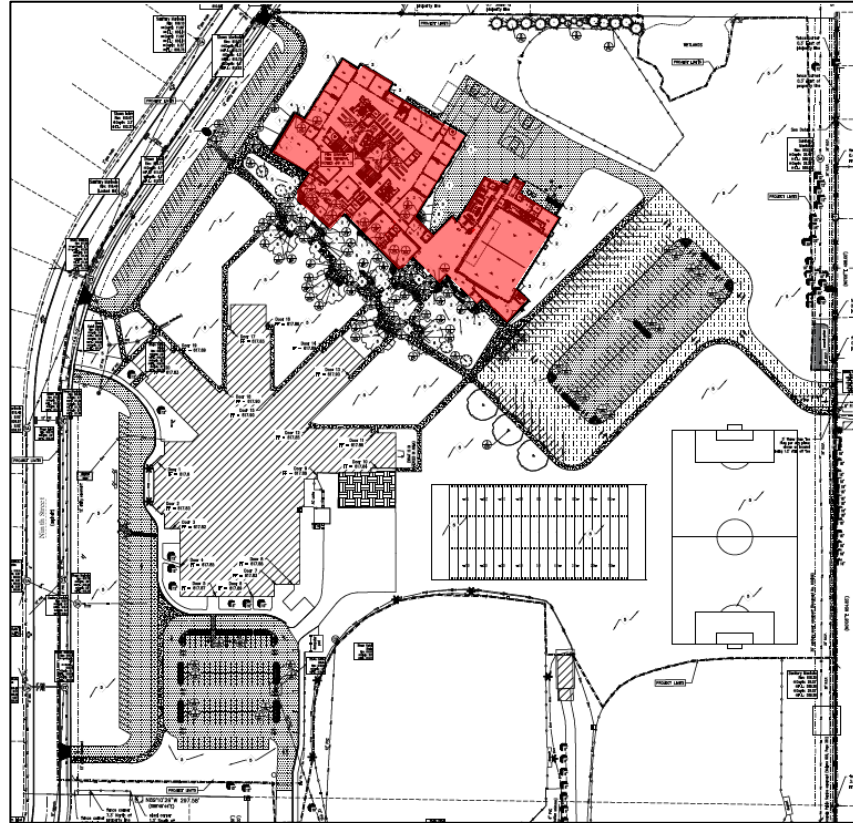
The site plan complies with the following massing and setback requirements set by the R-1 District (Code Section 14-38):

- Land Use: School and Vacant – Proposed school (permitted)
- Lot Size: 36.7 acres (2 acres required)
- Front Yard Setback - Ninth Street: ~275 feet (50 feet required)
- Side Yard Setback - north: ~600 feet (20 feet required)
- Side Yard Setback - south: ~600 feet (20 feet required)
- Rear Yard Setback – Lourdes Avenue: ~900 feet (75 feet required)
- FAR: Met (0.5 or less required)
- Building Height: 33 feet, 43 feet with HVAC penthouse
- Landscaping: 49 new deciduous trees, 15 new evergreen trees (includes arborvitae).

Parking requirements have been met with 255 new stalls being added to the 138 stalls on the property for the middle school, for a total of 393 stalls for both schools. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

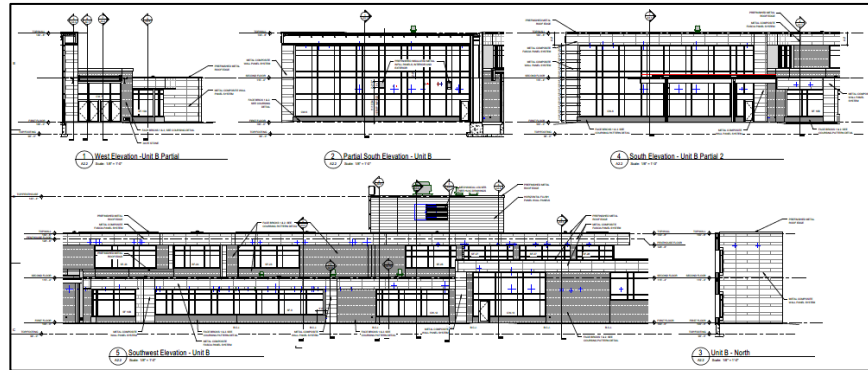
LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	0	255	1 parking per employee Plus visitor, per Plan Commission	--
TOTAL	0	255	255	YES

Proposed site plan with parking lot landscaping.



Front, side, and rear building facades.





Two Color renderings of façades facing Ninth Street.



Color rendering of facades at southeast end.



STAFF COMMENTS:

Engineering:

1. West De Pere School District will need to enter into a Public Infrastructure Improvement Agreement with the City of De Pere for the construction of the bump-out pedestrian crossing across S. Ninth Street. The City will provide the agreement to the developer for consideration and review. The bump-outs are being constructed under City Project 20-06 this summer. The school district will be responsible for funding the bump-outs.
2. Sheet C200: The City's sanitary sewer is shown in the incorrect location in S. Ninth Street. The sewer's location can be verified by using the City's GIS system by searching "DIME" on the City's webpage.
3. Sheet C200: In the general notes, update note #8 to have contractor contact City of De Pere Public Works at 920-339-4061 minimum of two weeks in advance of any work in the right-of-way to obtain permits.
4. Sheet C300: Provide a table listing parking lot information. (Number of stalls, ADA stalls, Van Accessible Stalls, etc.).
5. Sheet C300: keynote #9 has a typo in the work "Flowline."
6. Sheet C400: General Note #12 should be updated to include that road closure permits are permitted through the City of De Pere Public Works. Contact 920-339-4061 at least two weeks in advance to closing any travel lane in the right-of-way.
7. Sheet C500: Turn off structure information on this sheet. It makes it too hard to read and information is being covered.
8. Sheet C500: General note #3 incorrectly references the City of Menasha.
9. Sheet C500: Need to provide WisDNR soil loss/sediment discharge calculations with corresponding map.
10. Sheet C500: Construction staging should be broken down with anticipated construction dates and timeframes.
11. Sheet C600: The sanitary sewer will need a GBMSD plumbing permit for connection directly to their system.
12. Sheet C600: Need to provide the size of the water meter for this development as soon as it is known. Water meters greater than 1-inch in size will need to be ordered which can take a month or longer.
13. Sheet C600: Add a note that the water service will need to be connected

- prior to water being turned on for the intermediate school (e.g. safe sample and pressure testing).
14. Sheet C600: Add a note to contact water department at 920-339-4063 a week in advance to constructing the water lateral and connecting to the City's water main.
 15. Sheet C800: The inlet protection detail should be updated to require Type D inlet protection pursuant to WisDNR best management practices.
 16. Sheet C801: the sanitary manhole drop will need to be revised. The 90 degree bend at the top of the drop should be switched with a "tee". There will be two flowlines at the manhole, one at the top of the drop to allow for cleaning and inspection, and another at the bottom of the drop for the incoming flow.
 17. SWMP: Provide a map showing the areas of redevelopment vs. new development so the City can verify the weighted TSS of 61.1%. Further review of the SWMP will be required once this map is provided.
 18. The City will provide a maintenance agreement which will need to be completed and returned to the City for the maintenance of the storm water facilities (primarily the pond) for this site. The City will record once reviewed and approved.
 19. The Intermediate School will need its own dumpster enclosure. Identify the location for the enclosure and provide scaled elevations of the structure with materials and colors referenced.
 - a. Right now the only enclosure shown is at the middle school.
 20. Clarify if the relaying of the City's fiber optic line on this property is going to be included in an agreement between the City and the School District.
 21. The City will provide the school district with a template hold harmless agreement to permit City trucks to enter the school property and turn around in the parking lot, as discussed at a January 20, 2020 meeting with WDPSP & POB.
 22. The driveway off of Lourdes will need to be 8-inch concrete apron with sidewalk section. The S. Ninth Street Driveway locations will need to be taken to the Board of Public Works for approval.
 23. Need to show the pedestrian bump-out crossing location on the plan set.
 24. Items to address prior to obtaining occupancy permit:
 - a. Sheet C200: Label the playground hatched area by door 10. It is not part of any standard abbreviation or symbol.
 - b. The developer will need to provide record drawings stamped by a licensed engineer for the construction of the storm water pond certifying that it meets the treatment specified and approved in the storm water management plan.

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. The landscape plan contains plants that should do well in our environment. While all plants and trees are fine, there is an overreliance of small trees. Only 6 larger, true shade trees are planned to be newly planted. Consideration should be given to including additional shade trees.
2. There are no WDNR approved planting diagrams.
3. There are no follow up plant maintenance plans.

Health: None.

Planning:

1. The brick, concrete wall panels and glass façade materials comply. The use of architectural panel requires Plan Commission approval, particularly because the panel comes below door height as an architectural feature.
2. Identify location and screening used for any exposed outdoor refuse facilities.
3. Additional landscaping is needed around the parking lots to screen the parking areas from adjacent residential and the streets. The landscaping beautifies the property and captures headlight glare coming from the parking lots.
4. Identify the location of any new signage. NOTE: Plan Commission reviews the location for signage, however, separate sign permits are required and signs must meet sign code.
5. Provide a table on one page that conveniently identifies the existing, proposed (and any required) building square footage, Floor Area Ratio, greenspace, landscaping, parking spaces. This will allow the Plan Commission to quickly identify that criteria have been met.

Inspection:

1. IBC 1107.4 & ICC A117.1 402 – An accessible route shall be provided consisting of an unobstructed path including walking surfaces, marked crossings at vehicular ways, parking aisles, passenger loading zones and other access aisles, curb ramps, ramps into the building and throughout the building.
2. A ground mounted sign on Ninth Street, and a wall sign is shown on the site plan in concept. A ground mounted sign must be setback 15 feet from the street. Any signs shall be reviewed and permitted by the Sign Inspector.

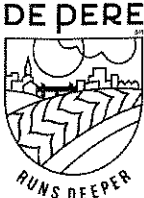
REVIEW PROCESS

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

STAFF RECOMMENDATION:

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

Staff also recommends APPROVAL of the use of architectural paneling as a design feature at the entries of the school.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW		Fee: \$ 305.00
			Receipt #: 148472
			Date: 12-20-19

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) Dan Peplinski	Authorized Representative Point of Beginning	Title Project Manager	
Mailing Address 4941 Kirschling	City Stevens Point	State WI	ZIP Code 54481
Email Address danp@pobinc.com	Phone Number (incl. area code) 715-344-9999	Fax Number (incl. area code) 715-344-9922	

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

Name (Ind. Org. or Entity) School District of West DePere	Contact Person Dennis Krueger	Title Superintendent	
Mailing Address 400 Reid St. Suite W	City De Pere	State WI	ZIP Code 54115
Email Address dkrueger@wdpsd.com	Phone Number (incl. area code) 920-337-1393	Fax Number (incl. area code) 920-337-1398	

SECTION 3: Project or Site Location

Project Address/Description 1177 S. 9th Street, De Pere WI. 54115	Parcel No. WD-D0220
--	------------------------

SECTION 4: Project Information

Existing Zoning:	R-1		
Present Use of Parcel:	Educational		
Proposed Use of Parcel:	Educational		
Estimated Start Date:	March 16, 2020	Estimated Completion Date:	August 30, 2021

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

SECTION 5: Certification and Permission

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

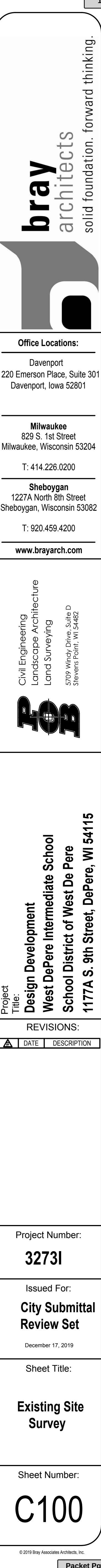
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Dan Peplinski	Title Project Manager	Phone Number 715-344-9999
Signature of Applicant 		Date Signed 12-16-2019

TO BE COMPLETED BY CITY STAFF

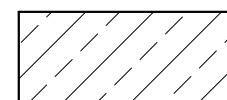
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Attachment: Application Form (9086 : Staff recommendation and possible action regarding a Site Plan request for the West De Pere Intermed)

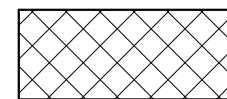


DEMOLITION LEGEND

REMOVE ASPHALT PAVEMENT/ BASE COURSE.



REMOVE INFIELD/ WARNING TRACK MATERIAL

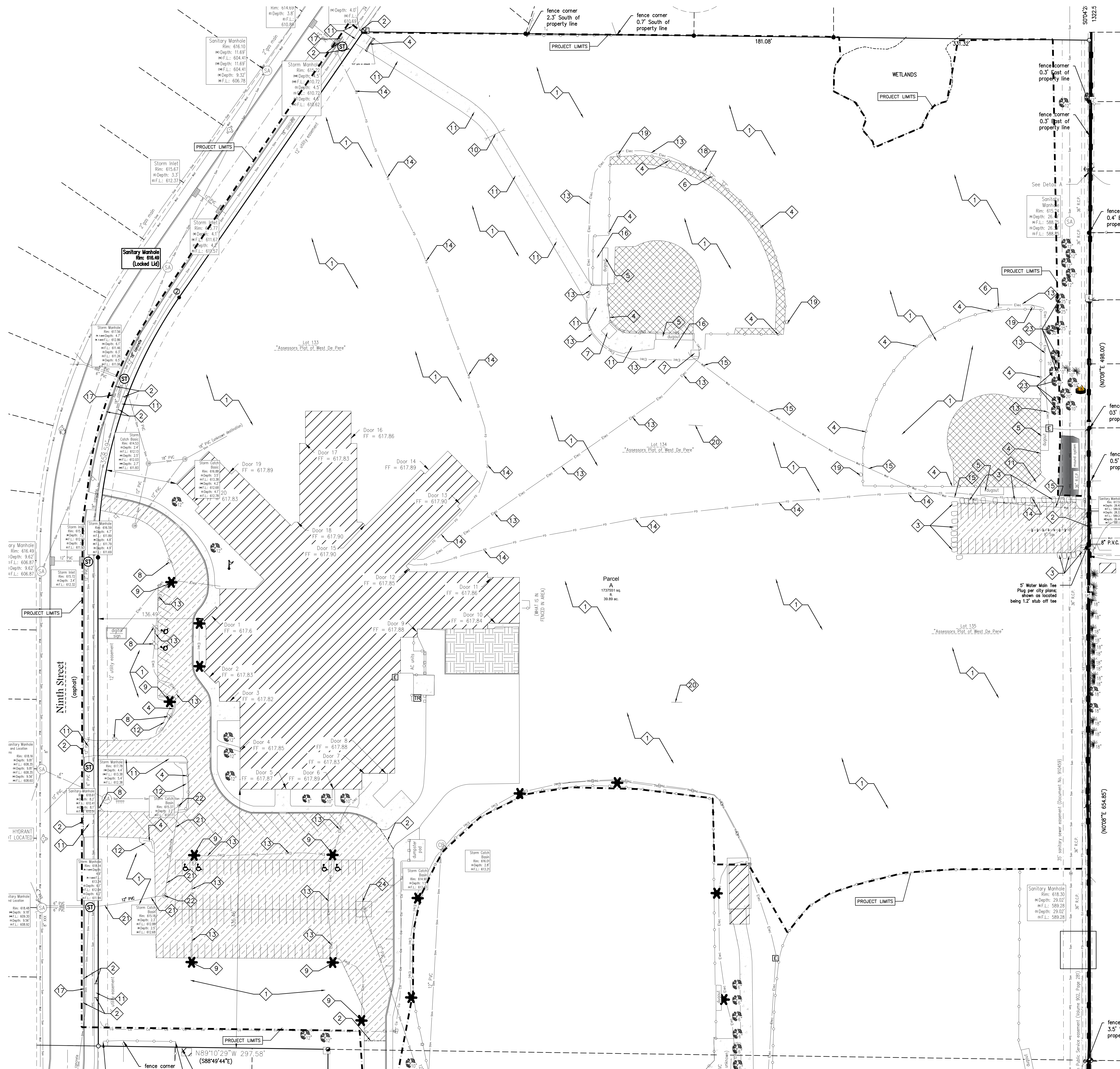
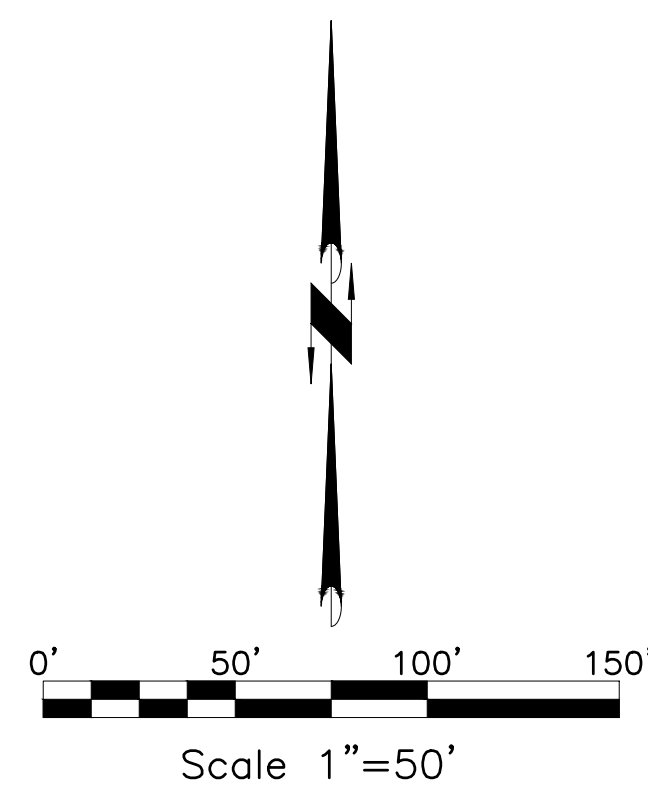


GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
9. ALL CONTRACTORS SHALL KEEP CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE ON SITE IN AREAS OUTSIDE THE GENERAL LIMITS OF EVERYDAY CONSTRUCTION.
10. PROJECT LIMITS LINE LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE PLANS AND SPECIFICATIONS FOR ALL ITEMS THAT ARE TO BE PART OF THE PROPOSED CONSTRUCTION.

KEYNOTES:

- 1 STRIP/ STOCKPILE TOPSOIL IN GENERAL TURF AREAS WHICH INHIBITS CONSTRUCTION. REMOVE ALL TOPSOIL UNDER PROPOSED HARD SURFACE AREAS. EXPORT ALL EXCESS TOPSOIL.
- 2 SAWCUT PAVEMENT
- 3 REMOVE/SALVAGE BOULDERS. UTILIZE IN NEW LANDSCAPE BEDS
- 4 REMOVE FENCE/ FOUNDATIONS
- 5 REMOVE DUGOUTS/ FOUNDATIONS
- 6 SALVAGE SCOREBOARD TO BE REINSTALLED BY OTHERS ON SECONDARY SITE. REMOVE DISPOSE OF FOUNDATIONS
- 7 REMOVE BUILDING/ FOUNDATIONS
- 8 REMOVE/ SALVAGE EXISTING SIGNS
- 9 REMOVE LIGHT POLES/ BASES. (SEE ELECTRICAL PLANS)
- 10 REMOVE CULVERT
- 11 REMOVE CONCRETE PAVEMENT
- 12 REMOVE LANDSCAPE BED
- 13 TERMINATE ELECTRICAL. REMOVE LINES IF INHIBITS CONSTRUCTION (SEE ELECTRICAL PLANS)
- 14 TERMINATE FIBER OPTICS LINE. REMOVE LINE IF INHIBITS CONSTRUCTION. NEW LINES TO BE INSTALLED BY OWNER'S REPRESENTATIVE
- 15 ABANDON WATER LINE. REMOVE LINE IF INHIBITS CONSTRUCTION
- 16 REMOVE BATTING CAGES
- 17 REMOVE CONCRETE CURB & GUTTER
- 18 SALVAGE FLAG POLE, REMOVE CONCRETE FOUNDATION.
- 19 REMOVE FOUL POLES/FOUNDATION
- 20 REMOVE GOAL POST/ FOUNDATION.
- 21 REMOVE STORM SEWER
- 22 REMOVE STORM STRUCTURE
- 23 MAINTAIN EXISTING TREES
- 24 SAWCUT CONCRETE SLAB AS REQUIRED TO INSTALL CONCRETE CURB ISLAND. SEE SITE LAYOUT PLAN



Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204

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Project Title:
Design Development
West De Pere Intermediate School
School District of West De Pere
1177A S. 9th Street, De Pere, WI 54115

REVISIONS:

DATE	DESCRIPTION

Project Number:

32731

Issued For:
City Submittal
Review Set

December 17, 2019

Sheet Title:

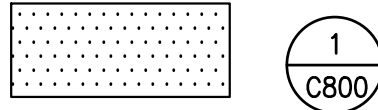
Site Demolition
Plan

Sheet Number:

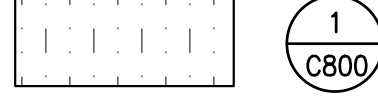
C200

SURFACE SITE LEGEND

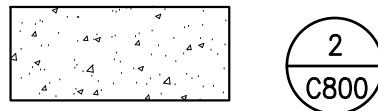
PROPOSED 3.5" ASPHALT PAVEMENT,
6" DENSE GRADED BASE OVER
12" BREAKER RUN W/ SEPARATION FABRIC

1
C800

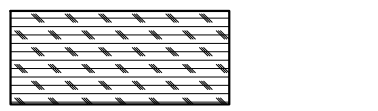
PROPOSED 4" ASPHALT PAVEMENT,
6" DENSE GRADED BASE OVER
12" BREAKER RUN W/ SEPARATION FABRIC

1
C800

PROPOSED 4" CONCRETE PAVEMENT &
6" DENSE GRADED BASE

2
C800

PROPOSED 6" REINFORCED CONCRETE PAVEMENT &
6" DENSE GRADED BASE. INSTALL #4 REBAR 12" O.C
BOTH DIRECTIONS

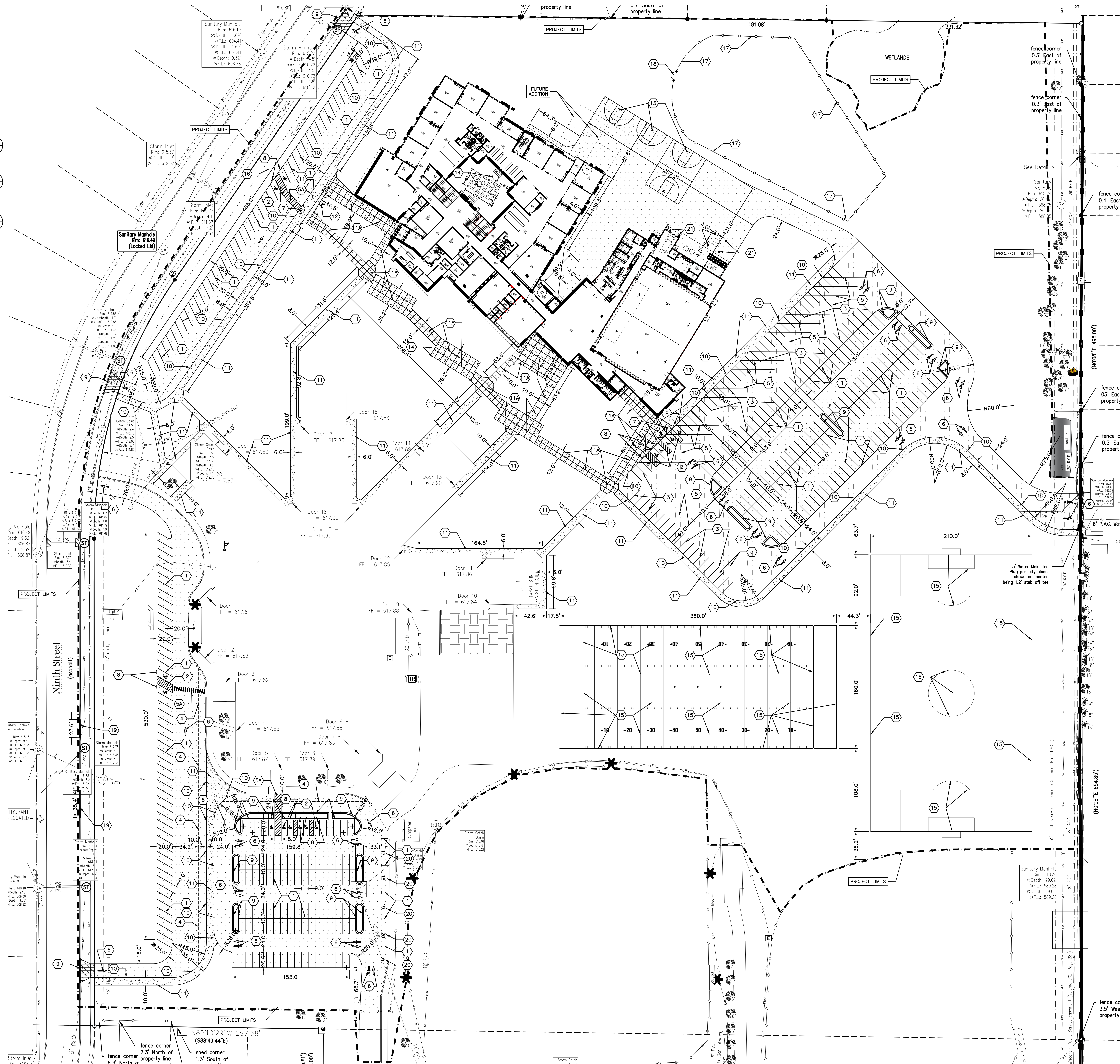
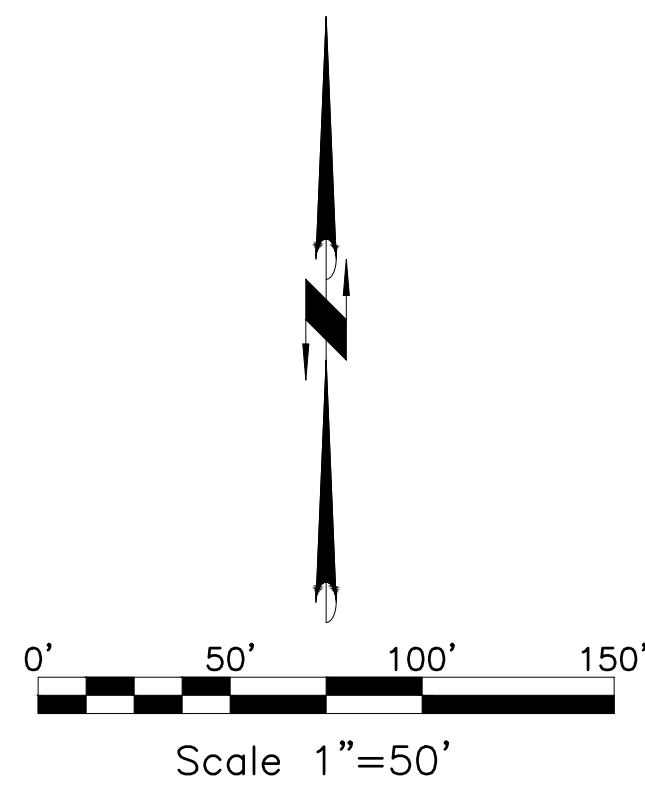


KEYNOTES:

- 1 PARKING LOT STRIPING TYP. (YELLOW) 8 C800
- 2 ADA STRIPING TYP. 8 C800
- 3 PARKING LOT STRIPING TYP. (WHITE) 8 C800
- 4 DASHED WHITE LINE
- 5 BUS STRIPING TYP. (YELLOW)
- 5A CROSS WALK STRIPING TYP. (YELLOW)
- 6 DIRECTIONAL ARROWS TYP. 4 C800
- 7 ADA RAMP 7 C800
- 8 ADA SIGNS 9 C800
- 9 24" W FLOWLINE CURB TYP. 5 C800
- 10 THICKENED EDGE WALK 3 C800
- 11 PROVIDE CONCRETE SAWCUTS IN GENERAL PERIMETER WALK AREAS (SEE SPECIFICATIONS)
- 11A CONCRETE TOOLED TROWELED JOINTS 11 C800
- 12 FLAG POLE 10 C800
- 13 BASKETBALL COURT STRIPING 12 C800
- 14 COURTYARD 4" CONCRETE PAVEMENT STANDARD SAWCUT. PROVIDE PATTERN AS SHOWN 2 C800
- 15 FIELD STRIPING BY OWNER (SHOWN FOR REFERENCE)
- 16 FUTURE MONUMENT SIGN
- 17 6" H ORNAMENTAL FENCING
- 18 6" H X 12" W ORNAMENTAL DOUBLE SWING GATE
- 19 24" STANDARD CURB & GUTTER
- 20 NUMBER STALLS AS DEPICTED
- 21 CONCRETE BOLLARD TYP. 6 C800

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
8. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.





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Office Locations:

Davenport
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Davenport, Iowa 52801

Milwaukee
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Milwaukee, Wisconsin 53204
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Design Development
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School District of West De Pere
1177A S. 9th Street, DePere, WI 54115

REVISIONS:

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Issued For:
City Submittal Review Set

December 17, 2019

Sheet Title:
Site Layout Plan

Sheet Number:
C300

Attachment: Site Plan - PRELIMINARY - 20 Dec 2018 (9086: Staff recommendation and possible action regarding a Site Plan request for the West De Pere Intermediate School)

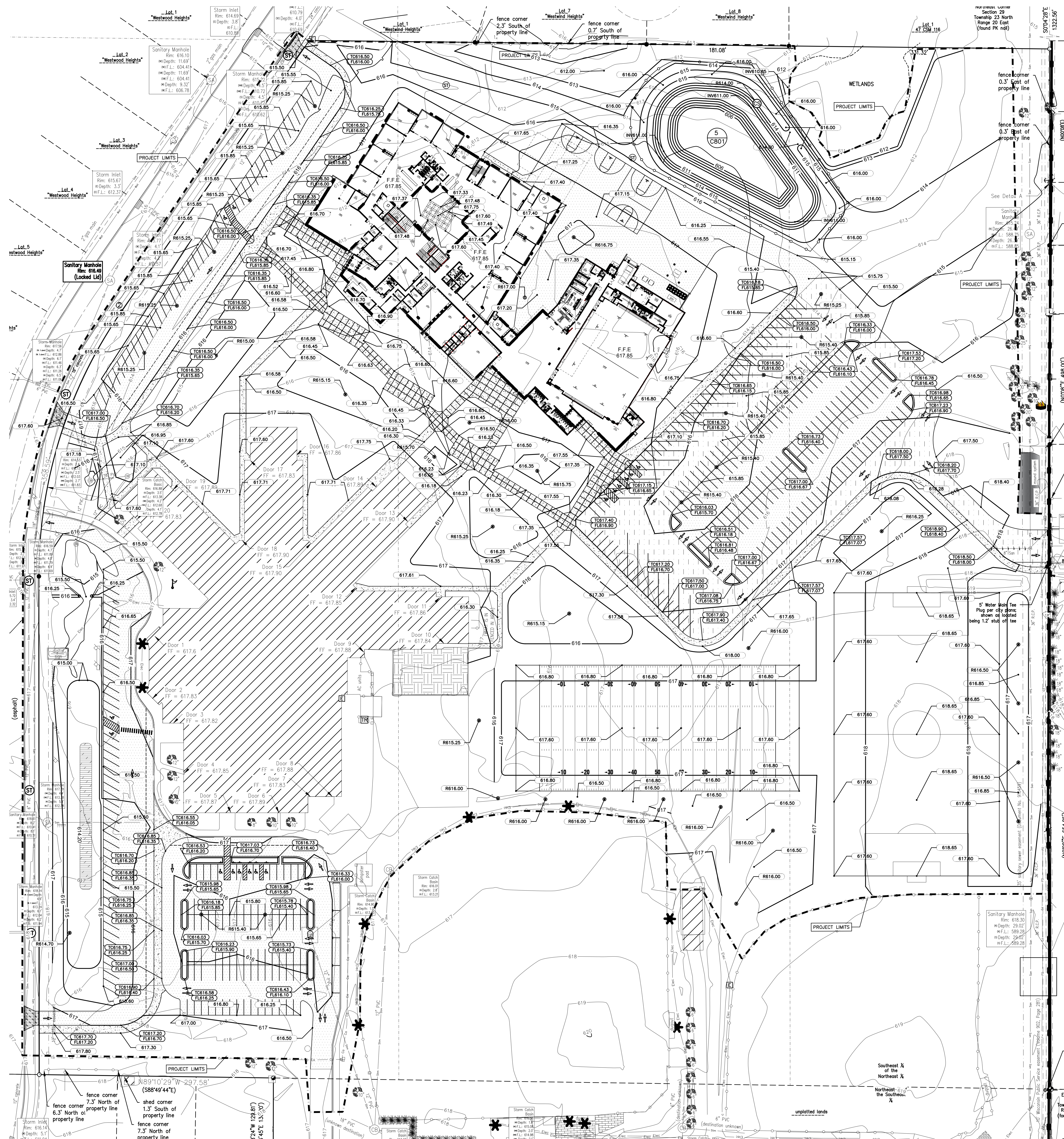
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GRADING LEGEND:

EXISTING CONTOUR	618
PROPOSED CONTOUR	619
PROPOSED SPOT ELEVATION	620.00
PROPOSED RIM ELEVATION	621.00
PROPOSED STORM INLET	15 C800
PROPOSED STORM MANHOLE	15 C800
STORM SEWER ENDWALL STRUCTURE	15 C800
PROPOSED TOP OF CONCRETE CURB/ WALK ELEVATION/ FLOWLINE OF CONCRETE CURB/ WALK ELEVATION	TC615.50 FL615.00

GENERAL NOTES:

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- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- MIN 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS.
- SEE SHEET EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.

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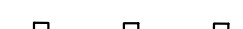
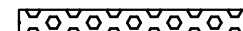
Sheet Title:

Site Grading Plan

Sheet Number:

C400

EROSION CONTROL LEGEND:

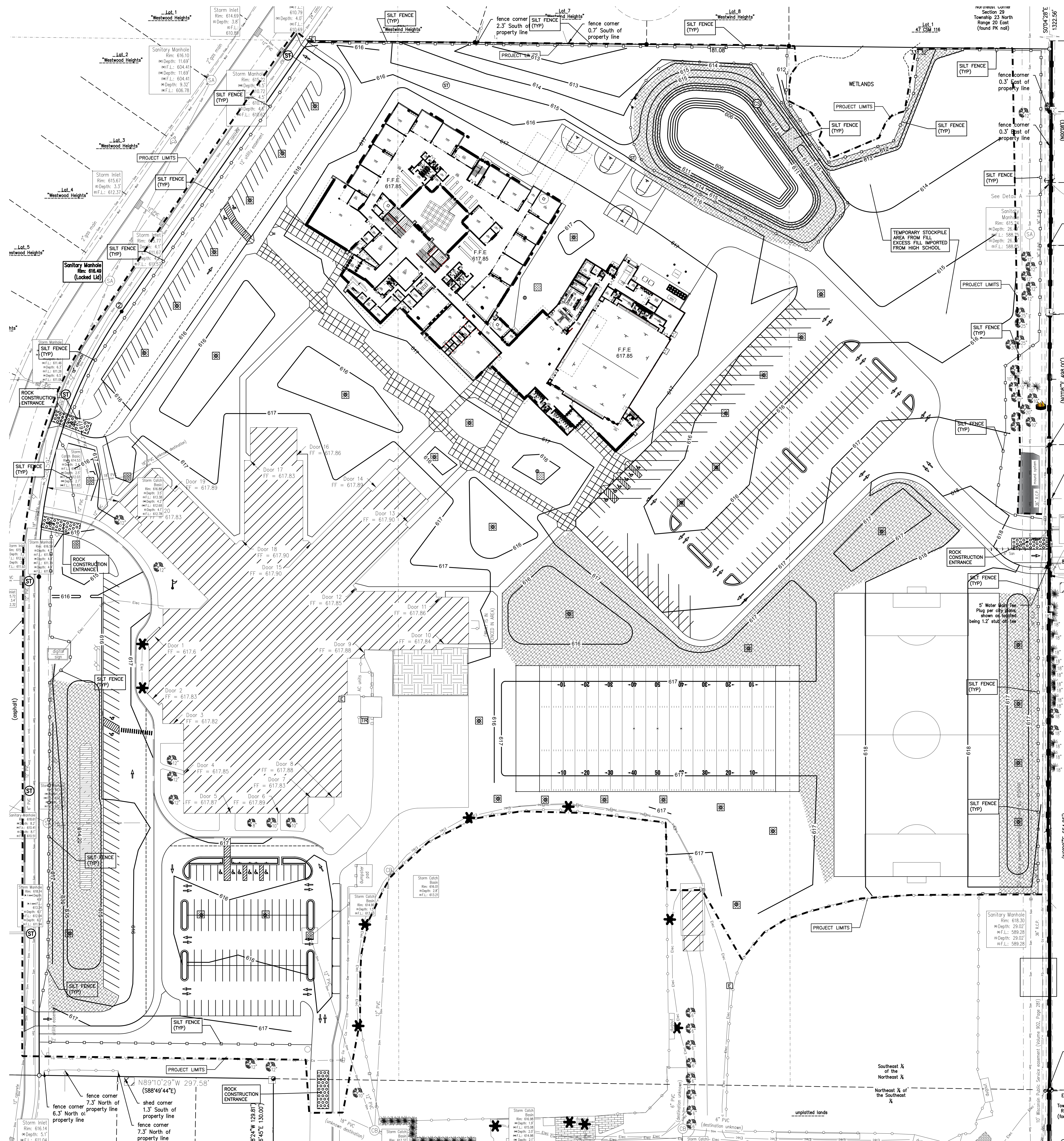
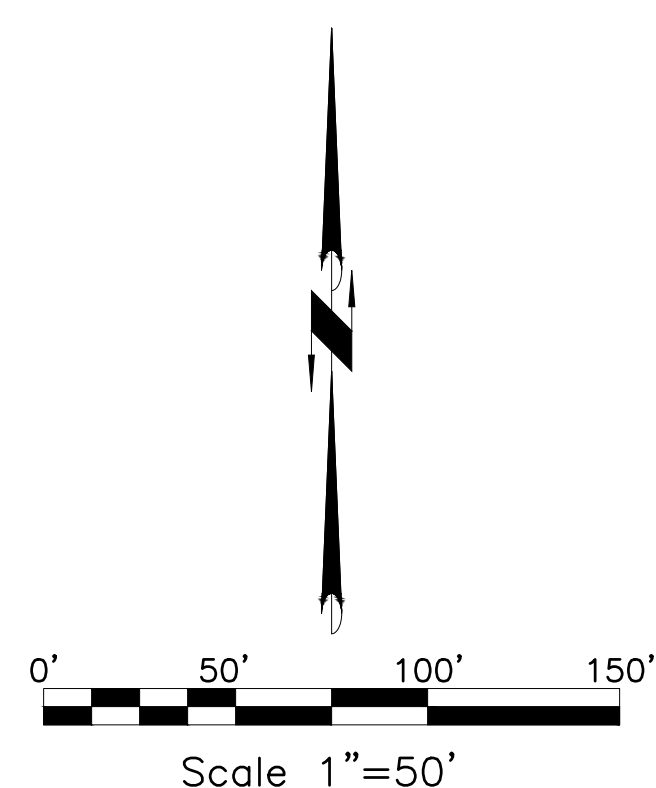
PROPOSED SILT FENCE		18 C800
PROPOSED INLET PROTECTION		16 C800
ROCK CONSTRUCTION ENTRANCE		17 C800
EROSION CONTROL BLANKETS		1 C801
		2 C801
4"-6" RIPRAP AT 12" DEPTH W/GEOTEXTILE FABRIC		8 C801

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND CITY OF MENASHA REQUIREMENTS AND STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
- 6" MIN OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

EROSION CONTROL SEQUENCING

- INSTALL PERIMETER EROSION CONTROL.
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.



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School District of West De Pere
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REVISIONS:

DATE	DESCRIPTION
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Project Number:

32731

Issued For:

**City Submittal
Review Set**

December 17, 2019

Sheet Title:

**Site Erosion
Control Plan**

Sheet Number:

C500

UTILITY LEGEND:

PROPOSED STORM MANHOLE	⊙
PROPOSED SANITARY MANHOLE	⊙
PROPOSED STORM INLET	⊙
PROPOSED STORM PIPE	---
STORM SEWER ENDWALL STRUCTURE	⊙
PROPOSED WATER MAIN	— Wat —
PROPOSED SANITARY SEWER	— San —
PROPOSED GATE VALVE	⊕
PROPOSED BIO-RETENTION BASIN	▨

STORM INLET SCHEDULE:

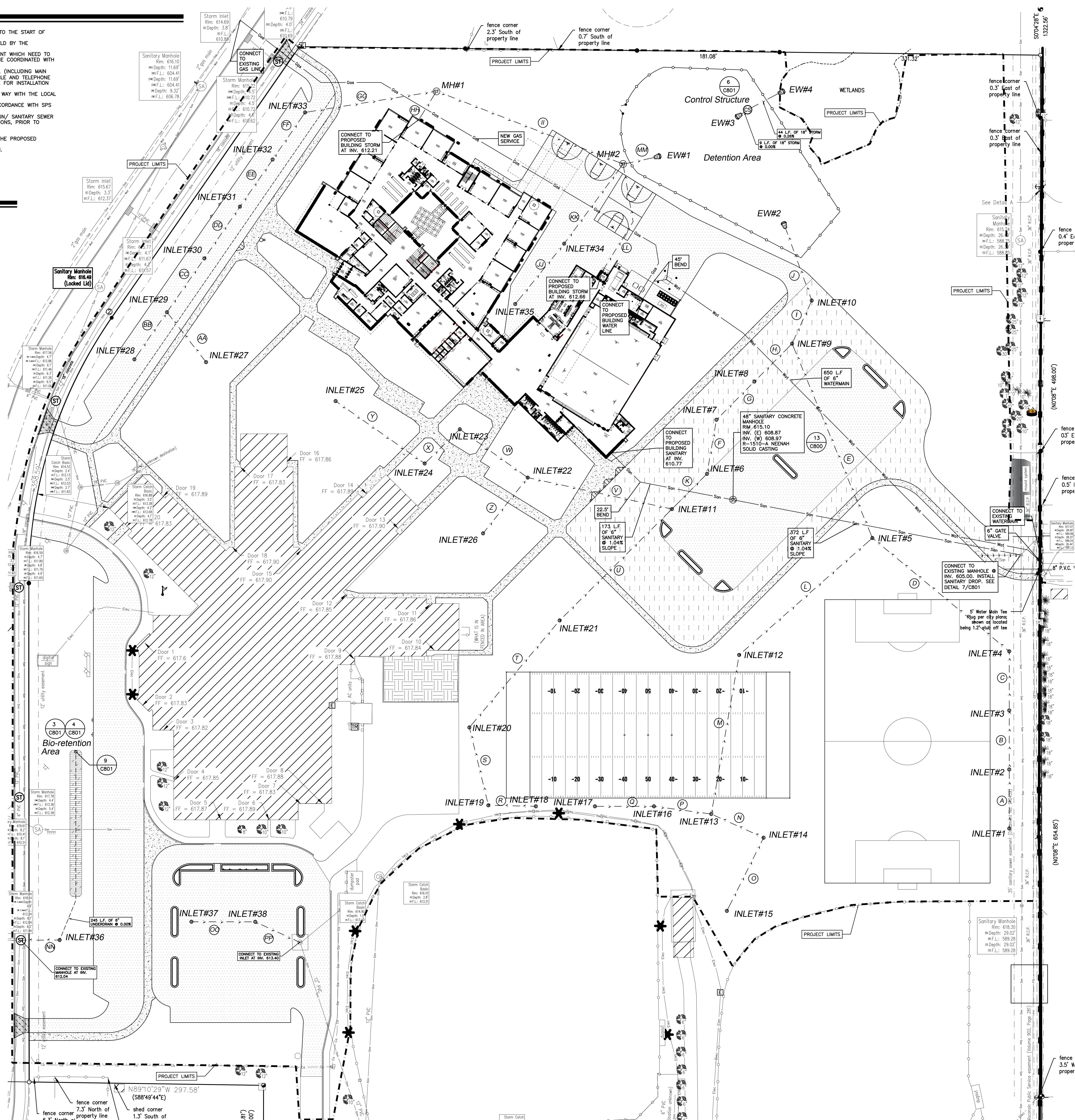
INLET#1 RM 615.50 INV (N) 613.70 INVERT 2.80 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#2 RM 616.30 INV (N) 613.51 INV (S) 613.51 DEPTH 2.79 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#3 RM 616.50 INV (N) 613.31 INV (S) 613.31 DEPTH 2.99 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#4 RM 616.50 INV (N) 613.12 INV (S) 613.12 DEPTH 3.38 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#5 RM 616.25 INV (NW) 611.81 INV (SW) 611.81 DEPTH 4.44 30" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP
INLET#6 RM 615.40 INV (N) 611.91 INV (SW) 611.91 DEPTH 3.49 48" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#7 RM 615.40 INV (NE) 611.75 INV (S) 611.75 DEPTH 3.65 48" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#8 RM 615.40 INV (NE) 611.59 INV (SW) 611.59 DEPTH 3.81 48" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#9 RM 615.40 INV (NE) 611.39 INV (SE) 611.39 DEPTH 4.00 60" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#10 RM 615.25 INV (NE) 611.25 INV (NW) 611.25 DEPTH 4.00 60" CONCRETE INLET NEENAH R-2573-1 GRATE
INLET#11 RM 615.40 INV (SW) 612.11 INV (NE) 612.11 DEPTH 3.29 60" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#12 RM 616.00 INV (NW) 612.40 INV (S) 612.40 DEPTH 3.60 18" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#13 RM 616.00 INV (NW) 613.17 INV (S) 613.17 DEPTH 2.83 18" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#14 RM 616.00 INV (W) 613.36 INV (S) 613.36 DEPTH 2.64 18" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#15 RM 616.00 INV (NW) 613.83 INV (SE) 613.83 DEPTH 2.37 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP
INLET#16 RM 616.00 INV (W) 613.36 INV (E) 613.36 DEPTH 2.64 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#17 RM 616.00 INV (E) 613.56 INV (W) 613.56 DEPTH 2.44 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#18 RM 616.00 INV (W) 613.52 INV (S) 613.52 DEPTH 2.48 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#19 RM 616.00 INV (W) 613.03 INV (SW) 612.87 DEPTH 2.64 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#20 RM 615.25 INV (NE) 613.09 INV (SE) 613.09 DEPTH 2.16 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP
INLET#21 RM 615.25 INV (NE) 612.63 INV (SW) 612.63 DEPTH 2.62 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#22 RM 615.75 INV (SE) 612.60 INV (NW) 612.60 DEPTH 3.15 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#23 RM 616.00 INV (NW) 612.80 INV (SW) 612.87 DEPTH 3.13 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#24 RM 615.70 INV (NE) 613.03 INV (NW) 612.87 DEPTH 2.63 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#25 RM 615.15 INV (SE) 612.37 INV (SW) 612.37 DEPTH 2.78 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP
INLET#26 RM 615.25 INV (NE) 612.83 DEPTH 2.47 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#27 RM 615.00 INV (N) 612.61 INV (S) 612.61 DEPTH 2.39 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP	INLET#28 RM 615.25 INV (NE) 612.60 DEPTH 2.65 36" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#29 RM 615.25 INV (NE) 612.49 INV (SW) 612.49 DEPTH 2.39 36" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#30 RM 615.25 INV (NE) 612.44 INV (NW) 612.44 DEPTH 2.88 48" CONCRETE INLET NEENAH R-2573-1 GRATE
INLET#31 RM 615.25 INV (NE) 612.25 INV (SW) 612.25 DEPTH 3.00 48" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#32 RM 615.25 INV (NE) 612.13 INV (SW) 612.13 DEPTH 3.12 48" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#33 RM 615.25 INV (E) 612.02 INV (S) 612.02 DEPTH 3.23 48" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#34 RM 616.75 INV (NW) 612.41 INV (SE) 612.41 DEPTH 4.34 36" CONCRETE INLET NEENAH R-2573-1 GRATE	INLET#35 RM 617.00 INV (NE) 613.44 INV (NW) 613.44 DEPTH 3.58 15" MODULAR INLET W/ LOCKABLE H-20 GRATE 6" MIN. SUMP
INLET#36 RM 615.40 INV (E) 613.61 DEPTH 1.79 36" CONCRETE INLET NEENAH R-1689 4" FRAME & GRATE	INLET#37 RM 615.40 INV (W) 613.49 DEPTH 1.91 36" CONCRETE INLET NEENAH R-1689 4" FRAME & GRATE	MH#1 RM 615.39 INV (E) 611.77 INV (W) 611.77 DEPTH 3.62 48" CONCRETE INLET NEENAH R-1553 SOLID	MH#2 RM 615.87 INV (NW) 611.11 INV (NE) 611.11 INV (SW) 611.11 DEPTH 4.76 60" CONCRETE INLET NEENAH R-1553 SOLID	EW #1 ENDWALL STRUCTURE INVERT 611.00
		EW #2 ENDWALL STRUCTURE INVERT 611.00	EW #3 ENDWALL STRUCTURE INVERT 611.00	EW #4 ENDWALL STRUCTURE INVERT 610.85

STORM PIPE SCHEDULE

PIPE #	FROM STRUCTURE	TO STRUCTURE	LENGTH	SLOPE	PIPE SIZE	COMMENTS
A	INLET#1	INLET#2	75	0.26%	8"	SOLID WALL
B	INLET#2	INLET#3	75	0.26%	12"	SOLID WALL
C	INLET#3	INLET#4	75	0.26%	12"	SOLID WALL
D	INLET#4	INLET#5	226	0.58%	12"	SOLID WALL
E	INLET#5	INLET#9	267	0.15%	24"	SOLID WALL
F	INLET#6	INLET#7	70	0.23%	24"	SOLID WALL
G	INLET#7	INLET#8	68	0.23%	24"	SOLID WALL
H	INLET#9	INLET#8	68	0.30%	24"	SOLID WALL
I	INLET#9	INLET#10	60	0.25%	30"	SOLID WALL
J	INLET#10	EW#2	98	0.25%	30"	SOLID WALL
K	INLET#11	INLET#6	63	0.32%	24"	SOLID WALL
L	INLET#12	INLET#5	225	0.26%	18"	SOLID WALL
M	INLET#13	INLET#12	205	0.38%	15"	SOLID WALL
N	INLET#14	INLET#13	73	0.26%	15"	SOLID WALL
O	INLET#15	INLET#14	104	0.26%	15"	SOLID WALL
P	INLET#16	INLET#13	73	0.26%	8"	SOLID WALL
Q	INLET#17	INLET#16	75	0.26%	8"	SOLID WALL
R	INLET#18	INLET#19	60	0.26%	8"	SOLID WALL
S	INLET#19	INLET#20	102	0.26%	12"	SOLID WALL
T	INLET#20	INLET#21	178	0.26%	15"	SOLID WALL
U	INLET#21	INLET#11	201	0.26%	15"	SOLID WALL
V	INLET#22	INLET#11	187	0.26%	15"	SOLID WALL
W	INLET#23	INLET#22	106	0.26%	12"	SOLID WALL
X	INLET#24	INLET#23	62	0.26%	12"	SOLID WALL
Y	INLET#25	INLET#24	138	0.26%	12"	SOLID WALL
Z	INLET#26	INLET#22	91	0.26%	12"	SOLID WALL

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH UTILITY COMPANY.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- FIELD VERIFY INVERT ELEVATION OF WATER PUBLIC MAIN/ SANITARY SEWER AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
- MAINTAIN 6.5 COVER OVER WATERMAIN LATERALS.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIE RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.



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Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204

T: 414.226.0200

Sheboygan
1227A North 8th Street
Sheboygan, Wisconsin 53082

T: 920.459.4200

www.brayarch.com

Civil Engineering
Landscape Architecture
Land Surveying
5709 Winery Drive, Suite D
Sheboygan, WI 54862

Project Title:
Design Development
West DePere Intermediate School
School District of West De Pere
1177A S. 9th Street, DePere, WI 54115

Attachment: Site Plan - PRELIMINARY - 20 Dec 2018 (9086 - Staff recommendation and possible action regarding a Site Plan request for the West De Pere Intermediate)

Project Number:
32731

Issued For:
**City Submittal
Review Set**

December 17, 2019

Sheet Title:
Site Utility Plan

Sheet Number:
C600

Packet Pg. 257

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 3" DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. CURV-RITE LANDSCAPE EDGING OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS IN ADJUTING GREEN SPACES.
8. 3" DEPTH OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT THE COURTYARD.
9. INSTALL 3" DEPTH OF 1/4" PEA GRAVEL IN COURTYARD AND IN AREAS NOTED ON SHEET. COLOR TO BE CHOSEN BY OWNER.
10. DEWITT 20-YEAR WEED BARRIER SHALL BE PLACED BENEATH ALL BARK MULCH AND PEA GRAVEL.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
BN	BETULA NIGRA	RIVER BIRCH	5-6" CLUMP	40-60" T & W	6
CC	CRATAEGUS CRUS-GALI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	5-6" T	25" T X 20" W	4
MA	MALUS X 'MARILEE'	MARILEE FLOWERING CRABAPPLE	5-6" T	24" T X 10" W	36
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	1.5" CAL.	50-60" T & W	3

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6" T	25" T X 15" W	10
TG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6" T	25-30" T X 8-10" W	5

SHRUBS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
DL	DIERVILLA LONICERA	NORTHERN BUSH HONEYSUCKLE	3 GAL.	2-3' T X 2-4" W	23
HP	HYDRANGEA PANICULATA 'BOMBSHELL'	BOMBSHELL HYDRANGEA	3 GAL.	2-3' T X 3-4" W	21
JL	JUNIPERUS SABINA 'MINI ARCADE'	MINI ARCADE JUNIPER	3 GAL.	8-12" T X 3-4" W	10
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	1.5-2' T X 6" W	75

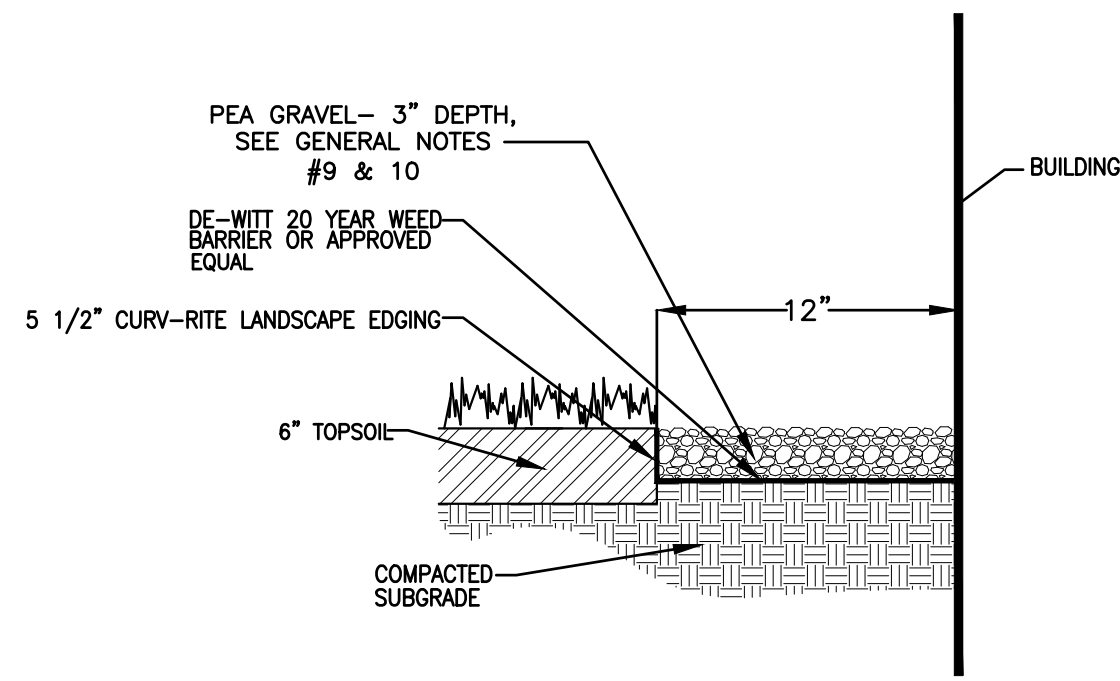
ORNAMENTAL GRASS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
PV	PANICUM VIRGATUM 'HOT ROD'	HOT ROD SWITCH GRASS	2 GAL.	3-4' T X 2" W	20
SS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	2 GAL.	2-3' T & W	53

PERENNIALS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AD	ARUNCUS DIODIOS	GOATSEAR	1 GAL.	3-6" T & W	6
EP	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	1 GAL.	2' T & W	35
HO	HOSTA 'JUNE'	JUNE PLANTAIN LILY	1 GAL.	12" T X 30" W	7
RF	RUBROCKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.	2' T & W	53

LIMESTONE FLAT TOP STONE	INSTALLATION SIZE	QUANTITY
	2' TO 4' W&L BY 8" TO 12" T	95 TOTAL (UTILIZE SALVAGED BOULDERS FROM EXISTING PARKING LOT)

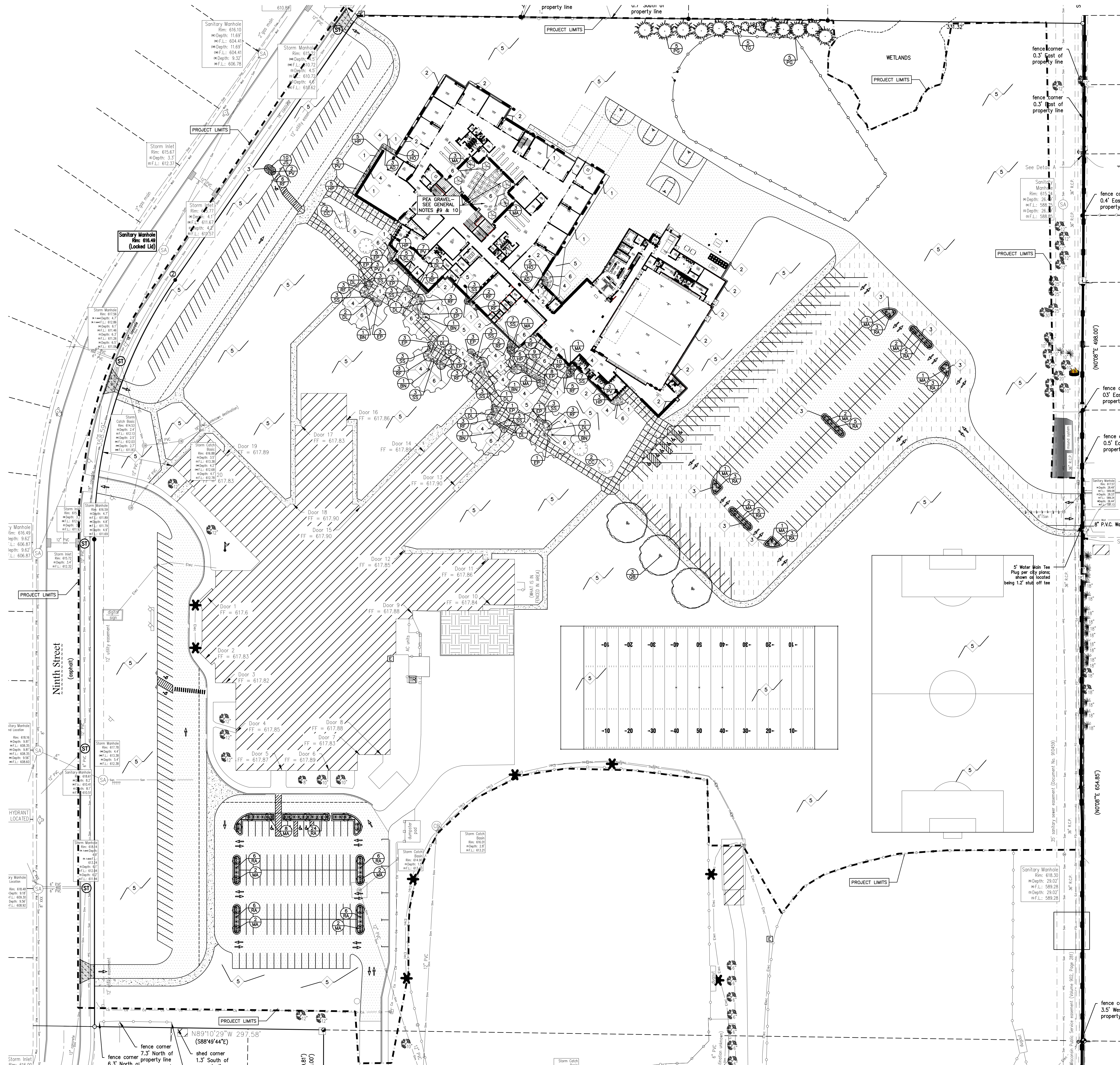
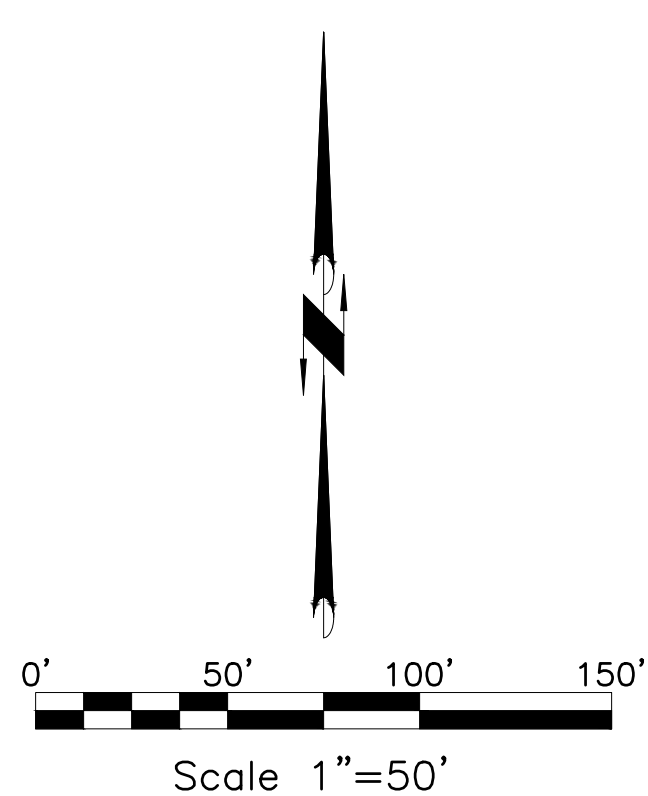
KEYNOTES:

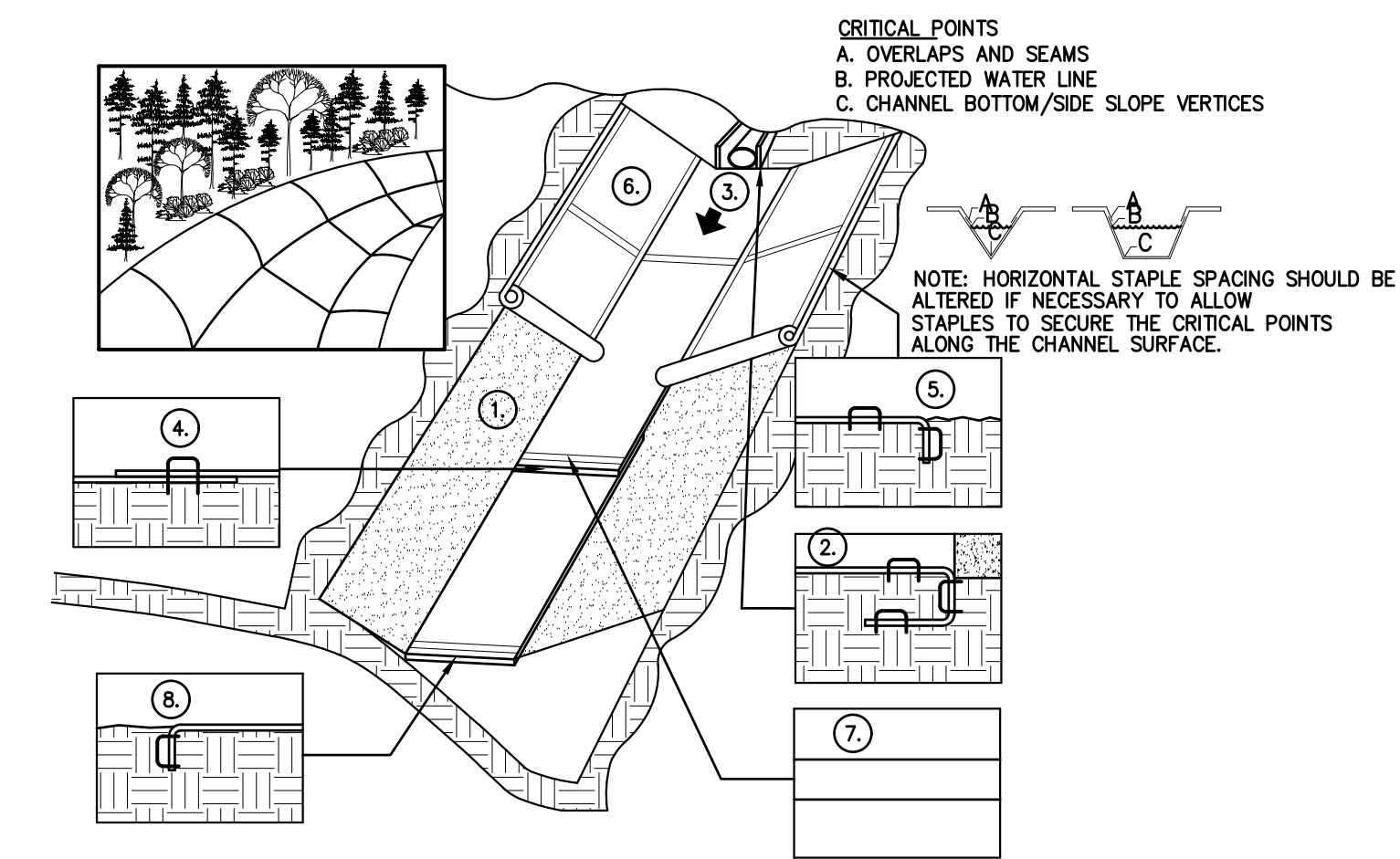
1. 3" DEPTH OF 1/4" PEA GRAVEL-- COLOR TO BE CHOSEN BY OWNER. SEE GENERAL NOTES #9 & 10.
2. 12" MOWSTRIP
3. SHREDDED HARDWOOD BARK MULCH-- SEE GENERAL NOTES #8 & 10.
4. 5 1/2" STANDARD ALUMINUM EDGING IN ALL AREAS ADJUTING GRASS AREAS.
5. SEED/FERTILIZE/MULCH ALL DISTURBED GRASS AREAS.
6. FINAL LANDSCAPE STONE LOCATION TO BE VERIFIED IN THE FIELD.



NOTES:
*INSTALL WEED BARRIER FABRIC PER MANUFACTURER'S INSTRUCTIONS.

STONE MOW STRIP





GENERAL NOTES:
 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
 4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
 5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
 7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW OF 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
 AND COMPACT THE TRENCH AFTER STAPLING.

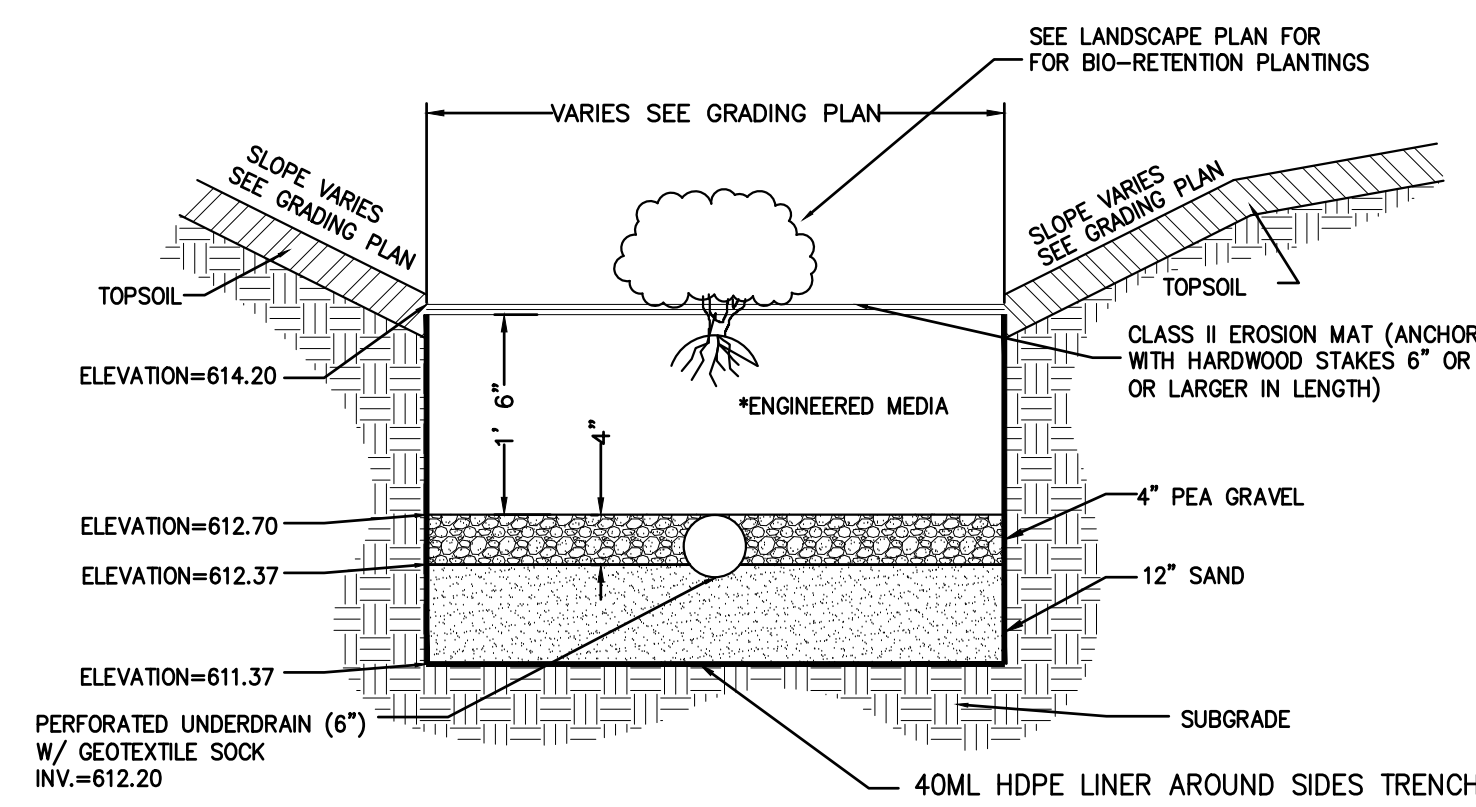
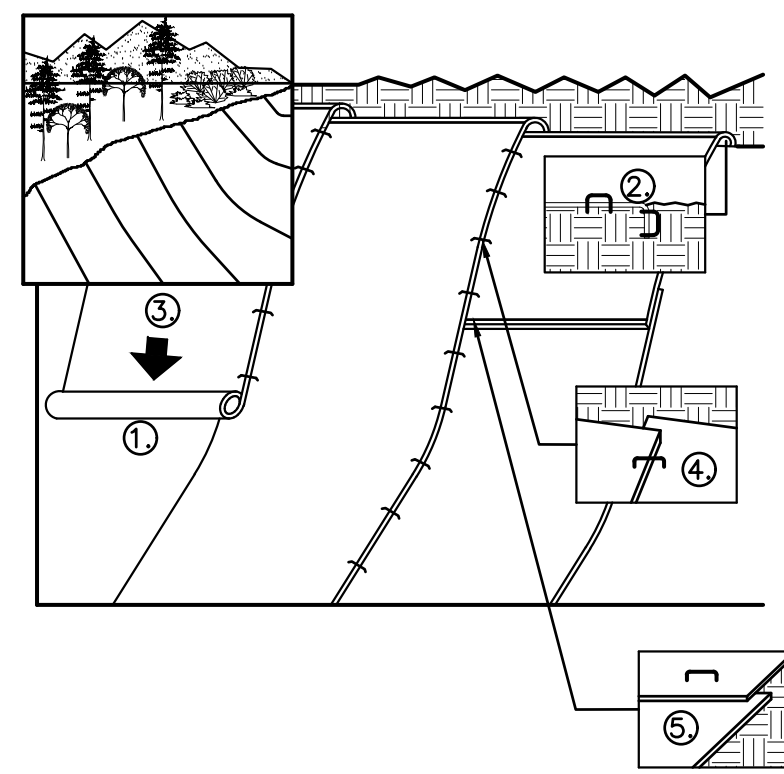
EROSION CONTROL BLANKETS

1
C801

EROSION CONTROL BLANKETS

2
C801

GENERAL NOTES:
 1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.



NOTES:
 1. DO NOT ADD ENGINEERED MEDIA UNTIL SITE PAVING HAS OCCURRED AND TURF AREAS HAVE BEEN ESTABLISHED WITH VEGETATION.
 2. ENGINEERED MEDIA SHALL BE INSTALLED WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING).
 3. ENGINEERED MEDIA SHALL BE INSTALLED IN 6" LIFTS AND SPRINKLER WATERED (TO SIMULATE RAINFALL) AT EACH LIFT TO ACHIEVE SETTLEMENT. ALTERNATIVELY, ENGINEERED MEDIA MAY BE PLACED IN 6 INCH LIFTS WITHOUT WATERING AND FINISHED GRADE PLACED 3 INCHES ABOVE THE PLAN ELEVATION TO ACCOUNT FOR EXPECTED SETTLEMENT DURING INITIAL RAINFALLS.
 4. ENGINEERED MEDIA COMPOSITION—THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 4.A. THE MEDIA SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST BY VOLUME.
 4.B. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 -USDA COARSE SAND (CZ - 04 INCHES)
 -ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 -WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO₂, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
 4.C. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
 4.D. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVIDE A HINDRANCE TO PLANTING OR MAINTENANCE.
 4.E. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.
 4.F. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

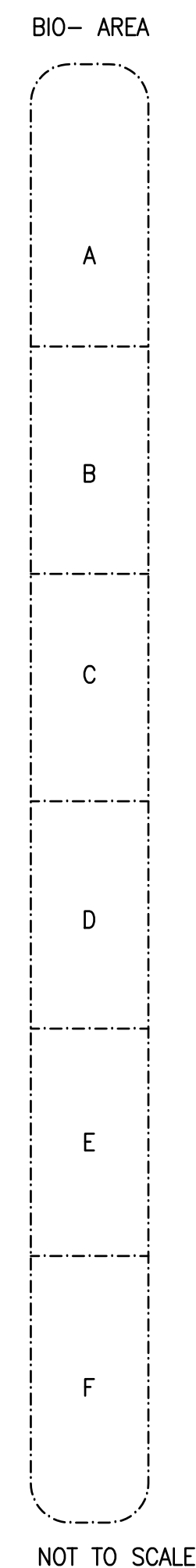
PLUG BOTANICAL NAME	PLUG COMMON NAME
A = IRIS VERSICOLOR	BLUE FLAG IRIS
B = ALLIUM CERNUUM	NODDING PINK ONION
C = LIATRIS Pycnostachya	PRAIRIE BLAZINGSTAR
D = RUDBECKIA SUBTOMENTOSA	SWEET BLACK EYED SUSAN
E = CAREX VULPINOIDEA	FOX SEDGE
F = ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER

PLANT CLUSTER	SIZE	TOTAL PLUGS
A	PLUG	265
B	PLUG	218
C	PLUG	218
D	PLUG	218
E	PLUG	218
F	PLUG	250

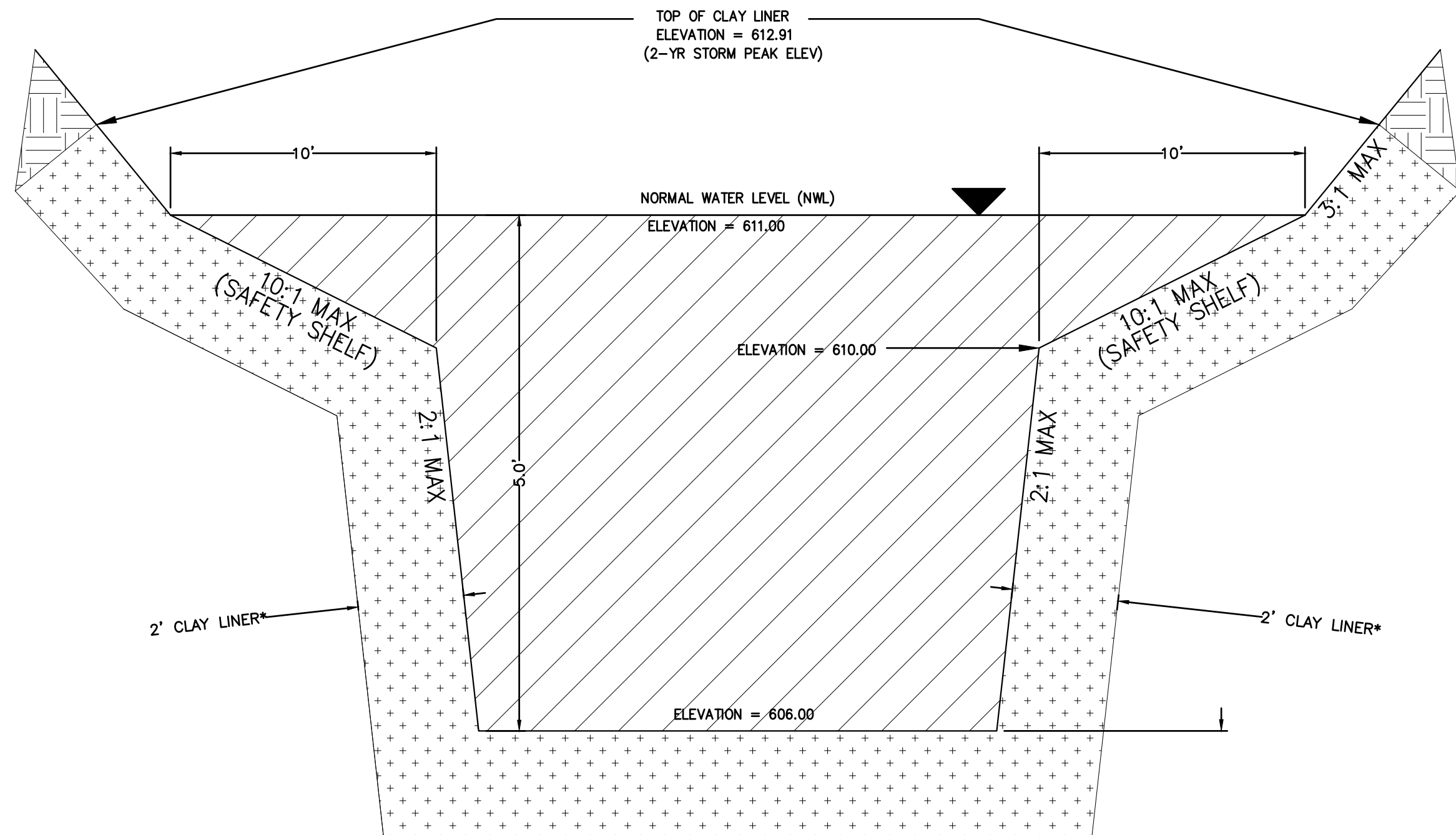
**1 PLUG FOR EVERY 2 SQUARE FEET

BIO-RETENTION PLANTING PLAN

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NOT TO SCALE

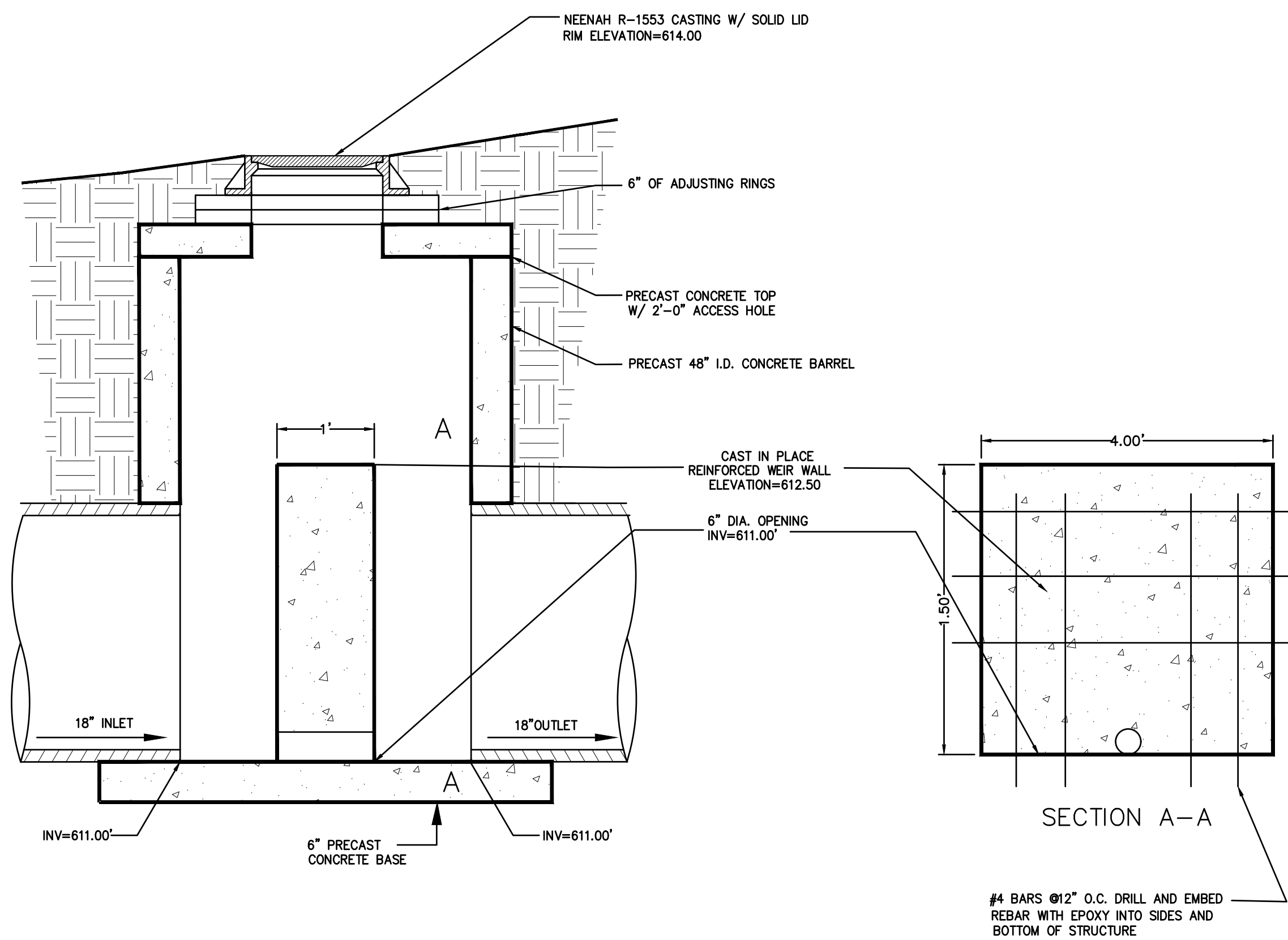


SECTION VIEW

NOTES:
 1. IF IN SITU SOILS DO NOT MEET THE REQUIREMENTS OF A TYPE B CLAY LINER IN APPENDIX D OF MDNR TECHNICAL STANDARD 1001, THE CONTRACTOR SHALL OVER EXCAVATE THE POND BY 2 FEET AND INSTALL A CLAY LINER THAT MEETS THE ABOVEMENTIONED SPECIFICATIONS.
 2. THE CONTRACTOR MAY USE OTHER LINER METHODS LISTED IN THE ABOVEMENTIONED APPENDIX D, IF APPROVED BY THE CIVIL ENGINEER.
 2.1. IF A SYNTHETIC PLASTIC LINER IS APPROVED, THE CONTRACTOR SHALL OVER EXCAVATE THE POND BY 1 FOOT AND INSTALL THE PLASTIC LINER. 1 FOOT OF SAND SHALL BE INSTALLED ABOVE THE LINER.

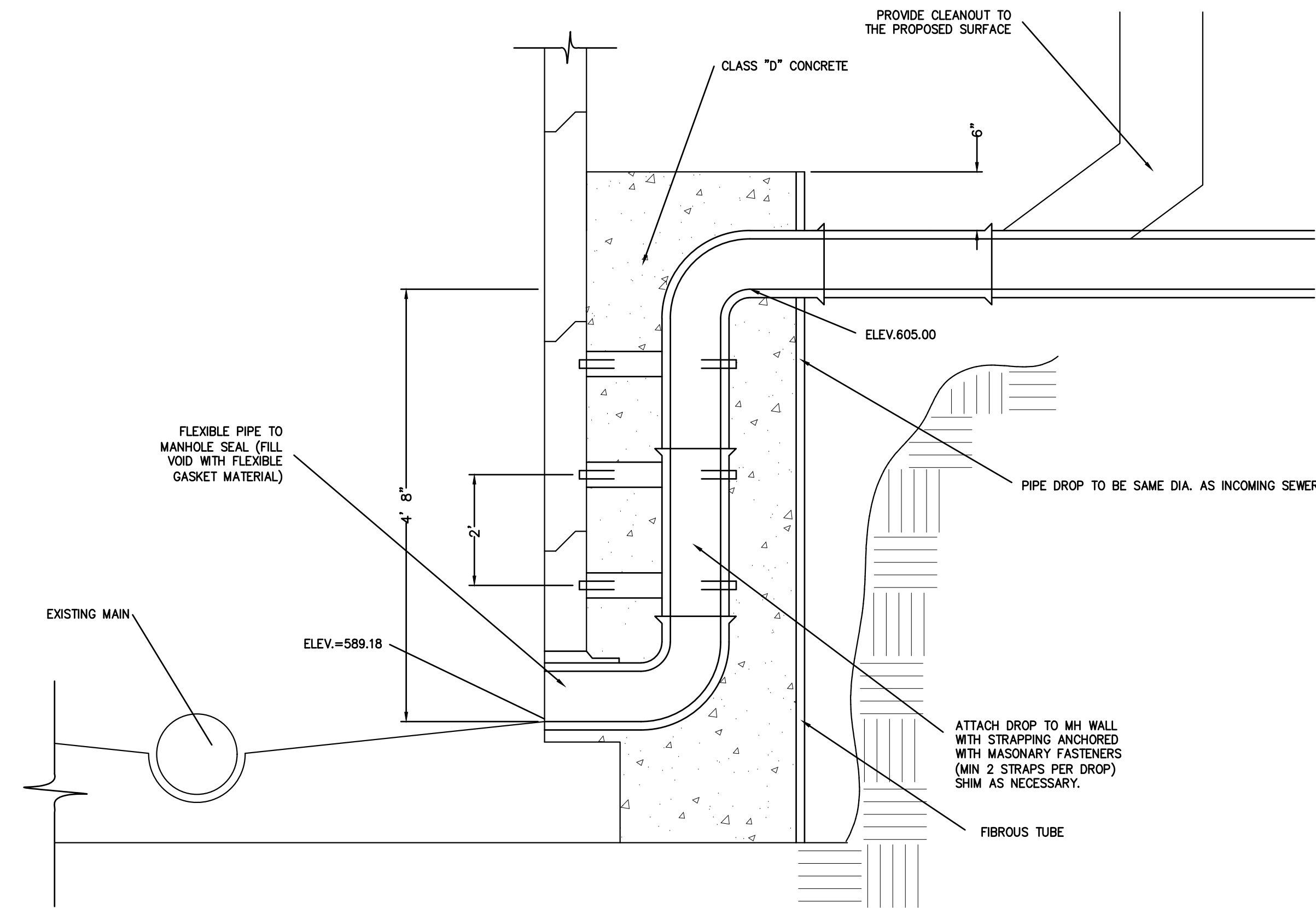
WET DETENTION POND (1P)

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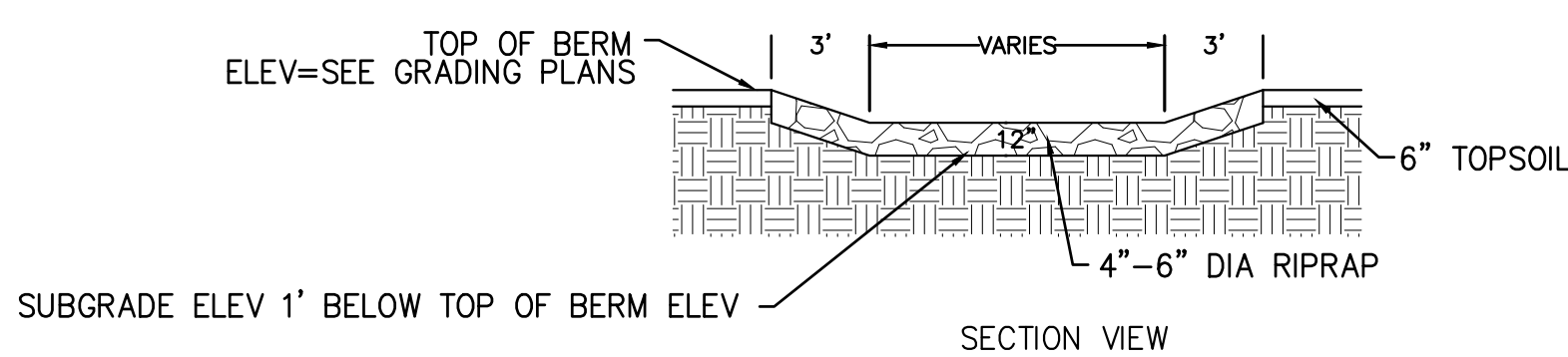
CONTROL STRUCTURE

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SANITARY MANHOLE DROP

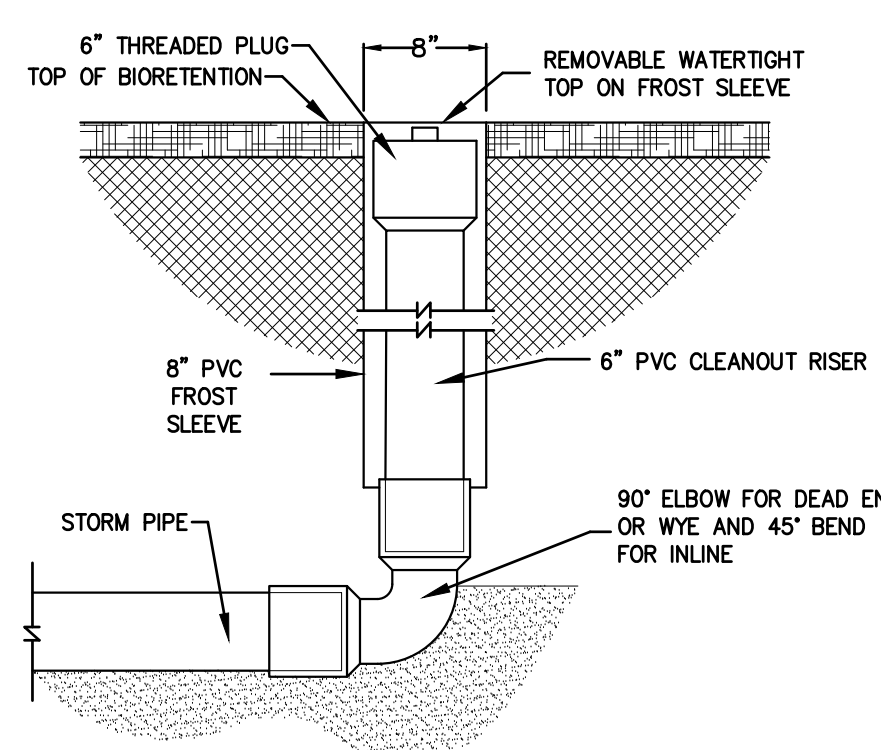
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*NOTE: CONTINUE RIPRAP DOWN BOTH SIDES OF EMBANKMENT AS SHOWN ON THE PLAN.

RIP-RAP OVERFLOW WEIR

8
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STORM CLEANOUT

9
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Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
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T: 414.226.0200

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1227A North 8th Street
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T: 920.459.4200

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Civil Engineering
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Land Surveying
5709 Wincoy Drive, Suite D
Stevens Point, WI 54482

Project Title:
Design Development
West DePere Intermediate School
City Submittal
Review Set
School District of West De Pere
1177A S. 9th Street, DePere, WI 54115

REVISIONS:

DATE DESCRIPTION

Project Number:

32731

Issued For:
City Submittal
Review Set

December 17, 2019

Sheet Title:

Site Details

Sheet Number:

C801

Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Project Title:
Construction Documents
West De Pere Intermediate School
School District of West De Pere
901 S. 9th Street, De Pere, WI 54115

REVISIONS:

DATE	DESCRIPTION
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Project Number:

32731

Issued For:

90% CD Progress Set

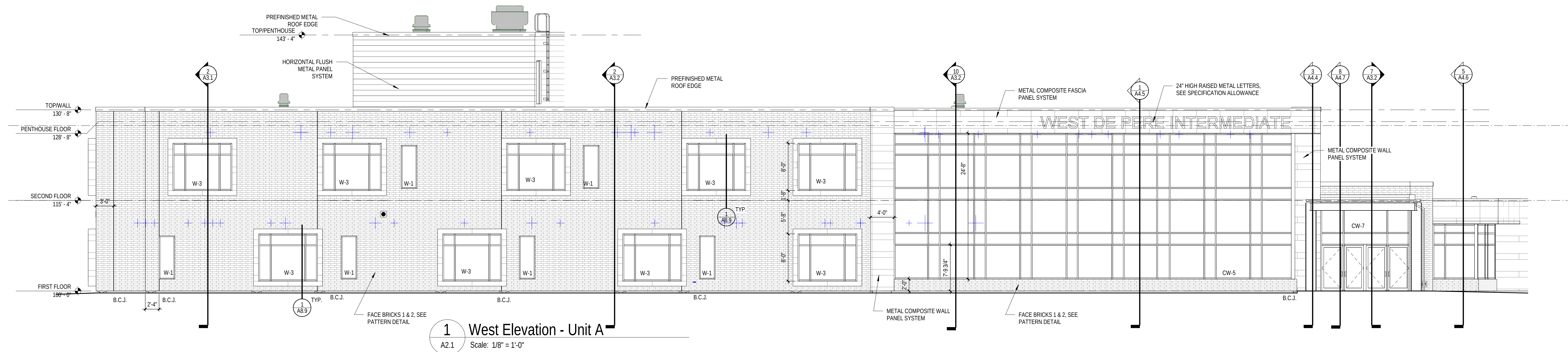
December 12, 2019

Sheet Title:

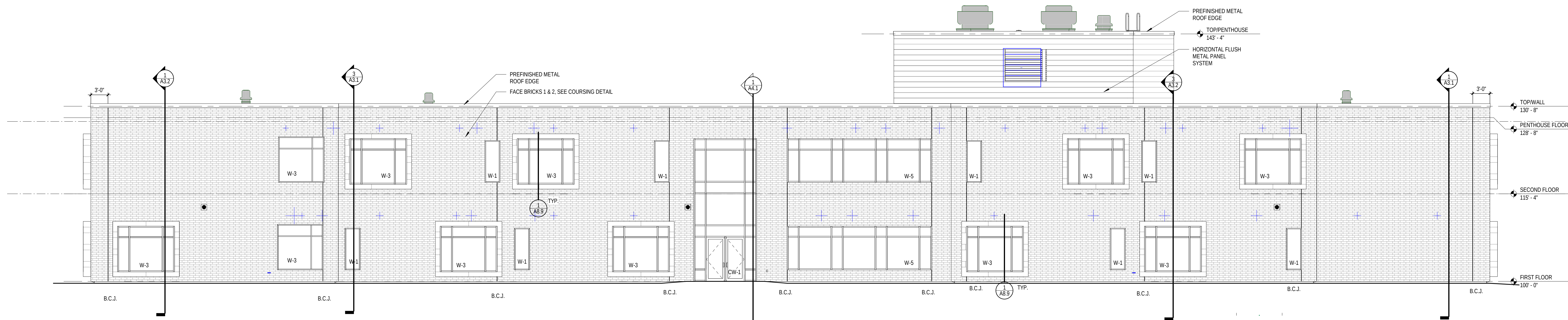
Exterior Elevations - Unit A

Sheet Number:

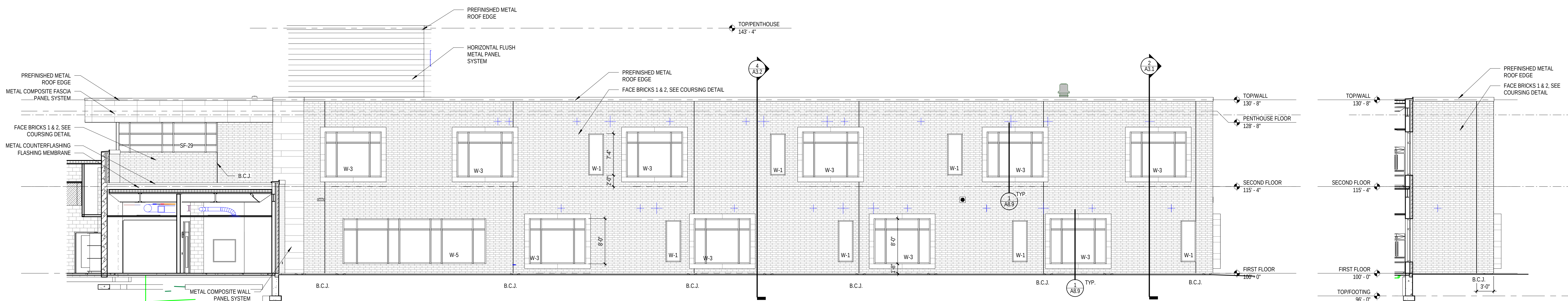
A2.1



1 West Elevation - Unit A
A2.1 Scale: 1/8" = 1'-0"

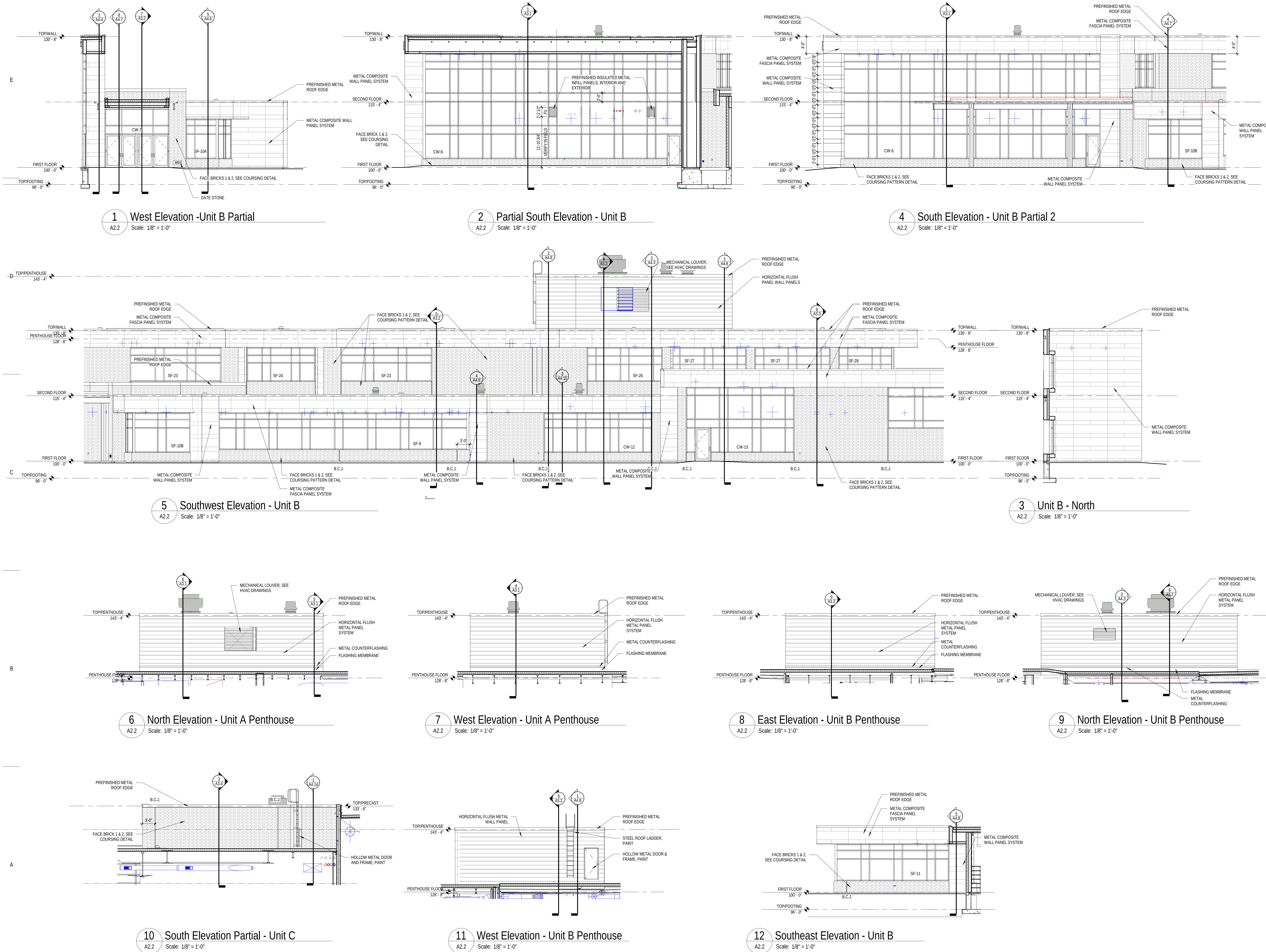


2 North Elevation - Unit A
A2.1 Scale: 1/8" = 1'-0"



3 East Elevation - Unit A
A2.1 Scale: 1/8" = 1'-0"

4 East Elevation - Unit A Partial
A2.1 Scale: 1/8" = 1'-0"



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Project Title:
**Construction Documents
West De Pere Intermediate School
School District of West De Pere
901 S. 9th Street, De Pere, WI 54115**

REVISIONS:
DATE DESCRIPTION

Project Number:

32731

Issued For:

**90% CD Progress
Set**

December 12, 2019

Sheet Title:

**Exterior Elevations
- Unit B**

Sheet Number:

A2.2

Office Locations:

Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

Sheboygan
1227A North 8th Street
PO Box 955
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T: 920.459.4200

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Project Title:
Construction Documents
West De Pere Intermediate School
School District of West De Pere
901 S. 9th Street, De Pere, WI 54115

REVISIONS:
DATE DESCRIPTION

Project Number:

32731

Issued For:

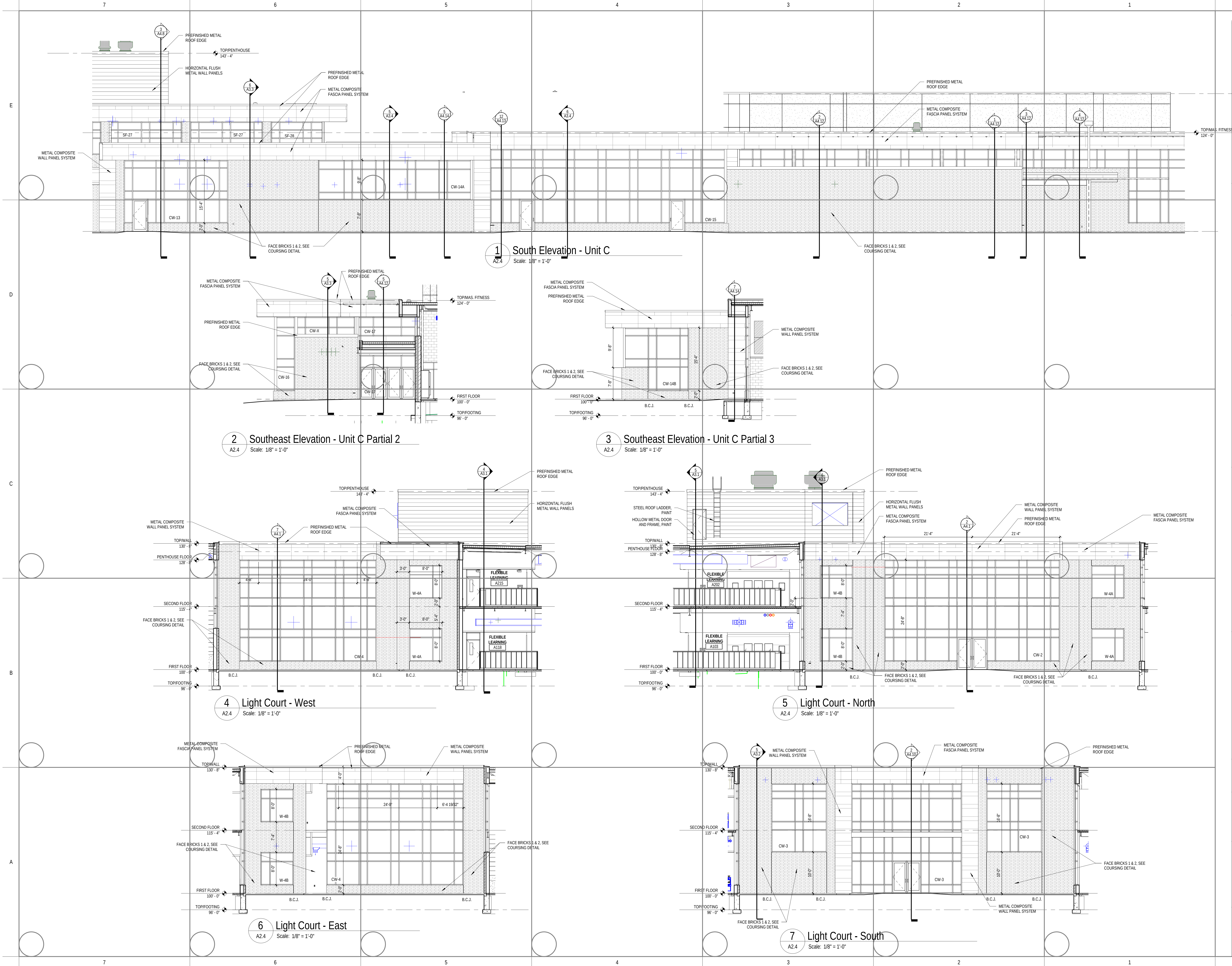
90% CD Progress
Set

December 12, 2019

Sheet Title:
Exterior Elevations
- Units A, B & C

Sheet Number:

A2.4



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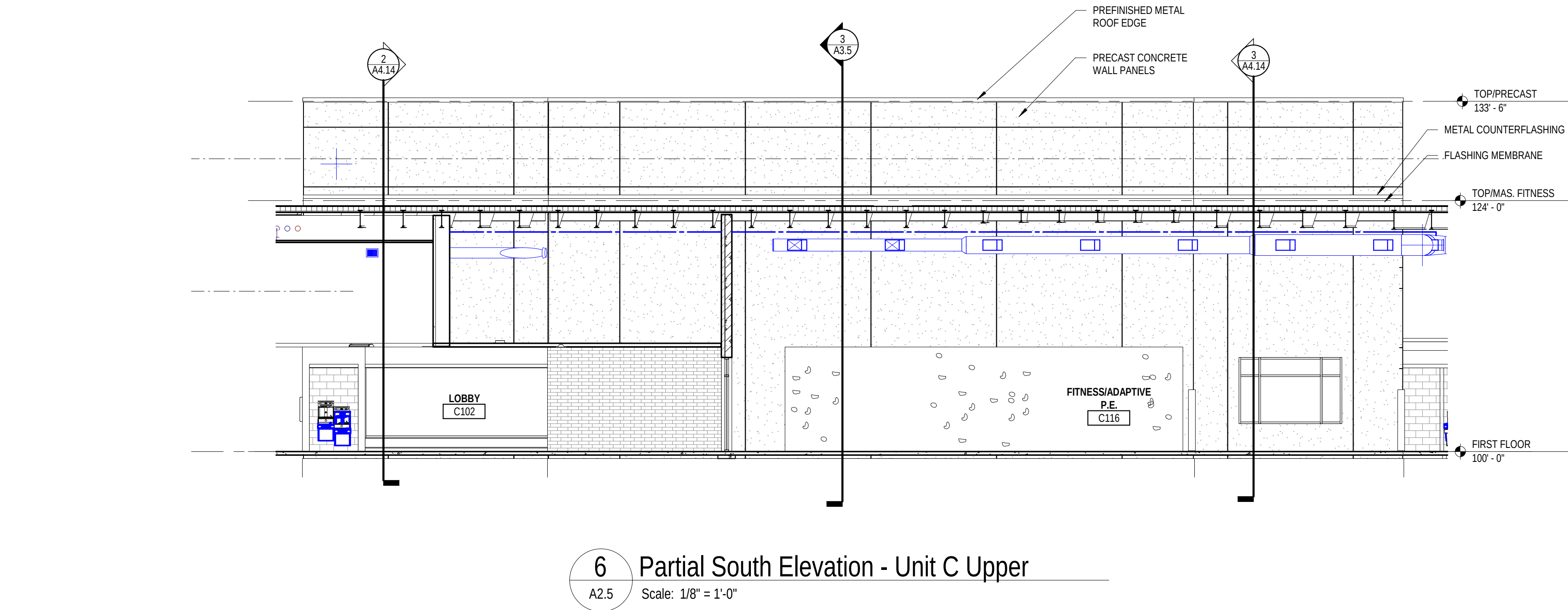
A

B

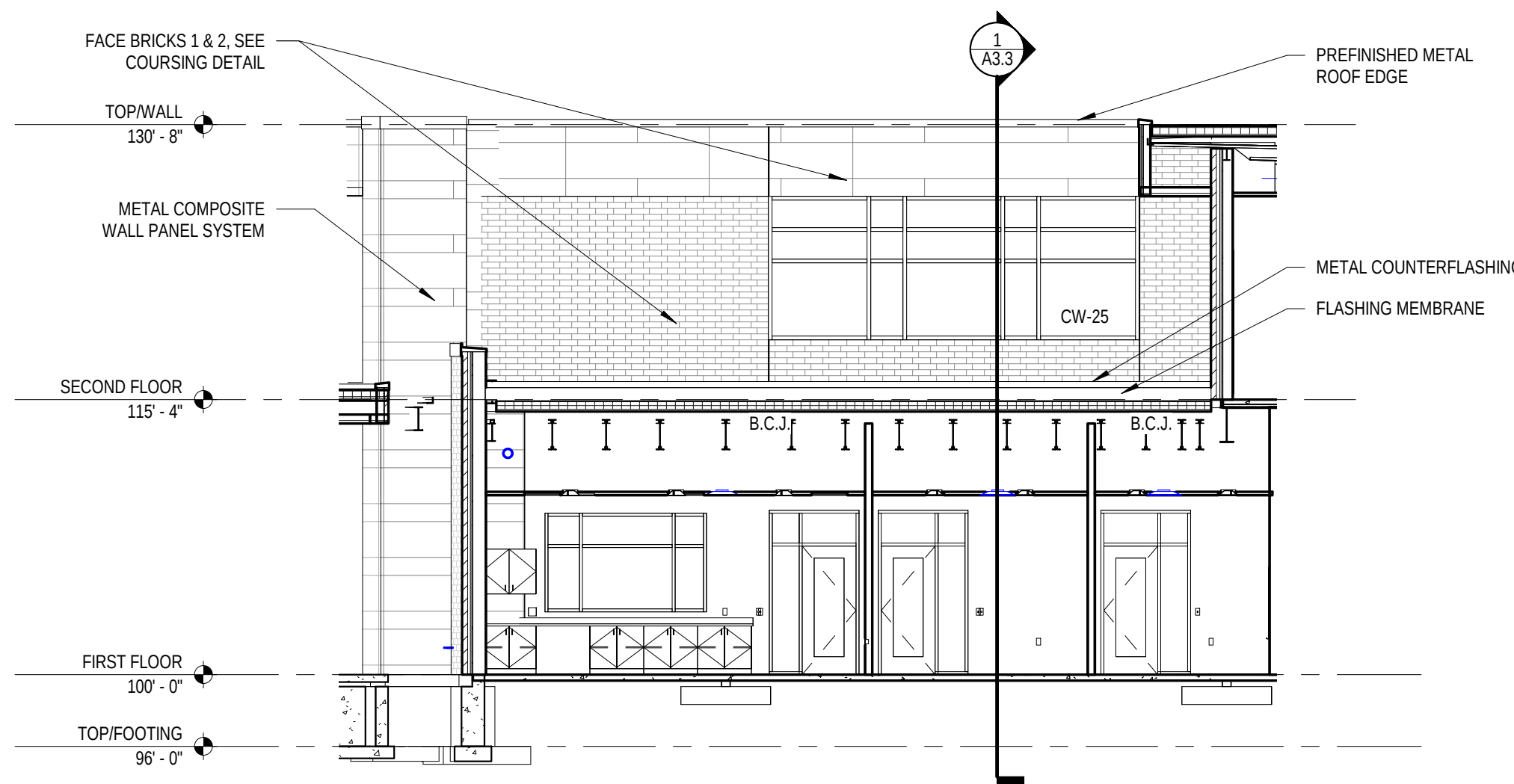
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D

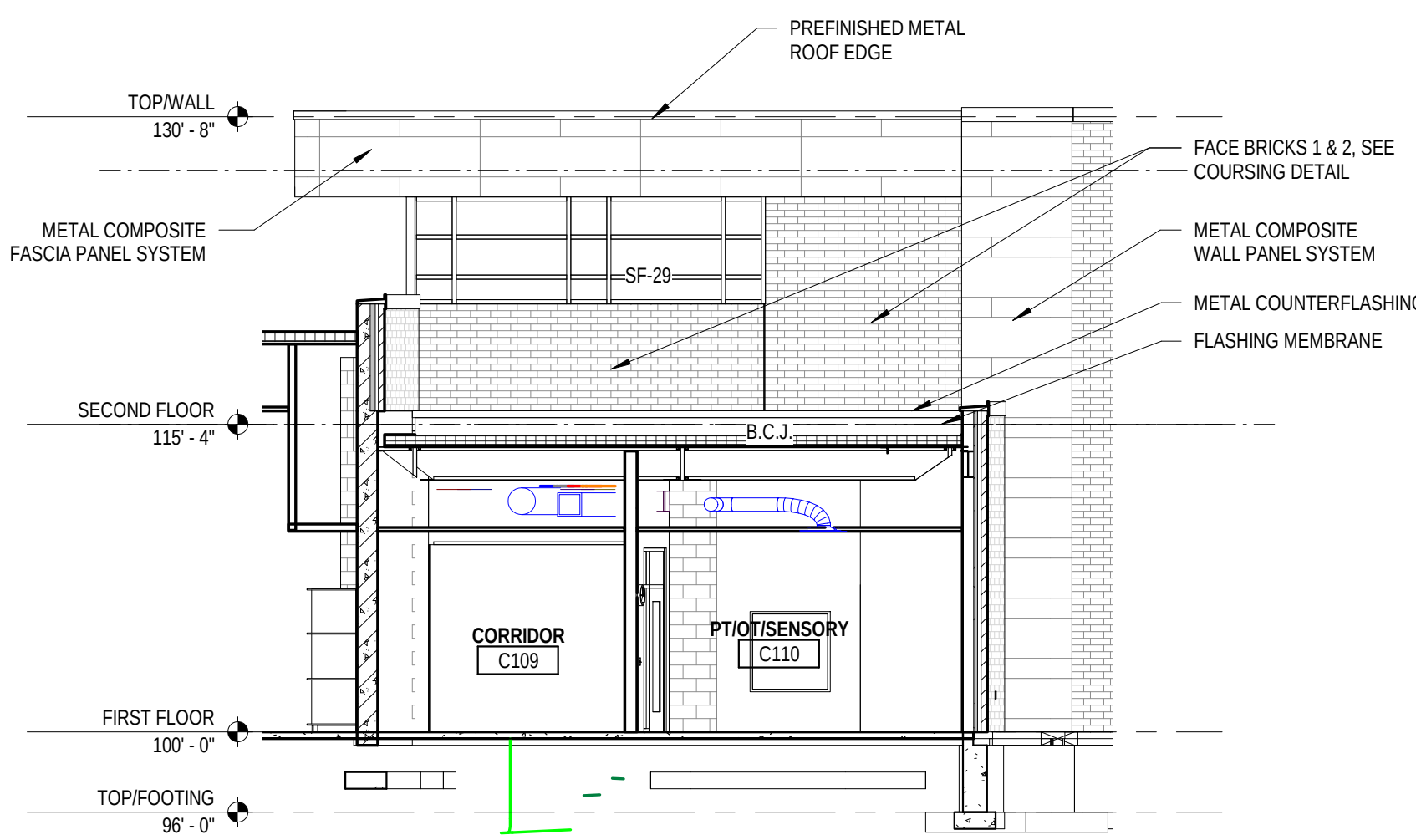
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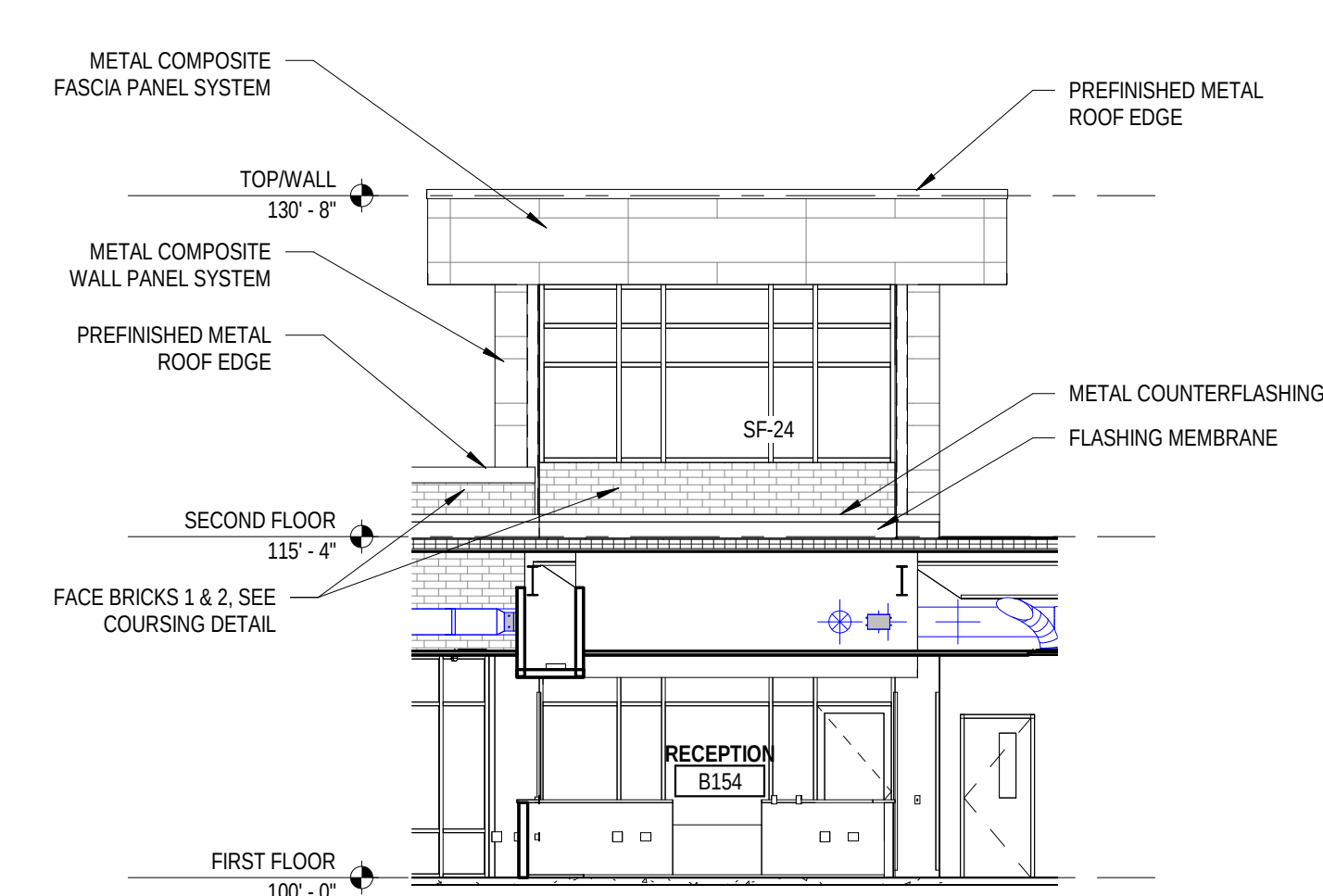
6 Partial South Elevation - Unit C Upper
A2.5 Scale: 1/8" = 1'-0"



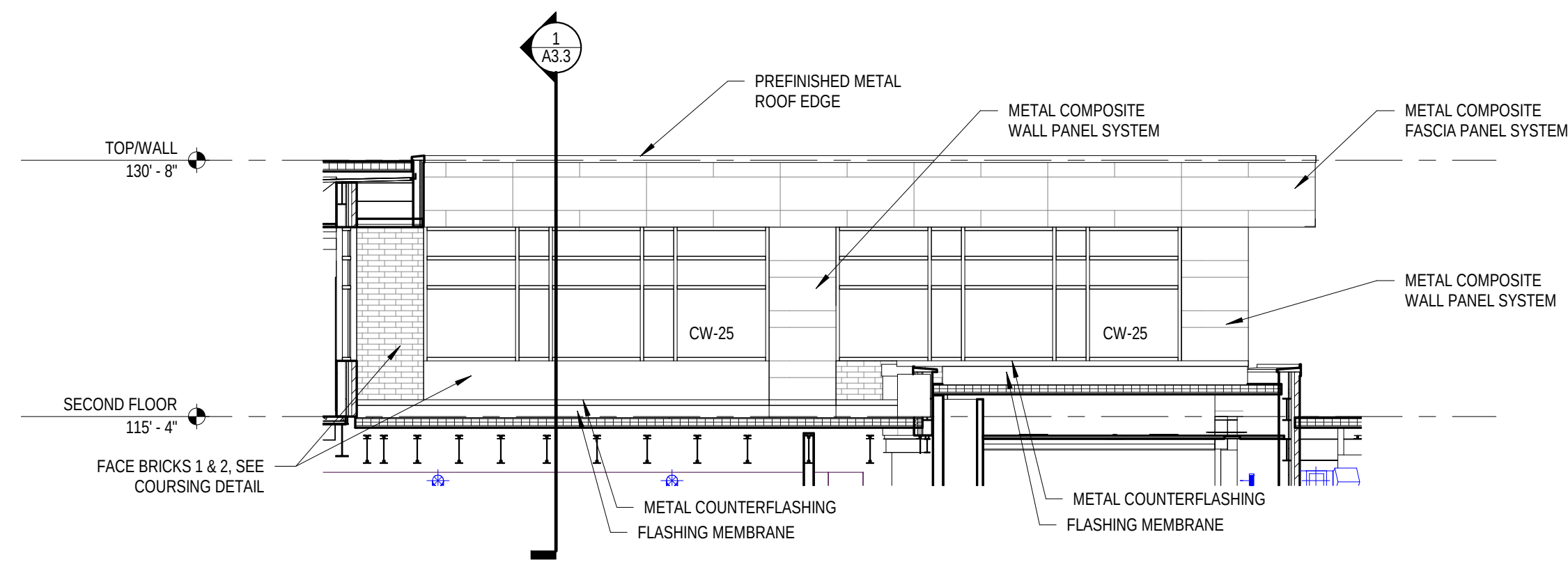
4 Partial East Elevation - Unit B Upper (4)
A2.5 Scale: 1/8" = 1'-0"



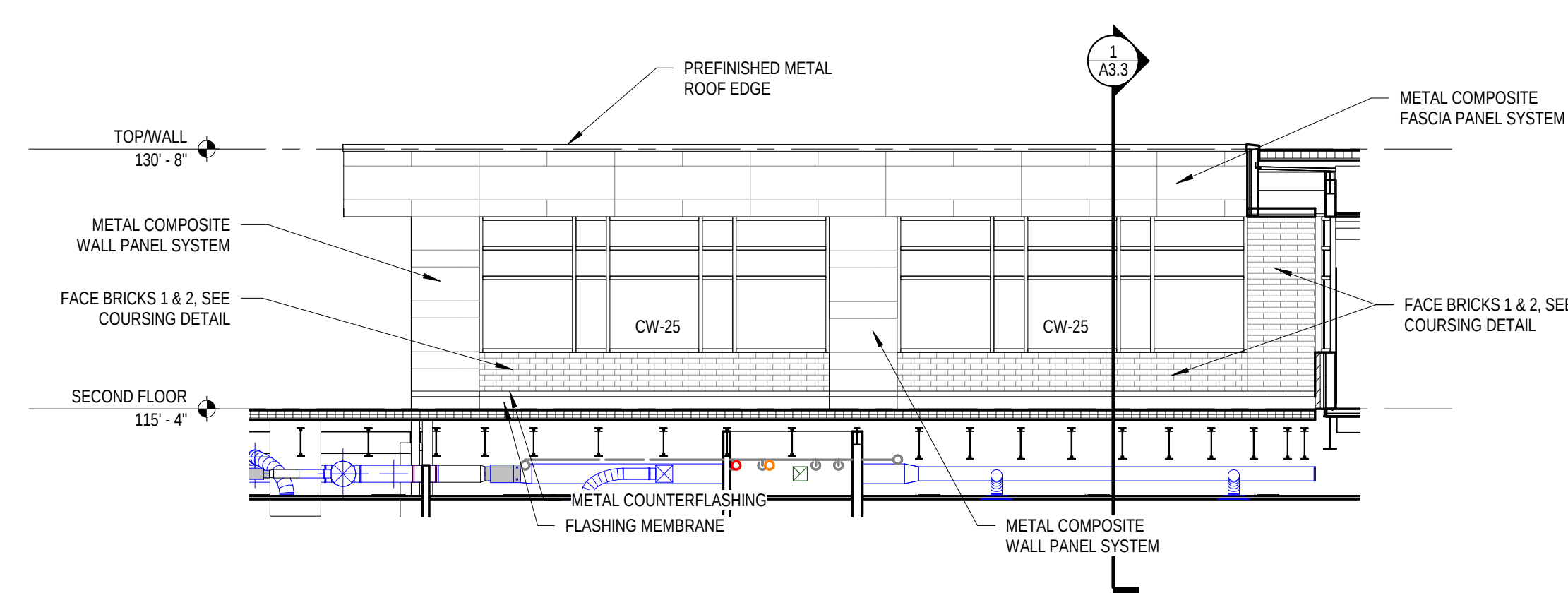
5 Patial East Elevation - Unit B Upper (1)
A2.5 Scale: 1/8" = 1'-0"



1 Partial South Elevation - Unit B Upper (1)
A2.5 Scale: 1/8" = 1'-0"



2 Partial South Elevation - Unit B Upper (2)
A2.5 Scale: 1/8" = 1'-0"



3 Partial South Elevation - Unit B Upper (3)
A2.5 Scale: 1/8" = 1'-0"

Project Title:

Construction Documents
West De Pere Intermediate School
School District of West De Pere
901 S. 9th Street, De Pere, WI 54115

REVISIONS:

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90% CD Progress
Set

December 12, 2019

Sheet Title:

Exterior Elevations
- Unit B

Sheet Number:

A2.5

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Packet Pg. 265

Attachment: Site Plan - PRELIMINARY - 20 Dec 2019 (9086 : Staff recommendation and possible action regarding a Site Plan request for the West De Pere Intermediate)

bray
architects

Office Locations:

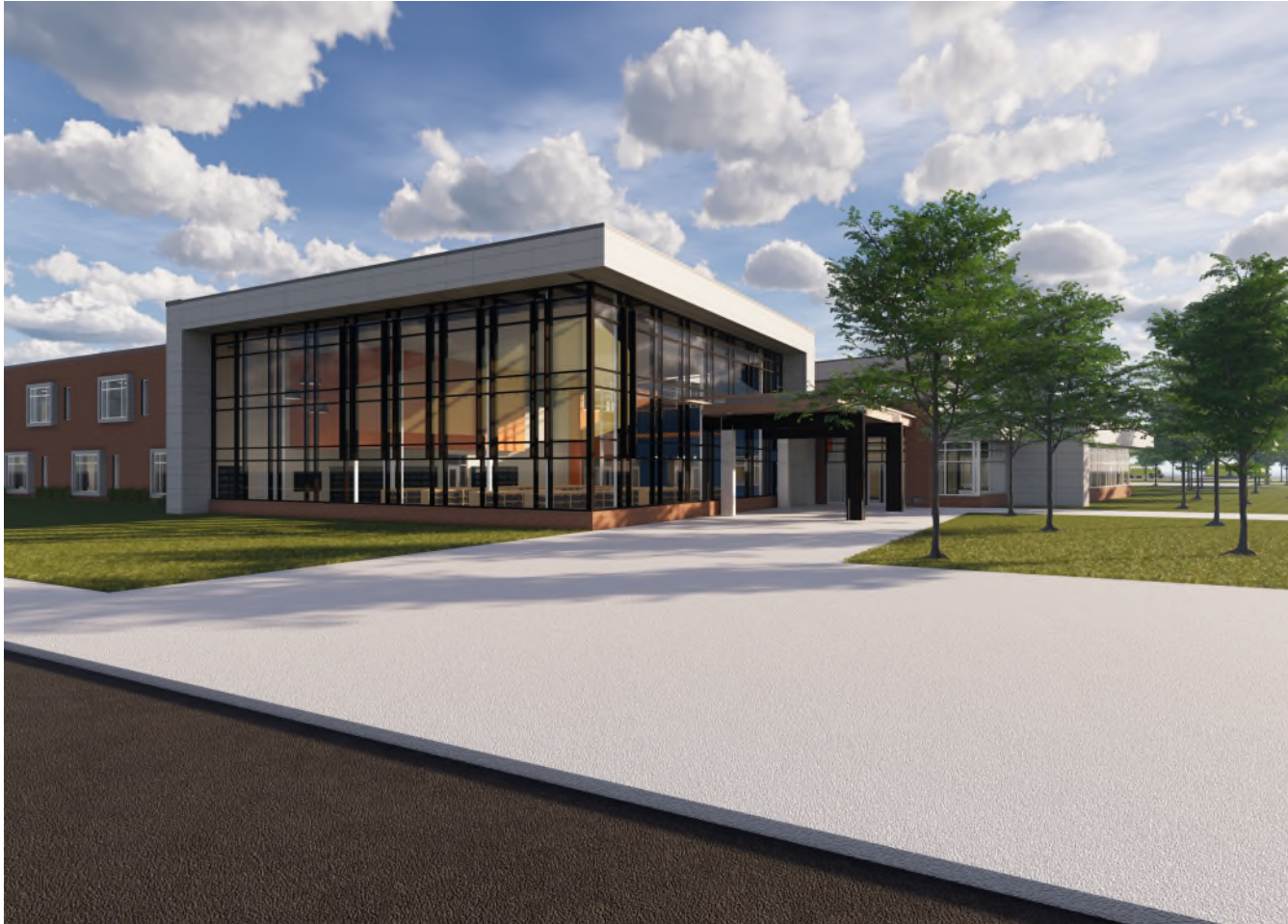
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14.c









WEST DE PERE INTERMEDIATE SCHOOL EXTERIOR FINISHES

The Intermediate school exterior consists of:

Face Brick: Endicott Ironspot 77, Artisan and Smooth textures, Utility size, alternating courses

Precast Concrete Wall Panels: Spancrete, Exposed Aggregate

Metal Composite Wall Panels: Alpollic, Charcoal Silver

Flush Metal Wall Panels: Petersen Aluminum, Horizontal, Color to match charcoal silver

Aluminum Curtainwall, Storefront & Windows: Gun Barrel

T3	LED AREA FIXTURE - 20,400 LUMENS - TYPE II DISTRIBUTION	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-T3-BZ-7050
					LITHONIA	DSX1LED P750K T3MMVOLT SPA DDBXD
T4FT	LED AREA FIXTURE - 20,500 LUMENS - TYPE IV DISTRIBUTION - FORWARD THROW	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-T4FT-BZ-7050
					LITHONIA	DSX1LED P750K T4FTMMVOLT SPA DDBXD
5MQ	LED AREA FIXTURE - 21,500 LUMENS - TYPE V DISTRIBUTION - MEDIUM	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-5MQ-BZ-7050
					LITHONIA	DSX1LED P750K T5MMVOLT SPA DDBXD
5WQ	LED AREA FIXTURE - 21,500 LUMENS - TYPE V DISTRIBUTION - WIDE	5000K LED	UNV	191	MCGRRAW-EDISON	GLEON-AF12-03-5WQ-BZ-7050
					LITHONIA	DSX1LED P750K T5WMMVOLT SPA DDBXD
LP1	30'-0" STRAIGHT SQUARE STEEL 5" POLE - SINGLE	-	-	-	MCGRRAW-EDISON	SSS-5-M-30-S-FINISH-X-1-X
					LITHONIA	SSS 5G 30 DM19AS DDBXD

Attachment: Site Plan - PRELIMINARY - 20 Dec 2019 (9086 : Staff recommendation and possible action regarding a Site Plan request for the



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		LP1
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

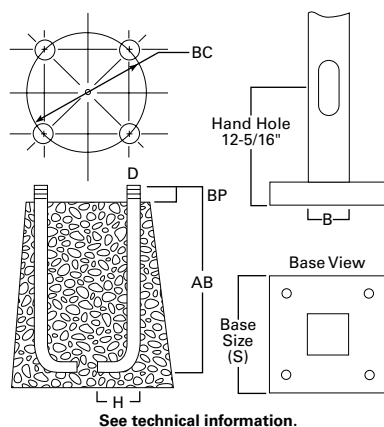
ORDERING INFORMATION

SAMPLE NUMBER: SSA5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub B=3/4" Tapped Hub C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



See technical information.

Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #		Type	T3
Project			
Comments		Date	
Prepared by			

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEO
GALLEON LE

1-10 Light Squa

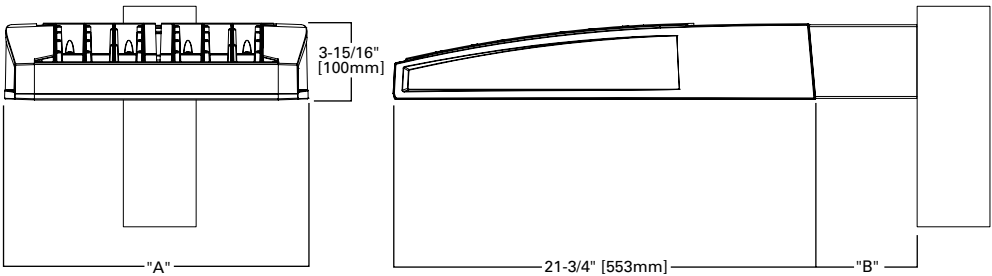
Solid State I

AREA/SITE LUMINA



WaveLi

DIMENSIONS

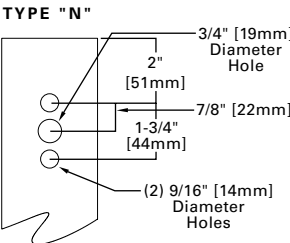


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

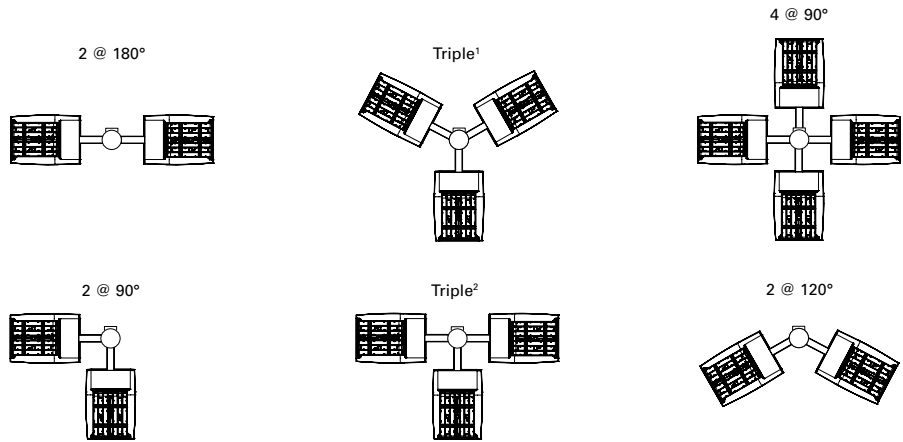
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



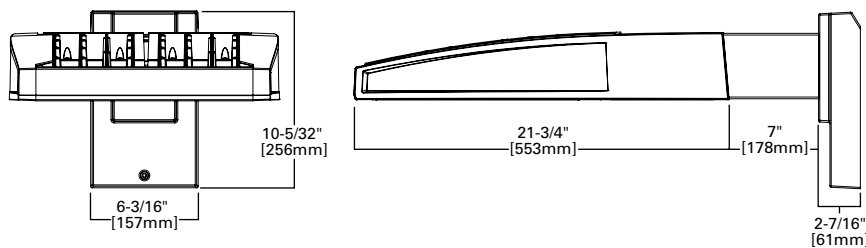
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

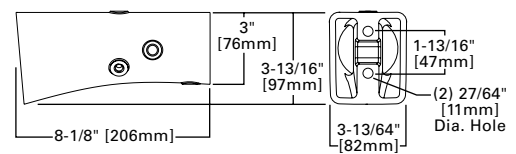


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

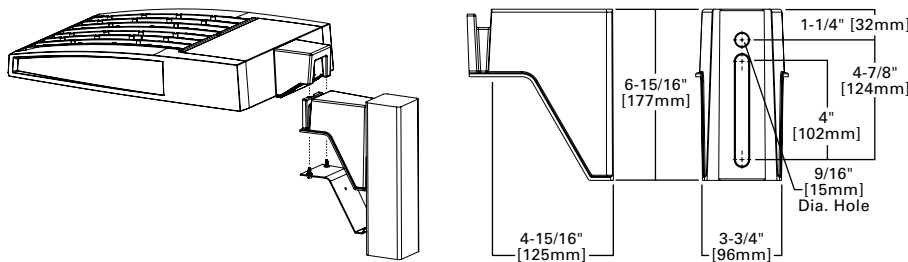
STANDARD WALL MOUNT



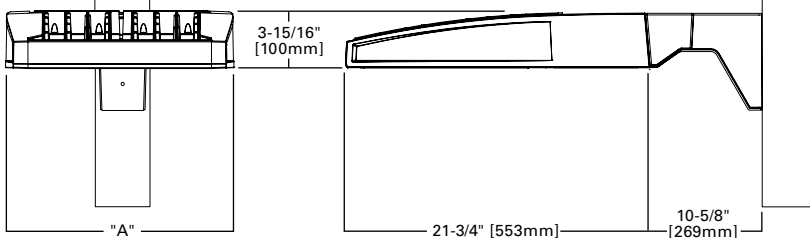
MAST ARM MOUNT



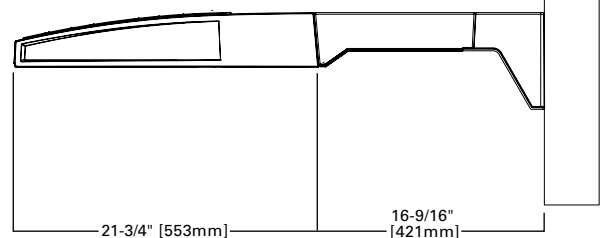
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

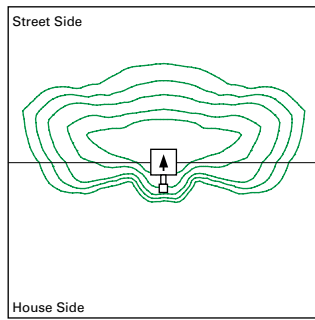


QUICK MOUNT ARM DATA

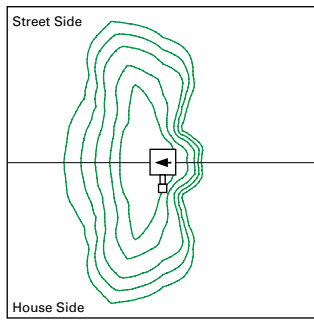
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

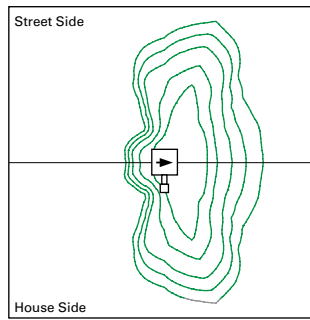
OPTIC ORIENTATION



Standard



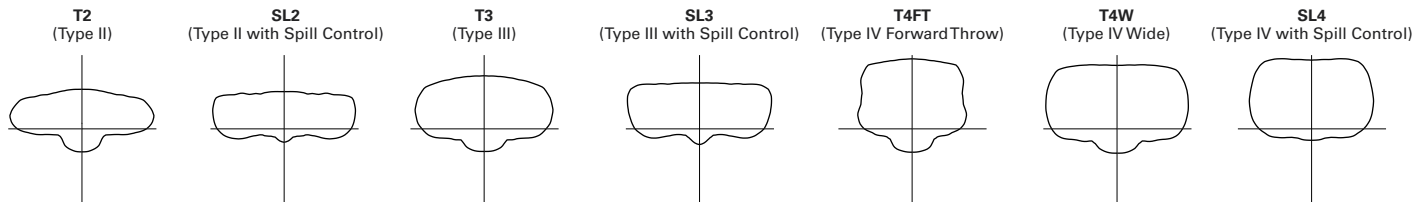
Optics Rotated Left @ 90° [L90]



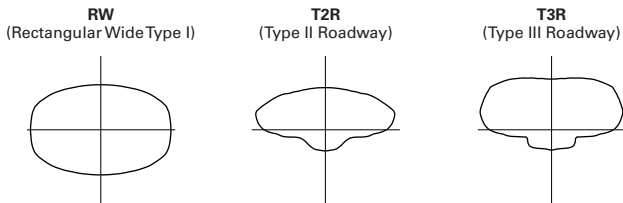
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

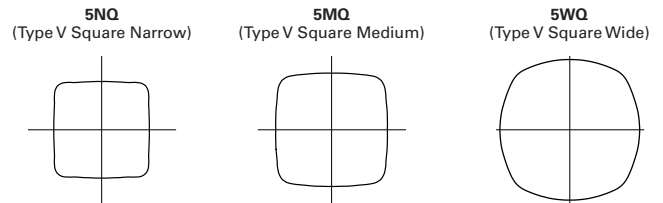
Asymmetric Area Distributions



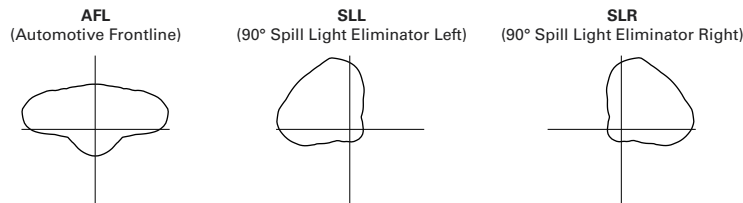
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

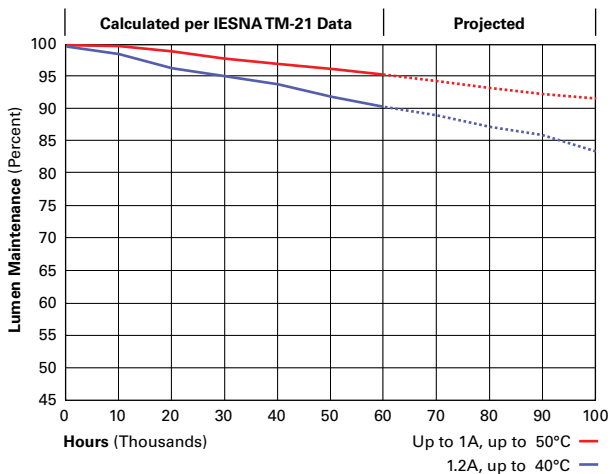


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,863	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601	64,880
	3000K Lumens	6,489	12,681	18,919	25,000	30,974	37,066	43,836	49,668	55,405	61,341
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,780	41,621	49,221	55,770	62,212	68,878
	3000K Lumens	6,888	13,462	20,087	26,541	32,884	39,351	46,537	52,729	58,819	65,122
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,995	13,670	20,397	26,951	33,391	39,959	47,256	53,544	59,728	66,130
	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471	62,524
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	7,150	13,973	20,850	27,549	34,134	40,846	48,307	54,734	61,056	67,598
	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726	63,911
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	7,036	13,748	20,515	27,107	33,586	40,191	47,530	53,854	60,074	66,512
	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797	62,885
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,945	13,571	20,249	26,756	33,152	39,671	46,917	53,160	59,298	65,653
	3000K Lumens	6,566	12,831	19,146	25,297	31,344	37,508	44,358	50,260	56,064	62,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,851	13,388	19,977	26,396	32,704	39,137	46,283	52,444	58,498	64,768
	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308	61,235
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,994	13,668	20,394	26,947	33,388	39,953	47,249	53,537	59,720	66,119
	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463	62,514
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,645	12,986	19,378	25,603	31,723	37,962	44,893	50,868	56,743	62,824
	3000K Lumens	6,282	12,279	18,321	24,207	29,993	35,892	42,445	48,094	53,648	59,398
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,214	14,097	21,036	27,795	34,437	41,210	48,734	55,220	61,597	68,199
	3000K Lumens	6,820	13,329	19,888	26,279	32,558	38,962	46,077	52,208	58,237	64,479
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730	69,454
	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309	65,667
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,366	14,396	21,480	28,381	35,164	42,080	49,765	56,386	62,898	69,639
	3000K Lumens	6,964	13,610	20,308	26,833	33,247	39,786	47,050	53,311	59,468	65,842
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478	58,102
	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617	54,933
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	7,149	13,970	20,846	27,543	34,126	40,837	48,295	54,722	61,042	67,582
	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713	63,897
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,986	48,470	54,920	61,262	67,828
	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922	64,129
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
	3000K Lumens	5,915	11,559	17,248	22,789	28,236	33,790	39,960	45,277	50,506	55,919
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,642	12,979	19,366	25,589	31,705	37,941	44,870	50,840	56,711	62,789
	3000K Lumens	6,280	12,271	18,311	24,193	29,976	35,872	42,423	48,068	53,619	59,365
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
	3000K Lumens	6,029	11,781	17,580	23,229	28,781	34,441	40,731	46,150	51,480	56,997
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,895	55,658	61,622
	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
	3000K Lumens	6,218	12,151	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	5,054	9,878	14,739	19,475	24,129	28,875	34,148	38,691	43,159	47,785
	3000K Lumens	4,779	9,338	13,935	18,412	22,813	27,301	32,286	36,581	40,805	45,179
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,366	10,486	15,647	20,675	25,616	30,654	36,252	41,076	45,819	50,730
	3000K Lumens	5,074	9,914	14,794	19,548	24,218	28,982	34,276	38,835	43,320	47,964
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,153	10,068	15,022	19,849	24,593	29,430	34,805	39,436	43,990	48,705
	3000K Lumens	4,872	9,519	14,203	18,766	23,251	27,825	32,907	37,285	41,591	46,048
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,266	10,292	15,356	20,290	25,140	30,084	35,578	40,312	44,968	49,786
	3000K Lumens	4,979	9,731	14,518	19,184	23,769	28,443	33,638	38,114	42,516	47,071
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,182	10,126	15,109	19,964	24,736	29,600	35,006	39,664	44,245	48,987
	3000K Lumens	4,899	9,574	14,285	18,876	23,387	27,986	33,097	37,501	41,832	46,315
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,115	9,995	14,914	19,706	24,417	29,218	34,554	39,152	43,674	48,354
	3000K Lumens	4,836	9,450	14,100	18,631	23,085	27,624	32,670	37,017	41,292	45,717
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	5,046	9,860	14,713	19,441	24,087	28,825	34,089	38,625	43,085	47,702
	3000K Lumens	4,771	9,322	13,911	18,381	22,774	27,253	32,229	36,518	40,735	45,101
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,152	10,067	15,020	19,846	24,591	29,426	34,800	39,431	43,984	48,698
	3000K Lumens	4,871	9,518	14,200	18,764	23,249	27,822	32,902	37,280	41,585	46,042
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,894	9,565	14,271	18,857	23,364	27,959	33,065	37,465	41,792	46,270
	3000K Lumens	4,627	9,043	13,492	17,829	22,090	26,434	31,261	35,422	39,513	43,746
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,313	10,383	15,493	20,470	25,363	30,351	35,893	40,669	45,367	50,229
	3000K Lumens	5,024	9,817	14,647	19,354	23,980	28,696	33,936	38,452	42,893	47,490
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,411	10,574	15,778	20,848	25,830	30,911	36,554	41,418	46,202	51,154
	3000K Lumens	5,117	9,997	14,917	19,710	24,421	29,225	34,561	39,160	43,682	48,364
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,426	10,603	15,820	20,903	25,899	30,992	36,652	41,529	46,325	51,290
	3000K Lumens	5,130	10,025	14,958	19,763	24,486	29,302	34,654	39,263	43,799	48,493
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,528	8,846	13,199	17,440	21,609	25,858	30,580	34,649	38,651	42,792
	3000K Lumens	4,281	8,364	12,480	16,489	20,430	24,448	28,912	32,759	36,543	40,459
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,265	10,289	15,353	20,285	25,134	30,077	35,569	40,303	44,958	49,775
	3000K Lumens	4,978	9,727	14,516	19,179	23,763	28,437	33,629	38,105	42,506	47,060
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,285	10,327	15,409	20,360	25,225	30,186	35,699	40,450	45,120	49,956
	3000K Lumens	4,996	9,763	14,569	19,249	23,849	28,540	33,752	38,244	42,659	47,232
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,121	8,055	12,019	15,881	19,676	23,547	27,847	31,552	35,196	38,967
	3000K Lumens	3,896	7,615	11,363	15,015	18,604	22,263	26,328	29,831	33,276	36,842
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,376	8,552	12,760	16,860	20,890	24,998	29,563	33,497	37,365	41,369
	3000K Lumens	4,138	8,085	12,064	15,941	19,751	23,635	27,951	31,670	35,328	39,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,201	8,210	12,251	16,187	20,055	23,999	28,383	32,159	35,873	39,718
	3000K Lumens	3,973	7,763	11,583	15,304	18,961	22,691	26,835	30,406	33,916	37,552
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	4000K/5000K Lumens	4,294	8,393	12,523	16,546	20,501	24,532	29,014	32,875	36,671	40,600
	3000K Lumens	4,060	7,936	11,840	15,644	19,383	23,195	27,432	31,082	34,671	38,386
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,226	8,257	12,321	16,280	20,172	24,139	28,547	32,346	36,082	39,948
	3000K Lumens	3,996	7,807	11,649	15,392	19,071	22,822	26,990	30,582	34,114	37,770
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,171	8,151	12,162	16,071	19,912	23,827	28,178	31,928	35,615	39,432
	3000K Lumens	3,943	7,706	11,498	15,194	18,825	22,527	26,642	30,187	33,673	37,281
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,114	8,041	11,998	15,854	19,643	23,506	27,799	31,498	35,135	38,901
	3000K Lumens	3,890	7,603	11,344	14,989	18,572	22,224	26,282	29,780	33,219	36,779
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	4000K/5000K Lumens	4,200	8,209	12,249	16,184	20,053	23,996	28,379	32,154	35,869	39,712
	3000K Lumens	3,972	7,762	11,580	15,302	18,960	22,688	26,831	30,400	33,913	37,546
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,992	7,799	11,638	15,378	19,053	22,801	26,964	30,552	34,081	37,733
	3000K Lumens	3,774	7,374	11,003	14,539	18,015	21,557	25,493	28,886	32,222	35,674
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,333	8,467	12,634	16,694	20,683	24,751	29,271	33,166	36,996	40,961
	3000K Lumens	4,097	8,005	11,945	15,784	19,555	23,401	27,674	31,357	34,978	38,727
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,413	8,622	12,867	17,000	21,064	25,207	29,810	33,777	37,677	41,715
	3000K Lumens	4,173	8,152	12,165	16,073	19,915	23,832	28,185	31,934	35,623	39,440
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,424	8,646	12,900	17,046	21,120	25,274	29,890	33,866	37,778	41,826
	3000K Lumens	4,182	8,175	12,197	16,117	19,968	23,896	28,260	32,018	35,717	39,545
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,692	7,214	10,763	14,222	17,621	21,086	24,937	28,256	31,519	34,897
	3000K Lumens	3,491	6,820	10,176	13,447	16,660	19,937	23,577	26,715	29,800	32,994
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,293	8,390	12,520	16,542	20,496	24,527	29,007	32,866	36,662	40,591
	3000K Lumens	4,059	7,932	11,837	15,640	19,378	23,189	27,425	31,074	34,662	38,377
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,310	8,421	12,566	16,602	20,571	24,616	29,112	32,986	36,795	40,738
	3000K Lumens	4,074	7,962	11,881	15,697	19,448	23,273	27,525	31,187	34,788	38,516
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

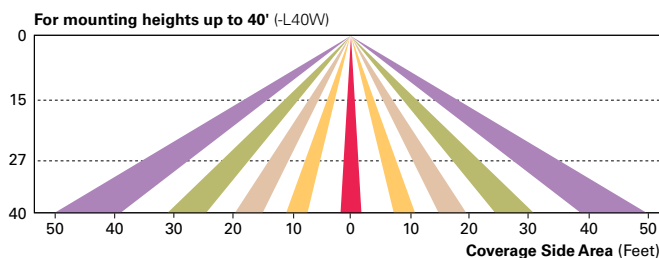
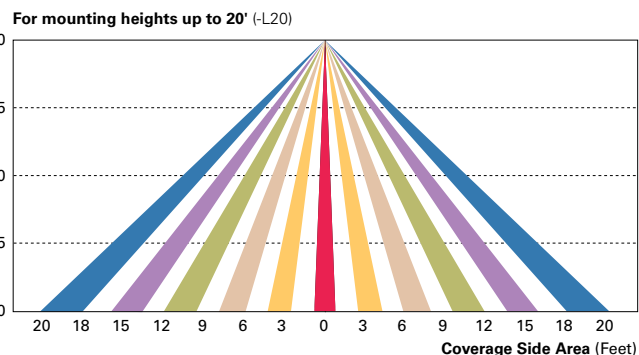
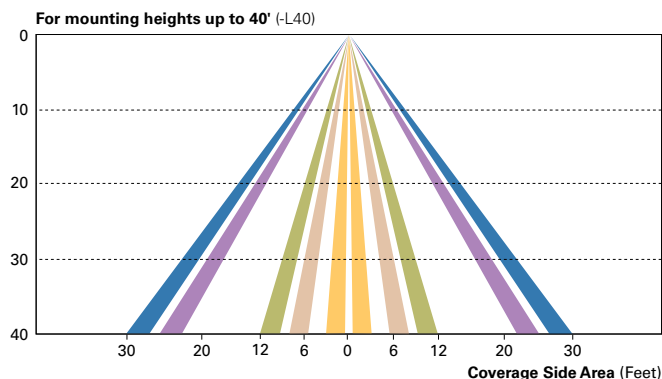
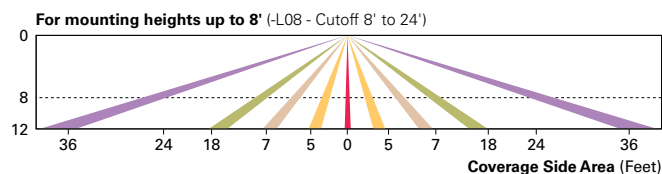
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

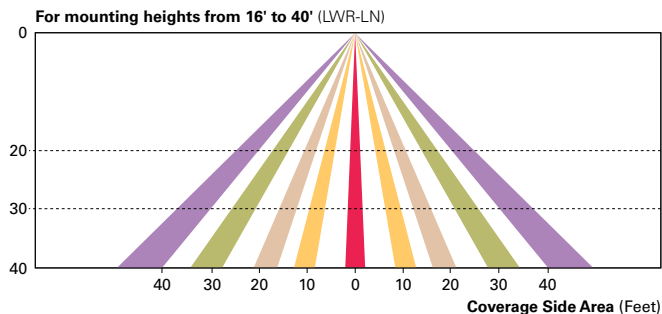
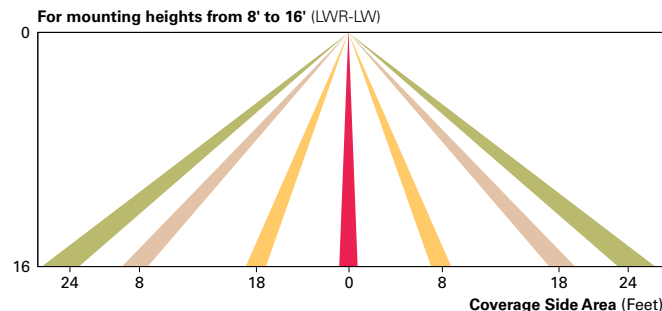
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting			
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²			
Options (Add as Suffix)					Accessories (Order Separately)					
7027=70 CRI 2700K ¹³ 7030=70 CRI 3000K ¹³ 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹³ 7060=70 CRI 6000K ¹³ 600=Drive Current Set to Nominal 600mA ¹⁵ 800=Drive Current Set to Nominal 800mA ¹⁵ 1200=Drive Current Set to Nominal 1200mA ^{15,16} F=Single Fuse (120, 277 or 347V. Specify Voltage) FF=Double Fuse (208, 240 or 480V. Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Installed Mesh Top TH=Tool-less Door Hardware HSS=Installed House Side Shield ²⁸ CE=CE Marking ²⁹ LCF=Light Square Trim Painted to Match Housing ²⁷					P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Photocontrol Receptacle ²¹ R=NEMA Photocontrol Receptacle ²¹ MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/DIM-L08= Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ²⁴ MS/DIM-L20= Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ²⁴ LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ ZW =WaveLinX-enabled 4-PIN Twistlock Receptacle ^{19,33} ZW-SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{19,33} ZW-SWPD4BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{19,33} ZW-SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{19,33} ZW-SWPD5BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{19,33}			OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit ¹² LS/HSS=Field Installed House Side Shield ^{28,30} WOLC-7P-10A=WaveLinX Outdoor Control Module ^{19,31} SWPD4-WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White ^{19,33,34} SWPD4-BZ=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, Bronze ^{19,33,34} SWPD5-WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White ^{19,33,34} SWPD5-BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze ^{19,33,34}		

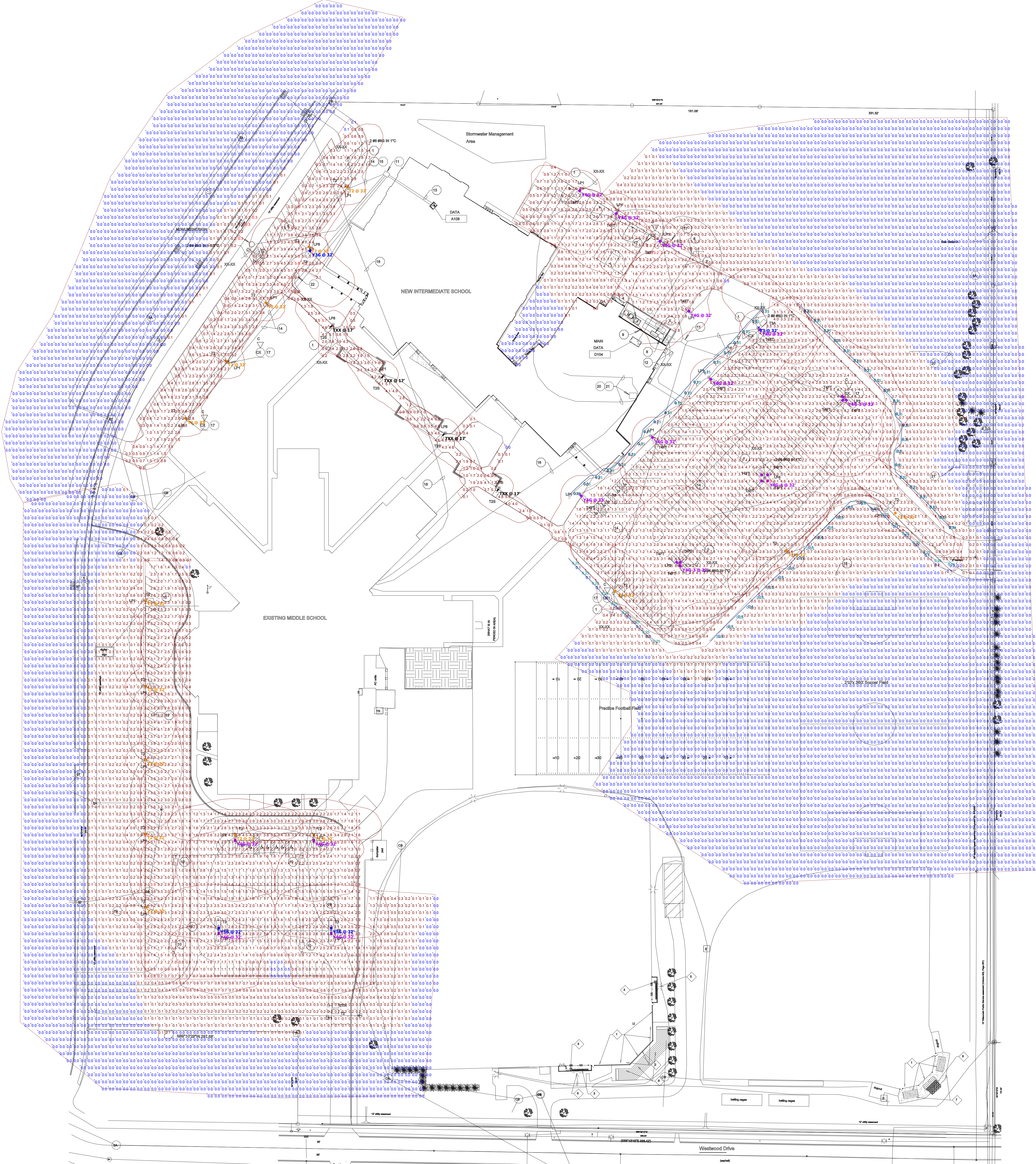
NOTES:

1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 2700K, 3000K, 5000K and 6000K when performing layouts. 14 Reserved 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace X with number of Light Squares operating in low output mode. 26 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 27 Not available with house side shield (HSS). 28 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 29 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 30 One required for each Light Square. 31 Requires PER7. 32 Reserved. 33 WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 34 Requires ZW. 35 Reserved.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology*  CLICK HERE	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.



Attachment Site Plan - PRELIMINARY - 20 Dec 2010 (9086 - Staff recommendation and possible action regarding a Site Plan request for the West De Pere Interm.)

West De Pere High School



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Site Plan request for three new multifamily structures (8-units each) with parking lot at 1600 BLK Garroman Drive (Parcels WD-2018, WD-2019).

ATTACHMENTS:

- 01-27-20 Plan Commission Report - Garrity's Glen South Apartments (DOCX)
- Application Form (PDF)
- Site Plan - Civil-Architectural-USLE - PRELIMINARY - 04 Dec 2019 (PDF)

- Item 15: Staff recommendation and possible action regarding a Site Plan request for three new multifamily structures (8-units each) with parking lot at 1600 BLK Garroman Drive (Parcels WD-2018, WD-2019).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Site Plan approval for three new multifamily buildings with parking, on two properties, called Garrity's Glen South Apartments.

COMMON DESCRIPTION: 1600 BLK Garroman Drive, located southeast and southwest from the Garroman Drive and Ballyvaughan Road intersection.

PARCEL NUMBERS: WD-2018, WD-2019

EXISTING ZONING: R-3 (Multiple Family Residence District)

NOTE: The south property line for the site plan is the City limits between De Pere and the Town of Lawrence.

SURROUNDING LAND USES: Developing single and two-family residential to the north. Agricultural to the south east, and west. Business park (developed and undeveloped) to the north, south, east, and west.

COMPREHENSIVE PLAN: Neighborhood Residential (including Multi-Family)

APPLICANT / OWNER:	Joel Ehrfurth, Managing Partner Authorized Representative Mach IV Engineering & Surveying LLC 2260 Salscheider Court Green Bay, WI 54313	TKLM Development LLC Property Owner 2170 Velp Avenue, Suite 106 Green Bay, WI 54303
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SITE HISTORY: The site has been used for agricultural purposes since 1938. In 2019 the site was land divided and rezoned for multi-family residential development. At the same time, the area to the north of the site was also land divided and rezoned for single family and two-family development.

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

The subject property includes two parcels of land that are proposed for the development of three multifamily apartment buildings. Each building has a 9,146 SF footprint, and each has 8 units for a total of 24 residential units in the development. Two buildings are proposed on the southeast corner property (Parcel WD-2018) and one building is proposed on the southwest corner property (Parcel WD-2019).

Five new driveways are proposed for the three buildings:

- The 'easternmost building' will have one driveway that connects to Garroman Drive for use by all 8 units in the building.
- The 'middle building' will have two driveways. One drive will connect to Garroman Drive and one drive will connect to Ballyvaughan Drive. Four units will use each drive.
- The 'middle building' will also have two driveways. One drive will connect to Garroman Drive and one drive will connect to Ballyvaughan Drive. Four units will use each drive.

There is no proposed signage for the site. Any signage requires a separate sign permit(s) from the Building Inspection Division.

The building façade materials include brick veneer and “shake siding V.W.O.” with vinyl guardrails on balconies. Brick material is permitted but shake siding is not permitted without Plan Commission review. For residential projects, Plan Commission recently has considered aesthetic materials that break up the mass of a building and helps the building to fit into a neighborhood without looking like a “box.” Staff supports the use of shake materials, provided the acronym “V.W.O. is properly defined.

NOTE: It is assumed that the term V.W.O. means ‘verify with owner,’ which is not specific enough for a final site plan approval).

- The applicant requests that the Plan Commission approve use of shake siding in the upper areas of the building, as shown on the site plan.

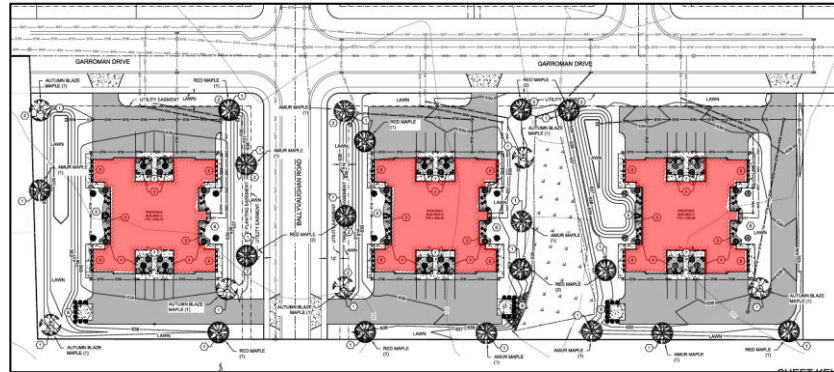
The site plan complies with the following massing and setback requirements set by the R-3 District (Code Section 14-40):

- Land Use: Vacant – Proposed apartments (permitted)
- Lot Size: 2.4 acres & 1.2 acres (1.3 acres & .6 acres required)
- Front Yard Setback - Garroman Drive: ~60 feet (30 feet required)
- Corner Side Yard Setback – Ballyvaughan Road: ~44 feet (30 feet required)
- Interior Side Yard Setback – far east/west: ~50 feet (10 feet required)
- Rear Yard Setback - south: ~65 feet (30 feet required)
- FAR: Not applicable
- Building Height: ~29 feet (35 feet or less required)
- Landscaping: 16 trees & 8 trees (16 trees & 8 trees required)

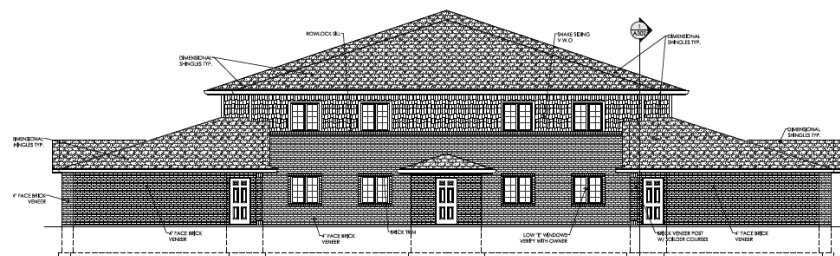
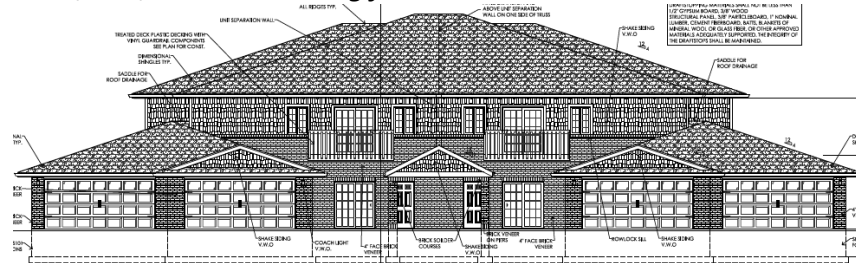
Parking requirements have been met with 120 proposed new vehicle stalls (including parking inside garages). The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	0	120	24	96 surplus
TOTAL	0	120	24	YES

Proposed site plan with parking lot landscaping.



Front, side, and rear building facades.



STAFF COMMENTS:

Engineering:

1. General: Need to provide lighting plan showing light spillover past property lines.
2. General: Identify location and type of all exterior signage.
3. General: The City will require an agreement to allow for City vehicles to turn around on the driveway apron off of Ballyvaughan at the far end of Garroman.
4. General: The developer is responsible for constructing sidewalk around the site abutting the right-of-way. The City standard sidewalk is 5-feet wide.
5. Sheet C2.0: Clarify why the proposed site disturbance 4,500 square feet is larger than the total parcel size.
6. Sheet C3.1: All apron end walls should have rip rap and erosion mat. There is no detail for apron end walls.
7. Sheet C3.1: Key Note 11: references detail F when it should be detail G.
8. Sheet C3.1 & Sheet C3.2: Due to the water service being 4-inch, the water department will require pressure and safe sample testing prior to turning

- the water on.
9. Identify the water meter size for the buildings. Any water meter greater than 1-inch will require time to be ordered. The water department requires one month advance notice for meters larger than 1-inch.
 10. Sheet C4.2: Make a note that any concrete work in the right-of-way requires a concrete worker's license. Concrete Worker's Licenses can be obtained at the City of De Pere Department of Public Works 920-339-4061
 11. Sheet C4.2: Is there spot grading in the wetland area?
 12. Sheet C5.0: Indicate stockpile locations as required by Construction note #1.
 13. Sheet C5.0: Construction sequence should be Winter 2020 to Fall 2021 not 2020.
 14. Sheet C5.0: Construction sequence should be further broken down. As currently outlined, there is no sequence indicated. Break it down by month.
 15. SWMP: Lot 80 is confusing. The Bldg A roof is not routed through the west pond. Bldg A roof, West Pond, and east pond are all routed through CBA1. CBA1 and Lot 80 to road would make up this site's total discharge quantity.
 16. Items to address prior to obtaining occupancy permit:
 - a. Cover Sheet: Need to provide the project address once known.
 - b. The City may provide more items based on responses to items listed above. Plan changes should be clearly outlined and bubbled within the plan set.

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. There is too much reliance on maple trees - Amur, Autumn Blaze and Red. While it is fine to include some maple trees, there should be consideration of other species of trees.

Health: None.

Planning:

1. The front, side, and rear facades of the building include "Shake Siding V.W.O.". Identify what 'V.W.O.' stands for on the site plan. The use of materials other than brick and natural stone require Plan Commission approval. Also, identify the colors of the facade materials.
2. Provide scaled elevations for the trash/recycling enclosures. Label the materials and colors used for the enclosures.
3. Verify that the site plan does not include any signage for Plan Commission review.
4. Per Municipal Code 14-55(7)(d), referenced in paren a below, the landscaping between Garroman Drive and the paved parking areas should be increased to help screen the pavement from residential areas across the street, to the north (Garroman Drive) and also toward Ballyvaughan Drive.
 - a. "Screening and landscaping. All open automobile parking areas containing more than three (3) parking spaces shall be effectively screened on each side adjoining or fronting any property situated in a residence district or any institutional premises by a wall or fence."

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for three new multifamily buildings, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of shake siding on the upper portions of the building façade.

CITY OF DE PERE
RECEIVED
DEC 5 2019

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 148175
		Date: 12-05-19

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

SECTION 1: Applicant / Permittee Information

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

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

Name (Ind. Org. or Entity) Tim Halbrook Builders, Inc.	Contact Person Tim Halbrook	Title Builder	
Mailing Address 3681 Monroe Rd	City De Pere	State WI	ZIP Code 54115
Email Address timhalbrookbld1@gmail.com	Phone Number (incl. area code) 920-336-1413	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Lots 79 & 80 of Garrity's Glen South Subdivision	Parcel No. WD-2018 & WD-2019
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SECTION 4: Project Information

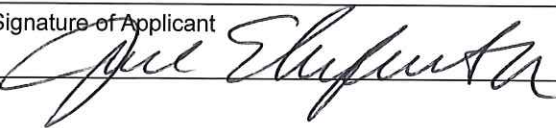
Existing Zoning:	Multiple Family Residence (R-3)		
Present Use of Parcel:	Agricultural Crops		
Proposed Use of Parcel:	Multi-family Residential Apartments		
Estimated Start Date:	January 2020	Estimated Completion Date:	November 2020

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Joel Ehrfurth, P.E.	Title Managing Partner	Phone Number 920-569-5765
Signature of Applicant 		Date Signed

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9087 : Staff recommendation and possible action regarding a Site Plan request for three new multifamily str)



CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 SITE PLAN - OVERALL
- C2.1 SITE PLAN - WEST
- C2.2 SITE PLAN - EAST
- C3.1 UTILITY PLAN - WEST
- C3.2 UTILITY PLAN - EAST
- C4.1 GRADING PLAN - WEST
- C4.2 GRADING PLAN - EAST
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE DETAILS

LEGAL DESCRIPTION

LOTS 79 AND 80 OF THE PLAT OF GARRITY'S GLEN SOUTH, RECORDED IN VOLUME 24, PLATS, PAGE 112 (DOCUMENT #2864437), BROWN COUNTY RECORDS, LOCATED IN PART OF WILLIAMS GRANT LOTS 99, 100 AND 101, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CIVIL GENERAL NOTES:

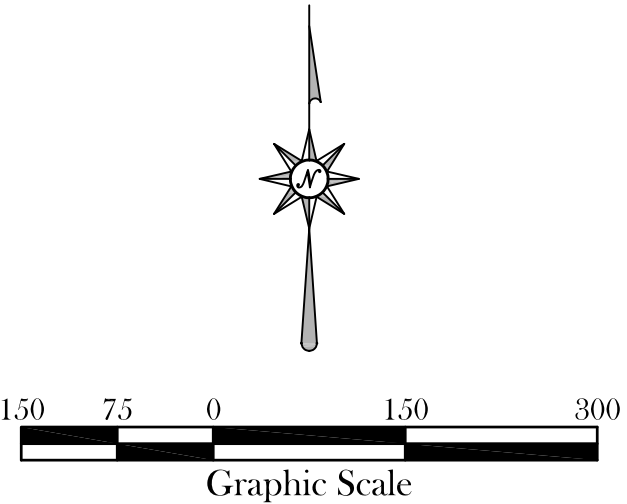
1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC AUGUST 2018.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. UTILITY LOCATES PER DIGGERS HOTLINE LOCATES.
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON 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.
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, "①", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.
20. ALL CONCRETE WORK COMPLETED IN THE PUBLIC RIGHT-OF-WAY MUST BE COMPLETED BY A LICENSED CONCRETE CONTRACTOR. CONTACT DE PERE PUBLIC WORKS (920-339-4061) TO OBTAIN A LIST OF LICENSED CONCRETE WORKERS OR APPLY FOR A CONCRETE WORKER'S LICENSE.
21. UTILITY STUB INVERTS AND GRADES WITH THE RIGHT-OF-WAY (AT SIDEWALK AND CURB OF BACK) ARE PER CITY OF DE PERE PLANS.

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

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



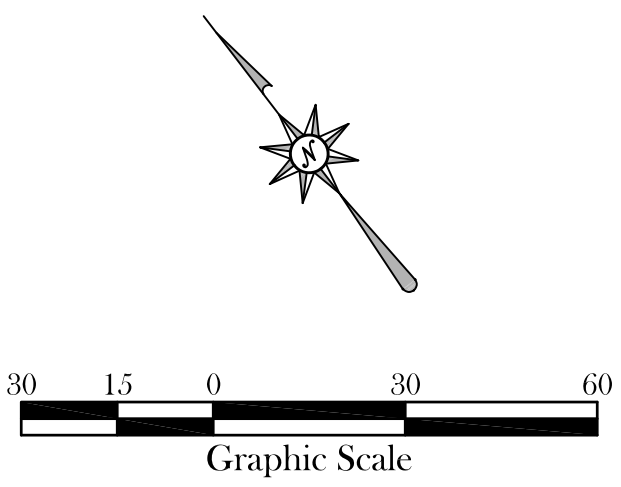
MACH**IV**
ENGINEERING • SURVEYING • ENVIRONMENTAL

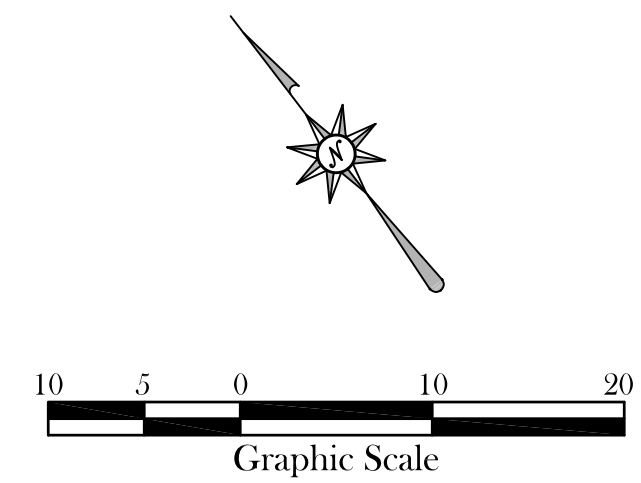
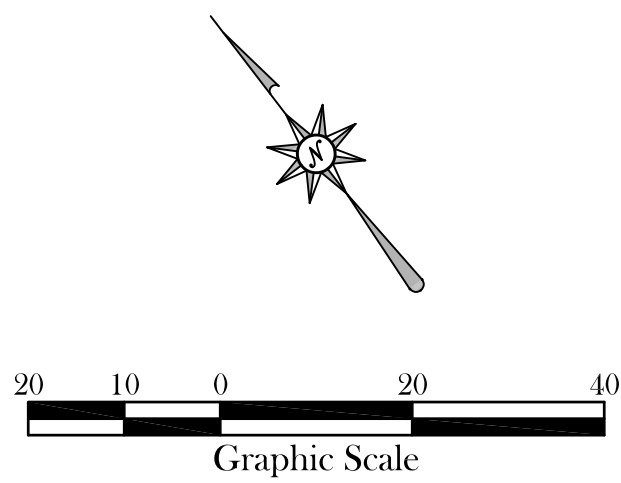
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TIM HALBROOK BUILDERS
GARRITY'S GLEN SOUTH APARTMENTS
COVER SHEET

[illegible]







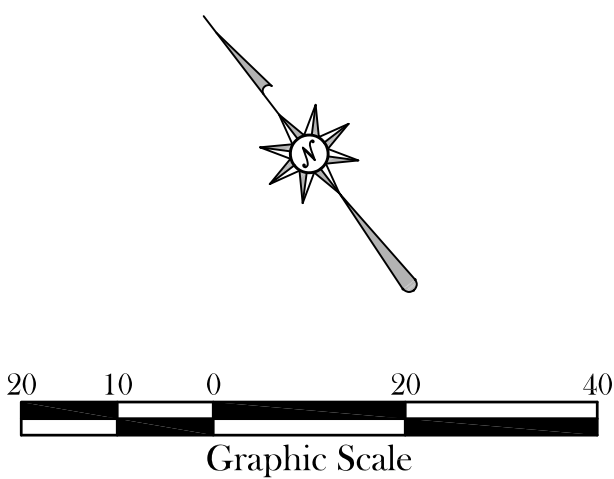


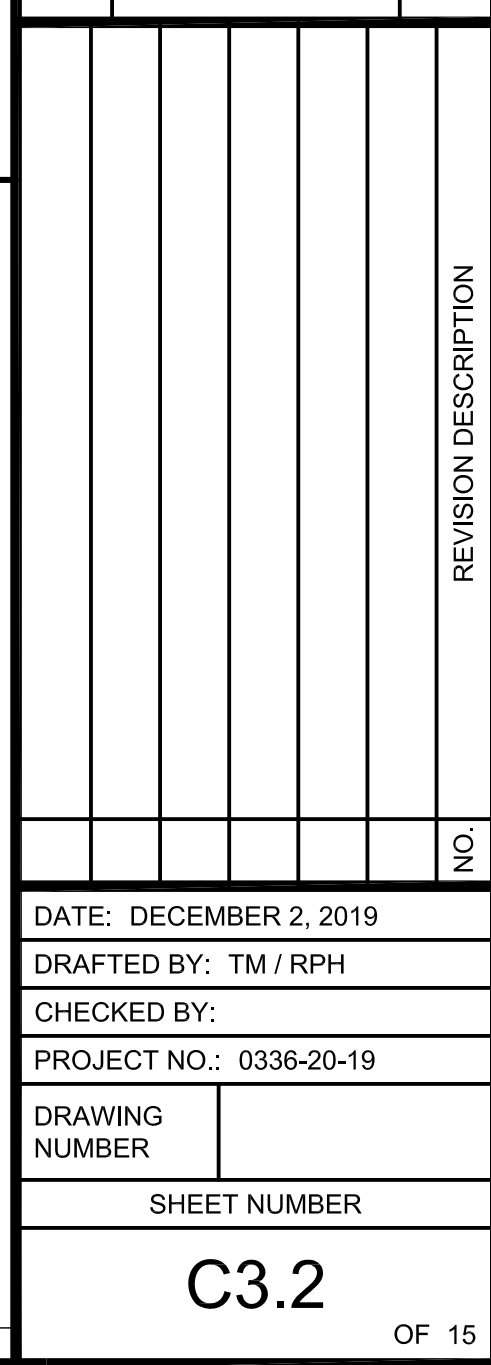


1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT FOR WORK IN THE RIGHT-OF-WAY. CONTACT DE PERE PUBLIC WORKS (920-339-4061) FOR PERMIT PACKAGE, PERMIT REVIEW MAY TAKE UP TO TWO WEEKS.
10. CONTRACTOR SHALL CONTACT THE DE PERE WATER DEPARTMENT (920-339-4063) TO ORDER WATER METER(S).

SHEET KEY NOTES:

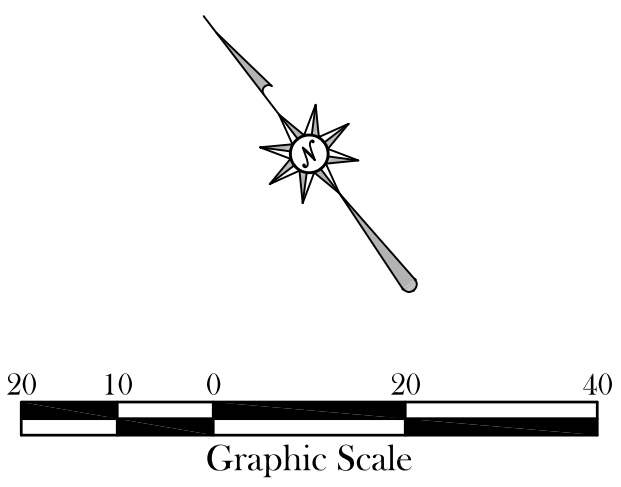
- 1 STORM CATCH BASIN - 3' DIAMETER; SEE DETAIL B SHEET C6.1
- 2 CONNECT TO EXISTING STORM LATERAL LINE; FIELD VERIFY INVERT
- 3 ROOF DRAIN CONNECTION LINE; REFER TO DETAIL C SHEET C6.1. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
- 4 STORM CLEAN OUT; SEE DETAIL D SHEET C6.1. CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- 5 APRON END WALL WITH TRASH GUARD
- 6 CONNECT TO EXISTING SANITARY SEWER; FIELD VERIFY INVERT OF EXISTING SANITARY SEWER LATERAL BEFORE INSTALLATION OF SANITARY SEWER SERVICE. NOTIFY ENGINEER IF SHALLOWER THAN SHOWN
- 7 SANITARY CLEAN OUT; SEE DETAIL D SHEET C6.1. CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- 8 CONNECT TO EXISTING WATER LATERAL WITH 78 3/4" - 4" BEND; REMOVE EXISTING WATER LATERAL AS NEEDED FOR CONNECTION.
- 9 90° - 4" WATER MAIN BEND
- 10 78 3/4" - 4" WATER MAIN BEND
- 11 SEE DETAIL F SHEET C6.0 FOR STORM OUTLET PIPE RESTRICTION ORIFICE

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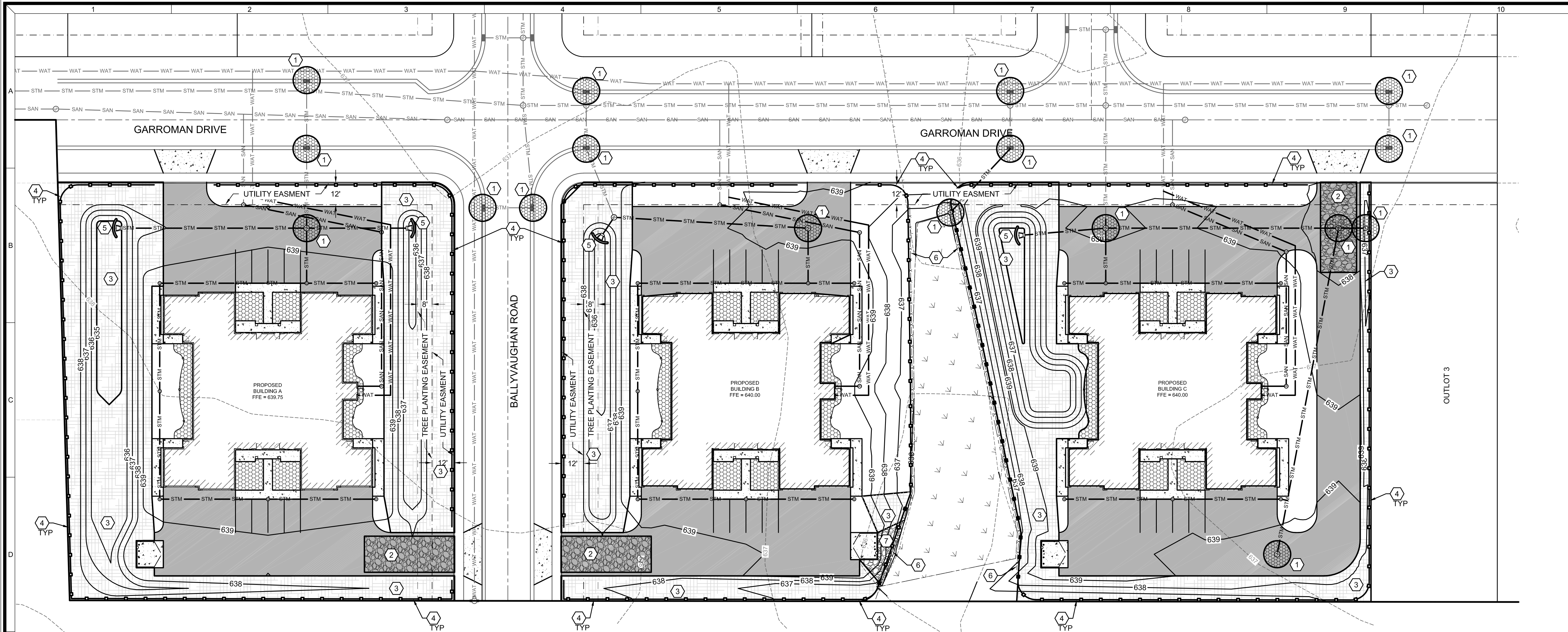
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GARRITY'S GLEN SOUTH APARTMENTS

GRADING PLAN - EAST

							REVISION DESCRIPTION
							NO.
DATE: DECEMBER 2, 2019							
DRAFTED BY: TM / RPH							
CHECKED BY:							
PROJECT NO.: 0336-20-19							
DRAWING NUMBER							
SHEET NUMBER							
C4.2							
OF 15							

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PLANNED EROSION CONTROL PRACTICES:

- 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.
- 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.
- 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, 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- 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.
- REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
- COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE. 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.
- 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:

- 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.
- 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).
- EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING WATER 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.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
- SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
- THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

CONSTRUCTION SEQUENCE:

WINTER 2020 TO FALL 2020

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

SHEET KEY NOTES:

- INLET PROTECTION; SEE DETAIL A SHEET C5.1
- STONE TRACKING PAD; SEE DETAIL B SHEET C5.1
- CLASS I, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL C SHEET C5.1
- SILT FENCE; SEE DETAIL D SHEET C5.1
- SEDIMENT LOG; SEE DETAIL E SHEET C5.1
- WETLAND PROTECTION; SEE DETAIL F SHEET C5.1
- MEDIUM RIP RAP OVER GEOTEXTILE FABRIC TYPE R; 326 ± SF

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GARRY'S GLEN SOUTH APARTMENTS

EROSION CONTROL PLAN

REVISION DESCRIPTION					
NO.	DATE	DESCRIPTION	BY	CHKD	APPD

DATE: DECEMBER 2, 2019

DRAFTED BY: TM / RPH

CHECKED BY:

PROJECT NO.: 0336-20-19

DRAWING NUMBER

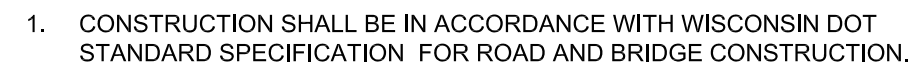
SHEET NUMBER

C5.0

OF 15

Attachment: Site Plan - Civil-Architectural-USLE - PRELIMINARY - 04 Dec 2019 (9087 : Staff recommendation and possible action regarding a Site Plan request for three new multifamily str)

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

DUMPSTER ENCLOSURE PAD



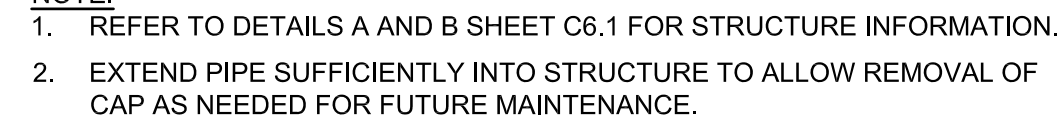
YARD DRAIN

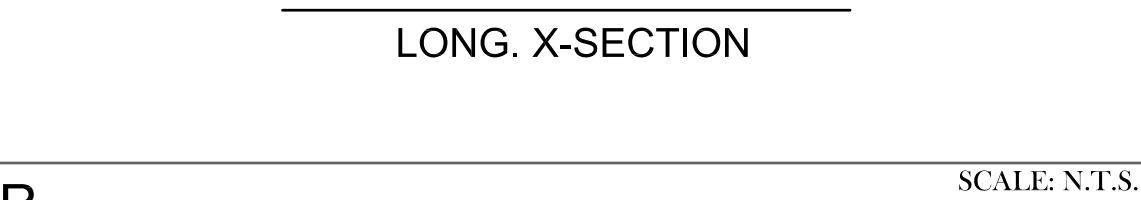
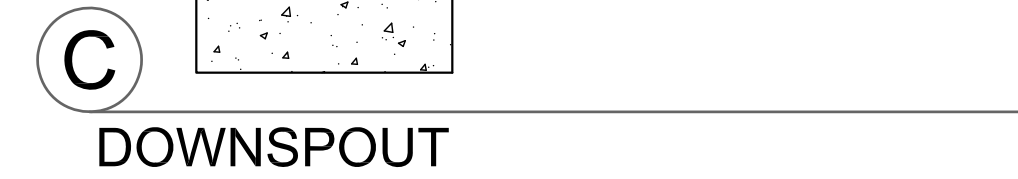


SECTION VIEW OF CURB CUT



STORM OUTLET PIPE RESTRICTION ORIFICE

Packet Pg. 303



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GARRITY'S GLEN SOUTH APARTMENTS

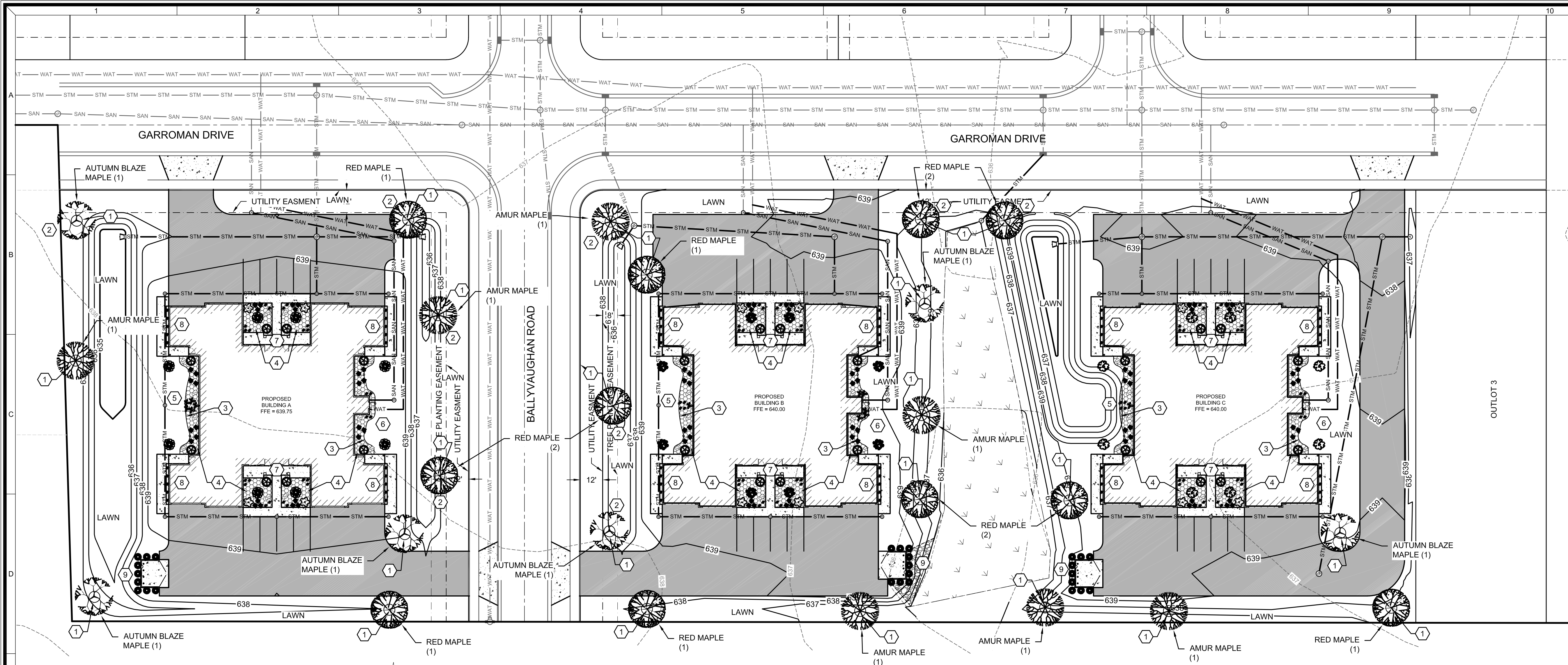
UTILITY DETAILS

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DATE: DECEMBER 2, 2019	
DRAFTED BY: TM / RPH	
CHECKED BY:	
PROJECT NO.: 0336-20-19	
DRAWING NUMBER	

C6.1

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GENERAL NOTE

SEE PLANT TABLE ON SHEET L.1.1 FOR QUANTITIES AND PLANTING SIZE.

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.

2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.

3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.

4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.

5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.

7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.

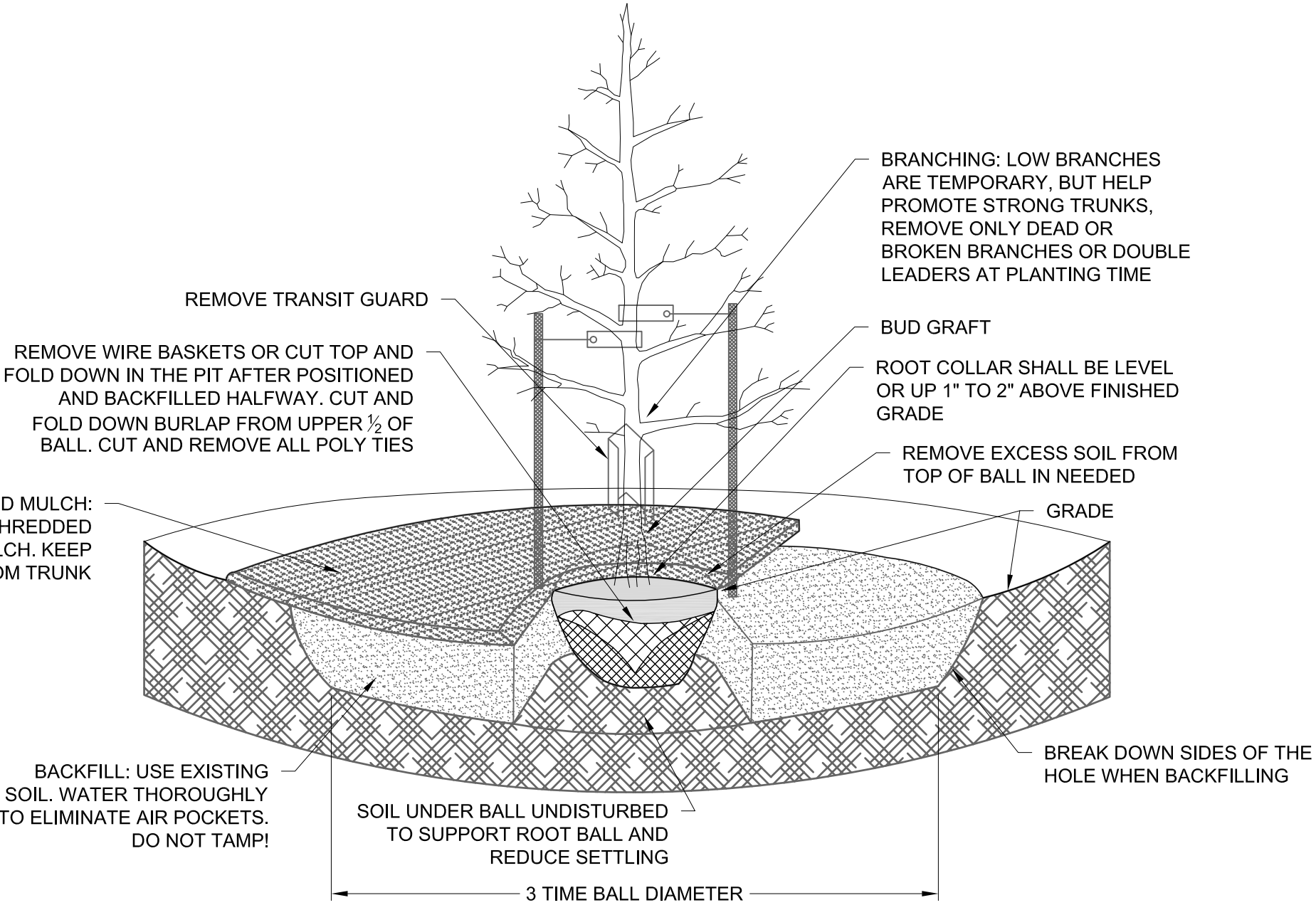
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.

9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

10. SEED ALL DISTURBED AREAS WITH WdOt No. 40 GRASS MIX.

SHEET KEY NOTES:

- 1 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; REFER TO DETAIL A THIS SHEET
- 2 TREE TO BE PLACED 16' ± OFF THE BACK OF SIDEWALK
- 3 PROFESSIONAL GRADE EDGING
- 4 1½" RIVER ROCK WITH WEED BARRIER FABRIC
- 5 SEE INSET A SHEET L.1.1
- 6 SEE INSET B SHEET L.1.1
- 7 SEE INSET C SHEET L.1.1
- 8 SEE INSET D SHEET L.1.1
- 9 SEE INSET E SHEET L.1.1

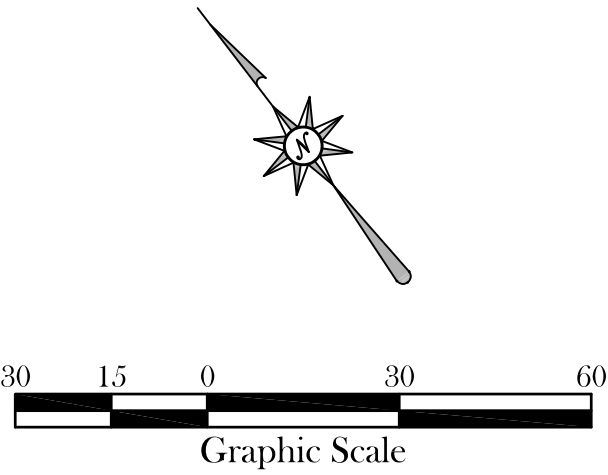


PLANTING NOTES:

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

A

PLANTING DETAIL



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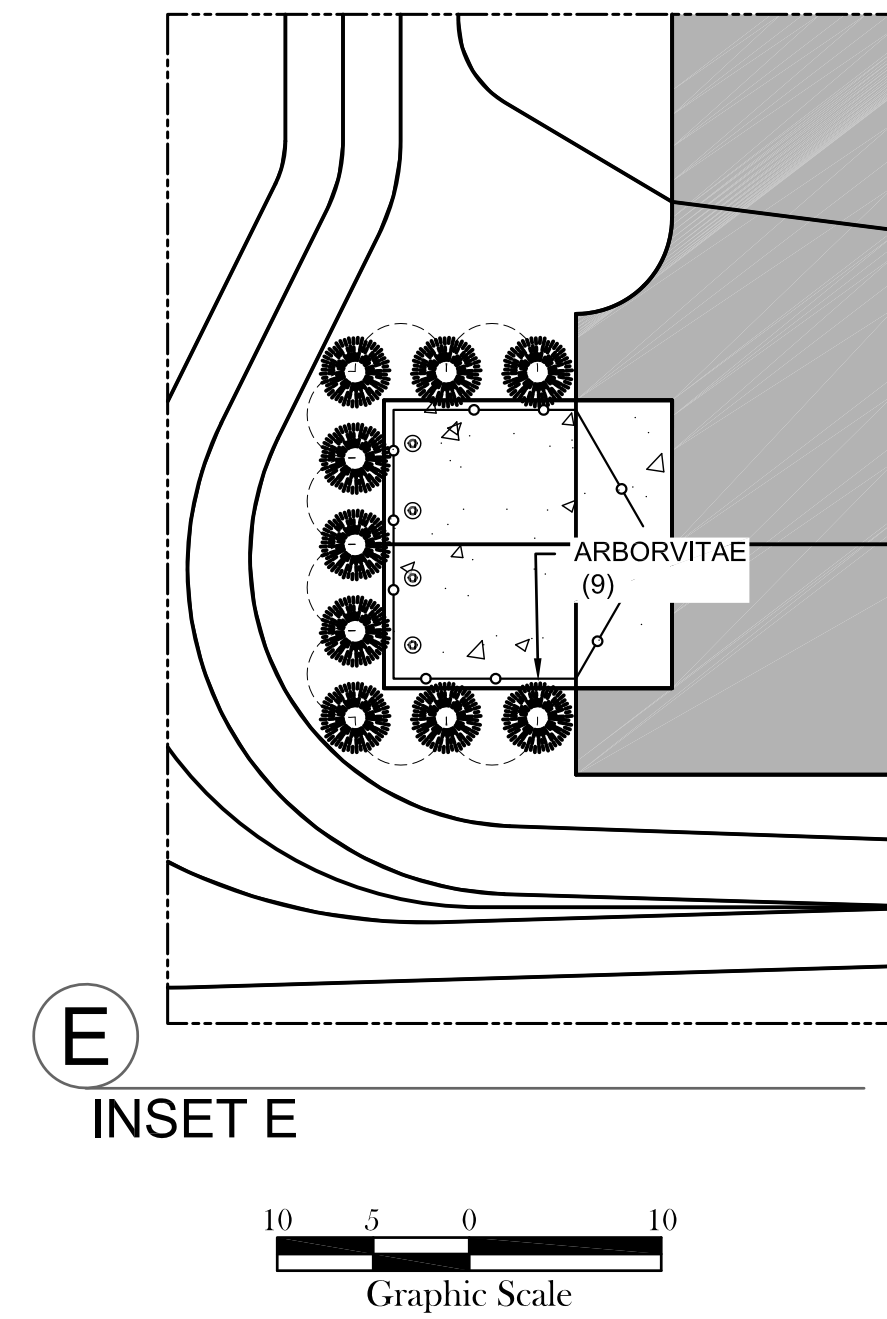
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TIM HALBROOK BUILDERS

GARRY'S GLEN SOUTH APARTMENTS

LANDSCAPE PLAN

REVISION DESCRIPTION	
NO.	
DATE: DECEMBER 2, 2019	
DRAFTED BY: TM / RPH	
CHECKED BY:	
PROJECT NO.: 0336-20-19	
DRAWING NUMBER	
SHEET NUMBER	
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OF 15	

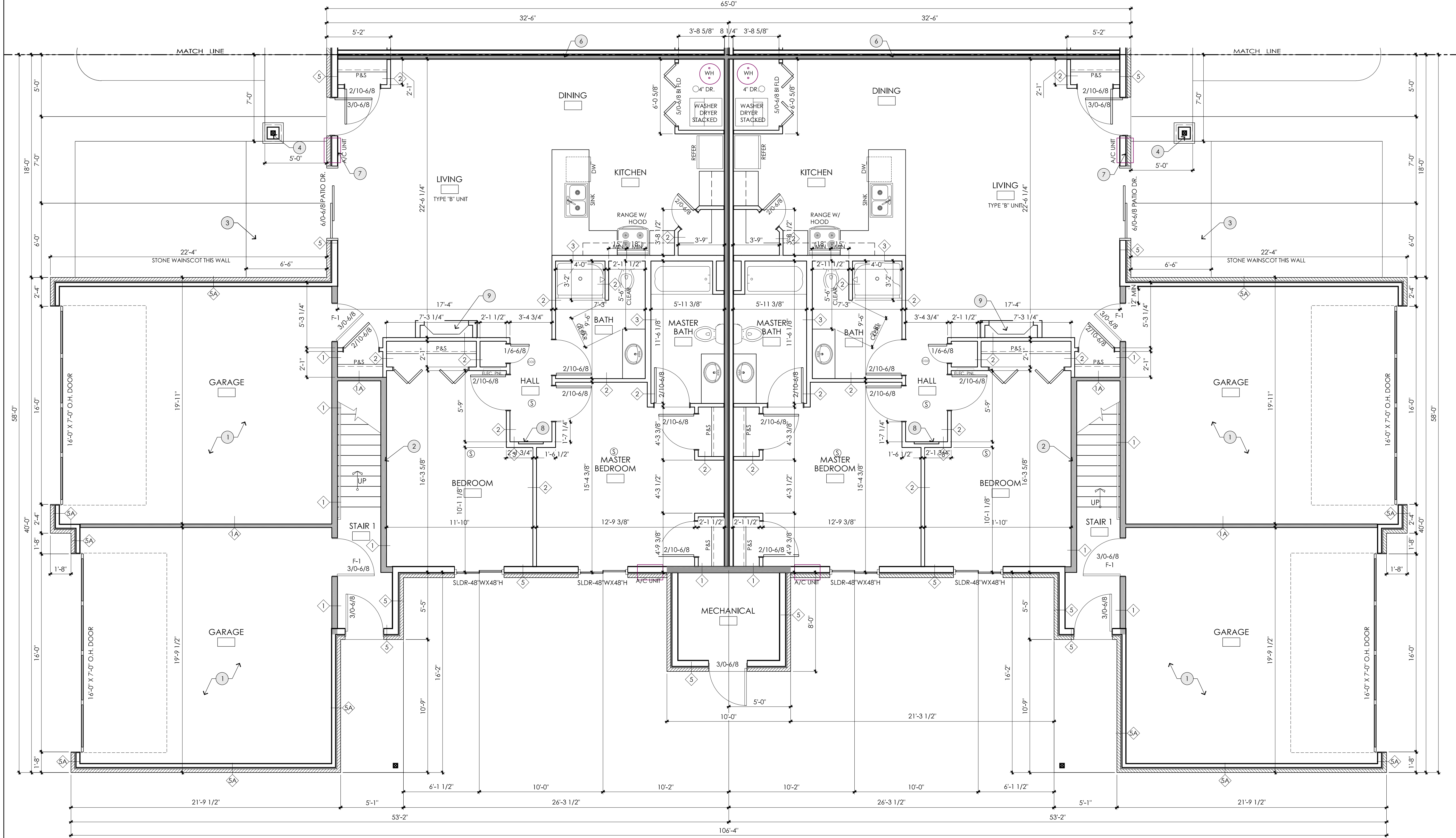


SHEET KEY NOTES:

1	PROFESSIONAL GRADE EDGING
2	1½" RIVER ROCK WITH WEED BARRIER FABRIC

Attachment: Site Plan - Civil-Architectural-USLE - PRELIMINARY - 04 Dec 2019 (9087 : Staff recommendation and possible action regarding a Site Plan request for three new multifamily str)

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1 First Floor Plan Part A
SCALE: 1/4" = 1'-0"

NOTE: ADA REQUIRED TYPE A UNITS SHALL TOTAL 1 UNIT WHEN ENTIRE DEVELOPMENT IS COMPLETE PER IBC TABLE 1107.6.1.1.1. SEE SHEETS A701 & A702 FOR TYPE "A" DETAILS & REQUIREMENTS.

HANDICAP ACCESSIBILITY NOTE:

ALL FIRST FLOOR UNITS TO BE ACCESSIBLE PER FEDERAL FAIR HOUSING ACT.

MIN. DOOR SIZE IN EACH INDIVIDUAL UNIT
2'-10" WIDE (FIRST FLOOR)
2'-8" WIDE (SECOND FLOOR)

MIN. DOOR SIZE IN COMMON AREAS 3'-0" WIDE

MAX. HEIGHT 48"-FOR ALL SWITCHES &/or CONTROLS OUTLETS NO LOWER THAN 15" FROM FLOOR

PROVIDE BLOCKING AT ALL LOCATIONS REQUIRED FOR FUTURE GRAB BARS

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

DE PERE APARTMENTS- 8 UNIT
TIM HALBROOK BUILDERS, INC.
DE PERE, WISCONSIN

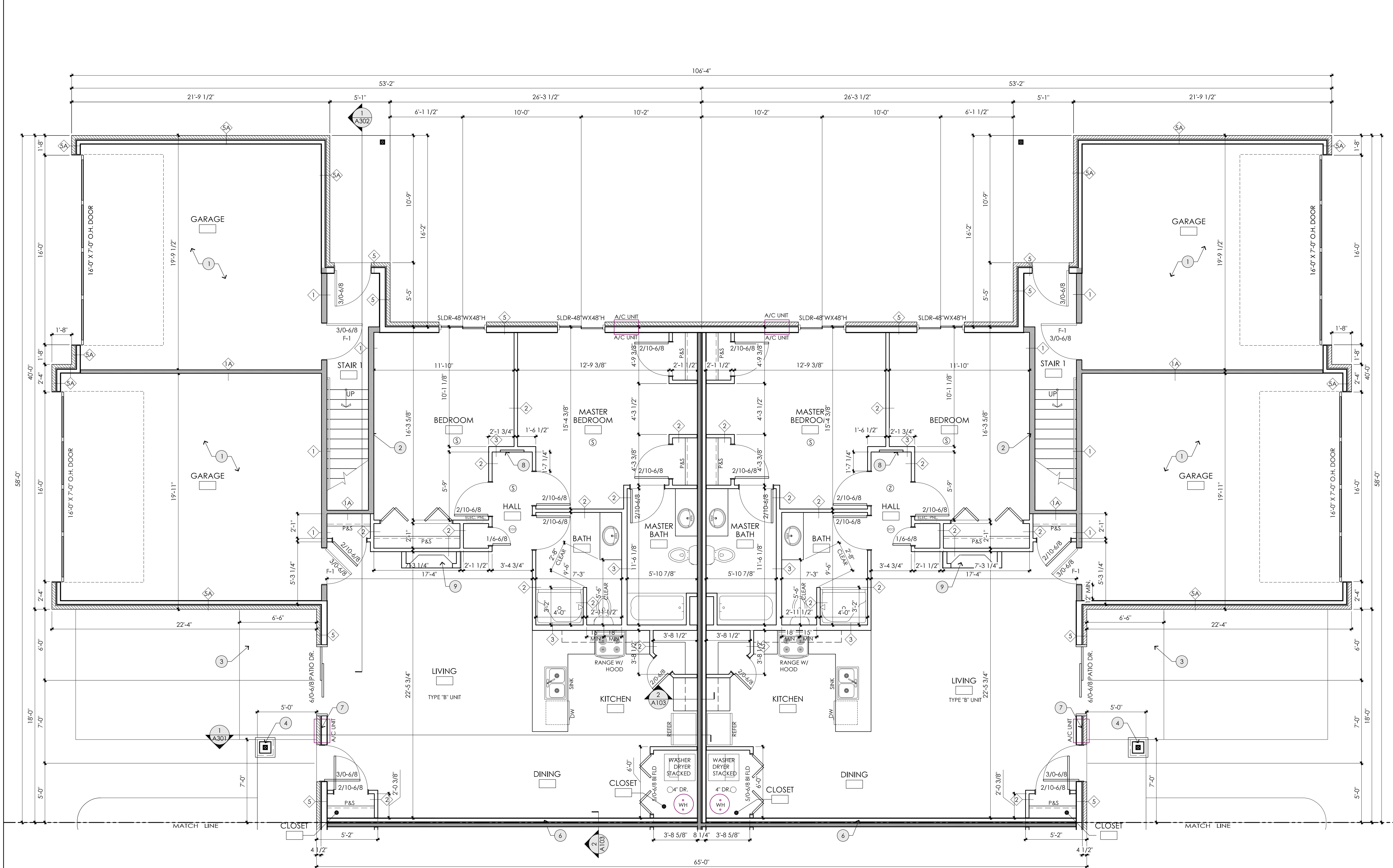
LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
OFFICE (920) 655-3829
CARP.ARCH @ GMAIL.COM

DATE: 12-3-19
FILE: -
JOB: -

SHEET:
A-101

15.c		
WALL TYPE	DESIGN	DESCRIPTION
1 1A		GARAGE SEPARATION WALL 1 HOUR FIRE RATED UL DES U 3 2X4 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING. INSTALL 5/8" TYPE "X" GYP. BD. FULL HGT. GARAGE SIDE TO TRUSSES. 5/8" GYP BD. INT. SIDE C WALL TO CEILING. USE 2X4 STUDS FOR WALL TYPE (1A)
2		TYPICAL INTERIOR PARTITION WALL 2X4 STUDS @ 16" O.C. (WITH BATT INSULATION-VERIFY W/OWNER) TO CEILING. INSTALL 1/2" GYP. BD. FULL HGT. EA. SIDE TYP. (MRGB ON ALL SIDES OF WALLS EXPOSED T BATHS) (2x6 STUDS FOR PLUMBING WALLS)
3		TYPICAL INTERIOR PARTITION WALL 2X6 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING. INSTALL 1/2" GYP. BOARD FULL HGT. EA. SIDE TYP. MRGB ON INT. SIDE OF BATHS
4		TYPICAL EXTERIOR WALL 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION INSTALL 1/2" GYP. BD. FULL HGT. INTERIOR SIDE ON 4 MIL VAPOR BARRIER. EXTERIOR: 4" VINYL SIDING, TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B. SHEATHING ON STUDS
5 5A		TYPICAL EXTERIOR WALL W/MASONRY VENEER 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION INSTALL 1/2" GYP. BD. FULL HGT. INTERIOR SIDE OF WALL 4 MIL VAPOR BARRIER. EXTERIOR: 4" BRICK VENEER. 7/8" AIR SPACE TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B. SHEATHING ON STUDS (TYPE 5A- 2X4 STUDS FOR EXT. GARAGE WALLS)
⊕ CARBON MONOXIDE DETECTOR SHALL BE CONNECTED TO BUILDINGS POWER SUPPLY AND HAVE BATTERY BACKUP		
Ⓢ SMOKE DETECTOR PER INTERNATIONAL BUILDING CODE		
☒ EXHAUST FAN TO SWITCH. TYP. ALL BATHS		
☐ GARAGE DOOR OPENER- VERIFY WITH OWNER		
F-1 = 1 3/8" SOLID CORE WOOD DOORS PER IBC 406.13.4.1		
1 HOUR FIRE RATED WALLS SEE DETAIL FOR CONSTRUCTION		
WALL TYPES & LEGEND		2
NTS		A10
GENERAL NOTES:		
1. ALL DIMENSIONS ARE TO STUD THICKNESS. OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS		
2. Ⓢ CRITICAL DIMENSIONS TO BE HELD CLEAR.		
3. INTERIOR DOORS TO BE LOCATED WITHIN 5'-7" OF CORNER TO ALLOW FOR TRIM. UON		
4. MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE.		
5. INSULATE ALL PLUMBING WALLS - TYP.		
6. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ IMC CHAPTER 64.		
7. ALL PENETRATIONS THROUGH REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IBC 711 BY THE CONTRACTOR MAKING SAID PENETRATION.		
8. ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC 712. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.		
9. ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.		
10. ALL TOILET ROOM FINISHES TO BE IMPERVIOUS TO WATER.		
GENERAL PLAN NOTES:		
-CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION		
-COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO POURING SLAB.		
-COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT FRAMING MEMBERS. BOX OUT FRAMING WHERE NEEDED.		
GENERAL NOTES		3
NTS		A10
GENERAL PROJECT NOTES:		
-CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.		
-HVAC, ELECTRICAL AND PLUMBING ARE TO BE DESIGN BUILD, COMPLYING W/ ALL LOCAL, STATE, & NATIONAL CODES, AND TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER ASSUMES NO LIABILITY.		
-ALL HEATING EQUIPMENT TO BE SEALED COMBUSTION TYPE & DIRECT VENTING		
-ALL MECHANICAL, HVAC, ELECTRICAL, AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURERS STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION		
-ALL MATERIALS, DETAILS, & INSTALLATION, SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS AND SPECIFICATIONS.		
-ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.		
-DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.		
-ALL DIMENSIONS ARE FROM ACTUAL FINISHED SURFACES. UON ON THE PLAN. ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.		
GENERAL PLAN NOTES		4
NTS		A10
1 4" THICK CONC. FLOOR W/ #10@10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY FLOOR DRAIN PLACEMENT WITH OWNER PRIOR TO POURING FLOOR.		
2 WOOD STAIR W/ 7.75" MAX RISE WITH 10" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOSING.		
3 4" THICK CONC. SLAB W/ #10@10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY PLACEMENT WITH OWNER PRIOR TO POURING SLAB. PITCH OUT.		
4 16" X 16" STONE PIER AROUND TREATED WOOD POST- COMPOSITE BOARD FINISH SEE ELEVATIONS & STRUCTURAL		
5 22" X 36" ATTIC ACCESS PANEL TYP. INSTALL IN BETWEEN TRUSSES-VERIFY EXACT LOCATION ON SITE.		
6 PARTY WALL-SEE DETAIL FOR UNIT SEPARATION WALL		
7 AC UNIT- VERIFY ACTUAL PLACEMENT WITH OWNER PRIOR TO CONSTRUCTION		
8 WALL NICHE- VERIFY WITH OWNER FOR SIZE AND DETAIL		
9 PRE-MANUFACTURED ELECTRIC FIREPLACE UNIT		
10 CATHEDRAL CEILINGS IN SECOND FLOOR UNITS-VERIFY WITH OWNER FOR PITCH		
11 TREATED WOOD DECK- WITH PLASTIC DECKING AND VINYL GUARDRAILS. VERIFY WITH OWNER. SEE STRUCTURAL FOR DETAILS AND CONSTRUCTION		
KEYED NOTES		5
(THESE NOTES ARE SIMILAR FOR ALL UNITS)		A10

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1 First Floor Plan Part B
SCALE: 1/4" = 1'-0"

HANDICAP ACCESSIBILITY NOTE:

ALL FIRST FLOOR UNITS TO BE ACCESSIBLE PER FEDERAL FAIR HOUSING ACT.

MIN. DOOR SIZE IN EACH INDIVIDUAL UNIT
2'-10" WIDE (FIRST FLOOR)
2'-8" WIDE (SECOND FLOOR)

MIN. DOOR SIZE IN COMMON AREAS 3'-0" WIDE

MAX. HEIGHT 48"-FOR ALL SWITCHES &/or CONTROLS OUTLETS NO LOWER THAN 15" FROM FLOOR

PROVIDE BLOCKING AT ALL LOCATIONS REQUIRED FOR FUTURE GRAB BARS

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

DE PERE APARTMENTS- 8 UNIT
TIM HALBROOK BUILDERS, INC.
DE PERE, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
OFFICE (920) 655-3829
CARP.ARCH @ GMAIL.COM

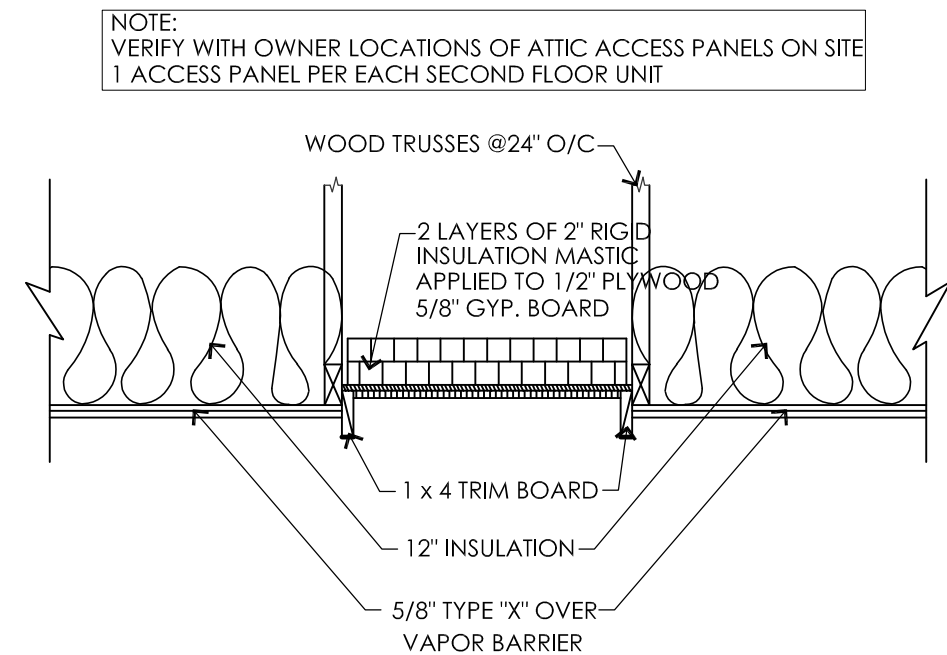
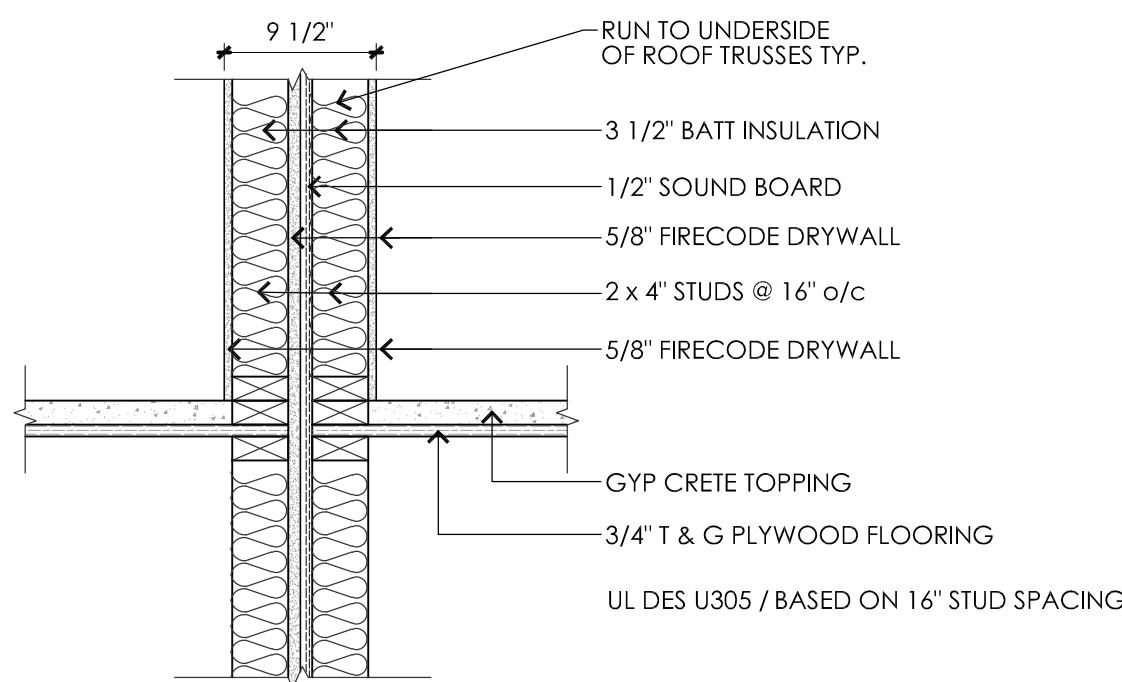
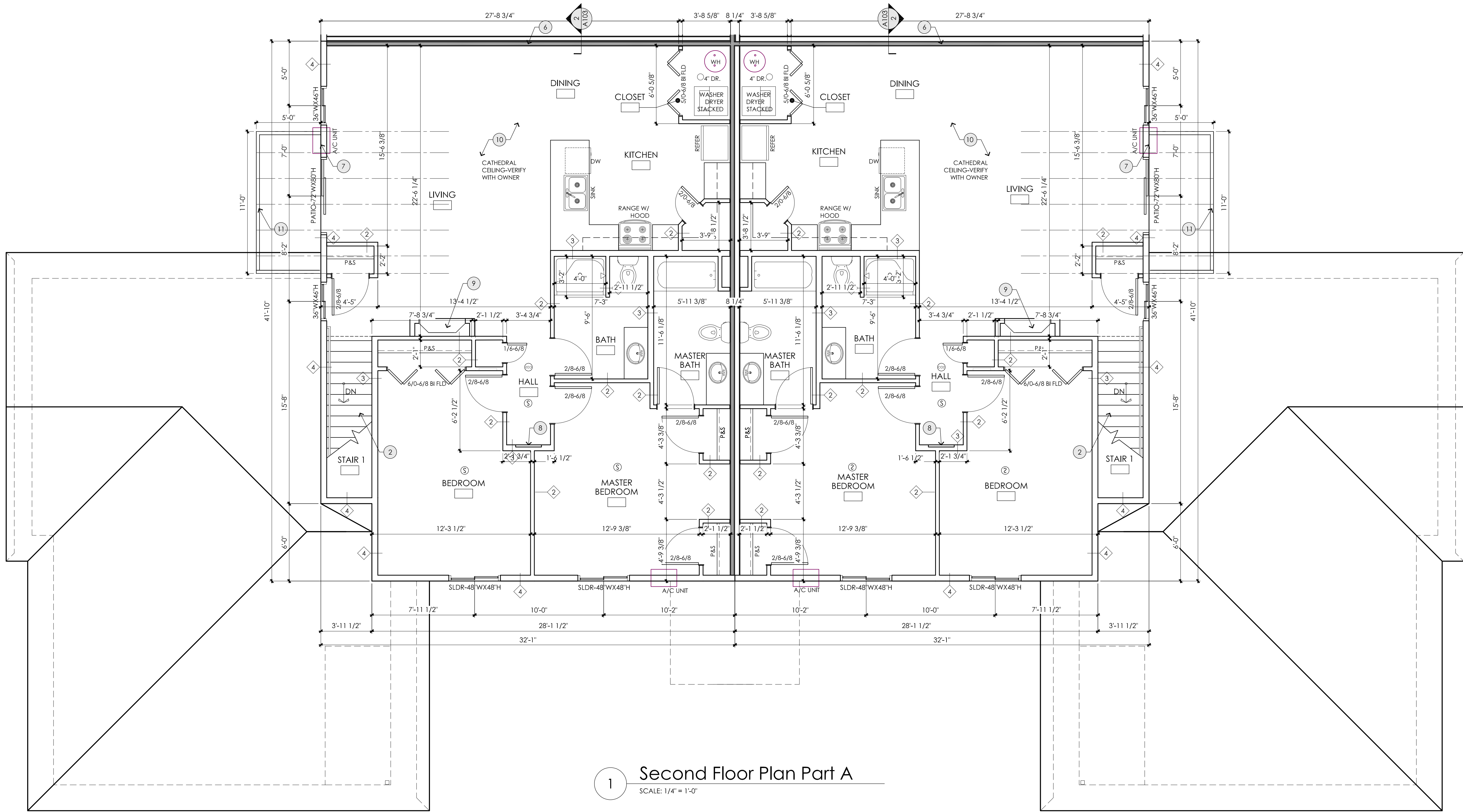
DATE: 12-3-19
FILE: -
JOB: -

SHEET:

A-102

15.c		
WALL TYPE	DESIGN	DESCRIPTION
1		GARAGE SEPARATION WALL 1 HOUR FIRE RATED UL DCS U-3 2X4 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING. INSTALL 5/8" TYPE "X" GYP. BD. FULL HGT. GARAGE SIDE TO TRUSSES, 5/8" GYP BD. INT. SIDE C WALL TO CEILING. USE 2X4 STUDS FOR WALL TYPE (1A)
2		TYPICAL INTERIOR PARTITION WALL 2X4 STUDS @ 16" O.C. (WITH BATT INSULATION-VERIFY W/OWNER) TO CEILING. INSTALL 1/2" GYP. BD. FULL HGT. EA. SIDE TYP. (MRGB ON ALL SIDES OF WALLS EXPOSED TO BATHS) (2X6 STUDS FOR PLUMBING WALLS)
3		TYPICAL INTERIOR PARTITION WALL 2X6 STUDS @ 16" O.C. WITH BATT INSULATION, TO CEILING. INSTALL 1/2" GYP. BD. BOARD FULL HGT. EA. SIDE TYP. MRGB ON INT. SIDE OF BATHS
4		TYPICAL EXTERIOR WALL 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION. INSTALL 1/2" GYP. BD. FULL HGT. INTERIOR SIDE ON 4 MIL VAPOR BARRIER. EXTERIOR: 4" VINYL SIDING, TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B. SHEATHING ON STUDS
5		TYPICAL EXTERIOR WALL W/MASONRY VENEER 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION. INSTALL 1/2" GYP. BD. FULL HGT. INTERIOR SIDE OF WALL. 4 MIL VAPOR BARRIER. EXTERIOR: 4" BRICK VENEER, 7/8" AIR SPACE TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B. SHEATHING ON STUDS (TYPE 5A- 2X4 STUDS FOR EXT. GARAGE WALLS)
C CARBON MONOXIDE DETECTOR SHALL BE CONNECTED TO BUILDINGS POWER SUPPLY AND HAVE BATTERY BACKUP		
S SMOKE DETECTOR PER INTERNATIONAL BUILDING CODE		
X EXHAUST FAN TO SWITCH, TYP. ALL BATHS		
G GARAGE DOOR OPENER- VERIFY WITH OWNER		
F-1 = 1 3/8" SOLID CORE WOOD DOORS PER IBC 406.13.4.1		
WALL TYPES & LEGEND		2
NTS		A10
GENERAL NOTES:		
1. ALL DIMENSIONS ARE TO STUD THICKNESS. OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS		
2. CRITICAL DIMENSIONS TO BE HELD CLEAR.		
3. INTERIOR DOORS TO BE LOCATED WITHIN 5'-7" OF CORNER TO ALLOW FOR TRIM. UON		
4. MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE.		
5. INSULATE ALL PLUMBING WALLS- TYP.		
6. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ IMC CHAPTER 64.		
7. ALL PENETRATIONS THROUGH REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IBC 711 BY THE CONTRACTOR MAKING SAID PENETRATION.		
8. ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC 712. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.		
9. ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.		
10. ALL TOILET ROOM FINISHES TO BE IMPERVIOUS TO WATER.		
GENERAL PLAN NOTES:		
-CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION		
-COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO POURING SLAB.		
-COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT FRAMING MEMBERS. BOX OUT FRAMING WHERE NEEDED.		
GENERAL PLAN NOTES		3
NTS		A10
GENERAL PROJECT NOTES:		
-CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.		
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-ALL HEATING EQUIPMENT TO BE SEALED COMBUSTION TYPE & DIRECT VENTING.		
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-DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.		
-ALL DIMENSIONS ARE FROM ACTUAL FINISHED SURFACES, UON ON THE PLAN. ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.		
GENERAL PLAN NOTES		4
NTS		A10
1 4" THICK CONC. FLOOR W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY FLOOR DRAIN PLACEMENT WITH OWNER PRIOR TO POURING FLOOR.		
2 WOOD STAIR W/ 7.75" MAX RISE WITH 10" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOSING.		
3 4" THICK CONC. SLAB W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY PLACEMENT WITH OWNER PRIOR TO POURING SLAB. PITCH OUT.		
4 16" X 16" STONE PIER AROUND TREATED WOOD POST- COMPOSITE BOARD FINISH SEE ELEVATIONS & STRUCTURAL		
5 22" X 36" ATTIC ACCESS PANEL TYP. INSTALL IN BETWEEN TRUSSES-VERIFY EXACT LOCATION ON SITE.		
6 PARTY WALL- SEE DETAIL FOR UNIT SEPARATION WALL		
7 AC UNIT- VERIFY ACTUAL PLACEMENT WITH OWNER PRIOR TO CONSTRUCTION		
8 WALL NICHE- VERIFY WITH OWNER FOR SIZE AND DETAIL		
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10 CATHEDRAL CEILINGS IN SECOND FLOOR UNITS- VERIFY WITH OWNER FOR PITCH		
11 TREATED WOOD DECK- WITH PLASTIC DECKING AND VINYL GUARDRAILS. VERIFY WITH OWNER. SEE STRUCTURAL FOR DETAILS AND CONSTRUCTION		
KEYED NOTES		5
(THESE NOTES ARE SIMILAR FOR ALL UNITS)		A10

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NOTE: THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

DE PERE APARTMENTS- 8 UNIT
TIM HALBROOK BUILDERS, INC.
DE PERE, WISCONSIN

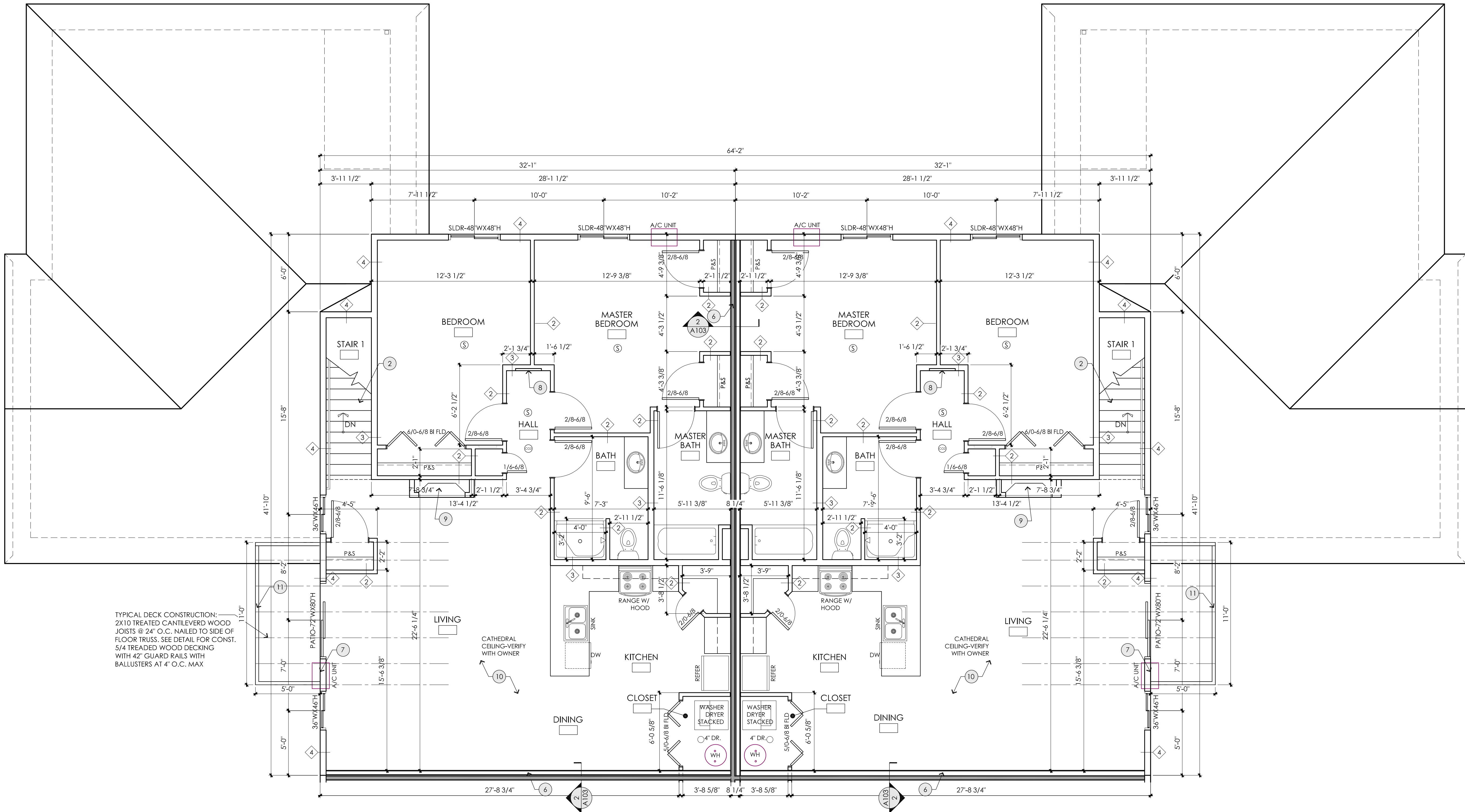
LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
OFFICE (920) 655-3829
CARP.ARCH @ GMAIL.COM

DATE: 12-3-19
FILE: -
JOB: -
SHEET:

A-103

15.c		
WALL TYPE	DESIGN	DESCRIPTION
1A		GARAGE SEPARATION WALL 1 HOUR FIRE RATED UL DES U 305 2X4 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING. INSTALL 5/8" TYPE "X" GYP. BD. FULL HGT. GARAGE SIDE TO TRUSSES, 5/8" GYP. BD. INT. SIDE O WALL TO CEILING. USE 2X4 STUDS FOR WALL TYPE (1A)
2		TYPICAL INTERIOR PARTITION WALL 2X4 STUDS @ 16" O.C. (WITH BATT INSULATION-VERIFY W/OWNER) TO CEILING. INSTALL 1/2" GYP. BD. FULL HGT. EA. SIDE TYP. (MRGB ON ALL SIDES OF WALLS EXPOSED TO BATHS) (2x4 STUDS FOR PLUMBING WALLS)
3		TYPICAL INTERIOR PARTITION WALL 2X6 STUDS @ 16" O.C. WITH BATT INSULATION, TO CEILING. INSTALL 1/2" GYB. BOARD FULL HGT. EA. SIDE TYP. MRGB ON INT. SIDE OF BATHS
4		TYPICAL EXTERIOR WALL 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION. INSTALL 1/2" GYP. BD. FULL HGT. INTERIOR SIDE ON 4 MIL VAPOR BARRIER. EXTERIOR: 4" VINYL SIDING, TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B SHEATHING ON STUDS
5A		TYPICAL EXTERIOR WALL W/MASONRY VENEER 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION. INSTALL 1/2" GYP. BD. FULL HGT. INTERIOR SIDE OF WALL. 4 MIL VAPOR BARRIER. EXTERIOR: 4" BRICK VENEER, 7/8" AIR SPACE TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B. SHEATHING ON STUDS (TYPE 5A- 2X4 STUDS FOR EXT. GARAGE WALLS)
C CARBON MONOXIDE DETECTOR SHALL BE CONNECTED TO BUILDINGS POWER SUPPLY AND HAVE BATTERY BACKUP		
S SMOKE DETECTOR PER INTERNATIONAL BUILDING CODE		
X EXHAUST FAN TO SWITCH, TYP. ALL BATHS		
G GARAGE DOOR OPENER- VERIFY WITH OWNER		
F-1 = 1 3/8" SOLID CORE WOOD DOORS PER IBC 406.13.4.1		
1 HOUR FIRE RATED WALLS SEE DETAIL FOR CONSTRUCTION		
WALL TYPES & LEGEND		2
NTS		A10
GENERAL NOTES:		
1. ALL DIMENSIONS ARE TO STUD THICKNESS. OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS		
2. CRITICAL DIMENSIONS TO BE HELD CLEAR.		
3. INTERIOR DOORS TO BE LOCATED WITHIN 5'-7" OF CORNER TO ALLOW FOR TRIM. U ON		
4. MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE.		
5. INSULATE ALL PLUMBING WALLS - TYP.		
6. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ IMC CHAPTER 64.		
7. ALL PENETRATIONS THROUGH REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER IBC 711 BY THE CONTRACTOR MAKING SAID PENETRATION.		
8. ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/ CEILING ASSEMBLIES AND ROOFS OR ROOF/ CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC 712. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.		
9. ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.		
10. ALL TOILET ROOM FINISHES TO BE IMPERVIOUS TO WATER.		
GENERAL PLAN NOTES:		
-CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION		
-COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO POURING SLAB.		
-COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT FRAMING MEMBERS. BOX OUT FRAMING WHERE NEEDED.		
GENERAL NOTES		3
NTS		A10
GENERAL PROJECT NOTES:		
-CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.		
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-ALL DIMENSIONS ARE FROM ACTUAL FINISHED SURFACES. UON ON THE PLAN. ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.		
GENERAL PLAN NOTES		4
NTS		A10
1 4" THICK CONC. FLOOR W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY FLOOR DRAIN PLACEMENT WITH OWNER PRIOR TO POURING FLOOR.		
2 WOOD STAIR W/ 7.75" MAX RISE WITH 10" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOSING.		
3 4" THICK CONC. SLAB W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY PLACEMENT WITH OWNER PRIOR TO POURING SLAB. PITCH OUT.		
4 16" X 16" STONE PIER AROUND TREATED WOOD POST- COMPOSITE BOARD FINISH SEE ELEVATIONS & STRUCTURAL		
5 22" X 36" ATTIC ACCESS PANEL TYP. INSTALL IN BETWEEN TRUSSES-VERIFY EXACT LOCATION ON SITE.		
6 PARTY WALL -SEE DETAIL FOR UNIT SEPARATION WALL		
7 AC UNIT- VERIFY ACTUAL PLACEMENT WITH OWNER PRIOR TO CONSTRUCTION		
8 WALL NICHE- VERIFY WITH OWNER FOR SIZE AND DETAIL		
9 PRE-MANUFACTURED ELECTRIC FIREPLACE UNIT		
10 CATHEDRAL CEILINGS IN SECOND FLOOR UNITS- VERIFY WITH OWNER FOR PITCH		
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KEYED NOTES		5
(THESE NOTES ARE SIMILAR FOR ALL UNITS)		A10

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1 Second Floor Plan Part B
SCALE: 1/4" = 1'-0"

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE
IN PREPARING THESE PLANS AND
CHECKING THEM FOR ACCURACY, THE
CONTRACTOR MUST CHECK ALL
DETAILS, DIMENSIONS & CONDITIONS
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CARP.ARCH @ GMAIL.COM

DATE: 12-3-19
FILE: -
JOB: -
SHEET:
A-104

Packet Pg. 310

15.c		
WALL TYPE	DESIGN	DESCRIPTION
1 1A		GARAGE SEPARATION WALL 1 HOUR FIRE RATED UL DES U-3 2X4 STUDS @ 16" O.C. WITH BATT INSULATION TO CEILING. INSTALL 5/8" TYPE "X" GYP. BD. FULL HGT. GARAGE SIDE TO TRUSSES, 5/8" GYP BD. INT. SIDE C WALL TO CEILING. USE 2X4 STUDS FOR WALL TYPE (1A)
2		TYPICAL INTERIOR PARTITION WALL 2X4 STUDS @ 16" O.C. (WITH BATT INSULATION-VERIFY W/OWNER) TO CEILING. INSTALL 1/2" GYP. BD. FULL HGT EA. SIDE TYP. (MRGB ON ALL SIDES OF WALLS EXPOSED TO BATHS) (2x6 STUDS FOR PLUMBING WALLS)
3		TYPICAL INTERIOR PARTITION WALL 2X6 STUDS @ 16" O.C. WITH BATT INSULATION, TO CEILING. INSTALL 1/2" GYB. BOARD FULL HGT. EA. SIDE TYP. MRGB ON INT. SIDE OF BATHS
4		TYPICAL EXTERIOR WALL 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION INSTALL 1/2" GYP. BD. FULL HGT INTERIOR SIDE ON 4 MIL VAPOR BARRIER EXTERIOR: 4" VINYL SIDING, TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B SHEATHING ON STUDS
5 5A		TYPICAL EXTERIOR WALL W/MASONRY VENEER 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION INSTALL 1/2" GYP. BD. FULL HGT INTERIOR SIDE ON WALL 4 MIL VAPOR BARRIER EXTERIOR: 4" BRICK VENEER, 7/8" AIR SPACE TYVEK BUILDING WRAP ON 1/2" A.P.A. RATED O.S.B. SHEATHING ON STUDS (TYPE 5A- 2X4 STUDS FOR EXT. GARAGE WALLS)
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S SMOKE DETECTOR PER INTERNATIONAL BUILDING CODE		
E EXHAUST FAN TO SWITCH, TYP. ALL BATHS		
G GARAGE DOOR OPENER- VERIFY WITH OWNER		
F-1 = 1 3/8" SOLID CORE WOOD DOORS PER IBC 406.13.4.1		
1 HOUR FIRE RATED WALLS SEE DETAIL FOR CONSTRUCTION		

WALL TYPES & LEGEND		2
NTS	A10	

- GENERAL NOTES:
- ALL DIMENSIONS ARE TO STUD THICKNESS, OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS
 - CRITICAL DIMENSIONS TO BE HELD CLEAR.
 - INTERIOR DOORS TO BE LOCATED WITHIN 5'-7" OF CORNER TO ALLOW FOR TRIM. UON
 - MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE.
 - INSULATE ALL PLUMBING WALLS - TYP.
 - INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ IMC CHAPTER 64.
 - ALL PENETRATIONS THROUGH EXISTING FIRE RESISTANT ASSEMBLIES SHALL BE PROTECTED PER IBC 711 BY THE CONTRACTOR MAKING SAID PENETRATION.
 - ALL JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANT RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE RESISTANT JOINT SYSTEMS PER IBC 712. GENERAL CONTRACTOR TO SCHEDULE JOINT PROTECTION PRIOR TO INSTALLATION OF FINISHES.
 - ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.
 - ALL TOILET ROOM FINISHES TO BE IMPERVIOUS TO WATER.
- GENERAL PLAN NOTES:
- CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION
 - COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING PRIOR TO POURING SLAB.
 - COORDINATE ALL FLOOR FRAMING WITH PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT FRAMING MEMBERS, BOX OUT FRAMING WHERE NEEDED.

GENERAL NOTES		3
NTS	A10	

- GENERAL PROJECT NOTES:
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- HVAC, ELECTRICAL AND PLUMBING ARE TO BE DESIGN BUILD, COMPLYING W/ ALL LOCAL, STATE, & NATIONAL CODES, AND TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER ASSUMES NO LIABILITY.
 - ALL HEATING EQUIPMENT TO BE SEALED COMBUSTION TYPE & DIRECT VENTING
 - ALL MECHANICAL, HVAC, ELECTRICAL, AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURE'S STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION
 - ALL MATERIALS, DETAILS, & INSTALLATION, SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
 - ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.
 - DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
 - ALL DIMENSIONS ARE FROM ACTUAL FINISHED SURFACES. UON ON THE PLAN. ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.

GENERAL PLAN NOTES		4
NTS	A10	

- 4" THICK CONC. FLOOR W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY FLOOR DRAIN PLACEMENT WITH OWNER PRIOR TO POURING FLOOR.
- WOOD STAIR W/ 7.75" MAX RISE WITH 10" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOSING.
- 4" THICK CONC. SLAB W/ #10/#10, 6X6 W.W.M ON 8" COMPACTED GRANULAR FILL. SITE VERIFY PLACEMENT WITH OWNER PRIOR TO POURING SLAB. PITCH OUT.
- 16" X 16" STONE PIER AROUND TREATED WOOD POST- COMPOSITE BOARD FINISH SEE ELEVATIONS & STRUCTURAL
- 22" X 36" ATTIC ACCESS PANEL TYP. INSTALL IN BETWEEN TRUSSES-VERIFY EXACT LOCATION ON SITE.
- PARTY WALL -SEE DETAIL FOR UNIT SEPARATION WALL
- AC UNIT- VERIFY ACTUAL PLACEMENT WITH OWNER PRIOR TO CONSTRUCTION
- WALL NICHE- VERIFY WITH OWNER FOR SIZE AND DETAIL
- PRE-MANUFACTURED ELECTRIC FIREPLACE UNIT
- CATHEDRAL CEILINGS IN SECOND FLOOR UNITS- VERIFY WITH OWNER FOR PITCH
- TREATED WOOD DECK- WITH PLASTIC DECKING AND VINYL GUARDRAILS. VERIFY WITH OWNER. SEE STRUCTURAL FOR DETAILS AND CONSTRUCTION

KEYED NOTES		5
(THESE NOTES ARE SIMILAR FOR ALL UNITS)		A10

Attachment: Site Plan - Civil-Architectural-USLE - PRELIMINARY - 04 Dec 2019 (9087 - Staff recommendation and possible action regarding a Site Plan request for three new multifamily str)



1 Front Elevation
SCALE: 3/16" = 1'-0"



2 Side Elevation
SCALE: 3/16" = 1'-0"

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE
IN PREPARING THESE PLANS AND
CHECKING THEM FOR ACCURACY, THE
CONTRACTOR MUST CHECK ALL
DETAILS, DIMENSIONS & CONDITIONS
AND REPORT ANY DISCREPENCIES TO
THE ARCHITECT PRIOR TO
CONSTRUCTION

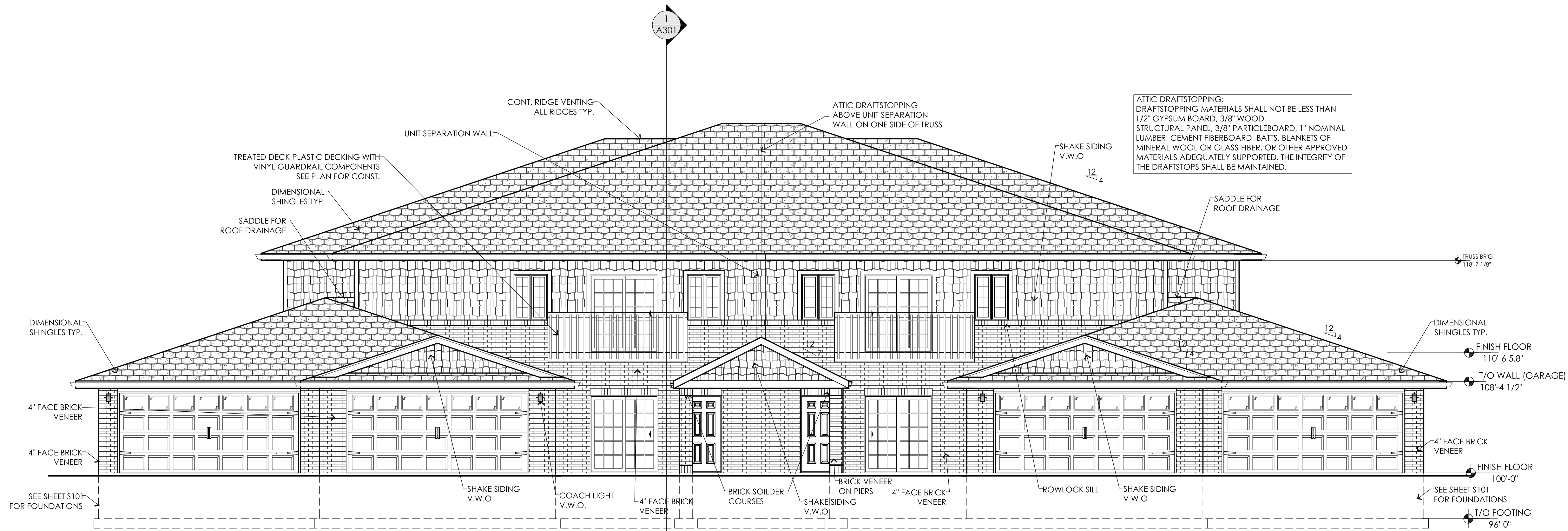
DE PERE APARTMENTS- 8 UNIT
TIM HALBROOK BUILDERS, INC.
DE PERE, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
OFFICE (920) 655-3829
CARP.ARCH @ GMAIL.COM

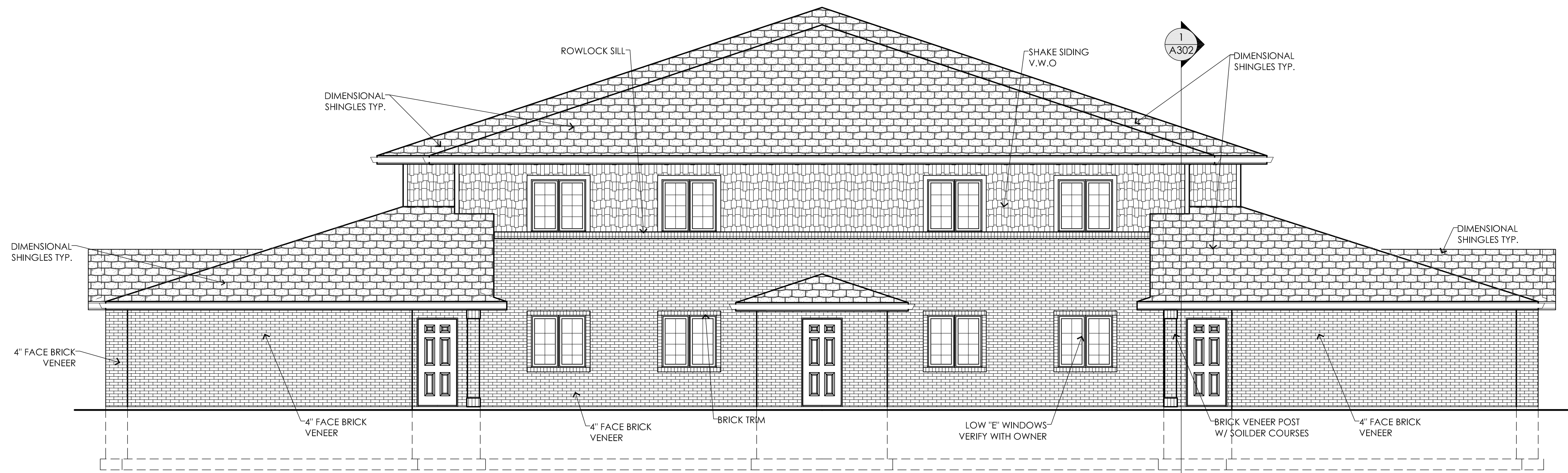
DATE: 12-3-19
FILE: -
JOB: -

SHEET:

A-201



1 Front Elevation
SCALE: 3/16" = 1'-0"



2 Side Elevation
SCALE: 3/16" = 1'-0"

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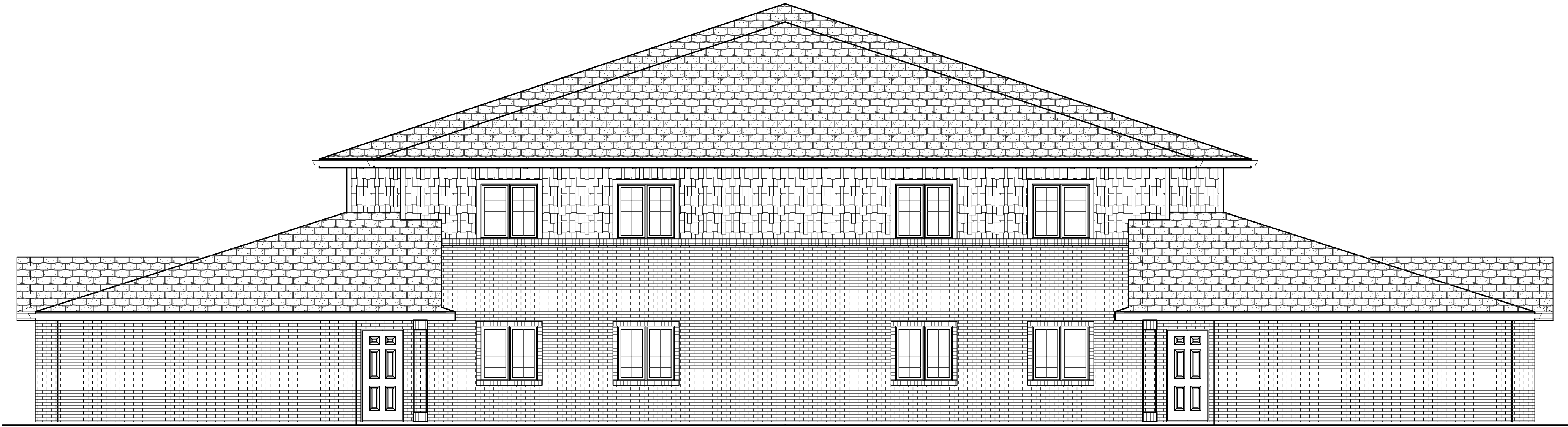
DATE: 12-3-19
FILE: -
JOB: -

SHEET:

A-201



1 Front Elevation
SCALE: 3/16" = 1'-0"



2 Side Elevation
SCALE: 3/16" = 1'-0"

NOTE: THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPENCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION	DE PERE APARTMENTS- 8 UNIT TIM HALBROOK BUILDERS, INC. DE PERE, WISCONSIN	DATE: 12-3-19
	LLOYD CARPENTER-ARCHITECT, LLC 2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313 OFFICE (920) 655-3829 CARP.ARCH @ GMAIL.COM	FILE: -
		JOB: -
		SHEET: A-202



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: TIM HALBROOK BUILDERS, INC.

Project: GARRITY'S GLEN SOUTH APARTMENTS

Date: 12/03/19

County: Brown

Version 1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	02/03/20	03/01/20	1.9%	100	Silty Clay	0.28	1.3%	175	0.18	1.00	0.1	0.884	Silt Fence	0.1
Bare Ground	03/01/20	05/31/20	17.9%	100	Silty Clay	0.28	1.8%	340	0.26	1.00	1.3	0.876	Manufactured Pe	0.7
Bare Ground	05/31/20	08/15/20	52.5%	100	Silty Clay	0.28	1.8%	225	0.24	1.00	3.5	0.992	Manufactured Pe	2.1
Seed with Mulch or En	08/15/20	11/30/20	26.5%	100	Silty Clay	0.28	1.8%	225	0.24	0.10	0.2	0.981	Manufactured Pe	0.1
End	11/30/20	----	----	----	-----	----			----	-----	-----	0.000		0.0
		----	----	----	-----	----			----	-----	-----	0.000		0.0
TOTAL											5.1		TOTAL	2.9
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

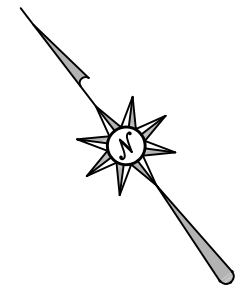
Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MUST ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Designed By:	MACH IV
Date	12/3/2019

Attachment: Site Plan - Civil-Architectural-USLE - PRELIMINARY - 04 Dec 2019 (9087 : Staff



Packet Pg. 315

USLE EXHIBIT I	
REVISION DESCRIPTION	
Attachment: Site Plan - Civil-Architectural-USLE - PRELIMINARY - 04 Dec 2019 (9087 : Staff recommendation and possible action regarding a Site Plan request for three new multifamily str)	



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

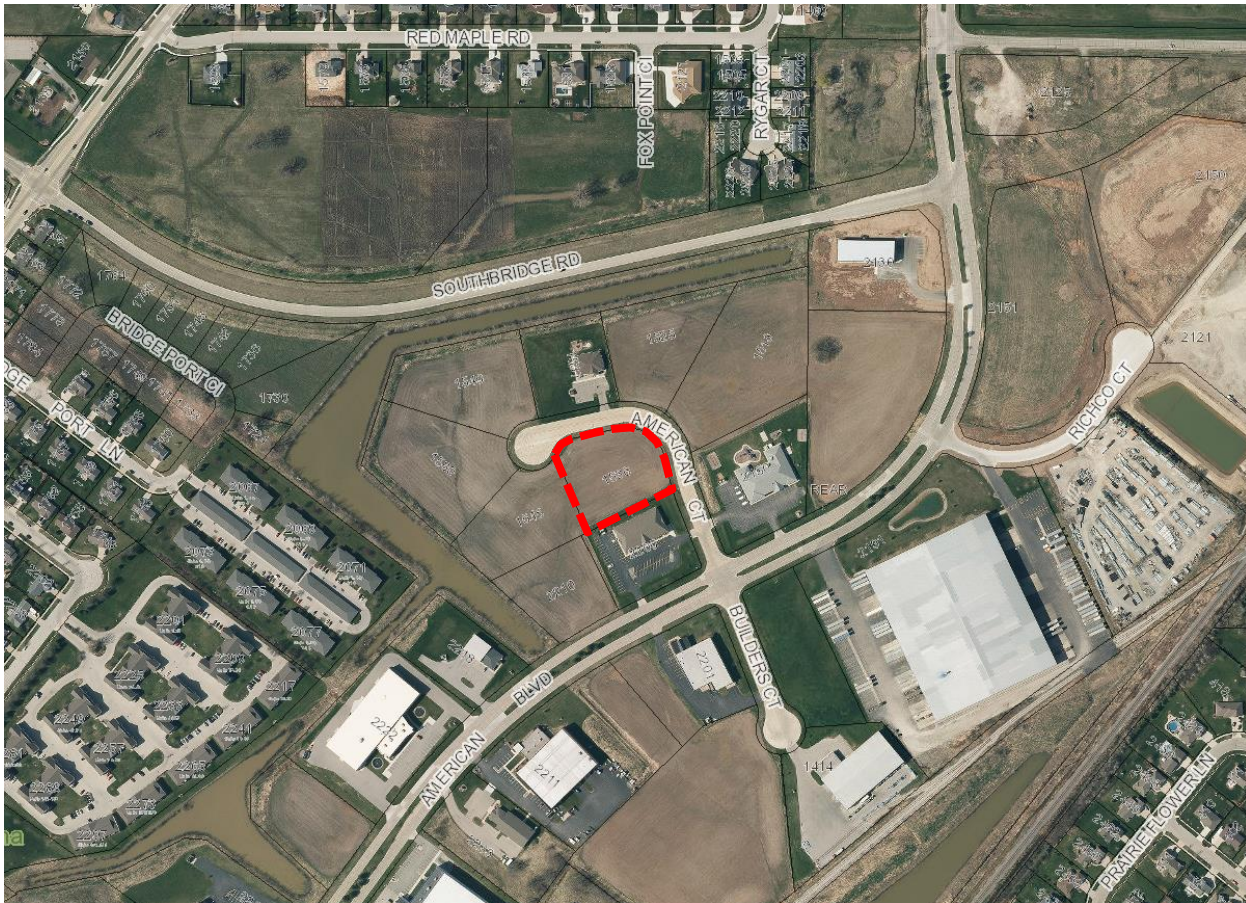
SUBJECT: Staff recommendation and possible action regarding a Site Plan request for a new office and warehouse building with parking lot at 1536 American Court (Parcel WD-864, etc.).

ATTACHMENTS:

- 01-27-20 Plan Commission Report - Clover Auto & Truck Supply (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY REVISED 2 - 20 Jan 2020 (PDF)

- Item 16: Staff recommendation and possible action regarding a Site Plan request for a new office and warehouse building with parking lot at 1536 American Court (Parcel WD-864, etc.).

SITE MAP



REQUESTED ACTION:	Site Plan Approval.
	Site Plan approval for a new office with warehouse and parking lot.
COMMON DESCRIPTION:	1536 American Court, located north and west from the American Drive and American Court intersection.
PARCEL NUMBERS:	WD-1626
EXISTING ZONING:	I-B-2 (Industrial-Business-2)
SURROUNDING LAND USES:	Business park (developed and undeveloped) to the north, south, east, and west.
COMPREHENSIVE PLAN:	Business Park

APPLICANT / OWNER:

Calvin Tollefson, Engineer	City of De Pere
Authorized Representative	Property Owner
Harris & Associates	335 S. Broadway Street
2718 N. Meade Street	De Pere, WI 54115
Appleton, WI 54911	

SITE HISTORY:

The site has been used for agricultural purposes since at least 1938. The American Court right-of-way and the property to the south were developed in the early 2000's.

On December 10, 2019, the Finance and Personnel Committee recommended approval of the purchase/sale agreement terms with And Best Built INC for a proposed new development project at 1536 American Court. The project falls within Tax Increment District (TID) 11.

STAFF REVIEW:

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

The subject property includes land that is proposed to be acquired from the City by the petitioner for development of a 5,075 SF office and warehouse, with a 10 stall parking lot. The site plan references a potential future parking lot and/or building expansion that are not part of the review because the future expansion does not include any building details.

One new driveway connects to American Court in the southeast corner of the property. There is a proposed monument sign, near the driveway connection, that is properly setback 15 feet from the right-of-way. There are no other details about the sign. Any signage requires a separate sign permit(s) from the Building Inspection Division.

The building façade materials facing the streets (north and east) are split face CMU and glass, colored 'sienna cream.' It is suggested that articulation be added to the façade, particularly on the north side to improve building design interest.

The building façade materials on the non-street side and rear include split face CMU, glass, and metal. The metal is colored 'light stone.' The use of metal may be allowed if approved by Plan Commission and the percentage does not exceed 75% of each façade. The 75% criteria have been met.

- The applicant requests that the Plan Commission approve use of metal wall panel on the interior side and rear of the building.

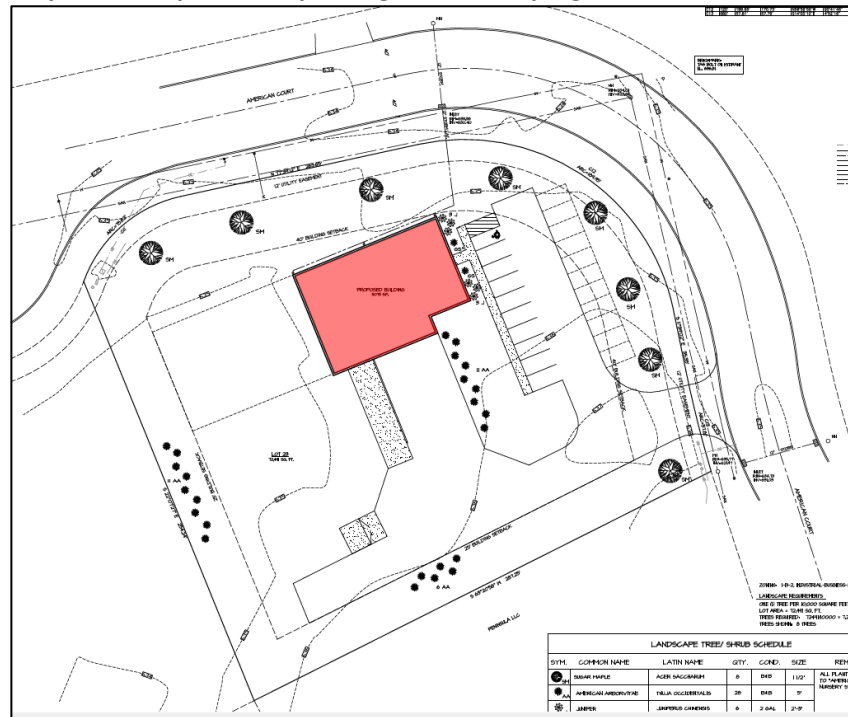
The site plan complies with the following massing and setback requirements set by the I-B-2 District (Code Section 14-52):

- Land Use: Vacant – Proposed office & warehouse (permitted)
- Lot Size: 1.7 acres (1 acres required)
- Front Yard Setback - east: ~96 feet (40 feet required)
- Corner Side Yard Setback - north: ~41 feet (40 feet required)
- Interior Side Yard Setback - south: ~130 feet (25 feet required)
- Rear Yard Setback - west: ~110 feet (25 feet required)
- FAR: 0.07 (0.5 or less required)
- Building Height: 18 feet (Determined by Plan Commission)
- Landscaping: 8 trees and 28 arborvitae (8 trees required)

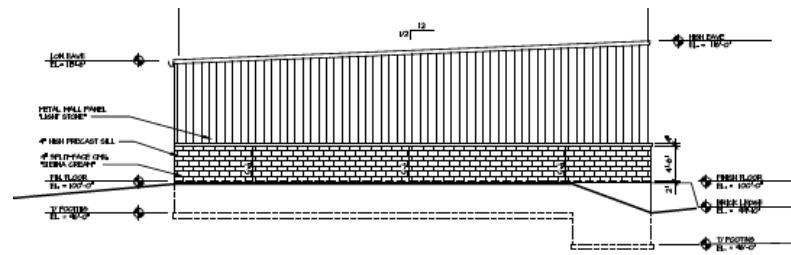
Parking requirements have been met with 10 proposed new vehicle stalls. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	0	10	5	5 surplus
TOTAL	0	10	5	YES

Proposed site plan with parking lot landscaping.

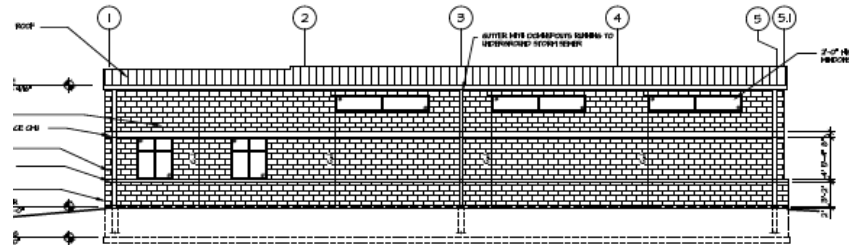


Front, side, and rear building facades.



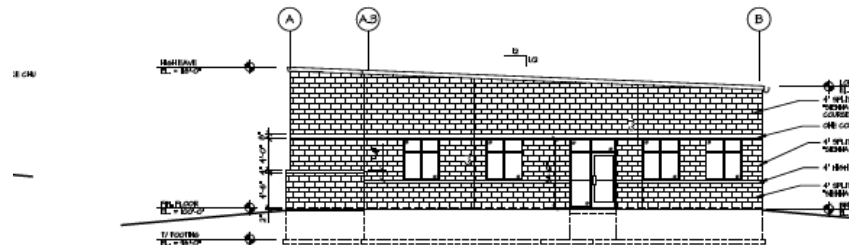
WEST ELEVATION

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



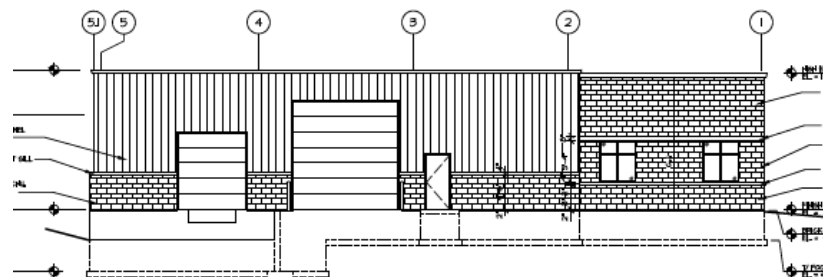
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

STAFF COMMENTS:

Engineering:

1. Sheet C1.1 - Only show erosion control details on the erosion control plan. Move hard surface and site statistics to their own page.
2. Sheet C1.1 - Inlet protection should meet WisDNR best management practices. Inlet protection in the roadway should be specified as Type D not Type B.
3. Sheet C1.1 - Provide proposed contours in addition to flow arrows.
4. Sheet C1.1 - Not all flow arrows are pointing the correct direction of flow. The arrow directly to the east of the dumpster enclosure is pointing flow north, when the site spot elevations would have a 0.05' drop to the south.
5. Sheet C1.1 - Storm water will not be permitted to drain offsite to roadway or down driveway approach. All storm water should be captured on site and directed to the storm sewer lateral. As drawn, an exterior curb would be required around the entire parking lot to capture flow and prevent erosion due to runoff.
6. Make note on the plans that the driveway opening shall be made by a hydraulic, mounted profile cut machine. The breaking of the curb head at the flow line and re-pouring of the curb will not be permitted.
7. Make note on the plans that all concrete work in the City right-of-way will need to be completed by a licensed concrete contractor. Concrete Contractor Licenses can be obtained at the City of De Pere Public Works Department at 920-339-4061.
8. Show truck turning movements for trucks backing into the loading dock around the dumpster enclosure.
9. Identify the thickness of the concrete at the loading dock.
10. Sheet C1.2: The City's record drawings do not show a 6-inch water service for this property. A 6-inch water service is shown where drawn, but it goes across the road.
11. Sheet C1.2: The invert elevations drawn do not match those on the City's record drawings. The City's record drawings for American Court are available by request. There is a difference in elevation of approximately 0.3 to 0.9 feet.
12. Sheet C1.2: The City's record drawings show a 15-inch inlet lead across American Court and a 15-inch lateral stub out of the local inlet abutting this property. The rim elevation of the 15-inch lateral stub is 629.56.
13. Sheet C1.2: Please make note that an excavation permit is needed to dig down in the public right-of-way to make water and sanitary sewer connections. The excavation permit can be obtained with the City of De Pere Public Works at 920-339-4061. A minimum of two weeks is needed to review and process this permit.
14. Sheet C1.2: Make a note to contact the Water Department at 920-339-4063 a minimum of two weeks prior to tapping the water main so staff can be made available to inspect the water tap and work valves.
15. Sheet C1.2: Please specify the water meter size. Meters larger than 1-inch need to be special ordered and can take upwards of a month to obtain.
16. Sheet C1.2: Show all utilities in the right of way.
17. Sheet C1.3: The driveway approach is required to be 8-inch concrete with a 5-foot sidewalk section through the driveway. The sidewalk section is to be located 0.5 feet off of the right-of-way line.
18. Sheet C2.0: Provide detail for Inlet Protection Type D.
19. Sheet C2.0: Provide detail for concrete sections (e.g. driveway approach and loading dock).
20. Need to provide WisDNR soil loss/sediment discharge calculations and the corresponding map for this site.

21. Items to address prior to obtaining occupancy permit:
 - a. The civil pages in this plan set are out of order.
 - b. Specify 4-inch striping in parking lot spaces.
 - c. Sheet C1.2: Recommendation to take the laterals straight out of the building directly to the abutting water and sanitary sewer mains. This would eliminate unnecessary bends and pipe footage.

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. WDNR planting details need to be included in the site plan.
2. Sugar Maple, American Arborvitae, and Juniper varieties are not listed. Specific varieties need to be listed to ensure continuity and adaptability. Varieties vary in height, width and adaptability.
3. Tree protection or follow up maintenance schedules need to be included in the site plan.

Health: None.

Planning:

1. Metal material is also used on the south and west facades. Metal is only allowed if approved by the plan Commission and the percentage of metal used is under 75% of the façade. Identify the percentage of metal used on each façade.
2. The north façade, facing the street has a large brick wall with two windows in the corner (at the east end). The mass of the brick wall should be broken up with additional features such as wall articulation, columns, windows, etc.
3. On page C1.1: Identify with the site plan statistics that there is no outdoor storage area.
4. Identify the type of sign at the driveway on the site plan (e.g – ground mounted sign). Plan Commission reviews signage locations, and a separate sign permit(s) is required from the Building Inspection Division.
5. The site plan identifies two areas as "future" for parking and for a building addition. This site plan review does not include approval of the outlined future spaces because the spaces are not shown in detail.

Inspection:

None.

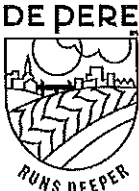
REVIEW PROCESS

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

STAFF RECOMMENDATION:

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

Staff also recommends APPROVAL of the use of metal on the interior and side facades, as shown on the site plan.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: _____
		Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) HARRIS & ASSOCIATES, INC.	Authorized Representative CALVIN L. TOLLEFSON	Title ENGINEER	
Mailing Address 2718 N. MEADE STREET	City APPLETON	State WI	ZIP Code 54911
Email Address ctollefson@harrisinc.net	Phone Number (incl. area code) 920-733-8377	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) CLOVER PROPERTIES, LLC	Contact Person JOHN O'CONNOR	Title OWNER	
Mailing Address 1665 MAIN STREET	City GREEN BAY	State WI	ZIP Code 54302
Email Address john@cloveraautosupply.com	Phone Number (incl. area code) 920-784-2862	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1536 AMERICAN COURT	Parcel No. WD-1626
--	-----------------------

SECTION 4: Project Information

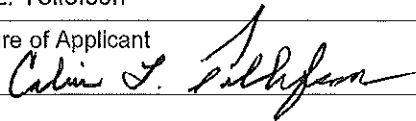
Existing Zoning:	I-B-2, INDUSTRIAL-BUSINESS-2 DISTRICT		
Present Use of Parcel:	VACANT		
Proposed Use of Parcel:	AUTO & TRUCK SUPPLY COMPANY		
Estimated Start Date:	May 4, 2020	Estimated Completion Date:	September 4, 2020

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Calvin L. Tollefson	Title Engineer	Phone Number 920-733-8377
Signature of Applicant 		Date Signed 1-9-2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9102 : Staff recommendation and possible action regarding a Site Plan request for a new office and warehouse)

ENGINEERS & SURVEYORS

(920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-6-20 SUBJECT Best Built SHEET NO. 1 OF 1
 CK. _____ DATE _____ Clover Auto & Truck Supply - Defers JOB NO. _____

STORM SEWER DESIGN

USE ATTACHED TABLES 82.36-1, 82.36-2, 82.36-3, 82.36-4

STORM SEWER FOR DOWNSPOUTS

$$\text{ROOF AREA} = 5075 \text{ sq. Ft.} + \left(84 \times 60.92\right)^{\text{Future}} = 10,192 \text{ sq. Ft.}$$

$$\text{PAVED AREA} = 15,190 \text{ sq. Ft.}$$

$$\text{GPM} = \frac{10192}{26} + \frac{15190}{32.5} = 859$$

TABLE 82.36-4

	0.5%	1%
10"	680	950
12"	1050	1580

USE 12" Pipe to Connect
to existing 12" lateral.

CB-1 to Sump Manhole

$$\text{PAVED AREA} = 15,190 \text{ sq. Ft.}$$

(Includes Future Area
in front of Addition)

TABLE 82.36-2

	0.5%	1%
8"	11650	16250
10"	22100	30850

USE 10" PIPE

Drainage Area for
Storm sewer for
downspouts and Sump
pump.

1"=50'



(7) **PROHIBITED USE OF CLEANOUT OPENINGS.** Cleanout openings shall not be used for the installation of fixtures or floor drains, except where another cleanout of equal access and capacity is provided.

(8) **MANHOLES.** (a) *Diameter.* The minimum diameter of manholes shall be 42 inches. A manhole shall have a minimum access opening of 24 inches.

(b) *Materials.* Manholes shall be constructed of approved materials in accordance with ch. ILHR 84 and in accordance with the design provisions of s. NR 110.13.

Note 1: The provisions of NR 110.13 regarding the manhole's flow channel, watertightness, and drop pipe indicate the following specifications:

- The flow channel through manholes shall be made to conform to the shape and slope of the sewer. See Appendix for further explanatory material.

- Solid watertight manhole covers are to be used wherever the manhole tops may be flooded by street runoff or high water. Where groundwater conditions are unfavorable, manholes of brick or block shall be waterproofed on the exterior with plastic coatings supplemented by a bituminous waterproof coating or other approved coatings. Inlet and outlet pipes are to be joined to the manhole with a gasketed flexible watertight connection or any watertight connection arrangement that allows differential settlement of the pipe and manhole wall to take place.

- An outside drop pipe is to be provided for a sewer entering a manhole where the invert elevation of the entering sewer is 2 feet or more above the spring line of the outgoing sewer. The entire drop connection shall be encased in the concrete. Inside drop connection may be approved on a case-by-case basis.

Note: See Appendix for further explanatory material.

History: Cr. Register, February, 1985, No. 350, eff. 3-1-85; am. (3) (l), r. and rec. (3) (j), Register, May, 1988, No. 389, eff. 6-1-88; am. (5) (a) 2. a., Register, August, 1991, No. 428, eff. 9-1-91; r. and rec. (3) (j) and (5) (a) 2. c., Register, February, 1994, No. 458, eff. 3-1-94.

ILHR 82.36 Storm and clear water drain systems. (1) SCORE. The provisions of this section set forth the requirements for the design and installation of storm and clear water drain systems including storm building drains and sewers.

(2) **MATERIALS.** All storm and clear water drain systems shall be constructed of approved materials in accordance with ch. ILHR 84.

(3) **DISPOSAL.** (a) *Storm sewer.* Storm water, surface water, groundwater and clear water wastes shall be discharged to a storm sewer system or a combined sanitary-storm sewer system where available. Combined public sanitary-storm sewer systems shall be approved by the department of natural resources. Combined private sanitary-storm sewer systems shall be approved by the department.

(b) *Other disposal methods.* 1. Where no storm sewer system or combined sanitary-storm sewer system is available or adequate to receive the anticipated load, the final disposal of the storm water, surface water, groundwater or clear water wastes shall be discharged in accordance with local governmental requirements. If the final disposal of such waters or wastes is by means of subsurface discharge, documentation shall be submitted to this department to determine whether the method of disposal is acceptable.

2. Where approved by the local governmental authority, storm water, surface water, groundwater and clear water wastes of the properties of one- and 2-family dwell-

ings may be discharged onto flat areas, such as streets or lawns, so long as the water flows away from the buildings and does not create a nuisance.

3. a. The clear water wastes from a drinking fountain, water heater relief valve, storage tank relief valve or water softener shall be discharged to either a sanitary drain system or a storm drain system.

b. The clear water wastes from equipment other than those listed in subpar. a. may be discharged to a sanitary drain system if not more than 20 gallons of clear water wastes per day per building are discharged.

(c) *Segregation of wastes.* 1. a. Except as provided in subpar. b., where a sanitary sewer system and a storm sewer system are available the drain piping for storm water or clear water wastes may not connect to any part of the sanitary drain system.

b. Where a combined sanitary-storm sewer system is available storm water wastes, clear water wastes and sanitary wastes may not be combined until discharging to the building sewer.

2. Storm water wastes and clear water wastes shall not be combined until discharging into the storm building drain.

(4) **LOAD ON DRAIN PIPING.** (a) *Storm water drainage.* The load factor on storm water drain piping shall be computed in terms of gallons per minute or on the square footage of the horizontal projection of roofs, paved areas, yards and other tributary areas.

(b) *Continuous flow devices.* Where there is a continuous or semicontinuous discharge into the storm building drain or storm building sewer, as from a pump, air conditioning unit, or similar device, each gallon per minute of such discharge shall be computed as being equivalent to 26 square feet of roof area.

(5) **SELECTING SIZE OF STORM AND CLEAR WATER DRAIN PIPING.** (a) *Horizontal storm water drain piping.* The pipe size for horizontal drain piping for storm water shall be determined from Tables 82.36-1 to 82.36-4.

Table 82.36-1

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING SERVING ROOF AREAS

Pipe Diameters (in inches)	Maximum Roof Areas (in square feet)			
	Pitch of Piping Per Foot			
	0.5% 1/16 inch	1% 1/8 inch	2% 1/4 inch	4% 1/2 inch
3	650	910	1,300	1,820
4	1,300	1,950	2,990	3,770
5	2,470	3,640	5,070	7,020
6	4,160	5,980	8,320	11,700
8	9,320	13,000	18,200	26,000
10	17,680	24,700	33,800	50,440
12	27,300	41,080	57,200	81,900
15	52,000	72,800	105,300	146,640
18	85,800	121,550	174,200	247,000
21	156,520	179,660	256,880	374,400
24	187,200	261,560	382,200	546,000

Note: Divide square footage by 26 to obtain flow in gpm.

WISCONSIN ADMINISTRATIVE CODE

Table 82.36-2

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING
PAVED OR GRAVELED GROUND SURFACE AREAS

Pipe Diameters (in inches)	Maximum Surface Areas (in square feet)			
	Pitch of Piping Per Foot			
	1/16 inch 0.5%	1/8 inch 1%	1/4 inch 2%	1/2 inch 4%
3	810	1,140	1,625	2,270
4	1,625	2,430	3,740	4,720
5	3,090	4,550	6,350	8,760
6	5,200	7,470	10,400	14,600
8	11,650	16,250	22,760	32,600
10	22,100	30,850	44,250	63,000
12	34,150	52,300	71,500	102,200
15	65,000	91,000	131,500	183,000
18	107,000	152,000	210,800	321,000
21	195,000	224,000	321,000	468,000
24	234,000	336,000	478,000	682,000

Note: Divide square footage by 32.5 to obtain flow in gpm.

Table 82.36-3

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING
SERVING LAWNS, PARKS AND SIMILAR LAND SURFACES

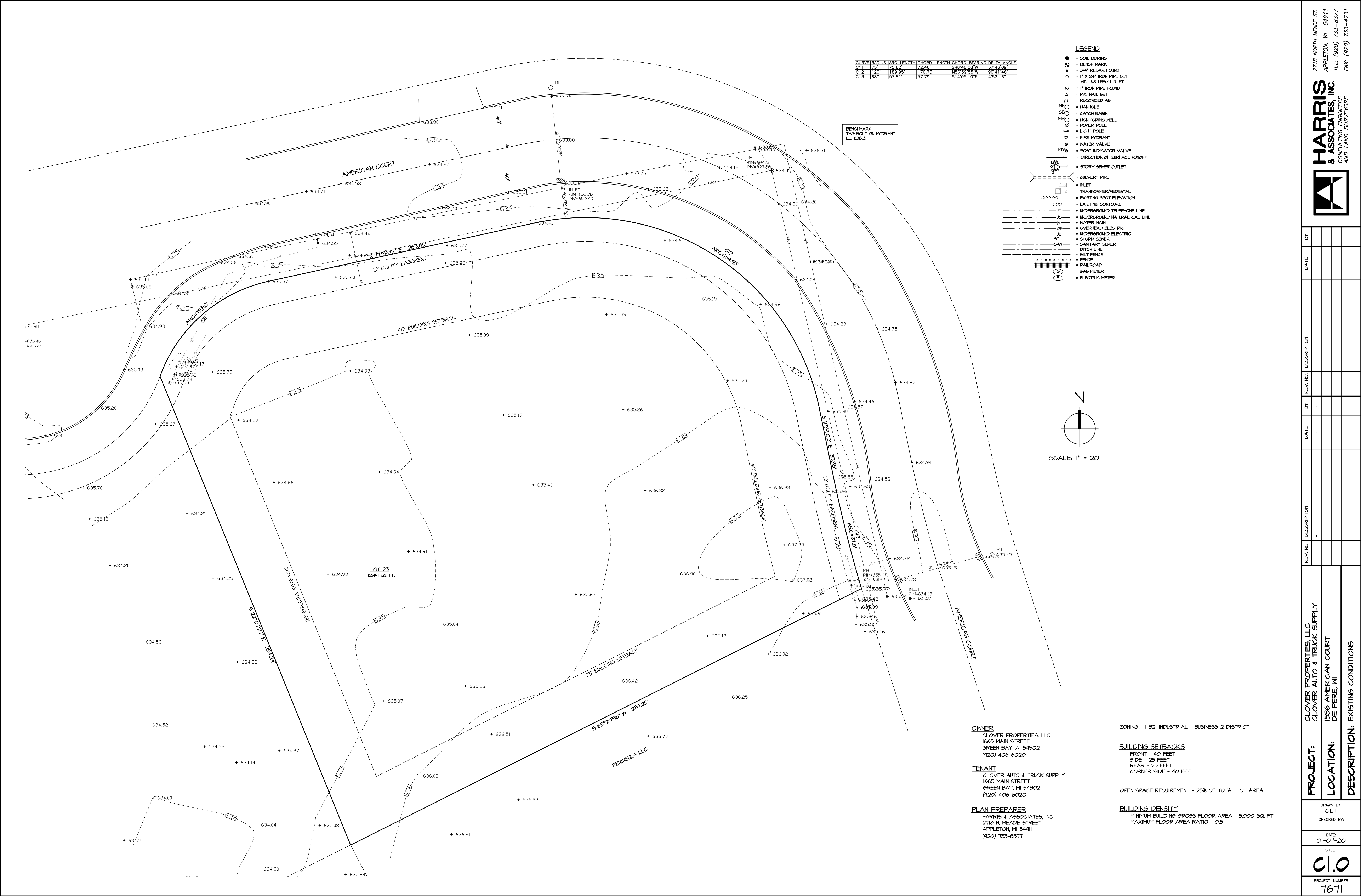
Pipe Diameters (in inches)	Maximum Surface Areas (in square feet)			
	Pitch of Piping Per Foot			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
3	2,600	3,640	5,200	7,280
4	5,200	7,800	11,960	15,080
5	9,880	13,560	20,280	28,080
6	16,640	23,920	33,280	46,800
8	37,280	52,000	72,800	112,000
10	69,720	98,800	135,200	201,760
12	109,200	164,320	228,800	327,600
15	208,000	291,200	421,200	586,560
18	343,200	490,200	596,800	988,000
21	626,080	718,640	1,027,520	1,497,600
24	748,800	1,046,240	1,528,800	2,184,000

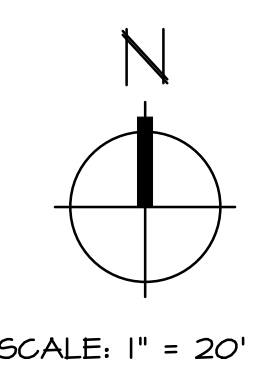
Note: Divide square footage by 104 to obtain flow in gpm.

Table 82.36-4

MAXIMUM CAPACITY OF STORM WATER
HORIZONTAL DRAIN PIPING FLOWING FULL

Pipe Diameters (in inches)	Maximum Capacities in Gallons Per Minute			
	Pitch of Piping Per Foot			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
3	25	35	50	70
4	50	75	115	145
5	97	140	195	270
6	160	230	320	450
8	355	500	700	1,000
10	680	950	1,300	1,940
12	1,050	1,580	2,200	3,150
15	2,000	2,800	4,050	5,640
18	3,300	4,675	6,700	9,500
21	6,020	6,910	9,880	14,400
24	7,200	10,060	14,700	21,000





BENCHMARK;
TAG BOLT ON HYDRANT
EL. 636.31

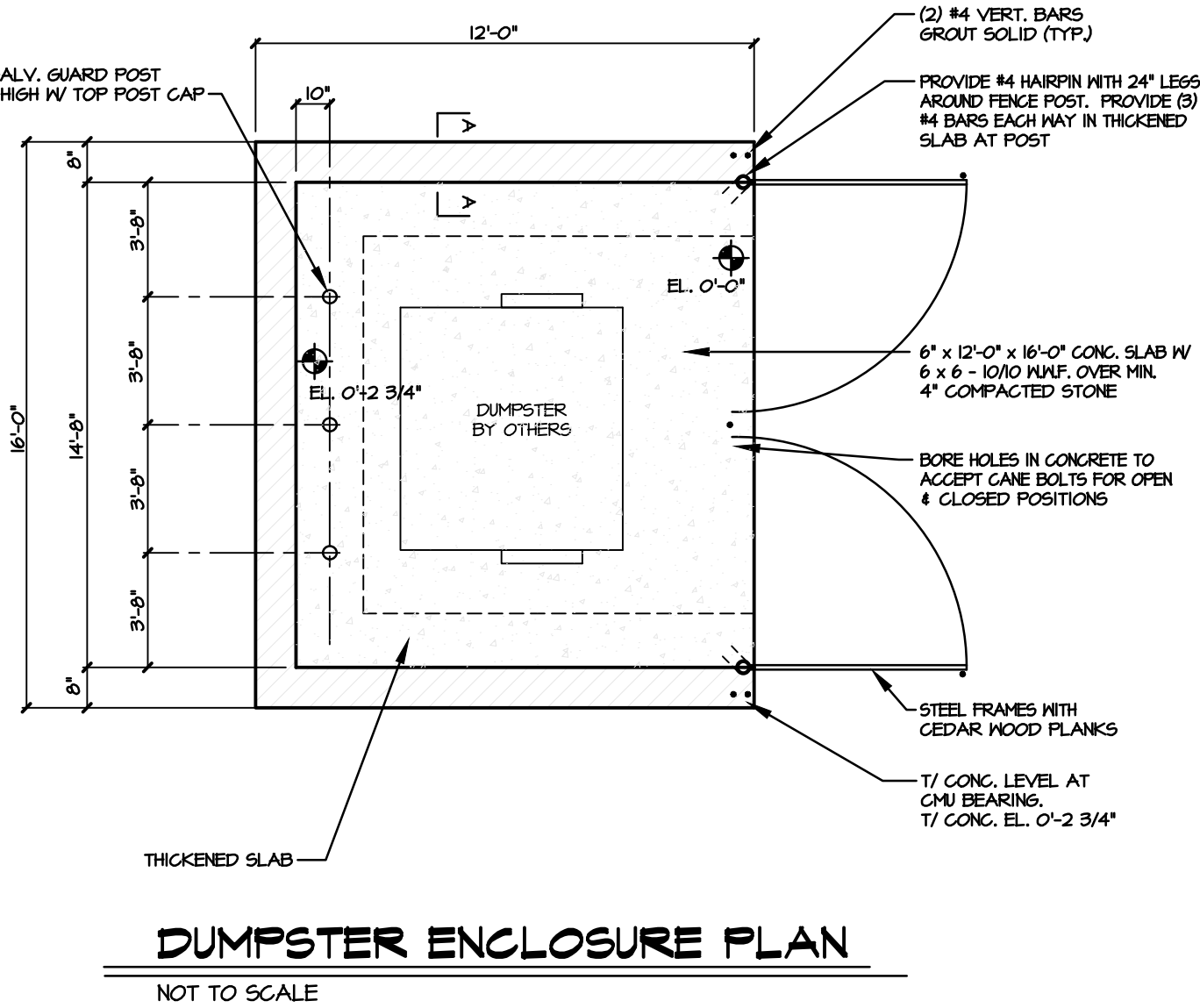
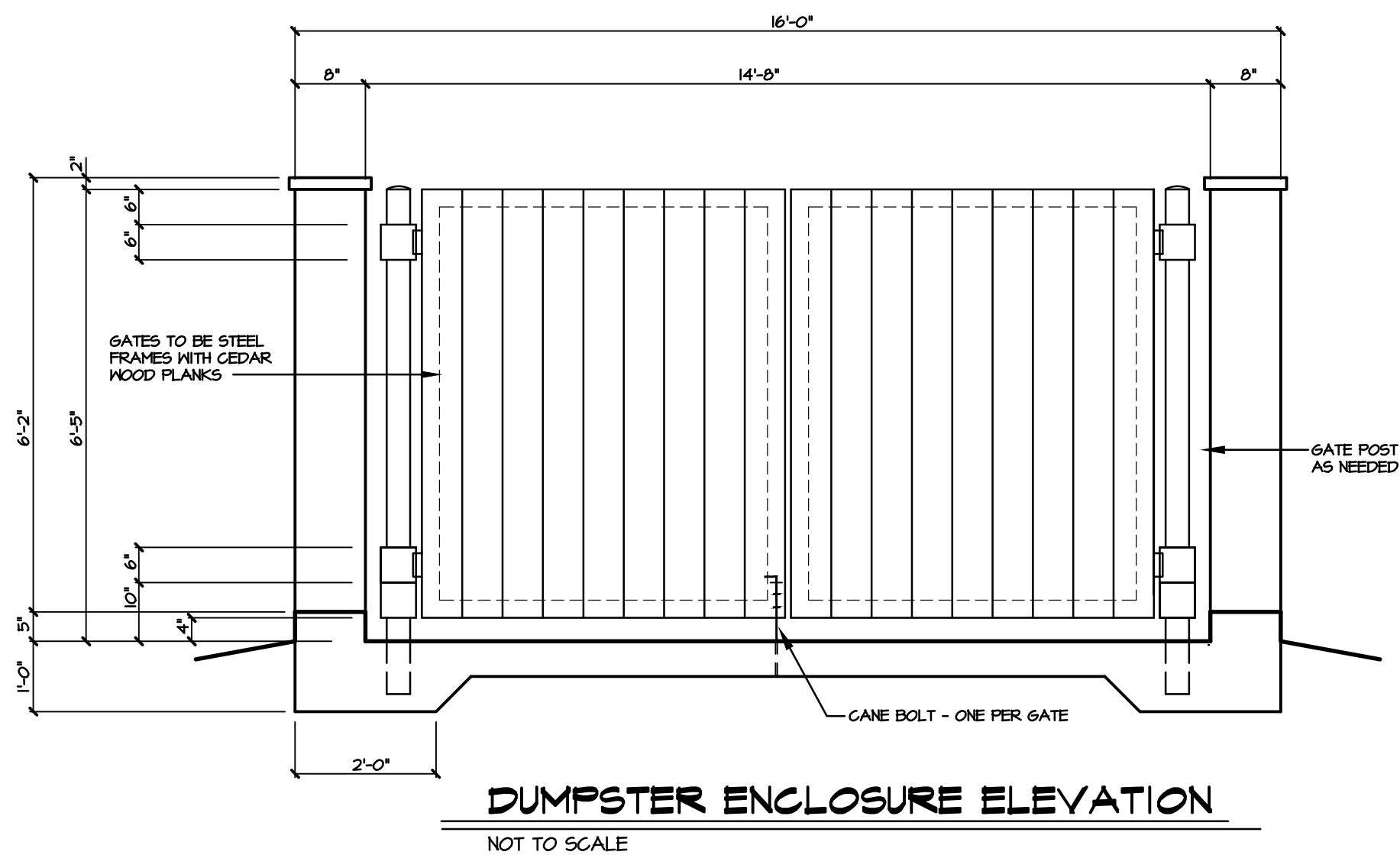
ZONING: I-B-2, INDUSTRIAL-BUSINESS-2 DISTRICT

LANDSCAPE REQUIREMENTS

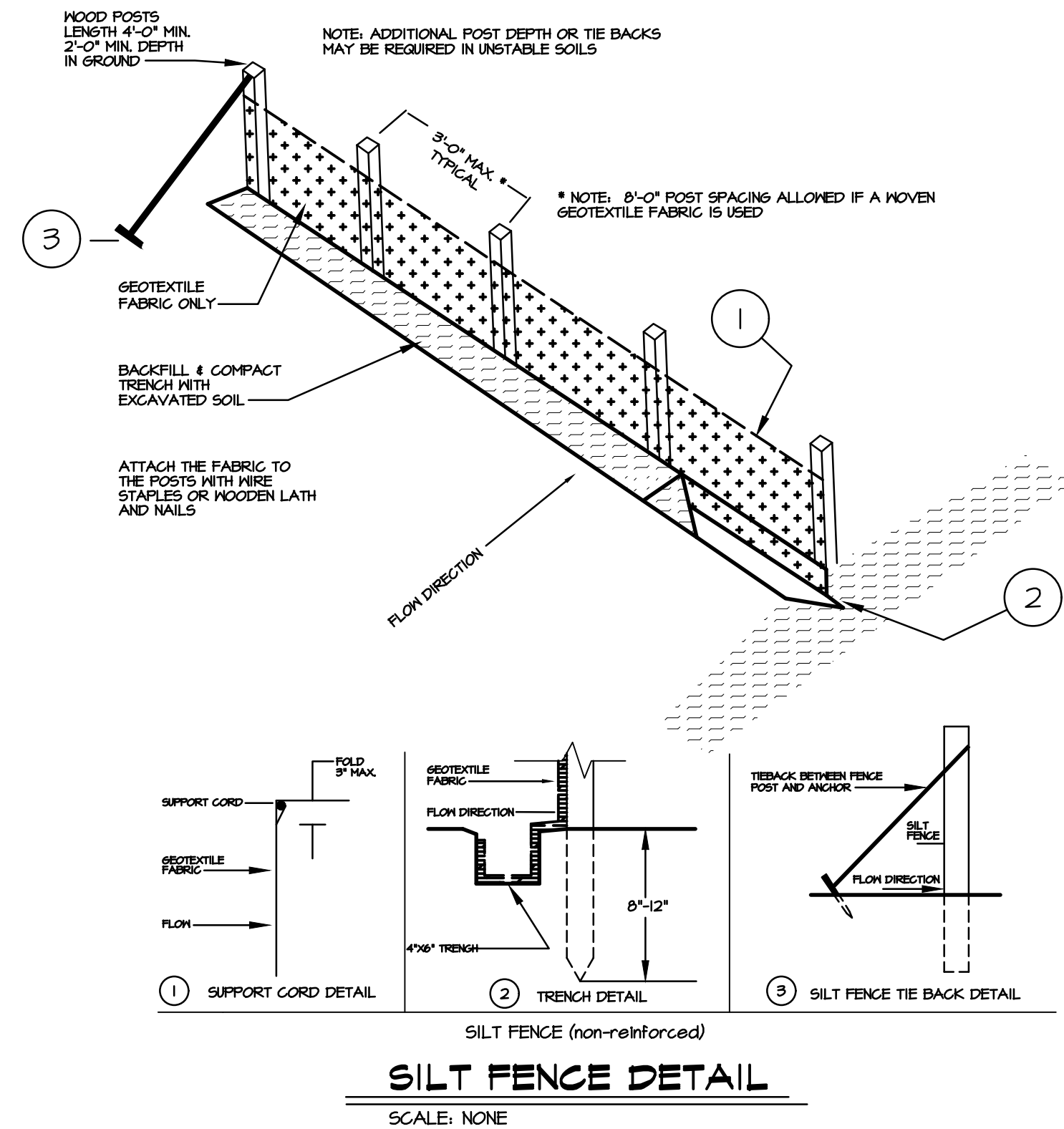
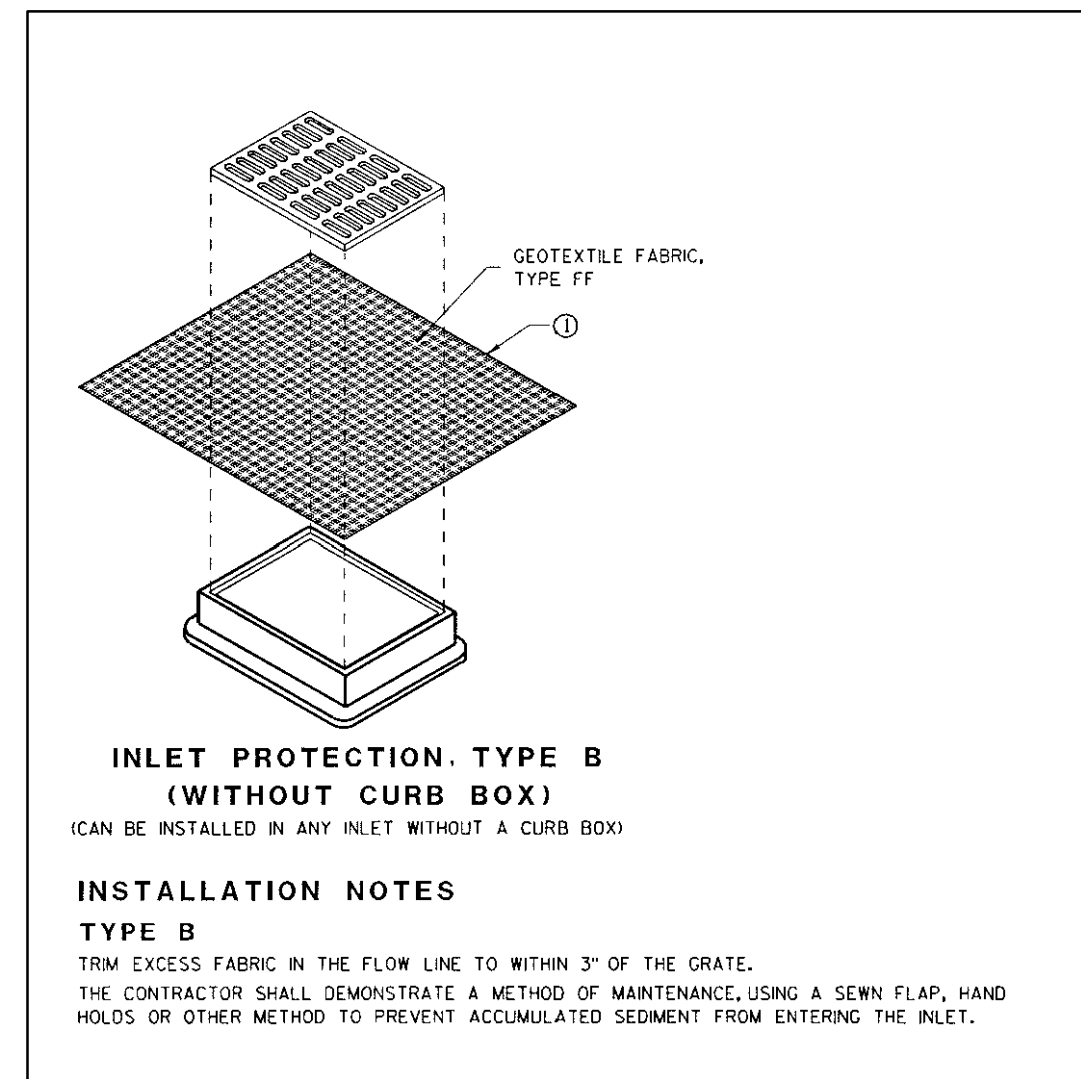
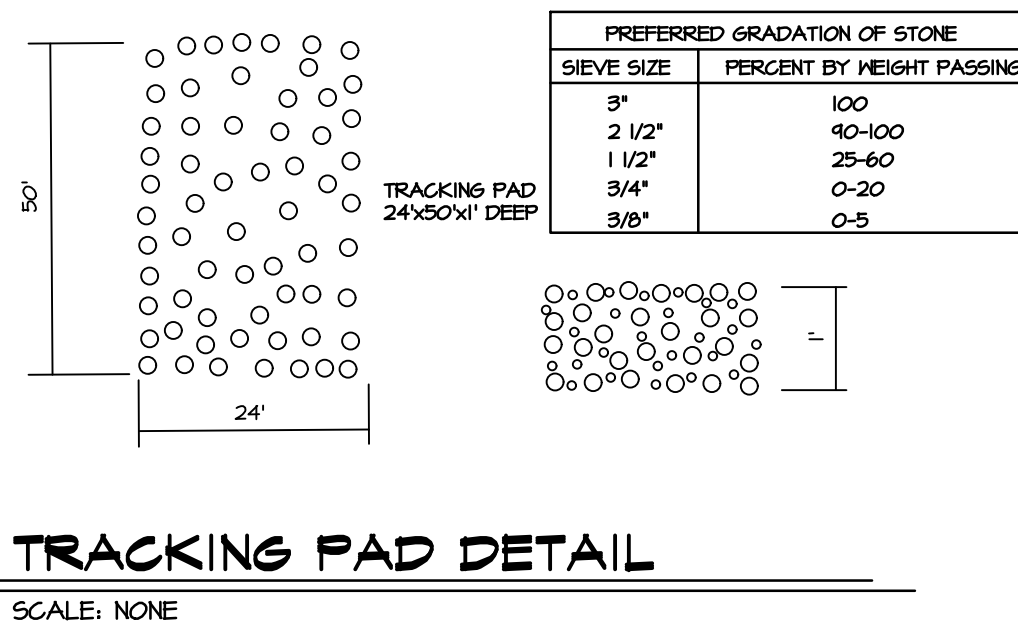
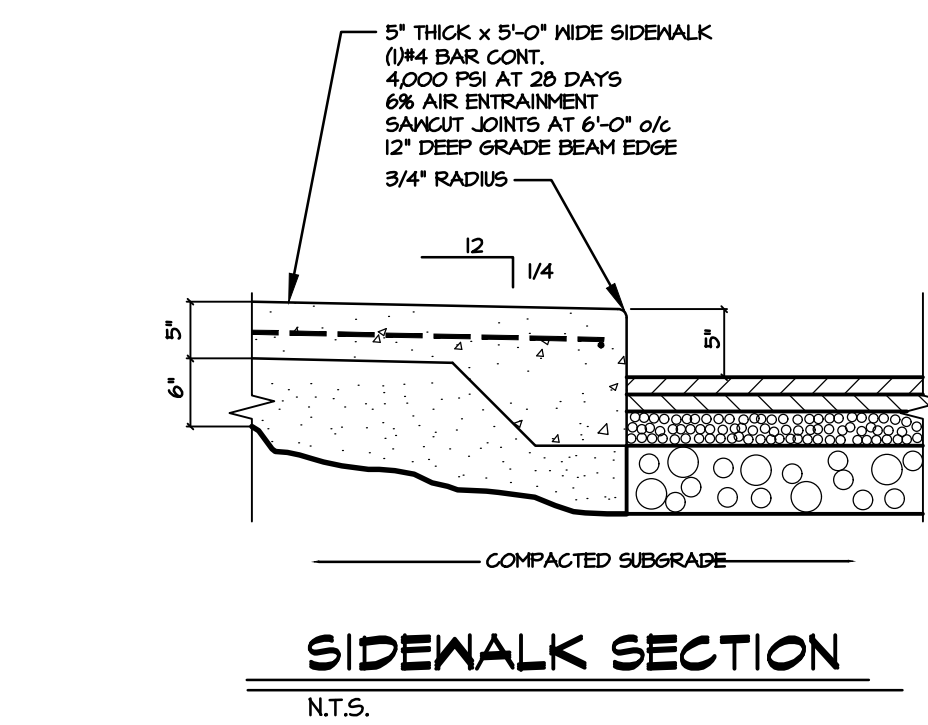
ONE (1) TREE PER 10,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF.
LOT AREA = 72,491 SQ. FT.
TREES REQUIRED: $72491/10000 = 7.25$ TREES
TREES SHOWN: 8 TREES

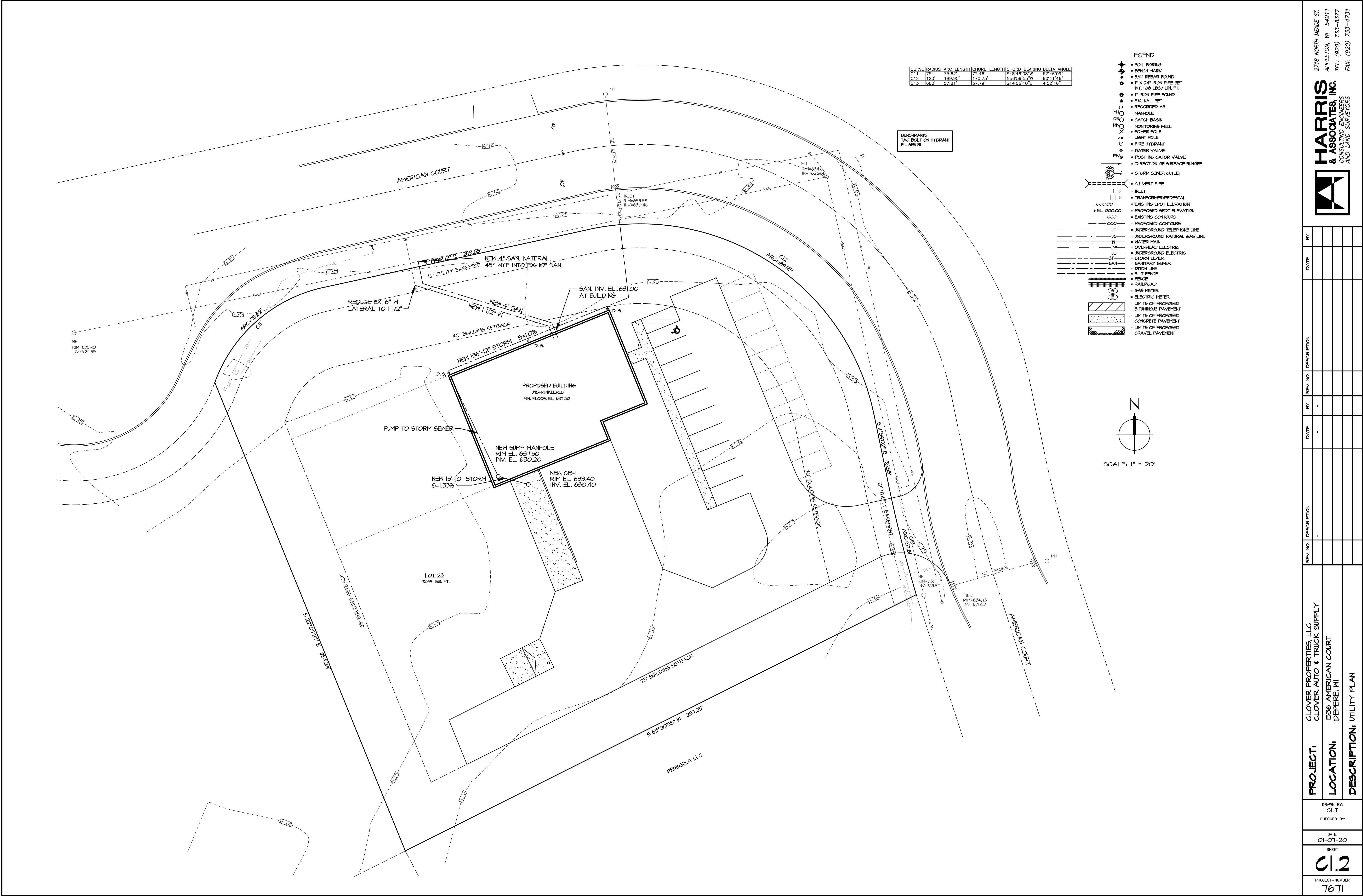
LANDSCAPE TREE/ SHRUB SCHEDULE						
SYM.	COMMON NAME	LATIN NAME	QTY.	COND.	SIZE	REMARKS
	SUGAR MAPLE	ACER SACCHARUM	8	B#B	1 1/2"	ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK"
	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	20	B#B	5'	
	JUNIPER	JUNIPERUS CHINENSIS	6	2 GAL	2'-3'	
	GOLDFLAME SPIREA	SPIREA BUMALDA	2	2 GAL	18"-24"	

DRAWN BY: CLT		DATE: 01-07-20		2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731	
CHECKED BY:		SHEET C.3		 HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS	
PROJECT: GLOVER PROPERTIES, LLC GLOVER AUTO & TRUCK SUPPLY		REV. NO.	DESCRIPTION	DATE	BY
LOCATION: 1536 AMERICAN COURT DEPERE, WI			-	-	
DESCRIPTION: LANDSCAPE PLAN					



- ## EROSION CONTROL NOTES
1. All site contractors should obtain the Wisconsin Department of Natural Resources Technical Standards.
 2. All erosion and sediment control measures shall be constructed, inspected and maintained in accordance with the Erosion Control Plan, WDNRS Technical Standards and the NPDES General Permit for the site. Inspection reports shall be maintained.
 3. All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material. BMPs shall be installed around all soil stockpiles. Stockpiles left in place greater than 7 days shall be properly stabilized.
 4. Weekly inspection and maintenance of all sediment control structures shall be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day.
 5. Within 24 hours of a rainfall of 0.5 inches or more, sediment control structures shall be inspected for integrity. Any damaged structures shall be corrected immediately.
 6. Sediment control measures shall not be removed until the areas served have established vegetative cover.
 7. Gravel mats shall be installed at all construction site exits to prevent tracking of soil. The gravel mat shall consist of 3"-6" clear stone placed 12" deep, for a minimum of 50'.
 8. Tracked soil shall be collected daily from paved roads located near the construction site.
 9. Dewatering shall conform to DNR Technical Standard 1061.
 10. Woven geotextile filter fabric shall be used to protect storm water catch basins per WDOT Inlet protection types B or D. A minimum of 10 inches of fabric shall extend beyond the grating to provide a handhold when removing. Fabric shall be until the entire drainage area of the inlet is restored. Alternative protection shall be utilized around the catch basin if flooding may cause damage to adjacent buildings or properties. The catch basin shall be inspected after each rainfall event and cleaned as needed to maintain flow. If fabric is ripped it shall be replaced by the end of the work day. Fabric shall not be ripped or cut to prevent ponding.
 11. Overland flow shall be prevented from leaving the work site by installing straw bale or filter fabric fencing parallel to the contours located downhill from the work area.
 12. Sediment control for pipeline construction:
 - a. Excavated trench material shall be placed on the uphill side of the trench.
 - b. Immediately following pipe installation, the trench shall be backfilled, compacted and stabilized at the end of each working day.
 13. All disturbed ground outside of the everyday construction area at a minimum be temporarily seeded/mulched with oats or rye if the area is left inactive for more than 7 days.
 14. The existing grass street terrace shall be maintained as a buffer during construction. It shall be restored with temporary seed and mulch at a minimum 7 days after the completion of all lateral installations and other construction activity. If the terrace is not be restored during final landscaping, a permanent seed mix shall be utilized.
 15. All erosion control practices damaged due to winter weather shall be repaired/replaced immediately.
 16. The NPDES Permit, Erosion Control Plan and Stormwater Management Plan shall be kept on site at all times.
 17. An Inspection Log shall be maintained and kept on-site.
 18. Minimize offsite airborne dust by watering disturbed areas when overly dry.
 19. All waste generated at the construction site will be properly disposed of and not be allowed to run into the storm sewer system.
 20. No excess concrete washout will be deposited in or near the ditch areas. Once hardened the concrete shall be disposed of as construction waste.
 21. Off-site deposits occurring as a result of a storm event shall be cleaned up by the end of the next work day. Off-site deposits occurring as a result of land disturbance shall be cleaned up by the end of the work day.
 22. Erosion Control and Construction sequence:
 - a. Install silt fence at the toe of slopes of the disturbed areas. (May 4, 2020)
 - b. Install Inlet protection. (May 4, 2020)
 - c. Install gravel tracking pad. (May 4-5, 2020)
 - d. Remove and stockpile topsoil. (May 6-15, 2019)
 - e. Grade, fill and place gravel. (May 16-June 19, 2020)
 - f. Construct Building. (May 20 - December, 2020)
 - g. Install asphalt pavement (October 2020)
 - h. Seed and mulch all disturbed areas.
 - i. Remove erosion control measures, after stabilization of the disturbed areas.





PROJECT: CLOVER PROPERTIES, LLC
CLOVER AUTO & TRUCK SUPPLY

LOCATION: 1536 AMERICAN COURT
DEPERE, WI

DESCRIPTION: UTILITY PLAN

DRAWN BY:
CLT

CHECKED BY:

DATE:
01-07-20

SHEET
C1.2

PROJECT-NUMBER
7671

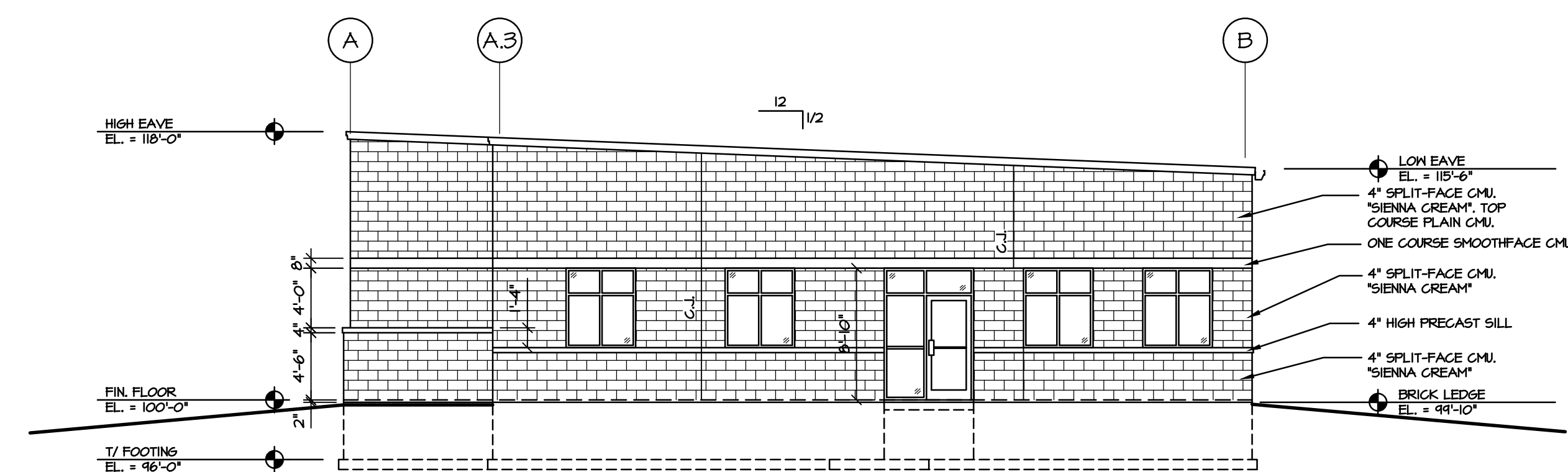
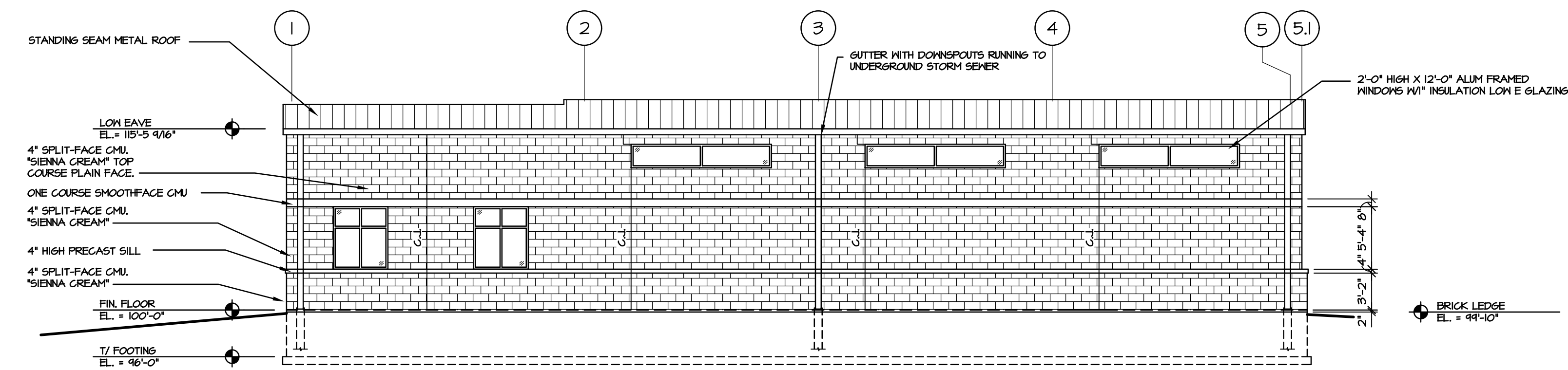
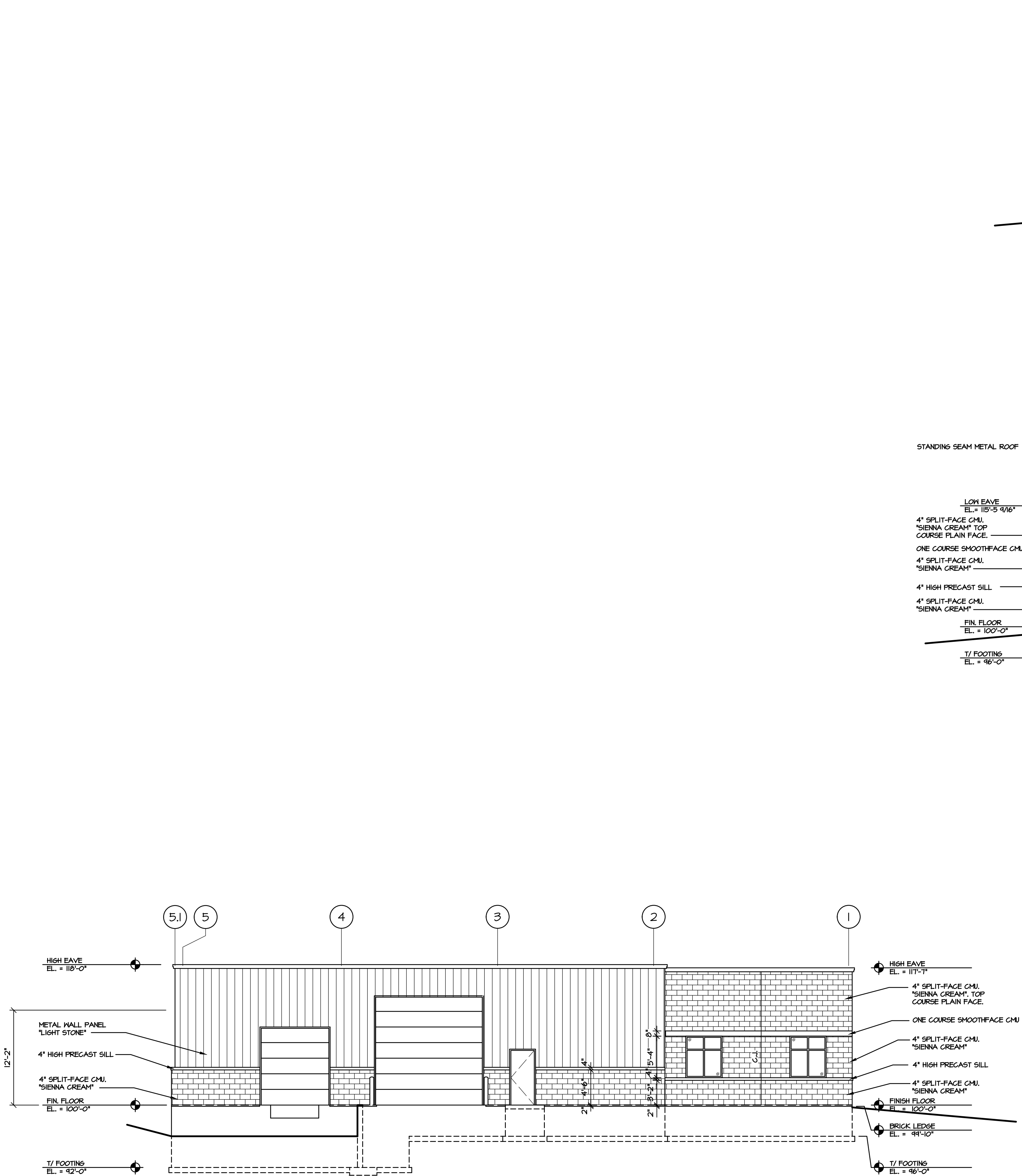
REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY
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2				2			
3				3			
4				4			
5				5			

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

Attachment: Site Plan - PRELIMINARY REVISED 2 - 20 Jan 2020 (9102 : Staff recommendation and possible action regarding a Site Plan request for a new office and warehouse)

Packet Pg. 332



2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731 HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 		BY		DATE			
PROJECT: CLOVER PROPERTIES, LLC CLOVER AUTO & TRUCK SUPPLY		REV. NO.	DESCRIPTION	BY	DATE	DESCRIPTION	
		-		-			
LOCATION: 1536 AMERICAN COURT DE PERE, WISCONSIN							
DESCRIPTION: EXTERIOR ELEVATIONS							
DRAWN BY: RDT							
CHECKED BY:							
DATE: 01-20-20							
SHEET							
A2.0							
PROJECT-NUMBER 7671							



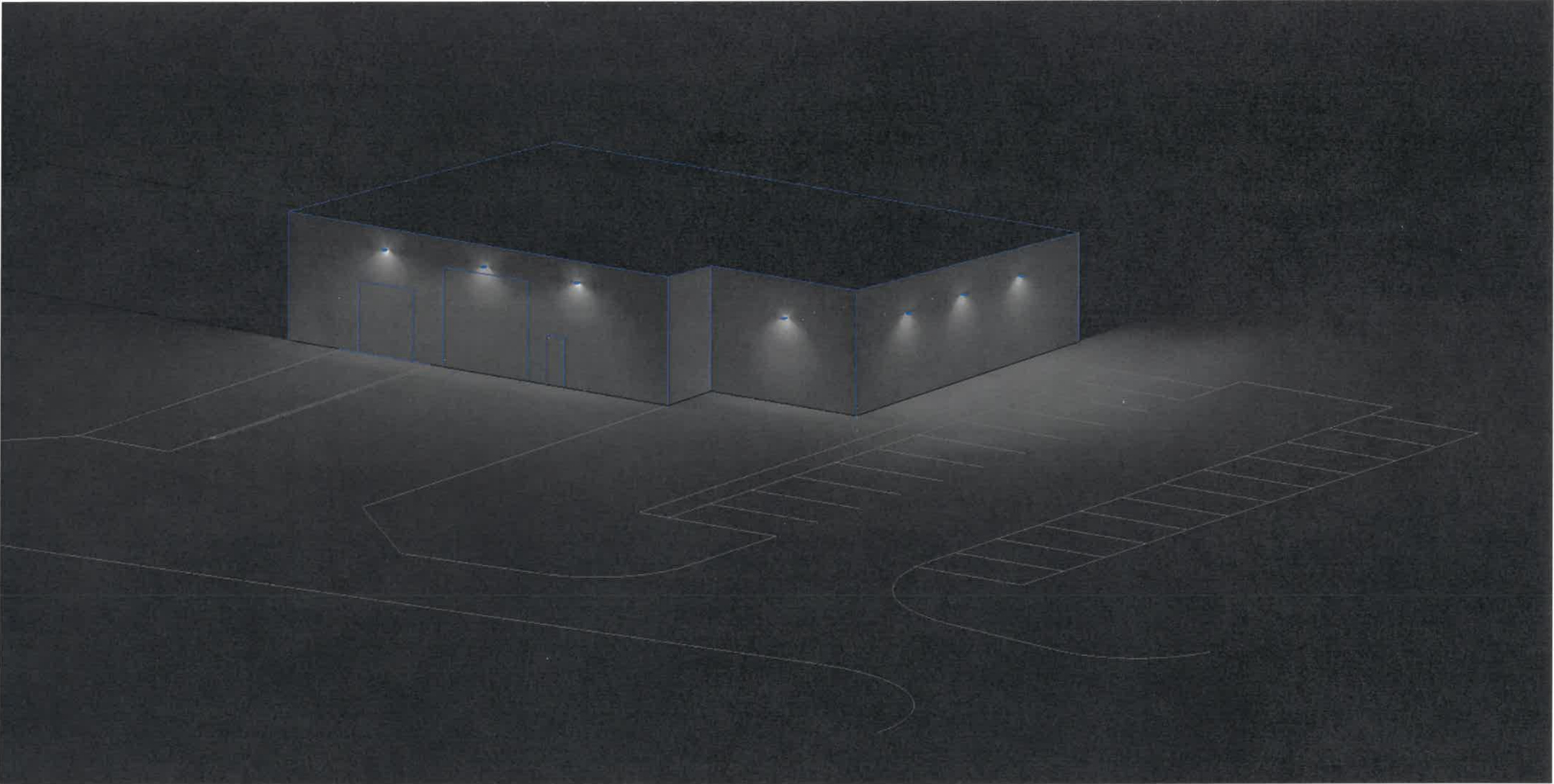
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Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor Wattage
	A	7	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR6BRL	CROSSTOUR WALL MOUNT LED WITH REFRACTIVE LENS	EATON LED 5000K	1	XTOR6BRL.ies	6216	1 58

Designer

Date
1/13/2020
Scale
Not to Scale
Drawing No.

Summary



Current View

...

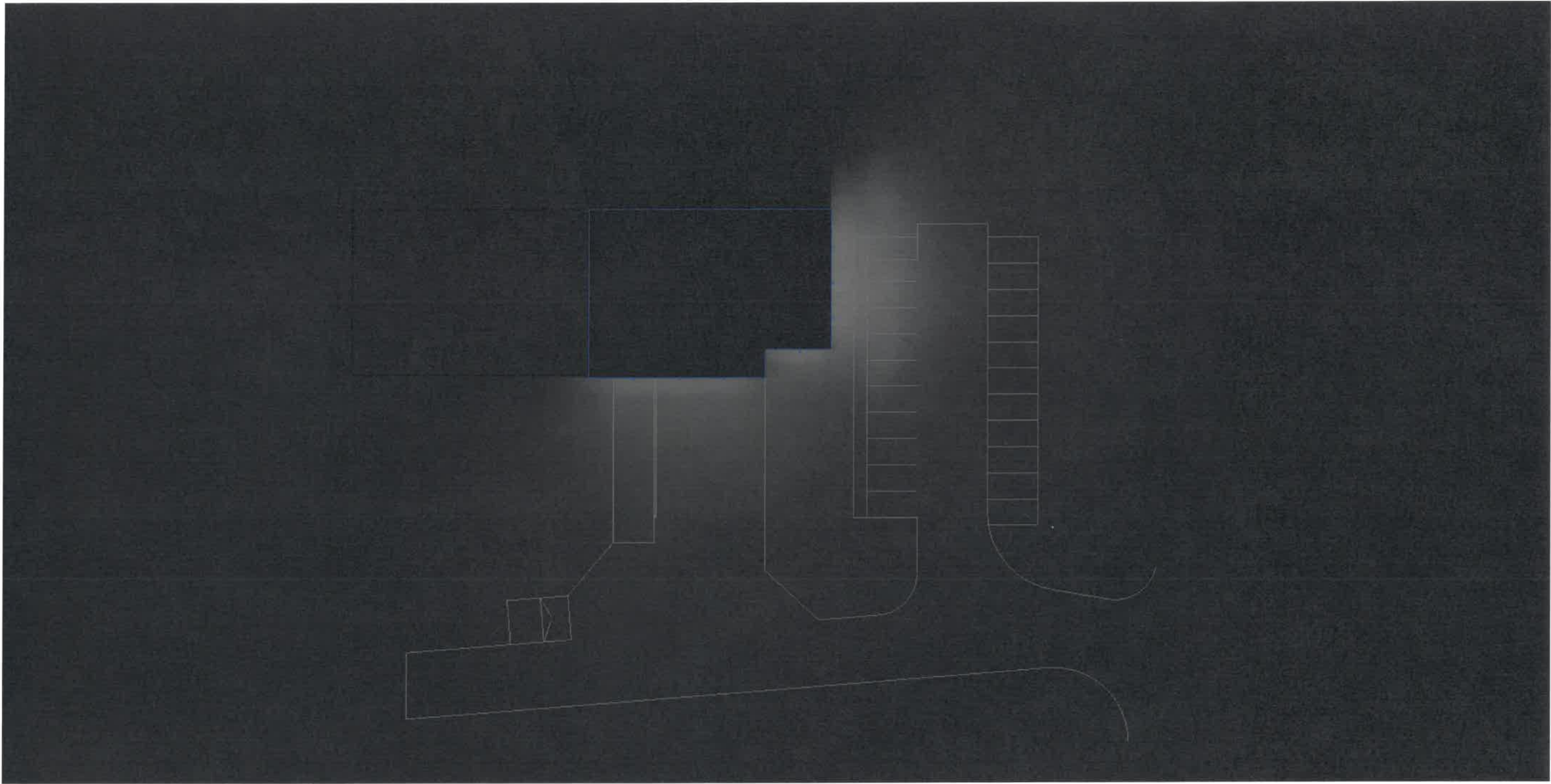
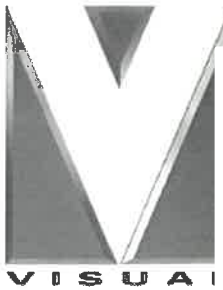
Designer

Date
1/13/2020

Scale
Not to Scale

Drawing No.

Summary



Current View

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR6BRL	CROSSTOUR WALL MOUNT LED WITH REFRACTIVE LENS	EATON LED 5000K	1	XTOR6BRL.ies	6216	1	58

Designer

Date
1/13/2020

Scale
Not to Scale
Drawing No.

Summary

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.

Catalog #	XTOR6BRL	Type
Project		
Comments	Building Exterior	Date
Prepared by		



XTOR
CROSSTOUR
MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



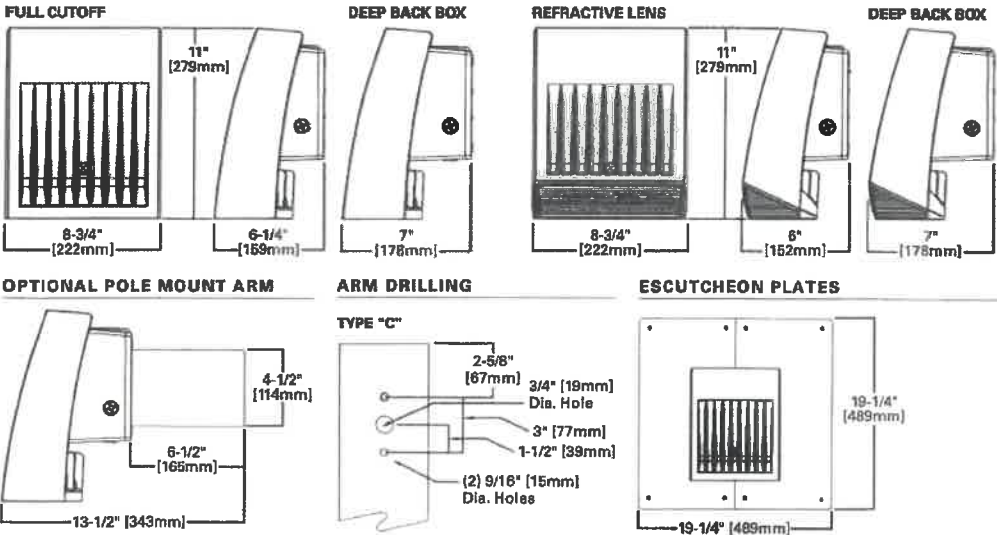
CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.99

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

DIMENSIONS



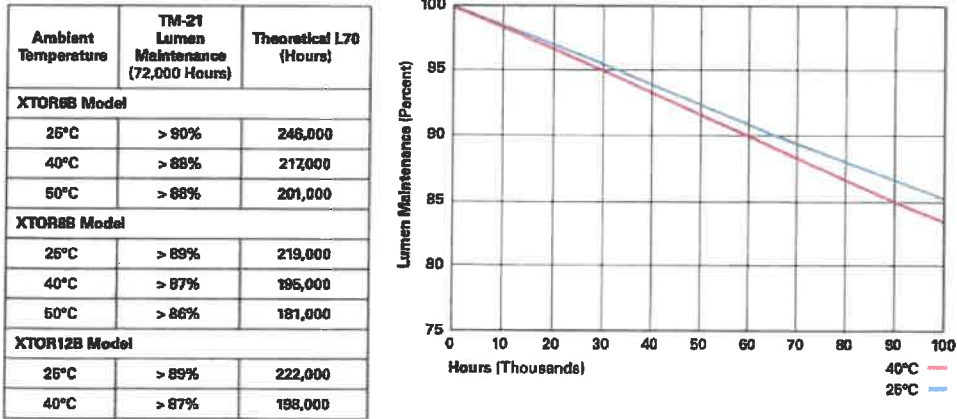
*www.designlights.org

TD514005EN
April 18, 2018 8:58 AM

POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,835	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W
EGRESS Information	XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED			XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED		
Delivered Lumens	509			468		
B.U.G. Rating	N.A.			N.A.		
CCT (Kelvin)	4000K			4000K		
CRI (Color Rendering Index)	65			65		
Power Consumption (Watts)	1.6W			1.6W		

LUMEN MAINTENANCE



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.38/0.21	0.50/0.21
347V	0.19	0.25	0.33		--
480V	0.14	0.19	0.24		--



Eaton
1121 Highway 24 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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April 18, 2018 8:58 AM

Sample Number: XTOR6B-W-WT-PC1			
Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B=58W XTOR6B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR6BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	247V=347V ^{2,3,4,6} 480V=480V ^{2,3,4,6} PC1=Photocontrol 120V ⁷ PC2=Photocontrol 208-277V ^{7,8} PMA=Pole Mount Arm (C Drilling) with Round Adapter ^{9,9} MS-L20=Motion Sensor for ON/OFF Operation ^{2,3,10,11} MS/DIM-L20=Motion Sensor for Dimming Operation ^{2,3,10,11,12,13,14} CBP=Cold Weather Battery Pack ^{2,3,15,16,17} HA=50°C High Ambient ¹⁷
Accessories (Order Separately)			
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol ⁸ VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸		VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁴	

- NOTES:
- DesignLights Consortium[®] Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
 - Not available with HA option.
 - Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
 - Not available with CBP option.
 - Thru-branch wiring not available with HA option or with 347V.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Not available with MS-L20 and MS/DIM-L20 options.
 - Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
 - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPE13001EN for additional support information.
 - For use in downlight orientation only. Optimal coverage at mounting heights of 8'-20'.
 - 120V thru 277V only.
 - Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
 - Includes Integral photo sensor.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
 - 120V or 277V operation only.
 - Operating temperatures -20°C to 25°C.
 - Not available in XTOR12B or XTOR12BRL models.
 - Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR6B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR6B-PC1=81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	XTOR6B-WT=81W, 5000K, Summit White	XTOR12B-WT=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR6B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	XTOR12B-PC2=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR6B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR12B-PMA=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR6B-W=81W, 4000K, Carbon Bronze	XTOR12B-W=102W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR6B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze	XTOR12B-W-PC1=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR6B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze	XTOR12B-W-PC2=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR6B-W-PMA=81W,4000K, Pole Mount Arm, Carbon Bronze	XTOR12B-W-PMA=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR6BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR6BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-PC1=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR6BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR2BRL-WT=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR6BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-PC2=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR6BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-PMA=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR6BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR6BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-PC1=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR6BRL-W-PC2=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-W-PC2=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR6BRL-W-PMA=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-W-PMA=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze