# Plan Commission

**Regular Meeting**

**Agenda**

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

**Monday, January 24, 2022** | **7:00 PM** | **GoToMeeting**

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 24, 2022** at **7:00 PM.**

**This meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:**

**Please join my meeting from your computer, tablet or smartphone.**
https://www.gotomeet.me/DePere

**You can also dial in using your phone.**
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117

**Access Code:** 154-883-285

*****THIS MEETING WILL NOT BE HELD IN PERSON.*****

***This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.***

Call to Order

1. Roll Call
2. Approval of the minutes of the December 20, 2021 Plan Commission meeting.
3. Public comments upon matters not on the agenda.
4. Discussion and possible action on Title Clean-Up Requirements for City Owned Front Street Parking Lot Parcels. *
5. Consideration and possible action on an extraterritorial 2 lot certified survey map at 1927 Williams Grant DR in the Town of Lawrence (Parcel L-433-1).*
6. Consideration and possible action on a 2 lot certified survey map at 3234 Old Janssen TR (Parcel ED-R53).*
7. Consideration and possible action on a 74 lot and 3 outlot preliminary extraterritorial plat of Grande Ridge Estates First Addition at 3300 BLK Heritage RD in the Town of Ledgeview (Parcels D-449-2, D-449-2-1, D-450-1, D-450-2).*
8. Consideration and possible action on a 104 lot and 4 outlot preliminary plat of Waterview Heights Fifth Addition at 2400 BLK Lost Dauphin RD (Parcels WD-D0104, WD-L496).*
9. Consideration and possible action on a request for a 97 lot and 2 outlot final plat of Mystic Creek at 2200 BLK French RD (Parcel WD-L499).*
10. Consideration and possible action for an Amended Precise Implementation Plan to allow a second drive-through lane for a restaurant (fast food/drive-in) at 1499 Lawrence DR (Parcel WD-D0011-4).

11. Consideration and possible action for a site plan for bus parking, a 12,000 SF building addition, a modified front entry and driveway, a new 26 stall parking lot, a relocated play structure, and a new 5,000 SF garage at 755 Scheuring RD (Parcel WD-208-2).

## Adjournment

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

*Items with an asterisk require City Council approval

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Troy Collins, Point of Beginning
Sandra M & Robert J Glowacki
Michael R. Andraschko, Mau & Associates LLP
Robert W Janssen
Steven M. Bieda, PLS Mau & Associates LLP
Ryan Radue, Seville Properties LLC
Gigot Properties LLC
J&A Lakeside Properties LLC
Troy Hewitt, Robert E. Lee & Associates
Craig Kassner, Best Built Inc.
Keith Garot, G & H Garrity Real Estate LLC
Chris McGuire, McCON Building Corporation
Jeff Liegal, S&L Properties De Pere LLC
Tonya Wagner, Mau & Associates LLP
Kim Pahlow, Brown County School Syble Hopp

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Kelly Barker** |
| **SUBJECT:** | **Approval of the minutes of the December 20, 2021 Plan Commission meeting.** |

**ATTACHMENTS:**

- PC_Dec2021_Minutes_Draft (PDF)

# Plan Commission

**Special Meeting**

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

**Draft Minutes**

**Monday, December 20, 2021** **7:00 PM** **Council Chambers and Virtual**

Call to Order

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

| Attendee Name | Title | Status | Arrived |
|---|---|---|---|
| James Boyd | Mayor | Present | |
| Derek Beiderwieden | Commissioner | Present | |
| Brenda Busch | Commissioner | Present | |
| Dan Carpenter | Alderperson | Present | |
| Mark Higgins | Commissioner | Present | |
| Dean Raasch | Alderperson | Present | |
| Grant Schilling | Commissioner | Present | |

Also present: Development Services Director Daniel Lindstrom and City Planner Peter Schleinz.

2. Approval of the minutes of the November 22, 2021 Plan Commission meeting.

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

3. Public comments upon matters not on the agenda.

There were no public comments.

| | |
|---|---|
| **RESULT:** | **DISCUSSED** |

4. Discussion about proposed changes to the City's proposed DRAFT Zoning Code related to zoning districts, downtown design standards, and the administrative process for site plans.

Development Services Director Daniel Lindstrom and City Planner Peter Schleinz provided an overview to the City's new zoning code, focusing on the following three topics: zoning districts, downtown design standards, and the administrative process for site plans. The presentation began with a review of the new proposed zoning districts. Peter explained the new residential districts which will replace the current R-1, R-2, R-3 and R-4 districts. Mark Higgins asked if the concept of tiny homes would be included in the new code. Peter replied that tiny homes are not included, but backyard cottages will be allowed, with certain limitations and restrictions. He added that front, side and rear yard setbacks have also been reduced. Other changes include separate house and attached garage setbacks, rear alley driveways in the R1-45 and R2-45 districts, increased square footage for accessory buildings, and short term rental regulations for VRBO and AirBNB properties. Daniel added that these changes are being proposed to try to bring more homes in De Pere into conformity. The discussion moved on to downtown business districts, with an emphasis on mixed-use districts. Derek Beiderwieden questioned the idea of limiting the number of stories allowed in certain districts. Discussion followed and the Plan Commission members were in agreement that there should not be a height limit imposed for the MX1 district. Peter highlighted the MX districts, which defines separate requirements for six types of buildings, updated facade and cap materials,

textures, and shadow lines. He also noted that landscape requirements will be clarified and more clearly defined in the new code. New special districts include: PI-2, PI-2, and PUD (universities, schools, churches), CON - Conservancy (no change), AG - Agricultural (no change).

The second topic of discussion was related to downtown design standards. Peter discussed the six main facade materials that are currently in the code: brick, masonry, concrete, natural stone, PC approved material, and metal panel accents. Changes in the new code in the MX and GX districts call for seven "major" materials that must cover 70% of front facade: brick, CMU, fiber cement board, glass, metal, stone, wood and twelve "minor" materials that can cover up to 30% of front: concrete, fiber cement board, glass, metal, composite material, corten metal, stucco (20%), ceramic tile (20%), translucent panel (20%), vinyl (20%), wood (20%), wood composite (20%). This would give developers more options & flexibility. Other building design elements include: windows/shutters/balconies, with specific requirements for each category.

The third topic of the meeting was to discuss the administrative process for site plan review, which was presented by Development Services Director Daniel Lindstrom. With the current schedule, the review process follows this path: concept sketches are submitted to staff, pre-consult with plan reviewers, formal site plan submitted, staff reviews plans, conditions of approval created, staff writes Plan Commission report, Plan Commission agenda published, Plan Commission conditionally approves, post approval revisions with staff, final site plan approval, applicant applies for permits. In the first example, the entire review process took almost 6 months from start to finish. The pros of this process are that Plan Commission knows of the site plan prior to permits being issued and meeting dates are established for reviews. The cons of this process are that a lot of staff hours are used for meeting preparation, staff is rushed to complete reviews in time for meetings, and the City may appear development-unfriendly due to the lengthy process. In order to be more development-ready, the Development Services Department proposed an alternative review process that could be adopted by the City which highlights a staff-only review process for site plans. In this scenario, the plan reviewers review the plans instead of the Plan Commission and staff conditionally approves the site plan instead of the Plan Commission. After the final site plan approval, the applicant can apply for permits and staff provides a summary of approvals to the Plan Commission. In the second example, the entire review process took one to two months as opposed to six months. Ald. Raasch asked if Plan Commission can appeal a decision made by staff and Daniel replied yes. Staff would create a web portal for all existing site plans to reside and would present a monthly summary for the approved site plan. The applicant and Plan Commission can appeal an administrative decision and Daniel restated that appeals and revisions need to be based on interpretations of the prescribed zoning code standards. Discussion followed and it was agreed that staff should move toward implementing this new process as long as the Plan Commission had the means to appeal a decision. Daniel noted that the next review of the zoning code will include a more formal review of the approval process and procedures as well as a review of the sign code.

**RESULT: DISCUSSED**

## Adjournment

Derek Beiderwieden moved, seconded by Mayor Boyd, to adjourn the meeting at 8:46 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Kelly Barker** |
| **SUBJECT:** | **Public comments upon matters not on the agenda.** |

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **City Attorney** |
| **FROM:** | **Kristen Johnson** |
| **SUBJECT:** | **Discussion and possible action on Title Clean-Up Requirements for City Owned Front Street Parking Lot Parcels. *** |

**ATTACHMENTS:**

- Mayor & PC - Front Street Title Issues 1-24-2022 (PDF)

**MEMORANDUM**

TO: Mayor James G. Boyd
Plan Commission Members
Common Council Members

FROM: Kristen Johnson, Assistant City Attorney

DATE: January 24, 2022 (Plan Commission meeting date)

RE: Front Street Development Title Issues

The City-owned Front Street Parking Structure has been identified as a site for redevelopment in the City's downtown. The purpose of this memo is to discuss various title issues the Law Department has identified related to several City-owned properties in order to proceed with development on Front Street.

**Condemned Land**

A small piece of land located behind 126 S Broadway is owned by the City, shown in pink on the attached map. Brown County land records show this piece of land was condemned and transferred to the City in 1971 from what is now Parcel ED-789, shown in green on the attached map. However, proper documentation showing the transfer of this property to the City has not been located. Staff in the Brown County Listing Department suggested the Lis Pendens filed with the condemnation proceedings was likely accepted as a conveyance deed back in 1971, although a Lis Pendens would not be sufficient documentation now. Parcel ED-789 is currently owned by 126 South Broadway, LLC. In order to clear up this issue, the City is working with 126 South Broadway, LLC toward a mutually acceptable solution. Staff is confident an agreement will be reached and the quit claim deed signed, thereby clearing up any title issues at this location. In the event that does not occur, Council approval to initiate litigation will be required.

**Parcel ED-796**

Parcel ED-796, depicted in yellow on the attached map, is currently owned by the City. This parcel was conveyed to the City in 1971 and included a restrictive covenant granting parking and access rights for the benefit of Parcel ED-784. Parcel ED-784, depicted in orange on the attached map, is currently owned by MP Broadway LLC. The Law Department has been working with the owners of ED-784 to release this restriction and we are confident the parties will be able to resolve these issues in preparation for development without the need for litigation.

**Parcel ED-794**

Parcel ED-794, depicted in blue on the attached map, is currently owned by the City. This property was conveyed to the City in 1971 by Harry and Catherine Macco. This transfer included a restrictive covenant, which states in relevant part:

> *"This deed is given subject to the condition that the grantee* (City) *construct a public highway, a southerly extension of Front Street, from Charles Street southerly to connect with South Broadway Street at Merrill Street, providing ingress and egress to and from the above described property and adjacent property to be used as a public parking facility by Grantee…"*

The Front Street construction requirement is satisfied, but the public parking requirement remains and must be dealt with to ensure clear title. Because the restriction appears to benefit the public rather than one or more specific property owners, additional action is required to remove this restriction. The Law Department is of the belief that an action should be filed in Circuit Court to clear up this issue, naming the previous owners of ED-789 as well as any unknown interested parties as defendants. We will need the approval of Council to initiate this action. Before filing the action, we propose a public hearing be held on the matter to gather public input and attempt to identify potential parties with conflicting interests. It is unknown at this time how long this process will take and will depend upon the timing of the public hearing as well as the Court's calendar and preferred scheduling process.

**Utility Easement**

A gas main easement was granted to Wisconsin Public Service in 1991. This easement will need to be vacated/discontinued. The steps to put that in motion will start at the Plan Commission in the near future.

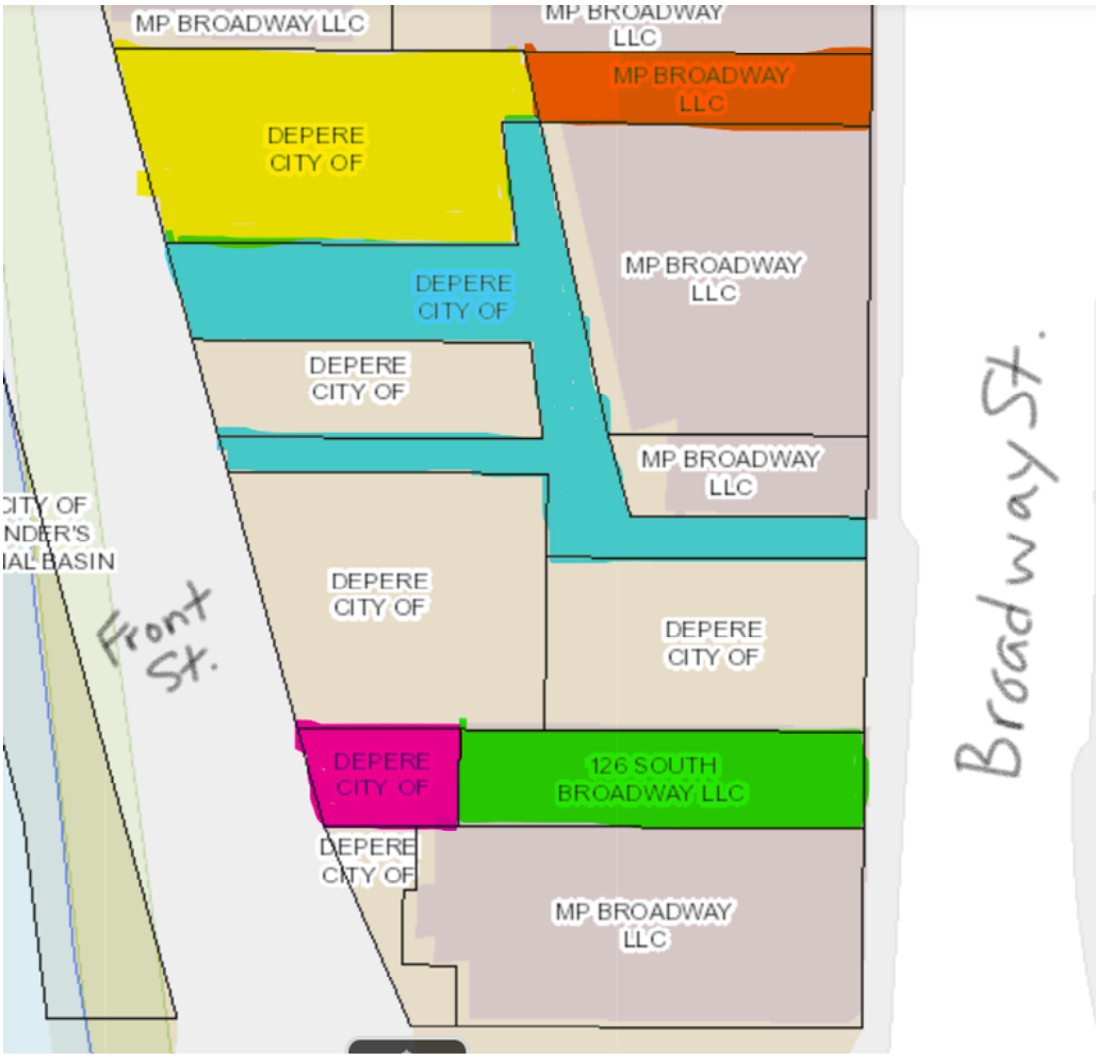
**Staff requests/recommendations**

Staff is requesting:

- the Plan Commission schedule a public Hearing before the Common Council regarding the removal of the public parking restrictive covenant; and
- the Plan Commission recommend that the Council authorize the City Attorney's Office to initiate an action in Circuit Court to remove any existing impediments to marketable title.

Please reach out to me if you have any questions ahead of the meeting.

KKJ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126 SOUTH BROADWAY LLC
DEPERE CITY OF
MP BROADWAY LLC
Broadway St.

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action on an extraterritorial 2 lot certified survey map at 1927 Williams Grant DR in the Town of Lawrence (Parcel L-433-1).*** |

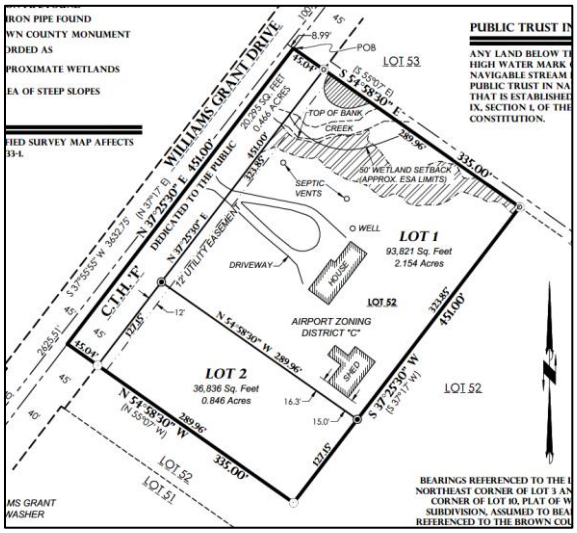
**ATTACHMENTS:**

- PC Report - CSM on Williams Grant DR (DOCX)
- Application Form (PDF)
- REVISED Preliminary CSM - 05 Jan 2022 (PDF)

**Item 5:** **Consideration and possible action on an extraterritorial 2 lot certified survey map at 1927 Williams Grant DR in the Town of Lawrence (Parcel L-433-1).***

**SITE MAP**

**PROPOSED CERTIFIED SURVEY MAP AREA**



**REQUESTED ACTION:** Preliminary Extraterritorial Certified Survey Map Approval.*

**COMMON DESCRIPTION:** 1927 Williams Grant DR, 2200 BLK French RD, located north and east from Williams Grant DR and Clem LN.

**PARCEL NUMBER(S):** L-433-1

**ZONING:** Residential (R-1) by the Town of Lawrence.

**SURROUNDING LAND USES:** Natural areas to the north.
Agricultural to the south and east.
School to the west.

**COMPREHENSIVE PLAN:** Residential by the Town of Lawrence.

**APPLICANT/OWNER:**

Authorized Representative
Troy Collins, PLS
Point of Beginning
1497 6th ST, Suite C
Green Bay, WI 54304

Property Owner
Sandra M & Robert J Glowacki
1927 Williams Grant DR
De Pere, WI 54115

**SITE HISTORY:** The parcel was developed for residential use in the 1960s-70s. With the southern end (proposed Lot 2) being used for agriculture.

**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 Lawrence, about 0.6 miles west from the De Pere City limits.
- Plan Commission review covers the CSM area highlighted blue on the **'Site Map'** as that is the City's extraterritorial review jurisdiction area.
- The proposed land division will create two new residential use lots.
- The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres and 100'. Both lots meet the minimum criteria for De Pere and Lawrence in the R-1 District.
    - Lot 1 is 2.2 acres with 324' of frontage.
    - Lot 2 is 0.8 acres with 127' of frontage.
- The site is not within the Urban Reserve Area of Extraterritorial Review Jurisdiction due to boundary agreements, thus, a minimum lot size of 10 acres does not apply.
- The site is located inside the sewer service district for Lawrence.
- The staff recommended conditions of approval are listed at the end of the report.

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 development opportunities 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 1, 2022.

**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 Lawrence.

CITY OF DE PERE RECEIVED NOV - 9 2021 PLANNING DEPT

DE PERE RUNS DEEPER

# CITY OF DE PERE

## APPLICATION FOR CSM REVIEW

Fee: $ 368.00
Receipt #: 167537
Date: 12-09-21

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

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Robert & Sandra Glowacki | Troy Collins | Land Surveyor | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 1927 Williams Grant Drive | De Pere | WI | 54115 |
| **Email Address** | **Phone Number (incl. area code)** | **Fax Number (incl. area code)** | |
| r.glowack65@gmail.com | 920-336-6288 | | |

**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 | Parcel No. |
|---|---|
| 2-Lot CSM on Williams Grant Drive | L-433-1 |

**SECTION 4: CSM Information**

| | |
|---|---|
| Existing Zoning: | G1 Residential |
| Present Use of Parcel: | Residential |
| Proposed Use of Lots: | Lot 1 - Residential Lot 2 - unknown |

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) | Title | Phone Number |
|---|---|---|
| Troy Collins | Land Surveyor | 920-619-6689 |
| **Signature of Applicant** | | **Date Signed** |
| Troy M. Collins | | 12-6-21 |

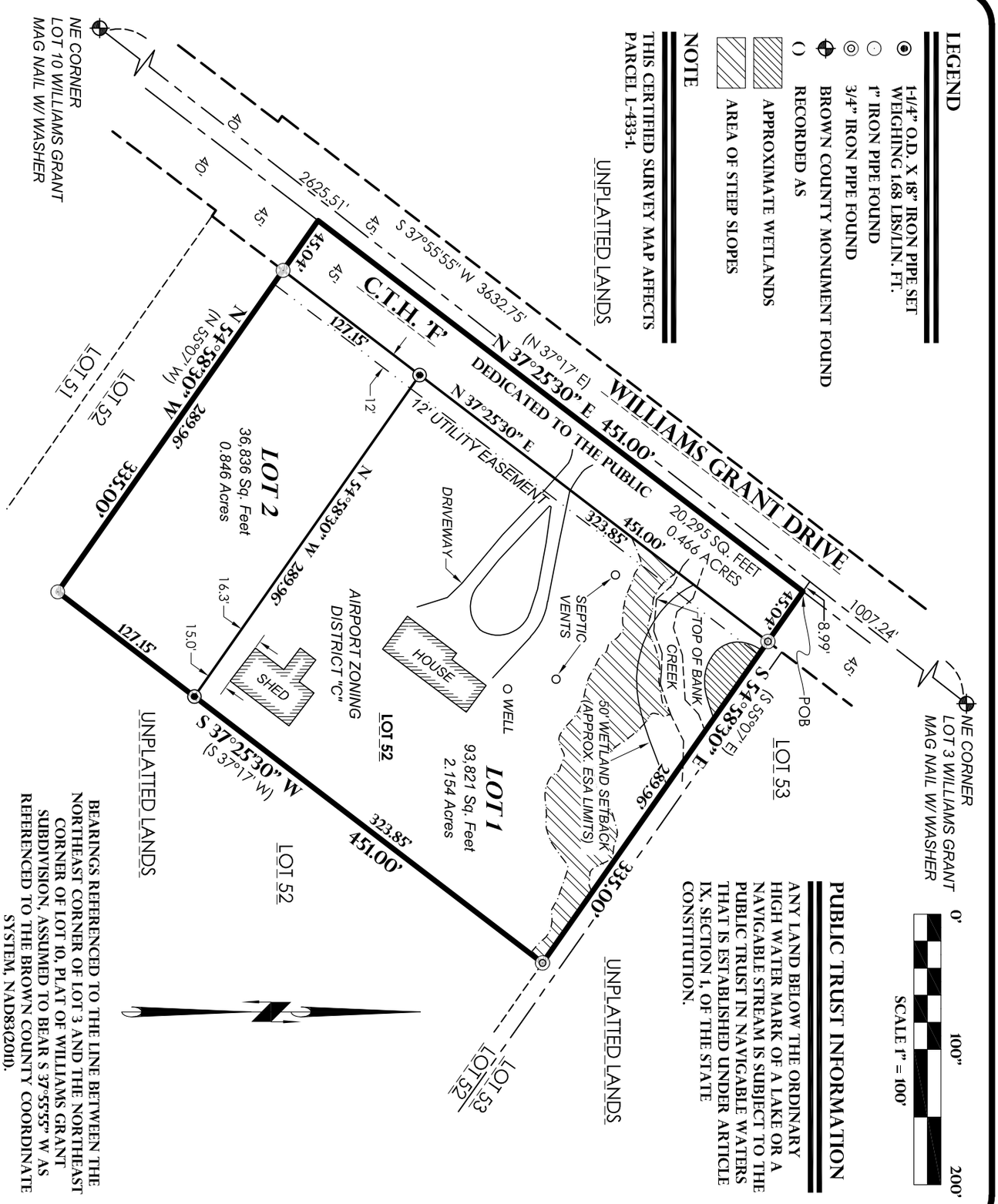
**TO BE COMPLETED BY CITY STAFF**

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

# CERTIFIED SURVEY MAP

**PRELIMINARY**
**1-5-22**

## BEING A PART OF LOT 52 OF THE PLAT OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN




**PUBLIC TRUST INFORMATION**

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

BEARINGS REFERENCED TO THE LINE BETWEEN THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF LOT 10, PLAT OF WILLIAMS GRANT SUBDIVISION, ASSUMED TO BEAR S 37°55'55" W AS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM, NAD83(2011).

Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
**Troy M. Collins, PLS #2995**
1497 6th Street, Suite C
Green Bay, WI 54304
715.344.9999 (office)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY JORDAN BROST

FIELD BOOK GB5 PAGE 62

JOB # 21.855

SHEET 1 OF 4 SHEETS

PRELIMINARY
1-5-22

# CERTIFIED SURVEY MAP

## BEING A PART OF LOT 52 OF THE PLAT OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

### *SURVEYOR'S CERTIFICATE:*

I, Troy M. Collins, Professional Land Surveyor, hereby certify that under the direction of Robert J. Glowacki and Sandra M. Glowacki, I have surveyed, mapped, and divided part of Lot 52 of the Plat of Williams Grant Subdivision, Town of Lawrence, Brown County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 3 of the Plat of Williams Grant Subdivision; Thence S 37°55'55" W along the line between said Lot 3 and the Northeast corner of Lot 10 of said Plat, 1007.24 feet; Thence S 54°58'30" E, 8.99 feet to the centerline of County Trunk Highway 'F' and the point of beginning; Thence continuing S 54°58'30" E along the Northerly line of lands described in Jacket 24415, Image 41 as Document Number 1435248, 335.00 feet; Thence S 37°25'30" W along the Easterly line of lands described in said Document, 451.00 feet; Thence N 54°58'30" W along the Southerly line of lands described in said Document, 335.00 feet to said centerline; Thence N 37°25'30" E along said centerline, 451.00 feet to the point of beginning.

Described parcel contains 150,952 Sq. Feet (3.465 Acres).

Subject to (if any) covenants, conditions, restrictions, right-of-ways, and easements of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the division of that land thereof made.
That I have fully complied with Chapter 236.34 of the Wisconsin State Statutes in surveying, mapping, and dividing the land, and the subdivision regulations of Brown County, Town of Lawrence, and the City of De Pere.

Dated this _____ day of _____, 2022.

_____
Troy M. Collins
PLS #2995

### *SURVEYOR'S NOTES:*

1. This Certified Survey Map is wholly contained within Jacket 24415, Image 41 as Document No. 1435248,

2. A Brown County Highway Department access permit must be obtained prior to any construction of a new street/road connection or driveway to a County Trunk Highway.

3. A shoreland permit from the Brown County Zoning Administrator's office is required for Lots 1 & 2 prior to construction, fill, excavation, or grading activity within 300 feet of the Ordinary High Water Mark (OHWM) of navigable rivers or streams, or to the landward side of the floodplain, whichever is greater, and/or 1000' of the OHWM of navigable lakes, ponds, or flowages.

4. The wetlands are approximate on Lot 1 due to the large size of the lot and/or the location of the wetland ESA. Should any development on Lot 1 be proposed near or within the approximate ESA, the actual wetland and ESA boundary shall be properly delineated by a certified wetland delineator hired by the affected landowner.

5. Lot 1 contains steep slopes that are unsuitable for building. No development shall occur in areas labeled "Steep Slope - Lands Unsuitable for Building" unless a geotechnical study is submitted to and accepted by Brown County Planning Commission.

Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
**Troy M. Collins, PLS #2995**
1497 6th Street, Suite C
Green Bay, WI 54304
715.344.9999 (office)

THIS INSTRUMENT WAS DRAFTED BY TROY COLLINS
AND DRAWN BY TROY COLLINS

FIELD BOOK GB5 PAGE 62
JOB # 21.855

SHEET 2 OF 4 SHEETS

PRELIMINARY
1-5-22

# CERTIFIED SURVEY MAP

## BEING A PART OF LOT 52 OF THE PLAT OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

### *OWNER'S CERTIFICATE:*

As owners, we hereby certify that we have caused the land described herein to be surveyed, mapped, divided, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Brown County Planning Commission and the Town of Lawrence.

_____ _____

Robert J. Glowacki Dated Sandra M. Glowacki Dated

State of Wisconsin)
County of Brown) ss

Personally, came before me this _____ day of _____, 2022, the above named Robert J. Glowacki and Sandra M. Glowacki, to me known to be the persons who executed the foregoing instrument and hereby acknowledge the same.

_____, Notary Public, _____, County, Wisconsin.

My commission expires _____.

### *RESTRICTIVE COVENANTS:*

**Environmentally Sensitive Area:** Lot 1 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, approximate wetlands, all lands within 50 feet of approximate wetlands of any size, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark of navigable waterways, non-navigable waterways, all land within 35 feet of the top of bank of non-navigable waterways, steep slopes 20% or greater associated with any aforementioned water or natural resources and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

**Lot Drainage:** 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.

### *EROSION CONTROL NOTE:*

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlines 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 Village has adopted soil erosion control ordinance, it shall govern over this requirement. The provision applies to any grading, construction, or installation-related activities.

### *AIRPORT ZONING DISTRICT NOTE:*

The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.

Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
**Troy M. Collins, PLS #2995**
1497 6th Street, Suite C
Green Bay, WI 54304
715.344.9999 (office)

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FIELD BOOK GB5 PAGE 62
JOB # 21.855

SHEET 3 OF 4 SHEETS

PRELIMINARY
1-5-22

# CERTIFIED SURVEY MAP

## BEING A PART OF LOT 52 OF THE PLAT OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

***CERTIFICATE OF THE TOWN OF LAWRENCE:***

This Certified Survey Map has been reviewed and is hereby approved by the Town of Lawrence.

_____

Town Representative Dated

***CERTIFICATE OF THE CITY OF DE PERE EXTRATERRITORIAL APPROVAL:***

The City of De Pere Common Council hereby approves this Certified Survey Map.

_____

Carey E. Danen Dated
City Clerk

***CERTIFICATE OF THE BROWN COUNTY TREASURER:***

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

_____

Paul D. Zeller Dated
Brown County Treasurer

***CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION:***

This Certified Survey Map has been reviewed and is hereby approved by the Brown County Planning Commission.

_____

Timothy Reed Dated
Senior Planner

Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
**Troy M. Collins, PLS #2995**
1497 6th Street, Suite C
Green Bay, WI 54304
715.344.9999 (office)

THIS INSTRUMENT WAS DRAFTED BY TROY COLLINS
AND DRAWN BY TROY COLLINS

FIELD BOOK GB5 PAGE 62
JOB # 21.855

SHEET 4 OF 4 SHEETS

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action on a 2 lot certified survey map at 3234 Old Janssen TR (Parcel ED-R53).*** |

**ATTACHMENTS:**

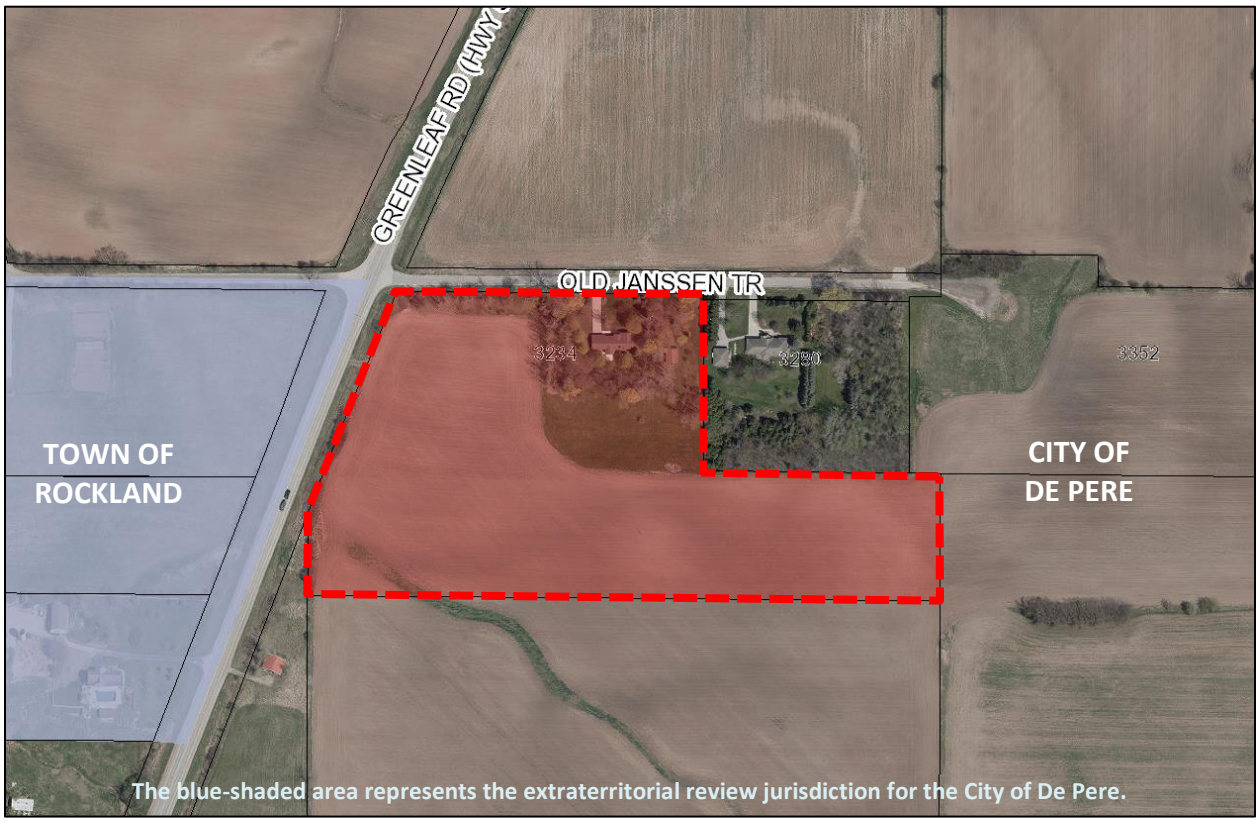
- PC Report - CSM on Old Janssen TR (DOCX)
- Application Form (PDF)
- Revised Preliminary CSM - 07 Jan 2022 (PDF)

*City of De Pere*
*Staff Comments*

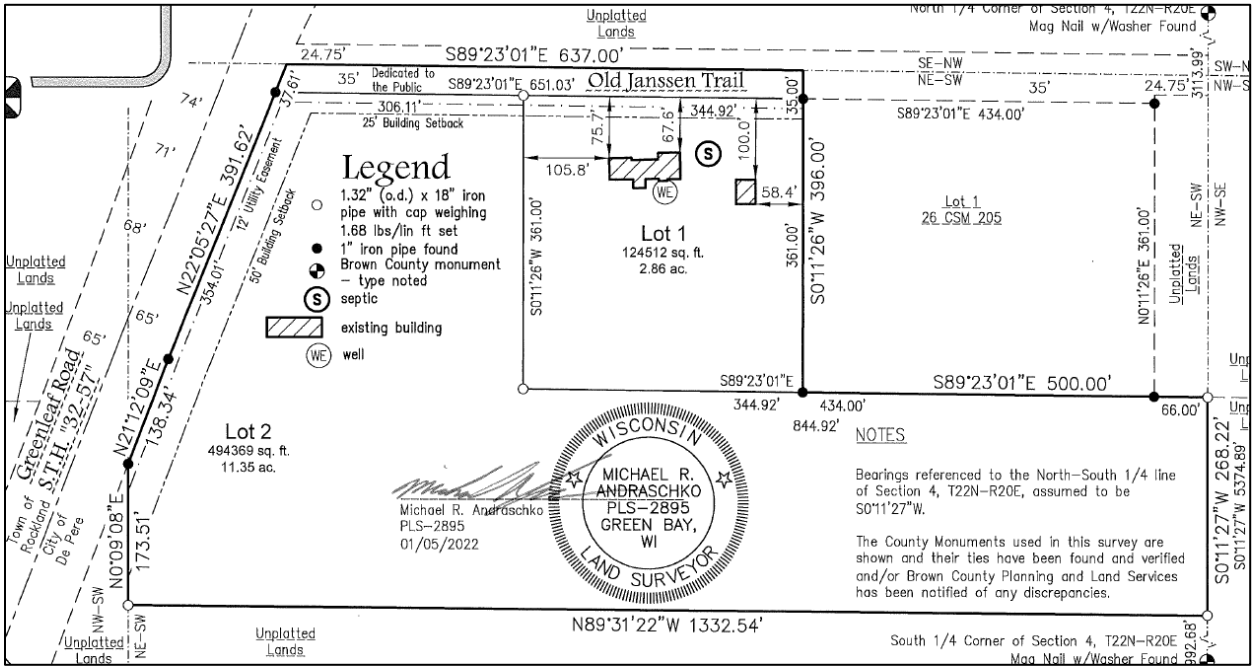
*Plan Commission*
*January 24, 2022*

**Item 6:** **Consideration and possible action on a 2 lot certified survey map at 3234 Old Janssen TR (Parcel ED-R53).***

## SITE MAP




## PROPOSED CERTIFIED SURVEY MAP AREA



**REQUESTED ACTION:** Preliminary Certified Survey Map Approval.*

**COMMON DESCRIPTION:** 3234 Old Janssen TR, located southeast from the Old Janssen TR and Greenleaf RD intersection.

**PARCEL NUMBER(S):** ED-R53

**ZONING:** Single Family Residence District (R-1).

**SURROUNDING LAND USES:** Natural areas to the north.
Agricultural to the south and east.
School to the west.

**COMPREHENSIVE PLAN:** Business Park.

**APPLICANT/OWNER:**

Authorized Representative
Michael R. Andraschko, PLS
Mau & Associates LLP
400 Security BL, Suite 1
Green Bay, WI 54313

Property Owner
Robert W Janssen
3234 Old Janssen TR
De Pere, WI 54115

**SITE HISTORY:** The parcel was developed for residential use in the 1980s with the southern end (proposed Lot 2) being used for agriculture.

**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 land division will create one residential use lot and one agricultural use lot. No rezoning is needed.
- The City's minimum acreage and frontage are 0.2 acres and 85' for Lot 1, and 0.3 acres and 85' for Lot 2. The Lot 2 minimum acreage requirement is higher due to being a corner lot.
    - Lot 1 is 2.9 acres with 345' of frontage.
    - Lot 2 is 11.4 acres with 492' of frontage.
- The staff recommended conditions of approval are listed at the end of the report.

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

**REVIEW PROCESS:** For 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 1, 2022.

**STAFF RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including City of De Pere and Brown County Planning Commission.
2. Add sanitary sewer, storm sewer, and water main to the facilities allowed in the easement provisions.

| DE PERE RUNS DEEPER | CITY OF DE PERE<br><br>APPLICATION FOR CSM REVIEW | Fee: $ 368.00<br>Receipt #:<br>Date: |
|---|---|---|

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

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Mau and Associates, LLP | Michael R. Andraschko | Professional Land Surveyor | |
| Mailing Address<br>400 Security Boulevard Suite 1 | City<br>Green Bay | State<br>WI | ZIP Code<br>54313 |
| Email Address<br>mandraschko@mau-associates.com | Phone Number (incl. area code)<br>920-434-9670 | Fax Number (incl. area code) | |

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

| Name (Ind. Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| Robert W. Janssen | Ben Wozniak | | |
| Mailing Address<br>3234 Old Janssen Trail | City<br>De Pere | State<br>WI | ZIP Code<br>54115 |
| Email Address<br>bwozniak@new.rr.com | Phone Number (incl. area code) | Fax Number (incl. area code) | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Parcel No. |
|---|---|
| 3234 Old Janssen Trail, De Pere, WI 54115 | ED-R53 |

**SECTION 4: CSM Information**

| | |
|---|---|
| Existing Zoning: | R-1 |
| Present Use of Parcel: | Residential |
| Proposed Use of Lots: | Residential |

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) | Title | Phone Number |
|---|---|---|
| Mike Andraschko - Representative | Land Surveyor | 920-434-9670 |
| Signature of Applicant | | Date Signed |
| | | 1/6/22 |

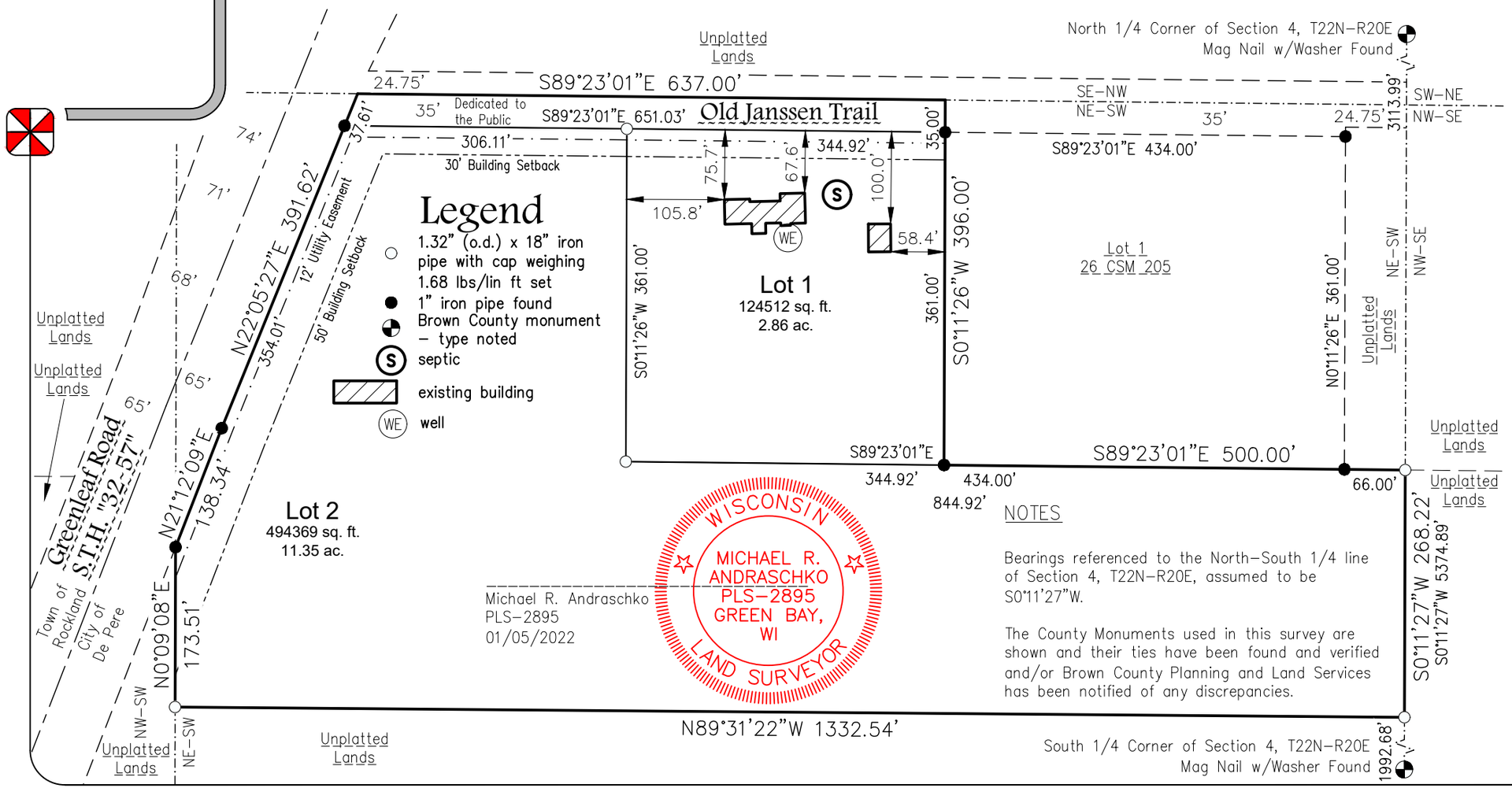
| TO BE COMPLETED BY CITY STAFF | |
|---|---|
| CSM Review authorized by the De Pere Municipal Code, Chapter 46. | |

# Certified Survey Map

Part of the Northeast 1/4 of the Southwest 1/4 of Section 4, T22N-R20E, City of De Pere, Brown County, Wisconsin

0 150 300 450

Scale: 1" = 150'




NOTES

Bearings referenced to the North-South 1/4 line of Section 4, T22N-R20E, assumed to be S0°11'27"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Sheet One of Three
Project No.: P-1284
Drawing No.: L-11661
Fieldwork Completed: 01/04/22

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Client: Ben Wozniak
Tax Parcel: ED-R53
Drafted By: Tyler
File: P-1284CSM 010522.dwg
Data File: P-1284.txt

# Certified Survey Map

Part of the Northeast 1/4 of the Southwest 1/4 of Section 4, T22N-R20E, City of De Pere, Brown County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Michael R. Andraschko, Professional Land Surveyor, PLS–2895, do hereby certify that I have surveyed, divided and mapped part of the Northeast 1/4 of the Southwest 1/4 of Section 4, T22N–R20E, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner of Section 4, T22N–R20E; thence S0°11'27"W, 3113.99 feet along the North–South 1/4 line of said Section 4 to the Point of Beginning; thence S0°11'27"W, 268.22 feet along said North–South line of said Section 4; thence N89°31'22"W, 1332.54 feet; thence N0°09'08"E, 173.51 feet along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 4 to the Easterly Right of Way of Greenleaf Road A.K.A. (S.T.H. "32–57"); thence N21°12'09"E, 138.34 feet along said Easterly Right of Way; thence N22°05'27"E, 391.62 feet along said Easterly Right of Way; thence S89°23'01"E, 637.00 feet along the Centerline of Old Janssen Trail and the North line of the Northeast 1/4 of the Southwest 1/4; thence S0°11'26"W, 396.00 feet along the West line of Lot 1, Volume 26, Certified Survey Maps, Page 205, Map No. 4253, Document No. 1284273, Brown County Records; thence S89°23'01"E, 500.00 feet along the South line of said Lot 1 to the Point of Beginning.

Parcel contains 641,420 square feet / 14.72 acres more or less.
Parcel subject to easements and restrictions of record.
Right of Way Dedication contains 22,539 square feet / 0.52 acres more or less.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the City of De Pere, and the Brown County Planning Commission code in surveying, dividing and mapping the same.

_____
Michael R. Andraschko
PLS–2895
01/05/2022

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

_____
Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE CITY OF DE PERE

Approved by Common Council, on the _____ day of _____, 20__.

Approved for the City of DePere this _____ day of _____, 20__.

_____
Carey E. Danen Date
City Clerk

CERTIFICATE OF THE CITY OF DE PERE TREASURER

As City of DePere Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

_____
Joseph Zegers Date
City Treasurer

Sheet Two of Three
Project No.: P-1284
Drawing No.: L-11661

# Certified Survey Map

Part of the Northeast 1/4 of the Southwest 1/4 of Section 4, T22N-R20E, City of De Pere, Brown County, Wisconsin

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this Certified Survey Map 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 PLANNING COMMISSION

_____
Robert W. Janssen

Personally came before me this _____ day of _____, 20__, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN ]
] SS
COUNTY OF BROWN ]

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 City of De Pere has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

RESTRICTIVE COVENANTS

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.

UTILITY EASEMENT PROVISIONS

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

Robert W. Janssen, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Time Warner Cable, AT&T, City of De Pere, TDS, Lumen, and other public utilites Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

_____
Michael R. Andraschko
PLS–2895
01/05/2022

WISCONSIN
MICHAEL R. ANDRASCHKO
PLS–2895
GREEN BAY, WI
LAND SURVEYOR

Sheet Three of Three
Project No.: P-1284
Drawing No.: L-11661

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

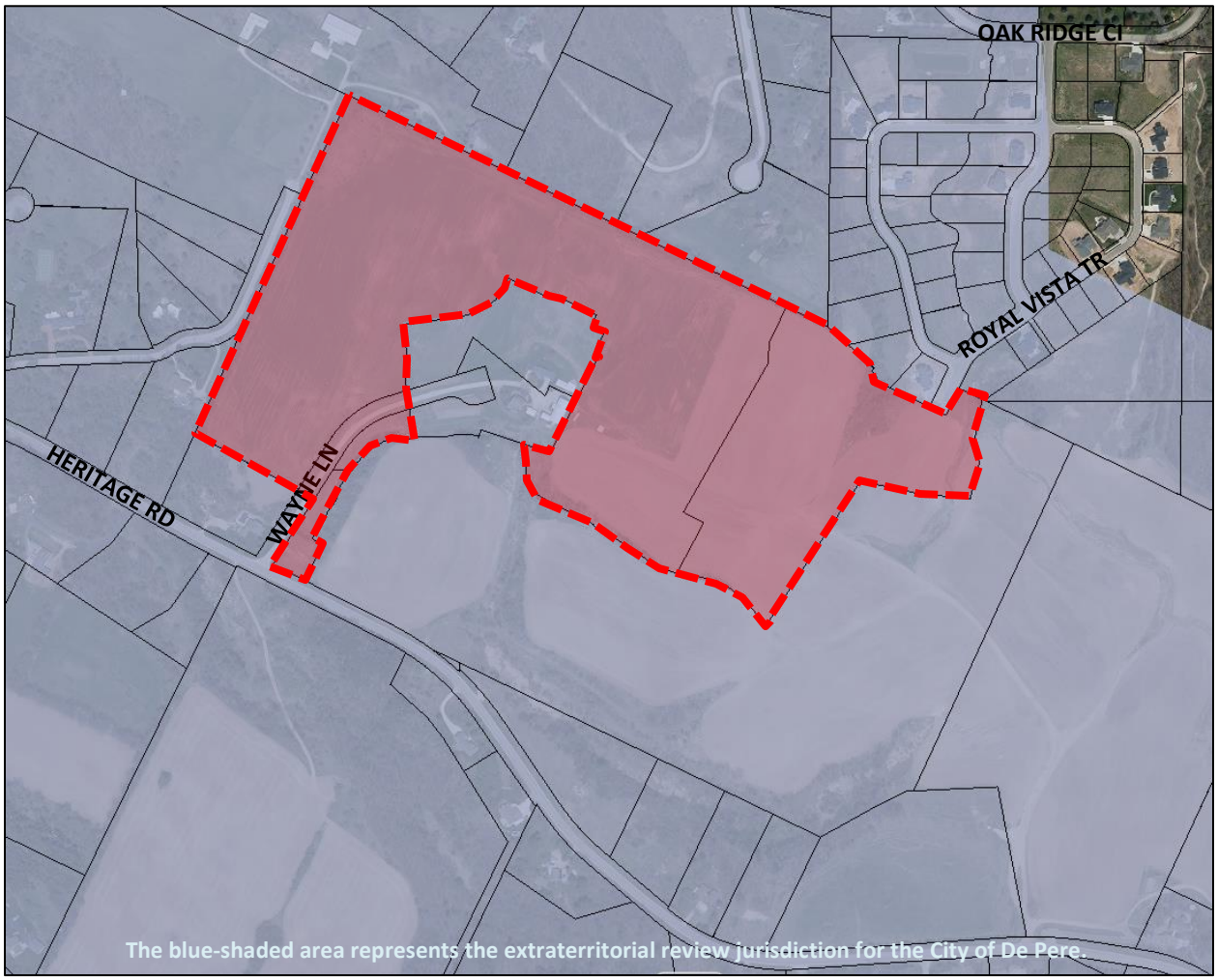
| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action on a 74 lot and 3 outlot preliminary extraterritorial plat of Grande Ridge Estates First Addition at 3300 BLK Heritage RD in the Town of Ledgeview (Parcels D-449-2, D-449-2-1, D-450-1, D-450-2).*** |

**ATTACHMENTS:**

- PC Report - Pre Plat (DOCX)
- Application Form (PDF)
- Preliminary Plat (PDF)

**ITEM 7:** **Consideration and possible action on a 74 lot and 3 outlot preliminary extraterritorial plat of Grande Ridge Estates First Addition at 3300 BLK Heritage RD in the Town of Ledgeview (Parcels D-449-2, D-449-2-1, D-450-1, D-450-2).***

**SITE MAP**




**SEE ATTACHED MAP FOR PROPOSED PLAT AREA**

**REQUESTED ACTION:** Preliminary Extraterritorial Plat Approval.*

**COMMON DESCRIPTION:** 3300 BLK Heritage RD, located north from the Heritage RD and Wayne LN intersection.

**PARCEL NUMBER(S):** D-449-2, D-449-2-1, D-450-1, D-450-2

**ZONING:** Residential (R-1) by the Town of Ledgeview.

**SURROUNDING LAND USES:** Developing residential and natural areas to the north, south and west. Agricultural to the east.

**COMPREHENSIVE PLAN:** Planned Neighborhood by the Town of Ledgeview.

**APPLICANT/OWNER NAME:**

Authorized Representative
Steven M. Bieda, PLS
Mau & Associates LLP
400 Security BL, Suite 1
Green Bay, WI 54313

Property Owner
Gigot Properties LLC
ATTN: Ryan Radue, Seville Properties LLC
529 S Jefferson, Suite 109
Green Bay, WI 54301

J&A Lakeside Properties LLC
ATTN: Ryan Radue, Seville Properties LLC
500 American DR
Francis Creek, WI 54214

**SITE HISTORY:** The undeveloped properties have been in agricultural use, with natural areas, since air photos of 1938.

**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 plat has 74 single-family lots and 3 outlots.
- There are *'steep slopes unsuitable for building'* that impact the majority of Lot 56 and part of Lot 57 in the northeast corner of the plat. The steep slope areas will not be buildable until a property owner or developer provides Brown County Planning and Land Services staff with a geotechnical report that proves how the steep slope can be developed.
- The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres and 90'. Both lots meet the minimum criteria for De Pere and Ledgeview in the R-1 District.
- The site is not within the Urban Reserve Area of Extraterritorial Review Jurisdiction due to boundary agreements, thus, a minimum lot size of 10 acres does not apply.

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

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 plat on February 1, 2022.

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

1. Meeting all other state and local regulations, including the City of De Pere, Town of Ledgeview, and Brown County Planning Commission.
2. Modify the City of De Pere certificate to reference the date of Common Council approval, in addition to the signature line and date-of-signature for Carey E. Danen, City Clerk.
3. SUGGESTION: Note #4 should reference Lot 57 in addition to Lots 56, 70, and Outlot 4. Use the same texture for the steep slope in Lot 70 on sheets 1 and 2 that was used for the other lots and outlot on sheet 2.

| DE PERE RUNS DEEPER | **CITY OF DE PERE**<br><br>**APPLICATION FOR PLAT REVIEW** | **Fee:** $<br>**Receipt #:**<br>**Date:** |
|---|---|---|

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

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Mau & Associates, LLP | Steve Bieda | Professional Land Surveyor | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 400 Security Blvd. | Green Bay | WI | 54313 |
| **Email Address** | **Phone Number (incl. area code)** | **Fax Number (incl. area code)** | |
| sbieda@mau-associates.com | 920-434-9670 | | |

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

| Name (Ind. Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| Seville Properties | Ryan Radue | Owner | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 2585 S Broadway | Green Bay | WI | 54304 |
| **Email Address** | **Phone Number (incl. area code)** | **Fax Number (incl. area code)** | |
| ryanradue@gmail.com | 920-367-2030 | | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Royal Vista / Wayne Lane | Parcel No. | D-450-1, D-450-2, D-449-2, D-449-2-1 |
|---|---|---|---|

**SECTION 4: Plat Review**

| Review Type: | ☑ Preliminary Plat ☐ Final Plat ☐ Condominium Plat | |
|---|---|---|
| Fee: | Preliminary Plat Fee: $278 + (57 # of lots and outlots x $68)<br>Final Plat Fee: $195<br>Condominium Plat Fee: $278 + (____# of units x $68) + (____# of common elements x $68) | $ 4154 |
| Present Use of Parcel: | Agricultural | |
| Proposed Use of Lots: | Residential | |

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

**SECTION 5: Certification and Permission**

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

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

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Steve Bieda | Agent | 920-367-2030 |
| **Signature of Applicant** | | **Date Signed** |
| | | |

**TO BE COMPLETED BY CITY STAFF**

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

# Grande Ridge Estates First Addition

All of Outlots 1 & 2, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records; and all of Lots 1 & 2, Certified Survey Map Number 9108, Document Number 2875868, Brown County Records; and part of the Vacated Wayne Lane, Document Number _____, Brown County Records, all being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin.

Graphic Scale

0 100 200 300 400 500

Steven M. Bieda
PLS-2275
October 18, 2021

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

## Legend

- ○ 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- ● 1" iron pipe found
- ◔ Brown County monument – type noted
- – all other lot and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs\lin. foot
- – all linear measurements have been made to the nearest hundredth of a foot.
- – all distances on curves are arc lengths.
- 30' building setback
- 12' utility easement
- no access
- DTTP Dedicated to the Public

See Sheet 2

NOTES

Bearings referenced to the South line of Government Lot 1, Section 36, T23N–R20E, assumed to be S64°11'48"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

Lots 56 & 70 and Outlot 4 contain steep slopes that are unsuitable for building. No development shall occur in areas labeled 'Steep Slope–Lands Unsuitable for Building' unless a geotechnical study is submitted to and approved by Brown County Planning Commission.

A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.

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 adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

A Shoreland Permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

RESTRICTIVE COVENANTS

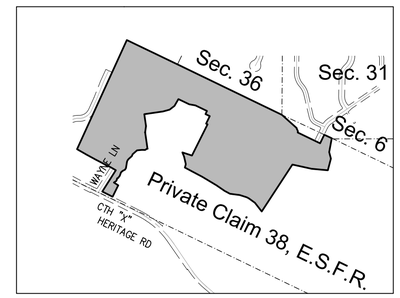
The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

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

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

Lots 56, 57, 127 & 128 and Outlot 4 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes all land within 35 feet of the top of bank of non–navigable waterways, steep slopes of 20% or greater associated with a water or natural resource feature and a 20 foot setback from the top and bottom of the steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

Location Sketch




Private Claim 38, E.S.F.R.
Town of Ledgeview, Brown County, Wisconsin

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

SCALE 1"=100'

DRAWN BY BAR

TAX PARCEL NO. D-449-2, D-449-2-1, D-450-1 & D-450-2

Data File: V-16410.txt Fieldwork Completed: xx/xx/xx

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

J&A Lakeside Properties LLC

File: V-16410FinalPlat101421.dwg

PROJECT NO. V-16410

SHEET NO. 1 of 2

DRAWING NO. P-2505

# Grande Ridge Estates First Addition

All of Outlots 1 & 2, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records; and all of Lots 1 & 2, Certified Survey Map Number 9108, Document Number 2875868, Brown County Records; and part of the Vacated Wayne Lane, Document Number _____, Brown County Records, all being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin.

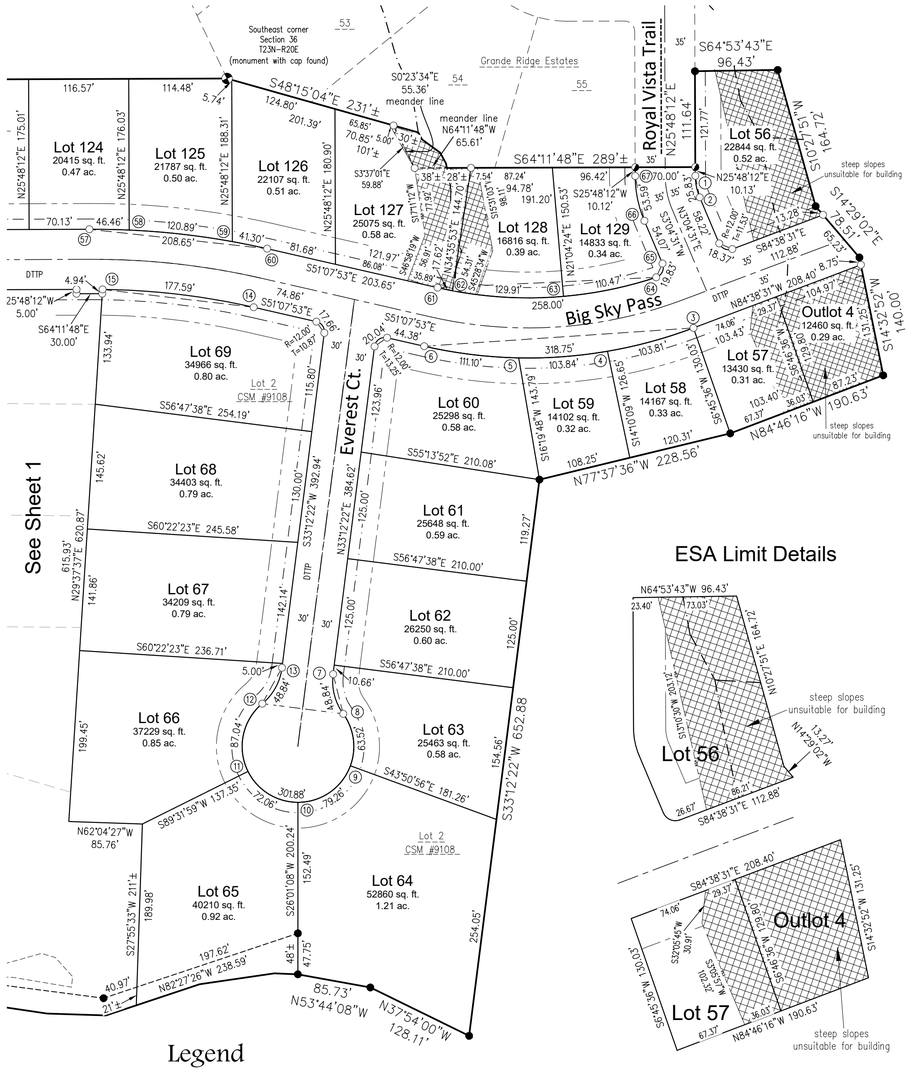
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

Graphic Scale

0 100 200 300 400 500




## ESA Limit Details




## Legend

- ○ 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- ● 1" iron pipe found
- Brown County monument – type noted
- – all other lot and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs\lin. foot
- – all linear measurements have been made to the nearest hundredth of a foot.
- – all distances on curves are arc lengths.
- 30' building setback
- 12' utility easement
- no access
- DTTP Dedicated to the Public

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Ledgeview and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Grande Ridge Estates First Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Outlots 1 & 2, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records; all of Lots 1 & 2, Certified Survey Map Number 9108, Document Number 2875868, Brown County Records; and part of the Vacated Wayne Lane, Document Number _____, Brown County Records, all being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of Government Lot 1, Section 36, T23N–R20E; thence S64°13'28"E, 1349.90 feet along the North line of Lots 8 & 9 of "Howe's Subdivision of Private Claim 38, East side of the Fox River", also being the North line of Certified Survey Map Number 9108, Brown County Records; thence S48°15'05"E, 201.39 feet along the North line of Lot 2, said Certified Survey Map Number 9108 to a point being N48°15'05"W, 30 feet, more or less from the centerline of a creek, and being the start of a meander line; thence S00°23'24"E, 55.36 feet along said meander line; thence S64°11'48"E, 65.61 feet along said meander line to a point being S64°11'48"E, 28 feet, more or less from the centerline of said creek, and being the end of said meander line; thence S64°11'48"E, 289.26 feet along the North line of said Lot 2, to the Easterly right of way of Royal Vista Trail; thence N25°48'12"E, 111.64 feet along said right of way to a Northwest corner of said Lot 2; thence S64°53'43"E, 96.43 feet along a North line of said Lot 2 to the Northeast corner thereof; thence S10°27'51"W, 164.72 feet along an East line of said Lot 2; thence S14°29'02"E, 78.51 feet along said East line; thence S14°32'52"W, 140.00 feet along said East line; thence N84°46'16"W, 190.63 feet along a South line of said Lot 2; thence N77°37'36"W, 228.56 feet along said South line; thence S33°12'22"W, 652.88 feet along said East line; thence N37°54'00"W, 128.11 feet along the South line of said Lot 2; thence N53°44'08"W, 85.73 feet along said South line; thence N26°01'08"E, 47.75 feet to a point being N26°01'08"E, 48 feet, more or less from the centerline of a creek, and being the start of a meander line; thence N82°27'26"W, 238.59 feet along said meander line; thence N56°37'00"W, 369.20 feet along said meander line; thence N63°23'28"W, 217.25 feet along said meander line; thence N09°54'01"W, 153.74 feet along said meander line to a point on a North line of said Certified Survey Map Number 9108 being S71°36'21"E, 33 feet, more or less from the centerline of a creek, and being the end of said meander line; thence S71°36'21"E, 84.74 feet along said North line; thence N26°31'53"E, 406.74 feet along a West line of said Certified Survey Map; thence N63°28'07"W, 18.67 feet along a South line of said Certified Survey Map; thence N25°48'12"E, 96.57 feet along said West line; thence N64°11'48"W, 55.00 feet along said South line; thence N25°48'12"E, 40.00 feet along said West line; thence N64°11'48"W, 150.00 feet along said South line; thence N80°08'31"W, 72.80 feet along said South line; thence N64°11'48"W, 140.00 feet along said South line; thence S30°09'05"W, 91.58 feet along a South line of said Certified Survey Map; thence S52°15'27"W, 71.97 feet along said South line; thence S74°37'47"W, 79.55 feet along said South line; thence S81°51'55"W, 220.00 feet along said South line; thence S08°08'05"E, 140.00 feet along said East line; thence S07°33'58"W, 72.71 feet along said East line; thence S07°23'00"E, 71.84 feet along said East line; thence N72°49'19"E, 0.48 feet along the centerline of the vacated Wayne Lane; thence S08°08'05"E, 102.25 feet along the extension of and the East line of said Certified Survey Map Number 9026 to a point being N08°08'05"W, 20 feet, more or less from the centerline of said creek, and being the start of a meander line; thence N84°20'41"W, 100.12 feet along said meander line; thence S60°57'14"W, 107.05 feet along said meander line; thence S32°26'43"W, 401.34 feet along said meander line to a point being N57°33'17"W, 23 feet, more or less from the centerline of said creek, and being the end of said meander line; thence S57°33'17"E, 84.05 feet along the extension of and the North line of Outlot 2, Certified Survey Map Number 9025, Brown County Records to the Northeast corner thereof; thence S26°11'04"W, 149.08 feet along the East line of said Outlot 2 to the Northerly right of way of County Trunk Highway "X", also known as Heritage Road; thence N63°10'36"W, 135.00 feet along said right of way to its intersection with the Easterly right of way of Wayne Lane; thence N32°26'43"E, 294.28 feet along said Easterly right of way; thence N60°04'10"W, 70.07 feet to the Westerly right of way of said Wayne Lane; thence N63°24'54"W, 70.65 feet along a South line of said Certified Survey Map Number 9108; thence 373.75 feet along said South line being the arc of a 5398.00 foot radius curve to the right whose long chord bears N61°25'54"W 373.67 feet to the Southwest corner of said Certified Survey Map; thence N24°32'57"E, 1396.77 feet along the West line of said Certified Survey Map to the Northwest corner thereof; thence S64°20'03"E, 654.93 feet along the North line of said Certified Survey Map to the point of beginning.

Parcel contains 2,445,512 square feet / 56.14 acres, more or less, including all lands lying between the meander lines and the centerline of the creeks.
Road dedication contains 369,295 square feet / 8.48 acres, more or less.
Parcel subject to easements and restrictions of record.

WISCONSIN STEVEN M. BIEDA PLS–2275 GREEN BAY, WI LAND SURVEYOR

Steven M. Bieda
PLS–2275
November 11, 2021

## Curve Data

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|---|---|---|---|---|---|---|
| 1–2 | 25.83 | 65.00 | 25.66 | S14°25'48"W | 22°45'58" | S25°48'47"E & S03°02'49"W |
| 3–6 | 318.75 | 545.00 | 314.23 | N67°53'07"W | 33°30'36" | – |
| 3–4 | 103.81 | 545.00 | 103.66 | N79°10'50"W | 10°54'50" | – |
| 4–5 | 103.84 | 545.00 | 103.68 | N68°16'11"W | 10°54'58" | – |
| 5–6 | 111.10 | 545.00 | 110.91 | N56°58'17"W | 11°40'48" | – |
| 7–8 | 48.84 | 65.00 | 47.70 | S11°40'54"W | 43°02'58" | S09°50'35"E |
| 8–12 | 301.88 | 65.00 | 95.00 | N56°47'38"W | 266°05'52" | N76°15'19"E |
| 8–9 | 63.52 | 65.00 | 61.03 | S18°09'15"W | 55°59'38" | – |
| 9–10 | 79.26 | 65.00 | 74.44 | S81°05'06"W | 69°52'03" | – |
| 10–11 | 72.06 | 65.00 | 68.42 | N32°13'26"W | 63°30'52" | – |
| 11–12 | 87.04 | 65.00 | 80.68 | N37°53'39"E | 76°43'19" | – |
| 12–13 | 48.84 | 65.00 | 47.70 | N54°43'51"E | 43°02'58" | – |
| 14–15 | 177.59 | 829.97 | 177.25 | N57°15'40"W | 12°15'36" | N63°23'28"W |
| 16–17 | 51.45 | 500.00 | 51.42 | N61°14'57"W | 05°53'44" | – |
| 18–19 | 44.24 | 430.00 | 44.22 | N61°14'57"W | 05°53'44" | – |
| 20–21 | 103.50 | 65.00 | 92.90 | S70°11'20"W | 91°13'44" | – |
| 22–23 | 57.03 | 100.00 | 56.26 | S81°47'45"E | 32°40'40" | – |
| 24–26 | 96.96 | 170.00 | 95.65 | N81°47'45"W | 32°40'40" | – |
| 24–25 | 95.13 | 170.00 | 93.90 | N82°06'13"W | 32°03'45" | – |
| 25–26 | 1.83 | 170.00 | 1.83 | N65°45'51"W | 00°36'55" | – |
| 27–29 | 99.57 | 165.00 | 98.06 | S07°17'14"W | 34°34'28" | – |
| 27–28 | 25.29 | 165.00 | 25.26 | S20°11'04"W | 08°46'49" | – |
| 28–29 | 74.28 | 165.00 | 73.66 | S02°53'49"W | 25°47'39" | – |
| 30–32 | 174.09 | 235.00 | 170.14 | S11°13'21"W | 42°26'44" | – |
| 30–31 | 56.92 | 235.00 | 56.78 | S03°03'38"E | 13°52'44" | – |
| 31–32 | 117.17 | 235.00 | 115.96 | S18°09'43"W | 28°34'00" | – |
| 33–34 | 122.23 | 165.00 | 119.46 | N11°13'21"E | 42°26'44" | – |
| 35–40 | 272.71 | 65.00 | 112.36 | N24°53'26"E | 240°23'24" | S35°54'51"E |
| 35–36 | 18.07 | 65.00 | 18.01 | N87°20'21"W | 15°55'49" | – |
| 36–37 | 56.31 | 65.00 | 54.57 | N54°33'23"W | 49°38'07" | – |
| 37–38 | 79.92 | 65.00 | 74.98 | N05°29'08"E | 70°26'53" | – |
| 38–39 | 50.93 | 65.00 | 49.64 | N63°09'28"E | 44°53'47" | – |
| 39–40 | 67.48 | 65.00 | 64.49 | S64°39'15"E | 59°28'48" | – |
| 40–41 | 65.22 | 65.00 | 62.51 | S63°39'26"E | 57°29'10" | S87°35'59"E |
| 41–42 | 17.84 | 12.00 | 16.24 | N45°00'54"E | 85°10'08" | N02°25'50"E |
| 42–43 | 90.82 | 235.00 | 90.26 | N13°30'09"E | 22°08'38" | – |
| 44–48 | 214.95 | 135.00 | 192.96 | N70°11'20"E | 91°13'44" | – |
| 44–45 | 47.10 | 135.00 | 46.85 | N34°34'02"E | 19°59'08" | – |
| 45–46 | 77.23 | 135.00 | 76.18 | N60°56'59"E | 32°46'45" | – |
| 46–47 | 77.23 | 135.00 | 76.18 | S86°16'16"E | 32°46'45" | – |
| 47–48 | 13.39 | 135.00 | 13.39 | S67°02'22"E | 05°41'06" | – |
| 49–50 | 78.29 | 185.00 | 77.71 | N37°55'39"E | 24°14'54" | N50°03'06"E |
| 51–52 | 83.00 | 115.00 | 81.21 | S46°28'45"W | 41°21'06" | N67°09'18"E |
| 53–54 | 51.45 | 500.00 | 51.42 | S61°14'57"E | 05°53'44" | – |
| 55–56 | 44.24 | 430.00 | 44.22 | S61°14'56"E | 05°53'44" | – |
| 57–60 | 208.65 | 899.97 | 208.18 | S57°46'23"E | 13°17'00" | S64°24'53"E |
| 57–58 | 46.46 | 899.97 | 46.45 | S62°56'08"E | 02°57'28" | – |
| 58–59 | 120.89 | 899.97 | 120.80 | S57°36'32"E | 07°41'46" | – |
| 59–60 | 41.30 | 899.97 | 41.30 | S52°26'46"E | 02°37'46" | – |
| 61–64 | 258.00 | 475.00 | 254.84 | S66°41'30"E | 31°07'12" | S82°15'07"E |
| 61–62 | 17.62 | 475.00 | 17.61 | S52°11'38"E | 02°07'29" | – |
| 62–63 | 129.91 | 475.00 | 129.51 | S61°05'29"E | 15°40'13" | – |
| 63–64 | 110.47 | 475.00 | 110.22 | S75°35'21"E | 13°19'30" | – |
| 64–65 | 19.83 | 12.00 | 17.65 | N50°24'42"E | 94°40'20" | – |
| 66–67 | 53.59 | 135.00 | 53.24 | N14°25'48"E | 22°44'48" | N03°03'24"E |
| 68–71 | 373.75 | 5398.00 | 373.67 | N61°25'54"W | 03°58'00" | N59°26'54"W |
| 68–69 | 47.43 | 5398.00 | 47.42 | N63°09'49"W | 00°30'12" | – |
| 69–70 | 280.28 | 5398.00 | 280.25 | N61°25'28"W | 02°58'30" | – |
| 70–71 | 46.04 | 5398.00 | 46.04 | N59°41'33"W | 00°29'19" | – |

CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this _____ day of _____, 20__.

_____
Dan Teaters
Zoning Administrator

CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20__.

_____
Carey Danen
City Clerk

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 20__.

_____
Tim Reed
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

_____ _____
Paul D. Zeller Date
Brown County Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

J & A Lakeside Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on _____ to be surveyed, divided, mapped and dedicated as represented hereon. J & A Lakeside Properties, LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

TOWN OF LEDGEVIEW
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said J & A Lakeside Properties, LLC has caused these presents to be signed by _____, its Member, on this ___ day of _____, 20__.

_____
Member

Personally came before me this _____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

_____ My Commission Expires _____
Notary Public
Brown County, Wisconsin

STATE OF WISCONSIN ]
] SS
COUNTY OF BROWN ]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map/Plat and does hereby consent to the above certificate of J & A Lakeside Properties, LLC, Owners of said lands.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, (corporate name) (print name)
its _____ and countersigned by _____, its _____, at (print title) (print name) (print title)
_____, Wisconsin, and its corporate seal to be hereunto affixed this _____ (city)
day of _____, 20__.

In the presence of:

_____
_____ (Corporate Seal)

_____ _____
President Date

_____ _____
Secretary or Cashier Date

Personally came before me this _____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____ My Commission Expires _____
Notary Public
Brown County, Wisconsin

STATE OF WISCONSIN ]
] SS
COUNTY OF BROWN ]

UTILITY EASEMENT PROVISIONS

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

J & A Lakeside Properties, LLC , Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as 'Utility Easement' and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked 'Utility Easement' without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

SCALE 1"=100'

DRAWN BY BAR

TAX PARCEL NO. D-449-2, D-449-2-1, D-450-1 & D-450-2

Fieldwork Completed: xx/xx/xx

Data File: V-16410.txt

# Grande Ridge Estates First Addition

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

J&A Lakeside Properties LLC

File: V-16410FinalPlat101421.dwg

PROJECT NO. V-16410

SHEET NO. 2 of 2

DRAWING NO. P-2505

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

**MEETING DATE:** **January 24, 2022**

**DEPARTMENT:** **Planning**

**FROM:** **Peter Schleinz**

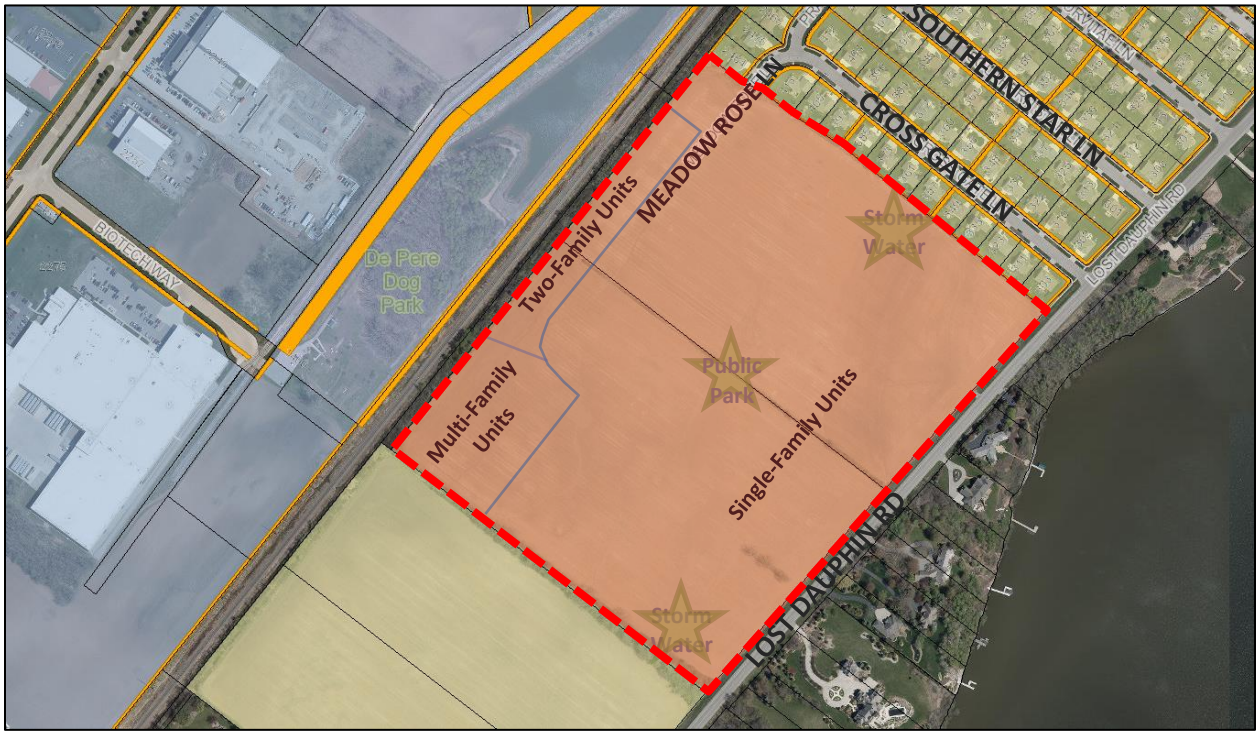
**SUBJECT:** **Consideration and possible action on a 104 lot and 4 outlot preliminary plat of Waterview Heights Fifth Addition at 2400 BLK Lost Dauphin RD (Parcels WD-D0104, WD-L496).***

**ATTACHMENTS:**

- PC Report - Pre Plat (DOCX)
- Application Form (PDF)
- Revised 2 Preliminary Plat - 07 Jan 2022 (PDF)

**Item 8:** **Consideration and possible action on a 104 lot and 4 outlot preliminary plat of Waterview Heights Fifth Addition at 2400 BLK Lost Dauphin RD (Parcels WD-D0104, WD-L496).***

**SITE MAP**




**PROPOSED PLAT AREA**

**REQUESTED ACTION:** Preliminary Plat Approval.*

**COMMON DESCRIPTION:** 2200 BLK French RD, located between Creeksedge CI and Larry LN.

**PARCEL NUMBER(S):** WD-D0104, WD-L496.

**ZONING:** Single Family Residence District (R-1).
*In Progress: Rezoning Lots 177-186 to Multiple Family Residence District (R-3).*

**SURROUNDING LAND USES:** Single-family residential (R-1) to the north.
Agricultural (R-1) to the south.
Town of Lawrence residential to the east.
Railroad dog park (I-B-1) and business park (I-B-2) to the west.

**COMPREHENSIVE PLAN:** Neighborhood Residential (Including Multi-Family).

**APPLICANT / OWNERS:**

| Authorized Representative | Property Owner |
|---|---|
| Troy Hewitt, PLS | Best Built INC |
| Best Built INC | 3100 Holmgren WY |
| 3100 Holmgren WY | Green Bay, WI 54304-5720 |
| Green Bay, WI 54304-5720 | |

**SITE HISTORY:** After an air photo review from 1938 to 2020, the site has been used for agricultural purposes. The nearby residential area to the north developed between 2004-2010. On November 22, 2021 Plan Commission reviewed a rezoning from R-1 to R-3 for Lots 177-186. Common Council review of the rezoning has been scheduled for February 1, 2022.

**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 plat has one multi-family lot, nine two-family lots, 94 single-family lots and four outlots (two for storm water management, one for a city park, and one due to insufficient space for development at this time).
- The future development of the multi-family lot will require a site plan.
- Access to the proposed storm water management pond (Outlot 3) will be from either Lost Dauphin RD to the east, or from an unnamed street to the north. Access to the proposed storm water management pond (Outlot 5) will be from unnamed 'Street A.'
- There are proposed pedestrian ways located to the north and south of the proposed park for ease of pedestrian access to the park. The pedestrian ways should be installed by the City and paid for by the developer.

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

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

**REVIEW PROCESS:** For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final plats. The Common Council is expected to review the City plat on February 1, 2022.

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

1. Meeting all other state and local regulations, including the City of De Pere, and Brown County Planning Commission.
2. Any wetlands and environmentally sensitive ares on the plat must be defined on the plat, per the restrictions defined in the Brown County Sewage Plan, and restrictive covenants must be added that define the E wetlands and environmentally sensitive ares. Provide a wetland delineation and WDNR approval of the wetland delineation. Reference the delineation, report and date/number of WDNR approval on the plat.
3. Identify the timeframe that the pedestrian ways will be constructed. The pedestrian ways should be installed by the City and paid for by the developer.
4. In a set of restrictive covenants, identify the maintenance requirements and replacement responsibilities for of the pedestrian ways (e.g. – the developer and adjacent property owner being responsible to build, rebuild, walkways, and clear walkways of snow, etc.).
5. Provide timelines for proposed development of Phase 1 and Phase 2.
6. Provide street names for all streets.
7. Modify the utility easement provision to reference all public utilities.
8. General DPW Conditions:
    a. The anticipated additional utility and drainage easements for City facilities are as follows. Please note these locations may change once final design is completed.
        - 20 foot: Between lots190&206, 189&193, 202&203, 196&197, 199&200, 229&230, 219&225, 218&234, 213&224, 213&224, 182&183, 268&273, 276&277, 177&178, 253&254, 241&249, 242&258, 237&238, 245&246, 236&248.
    b. Provide drainage easements as follows:

- 6 foot: Back lot lines of all internal lots excluding the lots below that have 12 drainage easement. Include a 6 foot drainage easement along the north lot line of OL2.
- 12 foot: Back lot lines of lots 175 thru 185, 259 thru 267

c. Add "CTH D" to Lost Dauphin Road.
d. Update the language for Outlots 3 and 5 to say "Dedicated to the City of De Pere".\
e. Provide an easement for a temporary cul de sac or hammerhead turn around at the end of Street E. Coordinate the layout and easement requirements with the City of De Pere Engineering Department.
f. Provide right of way width for Street D.
g. Sharp curves do not allow for 250 feet of clear visibility. This may be considered for this plat due to the property configuration and adjacent plat.
h. Street A does not intersect Meadow Rose Lane at 90 degrees. This may be considered for this plat due to the property configuration and adjacent plat.
i. Midblock curb ramps will be constructed at the platted public walkways.
j. Temporary construction permits will be required from the developer for filling lots with excess excavation from the construction of the improvements.
k. The development may be able to add an additional lot in Outlot 3.
l. Cluster mailboxes are required in this subdivision. Mailboxes are anticipated to be located on Lots 179, 186, 189, 206, 234, 241, 263. These locations may change depending on revisions for midblock sidewalks. A bumpout in the right of way will be required at each location. The anticipated size for each bumpout is 5' deep by 13' wide. This may be modified with the final design.

9. Modify Utility Easement Provisions so the first sentence states, "An easement for electric, natural gas, sanitary sewer, storm sewer, water main and communications service is hereby granted by Best Built Inc., to Wisconsin Public Service Corporation, a Wisconsin Corporation, grantee, Time Warner Cable, AT&T, City of DE Pere, and other public utilities…"
10. Modifications to the Restrictive Covenants Between the City of De Pere and Property Owner:
    a. Update note 5 to read "Sidewalks are required on all street right of ways, including the west side of Lost Dauphin Road."
    b. Delete note 6 for this plat.
    c. Verify that Covenant 8 is needed.

d. Add the following to the end of Covenant 10. "Any costs incurred by the City for maintenance will be invoiced to each adjacent owner."
e. Add a Covenant that states, "Driveway access for Lots 189, 190, 225, 234, 249, and 258 shall be on the west half of the lot to minimize conflict with public walkways."
f. Add a Covenant that states, "Driveway access for Lots 193, 206, 218, 219, 241, and 242 shall be on the east half of the lot to minimize conflict with public walkways."

11. Add a No Driveway Access symbol to the plat and in the Legend for the following locations:
    a. The east half of Lots 189, 190, 225, 234, 249, and 258 (opposite the public walkway).
    b. The west half of Lots 193, 206, 218, 219, 241, and 242 (opposite the public walkway).
    c. The east property line for Lots 199, 200, 212, 213, 224, 235, 236, 248, and 259 (residential use lots along Lost Dauphin RD).
12. Add the following as a Note: "The City may restrict parking on one side of the streets in the subdivision."
13. Add the following as a Note: "The United States Postal Service (USPS) requires the installation of Cluster Mailbox Units (CBU) in this subdivision. The lot owners associated with the designated CBU are joint owners of the specified CBU structure, foundation, and associated sidewalk and responsible for the long-term maintenance and replacement. If the property owners do not keep the CBU in good-looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs of the replacement."

DE PERE
RUNS DEEPER

# CITY OF DE PERE

## APPLICATION FOR PLAT REVIEW

CITY OF DE PERE RECEIVED NOV - 8 2021 PLANNING DEPT.

Fee: $ 7690.00
Receipt #: 166808
Date: 11-08-21

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

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| ROBERT E. LEE & ASSOC. | TROY HEWITT | LAND SURVEYOR | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 1250 CENTENNIAL CENTRE BLVD | HOBART | WI | 54155 |
| **Email Address** | **Phone Number (incl. area code)** | **Fax Number (incl. area code)** | |
| THEWITT@RELEEINC.COM | 920-664-9641 | | |

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

| Name (Ind. Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| BEST BUILT, INC | CRAIG KASSNER | PRESIDENT | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 3100 HOLMGREN WAY | GREEN BAY | WI | 54304 |
| **Email Address** | **Phone Number (incl. area code)** | **Fax Number (incl. area code)** | |
| CKASSNER@BESTBUILTINC.COM | 920-337-6488 | | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Parcel No. |
|---|---|
| Lost Dauphin Road | WD-D0104 & WD-L496 |

**SECTION 4: Plat Review**

| | | |
|---|---|---|
| Review Type: | ☑ Preliminary Plat ☐ Final Plat ☐ Condominium Plat | |
| Fee: | Preliminary Plat Fee: $278 + (109 # of lots and outlots x $68)<br>Final Plat Fee: $195<br>Condominium Plat Fee: $278 + (____# of units x $68) + (____# of common elements x $68) | $ 7690.00 |
| Present Use of Parcel: | FARMLAND | |
| Proposed Use of Lots: | SINGLE FAMILY AND MULTI FAMILY | |

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

**SECTION 5: Certification and Permission**

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

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

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Craig Kassner (Best Built, Inc.) | PRESIDENT | 920-337-6488 |
| **Signature of Applicant** | | **Date Signed** |
| | | 10/25/21 |

**TO BE COMPLETED BY CITY STAFF**

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

# PRELIMINARY PLAT
# WATERVIEW HEIGHTS FIFTH ADDITION

**PART OF GOVERNMENT LOT 3 AND PART OF GOVERNMENT LOT 4, ALL IN SECTION 5, TOWNSHIP 22 NORTH, RANGE 20 EAST, AND PART OF LOTS 115, 116 AND 117 OF WILLIAMS GRANT SUBDIVISION, ALL LOCATED IN THE CITY OF DE PERE, BROWN COUNTY, WISCONSIN**

SCALE: 1"= 100'

0' 50' 100' 200'

Bearings are referenced to the Brown County Coordinate System. The north line of the Northwest 1/4 of Section 5 bears S89°03'19"E.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

## LEGEND

- Set 2.375" Outside Dia. x 30" Iron Pipe min. wt. 3.65 lb./lin. ft.
- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- PLSS Monument as noted
- (xxx') Record distance or measurement
- Wetlands
- "DTTP" Dedicated to the Public
- OL Outlot

Northwest Corner
Section 5, T22N-R20E
Existing 1" Iron Pipe

S89°03'19"E 2624.40' (2624.12')
1312.20'
S00°40'47"W 1651.91'
Government Lot 4
Government Lot 3
1312.20'

North ¼ Corner
Section 5, T22N-R20E
Existing PK Nail

Point of Beginning

S38°38'40"W 1229.03'

N38°38'40"E 1725.56'

Outlot 1 CSM #9279

Lot 2 53CSM275

William's Grant Lot 118 | William's Grant Lot 117 | William's Grant Lot 116 | William's Grant Lot 115 | Government Lot 4

495.56' | 160.00' | 107.00' | 107.00' | 107.00' | 107.00' | 107.00' | 107.00' | 107.00' | 107.00' | 107.00' | 107.00' | 41.00'

185 21,402 SF | 184 16,099 SF | 183 16,050 SF | 182 16,050 SF | 181 16,050 SF | 180 16,050 SF | 179 16,050 SF | 178 16,050 SF | 177 16,097 SF | 176 17,548 SF | 175 19,887 SF

N51°21'20"W 154.40' | 150.00' | 150.00' | 150.00' | 150.00' | 150.00' | 150.00' | 150.00' | 153.12' | 175.81' | S51°21'20"E 191.00'

N51°17'21"E 123.35' | 82.56' | 40.79' | 9.62' | N38°38'40"E | 24.54' | S51°21'20"E 131.38' | 127.70' | S38°53'13"W 135.07' | 106.52' | S37°24'58"W 145.49' | S58°13'23"E 197.52' | 91.00' | 16.44' | S37°24'58"W 154.04' | S37°24'58"W 151.32' | S37°24'58"W 148.60' | S37°24'58"W 145.88' | S37°24'58"W 140.44' | S37°24'58"W 137.72' | S37°24'58"W 135.00' | 106.03' | S51°0'50"E 902.10'

Government Lot 4 | Government Lot 3

Phase 1

MEADOW ROSE LANE
"Dedicated to the Public"
RW Varies

N38°38'40"E 552.00' | 400.00' | S38°38'40"W 777.21'

186 214,613 SF | 392.41' | 112.35' | N38°38'40"E 188.00' | N38°38'40"E 246.00' | N38°38'40"E 175.21'

229 15,148 SF | 230 16,169 SF | 273 17,609 SF | 268 17,609 SF | 253 16,240 SF | 254 15,891 SF | 267 17,468 SF

228 13,500 SF | 231 13,500 SF | 272 14,715 SF | 269 14,715 SF | 252 13,676 SF | 255 13,669 SF

192 16,814 SF | 187 13,230 SF | 227 13,500 SF | 232 13,500 SF | 271 14,715 SF | 270 14,715 SF | 251 13,782 SF | 256 13,777 SF | 266 15,102 SF

207 15,553 SF | 191 13,272 SF | 188 13,230 SF | 226 13,500 SF | 233 13,500 SF | 250 13,888 SF | 257 13,885 SF | 265 15,962 SF

OL 2 41,848 SF | 208 13,230 SF | 190 13,230 SF | 189 13,230 SF | 225 13,500 SF | 234 13,500 SF | 249 13,994 SF | 258 13,993 SF | 264 16,184 SF

209 13,230 SF | 206 13,230 SF | 193 13,230 SF | 219 14,850 SF | 218 13,500 SF | 241 14,108 SF | 242 14,107 SF | 263 15,896 SF

210 13,230 SF | 205 13,230 SF | 194 13,230 SF | 220 14,850 SF | 217 13,500 SF | 240 14,216 SF | 243 14,213 SF | 262 15,608 SF

211 13,230 SF | 204 13,230 SF | 195 13,230 SF | 221 14,850 SF | 216 13,500 SF | 239 14,325 SF | 244 14,319 SF

203 13,230 SF | 196 13,230 SF | 222 14,850 SF | 215 13,500 SF | 238 14,433 SF | 245 14,425 SF

202 13,230 SF | 197 13,230 SF | 214 16,494 SF | 277 18,974 SF | 276 18,974 SF | 237 18,129 SF | 246 14,531 SF | 261 14,743 SF

201 13,230 SF | 198 13,230 SF | 223 14,888 SF | 247 14,637 SF | 260 14,454 SF

200 17,112 SF | 199 18,029 SF | 224 18,571 SF | 213 28,376 SF | 212 21,411 SF | 235 23,974 SF | 236 33,452 SF | 248 19,179 SF | 259 17,654 SF

OUTLOT 4
87,120 SF
"Dedicated to the City of De Pere for park purposes"

OUTLOT 5
30,350 SF
"Dedicated to the City of De Pere for stormwater management purposes"

OUTLOT 3
88,929 SF
"Dedicated to the City of De Pere for stormwater management purposes"

STREET A "Dedicated to the Public" | STREET B "Dedicated to the Public" | STREET D "Dedicated to the Public" | STREET E "Dedicated to the Public"

MEADOW ROSE LANE "Dedicated to the Public"

Phase 2

Unplatted Lands | Lost Dauphin Road | River's Run Condominium | Lot 4 21CSM156 | Lot 3 21CSM156 | Lot 3 25CSM213 | Lot 2 25CSM213 | Lot 4 25CSM213 | Lot 1 21CSM156 | Lot 2 14CSM327 | Lot 3 14CSM327 | Lot 4 14CSM327 | Lot 1 19CSM273 | Lot 2 19CSM273 | Lot 3 19CSM273 | Unplatted Lands | Unplatted Lands | Watterview Heights Fourth Addition

Line Table

| Line # | Length | Direction |
|---|---|---|
| L1 | 7.38' | N38°38'40"E |
| L2 | 7.38' | S38°53'13"W |
| L3 | 23.00' | N38°38'40"E |
| L4 | 23.00' | N38°38'40"E |
| L5 | 31.92' | N38°38'40"E |

WISCONSIN TROY E. HEWITT S-2831 GREEN BAY LAND SURVEYOR
1/7/22

**ZONING**
R-1 Single Family Residence

**MINIMUM LOT AREA AS PLATTED**
13,230 Sq.Ft.
0.304 Acres

**NUMBER OF LOTS**
105 Lots
4 Outlots

**OWNER**
Best Built, Inc.
3100 Holmgren Way
Green Bay, WI 54304

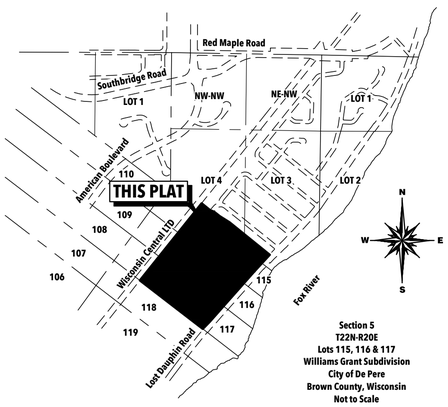
**SURVEYOR**
Troy E. Hewitt
Professional Land Surveyor #2831
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Boulevard
Hobart, WI 54155

**PLATTED AREA DEDICATED TO THE PUBLIC**
452,170 Square Feet
10.380 Acres

**PLATTED AREA**
2,513,813 Square Feet
57.709 Acres

**APPROVING & OBJECTING AUTHORITIES**
City of De Pere
Department of Administration
Brown County

**PARCEL ID**
WD-D0104
WD-L496




Section 5
T22N-R20E
Lots 115, 116 & 117
Williams Grant Subdivision
City of De Pere
Brown County, Wisconsin
Not to Scale

**LOCATION SKETCH**

| | |
|---|---|
| DRAWN | Troy Hewitt |
| CHECKED | Bryan Pfeffer |
| DATE | 10/15/21 |
| FILE | 1703118_preliminary.dwg |
| JOB NO. | 1703118 |

Prepared for: BEST-BUILT, INC.

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141

SHEET NO. 1 of 2

R:\1700\1703\1703118\dwg\1703118_preliminary.dwg

# PRELIMINARY PLAT
# WATERVIEW HEIGHTS FIFTH ADDITION

**PART OF GOVERNMENT LOT 3 AND PART OF GOVERNMENT LOT 4, ALL IN SECTION 5, TOWNSHIP 22 NORTH, RANGE 20 EAST, AND PART OF LOTS 115, 116 AND 117 OF WILLIAMS GRANT SUBDIVISION, ALL LOCATED IN THE CITY OF DE PERE, BROWN COUNTY, WISCONSIN**

**Curve Table**

| Curve # | Delta | Radius | Length | Chord Direction | Chord Length | Tangent Bearing | Second Tangent Bearing |
|---|---|---|---|---|---|---|---|
| C1 | 1°56'01" | 11744.02' | 396.31' | S42°30'58.5"W | 396.29' | S43°28'59"W | S41° 32' 58"W |
| C2 | 0°18'57" | 11478.70' | 63.27' | S41°23'29.5"W | 63.27' | S41°32'58"W | S41° 14' 01"W |
| C3 | 12°32'41" | 265.00' | 58.02' | N44°55'00"E | 57.90' | N51°11'21"E | N38° 38' 40"E |
| C4 | 4°39'40" | 330.00' | 26.84' | S48°51'31"W | 26.84' | S51°11'21"W | S46° 31' 41"W |
| C5 | 7°53'01" | 330.00' | 45.41' | S42°35'10.5"W | 45.37' | S46°31'41"W | S38° 38' 40"W |
| C6 | 12°32'41" | 330.00' | 72.25' | S44°55'00.5"W | 72.11' | S51°11'21"W | S38° 38' 40"W |
| C7 | 14°56'44" | 130.00' | 33.91' | S31°10'18"W | 33.81' | S38°38'40"W | S23° 41' 56"W |
| C8 | 39°08'51" | 130.00' | 88.82' | S04°07'30.5"W | 87.11' | S23°41'56"W | S15° 26' 55"E |
| C9 | 35°54'25" | 130.00' | 81.47' | S33°24'07.5"E | 80.14' | S15°26'55"E | S51° 21' 20"E |
| C10 | 90°00'00" | 130.00' | 204.20' | S06°21'20"E | 183.85' | S38°38'40"W | S51° 21' 20"E |
| C11 | 92°54'18" | 12.00' | 19.46' | N04°54'11"W | 17.40' | N41°32'58"E | N51° 21' 20"W |
| C12 | 87°05'42" | 12.00' | 18.24' | N85°05'49"E | 16.53' | S51°21'20"E | N41° 32' 58"E |
| C13 | 14°15'00" | 130.00' | 32.33' | N58°28'50"W | 32.25' | N51°21'20"W | N65° 36' 20"W |
| C14 | 75°45'00" | 130.00' | 171.87' | S76°31'10"W | 159.62' | N65°36'20"W | S38° 38' 40"W |
| C15 | 90°00'00" | 130.00' | 204.20' | S83°38'40"W | 183.85' | N51°21'20"W | S38° 38' 40"W |
| C16 | 90°00'00" | 70.00' | 109.96' | S83°38'40"W | 98.99' | N51°21'20"W | S38° 38' 40"W |
| C17 | 92°41'44" | 12.00' | 19.41' | N05°00'28"W | 17.37' | N41°20'24"E | N51° 21' 20"W |
| C18 | 0°33'30" | 11483.70' | 111.93' | S41°03'39"W | 111.93' | S41°20'24"W | S40° 46' 54"W |
| C19 | 87°05'42" | 12.00' | 18.24' | N85°05'49"E | 16.53' | S51°21'20"E | N41° 32' 58"E |
| C20 | 90°00'00" | 70.00' | 109.96' | S06°21'20"E | 98.99' | S38°38'40"W | S51° 21' 20"E |
| C21 | 90°00'00" | 12.00' | 18.85' | S83°38'40"W | 16.97' | N51°21'20"W | S38° 38' 40"W |
| C22 | 23°45'06" | 130.00' | 53.89' | S63°13'53"E | 53.51' | S51°21'20"E | S75° 06' 26"E |
| C23 | 35°48'35" | 130.00' | 81.25' | N86°59'16.5"E | 79.93' | S75°06'26"E | N69° 04' 59"E |
| C24 | 30°26'19" | 130.00' | 69.06' | N53°51'49.5"E | 68.25' | N69°04'59"E | N38° 38' 40"E |
| C25 | 90°00'00" | 130.00' | 204.20' | N83°38'40"E | 183.85' | S51°21'20"E | N38° 38' 40"E |
| C26 | 90°00'00" | 12.00' | 18.85' | S83°38'40"W | 16.97' | N51°21'20"W | S38° 38' 40"W |
| C27 | 92°54'18" | 12.00' | 19.46' | N04°54'11"W | 17.40' | N41°32'58"E | N51° 21' 20"W |
| C28 | 87°05'42" | 12.00' | 18.24' | N85°05'49"E | 16.53' | S51°21'20"E | N41° 32' 58"E |
| C29 | 90°00'00" | 12.00' | 18.85' | S06°21'20"E | 16.97' | S38°38'40"W | S51° 21' 20"E |
| C30 | 30°26'19" | 130.00' | 69.06' | N23°25'30.5"E | 68.25' | N38°38'40"E | N08° 12' 21"E |
| C31 | 35°48'35" | 130.00' | 81.25' | N09°41'56.5"W | 79.93' | N08°12'21"E | N27° 36' 14"W |
| C32 | 23°45'06" | 130.00' | 53.89' | N39°28'47"W | 53.51' | N27°36'14"W | N51° 21' 20"W |
| C33 | 90°00'00" | 130.00' | 204.20' | N06°21'20"W | 183.85' | N38°38'40"E | N51° 21' 20"W |
| C34 | 91°13'42" | 12.00' | 19.11' | S06°58'11"E | 17.15' | S38°38'40"W | S52° 35' 02"E |
| C35 | 15°59'13" | 270.00' | 75.34' | S46°38'16.5"W | 75.09' | S54°37'53"W | S38° 38' 40"W |
| C36 | 72°47'05" | 12.00' | 15.24' | N88°58'34.5"W | 14.24' | N52°35'02"W | S54° 37' 53"W |
| C37 | 95°03'46" | 12.00' | 19.91' | N05°03'09"W | 17.70' | N42°28'45"E | N52° 35' 02"W |
| C38 | 0°39'41" | 11749.02' | 135.61' | S42°08'54.5"W | 135.61' | S42°28'45"W | S41° 49' 04"W |
| C39 | 0°16'06" | 11749.02' | 55.01' | S41°41'01"W | 55.01' | S41°49'04"W | S41° 32' 58"W |
| C40 | 0°55'47" | 11749.02' | 190.62' | S42°00'51.5"W | 190.62' | S42°28'45"W | S41° 32' 58"W |
| C41 | 0°35'27" | 11749.02' | 121.18' | S43°11'07.5"W | 121.18' | S43°28'51"W | S42° 53' 24"W |
| C42 | 84°31'34" | 12.00' | 17.70' | N85°09'11"E | 16.14' | S52°35'02"E | N42° 53' 24"E |
| C43 | 106°57'19" | 12.00' | 22.40' | S00°52'49.5"W | 19.29' | S54°21'29"W | S52° 35' 50"E |
| C44 | 15°42'49" | 335.00' | 91.88' | N46°30'04.5"E | 91.59' | N54°21'29"E | N38° 38' 40"E |
| C45 | 90°00'00" | 70.00' | 109.96' | N06°21'20"W | 98.99' | N38°38'40"E | N51° 21' 20"W |
| C46 | 90°00'00" | 70.00' | 109.96' | N83°38'40"E | 98.99' | S51°21'20"E | N38° 38' 40"E |
| C47 | 90°00'00" | 12.00' | 18.85' | S06°21'20"E | 16.97' | S38°38'40"W | S51° 21' 20"E |
| C48 | 90°00'00" | 12.00' | 18.85' | N83°38'39"E | 16.97' | N38°38'39"E | S51° 21' 21"E |

## RESTRICTIVE COVENANTS BETWEEN DEVELOPER AND PROPERTY OWNER

1. All dwellings must be on site constructed. No building erected elsewhere shall be moved onto any lot or lots.
2. No temporary structures (including, without limitation, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted for dwelling purposes. No modular homes are allowed.
3. Only single family residences shall be permitted. Said residences shall meet the following minimum square footage requirements: (1) any 1.5 or 2 story home shall have a minimum of 1,800 square feet of living space not to include the basement area; (2) ranch homes located on Lots Lots 175, 176, 211-280 shall have a minimum of 1,600 square feet of living space not to include the basement area; (3) ranch homes located on Lots 187-210 shall have a minimum of 1,500 square feet of living space not to include the basement area. The areas of attached garages, open porches, decks and terraces shall not be included as living space and will be excluded in calculating dwelling size.
4. All homes shall have some brick or some stone fronts.
5. Any dwelling shall be completed within one (1) year after the commencement of construction, and every structure must have a permanent finish on the exterior within six (6) months after the commencement of construction.
6. All plans and drawings shall be submitted to the developer, heirs or assigns for approval. No building permits shall be issued until an approved, signed copy of the plans and specifications by the developer or his designated representative is on file with the City of De Pere. Grades at the top of foundation shall be reviewed by the developer and approved by the City of De Pere prior to issuance of a building permit.
7. All dwellings shall have a fully-poured concrete basement with the foundation set below the frost line.
8. No fencing shall be erected upon any lot in the Plat without express written approval from the developer or designee. No chain link fence will be allowed.
9. External parking or external storage of one (1) boat, camper, car, trailer, motor home and/or other recreational vehicle may be stored or placed on the concrete driveway of any lot during the months of April through October. Snowmobiles, trailer and enclosed trailer may be stored or placed on the concrete driveway of any lot during the months of November through March.
10. Each property owner is responsible for maintaining all survey markers. Replacements, verification, and plan elevations of each property iron disturbed shall be the responsibility of each property owners.
11. All electrical, natural gas, cable television and telephone service lines shall be buried underground from the main service line to any residence, garage, or other structure.
12. 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.
13. All driveways must be concrete within three months after completion of general construction excluding the months of December, January, February, March and April.
14. Satellite receiving dishes larger than 18 inches in diameter are prohibited.
15. No animals, livestock, horses, cattle, swine, sheep, goats, live poultry, reptiles or pigeons of any kind shall be raised or bred or kept upon any lot, with the exception of a dog or cat, which shall be limited in number to a total of two (2) in any one household, provided that said pets are not kept, bred or maintained for any commercial purposes. No animal pens or shelters are allowed without the written consent of the developer or designee.
16. Outdoor clotheslines shall be limited to "umbrella-style" clotheslines and shall be in the rear yard of the lots.
17. The lot owner and adjoining lot owner shall be responsible for cutting weeds and maintaining weed control of any drainage swales adjoining their property.
18. Construction of homes expected to occur within two (2) years of purchase of lot. If a home is not constructed within two (2) years, the lot must be graded, seeded and maintained on a regular basis.

### MISCELLANEOUS AMENDMENT AND ENFORCEMENT

1. Invalidation of any one these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
2. These covenants may be amended only by unanimous consent of the owners of all of the lots in this subdivision.
3. Enforcement of these covenants may be the developers of the Plat and/or the owner of any lot in the Plat, by injunctive relief as well as any and every other legal right. The developer or designee will assist in the enforcement of these covenants for a period of 10 years from the date of recording of this Plat.
4. These restrictions shall be a covenant running with the land and shall be binding upon all parties hereto, their successors, heirs, personal representatives and assigns.

## 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:
   - A. Any obstruction to the flow of water, by any means, shall be prohibited.
   - B. No structure, earthen berm, dam, erection of other improvement, tree, or landscaping shall be permitted.
   - C. The erection of a fence or annual plantings may be allowed provided that same do not obstruct the flow of water.
   - D. Grantor is prohibited from changing the grade elevation of the drainage easement from that established by grantee.
   - E. 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.
   - F. The property covered by said easement shall not be used in any way or manner that will impair the rights of grantee.
   - G. The easement shall run with the land, and shall be binding upon the grantees, lessees, successors, heirs and assigns of grantor and grantee.
   - H. The easement shall be assignable.
5. Sidewalks are required on all of (insert street names) right of ways.
6. Private yards drains shall be constructed at the time of home construction for lots (insert lot numbers). 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. 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. All exposed walls shall be approved by the city prior to constructing.
8. 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.
9. Driveway access for all lots shall be from (insert street name). No driveways will be permitted onto Lost Dauphin Road.
10. Lots 190, 191, 202, 203, 216, 217, 226, 227, 240, 241, 250 and 251 are responsible for the maintenance of the sidewalk adjacent to their lot in the public walkway.

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, sanitary sewer, storm sewer, watermain 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 the 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, sanitary sewer, storm sewer, watermain, 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, sanitary and storm sewer facilities, watermain 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 _____, 2021.

In the presence of Best Built, Inc.

By _____

Name: Craig Kassner

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.

_____ _____ My commission expires _____
Notary Public, Wisconsin

## COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that the plat of "WATERVIEW HEIGHTS FIFTH ADDITION" in the City of De Pere, Best Built, Inc. owner, is hereby approved by the Common Council on

_____, 2021.

_____
Carey E. Danen, City Clerk Date

## CITY OF DE PERE TREASURER'S CERTIFICATE

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

_____
Carey E. Danen Date
City of De Pere Treasurer

## BROWN COUNTY TREASURER'S CERTIFICATE

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

_____
Paul Zeller Date
Brown County Treasurer

## SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of Best Built, Inc., I have surveyed, divided and mapped a parcel of land being part of Government Lot 3 and part of Government Lot 4, all in Section 5, Township 22 North, Range 20 East, and part of Lots 115, 116 and 117 of Williams Grant Subdivision, all located in the City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the northwest corner of Section 5, Township 22 North, Range 20 East; thence S89°03'19"E, 1312.20 feet on the north line of the Northwest ¼ of said Section 5 to the northeast corner of the Northwest ¼ of the Northwest ¼; thence S00°40'42"W, 1651.91 feet on the east line of said Northwest ¼ of the Northwest ¼ and continuing on the east line of Government Lot 4 of said Section 5 to the southeast right of way of the Wisconsin Central LTD Railroad; thence S38°38'40"W, 1229.03 feet on said southeast right of way to the POINT OF BEGINNING; thence S51°21'20"E, 191.00 feet on the northwesterly extension of the southwest line of Lot 174, Waterview Heights Fourth Addition, Volume 22, Plats, Page 98, Document Number 2087293 to the northwest right of way of Meadow Rose Lane; thence S69°02'10"E, 73.48 feet on the southwest right of way of Meadow Rose Lane to the southeast right of way of Meadow Rose Lane; thence S51°21'20"E, 131.41 feet on the southwest line of Lot 170 of said Waterview Heights Fourth Addition to the southern most point of said Lot 170; thence S58°13'23"E, 197.52 feet on the southwest line of said Waterview Heights Fourth Addition to the southern most corner of Lot 168 of said Waterview Heights Fourth Addition; thence S51°06'50"E, 902.10 feet on said southwest line to the northwest right of way of Lost Dauphin Road; thence 396.31 feet on the arc of a 11744.02 foot radius curve to the left, having a long chord which bears S42°30'58.5"W, 396.29 feet on said northwest right of way; thence S41°32'58"W, 1115.54 feet on said northwest right of way; thence 63.27 feet on the arc of a 11478.7 foot radius curve to the left, having a long chord which bears S41°23'29.5"W, 63.27 feet on said northwest right of way; thence S44°10'01"W, 170.70 feet on said northwest right of way to the southwest line of said Lot 117; thence N52°23'28"W, 1388.08 feet on said southwest line to said southeast right of way of Wisconsin Central LTD Railroad; thence N38°38'40"E, 1725.56 feet on said northwest right of way to the Point of Beginning.

Said parcel contains 2,513,813 Square Feet (57.709 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.

| | | |
|---|---|---|
| DRAWN: Troy Hewitt | Prepared for: BEST BUILT INC. | |
| CHECKED: Bryan Pfeffer | | |
| DATE: 10/15/21 | ROBERT E. LEE & ASSOCIATES, INC. | SHEET NO. 2 of 2 |
| FILE: 1703118_preliminary.dwg | ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES | |
| JOB NO.: 1703118 | 1250 CENTENNIAL CENTRE BOULEVARD<br>HOBART, WI 54155 PHONE:(920) 662-9641<br>INTERNET: www.releeinc.com FAX:(920) 662-9141 | |

R:\1700\1703\1703118\dwg\1703118_preliminary.dwg

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

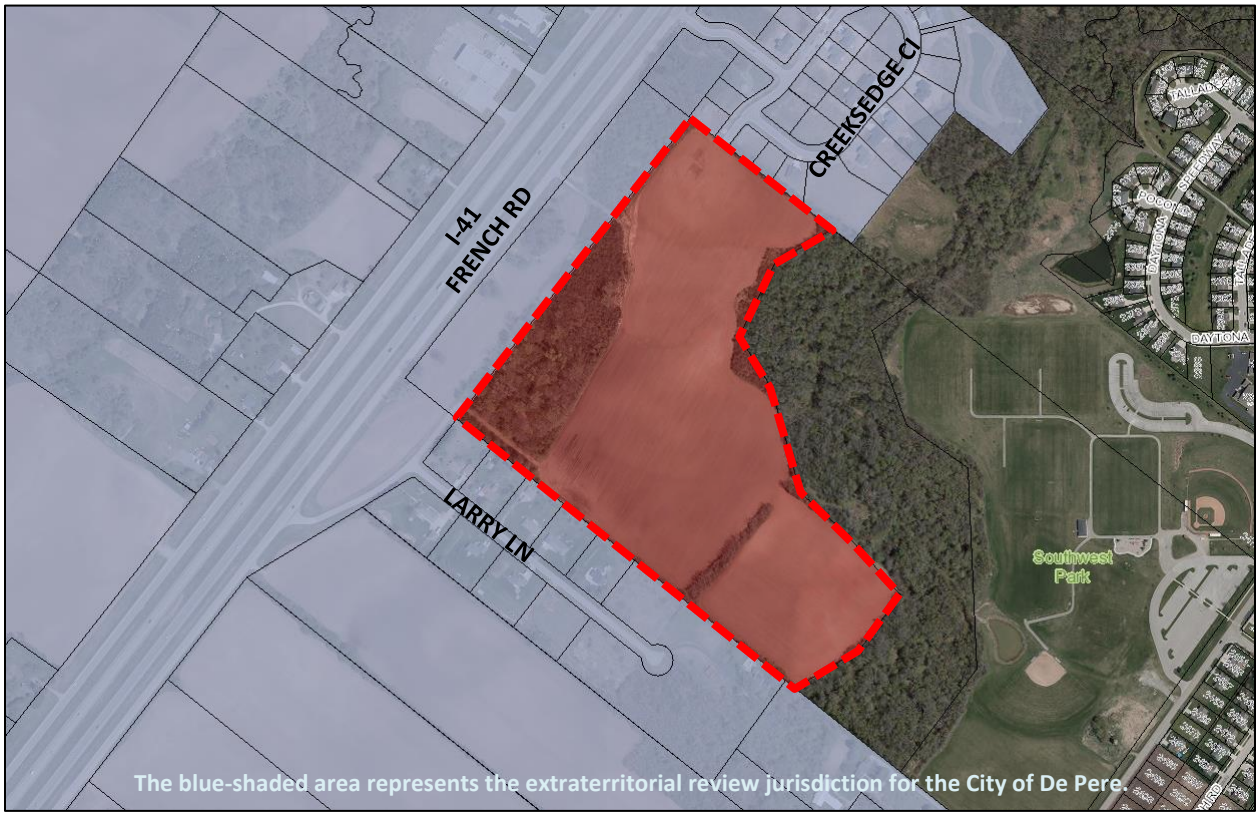
| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action on a request for a 97 lot and 2 outlot final plat of Mystic Creek at 2200 BLK French RD (Parcel WD-L499).*** |

**ATTACHMENTS:**

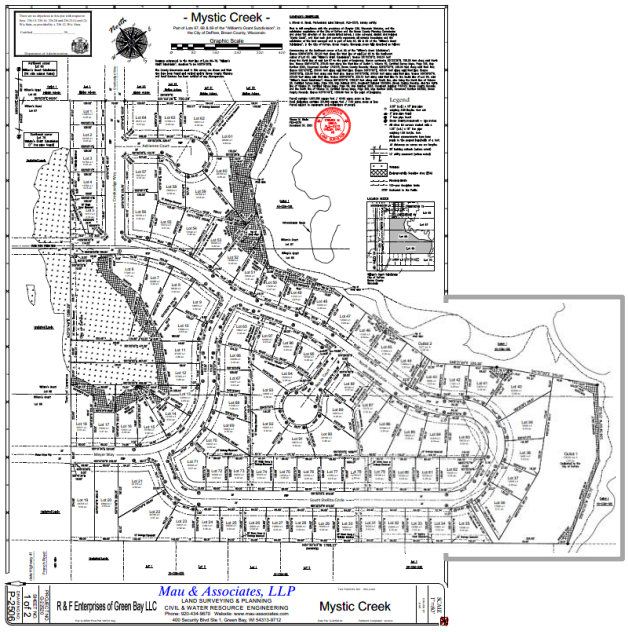
- PC Report - Fin Plat (DOCX)
- Application Form (PDF)
- REVISED4 Final Plat - 07 Dec 2021 (PDF)

**ITEM 9:** **Consideration and possible action on a request for a 97 lot and 2 outlot final plat of Mystic Creek at 2200 BLK French RD (Parcel WD-L499).***

**SITE MAP**




**PROPOSED PLAT AREA**



**REQUESTED ACTION:** Final Plat Approval.*

**COMMON DESCRIPTION:** 2200 BLK French RD, located between Creeksedge CI and Larry LN.

**PARCEL NUMBER(S):** WD-L499

**ZONING:** Single Family Residence District (R-1).

**SURROUNDING LAND USES:** Residential and developing residential in the Town of Lawrence to the north, south, and west.
Natural areas to the east.

**COMPREHENSIVE PLAN:** Neighborhood Residential (Including Multi-Family).

**APPLICANT/OWNER NAME:** Applicant and Property Owner
G & H Garrity Real Estate LLC
3173 Trenton LN
Green Bay, WI 54313

**SITE HISTORY:** The subject natural area and agricultural uses have occurred since air photos from 1938. Plan Commission reviewed a preliminary version of the plat on August 23, 2021.

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

- The plat has 97 single-family lots and two outlots. Outlot 1 is for storm water management and Outlot 2 is for access to the city lands to the east and north. The outlots may also be used for a public trail in the future.
- Because the property is adjacent to the Town of Lawrence on three sides, updated agreements have been considered to provide services to the property, including street maintenance and garbage removal, as well as sewer and waterlines.
- There are a number of large environmentally sensitive areas (ESA) shown on the plat. Wetland delineations for the ESA has been approved by the Wisconsin Department of Natural Resources.
- All conditions of approval are listed at the end of the report.

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

**REVIEW PROCESS:** For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final plats. The Common Council is expected to review the City plat on February 1, 2022.

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

1. Meeting all other state and local regulations, including the City of De Pere, and Brown County Planning Commission.
2. Eliminate the 12 foot drainage easement on the west side of lots 1 thru 4.
3. Eliminate the 20 foot utility easement on the west side of lots 11, 12, and 18.
4. Eliminate the 20 foot utility easement between lots 25 and 26.
5. Eliminate the 20 foot utility easement between lots 65 and 97.
6. Add a 20 foot utility easement between Lots 82 and 83 (centered on the lot line).
7. Add a 20 foot utility easement between Lots 94 and 95 (centered on the lot line).
8. Change the note "Side lot lines for Lots 19-35 shall be graded to drain to the street." to "Side lot lines for Lots 1-4 shall be graded to drain to the street."
9. Add a note: "The City may restrict parking on one side of the street."
10. Provide confirmation to City Engineering staff that the developer has secured permits to fill the wetland in the right of way and utility easement.
11. Add the following note: “The United States Postal Service (USPS) requires the installation of Cluster Mailbox Units (CBU) in this subdivision. The lot owners associated with the designated CBU are joint owners of the specified CBU structure, foundation, and associated sidewalk and responsible for the long-term maintenance and replacement. If the property owners do not keep the CBU in good-looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs of the replacement.”
12. Verify that the right-of-way centerline is in the center of the right-of-way. Particularly at the east end of N Stilletta CI and S Stilletta CI (east of Meyer WY).
13. Relocate the CBU locations as follows (this layout makes a loop through the subdivision where USPS wouldn't need to backtrack):
    a. Lot 6 - Move to the centerline of creeksedge way. The proposed location interferes with an easement and storm sewer.
    b. Lot 15 - Move to Lot 21 just to the south of the crosswalks.
    c. Lot 82/83 - Move to Lot 36 up against the easement. The proposed location interferes with an easement and storm sewer.
    d. Lot 88 - Move to Lot 47 up against the lot line. The proposed location interferes with a crosswalk and sight vision.
14. All CBU’s should be near crosswalks.

| | | |
|---|---|---|
| DE PERE RUNS DEEPER | **CITY OF DE PERE**<br><br>**APPLICATION FOR PLAT REVIEW** | **Fee:** $<br>**Receipt #:**<br>**Date:** |

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

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Mau & Associates, LLP | Steve Bieda | Professional Land Surveyor | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 400 Security Blvd. | Green Bay | WI | 54313 |
| **Email Address** | **Phone Number (incl. area code)** | **Fax Number (incl. area code)** | |
| sbieda@mau-assocates.com | | 920-434-9672 | |

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

| Name (Ind. Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| G&H Garrity Real Estate | Keith Garot | Memeber | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 173 Trenton Lane | Green Bay | WI | 54313 |
| **Email Address** | **Phone Number (incl. area code)** | **Fax Number (incl. area code)** | |
| keithgarot@new.rr.com | 920-434-9670 | | |

**SECTION 3: Project or Site Location**

| Project Address/Description | French Road | Parcel No. | WD-L449 |
|---|---|---|---|

**SECTION 4: Plat Review**

| | | |
|---|---|---|
| Review Type: | ☐ Preliminary Plat ☑ Final Plat ☐ Condominium Plat | |
| Fee: | Preliminary Plat Fee: $278 + (____# of lots and outlots x $68)<br>Final Plat Fee: $195<br>Condominium Plat Fee: $278 + (____# of units x $68) + (____# of common elements x $68) | $ 195 |
| Present Use of Parcel: | Agriculture | |
| Proposed Use of Lots: | Single family residential | |

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

**SECTION 5: Certification and Permission**

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

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

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Steve Bieda | Agent | 920-434-9670 |
| **Signature of Applicant** | | **Date Signed** |
| | | 11/29/2021 |

**TO BE COMPLETED BY CITY STAFF**

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

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

# - Mystic Creek -

Part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the City of DePere, Brown County, Wisconsin.

Graphic Scale

0 80 160 240 320 400

Bearings referenced to the West line of Lots 66–78, "William's Grant Subdivision", assumed to be N38°04'30"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of DePere and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Mystic Creek", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Lot 66 of the "William's Grant Subdivision"; thence S38°04'30"W, 521.20 feet along the West line of said Lot 66 to the Northwest corner of Lot 67, said "William's Grant Subdivision"; thence S51°52'26"E, 640.54 feet along the North line of said Lot 67 to the point of beginning; thence continuing S51°52'26"E, 750.29 feet along said North line; thence S59°14'00"W, 279.95 feet along the West line of Outlot 1, Volume 40, Certified Survey Maps, Page 188, Map Number 6094, Document Number 1742175, Brown County Records; thence S26°07'00"W, 340.00 feet along said West line; thence S32°12'00"E, 250.00 feet along said West line; thence S15°31'00"E, 455.00 feet along said West line; thence S48°31'00"E, 225.00 feet along said West line; thence S41°57'00"E, 370.00 feet along said West line; thence S36°39'00"W, 275.00 feet along said West line; thence S58°42'00"W, 320.72 feet along said West line to the South line of Lot 69, said "William's Grant Subdivision"; thence N51°32'03"W, 1798.27 feet along said South line, also being the North line of Volume 56, Certified Survey Maps, Page 238, Map Number 8115, Document Number 2523804, Brown County Records, and the North line of Volume 21, Certified Survey Maps, Page 89, Map Number 3693, Document Number 1183123, Brown County Records, and the North line of Volume 10, Certified Survey Maps, Page 209, Map Number 2268, Document Number 963592, Brown County Records; thence N37°51'49"E, 1589.09 feet to the point of beginning.

Parcel contains 1,987,359 square feet / 45.62 acres, more or less.
Road dedication contains 331,908 square feet / 7.62 acres, more or less.
Parcel subject to easements and restrictions of record.

Steven M. Bieda
PLS–2275
December 07, 2021

WISCONSIN STEVEN M. BIEDA PLS–2275 GREEN BAY, WI LAND SURVEYOR

## Legend

- ○ 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- ◒ 2" iron pipe found
- ● 1" iron pipe found
- ◓ Brown County monument – type noted
- – All other lot corners marked with a 1.32" (o.d.) x 18" Iron pipe weighing 1.68 lbs\lin. foot.

All linear measurements have been made to the nearest hundredth of a foot.

All distances on curves are arc lengths.

12' 30' building setback (unless noted)

12' utility easement (unless noted)

30'

Wetlands

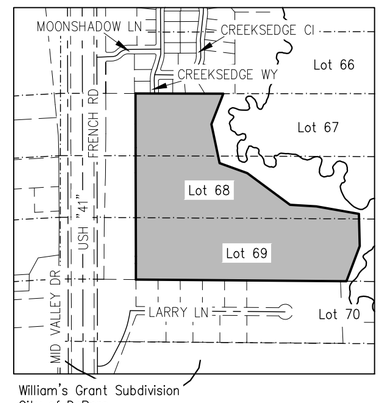
Environmentally Sensitive Area (ESA)

Floodway limits

100–year floodplain limits

DTTP Dedicated to the Public

LOCATION SKETCH




William's Grant Subdivision
City of DePere
Brown County
Wisconsin

Northwest corner Lot 66 William's Grant Subdivision (PK with washer found)

Southwest corner Lot 78 William's Grant Subdivision (1" iron pipe found)

Creeksedge Way

Adrienne Court

Future North Stellita Circle

Future Meyer Way

Meyer Way

South Stellita North Stellita Circle

Beasle Court

Unplatted Lands

Town of Lawrence

City of DePere

Ashwaubenon Creek

Outlot 1 40–CSM–188

Outlot 2 2477 sq. ft. 0.06 ac.

top of steep slope

DTTP Dedicated to the Public

| | | | |
|---|---|---|---|
| Lot 1 | 11050 s.f. 0.25 ac. | Lot 2 | 10754 s.f. 0.25 ac. |
| Lot 3 | 10754 s.f. 0.25 ac. | Lot 4 | 10754 s.f. 0.25 ac. |
| Lot 5 | 19177 s.f. 0.44 ac. | Lot 6 | 77287 s.f. 1.77 ac. |
| Lot 7 | 19088 s.f. 0.44 ac. | Lot 8 | 18692 s.f. 0.43 ac. |
| Lot 9 | 13855 s.f. 0.32 ac. | Lot 10 | 15262 s.f. 0.35 ac. |
| Lot 11 | 37457 s.f. 0.86 ac. | Lot 12 | 37345 s.f. 0.86 ac. |
| Lot 13 | 12703 s.f. 0.29 ac. | Lot 14 | 13143 s.f. 0.30 ac. |
| Lot 15 | 13156 s.f. 0.30 ac. | Lot 16 | 17501 s.f. 0.40 ac. |
| Lot 17 | 17860 s.f. 0.41 ac. | Lot 18 | 18071 s.f. 0.41 ac. |
| Lot 19 | 23725 s.f. 0.54 ac. | Lot 20 | 23820 s.f. 0.55 ac. |
| Lot 21 | 23176 s.f. 0.53 ac. | Lot 22 | 24765 s.f. 0.57 ac. |
| Lot 23 | 13837 s.f. 0.32 ac. | Lot 24 | 11061 s.f. 0.25 ac. |
| Lot 25 | 10500 s.f. 0.24 ac. | Lot 26 | 10500 s.f. 0.24 ac. |
| Lot 27 | 10500 s.f. 0.24 ac. | Lot 28 | 10500 s.f. 0.24 ac. |
| Lot 29 | 10500 s.f. 0.24 ac. | Lot 30 | 10500 s.f. 0.24 ac. |
| Lot 31 | 10500 s.f. 0.24 ac. | Lot 32 | 10500 s.f. 0.24 ac. |
| Lot 33 | 10500 s.f. 0.24 ac. | Lot 34 | 10500 s.f. 0.24 ac. |
| Lot 35 | 10500 s.f. 0.24 ac. | Lot 36 | 10500 s.f. 0.24 ac. |
| Lot 37 | 10500 s.f. 0.24 ac. | Lot 38 | 10500 s.f. 0.24 ac. |
| Lot 39 | 10500 s.f. 0.24 ac. | Lot 40 | 10500 s.f. 0.24 ac. |
| Lot 41 | 10500 s.f. 0.24 ac. | Lot 42 | 10500 s.f. 0.24 ac. |
| Lot 43 | 9892 s.f. 0.23 ac. | Lot 44 | 11085 s.f. 0.25 ac. |
| Lot 45 | 11535 s.f. 0.26 ac. | Lot 46 | 11535 s.f. 0.26 ac. |
| Lot 47 | 12342 s.f. 0.28 ac. | Lot 48 | 13043 s.f. 0.30 ac. |
| Lot 49 | 12141 s.f. 0.28 ac. | Lot 50 | 11959 s.f. 0.27 ac. |
| Lot 51 | 13644 s.f. 0.31 ac. | Lot 52 | 18686 s.f. 0.43 ac. |
| Lot 53 | 18229 s.f. 0.42 ac. | Lot 54 | 15142 s.f. 0.35 ac. |
| Lot 55 | 13412 s.f. 0.31 ac. | Lot 56 | 18155 s.f. 0.42 ac. |
| Lot 57 | 16219 s.f. 0.37 ac. | Lot 58 | 15509 s.f. 0.36 ac. |
| Lot 59 | 20768 s.f. 0.48 ac. | Lot 60 | 28730 s.f. 0.66 ac. |
| Lot 61 | 36584 s.f. 0.84 ac. | Lot 62 | 19031 s.f. 0.44 ac. |
| Lot 63 | 12150 s.f. 0.28 ac. | Lot 64 | 16211 s.f. 0.37 ac. |
| Lot 65 | 15837 s.f. 0.36 ac. | Lot 66 | 10508 s.f. 0.24 ac. |
| Lot 67 | 10277 s.f. 0.24 ac. | Lot 68 | 11360 s.f. 0.26 ac. |
| Lot 69 | 15093 s.f. 0.35 ac. | Lot 70 | 10937 s.f. 0.25 ac. |
| Lot 71 | 16202 s.f. 0.37 ac. | Lot 72 | 10000 s.f. 0.23 ac. |
| Lot 73 | 10000 s.f. 0.23 ac. | Lot 74 | 10412 s.f. 0.24 ac. |
| Lot 75 | 10750 s.f. 0.25 ac. | Lot 76 | 10750 s.f. 0.25 ac. |
| Lot 77 | 10750 s.f. 0.25 ac. | Lot 78 | 10750 s.f. 0.25 ac. |
| Lot 79 | 10750 s.f. 0.25 ac. | Lot 80 | 10750 s.f. 0.25 ac. |
| Lot 81 | 10750 s.f. 0.25 ac. | Lot 82 | 10750 s.f. 0.25 ac. |
| Lot 83 | 10750 s.f. 0.25 ac. | Lot 84 | 10750 s.f. 0.25 ac. |
| Lot 85 | 16903 s.f. 0.39 ac. | Lot 86 | 21554 s.f. 0.49 ac. |
| Lot 87 | 13173 s.f. 0.30 ac. | Lot 88 | 16106 s.f. 0.37 ac. |
| Lot 89 | 12910 s.f. 0.30 ac. | Lot 90 | 20152 s.f. 0.46 ac. |
| Lot 91 | 13873 s.f. 0.32 ac. | Lot 92 | 18307 s.f. 0.42 ac. |
| Lot 93 | 14835 s.f. 0.34 ac. | Lot 94 | 15203 s.f. 0.35 ac. |
| Lot 95 | 12544 s.f. 0.29 ac. | Lot 96 | 9948 s.f. 0.23 ac. |
| Lot 97 | 10000 s.f. 0.23 ac. | | |

Mau & Associates, LLP
LAND SURVEYING & PLANNING
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Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

TAX PARCEL NO. WD-L449

# Mystic Creek

R & F Enterprises of Green Bay LLC

File: G-22520 Final Plat 120721.dwg

Data File: G-22520.txt Fieldwork Completed: xx/xx/xx

DRAWN BY BAR

SCALE 1"=80'

PROJECT NO. G-22520

SHEET NO. 1 of 2

DRAWING NO. P-2506

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

# - Mystic Creek -

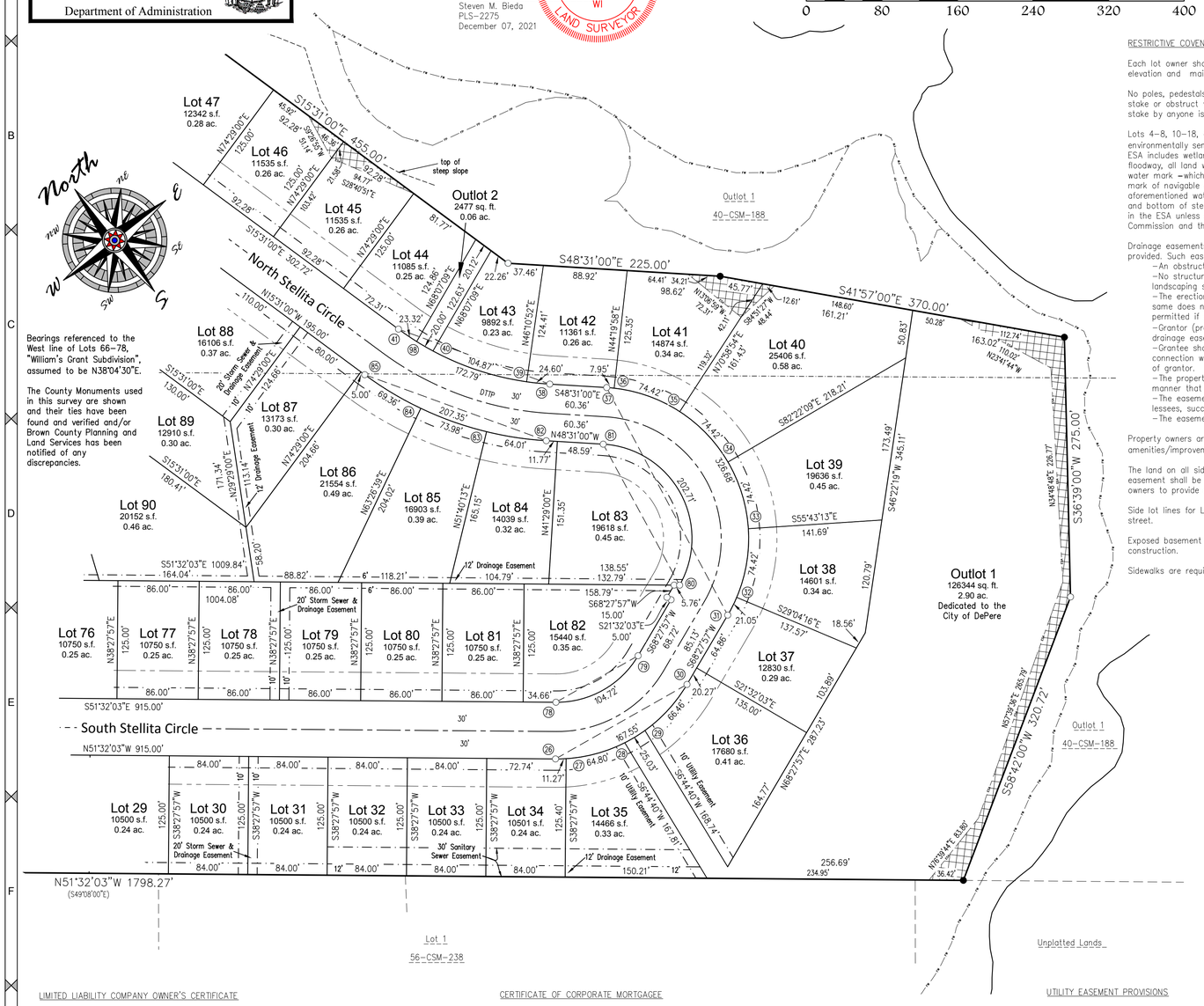
Part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the City of DePere, Brown County, Wisconsin.

Graphic Scale

0 80 160 240 320 400

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

Steven M. Bieda
PLS-2275
December 07, 2021




Bearings referenced to the West line of Lots 66-78, "William's Grant Subdivision", assumed to be N38°04'30"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

## 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 City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Lots 4-8 & 10-18 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

A Shoreland Permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

## RESTRICTIVE COVENANTS

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

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

Lots 4-8, 10-18, 40, 41, 45, 46, 48-53, 59-61 and Outlot 1 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark -whichever is greater, all land within 75 feet of the ordinary high water mark of navigable waterways, steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

Drainage easements in favor of the City of DePere on rear and side lot lines shall be provided. Such easements shall contain the following restrictions:
- An 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 does no obstruct the flow of water. Landscaping stone may also be permitted if placed according to the grading plan and approved by the City.
- Grantor (property owner) 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 maintenance and operation in, over, under and across the lands of grantor.
- The property covered by said easement shall not be used in any way or manner that will impair the rights of the 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.

Property owners are responsible for the removal and replacement of any amenities/improvements on easements beyond standard terrace restoration.

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

Side lot lines for Lots 19-35 shall be graded by property owners to drain to the street.

Exposed basement windows shall be approved by the Inspection Department prior to construction.

Sidewalks are required on both sides of all street in the subdivision.

## CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20__.

_____
Corey E. Danen Date
City Clerk

## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 20__.

_____
Tim Reed
Senior Planner

## CERTIFICATE OF THE BROWN COUNTY TREASURER

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

_____
Paul D. Zeller Date
Brown County Treasurer

## Curve Data

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|---|---|---|---|---|---|---|
| 1-2 | 114.39 | 470.00 | 114.11 | S45°10'01"E | 13°56'42" | – |
| 1-5 | 334.06 | 470.00 | 327.08 | S31°46'38"E | 40°43'28" | S11°24'54"E |
| 2-3 | 92.87 | 470.00 | 92.72 | S32°32'01"E | 11°19'18" | – |
| 3-4 | 93.68 | 470.00 | 93.53 | S21°09'45"E | 11°25'14" | – |
| 4-5 | 33.12 | 470.00 | 33.11 | S13°26'01"E | 04°02'14" | – |
| 5-6 | 70.49 | 560.00 | 70.44 | S15°01'15"E | 07°12'42" | S18°37'36"E |
| 6-7 | 17.97 | 12.00 | 16.34 | S24°16'03"W | 85°47'20" | – |
| 8-11 | 115.19 | 230.00 | 113.99 | S52°48'51"W | 28°41'46" | – |
| 8-9 | 8.99 | 230.00 | 8.99 | S66°02'31"W | 02°14'22" | – |
| 9-10 | 66.42 | 230.00 | 66.19 | S56°38'57"W | 16°32'48" | – |
| 10-11 | 39.78 | 230.00 | 39.73 | S43°25'15"W | 09°54'36" | – |
| 12-17 | 360.65 | 230.00 | 324.82 | N83°23'12"E | 89°50'30" | – |
| 12-13 | 7.07 | 230.00 | 7.07 | S39°20'49"W | 01°45'44" | – |
| 13-14 | 117.17 | 230.00 | 115.90 | S54°49'17"W | 29°11'14" | – |
| 14-15 | 114.52 | 230.00 | 113.35 | S83°40'47"W | 28°31'46" | – |
| 15-16 | 114.52 | 230.00 | 113.35 | N67°47'27"W | 28°31'46" | – |
| 16-17 | 7.37 | 230.00 | 7.36 | N52°36'32"W | 01°50'00" | – |
| 18-19 | 55.77 | 290.00 | 55.69 | S57°12'08"E | 11°01'10" | S62°42'43"E |
| 19-20 | 16.51 | 12.00 | 15.24 | S23°17'09"E | 78°51'08" | – |
| 21-25 | 153.55 | 130.00 | 144.78 | S17°41'49"E | 67°40'28" | – |
| 21-22 | 20.65 | 130.00 | 20.63 | S11°35'23"W | 09°06'06" | – |
| 22-23 | 65.70 | 130.00 | 65.00 | S07°26'20"E | 28°57'18" | – |
| 23-24 | 65.70 | 130.00 | 65.00 | S36°23'11"E | 28°57'18" | – |
| 24-25 | 1.50 | 130.00 | 1.50 | S51°31'59"E | 00°39'46" | – |
| 26-30 | 167.55 | 160.00 | 160.00 | S81°32'03"E | 60°00'00" | – |
| 26-27 | 14.16 | 160.00 | 14.16 | S54°04'14"E | 05°04'20" | – |
| 27-28 | 74.42 | 160.00 | 73.75 | S69°55'52"E | 26°38'57" | – |
| 28-29 | 25.03 | 160.00 | 25.00 | S87°44'11"E | 08°57'42" | – |
| 29-30 | 53.94 | 160.00 | 53.69 | N78°07'28"E | 19°19'01" | – |
| 31-37 | 326.68 | 160.00 | 272.82 | N09°58'28"E | 116°58'58" | – |
| 31-32 | 21.05 | 160.00 | 21.03 | N64°41'50"E | 07°32'13" | – |
| 32-33 | 74.42 | 160.00 | 73.75 | N47°36'16"E | 26°38'57" | – |
| 33-34 | 74.42 | 160.00 | 73.75 | N20°57'19"E | 26°38'57" | – |
| 34-35 | 74.42 | 160.00 | 73.75 | N05°41'38"W | 26°38'57" | – |
| 35-36 | 74.42 | 160.00 | 73.75 | N32°20'34"W | 26°38'57" | – |
| 36-37 | 7.95 | 160.00 | 7.95 | N47°05'31"W | 02°50'57" | – |
| 38-41 | 172.79 | 300.00 | 170.41 | N32°01'00"W | 33°00'00" | – |
| 38-39 | 24.60 | 300.00 | 24.59 | N46°10'04"W | 04°41'52" | – |
| 39-40 | 104.87 | 300.00 | 104.33 | N33°48'18"W | 20°01'40" | – |
| 40-98 | 20.00 | 300.00 | 20.00 | N21°52'51"W | 03°49'14" | – |
| 98-41 | 23.32 | 300.00 | 23.31 | N17°44'38"W | 04°27'14" | – |
| 42-45 | 163.06 | 560.00 | 162.48 | N23°51'30"W | 16°41'00" | – |
| 42-43 | 47.23 | 560.00 | 47.22 | N17°55'59"W | 04°49'57" | – |
| 43-44 | 90.76 | 560.00 | 90.66 | N24°59'31"W | 09°17'08" | – |
| 44-45 | 25.07 | 560.00 | 25.07 | N30°55'03"W | 02°33'56" | – |
| 46-49 | 181.38 | 500.00 | 180.39 | N21°48'27"W | 20°47'06" | N11°24'54"W |
| 46-47 | 14.14 | 500.00 | 14.14 | N31°23'24"W | 01°37'16" | – |
| 47-48 | 90.93 | 500.00 | 90.80 | N25°22'09"W | 10°25'10" | – |
| 48-49 | 76.31 | 500.00 | 76.24 | N15°47'14"W | 08°44'40" | – |
| 49-54 | 340.52 | 530.00 | 334.70 | N29°49'16"W | 36°48'44" | N48°13'38"W |
| 49-50 | 14.60 | 530.00 | 14.60 | N12°12'15"W | 01°34'42" | – |
| 50-51 | 82.67 | 530.00 | 82.58 | N17°27'42"W | 08°56'12" | – |
| 51-52 | 83.68 | 530.00 | 83.60 | N26°27'12"W | 09°02'48" | – |
| 52-53 | 81.04 | 530.00 | 80.96 | N35°21'26"W | 08°45'40" | – |
| 53-54 | 78.53 | 530.00 | 78.46 | N43°58'56"W | 08°29'22" | – |
| 54-55 | 18.03 | 12.00 | 16.38 | N05°10'54"W | 86°05'26" | – |
| 56-57 | 70.92 | 65.00 | 67.45 | S20°37'02"E | 62°30'48" | – |
| 57-62 | 275.12 | 65.00 | 111.13 | N69°22'58"E | 242°30'48" | S10°38'22"E |
| 57-58 | 50.77 | 65.00 | 49.49 | S11°44'06"E | 44°44'58" | – |
| 58-59 | 64.75 | 65.00 | 62.10 | S62°38'45"E | 57°04'18" | – |
| 59-60 | 57.51 | 65.00 | 55.65 | N63°28'20"E | 50°41'32" | – |
| 60-61 | 57.51 | 65.00 | 55.65 | N12°46'48"E | 50°41'32" | – |
| 61-62 | 44.58 | 65.00 | 43.72 | N32°13'12"W | 39°18'28" | – |
| 63-64 | 50.35 | 560.00 | 50.33 | N29°37'28"W | 05°09'06" | N27°02'55"W |
| 64-65 | 17.97 | 12.00 | 16.34 | N69°56'35"W | 85°47'22" | – |
| 66-68 | 85.14 | 170.00 | 84.26 | S52°48'51"W | 28°41'46" | – |
| 66-67 | 52.42 | 170.00 | 52.21 | S58°19'46"W | 17°39'58" | – |
| 67-68 | 32.72 | 170.00 | 32.68 | S43°58'52"W | 11°01'48" | – |
| 69-74 | 317.91 | 290.00 | 302.23 | S69°52'14"W | 62°48'34" | N78°43'29"W |
| 69-70 | 26.41 | 290.00 | 26.39 | S41°04'24"W | 05°12'54" | – |
| 70-71 | 68.08 | 290.00 | 67.93 | S50°24'24"W | 13°27'06" | – |
| 71-72 | 68.08 | 290.00 | 67.93 | S63°51'30"W | 13°27'06" | – |
| 72-73 | 68.30 | 290.00 | 68.14 | S77°19'53"W | 13°29'40" | – |
| 76-77 | 82.68 | 70.00 | 77.96 | S17°41'49"E | 67°40'28" | – |
| 74-75 | 17.83 | 12.00 | 16.24 | S58°42'28"W | 85°08'06" | – |
| 73-74 | 87.04 | 290.00 | 86.71 | N87°19'23"W | 17°11'48" | – |
| 78-79 | 104.72 | 100.00 | 100.00 | S81°32'03"E | 60°00'00" | – |
| 80-81 | 202.71 | 100.00 | 169.74 | N09°33'18"E | 116°08'36" | N67°37'36"E |
| 82-85 | 207.35 | 360.00 | 204.49 | N32°01'00"W | 33°00'00" | – |
| 82-83 | 64.01 | 360.00 | 63.92 | N43°25'23"W | 10°11'13" | – |
| 83-84 | 73.98 | 360.00 | 73.85 | N32°26'34"W | 11°46'25" | – |
| 84-85 | 69.36 | 360.00 | 69.25 | N21°32'11"W | 11°02'22" | – |
| 86-87 | 48.84 | 65.00 | 47.70 | S52°57'31"W | 43°02'57" | S31°26'03"W |
| 87-93 | 301.88 | 65.00 | 95.00 | N15°31'00"W | 266°05'52" | N62°28'04"E |
| 87-88 | 22.13 | 65.00 | 22.02 | S41°11'13"W | 19°30'19" | – |
| 88-89 | 68.62 | 65.00 | 65.48 | S81°10'57"W | 60°29'09" | – |
| 89-90 | 58.77 | 65.00 | 56.79 | N42°40'19"W | 51°48'19" | – |
| 90-91 | 58.77 | 65.00 | 56.79 | N09°08'00"E | 51°48'18" | – |
| 91-92 | 65.43 | 65.00 | 62.70 | N63°52'23"E | 57°40'29" | – |
| 93-94 | 48.84 | 65.00 | 47.70 | S83°59'32"E | 43°02'58" | – |
| 92-93 | 28.16 | 65.00 | 27.94 | S74°52'42"E | 24°49'19" | – |
| 95-97 | 145.59 | 500.00 | 145.08 | N23°51'30"W | 16°41'00" | – |
| 95-96 | 91.52 | 500.00 | 91.39 | N20°45'37"W | 10°29'14" | – |
| 96-97 | 54.07 | 500.00 | 54.05 | N29°06'07"W | 06°11'46" | – |

## Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- Brown County monument – type noted
- All other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs\lin. foot.
- All linear measurements have been made to the nearest hundredth of a foot.
- All distances on curves are arc lengths.
- 30' building setback (unless noted)
- 12' utility easement (unless noted)
- Wetlands
- Environmentally Sensitive Area (ESA)
- Floodway limits
- 100-year floodplain limits
- DTTP Dedicated to the Public

## LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

R & F Enterprises of Green Bay LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on Mystic Creek to be surveyed, divided, mapped and dedicated as represented hereon. R & F Enterprises of Green Bay LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said R & F Enterprises of Green Bay LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

_____
Member

Personally came before me this _____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN ]
] SS
COUNTY OF BROWN ]

## CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat and does hereby consent to the above certificate of R & F Enterprises of Green Bay LLC, Owners of said lands.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20__.

In the presence of:

_____ (Corporate Seal)

_____ _____ _____
President Date

_____ _____ _____
Secretary or Cashier Date

Personally came before me this _____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN ]
] SS
COUNTY OF BROWN ]

## UTILITY EASEMENT PROVISIONS

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

R & F Enterprises of Green Bay LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, TIME WARNER CABLE, AT&T, CITY OF DEPERE, and other public utilities, Grantees,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

SCALE 1"=80'

DRAWN BY BAR

TAX PARCEL NO. WD-L449

Mystic Creek

Fieldwork Completed: xx/xx/xx

Data File: G-22520.txt

Mau & Associates, LLP
CIVIL & WATER RESOURCE ENGINEERING
LAND SURVEYING & PLANNING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

R & F Enterprises of Green Bay LLC

File: G-22520 Final Plat 120721.dwg

PROJECT NO. G-22520

SHEET NO. 2 of 2

DRAWING NO. P-2506

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

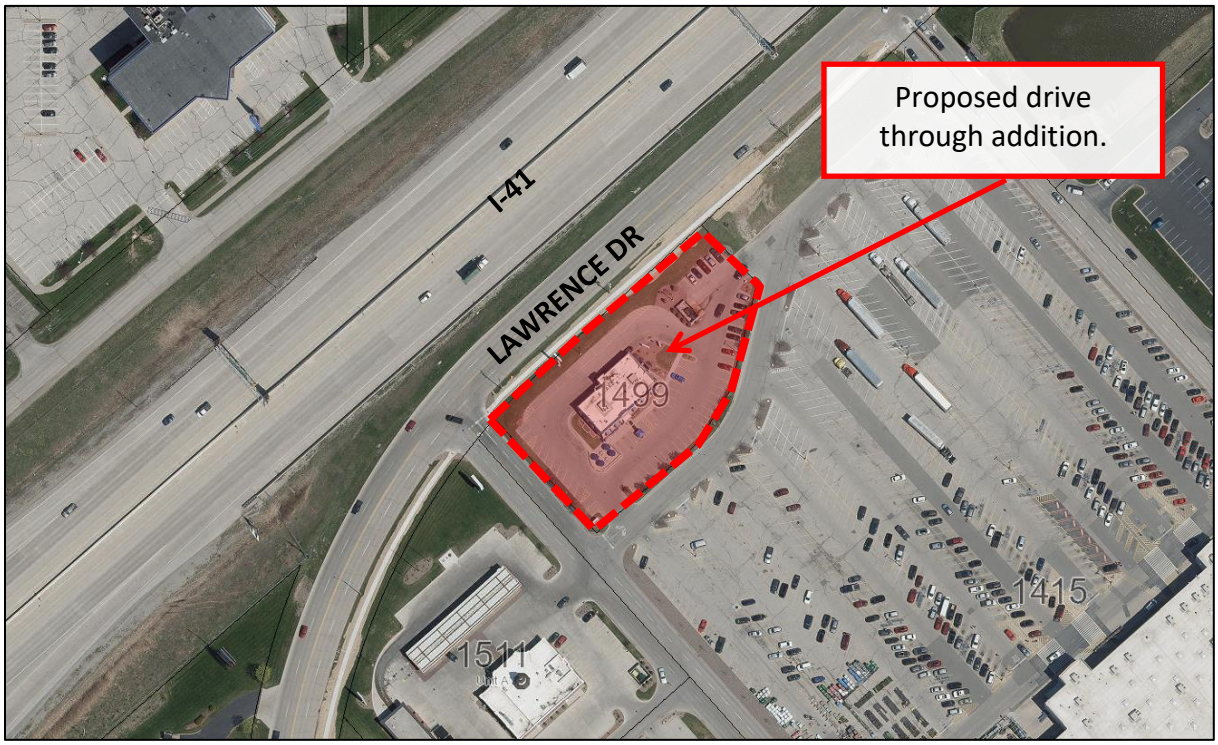
| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action for an Amended Precise Implementation Plan to allow a second drive-through lane for a restaurant (fast food/drive-in) at 1499 Lawrence DR (Parcel WD-D0011-4).** |

**ATTACHMENTS:**

- PC Report - Culvers (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 13 Jan 2021 (PDF)

**Item 10:** **Consideration and possible action for an Amended Precise Implementation Plan to allow a second drive-through lane for a restaurant (fast food/drive-in) at 1499 Lawrence DR (Parcel WD-D0011-4).**

## SITE MAP




**REQUESTED ACTION:** Amended Precise Implementation Plan Approval.

Culver's: The existing drive-through lane entry is being expanded to have two lanes and order boards instead of one. The number of drive-up windows on the building remains unchanged.

**COMMON DESCRIPTION:** 1499 Lawrence DR, located north and west from the Lawrence DR and Scheuring RD intersection.

**PARCEL NUMBERS:** WD-D011-4

**ZONING:** Highway 41 Business Corridor: District A (HWY 41-A) with a Planned Development District (PDD) overlay.

**SURROUNDING LAND USES:** Commercial Corridor (HWY 41-A) with a PDD overlay to the north, south and east.
Town of Lawrence and I-41 to the west.

**COMPREHENSIVE PLAN:** Commercial.

**APPLICANT / OWNER:**

Authorized Representative
Chris McGuire, President
McCON Building Corporation
1059 Circle DR
Highland, WI 53453

Property Owner
S&L Properties De Pere LLC
ATTN: Jeff Liegal, CEO
2651 Kirking CT
Portage, WI 53901

**SITE HISTORY:**

The site was part of the original Walmart/Menards General Development Plan and Precise Implementation Plan that was approved in 2003. The Culvers Precise Implementation Plan, which included one drive-through lane and order board, was approved in 2011.

**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 second drive-through lane addition is located on the north side of the existing building. Changes will be made to the landscaped area between the existing drive-through lane and the building. Also, three parking stalls near the drive-through entry will be removed in order to create a larger curb peninsula to separate the parking lot from the drive-through.

- There are no proposed changes to the building façade.
- No new driveways are connecting to public streets. The modified drive-through will accommodate a queue of 11 cars instead of 8 cars.
- There is no new proposed business signage, aside from new menu boards and directional signs that are reviewed separately by Inspection Division.
- Due to the alteration of the landscaped area to the north of the building, plantings are being relocated to to the new parking lot peninsula and in the drive through island.

The site plan complies with the following massing and setback requirements set by the I-1 District (Code Section 14-45 and 2011 PIP):

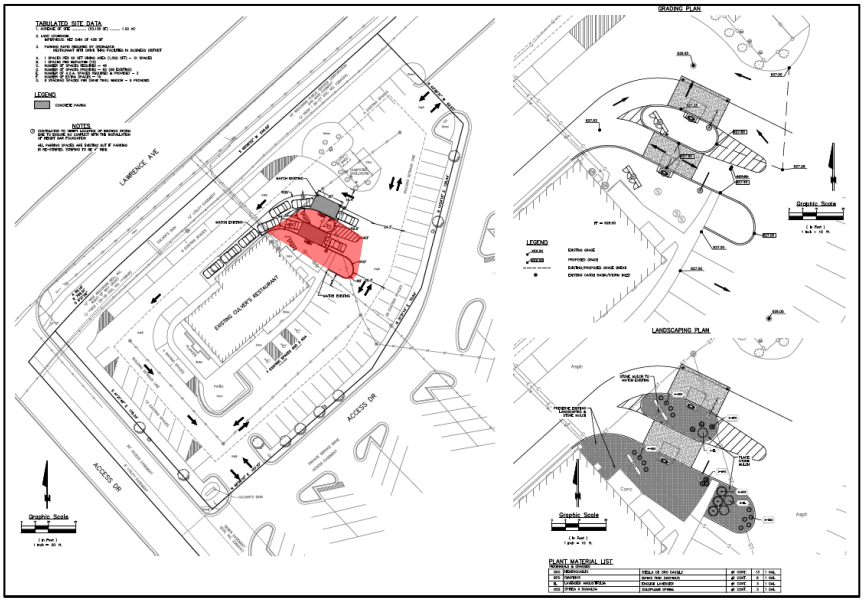
- Land Use: Restaurant (fast food/drive-in) -- Proposed expansion to the 2011 approved drive-through (permitted via 2011 PIP).
- Lot Size: 1.2 acres (permitted via 2011 PDD).
- Building setbacks and FAR: Not applicable.
- Landscaping: Updated Landscape Plan requested (revised plan should include the same, or more, vegetation as the 2011 PIP).

The required number of parking stalls and drive-through queue line stalls has been updated for the 2022 Amended PIP. The following table summarizes the required number of stalls:

| LOCATION | EXISTING | PROPOSED REDESIGN | REQUIRED | CRITERIA MET? |
|---|---|---|---|---|
| **Parking Lot** | 68 | 65 | 46 | YES |
| **Drive Through** | 8 | 9 | 8 | YES |

*Note: The restaurant has four 'waiting spaces' after the drive through window that are not counted as parking spaces.*

***Proposed addition (red):***




**STAFF COMMENTS:** **Enginering, Fire, Forestry, Health, Parks, Planning, Inspection, Water, Police: None.**

**REVIEW PROCESS** For Amended Precise Implementation requests that are not substantial, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by the Common Council.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the Amended Precise Implementation Plan site plan to allow a second drive-through lane for a fast food restaurant (fast food/drive-in) at 1499 Lawrence DR, with no conditions.

# AMENDED PIP

| | | |
|---|---|---|
| DE PERE RUNS DEEPER | **CITY OF DE PERE**<br><br>**APPLICATION FOR SITE PLAN REVIEW** | **Fee:** $ 305.00<br>**Receipt #:**<br>**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)<br>McCON Building Corporation | Authorized Representative<br>Chris McGuire | Title<br>President | |
| Mailing Address<br>1059 Circle Drive | City<br>Highland | State<br>WI | ZIP Code<br>53543 |
| Email Address<br>cmcguire@mccon.net | Phone Number (incl. area code)<br>608-929-7737 | Fax Number (incl. area code)<br>608-929-7739 | |

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

| | | | |
|---|---|---|---|
| Name (Ind. Org. or Entity)<br>S & L Properties De Pere LLC | Contact Person<br>Jeff Liegel | Title<br>CEO | |
| Mailing Address<br>2651 Kirking Ct | City<br>Portage | State<br>WI | ZIP Code<br>53901 |
| Email Address<br>jeff@bleedblue.net | Phone Number (incl. area code)<br>608-742-2839 | Fax Number (incl. area code) | |

**SECTION 3: Project or Site Location**

| | |
|---|---|
| Project Address/Description<br>1499 Lawrence Dr, De Pere, WI 54115 | Parcel No.<br>WD-D0011-4 |

**SECTION 4: Project Information**

| | | | |
|---|---|---|---|
| Existing Zoning: | Commercial | | |
| Present Use of Parcel: | Culver's Restaurant with Drive-Thru | | |
| Proposed Use of Parcel: | Culver's Restaurant with Dual Drive-Thru | | |
| Estimated Start Date: | 3/7/2022 | Estimated Completion Date: | 3/13/2022 |

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

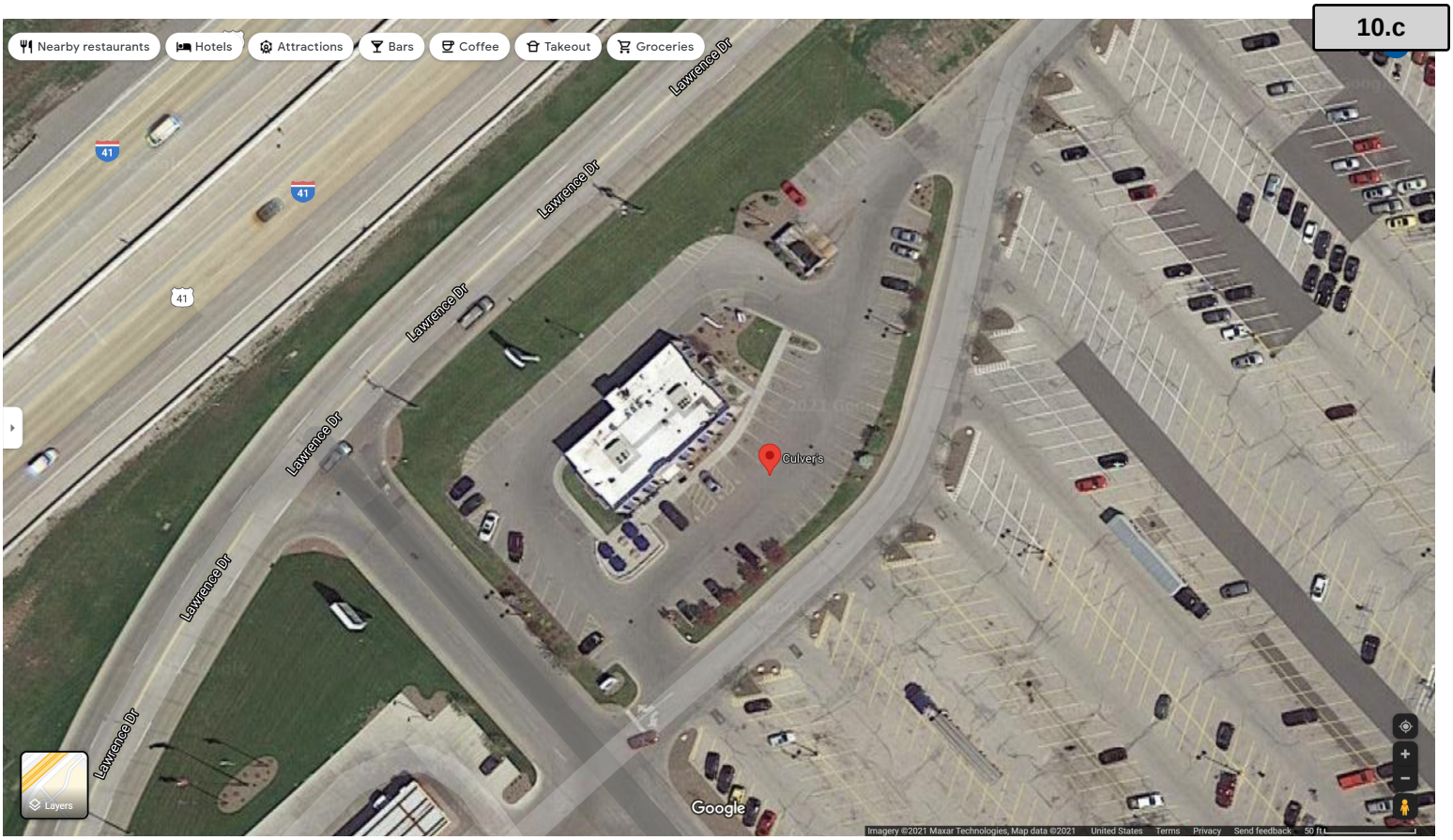
**SECTION 5: Certification and Permission**

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

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

| | | |
|---|---|---|
| Name of Owner/Authorized Representative (please print)<br>Chris McGuire | Title<br>President | Phone Number<br>608-287-4545 |
| Signature of Applicant | | Date Signed<br>12/23/2021 |

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


Nearby restaurants
Hotels
Attractions
Bars
Coffee
Takeout
Groceries
Lawrence Dr
Culver's
41
Layers
Google
Imagery ©2021 Maxar Technologies, Map data ©2021
United States
Terms
Privacy
Send feedback
50 ft

***AMENDED PIP***

# 13 Jan 2022

# Revisions and Responses to Original Preliminary from 28 DEC 2021

**Regarding the engineering related comments and questions:**

1. Our team is not proposing to change any existing parking lot or site contours, and we unfortunately do not have this information readily available regarding the exact existing contours as this property was recently purchased and the new ownership does not have this documentation from the original construction project.
2. Our team is not proposing to change any of the existing grades around the drive-thru island area, with is the only area of the lot we are proposing improving. We unfortunately do not have the exact grade information for the existing parking lot around this area of proposed improvements, but we will ensure any minor grade adjustments are done in such a way to ensure proper stormwater drainage. Our team has completed construction projects for over 200 new Culver's restaurants, over 200 Culver's re-images, and over 60 drive thru projects like this one around the country.
3. The attached drawings have been updated to show traffic direction arrows.
4. All parking spaces are existing, but if parking is re-stripped, striping will be 4" wide.
5. No utility work is being proposed.

**Regarding the planning related comments and questions:**

1. We will relocate or replace plantings to the new parking thumb and new island to be in compliance with the city standards.
2. A parking table has been added to the attached dimensional plan for your review. Our proposed plan is in compliance with city standards.

GRAPHIC SCALE

0 10 20 40

( IN FEET )
1 INCH = 20 FT

N

## LEGEND

- (P) PROTECT
- (R) REMOVE
- (RSR) REMOVE, SALVAGE, REPLACE
- FULL DEPTH REMOVAL OF ASPHALT, CURB, CONCRETE & SOD WITH NEAT LINE SAW CUT IN PAVEMENT (±2,203 SFT)




| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|

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JONES PETRIE RAFINSKI

Elkhart, IN
p: 574.293.1762

South Bend, IN
p: 574.232.4388

Fort Wayne, IN
p: 260.422.2522

PRELIMINARY FOR REVIEW PURPOSES ONLY

CULVER'S OF DE PERE
1499 LAWRENCE DR
DE PERE, WI 54115

S & L PROPERTIES
2651 KIRKING COURT
PORTAGE, WI 53901

SITE TOPO & DEMOLITION PLAN

DESIGNED BY: JW
DRAWN BY: JW
DATE: JANUARY 2022
JOB NUMBER: 2021-0356
SCALE: 1"=20'

C101

## TABULATED SITE DATA

1. ACREAGE OF SITE ..... (53,138 SF) ..... 1.22 AC

2. LAND COVERAGE:
   IMPERVIOUS: NET GAIN OF 438 SF

3. PARKING RATIO REQUIRED BY ORDINANCE:
   RESTAURANT WITH DRIVE THRU FACILITIES IN BUSINESS DISTRICT

A. 1 SPACES PER 50 SFT DINING AREA (1,552 SFT) = 31 SPACES
B. 1 SPACES PER EMPLOYEE (15)
C. NUMBER OF SPACES REQUIRED – 46
D. NUMBER OF SPACES PROVIDED – 65 (68 EXISTING)
E. NUMBER OF A.D.A. SPACES REQUIRED & PROVIDED – 3
F. NUMBER OF EXTRA SPACES – 19
G. 8 STACKING SPACES PER DRIVE THRU WINDOW – 9 PROVIDED

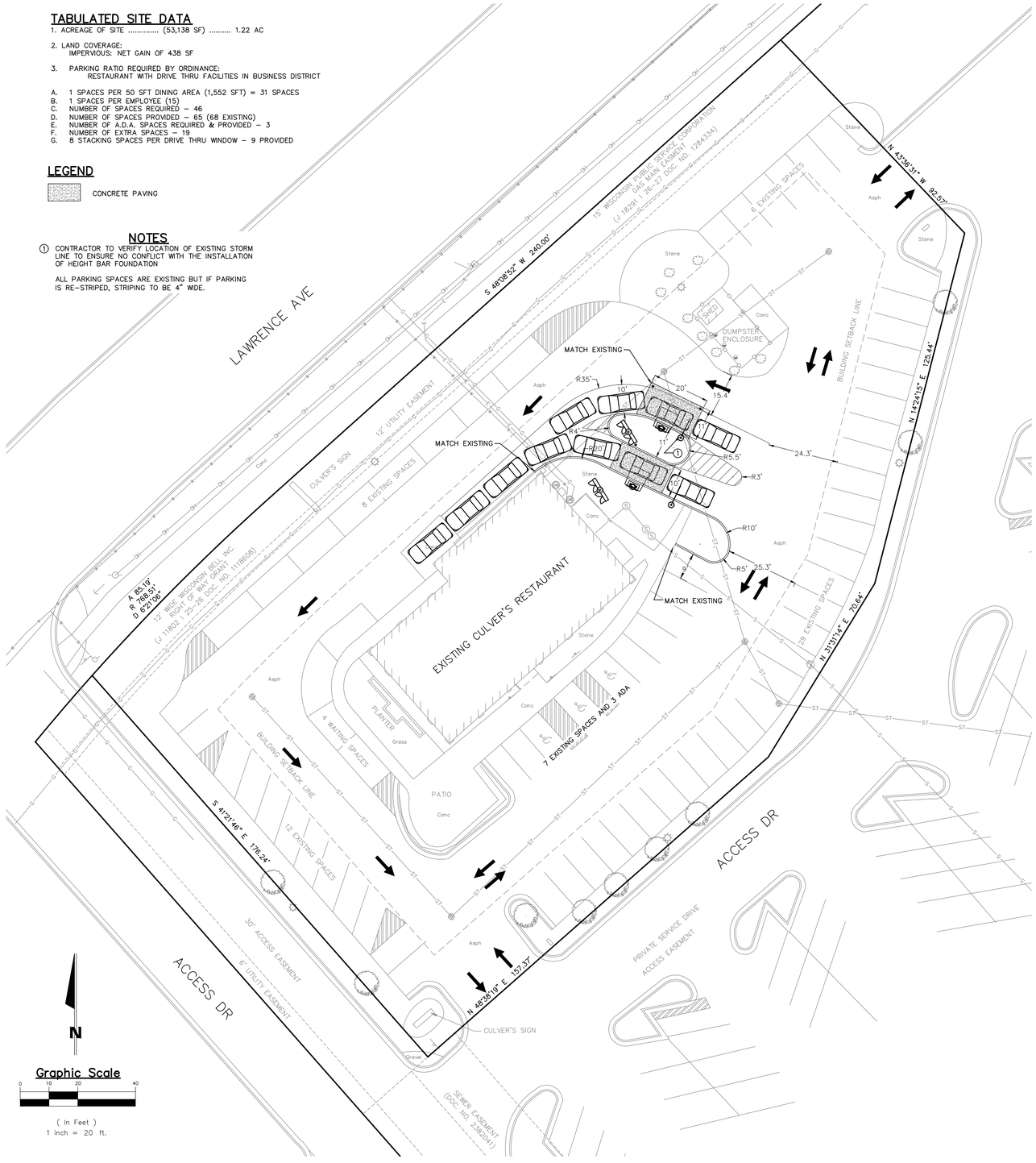
## LEGEND

CONCRETE PAVING

## NOTES

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING STORM LINE TO ENSURE NO CONFLICT WITH THE INSTALLATION OF HEIGHT BAR FOUNDATION

ALL PARKING SPACES ARE EXISTING BUT IF PARKING IS RE-STRIPED, STRIPING TO BE 4" WIDE.



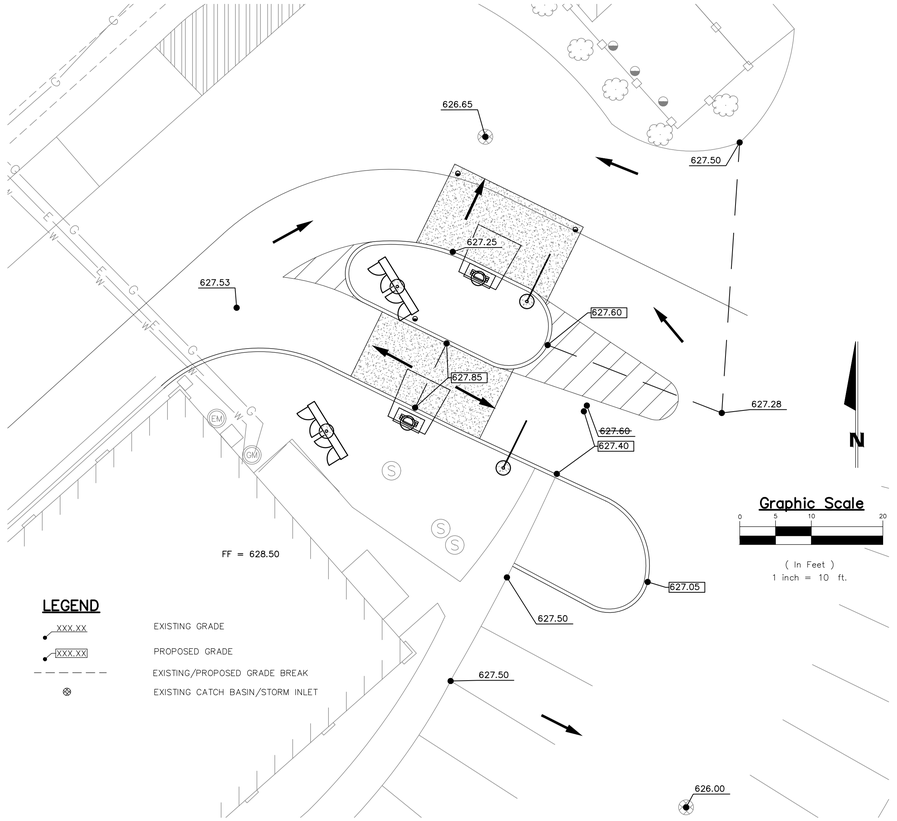

N

Graphic Scale

0 10 20 40

( In Feet )
1 inch = 20 ft.

## GRADING PLAN




N

Graphic Scale

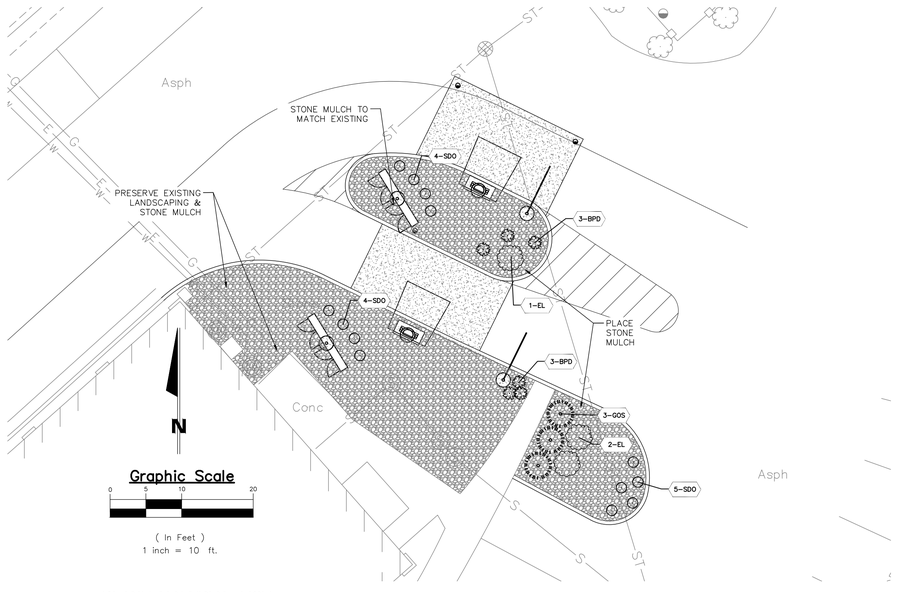
0 5 10 20

( In Feet )
1 inch = 10 ft.

### LEGEND

- XXX.XX — EXISTING GRADE
- XXX.XX — PROPOSED GRADE
- EXISTING/PROPOSED GRADE BREAK
- EXISTING CATCH BASIN/STORM INLET

## LANDSCAPING PLAN




N

Graphic Scale

0 5 10 20

( In Feet )
1 inch = 10 ft.

## PLANT MATERIAL LIST

PERENNIALS & GRASSES

| | | | | | |
|---|---|---|---|---|---|
| SDO | HEMEROCALLIS | STELLA DE ORO DAYLILY | #1 CONT. | 13 | 1 GAL. |
| BPD | DIANTHUS | BATHS PINK DIANTHUS | #1 CONT. | 6 | 1 GAL. |
| EL | LAVENDER ANGUSTIFOLIA | ENGLISH LAVENDER | #1 CONT. | 3 | 1 GAL. |
| GOS | SPIREA X BUMALDA | GOLDFLAME SPIREA | #1 CONT. | 3 | 1 GAL. |

| REV: | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |

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JONES PETRIE RAFINSKI
Fort Wayne, IN p: 260.422.2322
South Bend, IN p: 574.232.4388
Elkhart, IN p: 574.293.7762

PRELIMINARY FOR REVIEW PURPOSES ONLY

CULVER'S OF DE PERE
1499 LAWRENCE DR
DE PERE, WI 54115

S & L PROPERTIES
2651 KIRKING COURT
PORTAGE, WI 53901

DIMENSIONAL PLAN SHEET

DESIGNED BY: JW
DRAWN BY: JW
DATE: JANUARY 2022
JOB NUMBER: 2021-0356
SCALE: AS SHOWN

C201

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

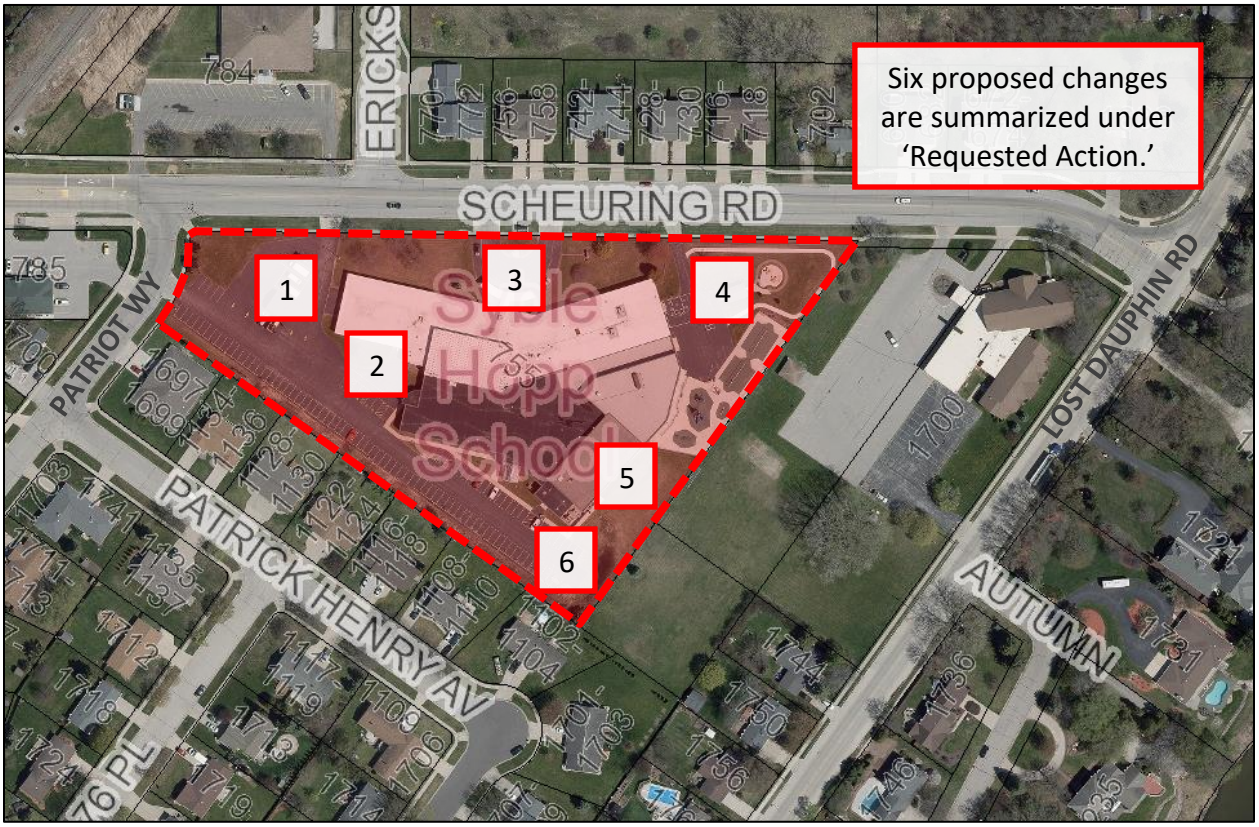
| | |
|---|---|
| **MEETING DATE:** | **January 24, 2022** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action for a site plan for bus parking, a 12,000 SF building addition, a modified front entry and driveway, a new 26 stall parking lot, a relocated play structure, and a new 5,000 SF garage at 755 Scheuring RD (Parcel WD-208-2).** |

**ATTACHMENTS:**

- PC Report - Syble Hopp (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 11 Jan 2022 (PDF)

**Item 11:** **Consideration and possible action for a site plan for bus parking, a 12,000 SF building addition, a modified front entry and driveway, a new 26 stall parking lot, a relocated play structure, and a new 5,000 SF garage at 755 Scheuring RD (Parcel WD-208-2).**

## SITE MAP




**REQUESTED ACTION:** Site Plan Approval.

Syble Hopp School: Changes identified in the above Site Map include—

1. Existing parking lot modified to be 6 bus drop-off stalls.
2. Addition at rear of existing building with a 60' rear yard setback.
3. Addition at front entry and a widened U-shaped driveway.
4. Addition of a new 26 stall parking lot on the northeast side of the school.
5. Relocation of an existing play structure to the east of the school.
6. Addition of a free-standing garage to the southeast of the school.

**COMMON DESCRIPTION:** 755 Scheuring RD, located southeast from the Scheuring RD and Patriot WY intersection.

**PARCEL NUMBERS:** WD-208-2.

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

**SURROUNDING LAND USES:** Daycare center and two-family residential (R-2) to the north.
Two-family residential to the south.
Church (R-2) to the east.

Business (C-EO-2) to the west.

**COMPREHENSIVE PLAN:** Institutional/Governmental Facilities

**APPLICANT / OWNER:**

| Authorized Representative | Property Owner |
|---|---|
| Tonya Wagner, Project Engineer | Brown County School Syble Hopp |
| Mau & Associates LLP | ATTN: Kim Pahlow, Administrator |
| 400 Security BL, Suite 1 | 755 Scheuring RD |
| Green Bay, WI 54313-9712 | De Pere, WI 54115 |

**SITE HISTORY:** The residentially zoned property was developed in the 1970's. In April 2005, a building addition at the rear of the building had a 60' rear setback. The rear setback for the proposed new addition will be similar to the rear setback of the existing building.

The building addition at the rear of the building (#2 on the Site Map) requires a 75 foot rear yard setback. Because of the shape of the property, and the existing building already having a 60 foot rear yard setback, the applicant is petitioning a setback variance from the Board of Appeals on January 24, 2022. Plan Commission should not review the site plan until after the setback issue is resolved.

**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.

To keep the staff report efficient, the following information has been broken down into six sections that relate to each of the numbers that is identified on the Site Map and summarized in the Requested Action:

**1. Existing parking lot modified to be 6 bus drop-off stalls.**

The area is already paved and has a small building, trash enclosure, and three bus stalls that are not angled to conveniently enter and exit the property. The redesign will remove the building, relocate the trash enclosure to the south, and restripe the parking lot for six bus 45' x 14' bus stalls that access the property from Patriot WY and exit the property using Scheuring RD.

No new driveway access points are needed and the existing parking lot area is being used. To minimize busses from driving in reverse, a 7.5' wide area will be paved to the east of the bus parking to accommodate the bus turning radius.

**2. Addition at the rear of the existing building with a 60' rear yard setback.**

The proposed 12,000 building addition is located within the 75 foot rear yard setback. The Board of Appeals will determine if a hardship exists to allow the setback to be reduced on January 24, 2022, prior to the Plan Commission meeting.

The addition includes classrooms and offices with a 60' setback that is similar in façade and design and setback to a previous site plan that was approved in 2005. The 2005 site plan should have also petitioned a variance for rear yard setback, but staff did not find record of approval with that site plan.

The façade materials include three tones of brick with accent stripes, glass and green metal coping. This part of the site plan addition does not change any nearby driveways, parking lots, signage, or landscaping.

**3. Addition at the front entry and a widened U-shaped driveway.**

The front entry already has a u-shaped drive lane. The redesign will create a drive lane where the entry and the exit at Scheuring RD are much further apart. The new drive lane will be 24' wide and will include 4 parking stalls on the east side of the main entrance to the building.

The main entrance will be expanded as an enclosed area. The façade materials will be the same brick and glass as that used for the expansion at the rear of the building.

There is a concept sign identified on elevations for the purpose of wall sign location. The Plan Commission review does not include the approval of any signage as the site plan specifically identifies that approvals will be obtained by others.

Nine trees have been added to the north side of the building as part of the Landscape Plan.

**4. Addition of a new 26 stall parking lot on the northeast side of the school.**

The northeast corner of the property includes a driveway and playground equipment. The redesign will retain the driveway for a new parking lot. This is the area where the existing play structure referenced in #5 is being relocated. To screen the new parking lot from the residential property to the north, and from traffic on Scheuring RD, 5 maple trees and 27 shrubs have been added to the Landscape Plan along the north border of the parking lot.

Note: Staff and the applicant had conversations about a maple tree that will be lost due to the parking lot addition northeast from the school. The primary concern being the tree was planted with the school children and the City several years ago. It is unfortunate but an alternative to saving the tree could not be identified by the applicant.

**5. Relocation of an existing play structure to the east of the school.**

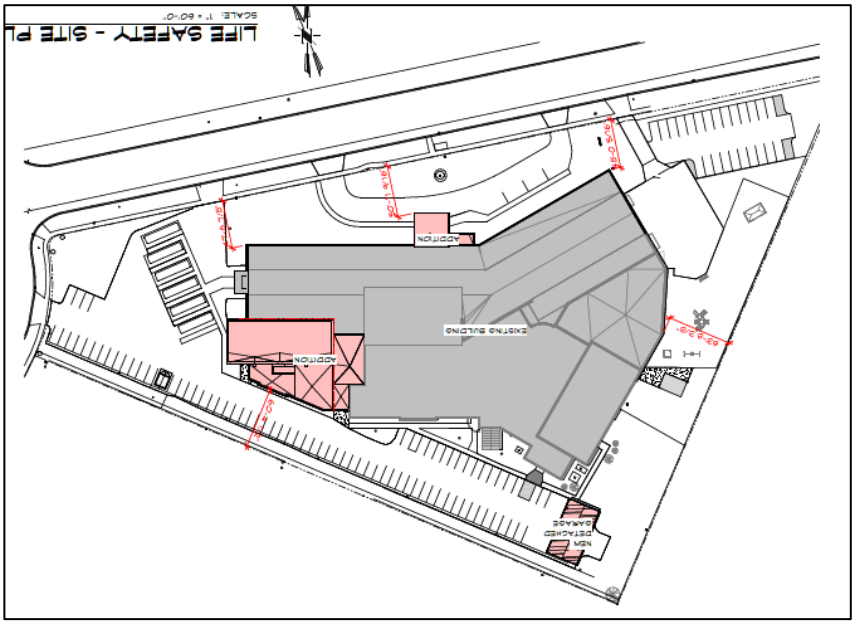
This is a relocation of an existing 1,300 SF play structure from the front of the property to the side of the property. Concrete pavement will be added to the north and east sides of the structure. The structure and new concrete are outside of the 20-foot side yard setback.

**6. <u>Addition of a freestanding garage to the southeast of the school.</u>**

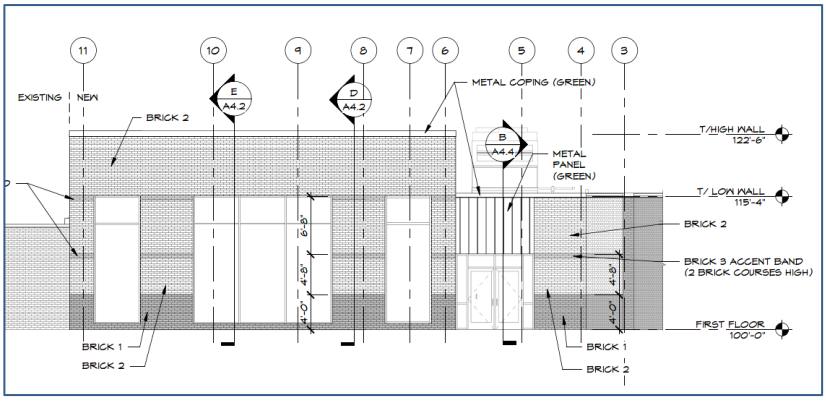
The area is already paved at the southeast end of the rear parking lot. The addition will include a freestanding garage with 4 overhead doors on the west side, facing into the parking lot. There is a double-entry door on the north side of the garage and no doors on the south and east sides.

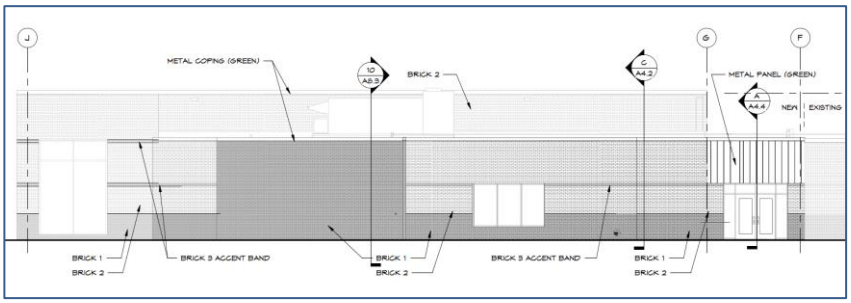
The façade material is cement board in a color that matches the proposed new brick for the existing school. The new building has a 4' rear yard setback requirement and is located at least 25' away from the rear yard and is over 25' away from the rear property line.

***Proposed site with additions (pink), and parking:***

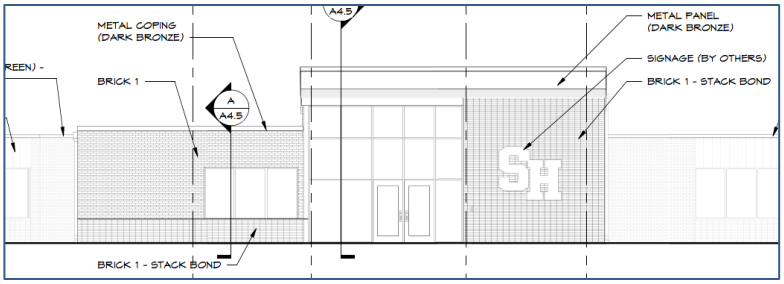



***School addition west and south façade elevations:***

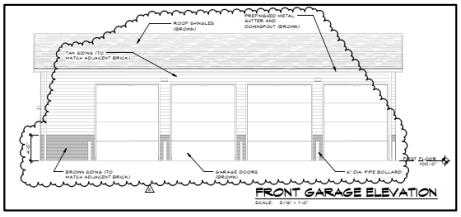





***School addition front entry (concept signage not part of this review):***




***Garage façade west elevation facing into existing parking lot:***




**STAFF COMMENTS:**

**Planning:**

1. The building expansion extends into the 75' rear yard setback. Staff is aware that a variance petition is being made to the Board of Appeals on January 24, 2021, prior to the Plan Commission meeting.

**Engineering, Fire, Forestry, Health, Parks, Inspection, Water: None.**

**REVIEW PROCESS**

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

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the site plan for bus parking, a 12,000 SF building addition, a modified front entry and driveway, a new 26 stall parking lot, a relocated play structure, and a new 5,000 SF garage at 755 Scheuring RD, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

DE PERE
RUNS DEEPER

# CITY OF DE PERE

## APPLICATION FOR SITE PLAN REVIEW

Fee: $305.00 CITY OF DE PERE RECEIVED DEC 27 2021

Receipt #: 167910

Date: 27 Dec 2021 PLANNING DEPT.

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

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Mau & Associates, LLP | Tonya Wagner | Project Engineer | |
| Mailing Address | City | State | ZIP Code |
| 400 Security Blvd Suite 1 | Green Bay | WI | 54115 |
| Email Address | Phone Number (incl. area code) | Fax Number (incl. area code) | |
| tawagner@mau-associates.com | 920-434-9670 | 920-434-9672 | |

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

| Name (Ind. Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| Brown County School Syble Hopp | Kim Pahlow | Administrator | |
| Mailing Address | City | State | ZIP Code |
| 755 Scheuring Road | De Pere | WI | 54115 |
| Email Address | Phone Number (incl. area code) | Fax Number (incl. area code) | |
| kpahlow@syblehopp.org | 920-336-5754 | 920-336-7262 | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Parcel No. |
|---|---|
| 755 Scheuring Road | WD-208-2 |

**SECTION 4: Project Information**

| | | | |
|---|---|---|---|
| Existing Zoning: | R-2 | | |
| Present Use of Parcel: | School | | |
| Proposed Use of Parcel: | School | | |
| Estimated Start Date: | May 2022 | Estimated Completion Date: | September 2022 |

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

**SECTION 5: Certification and Permission**

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

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

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Tonya Wagner | Project Engineer | 920-434-9670 |
| Signature of Applicant | | Date Signed |
| Tonya Wagner | | 12/21/2021 |

**TO BE COMPLETED BY CITY STAFF**

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

1. *The building expansion extends into the 75' rear yard setback. Staff is aware that a variance petition is being made to the Board of Appeals on January 24, 2021, prior to the Plan Commission meeting.* *Nothing to do at this time.*
2. *Provide a landscaping plan that will identify the vegetation that will screen the parking areas from nearby residential zoned properties.* *The landscape plan has been submitted.*
3. *There is a tree in the front yard that was planted with the school and the city several years ago. The tree will be lost due to the additional parking proposed near Scheuring RD at the northeast corner of the school. Provide a modified landscaping plan that proposes the tree relocation, or additional trees added to replace the tree that will be lost.* *5 maples are being added along Scheuring next to the new parking lot. The architect will fill Syble Hopp in on the memorial tree and see if they want to do anything with it.*
4. *Re-evaluate the design for the two southernmost bus parking stalls to ensure that a bus can pull forward to exit the property. (The paving may not display the same on all site plan pages for this area. If this is the case make corrections).* *The southern two bus stall have been moved back 5' for better maneuverability.*
5. *The façade material for the garage must be of a design and color match to the primary building. Identify the color(s) on Sheet AS1.2. Also identify if the use of cement board matches the use of cement board on the primary building (include where cement board, or similar design-matching material, is used on the primary building as the addition appears to be brick with accent bands/stripes).* *The garage has been updated to have color and color scheme to match the main building.*
6. *Identify the color(s) for the brick 1, brick 2, and brick 3 that is identified on the elevations for the building addition.* *Colors are noted.*
7. *The trash enclosure gates are chain link with plastic slats, which is not approvable in the city. The doors should be a matching metal building material, vinyl, brick, masonry, or composite wood.* *The doors have been upgraded from chain link per arch plans.*

## RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
  - USE PROTECTIVE EQUIPMENT
  - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
  - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

## SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS
MIRON CONSTRUCTION
920-969-7371

EMERGENCY RESPONSE CONTACTS
FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 434-4666
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY
ST. VINCENT HOSPITAL
835 S. VAN BUREN ST
GREEN BAY, WI 54301
(920) 433-0111

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

## SITE STATISTICS

BEFORE CONSTRUCTION
SITE AREA - 5.188 Acres
PAVEMENT 1.882 Acres (36.3%)
BUILDINGS 1.618 Acres (31.2%)
PERVIOUS 1.688 Acres (32.5%)

AFTER CONSTRUCTION
SITE AREA - 5.188 Acres
PAVEMENT 1.90 Acres (36.6%)
BUILDINGS 1.88 Acres (36.3%)
PERVIOUS 1.41 Acres (27.1%)

## Legend

- 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHTING 1.68 LBS/LIN FT SET
- 1" IRON PIPE FOUND
- COMPUTED POINT
- PK NAIL FOUND
- PK NAIL SET
- CUT + FOUND
- 3/4" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- BROWN COUNTY MONUMENT – TYPE NOTED
- ( ) RECORDED AS BEARING / DISTANCE
- NO ACCESS
- CB ROUND CATCH BASIN
- ST STORM SEWER MANHOLE
- CURB INLET
- STORM SEWER LINE
- SA SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- W WATER MANHOLE
- HYDRANT
- WATERMAIN
- WV WATER VALVE
- WATER VALVE – CURB STOP
- GAS VALVE
- UNDERGROUND GAS LINE
- G GAS METER
- UNDERGROUND TELEPHONE LINE
- T TELEPHONE PEDESTAL
- T TELEPHONE MANHOLE
- UNDERGROUND ELECTRIC LINE
- AC AIR CONDITIONER
- TR ELECTRIC TRANSFORMER
- E ELECTRIC PEDESTAL
- E ELECTRIC MANHOLE
- Ca UNDERGROUND CABLE TV LINE
- H HANDHOLE BOX
- CA CABLE TV PEDESTAL
- UNDERGROUND FIBER OPTIC LINE
- F FIBER OPTIC PEDESTAL
- F FIBER OPTIC MANHOLE
- GROUND LIGHT
- LIGHT POLE
- CONSTRUCTION LIMITS
- POWER POLE
- ANCHOR WIRE
- OVERHEAD WIRES
- CONCRETE CURB & GUTTER LINE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING BUILDING
- PROPOSED BUILDING
- CONCRETE
- GRAVEL
- WETLAND AREA
- FLOODPLAIN LIMITS
- FLOODWAY
- SILT FENCE
- INLET PROTECTION
- SLOPE EROSION MAT WSDOT CLASS 1 TYPE A
- CHANNEL EROSION MAT WSDOT CLASS 1 TYPE B
- RIP RAP SIZE AND QUANTITY PER PLAN
- TRACKING PAD
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- 176.41 EXISTING GROUND GRADE
- ×174.88 PROPOSED GROUND GRADE
- 2.33% DRAINAGE ARROW
- FENCE LINE
- GUARD RAIL
- GUARD POST
- FLAG POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- TRAFFIC LIGHT
- MAILBOX
- HANDICAP PARKING SPACE
- MW MONITORING WELL
- ROCK WALL
- WE WELL
- SHRUB

## CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
  STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
  WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
  SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
  SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
  DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
  EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
  WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
  DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
  ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
  WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf FOR DETAILS.

## GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

## INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION;

DATE, TIME, AND PLACE OF INSPECTION;

A DESCRIPTION OF THE CONSTRUCTION PHASE;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;

AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.

## SEQUENCE OF CONSTRUCTION

MAY 2022

A. INSTALL TRACKOUT PROTECTION AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
B. CONTACT THE CITY OF DE PERE AND THE WDNR TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
C. STRIP AND STOCKPILE TOPSOIL IN NORTHEAST LOT. SAWCUT AND REMOVE PAVEMENT FOR NORTH, SOUTH, AND GARAGE ADDITIONS.

MAY 2022 - SEPT 2022

D. GRADE AND CONSTRUCT NORTHEAST PARKING LOT. USE EXISTING PARKING LOT AS CONSTRUCTION STAGING AREA.
E. CONSTRUCT FRONT ENTRANCE.
F. CONSTRUCT MAIN ADDITION.
G. CONSTRUCT GARAGE IN SOUTHEAST CORNER.
H. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
I. PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.
J. COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL. SEED, FERTILIZE, AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

NOVEMBER 2022

K. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

*Mau & Associates*
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Project #: P-15919, Drawing #: S-3244

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

CIVIL NOTES

TITLE

| DRAWN | CH'KD |
|---|---|
| TAW | TAW |
| DATE | SCALE |
| 10/29/21 | AS NOTED |

DRAWING NO.
**C1.0**

| PROJECT NO. | REV. |
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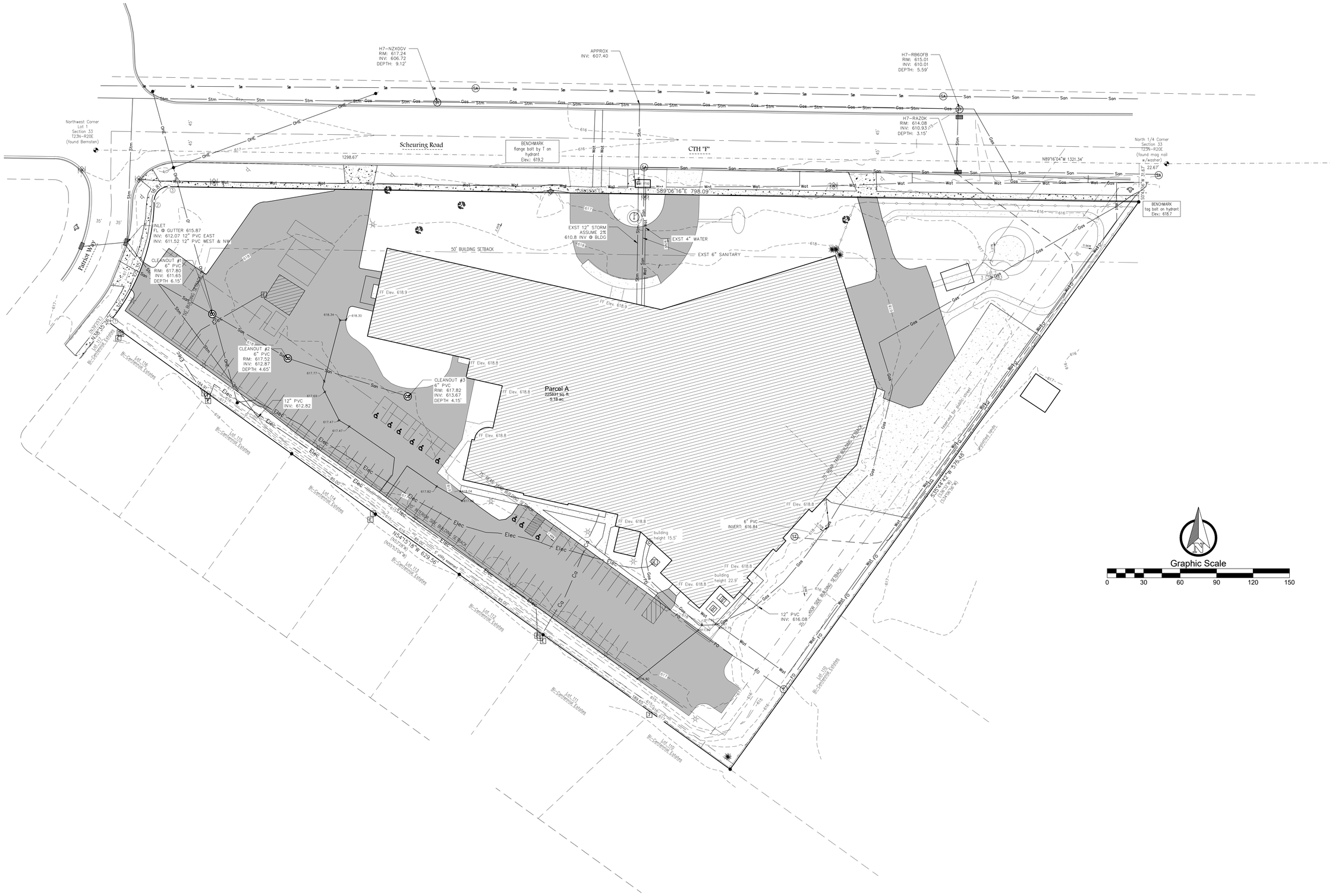
| P-15919 | XX |




| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BID/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

## EXISTING SITE PLAN

TITLE

| DRAWN | CHK'D |
|---|---|
| TAW | TAW |
| DATE | SCALE |
| 10/29/21 | AS NOTED |

DRAWING NO.

**C2.0**

| PROJECT NO. | REV. |
|---|---|
| P-15919 | XX |

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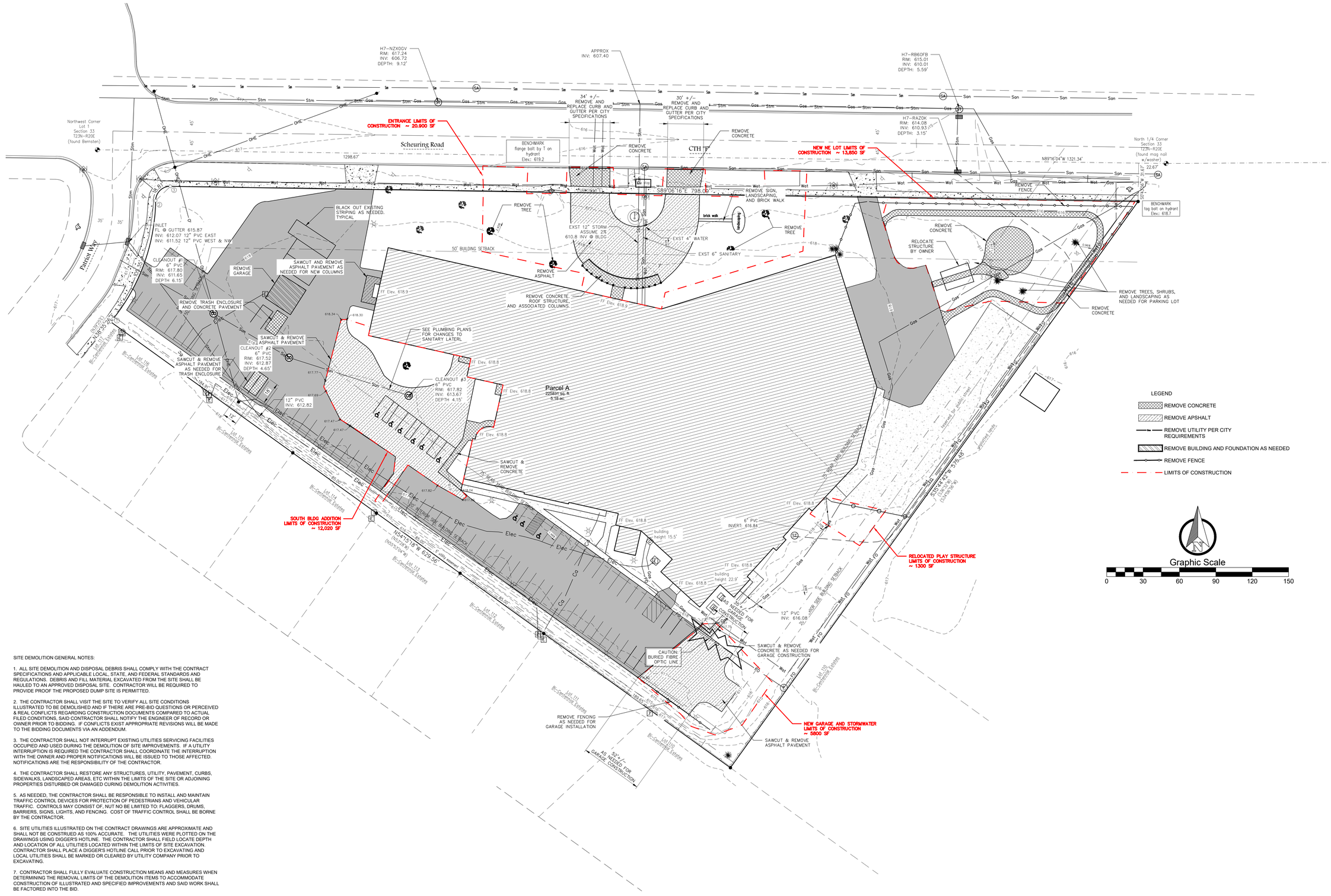


SITE DEMOLITION GENERAL NOTES:

1. ALL SITE DEMOLITION AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF THE PROPOSED DUMP SITE IS PERMITTED.

2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FILED CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR OWNER PRIOR TO BIDDING. IF CONFLICTS EXIST APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.

3. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED DURING THE DEMOLITION OF SITE IMPROVEMENTS. IF A UTILITY INTERRUPTION IS REQUIRED THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THOSE AFFECTED. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC WITHIN THE LIMITS OF THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED CURING DEMOLITION ACTIVITIES.

5. AS NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF, NUT NO BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL BE BORNE BY THE CONTRACTOR.

6. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE UTILITIES WERE PLOTTED ON THE DRAWINGS USING DIGGER'S HOTLINE. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALL UTILITIES LOCATED WITHIN THE LIMITS OF SITE EXCAVATION. CONTRACTOR SHALL PLACE A DIGGER'S HOTLINE CALL PRIOR TO EXCAVATING AND LOCAL UTILITIES SHALL BE MARKED OR CLEARED BY UTILITY COMPANY PRIOR TO EXCAVATING.

7. CONTRACTOR SHALL FULLY EVALUATE CONSTRUCTION MEANS AND MEASURES WHEN DETERMINING THE REMOVAL LIMITS OF THE DEMOLITION ITEMS TO ACCOMMODATE CONSTRUCTION OF ILLUSTRATED AND SPECIFIED IMPROVEMENTS AND SAID WORK SHALL BE FACTORED INTO THE BID.

8. CONTRACTOR SHALL COORDINATE SITE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS WHERE NECESSARY.

9. ALL UTILITIES SHALL BE ABANDONED PER CITY OF GREEN BAY AND UTILITY COMPANY SPECIFICATIONS.

10. DURING PRE-BID SITE INVESTIGATION AND DURING CONSTRUCTION IF THERE ARE ISSUES OR QUESTIONS PERTAINING TO THE CONTRACT DRAWINGS RELATED TO SITE WORK IMPROVEMENTS THE FOLLOWING ARE CONTACTS WHO CAN BE CONSULTED WITH TO RESOLVE QUESTIONS OR ISSUES:
TONYA WAGNER, MAU & ASSOCIATES LLP-PROJECT ENGINEER, (920) 434-9670

11. THE AREA AROUND B-20 SHALL NOT BE DISTURBED OTHER THAN TO REMOVE PAVEMENT. BASE COURSE SHALL NOT BE DISTURBED. ADDITIONAL BASE COURSE CAN BE ADDED AS NEEDED FOR PROPOSED GRADING AND PAVING.

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| 1 | BID/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

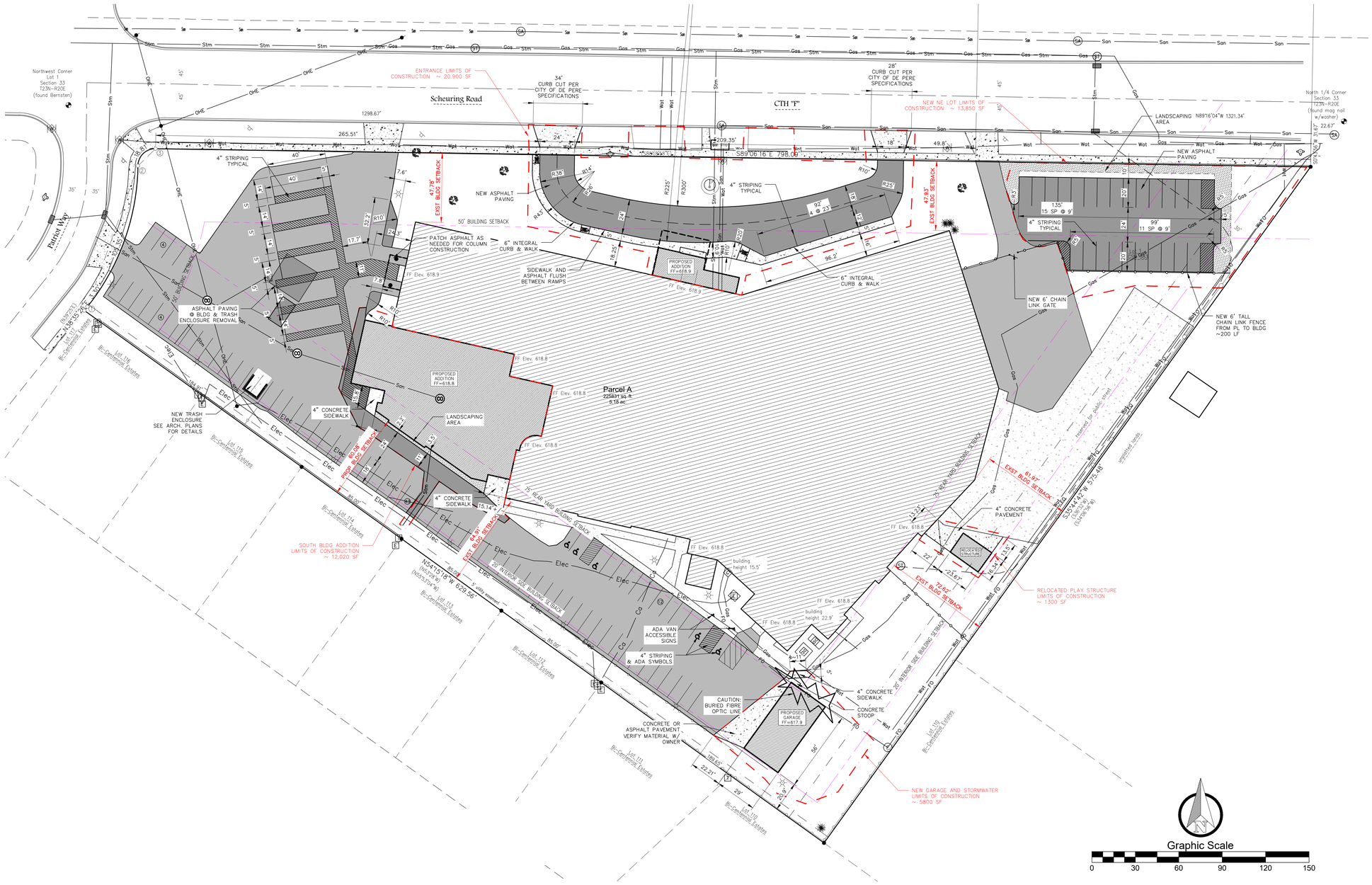
De Pere, Wisconsin | Atlanta, Georgia

## SITE DEMOLITION PLAN

| DRAWN | CHK'D |
|---|---|
| TAW | TAW |
| DATE | SCALE |
| 11/08/21 | AS NOTED |

DRAWING NO.
**C3.0**

PROJECT NO. P-15919 | REV. XX




## Legend

- SANITARY MANHOLE
- ROUND CATCH BASIN
- STORM SEWER MANHOLE
- CURB INLET
- HYDRANT
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- LIGHT POLE
- CONCRETE CURB & GUTTER LINE
- EXISTING ASPHALT
- CONCRETE
- GRAVEL
- EXISTING BUILDING
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- DECIDUOUS TREE
- CONIFEROUS TREE
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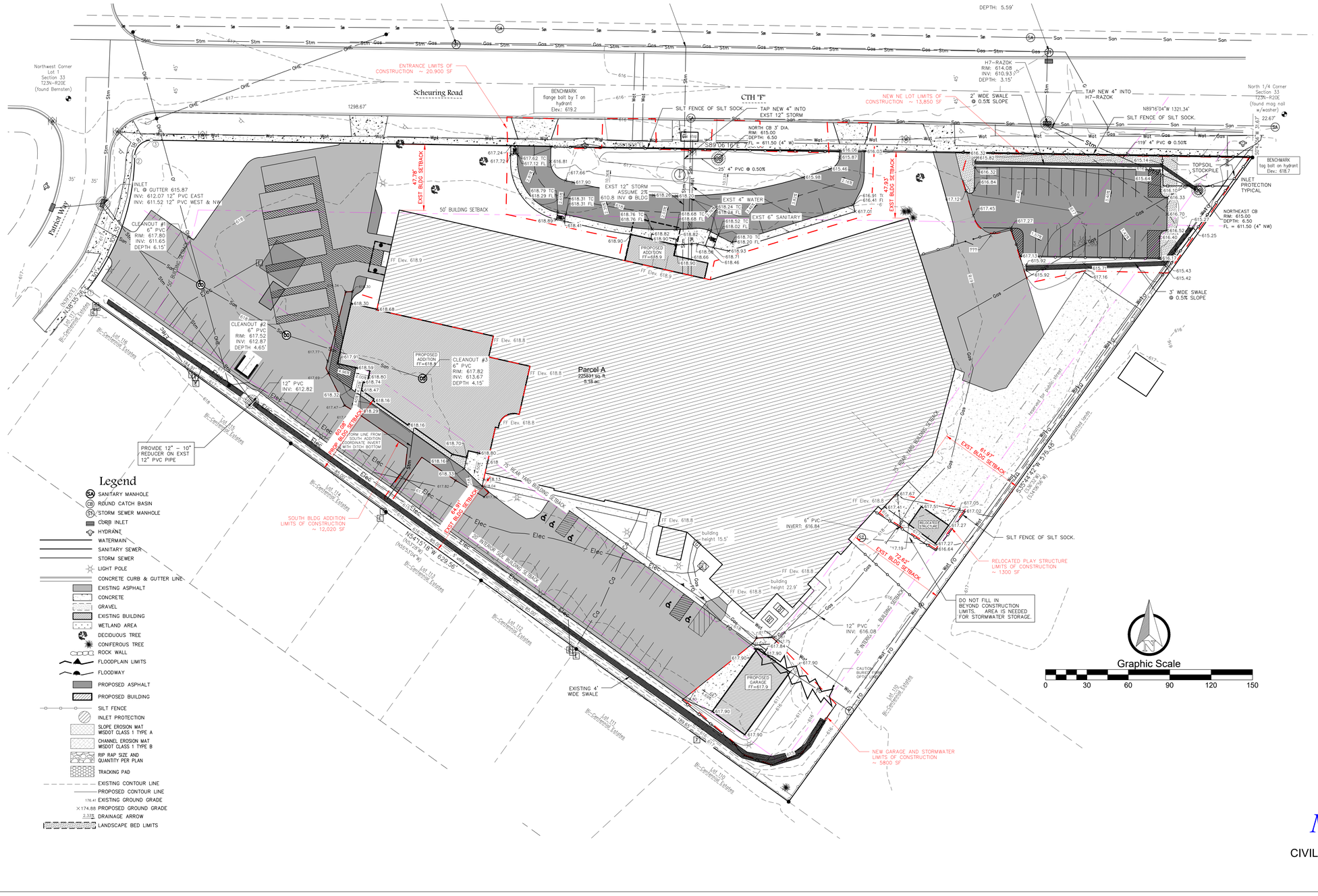
| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BID/SCONSTRUCTION | 11/10/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

SITE PLAN

| | |
|---|---|
| DRAWN: TAW | CHK'D: TAW |
| DATE: 11/08/21 | SCALE: AS NOTED |
| DRAWING NO: C4.0 | |
| PROJECT NO: P-15919 | REV.: XX |

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| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

## GRADING, UTILITY, AND EROSION CONTROL PLAN

*Mau & Associates*
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Project #: P-15919, Drawing #: S-3244

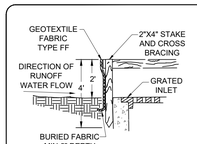
| DRAWN | CH'KD |
|---|---|
| TAW | TAW |
| DATE | SCALE |
| 11/08/21 | AS NOTED |

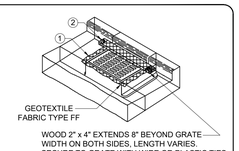
DRAWING NO.
**C5.0**

| PROJECT NO. | REV. |
|---|---|
| P-15919 | XX |

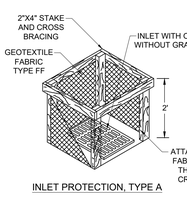
TABLE 1– PRESCRIPTIVE COMPLIANCE AREA SOIL STABILIZATION

| PRESCRIPTIVE COMPLIANCE AREAS | BARE SOIL | SLOPE & CHANNEL MANAGEMENT | PERIODS OF INACTIVITY | FINAL GRADE |
|---|---|---|---|---|
| SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS<br><br>UTILITY TRENCH BACKFILLS<br><br>TEMPORARY DITCHES/SWALES THAT WILL EXIST FOR MORE THAN 7 DAYS<br><br>PERMANENT DITCHES/SWALES<br><br>SMALL AREAS – LESS THAN 1 ACRE AND LESS THAN 1% OF SITE<br><br>DISCRETE AREAS – LESS THAN 1 ACRE<br><br>STORM WATER PRACTICE SIDE SLOPES<br><br>SLOPES STEEPER THAN 20% | AREAS THAT DO NOT DRAIN TO SEDIMENT BASINS OR TRAPS<br><br>LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 30 DAYS.<br><br>AREAS THAT DRAIN TO SEDIMENT BASINS OR TRAPS<br><br>LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 90 DAYS. HOWEVER, USE THE DURATION FROM THE SOIL LOSS AND SEDIMENT DISCHARGE CALCULATIONS FOR THE OTHER AREAS OF THE SITE IF LESS THAN 90 DAYS. | GENERAL<br><br>DESIGN AND IMPLEMENT APPROVED SOIL STABILIZATION PRACTICES PER DNR TECHNICAL STANDARDS.<br><br>REFER TO WSDOT SLOPE & CHANNEL MATRICES FOR APPROPRIATE SLOPE AND SLOPE LENGTH CONDITIONS.<br><br>SLOPES STEEPER THAN 20%<br><br>PROVIDE STABLE DIVERSION OF OFF–SITE RUNOFF AROUND THE SLOPE.<br><br>PROVIDE SLOPE INTERRUPTION DEVICES IN ACCORDANCE WITH MANUFACTURED PERIMETER CONTROL & SLOPE INTERRUPTION PRODUCTS TECHNICAL STANDARD 1071 OR EQUIVALENT METHODS TO REDUCE UNINTERRUPTED SLOPE LENGTH. | PLANNED INACTIVITY<br>STABILIZE IMMEDIATELY IF AREA WILL BE LEFT INACTIVE FOR MORE THAN 14 DAYS.<br><br>UNPLANNED INACTIVITY<br>STABILIZE AREA IMMEDIATELY IF PERIOD OF INACTIVITY REACHES 14 DAYS. | PERMANENT FEATURES<br>STABILIZE AREA IMMEDIATELY AFTER REACHING FINAL GRADE.<br><br>TEMPORARY FEATURES<br>STABILIZE AREA IMMEDIATELY AFTER ESTABLISHMENT OF TEMPORARY FEATURE OR REACHING SPECIFIED TEMPORARY GRADE. |

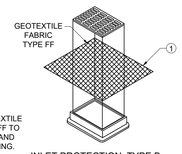



INLET PROTECTION, TYPE C




INLET PROTECTION, TYPE A




INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

GENERAL NOTES

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

1.) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2.) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

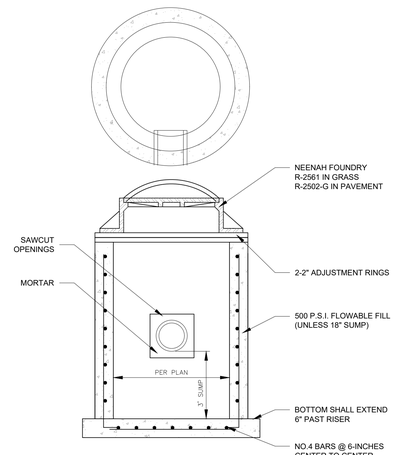
3.) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES TYPE B & C

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

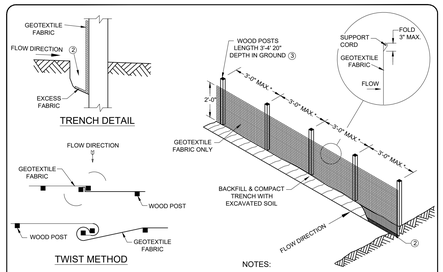
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION TYPES A, B, & C
N.T.S.




NOTES:
1) INLETS SHALL MEET ASTM C-478 STANDARD FOR REINFORCED CONCRETE INLETS.
2) CATCH BASIN BARREL TO MEET ASTM C-76-3 STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE.
3) CATCH BASINS SHALL BE AMERICAN CONCRETE PIPE PRECAST CATCH BASIN OR EQUAL.

OVERSIZED CATCH BASIN WITH SUMP
N.T.S.




TRENCH DETAIL




TWIST METHOD

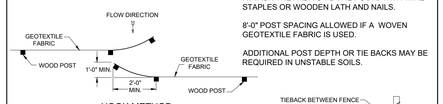



NOTES:

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

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

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




HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE 5

GENERAL NOTES:

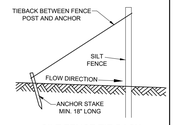
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

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

3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1," X 1," OF OAK OR HICKORY.

4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

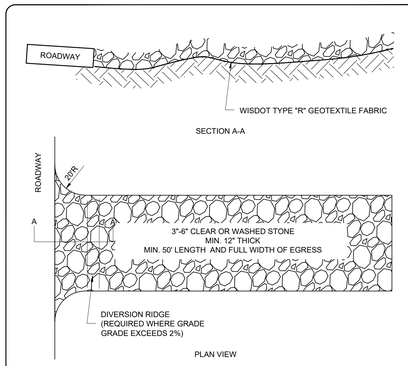
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.




SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6

SILT FENCE
N.T.S.




NOTES:

1. SURFACE WATER MUST BE DIVERTED AROUND OR UNDER THE TRACKING PAD. TO DIVERT SURFACE WATER UNDER THE TRACKING PAD, INSTALL CULVERT WITH A MINIMUM 18" COVER.

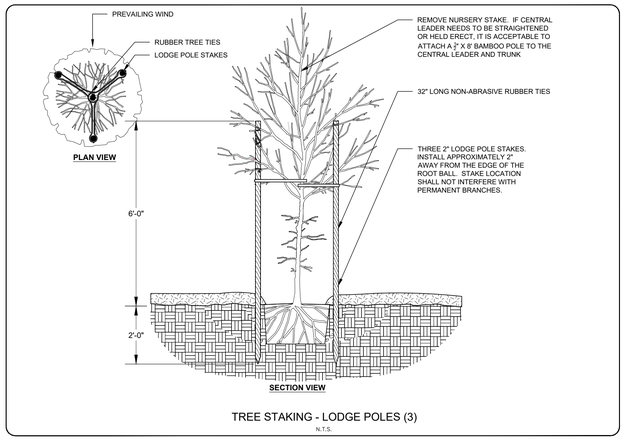
2. ROCKS LODGED IN TIRES MUST BE REMOVED PRIOR TO LEAVING THE SITE.

3. TRACKING PADS SHALL BE INSTALLED AND MAINTAINED AT ALL EGRESS POINTS FROM THE SITE.

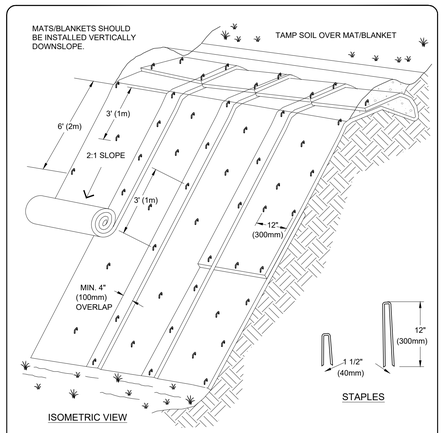
4. SEDIMENT TRACKED ONTO A ROAD SHALL BE REMOVED BY THE END OF THE WORKING DAY. IF THE TRACKED SEDIMENT PRESENTS A HAZARD IT SHALL BE REMOVED IMMEDIATELY.

5. TRACKING PADS SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 12" PAD SHALL BE MAINTAINED.

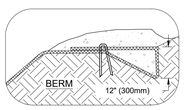
STONE TRACKING PAD
N.T.S.




TREE STAKING - LODGE POLES (3)
N.T.S.




ISOMETRIC VIEW




TYPICAL SLOPE SOIL STABLIZATION

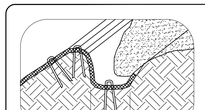
NOTES:

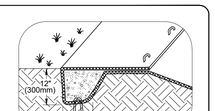
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.

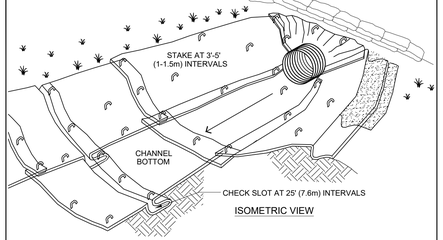
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.

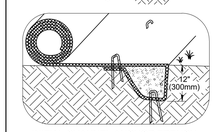
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

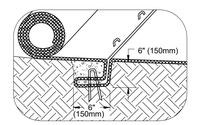
EROSION CONTROL MAT FOR SLOPE INSTALLATION
N.T.S.



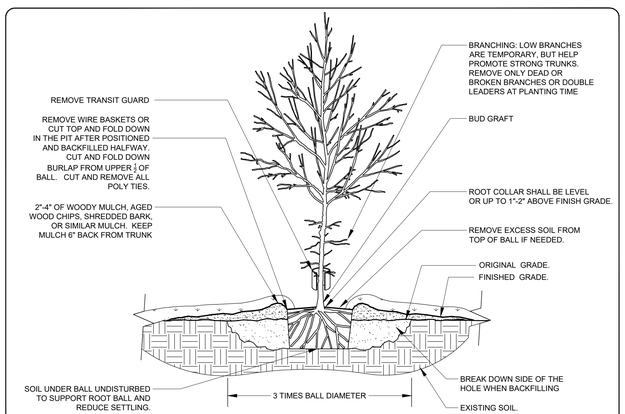




NOTES:

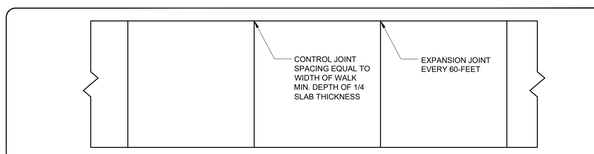
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.

2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.

EROSION CONTROL MAT FOR CHANNEL INSTALLATION
N.T.S.




PROPER TREE PLANTING DIAGRAM
N.T.S.




NOTES:

1) CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS.
2) MIN. 6-INCH THICKNESS THROUGH DRIVEWAYS.
3) EDGE SIDEWALK WITH 3/8" RADIUS EDGING TOOL.
4) ROUND EDGES AT EXPANSION JOINTS TO 3/8" RADIUS.

SIDEWALK
N.T.S.

*Mau & Associates*
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Project #: P-15919, Drawing #: S-3244

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

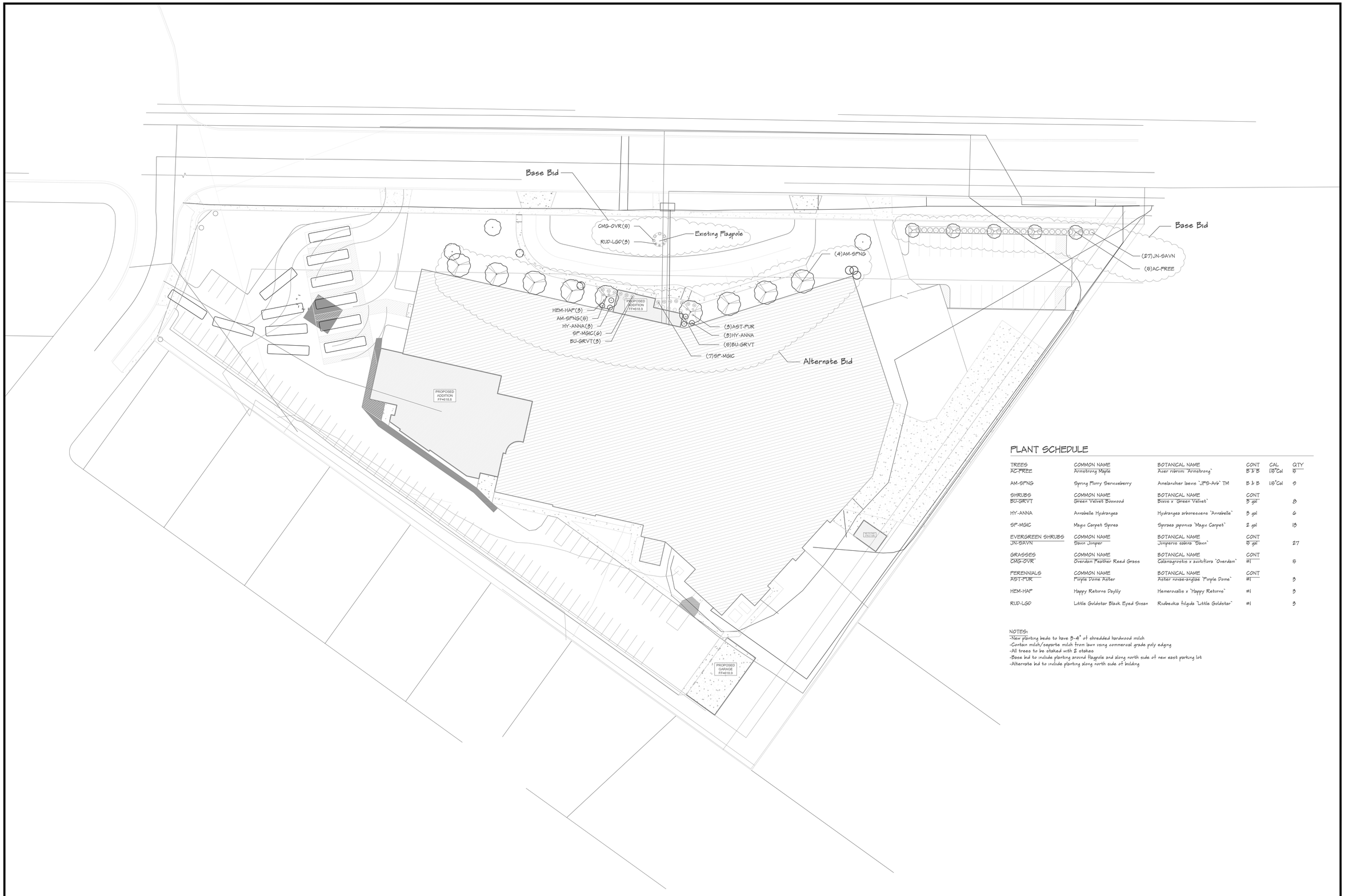
GRADING, UTILITY, AND EROSION CONTROL PLAN

TITLE

| DRAWN | CHK'D |
|---|---|
| TAW | TAW |
| DATE | SCALE |
| 10/29/21 | AS NOTED |

DRAWING NO.
**C6.0**

| PROJECT NO. | REV. |
|---|---|
| P-15919 | XX |




## PLANT SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| TREES | COMMON NAME | BOTANICAL NAME | CONT | CAL | QTY |
| AC-FREE | Armstrong Maple | Acer rubrum `Armstrong` | B & B | 1.5"Cal | 5 |
| AM-SPNG | Spring Flurry Serviceberry | Amelanchier laevis `JFS-Arb` TM | B & B | 1.5"Cal | 9 |
| SHRUBS | COMMON NAME | BOTANICAL NAME | CONT | | |
| BU-GRVT | Green Velvet Boxwood | Buxus x `Green Velvet` | 3 gal | | 8 |
| HY-ANNA | Annabelle Hydrangea | Hydrangea arborescens `Annabelle` | 3 gal | | 6 |
| SP-MGIC | Magic Carpet Spirea | Spiraea japonica `Magic Carpet` | 2 gal | | 13 |
| EVERGREEN SHRUBS | COMMON NAME | BOTANICAL NAME | CONT | | |
| JN-SAVN | Savin Juniper | Juniperis sabina `Savin` | 5 gal | | 27 |
| GRASSES | COMMON NAME | BOTANICAL NAME | CONT | | |
| CMG-OVR | Overdam Feather Reed Grass | Calamagrostis x acutiflora `Overdam` | #1 | | 9 |
| PERENNIALS | COMMON NAME | BOTANICAL NAME | CONT | | |
| AST-PUR | Purple Dome Aster | Aster novae-angliae `Purple Dome` | #1 | | 3 |
| HEM-HAP | Happy Returns Daylily | Hemerocallis x `Happy Returns` | #1 | | 3 |
| RUD-LGD | Little Goldstar Black Eyed Susan | Rudbeckia hilyda `Little Goldstar` | #1 | | 3 |

NOTES:
-New planting beds to have 3-4" of shredded hardwood mulch
-Contain mulch/separate mulch from lawn using commercial grade poly edging
-All trees to be staked with 2 stakes
-Base bid to include planting around flagpole and along north side of new east parking lot
-Alternate bid to include planting along north side of building

0 30 60 90 feet
1" = 30'

Schmalz
Custom Landscaping and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

AWARD WINNING DESIGN AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

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Written dimensions on this plan shall have precedence over scaled dimensions.

DO NOT SCALE
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Syble Hopp School
765 Schuering Rd.
De Pere, WI 54115

| | |
|---|---|
| DATE: | 10/2021 |
| REVISED: | |
| PHONE NO.: | |
| EMAIL: | |
| SCALE: | 1" = 30'- 0" |
| DRAWN BY: | DCV |
| SHEET TITLE | Landscape Plan |
| SHEET NO. | L-1 |
| JOB # | FILE NO. |

| Syble Hopp School 2021 Additions | | | | | |
|---|---|---|---|---|---|
| Quantity | | | | | |
| | 1 YEAR | 2 YEAR | 10 YEAR | 100 YEAR | |
| PRE NE LOT | 0.38 | 0.5 | 1.09 | 1.83 | |
| POST NE LOT | 0.36 | 0.36 | 0.38 | 0.39 | |
| | 615.33 | 615.43 | 615.78 | 616.1 | |
| | | | | | |
| PRE NORTH | 0.15 | 0.24 | 0.71 | 1.37 | |
| POST NORTH | 0.38 | 0.41 | 0.47 | 0.52 | |
| | 615.04 | 615.2 | 615.63 | 616.02 | |
| | | | | | |
| PRE SOUTH | 2.86 | 3.57 | 6.87 | 10.9 | |
| POST SOUTH | 2.58 | 2.76 | 3.18 | 3.49 | |
| | 614.91 | 615.19 | 615.94 | 616.56 | |
| | | | | | |
| Total Pre | 3.39 | 4.31 | 8.67 | 14.1 | |
| Total Post | 3.32 | 3.53 | 4.03 | 4.4 | |
| | | | | | |
| Quality | | | | | |
| TSS | Northeast | North | South | | |
| Watershed Produced | 171.0 | 113.9 | 704.2 | | |
| Released | 115.4 | 33.05 | 562.1 | | |
| TSS Reduction Actual | 55.6 | 80.85 | 142.1 | Total TSS Removed | 278.55 |
| | | | | | |
| Produced from redevelopment | 97.83 | 113.9 | 122.5 | = | 334.23 |
| 80% Reduction Required | 78.26 | | | | |
| 40% Reduction Required | | 45.56 | 49 | TSS reduction Req'd | 172.82 |
| Actual % removal of redevelopment = (278.55/(97.83+113.9+122.5) | | | | | 83.34% |

| TP | Northeast | North | South | | |
|---|---|---|---|---|---|
| Watershed Produced | 0.3417 | 0.4393 | 2.549 | | |
| Released | 0.2509 | 0.2062 | 2.15 | | |
| TP Reduction Actual | 0.0908 | 0.2331 | 0.399 | Total TP Removed | 0.7229 |
| | | | | | |
| Produced from redevelopment | 0.2207 | 0.4393 | 0.6553 | = | 1.3153 |
| 30% Reduction Required | 0.06621 | 0.13179 | 0.26212 | TP reduction Req'd | 0.46012 |
| Actual % removal of redevelopment = (.7229/(.2207+.4393+.6553) | | | | | 54.96% |

# SYBLE HOPP
# RENOVATION & ADDITION

## 755 SCHEURING ROAD
## DE PERE, WI

Performa
124 N. BROADWAY P.O. BOX 5156 DE PERE, WISCONSIN 54115
920-336-9929 FAX: 920-336-2899 www.performainc.com

PROJECT TEAM

| | |
|---|---|
| PROJECT MANAGER | MATT VAN LANEN |
| PROJECT ARCHITECT | ERIN PETERS |
| STRUCTURAL | NICK GRAHL |
| MECHANICAL | ALEX TESSEN |
| PLUMBING | JULI SIMONET |
| ELECTRICAL | ALEX HARBOUR |

## SHEET INDEX

### TITLE SHEET

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| TS1.1 | TITLE SHEET, SHEET INDEX | 3 | ADDENDUM-002 | 01/12/22 |
| TS1.2 | MOUNTING LOCATIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### LIFE SAFETY

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| LS1.1 | LIFE SAFETY INFO | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| LS1.2 | LIFE SAFETY PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### CIVIL

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| C1.0 | CIVIL NOTES | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| C2.0 | EXISTING SITE PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| C3.0 | SITE DEMOLITION PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| C4.0 | SITE PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| C5.0 | GRADING, UTILITY, AND EROSION CONTROL PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| C6.0 | GRADING, UTILITY AND EROSION CONTROL PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### LANDSCAPE

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| L-1 | LANDSCAPE PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### ARCHITECTURAL SITE

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| AS1.1 | SITE PLAN | 3 | ADDENDUM-002 | 01/12/22 |
| AS1.2 | SITE BUILDING | 3 | ADDENDUM-002 | 01/12/22 |

### ARCHITECTURAL

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| A0.1 | DEMOLITION - FIRST FLOOR PLAN - OVERALL | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A0.1A | DEMOLITION - FIRST FLOOR PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A0.1B | DEMOLITION - FIRST FLOOR PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A0.2A | DEMOLITION - REFLECTED CEILING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A0.2B | DEMOLITION - REFLECTED CEILING PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A1.1 | OVERALL - FIRST FLOOR PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A1.1A | FIRST FLOOR PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A1.1B | FIRST FLOOR PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A1.2 | CLERESTORY FLOOR PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A1.3 | OVERALL - ROOF PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A1.3A | ROOF PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A1.3B | ROOF PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A2.1 | DOOR SCHEDULE, FRAMES & DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A2.2 | WALL TYPES, BORROWED LITE ELEVATIONS, DOOR DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A2.3 | INTERIOR DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A3.1 | OVERALL EXTERIOR ELEVATIONS | 3 | ADDENDUM-002 | 01/12/22 |
| A3.2 | EXTERIOR ELEVATIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A4.1 | BUILDING SECTIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A4.2 | WALL SECTIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A4.3 | WALL SECTIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A4.4 | WALL SECTIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A4.5 | WALL SECTIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A6.1 | WINDOW ELEVATIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A6.2 | EXTERIOR DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A7.1A | FIRST FLOOR REFLECTED CEILING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A7.1B | FIRST FLOOR REFLECTED CEILING PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A8.1 | ENLARGED PLANS, INTERIOR ELEVATIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A8.2 | INTERIOR ELEVATIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A8.3 | INTERIOR ELEVATIONS, DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A8.1A | FIRST FLOOR FINISH PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A8.1B | FIRST FLOOR FINISH PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| A9.3 | FINISH SCHEDULE | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### STRUCTURAL

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| S1.1 | OVERALL FOUNDATION PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S1.1A | FOUNDATION PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S1.1B | FOUNDATION PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S1.1C | GARAGE PLANS & DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S1.2 | OVERALL ROOF FRAMING PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S1.2A | ROOF FRAMING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S1.2B | LOW ROOF FRAMING PLAN - AREA 'B' | 2 | ADDENDUM-001 | 12/15/21 |
| S1.3 | HIGH ROOF FRAMING PLAN - AREA 'B' | 2 | ADDENDUM-001 | 12/15/21 |
| S2.1 | FOUNDATION DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S3.1 | FRAMING SCHEDULES AND DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S3.2 | FRAMING DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| S5.1 | FRAMING ELEVATIONS AND DETAILS | 2 | ADDENDUM-001 | 12/15/21 |
| SN1.1 | STRUCTURAL GENERAL NOTES | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### FIRE PROTECTION

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| FP1.1A | FIRST FLOOR FIRE PROTECTION PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| FP1.1B | FIRST FLOOR FIRE PROTECTION PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### PLUMBING

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| P0.0A | DEMOLITION - FOUNDATION PLUMBING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P0.0B | DEMOLITION - FOUNDATION PLUMBING PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P0.1A | DEMOLITION - FIRST FLOOR PLUMBING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P0.1B | DEMOLITION - FIRST FLOOR PLUMBING PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P1.0A | FOUNDATION PLUMBING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P1.0B | FOUNDATION PLUMBING PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P1.1A | FIRST FLOOR PLUMBING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P1.1B | FIRST FLOOR PLUMBING PLAN - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P1.3 | ROOF PLUMBING PLANS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P2.1 | DRAIN, WASTE, AND VENT ISOMETRICS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P2.2 | WATER DISTRIBUTION ISOMETRICS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| P2.3 | STORM PIPING ISOMETRICS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| PN1.1 | ABBREVIATIONS, SYMBOLS, SCHEDULES AND CALCULATIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### HVAC

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| HN1.1 | HVAC ABBREVIATIONS AND SYMBOLS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H0.1 | FIRST FLOOR MECHANICAL DEMO PLAN | 3 | ADDENDUM-002 | 01/12/22 |
| H0.3 | ROOF MECHANICAL DEMO PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H1.1A | FIRST FLOOR MECHANICAL PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H1.1B | FIRST FLOOR MECHANICAL PLAN - AREA 'B' | 3 | ADDENDUM-002 | 01/12/22 |
| H1.2 | ROOF MECHANICAL PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H2.1A | FIRST FLOOR DUCTWORK PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H2.1B | FIRST FLOOR DUCTWORK PLAN - AREA 'B' | 3 | ADDENDUM-002 | 01/12/22 |
| H3.1A | FIRST FLOOR PIPING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H3.1B | SECOND FLOOR PIPING PLAN - AREA 'B' | 3 | ADDENDUM-002 | 01/12/22 |
| H4.1 | ENLARGED PLANS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H4.2 | MECHANICAL SECTIONS & ELEVATIONS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H5.1 | MECHANICAL SCHEDULES | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H6.1 | DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| H6.2 | DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### FIRE ALARM

| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| FA-101 | DEVICE PLACEMENT PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| FA-201 | RISER DIAGRAM | 1 | BIDS/CONSTRUCTION | 11/12/21 |

### ELECTRICAL

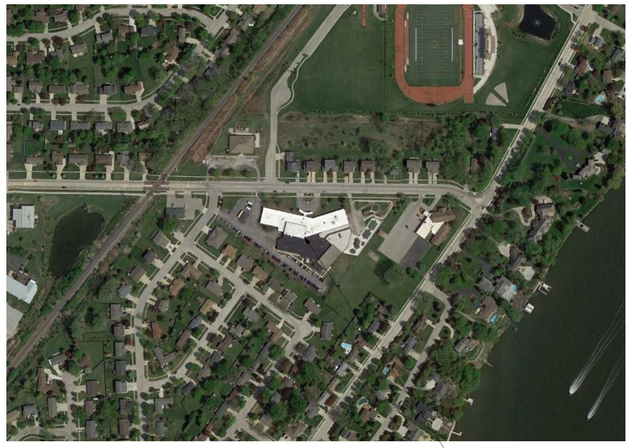
| SHEET NO. | SHEET NAME | ISSUE/REVISION NO. | NAME | DATE |
|---|---|---|---|---|
| ES1.1 | ELECTRICAL SITE PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| E0.1 | DEMOLITION - FIRST FLOOR ELECTRICAL PLAN | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| E1.1A | LIGHTING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| E1.2B | LIGHTING PLAN - AREA 'B' | 2 | ADDENDUM-001 | 12/15/21 |
| E2.1A | EGRESS LIGHTING PLAN - AREA 'A' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| E2.1B | EGRESS LIGHTING CALCULATIONS - AREA 'B' | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| E3.0 | OVERALL FIRST FLOOR ELECTRICAL PLAN | 2 | ADDENDUM-001 | 12/15/21 |
| E3.1A | POWER AND SYSTEMS PLAN - AREA 'A' | 2 | ADDENDUM-001 | 12/15/21 |
| E3.1B | POWER AND SYSTEMS PLAN - AREA 'B' | 2 | ADDENDUM-001 | 12/15/21 |
| E5.1 | ELECTRICAL SCHEDULES | 2 | ADDENDUM-001 | 12/15/21 |
| E5.2 | PANEL SCHEDULES | 1 | BIDS/CONSTRUCTION | 11/12/21 |
| E6.1 | ELECTRICAL DETAILS | 1 | BIDS/CONSTRUCTION | 11/12/21 |

## SYMBOLS

NORTH ARROW
EXISTING COLUMN GRID CENTERLINE
NEW COLUMN GRID CENTERLINE
EXISTING ELEVATION REFERENCE
NEW ELEVATION REFERENCE
SOIL BORING
ROOM NAME / 101 ROOM NUMBER
101 DOOR NUMBER
REVISION NUMBER
WINDOW TAG
WALL TYPE
PLAN NOTE
PT-1 FINISH TAG
DETAIL OR SECTION NUMBER
SHEET ON WHICH DETAIL OR SECTION IS DRAWN
SECTION CUT REFERENCE
ELEVATION REFERENCE
DETAIL NUMBER AND SCALE
SCALE = 1" = 1'-0"
ENLARGED PLAN OR DETAIL REFERENCE
EXISTING TO BE REMOVED

## MATERIALS

ALUMINUM
BRICK
COMPACTED FILL
CONCRETE DRIVES, APRONS, ETC.
POURED CONCRETE IN SECTION
CONC. MASONRY UNIT
GYPSUM BOARD
BATT INSULATION
RIGID INSULATION
FINISHED WOOD
ROUGH LUMBER
PLYWOOD
PRECAST CONCRETE
STEEL
UNDISTURBED SOIL



LOCATION MAP
PROJECT LOCATION

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |
| 2 | ADDENDUM-001 | 12/15/21 |
| 3 | ADDENDUM-002 | 01/12/22 |

RENOVATION & ADDITION
SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

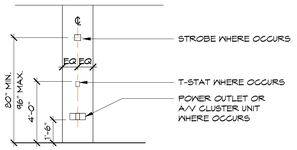
Performa
De Pere, Wisconsin | Atlanta, Georgia

TITLE: TITLE SHEET, SHEET INDEX

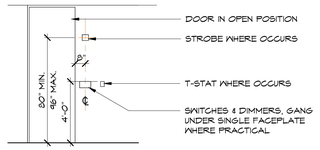
| | |
|---|---|
| DRAWN: CPH | CHK'D: EP |
| DATE: 11/12/21 | SCALE: 1 1/2" = 1'-0" |
| DRAWING NO.: TS1.1 | |
| PROJECT NO.: 21089 | REV.: 3 |

1/12/2022 8:54:01 AM

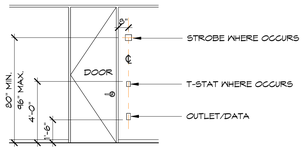
Autodesk Docs://21089 - Syble Hopp Reno & Addition/21089 - Syble Hopp Reno & Addition_Architecture_2021.rvt



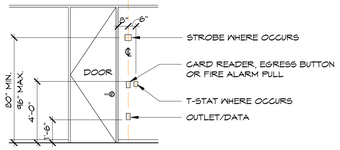

## LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
OUTLETS, STROBES, AND THERMOSTATS



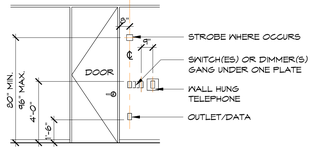

## LOCATIONS AT OPEN DOORS
SWITCHES, STROBES, AND THERMOSTATS



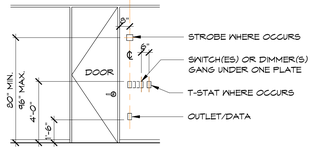

## LOCATIONS AT DOOR JAMBS
THERMOSTAT, STROBE, OR OUTLET



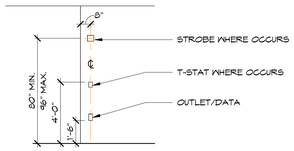

## LOCATIONS AT DOOR JAMBS
CARD READER, EGRESS BUTTON, OR FIRE ALARM PULL



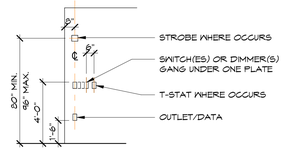

## LOCATIONS AT DOOR JAMBS
SWITCH AND TELEPHONE



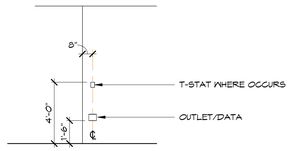

## LOCATIONS AT DOOR JAMBS
SWITCH AND THERMOSTAT



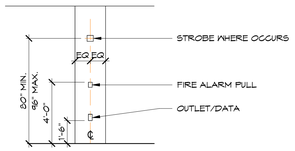

## LOCATIONS AT CORNERS
OUTLETS, STROBES, AND THERMOSTATS



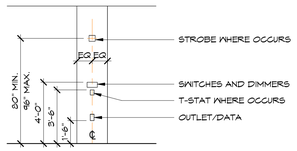

## LOCATIONS AT CORNERS
SWITCHES, OUTLETS, STROBES, AND THERMOSTATS



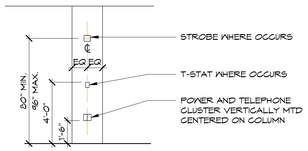

## LOCATIONS AT CORNERS
OUTLETS



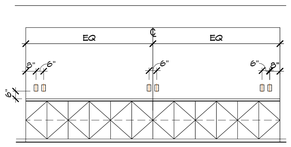

## LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
OUTLETS, STROBES, AND FIRE ALARM PULLS



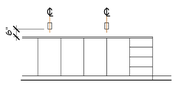

## LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
SWITCHES, STROBES, AND THERMOSTATS



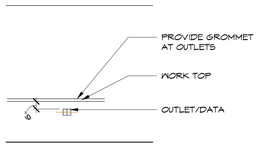

## LOCATIONS AT COLUMNS, BETWEEN DOORS, ETC.
OUTLET GROUPS, STROBES, AND THERMOSTATS



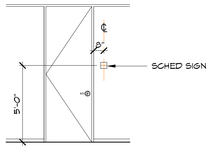

## LOCATIONS AT MILLWORK COUNTERS
OUTLETS



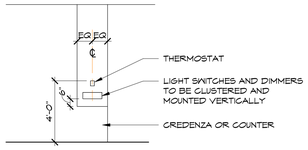
## LOCATIONS AT MILLWORK COUNTERS
OUTLETS



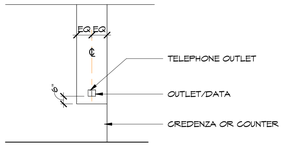

## LOCATIONS AT WORK SURFACES
OUTLETS



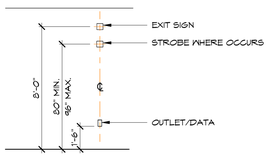

## LOCATION FOR TYPICAL SIGNS



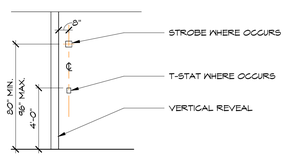

## LOCATIONS AT CREDENZAS OR COUNTERS
SWITCHES and THERMOSTATS



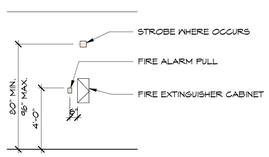

## LOCATIONS AT CREDENZAS OR COUNTERS
OUTLETS



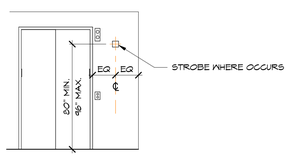

## LOCATION FOR EXIT SIGNS (WALL MOUNTED)




## LOCATIONS AT CORNERS WITH REVEALS STROBES AND THERMOSTATS




## LOCATIONS AT FIRE EXTINGUISHER CABINET STROBES AND FIRE ALARM PULLS




## LOCATIONS AT FREIGHT ELEVATORS STROBES

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

MOUNTING LOCATIONS

TITLE

| DRAWN | CH'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/4" = 1'-0" |

DRAWING NO.
**TS1.2**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

Autodesk Docs://21089 - Syble Hopp Renov & Addition/21089 - Syble Hopp Renov & Addition_Architecture_2022.rvt

# CODE INFORMATION:

**PROJECT NAME:** SYBLE HOPP RENOVATION & ADDITION
**PROJECT OWNER:** SYBLE HOPP SCHOOL
**PROJECT LOCATION:** 755 SCHEURING ROAD
DE PERE, WI 54115

**PROJECT DESCRIPTION:**
THE PROPOSED PROJECT INCLUDES A MAIN ENTRANCE ADDITION TO THE NORTH, AN 9,200 SF ADDITION TO THE SOUTHWEST, AND MULTIPLE SMALL RENOVATIONS WITHIN THE EXISTING FACILITY. THE ORIGINAL CLASSROOM SCHOOL BUILDING WAS CONSTRUCTED IN 1970, WAS FULLY SPRINKLERED DURING THE 2015 SENSORY COURTYARD ADDITION, WHICH THEREBY ELIMINATED THE NEED FOR THE EXISTING 3-HR FIRE WALL SEPARATION FROM AN OVERALL FACILITY ALLOWABLE AREA STANDPOINT AS THE TOTAL PROJECT. CURRENTLY ALL PORTIONS OF THIS BUILDING ARE WITHIN CODE LIMITS FOR A NEW BUILDING OF A MIXED-USE FACILITY. THE PROPOSED SOUTHWEST ADDITION WILL EXCEED THE ALLOWABLE AREA AND THEREFORE REQUIRES SEPERATION BY 2-HR FIRE WALL CONSTRUCTION.

## GOVERNING CODES & REVIEWING AGENCIES

**CODES:**

| | |
|---|---|
| BUILDING CODE: | 2015 INTERNATIONAL BUILDING CODE |
| EXISTING BUILDING CODE: | 2015 INTERNATIONAL EXISTING BUILDING CODE |
| STRUCTURAL CODE: | 2015 INTERNATIONAL BUILDING CODE |
| ENERGY CODE: | 2015 INTERNATIONAL ENERGY CONSERVATION CODE |
| MECHANICAL CODE: | 2015 INTERNATIONAL MECHANICAL CODE |
| GAS CODE: | 2015 INTERNATIONAL FUEL GAS CODE |
| ACCESSIBILITY CODE: | 2009 ANSI - ACCESSIBLE & USABLE BUILDINGS & FACILITIES |
| FIRE CODE: | 2015 INTERNATIONAL FIRE CODE AS REFERENCED BY SPS 361.03(14) |
| PLUMBING CODE: | WISCONSIN PLUMBING CODE |
| ELECTRICAL CODE: | NEC 2017 |

**FIRE DEPARTMENT:** FIRE CHIEF ALAN MATZKE, 400 LEWIS ST, DE PERE, WI 54115 (920) 339-4091

**ZONING:** PLANNING/ ZONING DEPT. HEAD, DAN LINDSTROM, 335 S BROADWAY, DE PERE, WI 54115, (920) 339-4043

**BUILDING PLAN REVIEWING AGENCY:** ☒ STATE ☐ COUNTY ☐ CITY ☐ OTHER

## BUILDING DATA

**OCCUPANCY TYPE(S):**
- ☒ ASSEMBLY: ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4
- ☒ BUSINESS B
- ☒ EDUCATION E
- ☐ FACTORY: ☐ F-1 ☐ F-2
- ☐ HIGH-HAZARD: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4
- ☐ INSTITUTIONAL: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
- ☐ MERCANTILE M
- ☐ RESIDENTIAL: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
- ☐ STORAGE: ☐ S-1 ☐ S-2
- ☐ UTILITY U

PRIMARY OCCUPANCY: EDUCATION E

**LEVEL OF ALTERATION (IEBC):** ☐ N/A ☐ 1 ☒ 2 ☐ 3

**TYPE OF CONSTRUCTION:** ☐ 1A ☐ 1B ☐ 2A ☒ 2B ☐ 3A ☐ 3B ☐ 4 ☐ 5A ☐ 5B

**ACCESSORY OCCUPANCIES:**
508.2.3 THE ALLOWABLE AREA OF A BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 508 FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10% OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED...

| | |
|---|---|
| FIRST FLOOR AREA - BLDG 1: | 70,676 SF |
| ACCESSORY FLOOR AREA (A & B) | 4,602 SF |
| 4,602/ 70,676 = | 6.5 % |
| FIRST FLOOR AREA - BLDG 2: | 9,197 SF |
| ACCESSORY FLOOR AREA (A & B) | 712 SF |
| 712/ 9,197 = | 7.7 % |

## FIRE PROTECTION

**FIRE PROTECTION SYSTEMS PROVIDED:**
- ☒ AUTOMATIC SPRINKLER SYSTEM (IBC 903)
- ☐ STAND PIPE SYSTEM (IBC 905)
- ☒ PORTABLE FIRE EXTINGUISHERS (IBC 906), REF. LIFE SAFETY PLAN(S)
- ☐ FIRE ALARM & DETECTION SYSTEM (IBC 907)
- ☐ EMERGENCY ALARM SYSTEM (IBC 908)
- ☐ SMOKE CONTROL SYSTEM (IBC 909)
- ☐ SMOKE & HEAT VENTS (IBC 910)
- ☐ FIRE COMMAND CENTER (IBC 911)
- ☐ FIRE DEPARTMENT CONNECTIONS (IBC 912)
- ☐ FIRE PUMP (IBC 913)

**FIRE RATED CONSTRUCTION:**
SEE LIFE SAFETY PLAN(S) & WALL TYPES

## EGRESS REQUIREMENTS

EXIT TRAVEL DISTANCE (TABLE 1017.2): (E) 250', (A) 250'
DEAD END CORRIDORS: 50'
COMMON PATH OF EGRESS TRAVEL: 75'

## BUILDING AREA & HEIGHT LIMITATIONS

ALLOWABLE AREA & HEIGHT DETERMINED USING:
- ☐ ACCESSORY OCCUPANCIES:
  N/A
- ☒ NONSEPARATED OCCUPANCIES, ALLOWABLE AREA IS BASED ON MOST RESTRICTIVE OCCUPANCY
  MOST RESTRICTIVE OCCUPANCY: **EDUCATION E**
- ☐ SEPARATED OCCUPANCIES, ALLOWABLE AREA IS BASED ON SUM OF RATIOS OF ACTUAL TO ALLOWABLE
- ☐ BUILDING IS UNLIMITED AREA PER SECTION 507
- ☐ BUILDING IS ONLY BEING ALTERED, NO SQUARE FOOTAGE ADDED

## BUILDING HEIGHT, STORIES & AREA MODIFICATIONS:

ALLOWABLE BUILDING HEIGHT PER TABLE 504.3: 75
ALLOWABLE NUMBER OF STORIES PER TABLE 504.4: 3
ALLOWABLE AREA FACTOR (At) PER TABLE 506.2: 59,000
ALLOWABLE AREA FACTOR (NS) PER TABLE 506.2: 14,500

(EQUATION 5-3)

$A_a = [A_t + (N_S \times I_f)]$

60,875 = [ 59,000 + ( 14,500 × 0.75 ) ]

Aa = ALLOWABLE AREA PER STORY (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 (SQUARE FEET)
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 (SQUARE FEET) FOR NONSPRINKLERED BUILDING

(EQUATION 5-4)

$I_f = (L_1 \times W_1 + L_2 \times W_2 + L_3 \times W_3 \ldots)/F$

30 = ( 42522 ) / 1,417.4

W = WIDTH (WEIGHTED AVERAGE) OF PUBLIC WAY OR OPEN SPACE (FEET)
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET OR MORE
Ln = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
Wn = WIDTH (> 20') OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL

(EQUATION 5-5)

$I_f = [\frac{F}{P} - 0.25] \frac{W}{30}$

$0.75 = [\frac{1,417.4}{1,417.4} - 0.25] \frac{30}{30}$

If = AREA INCREASE FACTOR DUE TO FRONTAGE AS CALCULATED IN ACCORDANCE WITH SECTION 506.3
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FEET OPEN MINIMUM WIDTH (FEET)
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.3.2

IBC SECTION 506 HEIGHTS & AREAS SUMMARY

| ITEM | ALLOWABLE | ACTUAL (BLDG 1) | ACTUAL (BLDG 2) |
|---|---|---|---|
| AREA PER STORY (S, F.)(Aa) | 60,875 | 70,676 | 9,197 |
| HEIGHT LIMITATION (FEET) | 75 | 23 | 23 |
| STORY LIMITATION | 3 | 1 | 1 |

PERIMETER/FRONTS DATA

| MARK | FRONT >20 | LENGTH(Ln) | WIDTH(Wn) | Ln x Wn | FRONTS OPEN(F) |
|---|---|---|---|---|---|
| L1 | Yes | 33'-8 13/16" | 30'-0" | 1,012 SF | 33'-8 13/16" |
| L2 | Yes | 19'-3 7/8" | 30'-0" | 580 SF | 19'-3 7/8" |
| L3 | Yes | 166'-10" | 30'-0" | 5,005 SF | 166'-10" |
| L4 | Yes | 32'-0" | 30'-0" | 960 SF | 32'-0" |
| L5 | Yes | 3'-10 3/4" | 30'-0" | 117 SF | 3'-10 3/4" |
| L6 | Yes | 10'-0" | 30'-0" | 300 SF | 10'-0" |
| L7 | Yes | 3'-3" | 30'-0" | 98 SF | 3'-3" |
| L8 | Yes | 31'-7 5/16" | 30'-0" | 948 SF | 31'-7 5/16" |
| L9 | Yes | 20'-1 5/8" | 30'-0" | 604 SF | 20'-1 5/8" |
| L10 | Yes | 44'-5 13/16" | 30'-0" | 1,335 SF | 44'-5 13/16" |
| L11 | Yes | 24'-0 5/8" | 30'-0" | 722 SF | 24'-0 5/8" |
| L12 | Yes | 11 7/8" | 30'-0" | 30 SF | 11 7/8" |
| L13 | Yes | 3'-1 5/16" | 30'-0" | 93 SF | 3'-1 5/16" |
| L14 | Yes | 5'-11 1/8" | 30'-0" | 178 SF | 5'-11 1/8" |
| L15 | Yes | 11'-5 3/4" | 30'-0" | 344 SF | 11'-5 3/4" |
| L16 | Yes | 1'-2 3/16" | 30'-0" | 35 SF | 1'-2 3/16" |
| L17 | Yes | 30'-3" | 30'-0" | 908 SF | 30'-3" |
| L18 | Yes | 1'-4 3/4" | 30'-0" | 42 SF | 1'-4 3/4" |
| L19 | Yes | 38'-8 1/16" | 30'-0" | 1,160 SF | 38'-8 1/16" |
| L20 | Yes | 10'-7 13/16" | 30'-0" | 320 SF | 10'-7 13/16" |
| L21 | Yes | 5'-0" | 30'-0" | 150 SF | 5'-0" |
| L22 | Yes | 13'-6" | 30'-0" | 405 SF | 13'-6" |
| L23 | Yes | 13'-4" | 30'-0" | 400 SF | 13'-4" |
| L24 | Yes | 50'-0 15/16" | 30'-0" | 1,502 SF | 50'-0 15/16" |
| L25 | Yes | 1'-4" | 30'-0" | 40 SF | 1'-4" |
| L26 | Yes | 37'-8" | 30'-0" | 1,130 SF | 37'-8" |
| L27 | Yes | 1'-4" | 30'-0" | 40 SF | 1'-4" |
| L28 | Yes | 41'-8" | 30'-0" | 1,250 SF | 41'-8" |
| L29 | Yes | 9'-10" | 30'-0" | 295 SF | 9'-10" |
| L30 | Yes | 2'-11 1/4" | 30'-0" | 88 SF | 2'-11 1/4" |
| L31 | Yes | 21'-0" | 30'-0" | 630 SF | 21'-0" |
| L32 | Yes | 18'-0 3/8" | 30'-0" | 541 SF | 18'-0 3/8" |
| L33 | Yes | 21'-0" | 30'-0" | 630 SF | 21'-0" |
| L34 | Yes | 34'-8 1/4" | 30'-0" | 1,041 SF | 34'-8 1/4" |
| L35 | Yes | 14'-0" | 30'-0" | 420 SF | 14'-0" |
| L36 | Yes | 43'-4" | 30'-0" | 1,300 SF | 43'-4" |
| L37 | Yes | 25'-0" | 30'-0" | 750 SF | 25'-0" |
| L38 | Yes | 15'-4" | 30'-0" | 460 SF | 15'-4" |
| L39 | Yes | 20'-0" | 30'-0" | 600 SF | 20'-0" |
| L40 | Yes | 3'-4" | 30'-0" | 100 SF | 3'-4" |
| L41 | Yes | 32'-0" | 30'-0" | 960 SF | 32'-0" |
| L42 | Yes | 3'-4" | 30'-0" | 100 SF | 3'-4" |
| L43 | Yes | 12'-0" | 30'-0" | 360 SF | 12'-0" |
| L44 | Yes | 3'-4" | 30'-0" | 100 SF | 3'-4" |
| L45 | Yes | 32'-0" | 30'-0" | 960 SF | 32'-0" |
| L46 | Yes | 3'-4" | 30'-0" | 100 SF | 3'-4" |
| L47 | Yes | 54'-0" | 30'-0" | 1,620 SF | 54'-0" |
| L48 | Yes | 65'-10 1/8" | 30'-0" | 1,975 SF | 65'-10 1/8" |
| L49 | Yes | 72'-1" | 30'-0" | 2,163 SF | 72'-1" |
| L50 | Yes | 6'-0" | 30'-0" | 180 SF | 6'-0" |
| L52 | Yes | 9'-11" | 30'-0" | 298 SF | 9'-11" |
| L53 | Yes | 6'-0" | 30'-0" | 180 SF | 6'-0" |
| L54 | Yes | 32'-2" | 30'-0" | 965 SF | 32'-2" |
| L55 | Yes | 150'-1 1/2" | 30'-0" | 4,504 SF | 150'-1 1/2" |
| L56 | Yes | 4'-2 1/8" | 30'-0" | 125 SF | 4'-2 1/8" |
| L57 | Yes | 11'-3 7/16" | 30'-0" | 339 SF | 11'-3 7/16" |
| L58 | Yes | 26'-0 1/8" | 30'-0" | 780 SF | 26'-0 1/8" |
| L59 | Yes | 8'-5" | 30'-0" | 253 SF | 8'-5" |
| | | 1417'-4 7/8" | | 42,522 SF | 1417'-4 7/8" |

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - ASSEMBLY (A-3)

| PERSONS | WOMEN | FACTOR | WCs | MEN | FACTOR | WCs | LAVATORIES | FLAVs | DRINKING FOUNTAINS | DFPs |
|---|---|---|---|---|---|---|---|---|---|---|
| 164 | 82 | 1 per 65 | 1.26 | 82 | 1 per 125 | 0.66 | 1 per 200 | 0.82 | 1 per 500 | 0.33 |

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - BUSINESS (B)

| PERSONS | WOMEN | FACTOR | WCs | MEN | FACTOR | WCs | LAVATORIES | FLAVs | DRINKING FOUNTAINS | DFPs |
|---|---|---|---|---|---|---|---|---|---|---|
| 29 | 15 | 1 per 25 to 50; 1 per 50 after | 0.50 | 15 | 1 per 25 to 50; 1 per 50 after | 0.50 | 1 per 40 to 80; 1 per 80 after | 0.75 | 1 per 100 | 0.29 |

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - EDUCATION (E)

| PERSONS | WOMEN | FACTOR | WCs | MEN | FACTOR | WCs | LAVATORIES | FLAVs | DRINKING FOUNTAINS | DFPs |
|---|---|---|---|---|---|---|---|---|---|---|
| 1661 | 831 | 1 per 50 | 16.61 | 831 | 1 per 50 | 16.61 | 1 per 50 | 33.22 | 1 per 100 | 16.61 |

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - STORAGE (S-1)

| PERSONS | WOMEN | FACTOR | WCs | MEN | FACTOR | WCs | LAVATORIES | FLAVs | DRINKING FOUNTAINS | DFPs |
|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 6 | 1 per 100 | 0.06 | 6 | 1 per 100 | 0.06 | 1 per 100 | 0.12 | 1 per 1,000 | 0.01 |

PLUMBING FACILITIES COMPLIANCE CHECK

| | WOMEN W.C. | MEN URINALS | MEN W.C. | LAVATORIES | DRINKING FOUNTAINS | SERVICE SINK |
|---|---|---|---|---|---|---|
| REQUIRED: | 19 | 0 | 18 | 35 | 18 | 2 |
| PROVIDED: | 25 | 13(NOTE 1) | 20 | 41 | 19 (NOTE 2) | 3 |

NOTES:
1. WHERE MORE THAN ONE WATER CLOSET IS REQUIRED FOR MALES, URINALS MAY BE SUBSTITUTED FOR UP TO 50 PERCENT OF THE REQUIRED NUMBER OF WATER CLOSETS - PER *WIS. CODE SPS 362.2902(1)(a)*.
2. WHERE WATER IS SERVED IN RESTAURANTS, DRINKING FOUNTAINS SHALL NOT BE REQUIRED. IN OTHER OCCUPANCIES, WATER COOLERS OR BOTTLED WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50% OF THE REQUIRED DRINKING FOUNTAINS - PER *INTERNATIONAL PLUMBING CODE* SECTION 410.1.

AREA, OCCUPANCY & EGRESS WIDTH TABLE

| LOCATION | OCCUPANCY TYPE | NAME | AREA (S.F.) | OCCUPANTS SF/ FACTOR | OCCUPANTS PERSONS | EGRESS (INCHES) OTHER | EGRESS (INCHES) STAIRWAY |
|---|---|---|---|---|---|---|---|
| BLDG 1 ADDITION | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 109 | 300 | 0.4 | 0.1 | 0.1 |
| | | | 109 | | 0.4 | 0.1 | 0.1 |
| BLDG 1 ADDITION | BUSINESS (B) | OFFICE | 148 | 100 | 1.5 | 0.3 | 0.4 |
| BLDG 1 ADDITION | BUSINESS (B) | CONF | 242 | 100 | 2.4 | 0.5 | 0.7 |
| | | | 390 | | 3.9 | 0.8 | 1.2 |
| BLDG 1 ADDITION | COMMON USE | ENTRY CORRIDOR | 484 | 0 | | | |
| | | | 484 | | 0.0 | 0.0 | 0.0 |
| BLDG 1 ADDITION | | | 983 | | 4.3 | 0.9 | 1.3 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | MECHANICAL | 1,006 | 300 | 3.4 | 0.7 | 1.0 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | MECHANICAL | 816 | 300 | 2.7 | 0.5 | 0.8 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 378 | 300 | 1.3 | 0.3 | 0.4 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | ELECTRICAL | 206 | 300 | 0.7 | 0.1 | 0.2 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 100 | 300 | 0.3 | 0.1 | 0.1 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 40 | 300 | 0.1 | 0.0 | 0.0 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 40 | 300 | 0.1 | 0.0 | 0.0 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | IT | 49 | 300 | 0.2 | 0.0 | 0.0 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 47 | 300 | 0.2 | 0.0 | 0.0 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 47 | 300 | 0.2 | 0.0 | 0.0 |
| BLDG 1 EXISTING | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 47 | 300 | 0.2 | 0.0 | 0.0 |
| | | | 2,775 | | 9.3 | 1.9 | 2.8 |
| BLDG 1 EXISTING | ASSEMBLY (A-3) - TABLES & CHAIRS | DINING | 2,453 | 15 | 163.5 | 32.7 | 49.1 |
| | | | 2,453 | | 163.5 | 32.7 | 49.1 |
| BLDG 1 EXISTING | BUSINESS (B) | OFFICE | 144 | 100 | 1.4 | 0.3 | 0.4 |
| | | | 144 | | 1.4 | 0.3 | 0.4 |
| BLDG 1 EXISTING | COMMON USE | CORRIDOR | 19,268 | 0 | | | |
| | | | 19,268 | | 0.0 | 0.0 | 0.0 |
| BLDG 1 EXISTING | EDUCATION (E) - CLASSROOM | CLASSROOM | 1,634 | 20 | 81.7 | 16.3 | 24.5 |
| BLDG 1 EXISTING | EDUCATION (E) - CLASSROOM | CLASSROOMS | 4,835 | 20 | 241.8 | 48.4 | 72.5 |
| BLDG 1 EXISTING | EDUCATION (E) - CLASSROOM | CLASSROOMS | 1,987 | 20 | 99.3 | 19.9 | 29.8 |
| BLDG 1 EXISTING | EDUCATION (E) - CLASSROOM | CLASSROOM | 664 | 20 | 33.2 | 6.6 | 10.0 |
| BLDG 1 EXISTING | EDUCATION (E) - CLASSROOM | CLASSROOMS | 3,500 | 20 | 175.0 | 35.0 | 52.5 |
| BLDG 1 EXISTING | EDUCATION (E) - CLASSROOM | CLASSROOMS | 3,904 | 20 | 195.2 | 39.0 | 58.6 |
| BLDG 1 EXISTING | EDUCATION (E) - CLASSROOM | CLASSROOM | 1,633 | 20 | 81.6 | 16.3 | 24.5 |
| | | | 18,157 | | 907.8 | 181.6 | 272.4 |
| BLDG 1 EXISTING | EDUCATION (E) - VOCATIONAL | SENSORY COURTYARD | 10,364 | 50 | 207.3 | 41.5 | 62.2 |
| BLDG 1 EXISTING | EDUCATION (E) - VOCATIONAL | POOL | 4,712 | 50 | 94.2 | 18.8 | 28.3 |
| BLDG 1 EXISTING | EDUCATION (E) - VOCATIONAL | GREEN HOUSE | 311 | 50 | 6.2 | 1.2 | 1.9 |
| BLDG 1 EXISTING | EDUCATION (E) - VOCATIONAL | MULTI-PURPOSE | 2,385 | 50 | 47.7 | 9.5 | 14.3 |
| | | | 17,772 | | 355.4 | 71.1 | 106.6 |
| BLDG 1 EXISTING | | | 60,570 | | 1,437.5 | 287.5 | 431.3 |
| BLDG 1 RENOVATION | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 225 | 300 | 0.7 | 0.1 | 0.2 |
| | | | 225 | | 0.7 | 0.1 | 0.2 |
| BLDG 1 RENOVATION | BUSINESS (B) | OFFICE WORK ROOM | 311 | 100 | 3.1 | 0.6 | 0.9 |
| BLDG 1 RENOVATION | BUSINESS (B) | OFFICES | 431 | 100 | 4.3 | 0.9 | 1.3 |
| BLDG 1 RENOVATION | BUSINESS (B) | OFFICE | 187 | 100 | 1.9 | 0.4 | 0.6 |
| BLDG 1 RENOVATION | BUSINESS (B) | OFFICES | 394 | 100 | 3.9 | 0.8 | 1.2 |
| BLDG 1 RENOVATION | BUSINESS (B) | OFFICES | 292 | 100 | 2.9 | 0.6 | 0.9 |
| | | | 1,615 | | 16.1 | 3.2 | 4.8 |
| BLDG 1 RENOVATION | COMMON USE | CORRIDOR | 668 | 0 | | | |
| BLDG 1 RENOVATION | COMMON USE | CORRIDOR | 352 | 0 | | | |
| BLDG 1 RENOVATION | COMMON USE | CORRIDOR | 289 | 0 | | | |
| | | | 1,308 | | 0.0 | 0.0 | 0.0 |
| BLDG 1 RENOVATION | EDUCATION (E) - CLASSROOM | VOCATIONAL CLASSROOMS | 1,357 | 20 | 67.9 | 13.6 | 20.4 |
| BLDG 1 RENOVATION | EDUCATION (E) - CLASSROOM | CLASSROOM | 879 | 20 | 43.9 | 8.8 | 13.2 |
| BLDG 1 RENOVATION | EDUCATION (E) - CLASSROOM | CLASSROOMS | 1,722 | 20 | 86.1 | 17.2 | 25.8 |
| BLDG 1 RENOVATION | EDUCATION (E) - CLASSROOM | CLASSROOM | 567 | 20 | 28.3 | 5.7 | 8.5 |
| BLDG 1 RENOVATION | EDUCATION (E) - CLASSROOM | CLASSROOM | 355 | 20 | 17.8 | 3.6 | 5.3 |
| | | | 4,880 | | 244.0 | 48.8 | 73.2 |
| BLDG 1 RENOVATION | EDUCATION (E) - VOCATIONAL | DE-ESCALATION | 118 | 50 | 2.4 | 0.5 | 0.7 |
| BLDG 1 RENOVATION | EDUCATION (E) - VOCATIONAL | READING AREA | 320 | 50 | 6.4 | 1.3 | 1.9 |
| | | | 438 | | 8.8 | 1.8 | 2.6 |
| BLDG 1 RENOVATION | KITCHEN | KITCHEN | 657 | 200 | 3.3 | 0.7 | 1.0 |
| | | | 657 | | 3.3 | 0.7 | 1.0 |
| BLDG 1 RENOVATION | | | 9,123 | | 273.0 | 54.6 | 81.9 |
| BLDG 2 ADDITION | ACCESSORY STORAGE/MECH/EQUIP RM | STORAGE | 420 | 300 | 1.4 | 0.3 | 0.4 |
| | | | 420 | | 1.4 | 0.3 | 0.4 |
| BLDG 2 ADDITION | BUSINESS (B) | OFFICE | 259 | 100 | 2.6 | 0.5 | 0.8 |
| BLDG 2 ADDITION | BUSINESS (B) | OFFICE | 453 | 100 | 4.5 | 0.9 | 1.4 |
| | | | 712 | | 7.1 | 1.4 | 2.1 |
| BLDG 2 ADDITION | COMMON USE | CORRIDOR | 1,970 | 0 | | | |
| BLDG 2 ADDITION | COMMON USE | CORRIDOR | 1,814 | 0 | | | |
| | | | 3,784 | | 0.0 | 0.0 | 0.0 |
| BLDG 2 ADDITION | EDUCATION (E) - CLASSROOM | VOCATIONAL CLASSROOM | 538 | 20 | 26.9 | 5.4 | 8.1 |
| BLDG 2 ADDITION | EDUCATION (E) - CLASSROOM | SPEECH CLASSROOM | 1,292 | 20 | 64.6 | 12.9 | 19.4 |
| | | | 1,830 | | 91.5 | 18.3 | 27.4 |
| BLDG 2 ADDITION | EDUCATION (E) - VOCATIONAL | THERAPY | 1,473 | 50 | 29.5 | 5.9 | 8.8 |
| BLDG 2 ADDITION | EDUCATION (E) - VOCATIONAL | VOCATIONAL | 978 | 50 | 19.6 | 3.9 | 5.9 |
| | | | 2,451 | | 49.0 | 9.8 | 14.7 |
| BLDG 2 ADDITION | | | 9,197 | | 149.0 | 29.8 | 44.7 |
| GRAND TOTAL | | | 79,872 | | 1,863.8 | 372.8 | 559.1 |

## DETACHED GARAGE BUILDING DATA (BUILDING 3)

THE NEW DETACHED GARAGE IS 1,624 SF WITH ONE EXIT. OCCUPANT LOAD AT 200 SF/PERSON IS 9 OCCUPANTS.

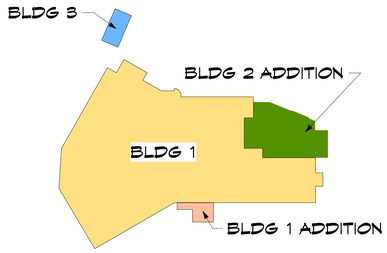
**OCCUPANCY TYPE(S):**
- ☐ ASSEMBLY: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4
- ☐ BUSINESS B
- ☐ EDUCATION E
- ☐ FACTORY: ☐ F-1 ☐ F-2
- ☐ HIGH-HAZARD: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4
- ☐ INSTITUTIONAL: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
- ☐ MERCANTILE M
- ☐ RESIDENTIAL: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
- ☐ STORAGE: ☐ S-1 ☐ S-2
- ☒ UTILITY U

**TYPE OF CONSTRUCTION:** ☐ 1A ☐ 1B ☐ 2A ☐ 2B ☐ 3A ☐ 3B ☐ 4 ☐ 5A ☒ 5B

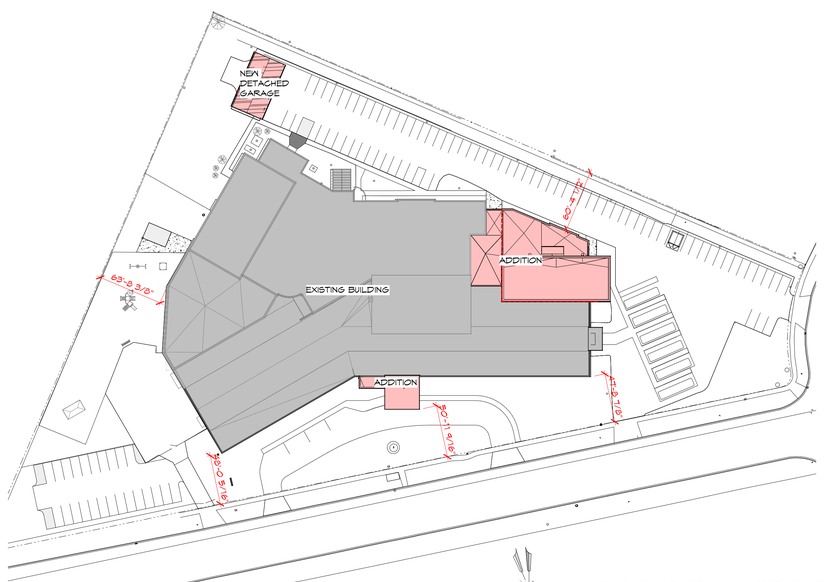
**FIRE PROTECTION**
THE NEW DETACHED GARAGE IS NOT SPRINKLERED.

**EGRESS REQUIREMENTS**
EXIT TRAVEL DISTANCE (TABLE 1017.2): (U) 300'
DEAD END CORRIDORS: 20'
COMMON PATH OF EGRESS TRAVEL: 100'

**BUILDING HEIGHT, STORIES & AREA MODIFICATIONS:**
ALLOWABLE BUILDING HEIGHT PER TABLE 504.3: 40
ALLOWABLE NUMBER OF STORIES PER TABLE 504.4: 1
ALLOWABLE AREA FACTOR (At) PER TABLE 506.2: 5,500 SF
ALLOWABLE AREA FACTOR (NS) PER TABLE 506.2: 5,500 SF




## 2-HOUR FIREWALL BUILDING SEPARATION




PLAN NORTH

## LIFE SAFETY - SITE PLAN

SCALE: 1" = 60'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

LIFE SAFETY INFO

TITLE

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.
**LS1.1**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

## LEGEND

| | | |
|---|---|---|
| —·— | = | 1 HR RATED FIRE BARRIER/CONSTRUCTION (SEE PLAN FOR ADDITIONAL RATING INFO) |
| —··— | = | 2 HR RATED FIRE BARRIER/CONSTRUCTION (SEE PLAN FOR ADDITIONAL RATING INFO) |
| F.E. | = | COMMERCIAL GRADE WALL-MOUNTED FIRE EXTINGUISHER |
| F.E.C. | = | COMMERCIAL GRADE SEMI-RECESSED FIRE EXTINGUISHER CABINET |
| D.F. | = | ACCESSIBLE DRINKING FACILITY (FOUNTAIN, COOLER OR ICE/WATER DISPENSER, SEE PLANS) |
| O.L.S. | = | OCCUPANCY LOAD SIGNAGE |
| A.E.D. | = | AUTOMATED EXTERNAL DEFIBRILLATOR |
| F.D.C. | = | FIRE DEPARTMENT CONNECTION |
| F.D.K. | = | FIRE DEPARTMENT ACCESS KEY CABINET |
| EXIT 33" | = | EXIT LOCATION & WIDTH |
| L# | = | PERIMETER WALL DESIGNATION |

| RESTRICTION | | | |
|---|---|---|---|
| CALC LOAD | REQ. WIDTH(in.) | PROVIDED WIDTH(in.) | EXIT CAPACITY |
| 0 | 0 | 0 | 0 |

= EXIT COMPONENT (CALC. = CALCULATED; REQ. = REQUIRED)

100 = EXIT LOAD

X TRAVEL = EXIT TRAVEL DISTANCE FROM REMOTE POINT

OCCUPANCY KEY:
UTILITY (U)

DETACHED GARAGE 1,624 SF
78'-0" COMMON PATH
EXIT 33"

MECHANICAL 1006 SF
STORAGE 378 SF
ELECTRICAL 206 SF
OFFICE 144 SF
GREEN HOUSE 311 SF
POOL 4712 SF
F.E.C.
D.F.
EXIT 60"
EXIT 33"

STORAGE 47 SF
STORAGE 47 SF
CLASSROOMS 3500 SF
STORAGE 47 SF
IT 44 SF
STORAGE 40 SF
CLASSROOMS 1487 SF
STORAGE 40 SF
CLASSROOM 664 SF
CLASSROOM 355 SF
CLASSROOMS 1722 SF
CORRIDOR 1614 SF
READING AREA 320 SF
SENSORY COURTYARD 10364 SF
MECHANICAL 816 SF
MULTI-PURPOSE 2385 SF
DINING 2453 SF
KITCHEN 651 SF
DE-ESCALATION 116 SF
OFFICE WORK ROOM 311 SF
233'-0" TRAVEL
152'-5" TRAVEL
122'-6" TRAVEL
101'-4" TRAVEL
CORRIDOR 1826 SF
CORRIDOR 669 SF
OFFICE 187 SF
OFFICES 384 SF
OFFICES 242 SF
OFFICES 431 SF
STORAGE 109 SF
OFFICE 146 SF
ENTRY CORRIDOR 464 SF
CONF 242 SF
CLASSROOMS 3904 SF
CLASSROOM 879 SF
CLASSROOM 1633 SF
CLASSROOM 1634 SF
CLASSROOMS 4835 SF
EXIT 60"
EXIT 33"
EXIT 60"

2 HOUR RATED FIRE WALL PER TABLE 706.4 a
CLASS B ROOF COVERING PER IBC 2015 706.6.3
SPEECH CLASSROOM 1232 SF
42'-4" COMMON PATH
117'-0" TRAVEL
STORAGE 420 SF
CORRIDOR 1970 SF
OFFICE 284 SF
VOCATIONAL CLASSROOM 538 SF
OFFICE 453 SF
THERAPY 1473 SF
71'-1" COMMON PATH
142'-11" TRAVEL
VOCATIONAL 975 SF
122'-7" TRAVEL
54'-4" COMMON PATH
CORRIDOR 284 SF
STORAGE 225 SF
STORAGE 100 SF
VOCATIONAL CLASSROOMS 1357 SF
CORRIDOR 352 SF
CLASSROOM 567 SF
6'-1 5/8"
2 HOUR RATED FIRE WALL PER TABLE 706.4 a
SEE SHEET A1.2 FOR CLERESTORY WINDOW LOCATIONS (TWO AT 40 SF EACH). THESE OPENINGS ARE MORE THAN 30 INCHES ABOVE THE ADJACENT LOWER ROOF
EXIT 60"
EXIT 60"
EXIT 60"

BLDG 3
BLDG 2 ADDITION
BLDG 1
BLDG 1 ADDITION

## 2-HOUR FIREWALL BUILDING SEPARATION

**OCCUPANCY KEY**

- ACCESSORY STORAGE/MECH/EQUIP RM
- ASSEMBLY (A-3) - TABLES & CHAIRS
- BUSINESS (B)
- COMMON USE
- EDUCATION (E) - CLASSROOM
- EDUCATION (E) - VOCATIONAL
- KITCHEN

PLAN NORTH

## FIRST FLOOR LIFE SAFETY

SCALE: 1/16" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

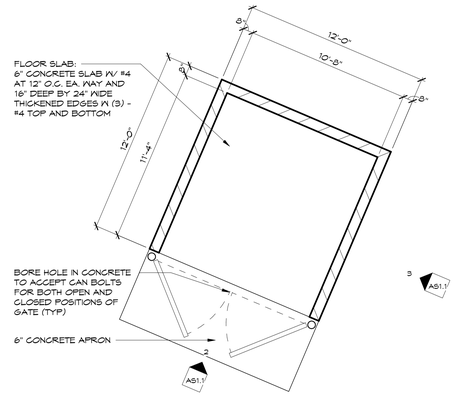
# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

LIFE SAFETY PLAN

| | |
|---|---|
| DRAWN: CPH | CHK'D: EP |
| DATE: 11/12/21 | SCALE: As indicated |
| DRAWING NO: LS1.2 | |
| PROJECT NO: 21089 | REV: 1 |

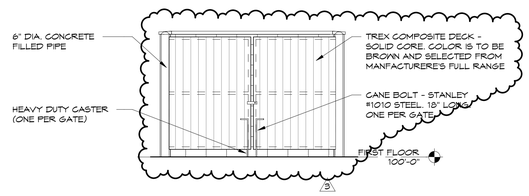
Autodesk Docs://21089 - Sybl Hopp Reno & Addition/21089 - Sybl Hopp Reno & Addition_Architecture_2022.rvt




## DUMPSTER ENCLOSURE PLAN

1 AS1.1

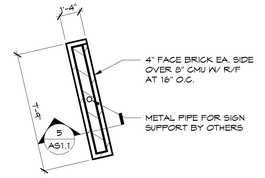
SCALE: 1/4" = 1'-0"




## FRONT DUMPSTER ENCLOSURE ELEVATION

2 AS1.1

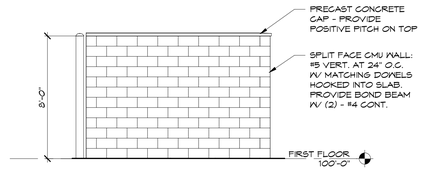
SCALE: 1/4" = 1'-0"




## SITE SIGN

4 AS1.1

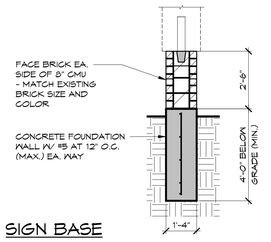
SCALE: 1/4" = 1'-0"




## SIDE DUMPSTER ENCLOSURE ELEVATION

3 AS1.1

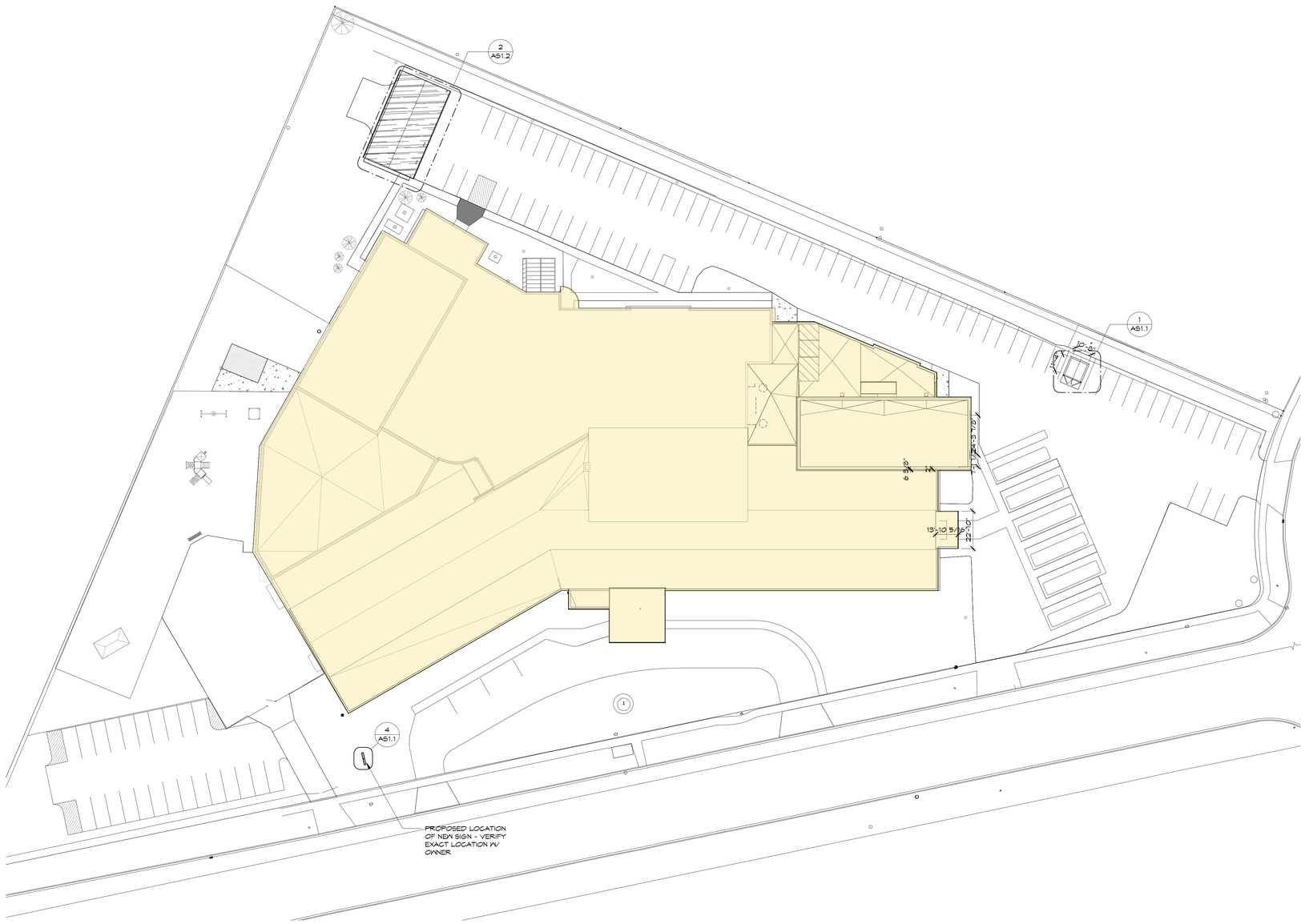
SCALE: 1/4" = 1'-0"




## SIGN BASE

5 AS1.1

SCALE: 3/8" = 1'-0"




## SITE PLAN

SCALE: 1" = 30'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |
| 3 | ADDENDUM-002 | 01/12/22 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

SITE PLAN

TITLE

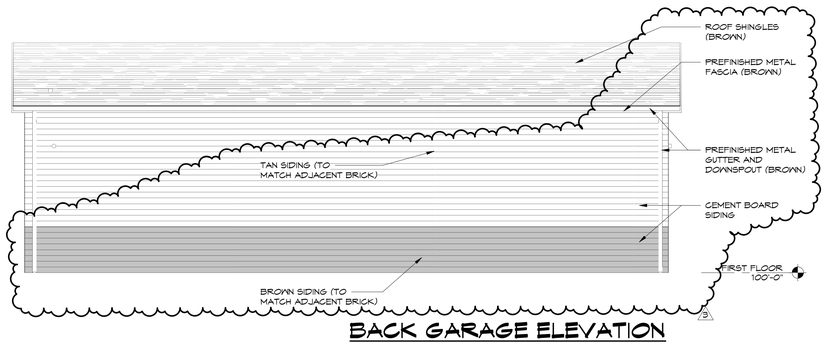
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.

**AS1.1**

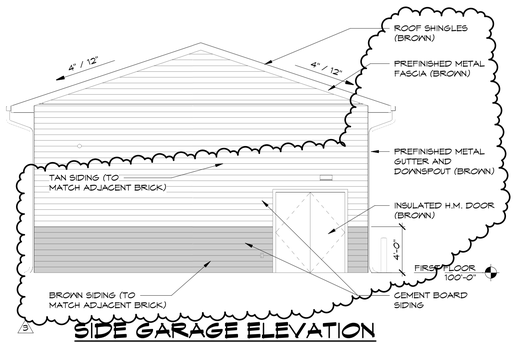
| PROJECT NO. | REV. |
|---|---|
| 21089 | 3 |

Autodesk Docs://21089 - Syble Hopp Reno & Addition/21089 - Syble Hopp Reno & Addition_Architecture_2021.rvt



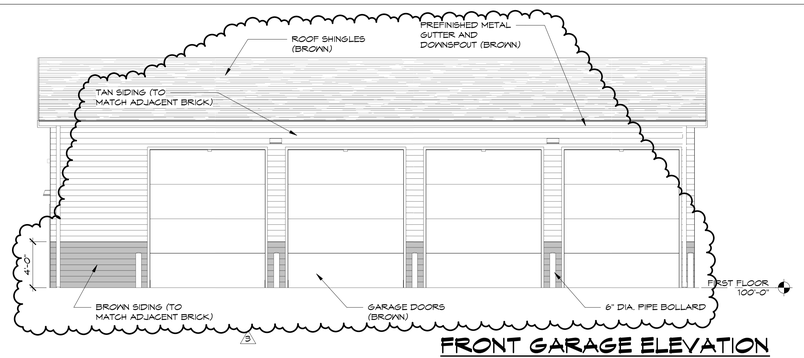

## BACK GARAGE ELEVATION

SCALE: 3/16" = 1'-0"



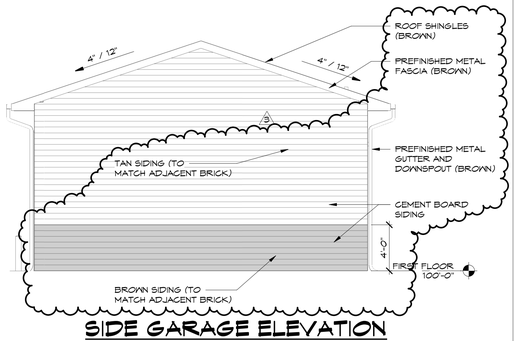

## SIDE GARAGE ELEVATION

SCALE: 3/16" = 1'-0"



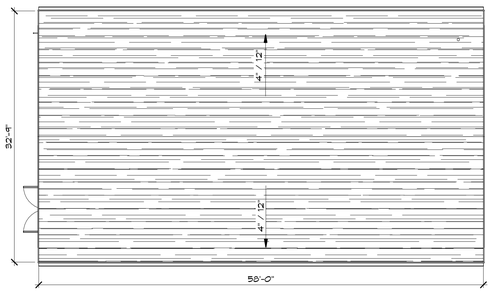

## FRONT GARAGE ELEVATION

SCALE: 3/16" = 1'-0"



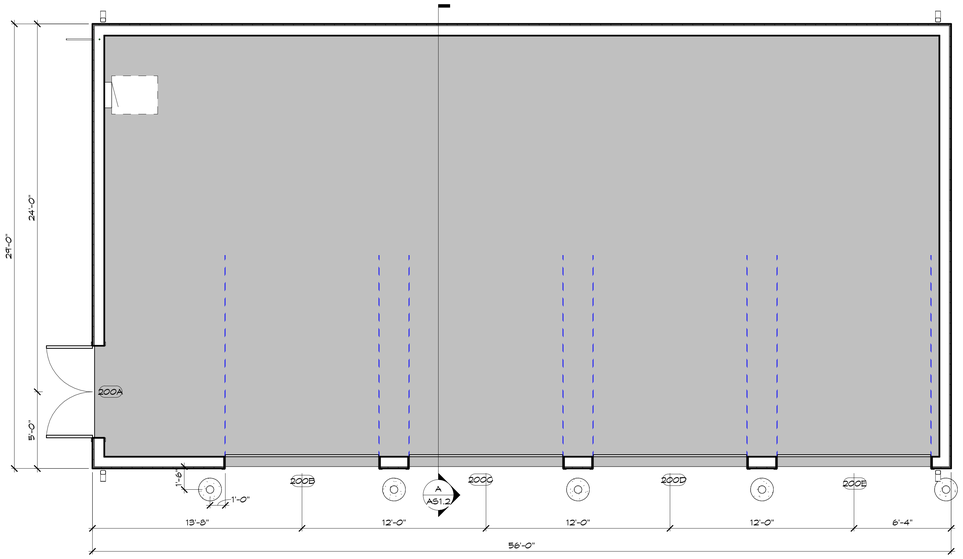

## SIDE GARAGE ELEVATION

SCALE: 3/16" = 1'-0"



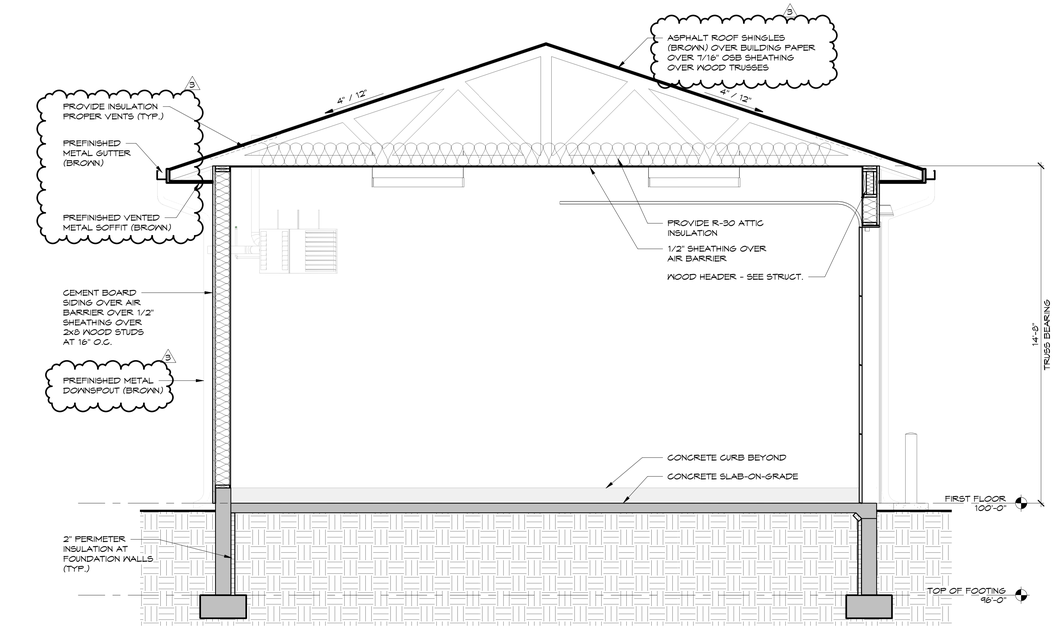

## GARAGE ROOF PLAN

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




## GARAGE FLOOR PLAN

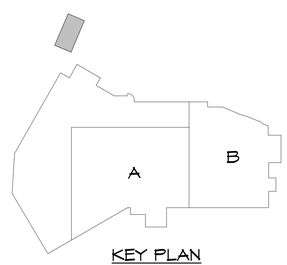
SCALE: 1/4" = 1'-0"




## GARAGE SECTION

A AS1.2

SCALE: 3/8" = 1'-0"




KEY PLAN

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |
| 3. | ADDENDUM-002 | 01/12/22 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

SITE BUILDING

TITLE

| DRAWN | CHKD |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.

**AS1.2**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 3 |

Autodesk Docs://21089 - Syble Hopp Reno & Addition/21089 - Syble Hopp Reno & Addition_2022.rvt

Autodesk Docs://21089 - Syble Hopp Reno & Addition/21089 - Syble Hopp Reno & Addition_Architecture_2022.rvt

PLAN NORTH

# DEMOLITION - FIRST FLOOR PLAN - OVERALL

SCALE: 1/16" = 1'-0"

| | |
|---|---|
| PROJECT NO. | 21089 |
| DRAWING NO. | A0.1 |
| REV. | 1 |
| DATE | 11/12/21 |
| SCALE | 1/16" = 1'-0" |
| DRAWN | CPH |
| CHKD | EP |

TITLE: DEMOLITION - FIRST FLOOR PLAN - OVERALL

Performa
De Pere, Wisconsin | Atlanta, Georgia

**RENOVATION & ADDITION**

**SYBLE HOPP**

755 SCHEURING RD, DE PERE, WI 54115

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

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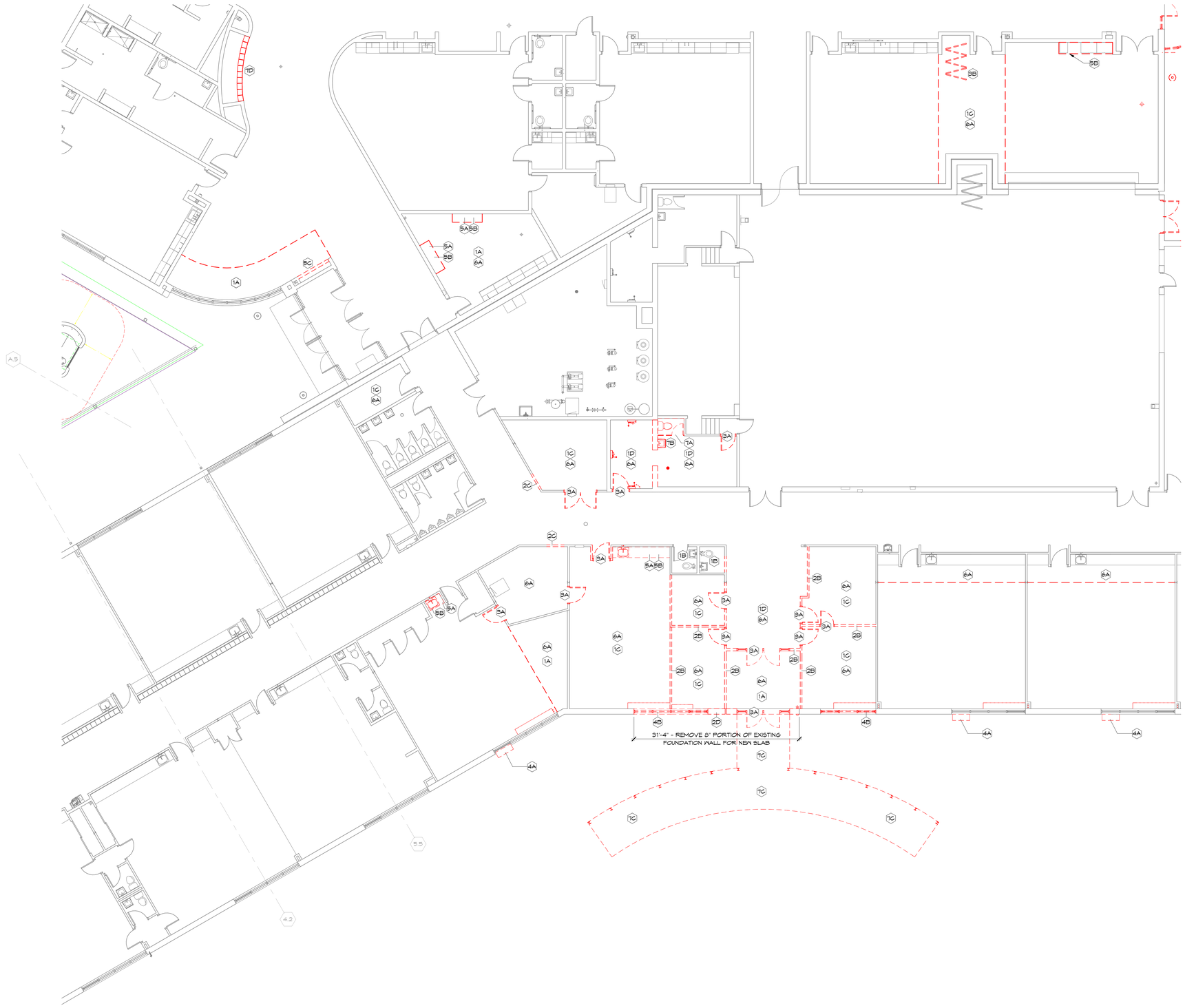



## DEMOLITION GENERAL NOTES

A. ALL CONSTRUCTION TO REMAIN WHICH IS AFFECTED BY DEMOLITION, SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL ADJACENT FLOOR AND CEILINGS AFFECTED BY DEMOLITION SHALL BE PATCHED TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS ON EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.

B. SITE CLEAR ALL MATERIALS FROM DEMOLITION SITE THAT ARE NOT SPECIFICALLY NOTED TO BE RE-USED OR SALVAGED BY OWNER.

C. REMOVE EXISTING FIRE EXTINGUISHER/HOSE CABINETS AS NOTED. RETURN ALL FIRE EXTINGUISHERS TO OWNER.

D. REMOVE CEILINGS, SOFFITS AND ASSOCIATED SUSPENSION AND FRAMING SYSTEMS AS DIRECTED IN CEILING DEMO PLAN.

E. SALVAGE ALL TOILET ROOM ACCESSORIES: SOAP DISPENSERS, SANITARY NAPKIN DISPOSALS, SANITARY NAPKIN DISPENSERS, PAPER TOWEL DISPENSERS, TOILET TISSUE HOLDERS, TOILET SEAT COVER DISPENSERS AND WASTE BASKETS.

F. GRIND ALL FLOORS SMOOTH WHERE TERRAZZO BASE WAS REMOVED. PATCH AND FILL FLOOR WITH LEVELING COMPOUND FOR NEW FLOORING INSTALLATION.

G. SEE PLUMBING DRAWINGS FOR PLUMBING DEMOLITION.

H. SEE HVAC DRAWINGS FOR HVAC DEMOLITION.

I. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL DEMOLITION.

## DEMOLITION PLAN NOTES (8)

FLOOR AND BASE
1A. REMOVE EXISTING CARPET FLOORING AND BASE
1B. REMOVE EXISTING CERAMIC TILE FLOORING AND BASE
1C. REMOVE EXISTING VCT FLOORING AND BASE
1D. REMOVE EXISTING TERRAZZO BASE
6A. REMOVE EXISTING CARPET FLOORING AND BASE

WALLS
2A. REMOVE EXISTING METAL STUD PARTITION
2B. REMOVE EXISTING MASONRY WALL
2C. REMOVE PORTION OF EXISTING WALL FOR NEW OPENING. GRIND DOWN TOP OF EXISTING FOUNDATION WALL TO RECEIVE NEW FINISHES OR LEVEL IT TO FLOOR IF NO FINISH IS CALLED OUT
2D. REMOVE EXISTING MASONRY WALL. REMOVE EXTERIOR BRICK AND SAVE ON SITE TO BE REUSED FOR INFILLING LOUVER OPENINGS.

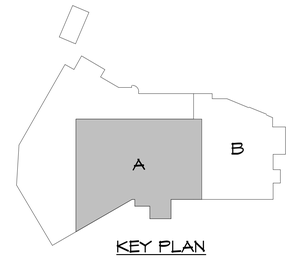
DOORS
3A. REMOVE EXISTING DOOR AND FRAME
3B. REMOVE EXISTING FOLDING PARTITION, TRACK, AND SUPPORT RAIL
3C. REMOVE EXISTING COILING DOOR, TRACK, AND GUIDE RAILS
3D. REMOVE EXISTING DOOR AND FRAME. SALVAGE AND RETURN TO OWNER

WINDOWS
4A. REMOVE EXISTING AIR CONDITIONING UNIT (SEE MECHANICAL DRAWINGS). OPENING TO BE PREPPED AND INFILLED WITH NEW GLAZING
4B. REMOVE EXISTING WINDOW AND GLAZING (INCLUDING SILL)

CASEWORK
5A. REMOVE EXISTING CASEWORK
5B. REMOVE EXISTING COUNTERTOP
5C. REMOVE EXISTING WINDOW AND FRAME AND PORTION OF WALL FOR ENTIRE RECESS OPENING. PROVIDE NEW LINTEL AT 7'-4" A.F.F.

CEILINGS
1A. REMOVE EXISTING ACOUSTICAL TILE CEILING
1C. REMOVE EXISTING ACOUSTICAL TILE CEILING
5B. REMOVE EXISTING ACOUSTICAL TILE CEILING
6A. REMOVE EXISTING ACOUSTICAL TILE CEILING
6B. REMOVE EXISTING GYPSUM BOARD CEILING
6C. REMOVE EXISTING GYPSUM BOARD SOFFIT
6D. REMOVE EXISTING CEILING AS REQUIRED FOR INSTALLATION OF MECHANICAL DUCTWORK. CEILING IS TO BE REPLACES AFTER WORK IS COMPLETED. REPLACE ANY DAMAGED TILES AS REQUIRED

MISCELLANEOUS
7A. REMOVE EXISTING TOILET PARTITION
7B. REMOVE EXISTING TOILET AND BATH ACCESSORIES. SALVAGE AND RETURN TO OWNER
7C. <varies>
7D. REMOVE EXISTING LOCKERS AND 6" HIGH CONCRETE BASE




KEY PLAN

PLAN NORTH

## DEMOLITION - FIRST FLOOR PLAN - AREA 'A'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

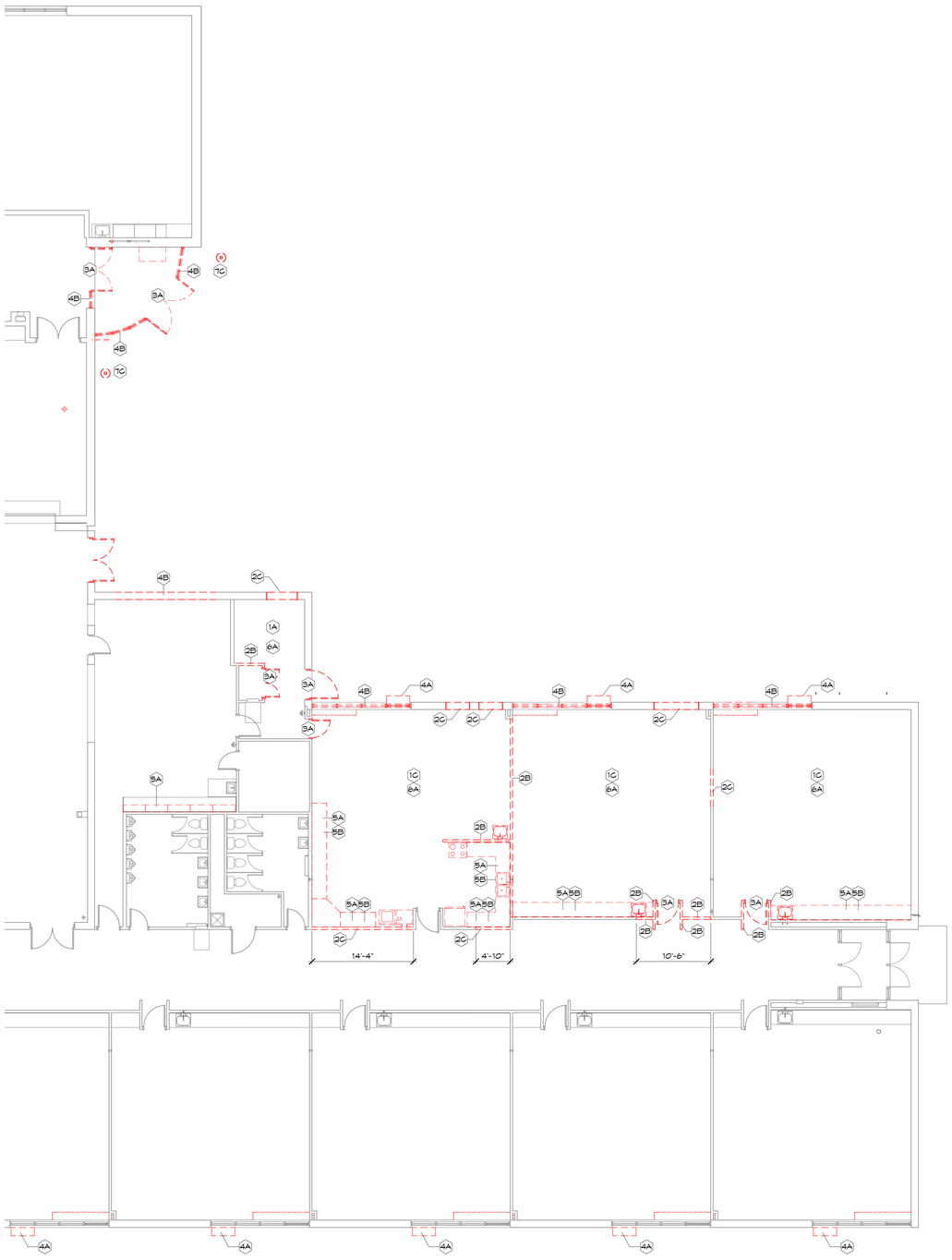
Performa
De Pere, Wisconsin | Atlanta, Georgia

TITLE: DEMOLITION - FIRST FLOOR PLAN - AREA 'A'

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.: A0.1A

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |




## DEMOLITION GENERAL NOTES

A. ALL CONSTRUCTION TO REMAIN WHICH IS AFFECTED BY DEMOLITION, SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL ADJACENT FLOOR AND CEILINGS AFFECTED BY DEMOLITION SHALL BE PATCHED TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS ON EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.

B. SITE CLEAR ALL MATERIALS FROM DEMOLITION SITE THAT ARE NOT SPECIFICALLY NOTED TO BE RE-USED OR SALVAGED BY OWNER.

C. REMOVE EXISTING FIRE EXTINGUISHER/HOSE CABINETS AS NOTED. RETURN ALL FIRE EXTINGUISHERS TO OWNER.

D. REMOVE CEILINGS, SOFFITS AND ASSOCIATED SUSPENSION AND FRAMING SYSTEMS AS DIRECTED IN CEILING DEMO PLAN.

E. SALVAGE ALL TOILET ROOM ACCESSORIES: SOAP DISPENSERS, SANITARY NAPKIN DISPOSALS, SANITARY NAPKIN DISPENSERS, PAPER TOWEL DISPENSERS, TOILET TISSUE HOLDERS, TOILET SEAT COVER DISPENSERS AND WASTE BASKETS.

F. GRIND ALL FLOORS SMOOTH WHERE TERRAZZO BASE WAS REMOVED. PATCH AND FILL FLOOR WITH LEVELING COMPOUND FOR NEW FLOORING INSTALLATION.

G. SEE PLUMBING DRAWINGS FOR PLUMBING DEMOLITION.

H. SEE HVAC DRAWINGS FOR HVAC DEMOLITION.

I. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL DEMOLITION.

## DEMOLITION PLAN NOTES

FLOOR AND BASE
1A. REMOVE EXISTING CARPET FLOORING AND BASE
1B. REMOVE EXISTING CERAMIC TILE FLOORING AND BASE
1C. REMOVE EXISTING VCT FLOORING AND BASE
1D. REMOVE EXISTING TERRAZZO BASE
6A. REMOVE EXISTING CARPET FLOORING AND BASE

WALLS
2A. REMOVE EXISTING METAL STUD PARTITION
2B. REMOVE EXISTING MASONRY WALL
2C. REMOVE PORTION OF EXISTING WALL FOR NEW OPENING. GRIND DOWN TOP OF EXISTING FOUNDATION WALL TO RECEIVE NEW FINISHES OR LEVEL IT TO FLOOR IF NO FINISH IS CALLED OUT
2D. REMOVE EXISTING MASONRY WALL. REMOVE EXTERIOR BRICK AND SAVE ON SITE TO BE REUSED FOR INFILLING LOUVER OPENINGS.

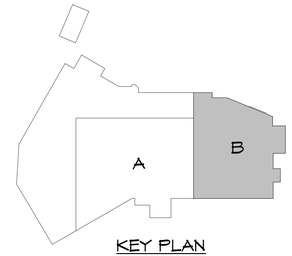
DOORS
3A. REMOVE EXISTING DOOR AND FRAME
3B. REMOVE EXISTING FOLDING PARTITION, TRACK, AND SUPPORT RAIL
3C. REMOVE EXISTING COILING DOOR, TRACK, AND GUIDE RAILS
3D. REMOVE EXISTING DOOR AND FRAME. SALVAGE AND RETURN TO OWNER

WINDOWS
4A. REMOVE EXISTING AIR CONDITIONING UNIT (SEE MECHANICAL DRAWINGS). OPENING TO BE PREPPED AND INFILLED WITH NEW GLAZING
4B. REMOVE EXISTING WINDOW AND GLAZING (INCLUDING SILL)

CASEWORK
5A. REMOVE EXISTING CASEWORK
5B. REMOVE EXISTING COUNTERTOP
5C. REMOVE EXISTING WINDOW AND FRAME AND PORTION OF WALL FOR ENTIRE RECESS OPENING. PROVIDE NEW LINTEL AT 7'-4" A.F.F.

CEILINGS
1A. REMOVE EXISTING ACOUSTICAL TILE CEILING
1C. REMOVE EXISTING ACOUSTICAL TILE CEILING
5B. REMOVE EXISTING ACOUSTICAL TILE CEILING
6A. REMOVE EXISTING ACOUSTICAL TILE CEILING
6B. REMOVE EXISTING GYPSUM BOARD CEILING
6C. REMOVE EXISTING GYPSUM BOARD SOFFIT
6D. REMOVE EXISTING CEILING AS REQUIRED FOR INSTALLATION OF MECHANICAL DUCTWORK. CEILING IS TO BE REPLACES AFTER WORK IS COMPLETED. REPLACE ANY DAMAGED TILES AS REQUIRED

MISCELLANEOUS
7A. REMOVE EXISTING TOILET PARTITION
7B. REMOVE EXISTING TOILET AND BATH ACCESSORIES. SALVAGE AND RETURN TO OWNER
7C. <varies>
7D. REMOVE EXISTING LOCKERS AND 6" HIGH CONCRETE BASE




KEY PLAN

PLAN NORTH

## DEMOLITION - FIRST FLOOR PLAN - AREA 'B'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

TITLE: DEMOLITION - FIRST FLOOR PLAN - AREA 'B'

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.
A0.1B

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

Autodesk Docs://21089 - Syble Hopp Rowe & Addition/21089 - Syble Hopp Rowe & Addition_Architecture_2021.rvt

6A
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7C
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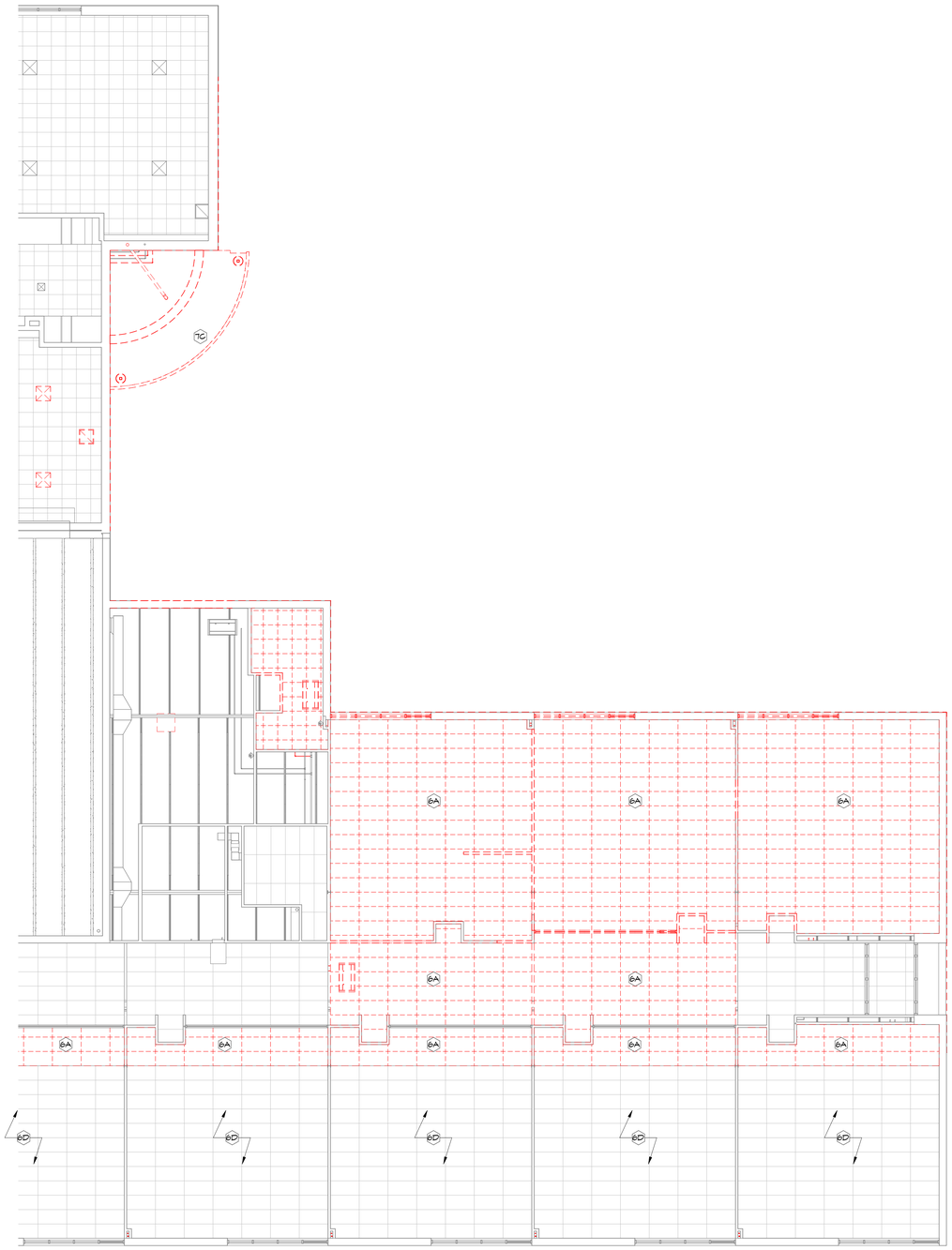


## DEMOLITION GENERAL NOTES

A. ALL CONSTRUCTION TO REMAIN WHICH IS AFFECTED BY DEMOLITION, SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL ADJACENT FLOOR AND CEILINGS AFFECTED BY DEMOLITION SHALL BE PATCHED TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS ON EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.

B. SITE CLEAR ALL MATERIALS FROM DEMOLITION SITE THAT ARE NOT SPECIFICALLY NOTED TO BE RE-USED OR SALVAGED BY OWNER.

C. REMOVE EXISTING FIRE EXTINGUISHER/HOSE CABINETS AS NOTED. RETURN ALL FIRE EXTINGUISHERS TO OWNER.

D. REMOVE CEILINGS, SOFFITS AND ASSOCIATED SUSPENSION AND FRAMING SYSTEMS AS DIRECTED IN CEILING DEMO PLAN.

E. SALVAGE ALL TOILET ROOM ACCESSORIES: SOAP DISPENSERS, SANITARY NAPKIN DISPOSALS, SANITARY NAPKIN DISPENSERS, PAPER TOWEL DISPENSERS, TOILET TISSUE HOLDERS, TOILET SEAT COVER DISPENSERS AND WASTE BASKETS.

F. GRIND ALL FLOORS SMOOTH WHERE TERRAZZO BASE WAS REMOVED. PATCH AND FILL FLOOR WITH LEVELING COMPOUND FOR NEW FLOORING INSTALLATION.

G. SEE PLUMBING DRAWINGS FOR PLUMBING DEMOLITION.

H. SEE HVAC DRAWINGS FOR HVAC DEMOLITION.

I. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL DEMOLITION.

## DEMOLITION PLAN NOTES

FLOOR AND BASE
1A. REMOVE EXISTING CARPET FLOORING AND BASE
1B. REMOVE EXISTING CERAMIC TILE FLOORING AND BASE
1C. REMOVE EXISTING VCT FLOORING AND BASE
1D. REMOVE EXISTING TERRAZZO BASE
6A. REMOVE EXISTING CARPET FLOORING AND BASE

WALLS
2A. REMOVE EXISTING METAL STUD PARTITION
2B. REMOVE EXISTING MASONRY WALL
2C. REMOVE PORTION OF EXISTING WALL FOR NEW OPENING. GRIND DOWN TOP OF EXISTING FOUNDATION WALL TO RECEIVE NEW FINISHES OR LEVEL IT TO FLOOR IF NO FINISH IS CALLED OUT
2D. REMOVE EXISTING MASONRY WALL. REMOVE EXTERIOR BRICK AND SAVE ON SITE TO BE REUSED FOR INFILLING LOUVER OPENINGS.

DOORS
3A. REMOVE EXISTING DOOR AND FRAME
3B. REMOVE EXISTING FOLDING PARTITION, TRACK, AND SUPPORT RAIL
3C. REMOVE EXISTING COILING DOOR, TRACK, AND GUIDE RAILS
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WINDOWS
4A. REMOVE EXISTING AIR CONDITIONING UNIT (SEE MECHANICAL DRAWINGS). OPENING TO BE PREPPED AND INFILLED WITH NEW GLAZING
4B. REMOVE EXISTING WINDOW AND GLAZING (INCLUDING SILL)

CASEWORK
5A. REMOVE EXISTING CASEWORK
5B. REMOVE EXISTING COUNTERTOP
5C. REMOVE EXISTING WINDOW AND FRAME AND PORTION OF WALL FOR ENTIRE RECESS OPENING. PROVIDE NEW LINTEL AT 7'-4" A.F.F.

CEILINGS
1A. REMOVE EXISTING ACOUSTICAL TILE CEILING
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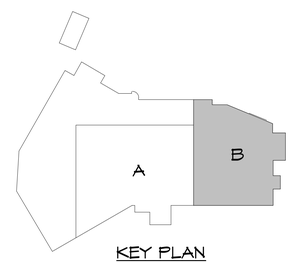
5B. REMOVE EXISTING ACOUSTICAL TILE CEILING
6A. REMOVE EXISTING ACOUSTICAL TILE CEILING
6B. REMOVE EXISTING GYPSUM BOARD CEILING
6C. REMOVE EXISTING GYPSUM BOARD SOFFIT
6D. REMOVE EXISTING CEILING AS REQUIRED FOR INSTALLATION OF MECHANICAL DUCTWORK. CEILING IS TO BE REPLACES AFTER WORK IS COMPLETED. REPLACE ANY DAMAGED TILES AS REQUIRED

MISCELLANEOUS
7A. REMOVE EXISTING TOILET PARTITION
7B. REMOVE EXISTING TOILET AND BATH ACCESSORIES. SALVAGE AND RETURN TO OWNER
7C. <varies>
7D. REMOVE EXISTING LOCKERS AND 6" HIGH CONCRETE BASE




KEY PLAN

PLAN NORTH

## DEMO REFLECTED CEILING PLAN AREA 'B'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

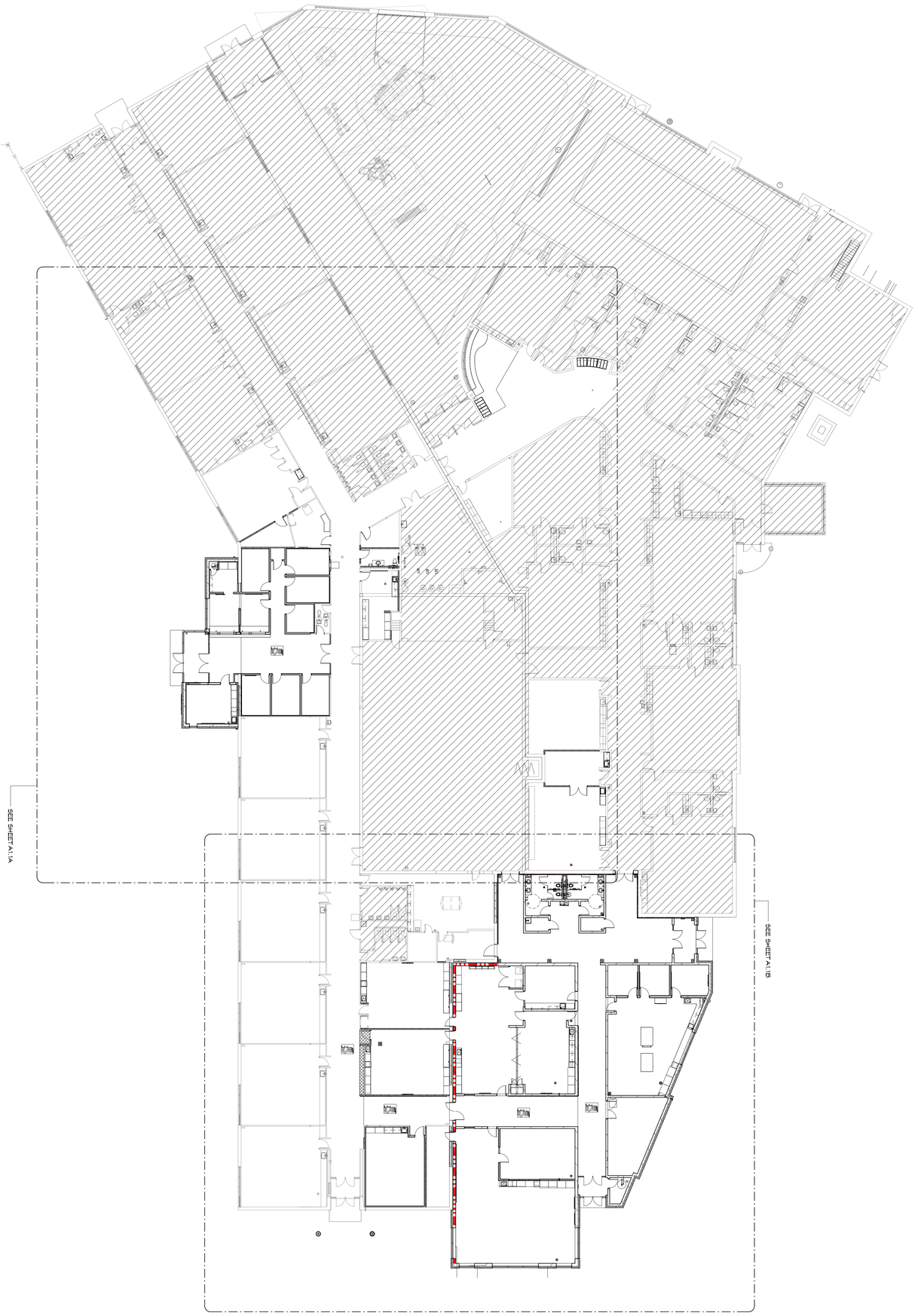
Performa
De Pere, Wisconsin | Atlanta, Georgia

DEMOLITION - REFLECTED CEILING PLAN - AREA 'B'

| | |
|---|---|
| DRAWN: CPH | CHK'D: EP |
| DATE: 11/12/21 | SCALE: 1/8" = 1'-0" |
| DRAWING NO.: A0.2B | |
| PROJECT NO.: 21089 | REV.: 1 |

Autodesk Docs://21089 - Syble Hopp Rens & Additions/21089 - Syble Hopp Rens & Additions_Architecture_2022.rvt

Autodesk Docs://21089 - Syble Hopp Reno & Addition/21089 - Syble Hopp Reno & Addition_Architecture_2022.rvt




PLAN NORTH

# OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

| | |
|---|---|
| PROJECT NO. | 21089 |
| DRAWING NO. | A1.1 |
| REV. | 1 |
| DATE | 11/12/21 |
| SCALE | 1/16" = 1'-0" |
| DRAWN | CPH |
| CHKD | EP |

TITLE

**OVERALL - FIRST FLOOR PLAN**

Performa

De Pere, Wisconsin | Atlanta, Georgia

## RENOVATION & ADDITION

**SYBLE HOPP**

755 SCHEURING RD, DE PERE, WI 54115

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

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## FLOOR PLAN GENERAL NOTES

A. ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE.

B. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE

C. EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT

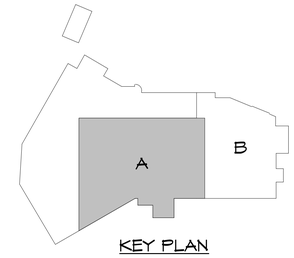
D. GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES

E. COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS

F. VERIFY ALL DIMENSIONS W/ EXISTING CONDITIONS. RESOLVE ALL DISCREPANCIES PRIOR TO ANY INSTALLATION.

## FLOOR PLAN NOTES

1. SMOOTH TOP OF EXISTING FOUNDATION AFTER REMOVAL OF EXISTING WALL FOR PREPARATION OF NEW FLOORING.
2. APPLY OPAQUE GRAPHIC TO BOTTOM (2) ROWS OF GLAZING TO HIDE THE BACK SIDE OF SEATING - BY OTHERS
3. NEW PLASTIC LAMINATE COUNTER TOP ON EXISTING BASE CABINETS. VERIFY ACTUAL SIZE OF COUNTER TOP W/ EXISTING
4. INPRO HANDRAIL, SERIES 920 MOUNTED AT 2'-10" A.F.F. (TO TOP) IN CORRIDORS 133, 142 AND 151
5. 24" DIA. HALF DOME ACRYLIC MIRROR
6. 24" DIA. QUARTER DOME ACRYLIC MIRROR




KEY PLAN

PLAN NORTH

# FIRST FLOOR PLAN AREA 'A'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

**RENOVATION & ADDITION**

**SYBLE HOPP**

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

**FIRST FLOOR PLAN - AREA 'A'**

TITLE

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE: 11/12/21 | SCALE: 1/8" = 1'-0" |

DRAWING NO.: **A1.1A**

PROJECT NO.: 21089 | REV.: 1

## FLOOR PLAN GENERAL NOTES

A. ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE.

B. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE

C. EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT

D. GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES

E. COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS

F. VERIFY ALL DIMENSIONS W/ EXISTING CONDITIONS. RESOLVE ALL DISCREPANCIES PRIOR TO ANY INSTALLATION.

## FLOOR PLAN NOTES

1. SMOOTH TOP OF EXISTING FOUNDATION AFTER REMOVAL OF EXISTING WALL FOR PREPARATION OF NEW FLOORING.
2. APPLY OPAQUE GRAPHIC TO BOTTOM (2) ROWS OF GLAZING TO HIDE THE BACK SIDE OF SEATING - BY OTHERS
3. NEW PLASTIC LAMINATE COUNTER TOP ON EXISTING BASE CABINETS. VERIFY ACTUAL SIZE OF COUNTER TOP W/ EXISTING
4. INFRO HANDRAIL, SERIES 920 MOUNTED AT 2'-10" A.F.F. (TO TOP) IN CORRIDORS 133, 142 AND 151
5. 24" DIA. HALF DOME ACRYLIC MIRROR
6. 24" DIA. QUARTER DOME ACRYLIC MIRROR







KEY PLAN

PLAN NORTH

## FIRST FLOOR PLAN AREA 'B'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

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De Pere, Wisconsin | Atlanta, Georgia

TITLE: FIRST FLOOR PLAN - AREA 'B'

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.: A1.1B

PROJECT NO.: 21089 | REV.: 1

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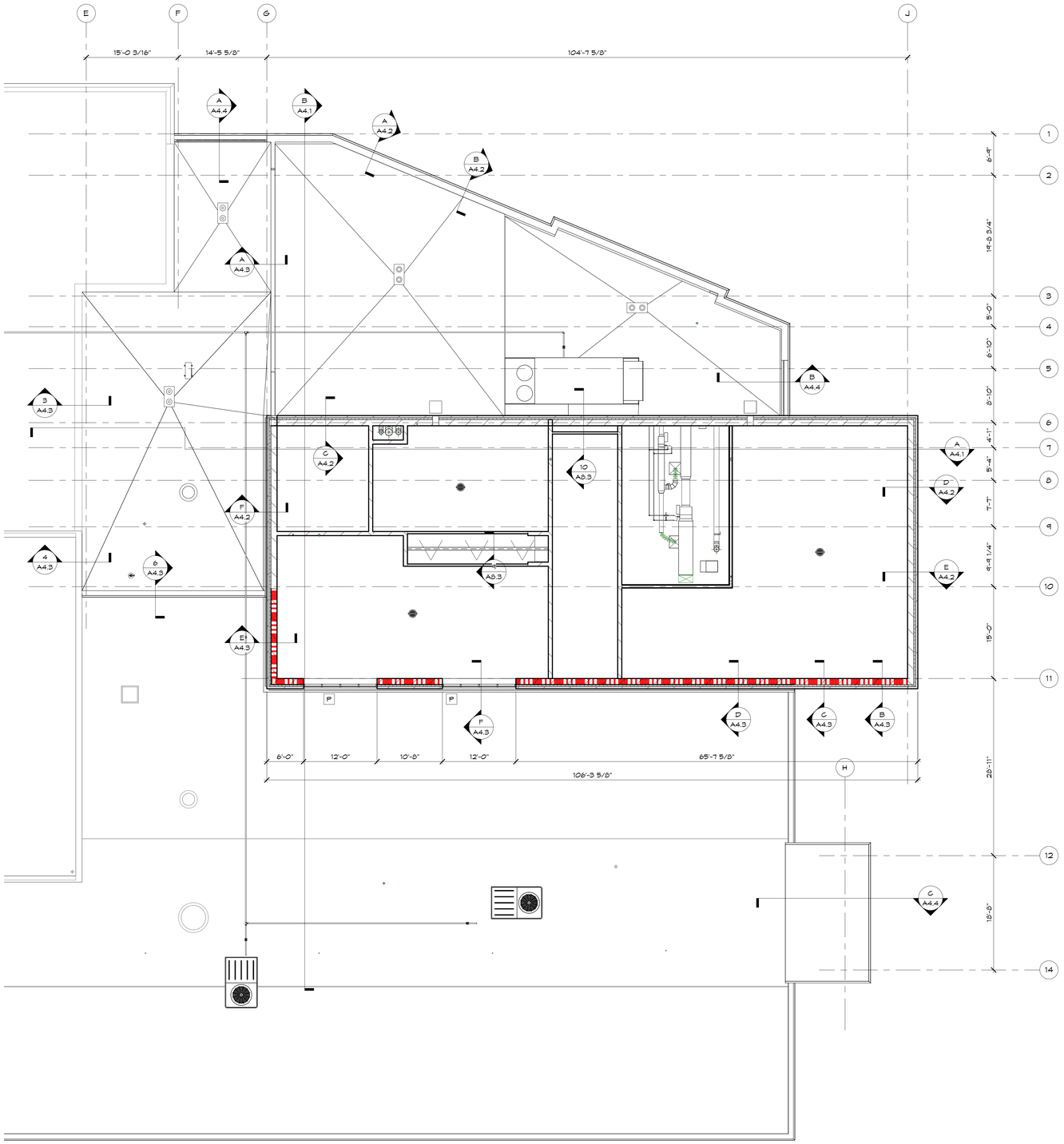


## FLOOR PLAN GENERAL NOTES

A. ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE.

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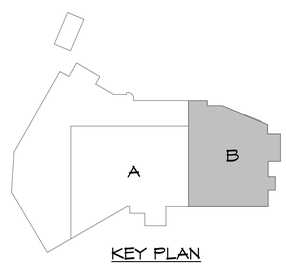
## FLOOR PLAN NOTES

1. SMOOTH TOP OF EXISTING FOUNDATION AFTER REMOVAL OF EXISTING WALL FOR PREPARATION OF NEW FLOORING.
2. APPLY OPAQUE GRAPHIC TO BOTTOM (2) ROWS OF GLAZING TO HIDE THE BACK SIDE OF SEATING - BY OTHERS
3. NEW PLASTIC LAMINATE COUNTER TOP ON EXISTING BASE CABINETS. VERIFY ACTUAL SIZE OF COUNTER TOP W/ EXISTING
4. INFRO HANDRAIL, SERIES 920 MOUNTED AT 2'-10" A.F.F. (TO TOP) IN CORRIDORS 133, 142 AND 151
5. 24" DIA. HALF DOME ACRYLIC MIRROR
6. 24" DIA. QUARTER DOME ACRYLIC MIRROR




KEY PLAN

PLAN NORTH

## CLERESTORY FLOOR PLAN - AREA 'B'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

TITLE: CLERESTORY FLOOR PLAN - AREA 'B'

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.: A1.2

PROJECT NO.: 21089 REV.: 1

Archive Docs (21089 - Sybe Hopp Reno & Addition)\21089 - Sybe Hopp Reno & Addition_Architecture_2022.rvt

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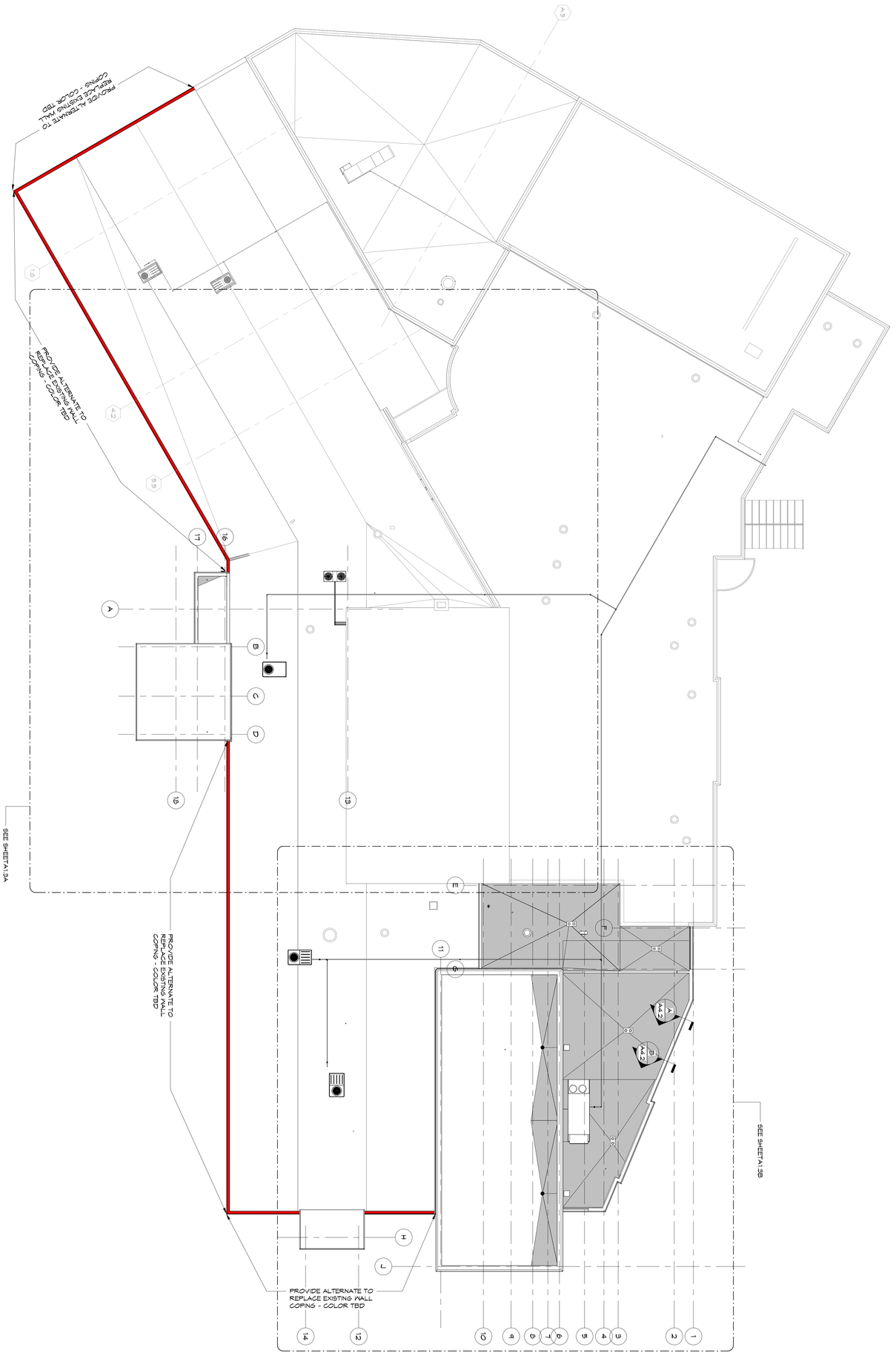


PLAN NORTH

# OVERALL ROOF PLAN

SCALE: 1/16" = 1'-0"

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|---|---|
| PROJECT NO. | 21089 |
| DRAWING NO. | A1.3 |
| REV. | 1 |
| DATE | 11/12/21 |
| SCALE | 1/16" = 1'-0" |
| DRAWN | CPH |
| CHKD | EP |

TITLE: OVERALL - ROOF PLAN

Performa
De Pere, Wisconsin | Atlanta, Georgia

## RENOVATION & ADDITION

### SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

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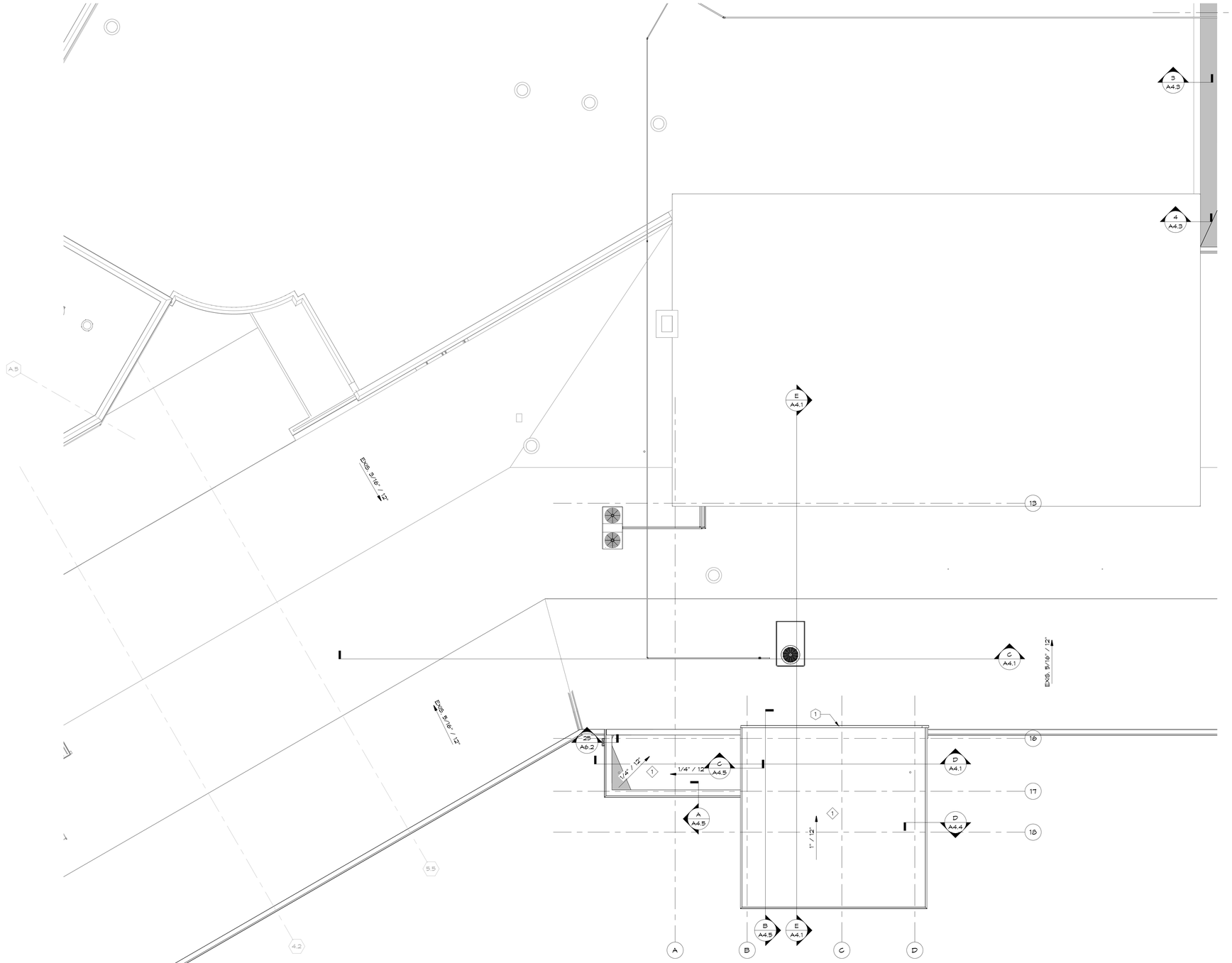



## ROOF PLAN GENERAL NOTES

A. PIPE PENETRATIONS THROUGH ROOF AND MECHANICAL EQUIP. CURBS - SEE DETAILS ON SHEET A6.2. COORDINATE ALL OPENINGS FOR MISC. VENTS, PIPING, AND DUCTWORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS

B. SHADED REGIONS INDICATE TAPERED INSULATION. SHALL BE CONSTRUCTED OF TAPERED E.P.S. (SLOPE TO BE 1/4"/FT.)

C. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE

## ROOF SYSTEMS

1. FULLY ADHERED EPDM ROOF SYSTEM
   - METAL DECK
   - VAPOR RETARDER
   - (2) LAYERS OF 2 1/2" RIGID INSULATION
   - EPDM ROOFING MEMBRANE

2. FULLY ADHERED EPDM ROOF SYSTEM
   - METAL DECK
   - VAPOR BARRIER
   - (1) LAYER OF 1 1/2" RIGID INSULATION
   - EPDM ROOFING MEMBRANE

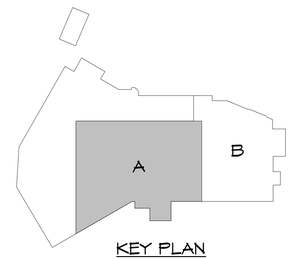
3. PRIMARY/SECONDARY ROOF DRAIN
   FLASH ACCORDING TO ROOFING MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL (1/A6.2) DRAINS SHALL BE LOCATED 1'-6" OFF COLUMN GRID LINES UNLESS NOTED OR DIMENSIONED OTHERWISE. SECONDARY PORTION OF COMBINATION ROOF DRAIN SHALL HAVE RIM 2" ABOVE MAIN DRAIN (MAX.)

4. THRU-WALL SCUPPER
   SCUPPER (12" WIDE x 6" HIGH)
   -SEE DETAIL 25/A6.2

## ROOF PLAN NOTES

1 PREFINISHED METAL GUTTER AND DOWNSPOUT TO PIPE ON GRADE AT WEST END

2 ROOF PAVER SPLASHBLOCK FROM ROOF DRAIN OVERFLOW ABOVE




KEY PLAN

PLAN NORTH

## ROOF PLAN - AREA A

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

ROOF PLAN - AREA 'A'

| | |
|---|---|
| TITLE | |
| DRAWN: CPH | CHK'D: EP |
| DATE: 11/12/21 | SCALE: 1/8" = 1'-0" |
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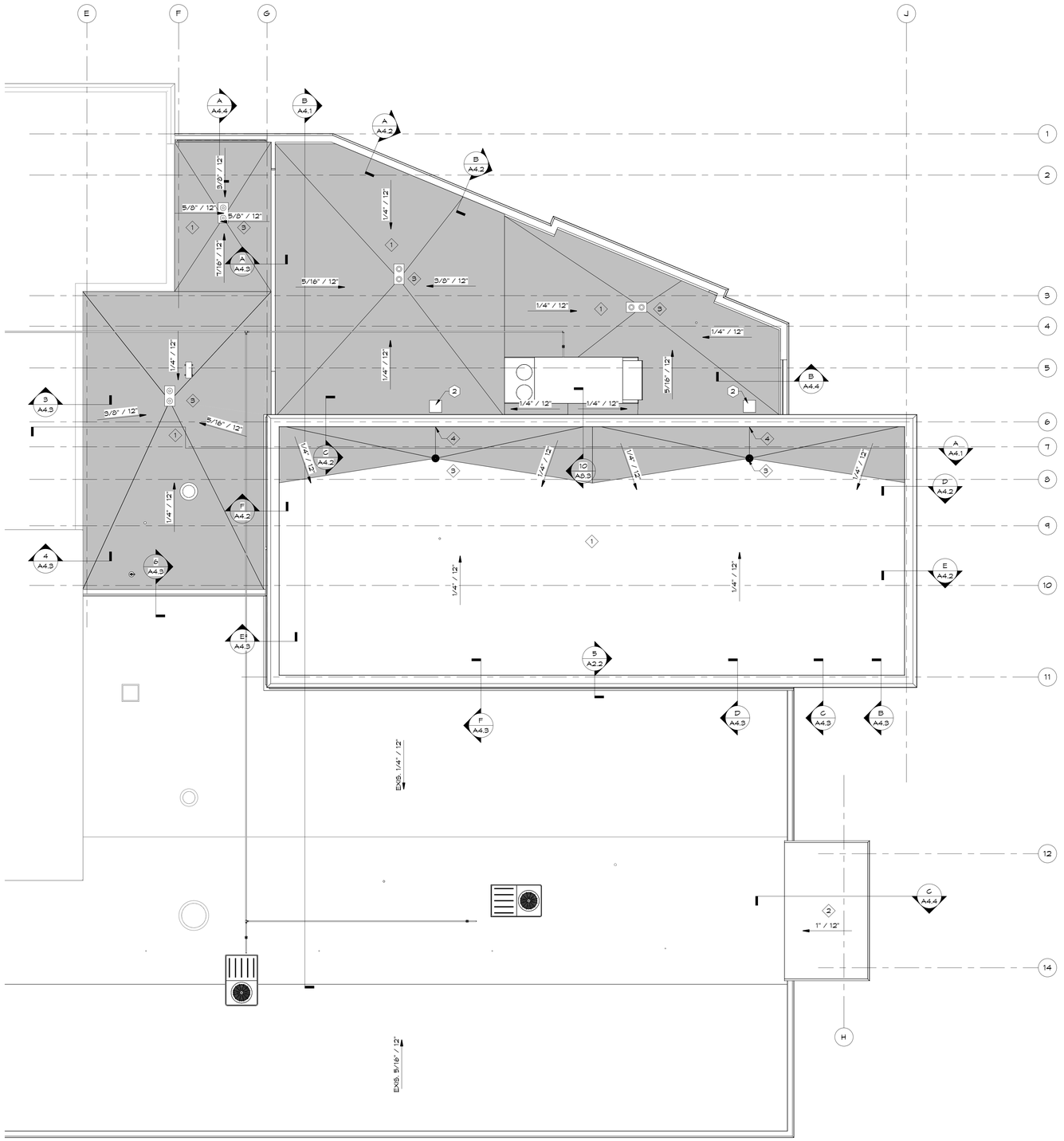
| PROJECT NO: 21089 | REV: 1 |




## ROOF PLAN GENERAL NOTES

A. PIPE PENETRATIONS THROUGH ROOF AND MECHANICAL EQUIP. CURBS - SEE DETAILS ON SHEET A6.2. COORDINATE ALL OPENINGS FOR MISC. VENTS, PIPING, AND DUCTWORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS

B. SHADED REGIONS INDICATE TAPERED INSULATION. SHALL BE CONSTRUCTED OF TAPERED E.P.S. (SLOPE TO BE 1/4"/FT.)

C. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE

## ROOF SYSTEMS

1. FULLY ADHERED EPDM ROOF SYSTEM
   - METAL DECK
   - VAPOR RETARDER
   - (2) LAYERS OF 2 1/2" RIGID INSULATION
   - EPDM ROOFING MEMBRANE

2. FULLY ADHERED EPDM ROOF SYSTEM
   - METAL DECK
   - VAPOR BARRIER
   - (1) LAYER OF 1 1/2" RIGID INSULATION
   - EPDM ROOFING MEMBRANE

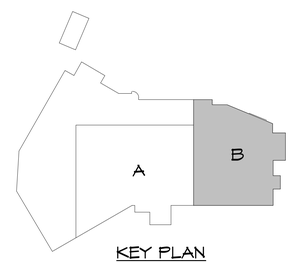
3. PRIMARY/SECONDARY ROOF DRAIN
   FLASH ACCORDING TO ROOFING MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL (1/A6.2) DRAINS SHALL BE LOCATED 1'-6" OFF COLUMN GRID LINES UNLESS NOTED OR DIMENSIONED OTHERWISE. SECONDARY PORTION OF COMBINATION ROOF DRAIN SHALL HAVE RIM 2" ABOVE MAIN DRAIN (MAX.)

4. THRU-WALL SCUPPER
   SCUPPER (12" WIDE x 6" HIGH)
   -SEE DETAIL 25/A6.2

## ROOF PLAN NOTES

1 PREFINISHED METAL GUTTER AND DOWNSPOUT TO PIPE ON GRADE AT REST END

2 ROOF PAVER SPLASHBLOCK FROM ROOF DRAIN OVERFLOW ABOVE




KEY PLAN

PLAN NORTH

## ROOF PLAN - AREA B

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

ROOF PLAN - AREA 'B'

TITLE

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.

A1.3B

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

11/12/2021 11:44:05 AM

Archive Docs (21089 - Syble Hopp Reno & Addition)\21089 - Syble Hopp Reno & Addition_ArchRevit_2022.rvt

# DOOR SCHEDULE

| DOOR NO. | PAIR | WIDTH | HEIGHT | DOOR TYPE | DOOR THICKNESS | DOOR FINISH | FRAME TYPE | FRAME FINISH | HEAD | JAMB | FIRE RATING | HDWR. | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | - | 3'-4" | 7'-0" | F | 1 3/4" | DARK ANOD | WINDOW ELEVATION C | DARK ANOD | 9/A6.2 | 10/A6.2 | - | AL1 | |
| 100A | - | 3'-4" | 7'-0" | F | 1 3/4" | DARK ANOD | WINDOW ELEVATION C | DARK ANOD | 9/A6.2 | 10/A6.2 | - | - | |
| 100B | X | 6'-0" | 7'-0" | E | 1 3/4" | DARK ANOD | WINDOW ELEVATION D | DARK ANOD | 12/A6.2 | 7/A6.2, 8/A6.2, 13/A6.2 | - | AL2 | |
| 101A | - | 3'-4" | 7'-0" | E | 1 3/4" | DARK ANOD | 4 | DARK ANOD | 7/A2.1 | 8/A2.1 | - | AL5 | PROVIDE HOLD OPEN |
| 101B | - | 3'-4" | 7'-0" | E | 1 3/4" | DARK ANOD | 4 | DARK ANOD | 7/A2.1 | 8/A2.1 | - | - | PROVIDE HOLD OPEN |
| 102 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 01 | DROP SEAL |
| 103 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 104 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 105 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 106 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 106A | | 2'-8" | 7'-0" | - | - | PAINT | - | PAINT | - | - | - | - | PAINT EXISTING DOOR AND FRAME |
| 107 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 108 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 109 | - | 3'-0" | 7'-0" | C | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 03 | |
| 110 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 111 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 5/A2.1 | 6/A2.1 | - | 02 | |
| 113 | - | 3'-4" | 7'-0" | A | 1 3/4" | WOOD - PAINT | - | - | - | - | - | 04 | BARN STYLE SLIDING DOOR |
| 113A | - | 2'-0" | 7'-0" | C | 1 3/4" | PAINT | 1 | PAINT | 9/A2.1 | 10/A2.1 | - | 18 | |
| 114 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 11/A2.1 | 12/A2.1 | - | 03 | |
| 115 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 05 | |
| 116 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 11/A2.1 | 12/A2.1 | - | 06 | DROP SEAL |
| 117 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 11/A2.1 | 12/A2.1 | - | 20 | |
| 119 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 06 | DROP SEAL |
| 125 | X | 6'-0" | 7'-0" | A | 1 3/4" | WOOD | 2 | PAINT | 1/A2.1 | 2/A2.1 | | 07 | |
| 126 | X | 3'-0" | 7'-0" | G | 1 3/4" | PAINT | 2 | PAINT | | | 90 MIN. | 09 | HOLD OPEN |
| 126A | X | 3'-0" | 7'-0" | G | 1 3/4" | PAINT | 2 | PAINT | | | 90 MIN. | 24 | |
| 127A | - | 3'-0" | 7'-0" | F | 1 3/4" | DARK ANOD | WINDOW ELEVATION M | DARK ANOD | 3/A4.4 | 17/A6.2 | - | AL3 | |
| 127B | - | 3'-0" | 7'-0" | F | 1 3/4" | DARK ANOD | WINDOW ELEVATION M | DARK ANOD | 3/A4.4 | 17/A6.2 | - | - | |
| 127C | - | 3'-0" | 7'-0" | E | 1 3/4" | DARK ANOD | SEE WINDOW ELEVATION N | DARK ANOD | 21/A6.2 SIM. | 23/A6.2 | - | AL4 | |
| 127D | - | 3'-0" | 7'-0" | E | 1 3/4" | DARK ANOD | SEE WINDOW ELEVATION N | DARK ANOD | 21/A6.2 SIM. | 23/A6.2 | - | - | |
| 128 | - | 3'-0" | 7'-0" | C | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 21 | |
| 129 | - | 3'-0" | 7'-0" | C | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 18 | |
| 130 | - | 3'-0" | 7'-0" | C | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 22 | |
| 131 | - | 3'-0" | 7'-0" | C | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 22 | |
| 132 | - | 4'-0" | 7'-0" | G | 1 3/4" | PAINT | 2 | PAINT | 1/A2.2 | 2/A2.2 | 90 MIN. | 08 | |
| 134 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 03 | |
| 135 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 3/A2.2 | 4/A2.2 | - | 10 | DROP SEAL |
| 136 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 3/A2.2 | 4/A2.2 | - | 10 | DROP SEAL |
| 137 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 1 | PAINT | 3/A2.2 | 4/A2.2 | - | 10 | DROP SEAL |
| 138A | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 11 | |
| 138B | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 12 | |
| 139A | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 13 | |
| 139B | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 12 | |
| 139C | - | 23'-0" | 10'-0" | H | - | - | - | - | 7/A5.3 | - | - | - | OPERABLE PARTITION - SEE SPEC. |
| 140 | X | 6'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 13 | |
| 141 | - | 3'-0" | 7'-0" | F | 1 3/4" | DARK ANOD | WINDOW ELEVATION K | DARK ANOD | 19/A6.2 | 20/A6.2 | - | AL1 | |
| 141A | - | 3'-0" | 7'-0" | F | 1 3/4" | DARK ANOD | WINDOW ELEVATION K | DARK ANOD | 19/A6.2 | 20/A6.2 | - | - | |
| 141C | - | 3'-0" | 7'-0" | E | 1 3/4" | DARK ANOD | WINDOW ELEVATION L | DARK ANOD | 21/A6.2 | 22/A6.2 | - | AL6 | |
| 141D | - | 3'-0" | 7'-0" | E | 1 3/4" | DARK ANOD | WINDOW ELEVATION L | DARK ANOD | 21/A6.2 | 22/A6.2 | - | - | |
| 142 | X | 3'-0" | 7'-0" | G | 1 3/4" | PAINT | 2 | PAINT | 5/A2.2 | 6/A2.2 | 90 MIN. | 23 | HOLD OPEN |
| 143A | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 03 | |
| 143B | X | 7'-0" | 7'-0" | C | 1 3/4" | PAINT | - | - | 9/A2.1 | 10/A2.1 | - | 07 | |
| 144 | - | 3'-0" | 7'-0" | G | 1 3/4" | PAINT | 2 | PAINT | 5/A2.2 | 6/A2.2 | 90 MIN. | 14 | |
| 145A | - | 3'-0" | 7'-0" | G | 1 3/4" | PAINT | 2 | PAINT | 5/A2.2 | 6/A2.2 | 90 MIN. | 14 | |
| 145B | - | 3'-0" | 7'-0" | B | 1 3/4" | WOOD | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 03 | |
| 146 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 3/A2.1 | 4/A2.1 | - | 15 | DROP SEAL |
| 147 | - | 3'-0" | 7'-0" | G | 1 3/4" | PAINT | 2 | PAINT | 5/A2.2 | 6/A2.2 | 90 MIN. | 16 | |
| 148 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 2 | PAINT | 1/A2.1 | 2/A2.1 | - | 03 | |
| 149 | - | 3'-0" | 7'-0" | D | 1 3/4" | PAINT | 3 | PAINT | 3/A2.2 | 4/A2.2 | - | 17 | |
| 150 | - | 3'-0" | 7'-0" | C | 1 3/4" | PAINT | 1 | PAINT | 1/A2.1 | 2/A2.1 | - | 18 | |
| 200A | X | 6'-0" | 7'-0" | INSUL. H.M. | 1 3/4" | PAINT | CLAD WOOD | CLAD WOOD | - | - | - | | |
| 200B | - | 10'-0" | 12'-0" | H | - | - | - | - | - | - | - | BY SUPPLIER | PROVIDE POWERED OPERATOR |
| 200C | - | 10'-0" | 12'-0" | H | - | - | - | - | - | - | - | BY SUPPLIER | PROVIDE POWERED OPERATOR |
| 200D | - | 10'-0" | 12'-0" | H | - | - | - | - | - | - | - | BY SUPPLIER | PROVIDE POWERED OPERATOR |
| 200E | - | 10'-0" | 12'-0" | H | - | - | - | - | - | - | - | BY SUPPLIER | PROVIDE POWERED OPERATOR |

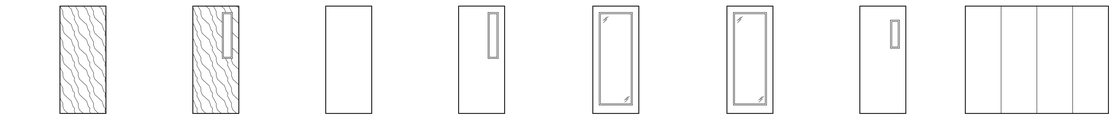
## DOOR/FRAME NOTES

A. ALL NEW H.M. DOOR AND/OR FRAMES SHALL BE PAINTED PT-5 UNLESS NOTED OTHERWISE

B. FRAMES IN CMU AND METAL STUD WALLS SHALL BE CENTERED IN WALL THICKNESS

C. EXTERIOR FRAMES SHALL BE LOCATED 3" FROM THE EXTERIOR FACE OF THE BUILDING UNLESS NOTED OR DETAILED OTHERWISE.

## DOOR TYPES



(A) SOLID CORE WOOD DOOR

(B) SOLID CORE WOOD DOOR W/ VERTICAL LITE

(C) HOLLOW METAL DOOR

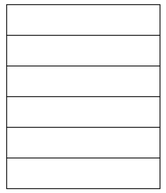
(D) HOLLOW METAL DOOR W/ VERTICAL LITE

(E) ALUM. DOOR W/ TEMPERED GLASS

(F) ALUM. DOOR W/ 1" TH. INSUL. GLASS

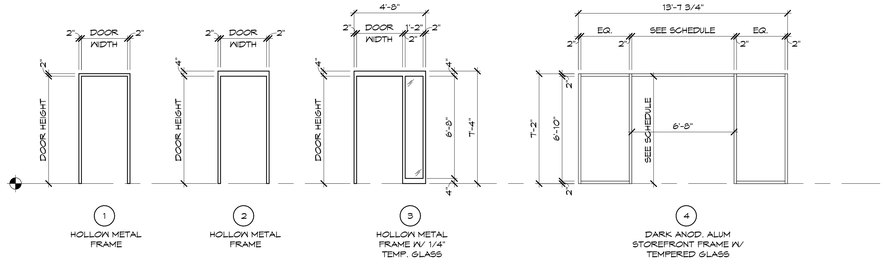
(G) 90 MIN. RATED HOLLOW METAL DOOR W/ 100 SQ. IN. (MAX.) LITE

(H) FOLDING PARTITION WHITE BOARD FINISH



(J) INSULATED SECTION GARAGE DOOR (AT GARAGE)

## DOOR FRAMES

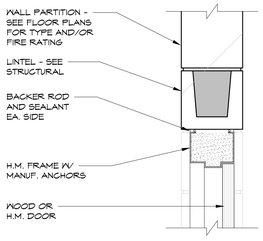



(1) HOLLOW METAL FRAME

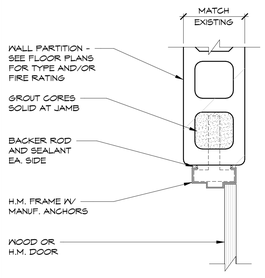
(2) HOLLOW METAL FRAME

(3) HOLLOW METAL FRAME W/ 1/4" TEMP. GLASS

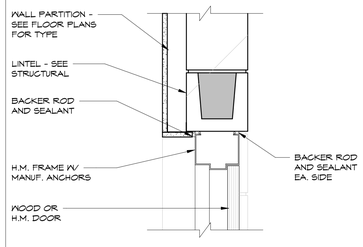
(4) DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS



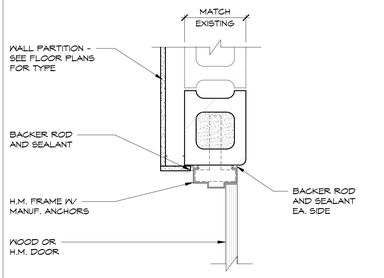

1 A2.1 — DOOR HEAD — SCALE: 1 1/2" = 1'-0"



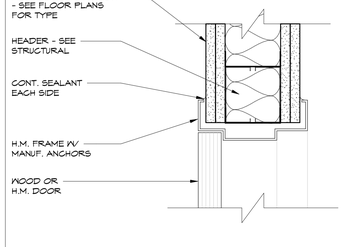

2 A2.1 — DOOR JAMB — SCALE: 1 1/2" = 1'-0"



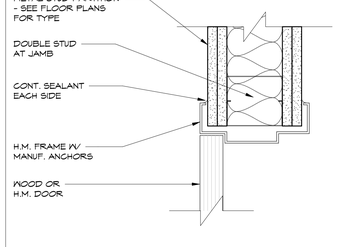

3 A2.1 — DOOR HEAD — SCALE: 1 1/2" = 1'-0"



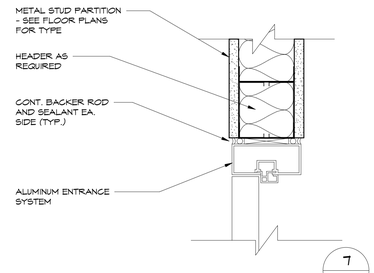

4 A2.1 — DOOR JAMB — SCALE: 1 1/2" = 1'-0"



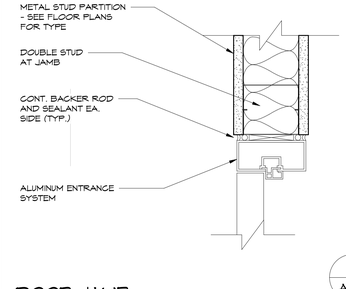

5 A2.1 — DOOR HEAD — SCALE: 3" = 1'-0"



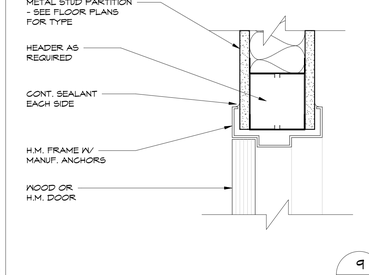

6 A2.1 — DOOR JAMB — SCALE: 3" = 1'-0"



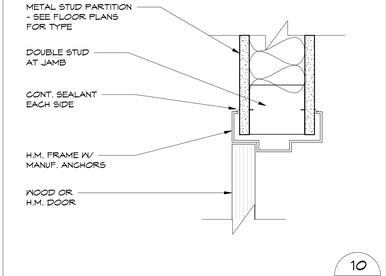

7 A2.1 — DOOR HEAD — SCALE: 3" = 1'-0"



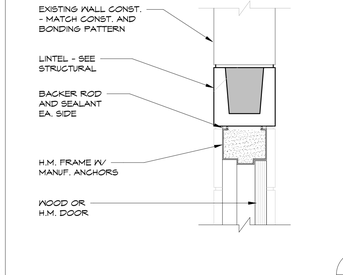

8 A2.1 — DOOR JAMB — SCALE: 3" = 1'-0"



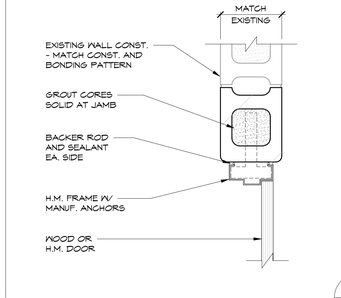

9 A2.1 — DOOR HEAD — SCALE: 3" = 1'-0"




10 A2.1 — DOOR JAMB — SCALE: 3" = 1'-0"




11 A2.1 — DOOR HEAD — SCALE: 1 1/2" = 1'-0"




12 A2.1 — DOOR JAMB — SCALE: 1 1/2" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

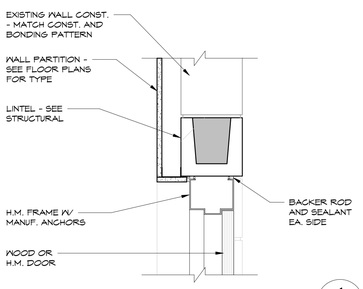
755 SCHEURING RD, DE PERE, WI 54115

Performa — De Pere, Wisconsin | Atlanta, Georgia

## DOOR SCHEDULE, FRAMES & DETAILS

| | |
|---|---|
| DRAWN | CPH |
| CHK'D | EP |
| DATE | 11/12/21 |
| SCALE | As indicated |
| DRAWING NO. | A2.1 |
| PROJECT NO. | 21089 |
| REV. | 1 |

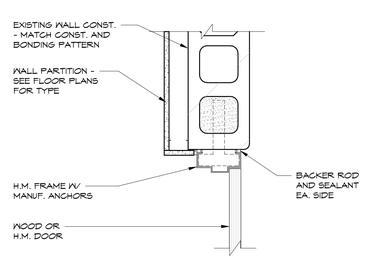
Architect Show (21089 - Syble Hopp Reno & Addition)21089 - Syble Hopp Reno & Addition_Architect_2022.rvt




## DOOR HEAD

1 / A2.2

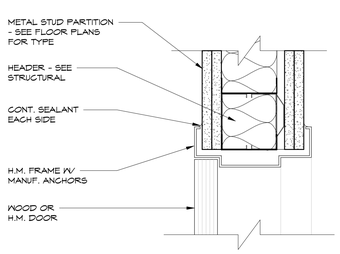
SCALE: 1 1/2" = 1'-0"




## DOOR JAMB

2 / A2.2

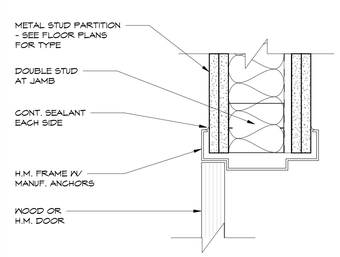
SCALE: 1 1/2" = 1'-0"




## DOOR HEAD

3 / A2.2

SCALE: 3" = 1'-0"




## DOOR JAMB

4 / A2.2

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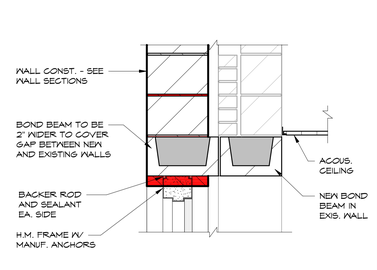
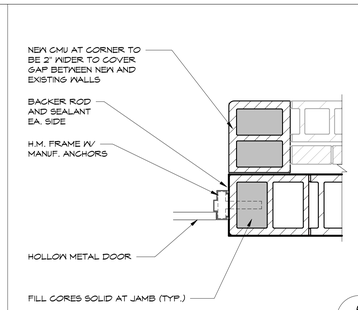



## DOOR HEAD

5 / A2.2

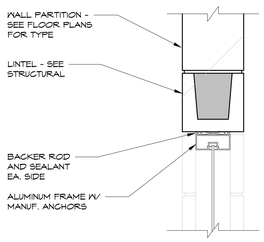
SCALE: 1" = 1'-0"




## DOOR JAMB

6 / A2.2

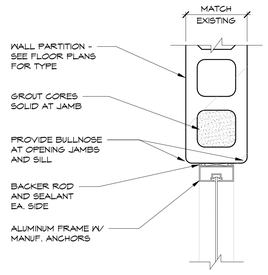
SCALE: 1" = 1'-0"




## WINDOW HEAD

7 / A2.2

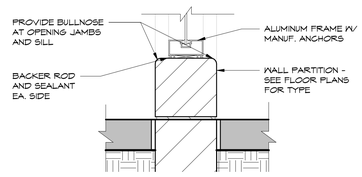
SCALE: 1 1/2" = 1'-0"




## WINDOW JAMB

8 / A2.2

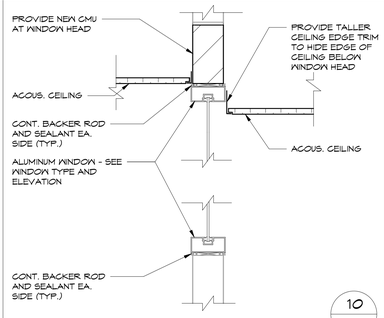
SCALE: 1 1/2" = 1'-0"




## WINDOW SILL

9 / A2.2

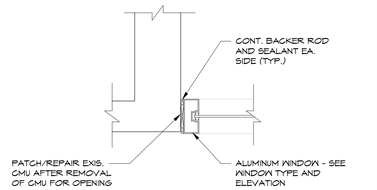
SCALE: 1 1/2" = 1'-0"




## WINDOW HEAD/SILL

10 / A2.2

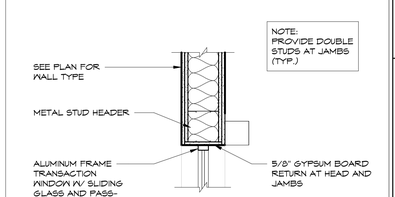
SCALE: 1 1/2" = 1'-0"




## WINDOW JAMB

11 / A2.2

SCALE: 1 1/2" = 1'-0"



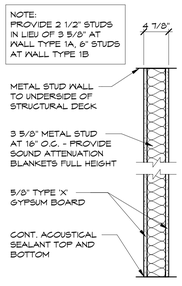

## WINDOW HEAD/JAMB SIM.

12 / A2.2

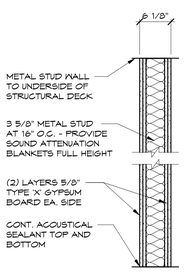
SCALE: 1" = 1'-0"

## WALL CONSTRUCTION TYPES

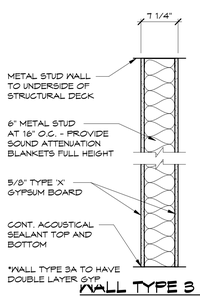
NOTE: PROVIDE 2 1/2" STUDS IN LIEU OF 3 5/8" AT WALL TYPE 1A, 6" STUDS AT WALL TYPE 1B



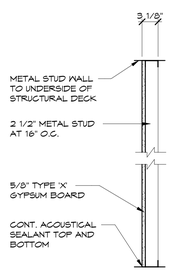

## WALL TYPE 1/1A/1B



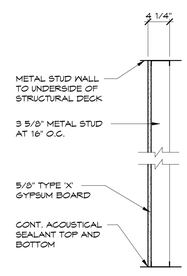

## WALL TYPE 2



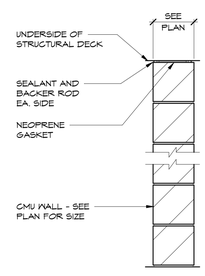

## WALL TYPE 3 & 3A



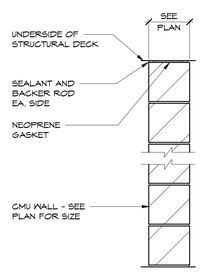

## WALL TYPE 4



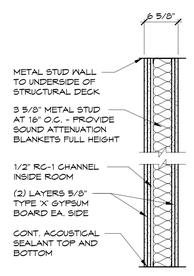

## WALL TYPE 5



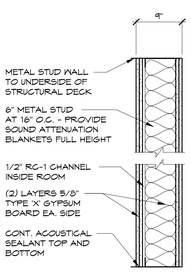

## WALL TYPE 6



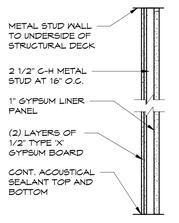

## WALL TYPE 7
## 2-HOUR
## UL U905




## WALL TYPE 8



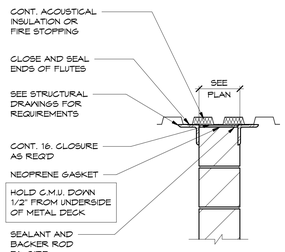

## WALL TYPE 9



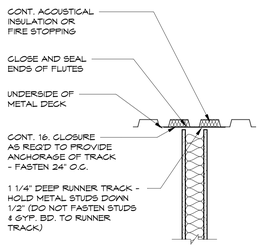

## WALL TYPE 10
## 2-HOUR
## U.L. 415

WALL TYPE NOTE: PROVIDE ABUSE-RESISTANT GYPSUM BOARD FROM FLOOR TO 4' ABOVE FLOOR AT LOCATIONS CALLED OUT IN THE SPECIFICATIONS

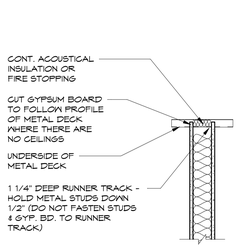
## TOP OF WALL DETAILS



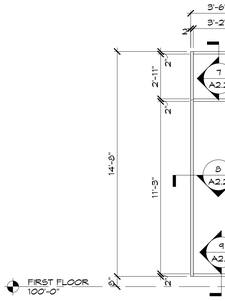

**CMU WALL PARTITION PERPENDICULAR OR PARALLEL**
U.L. DESIGN NO. U905
AT LOCATIONS ON PLAN DESIGNATED AS 1 HR.



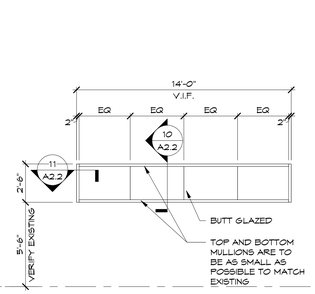

**STUD PARTITION PARALLEL**
U.L. DESIGN NO. U419
AT LOCATIONS ON PLAN DESIGNATED AS 1 HR.



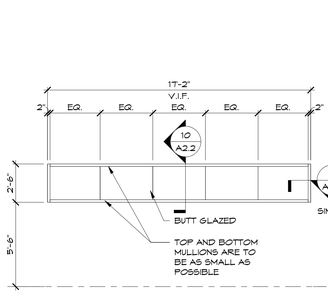

**STUD PARTITION PERPENDICULAR**
U.L. DESIGN NO. U419
AT LOCATIONS ON PLAN DESIGNATED AS 1 HR.



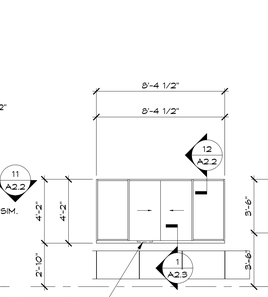

1 — DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS



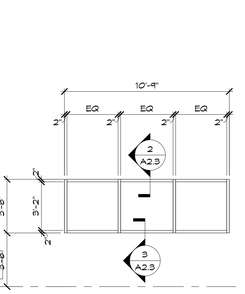

2 — DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS



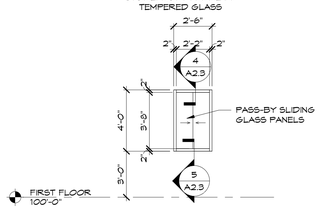

3 — DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS




4 — DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS




5 — DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS




6 — DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
# SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

WALL TYPES, BORROWED LITE ELEVATIONS, DOOR DETAILS

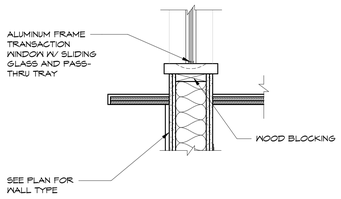
TITLE

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.
**A2.2**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

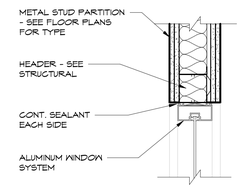
Autodesk Docs://21089 - Syble Hopp Renov & Addition/21089 - Syble Hopp Renov & Addition_ArchitecturalV2.rvt




WINDOW SILL

1 A2.3

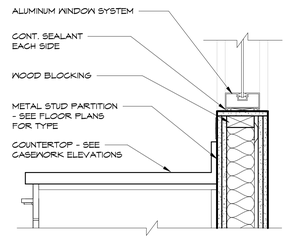
SCALE: 1" = 1'-0"




WINDOW HEAD/JAMB SIM.

2 A2.3

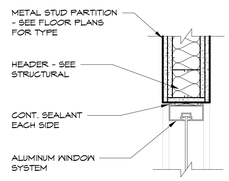
SCALE: 1 1/2" = 1'-0"




WINDOW SILL

3 A2.3

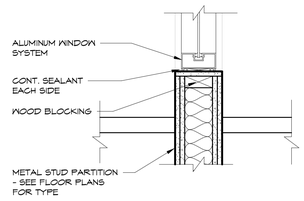
SCALE: 1 1/2" = 1'-0"




WINDOW HEAD/JAMB SIM.

4 A2.3

SCALE: 1 1/2" = 1'-0"




WINDOW SILL

5 A2.3

SCALE: 1 1/2" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

TITLE

**INTERIOR DETAILS**

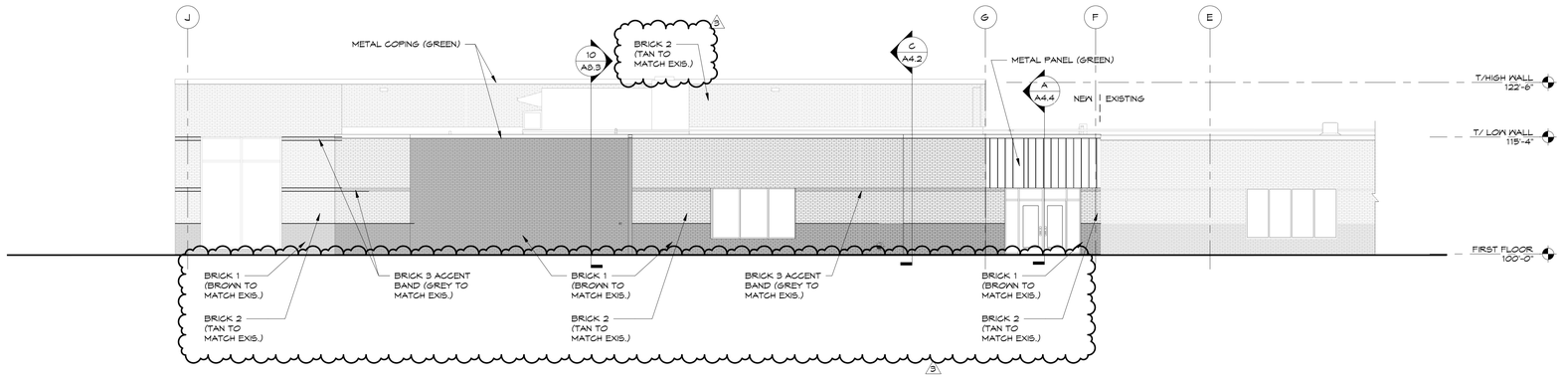
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.

**A2.3**

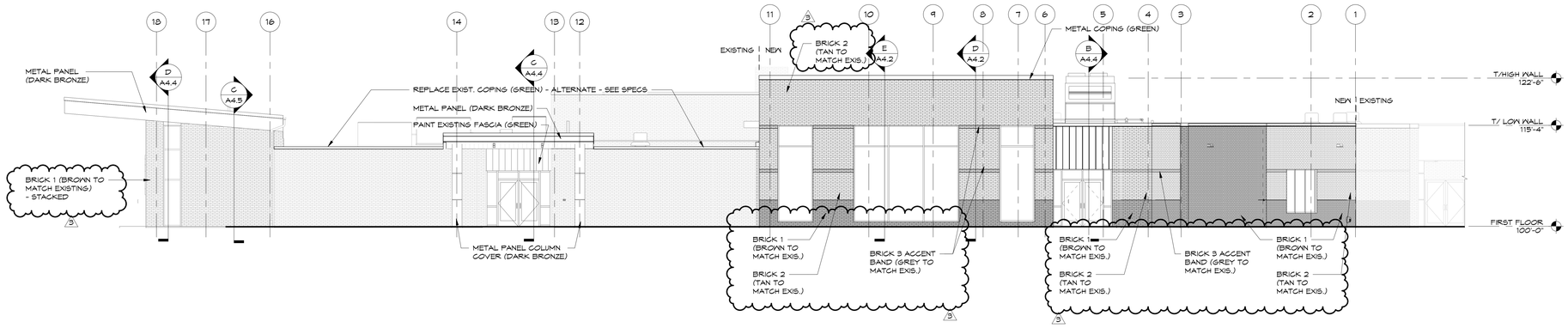
| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

Autodesk Docs://21089 - Syble Hopp Reno & Addition_Architecture_2021.rvt



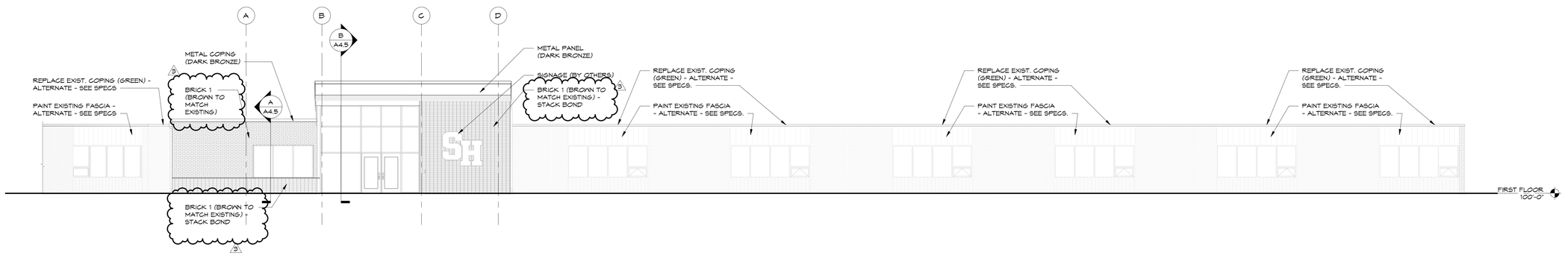

## OVERALL ELEVATION 'AREA B'

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




## OVERALL ELEVATION AREA 'A' & 'B'

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




## OVERALL ELEVATION 'AREA A'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |
| 3 | ADDENDUM-002 | 01/12/22 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

TITLE

**OVERALL EXTERIOR ELEVATIONS**

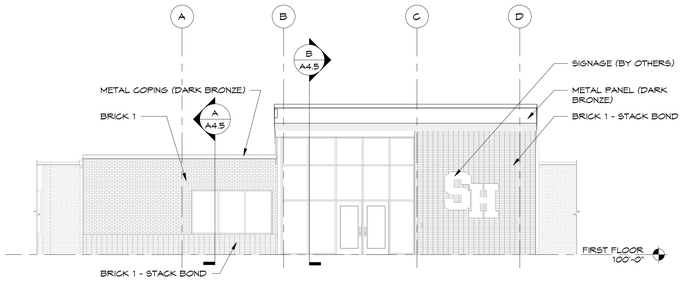
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.

**A3.1**

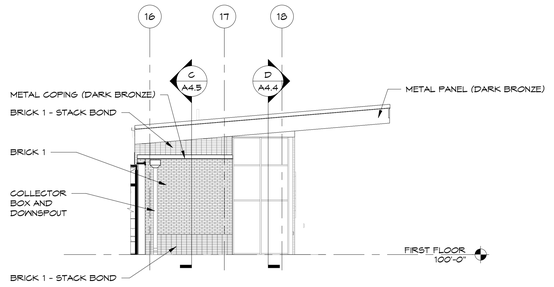
| PROJECT NO. | REV. |
|---|---|
| 21089 | 3 |

Autodesk Docs://21089 - Syble Hopp Rens & Addition/21089_Syble Hopp Rens & Addition_Architecture_2022.rvt



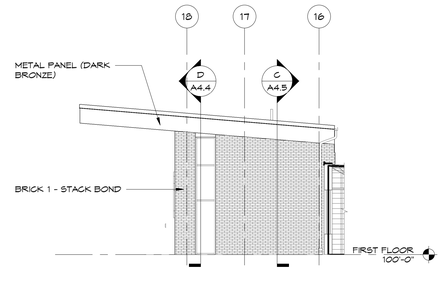

## NORTH ELEVATION - AREA 'A'

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



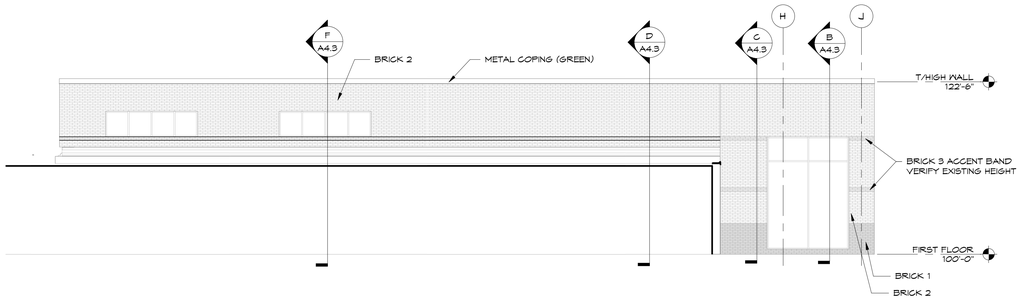

## FRONT ENTRANCE EAST ELEVATION

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



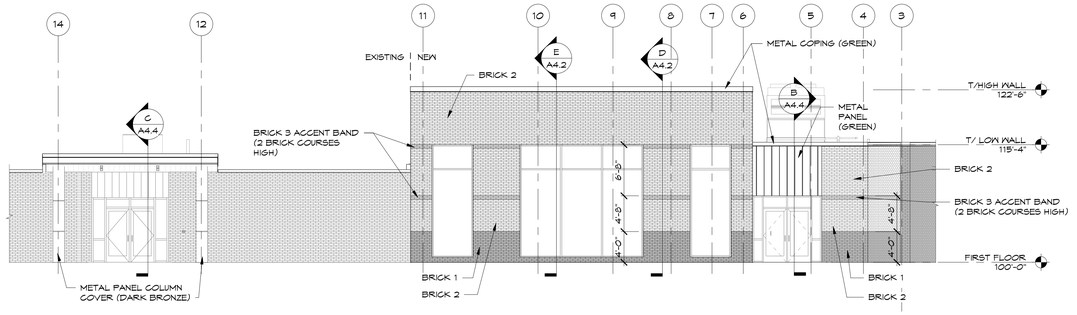

## FRONT ENTRANCE WEST ELEVATION

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



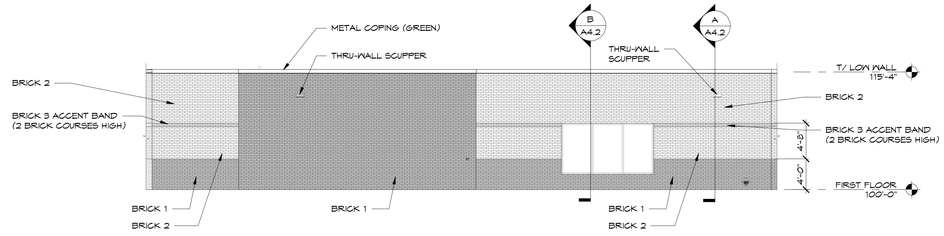

## NORTH ELEVATION - AREA 'B'

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



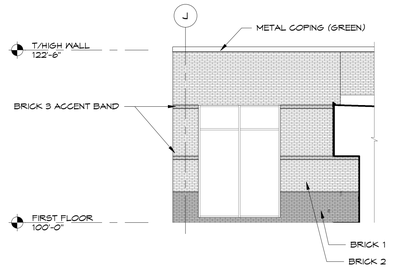

## WEST ELEVATION - AREA 'B'

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



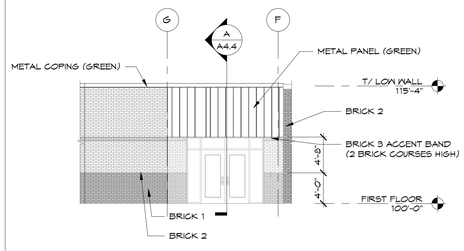

## SOUTH EAST ELEVATION - AREA 'B'

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




## SOUTH ELEVATION - AREA 'B'

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




## 121 ENTRANCE ELEVATION - AREA 'B'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

TITLE

## EXTERIOR ELEVATIONS

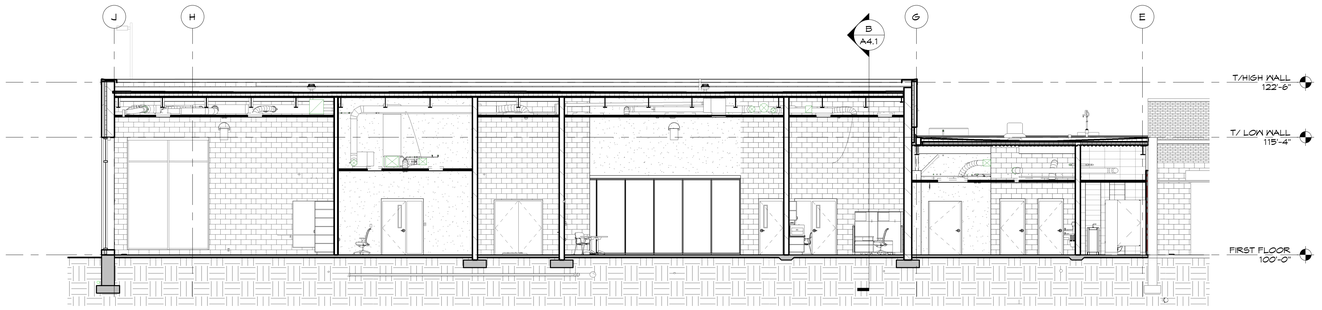
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.

**A3.2**

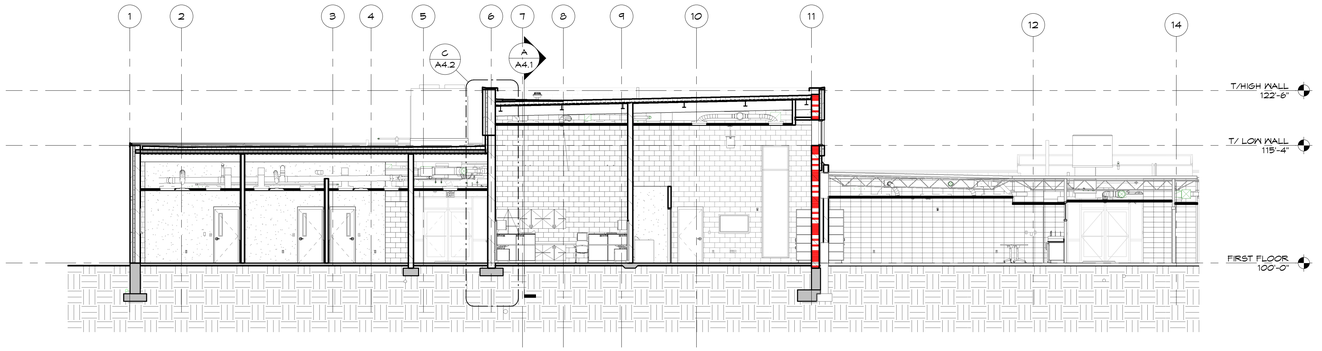
| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

Autodesk Docs://21089 - Syble Hopp Reno & Addition_R21/Reno_2022.rvt



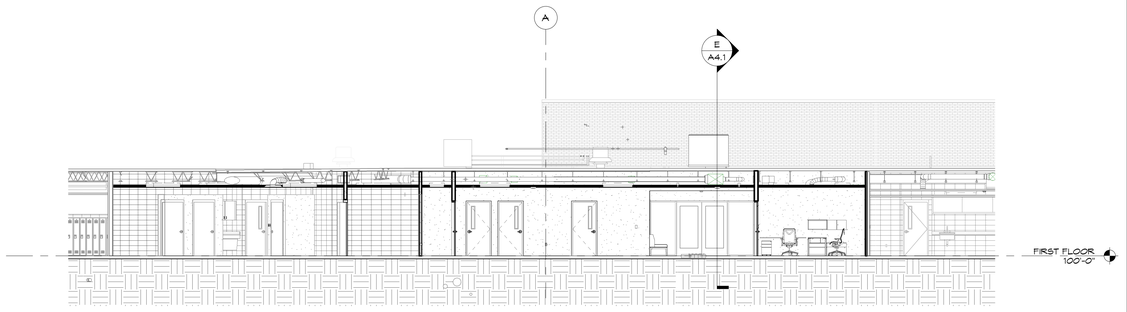

BUILDING SECTION

A
A4.1
SCALE: 1/8" = 1'-0"



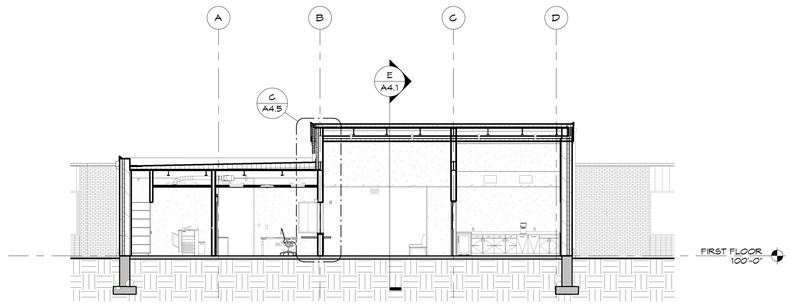

BUILDING SECTION

B
A4.1
SCALE: 1/8" = 1'-0"



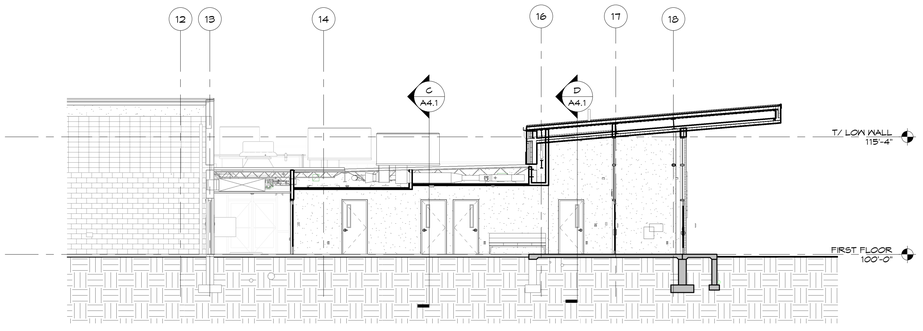

BUILDING SECTION

C
A4.1
SCALE: 1/8" = 1'-0"




BUILDING SECTION

D
A4.1
SCALE: 1/8" = 1'-0"




BUILDING SECTION

E
A4.1
SCALE: 1/8" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

TITLE

**BUILDING SECTIONS**

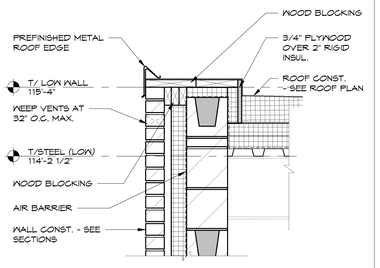
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.

**A4.1**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

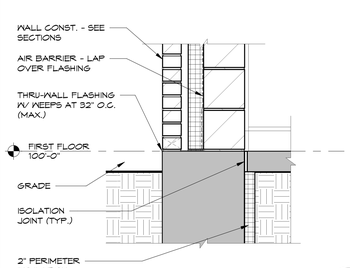
Autodesk Docs://21089 - Syble Hopp Reno & Addition_R21.rvt




## TOP OF WALL

1 / A4.2

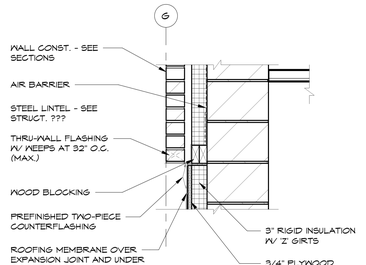
SCALE: 1" = 1'-0"




## BASE OF WALL

2 / A4.2

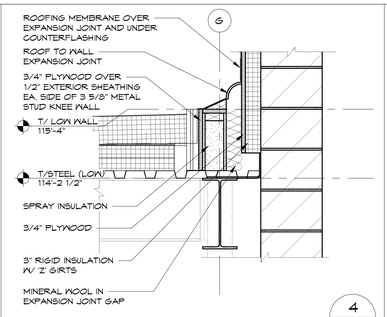
SCALE: 1" = 1'-0"




## WALL DETAIL

3 / A4.2

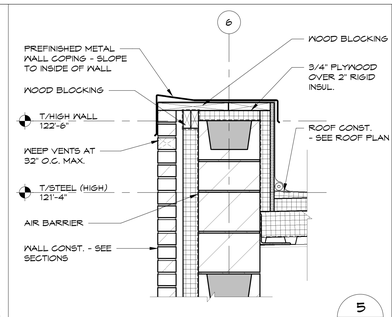
SCALE: 1" = 1'-0"




## WALL DETAIL

4 / A4.2

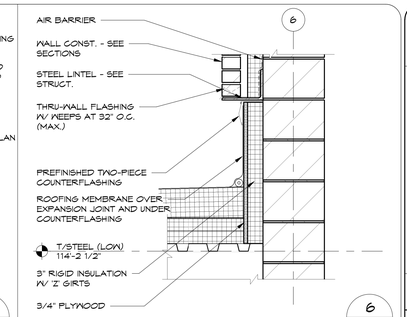
SCALE: 1" = 1'-0"




## TOP OF WALL

5 / A4.2

SCALE: 1" = 1'-0"




## WALL DETAIL

6 / A4.2

SCALE: 1" = 1'-0"




## WINDOW HEAD

7 / A4.2

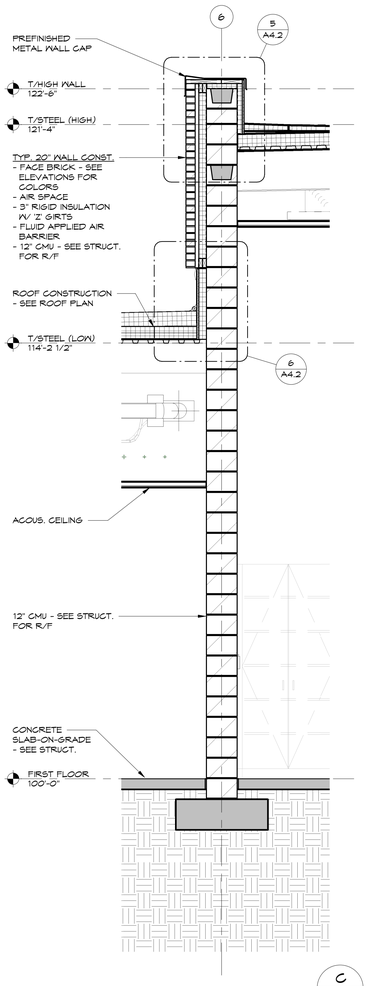
SCALE: 1" = 1'-0"




## WINDOW SILL

8 / A4.2

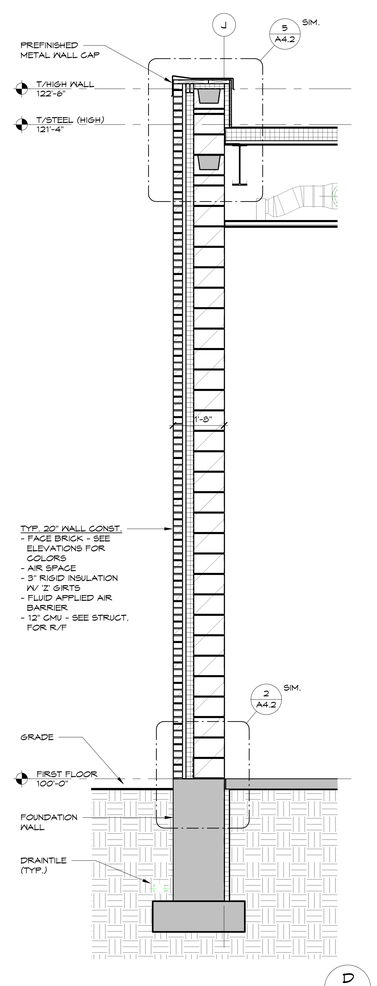
SCALE: 1" = 1'-0"




## WALL SECTION

C / A4.2

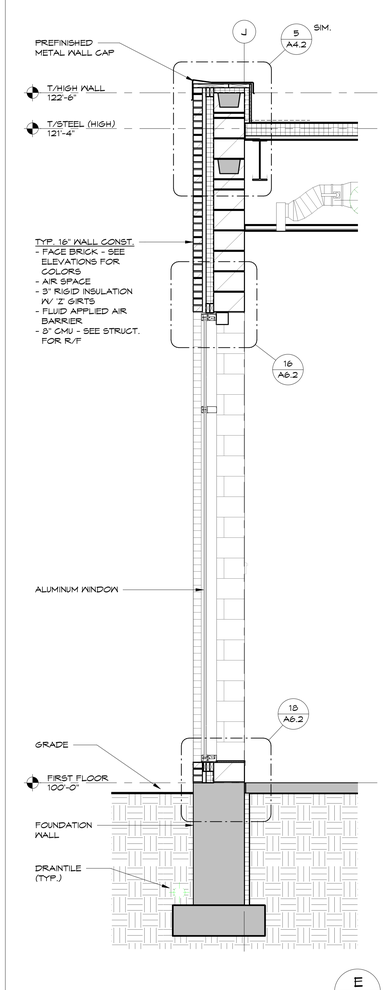
SCALE: 1/2" = 1'-0"




## WALL SECTION

D / A4.2

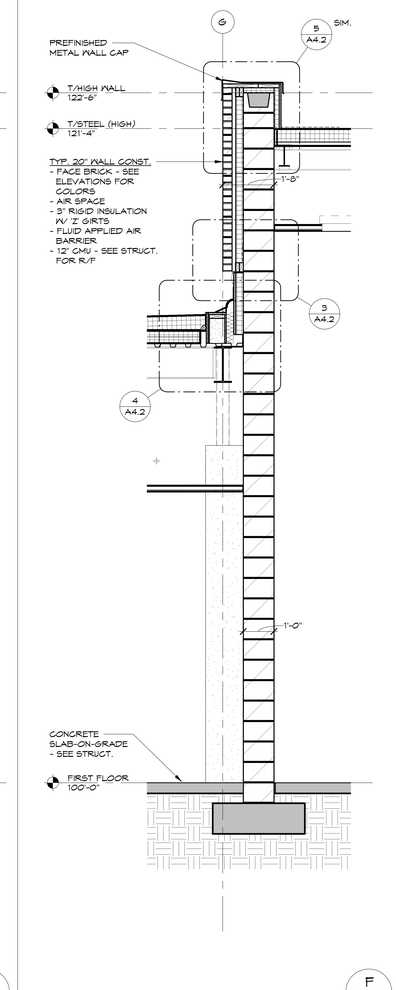
SCALE: 1/2" = 1'-0"




## WALL SECTION

E / A4.2

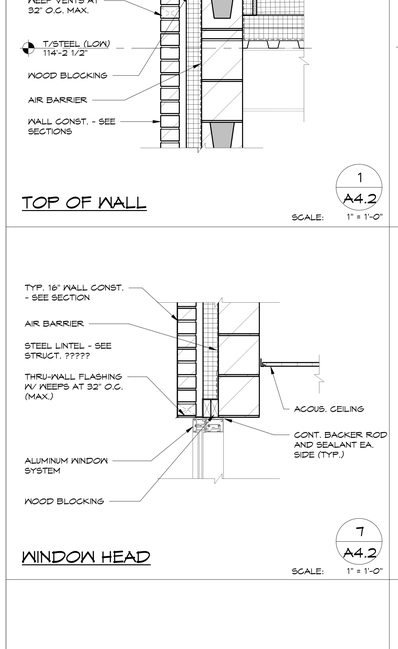
SCALE: 1/2" = 1'-0"




## WALL SECTION

F / A4.2

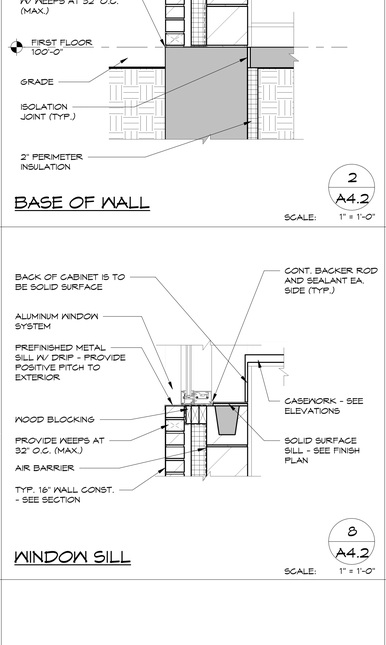
SCALE: 1/2" = 1'-0"




## WALL SECTION

A / A4.2

SCALE: 1/2" = 1'-0"




## WALL SECTION

B / A4.2

SCALE: 1/2" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

WALL SECTIONS

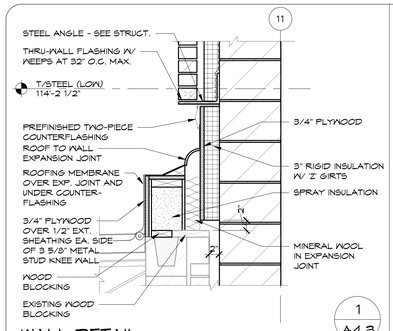
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.

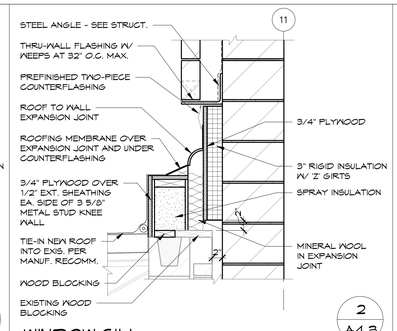
**A4.2**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

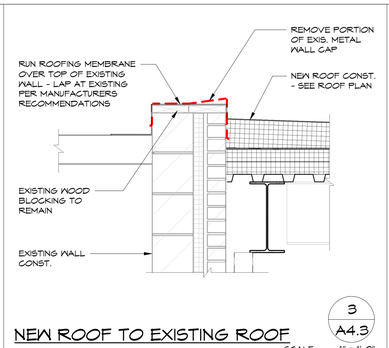
Autodesk Docs://21089 - Syble Hopp Rnvn & Addition_R23.rvt
11/12/2021 1:54:15 AM



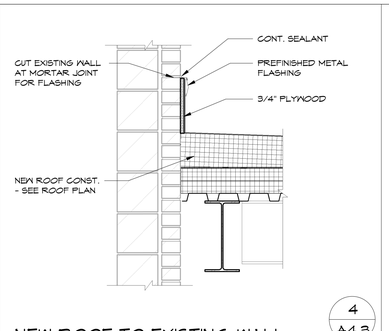

WALL DETAIL — 1 / A4.3 — SCALE: 1" = 1'-0"



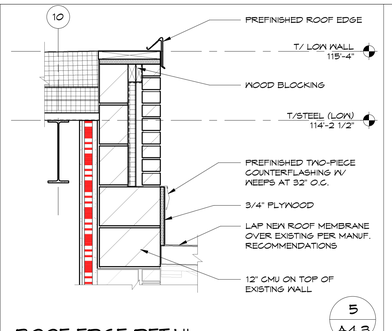

WINDOW SILL — 2 / A4.3 — SCALE: 1" = 1'-0"



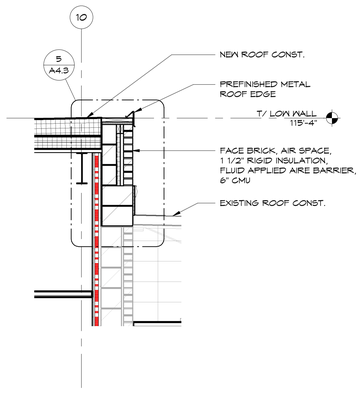

NEW ROOF TO EXISTING ROOF — 3 / A4.3 — SCALE: 1" = 1'-0"



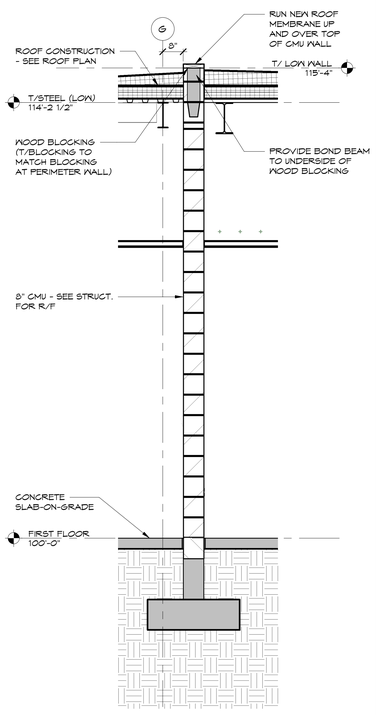

NEW ROOF TO EXISTING WALL — 4 / A4.3 — SCALE: 1" = 1'-0"



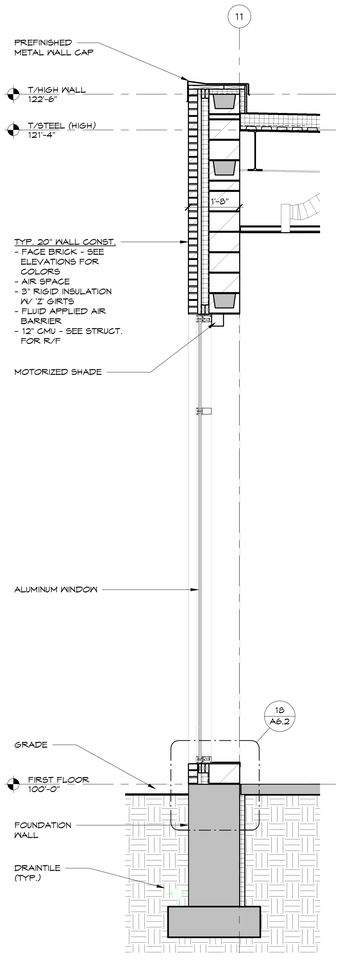

ROOF EDGE DETAIL — 5 / A4.3 — SCALE: 1" = 1'-0"



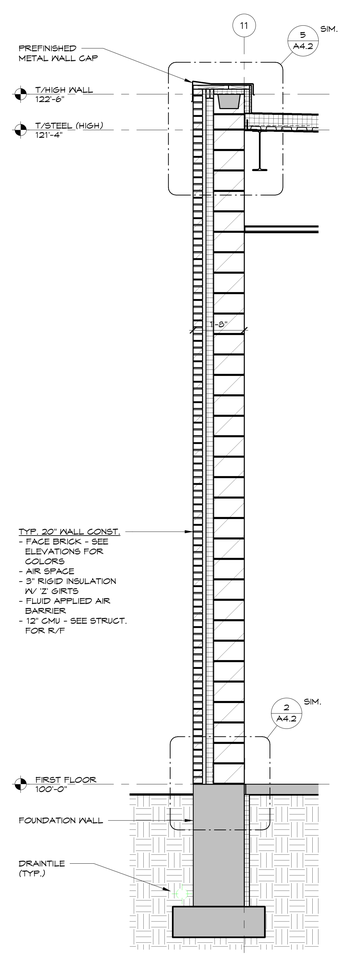

LOW ROOF TO EXISTING ROOF — 6 / A4.3 — SCALE: 1/2" = 1'-0"



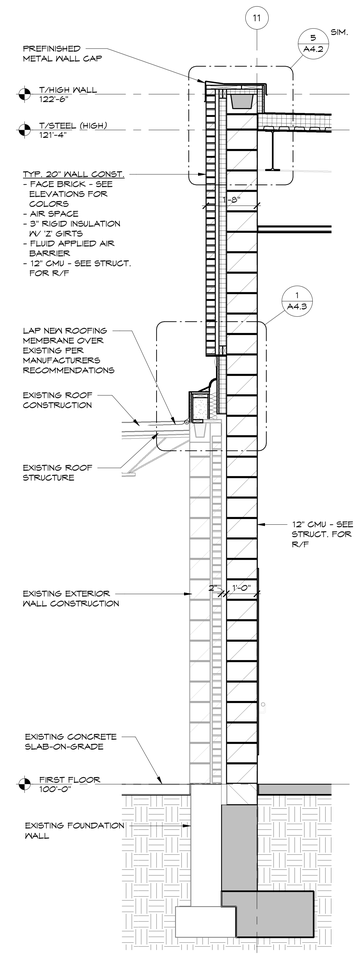

WALL SECTION — A / A4.3 — SCALE: 1/2" = 1'-0"



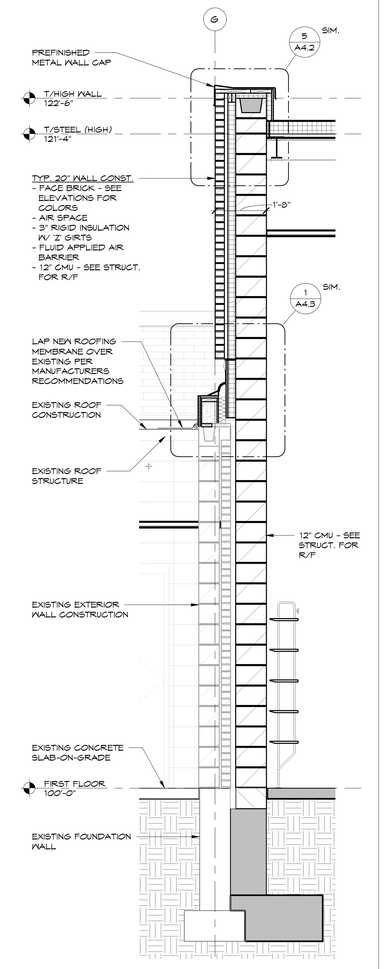

WALL SECTION — B / A4.3 — SCALE: 1/2" = 1'-0"



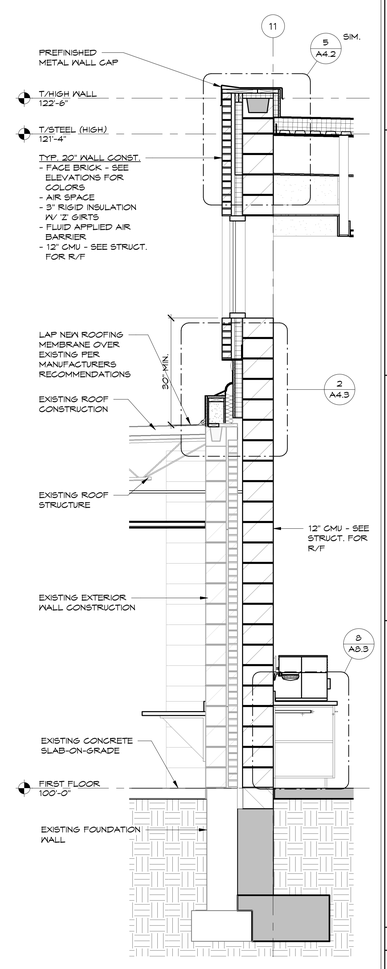

WALL SECTION — C / A4.3 — SCALE: 1/2" = 1'-0"




WALL SECTION — D / A4.3 — SCALE: 1/2" = 1'-0"




WALL SECTION — E / A4.3 — SCALE: 1/2" = 1'-0"




WALL SECTION — F / A4.3 — SCALE: 1/2" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

WALL SECTIONS

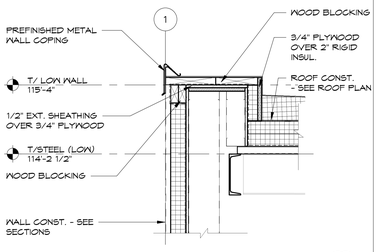
TITLE

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO. **A4.3**

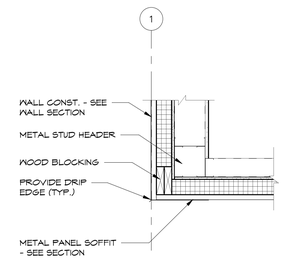
PROJECT NO. 21089 | REV. 1

Autodesk Docs://21089 - Syble Hopp Rennv & Addition_R23.rvt - Syble Hopp Renv & Addition_Architecture_2023.rvt



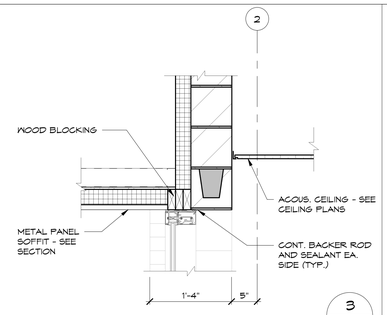

## TOP OF WALL

SCALE: 1" = 1'-0"



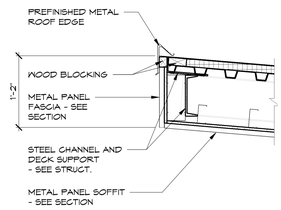

## WALL DETAIL

SCALE: 1" = 1'-0"



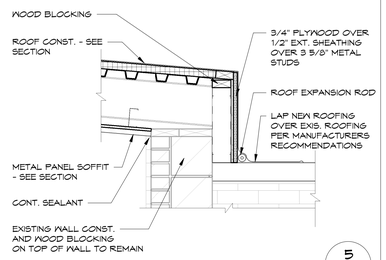

## WINDOW HEAD

SCALE: 1" = 1'-0"



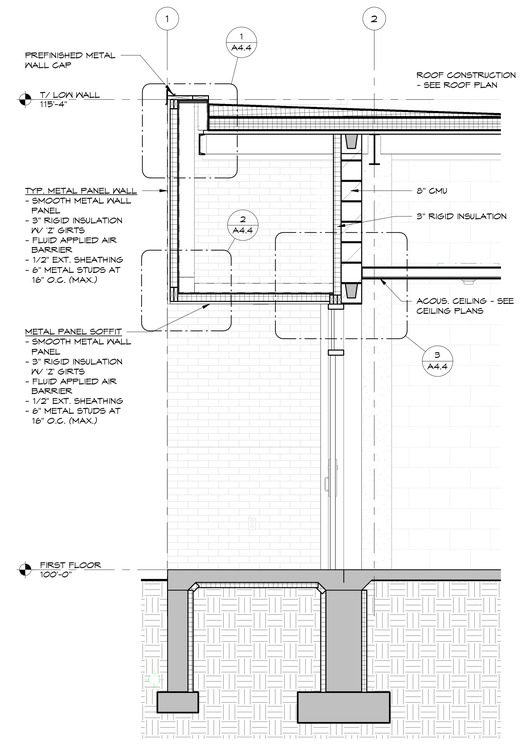

## CANOPY EDGE DETAIL

SCALE: 1" = 1'-0"



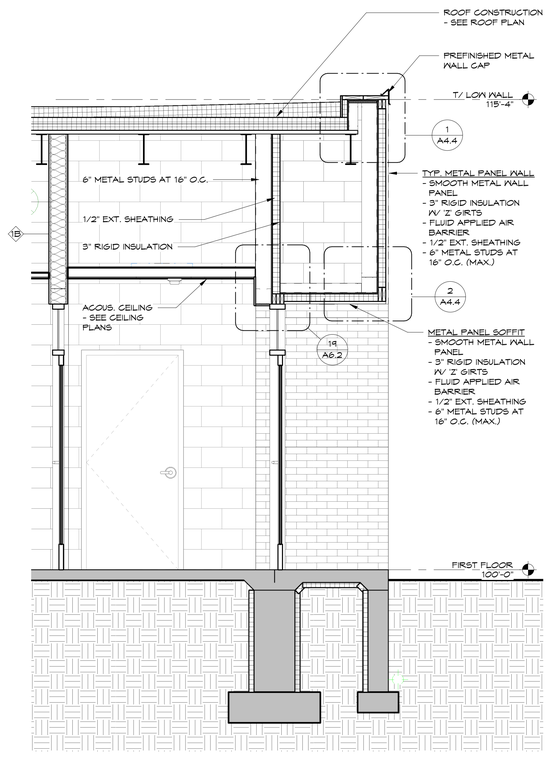

## CANOPY DETAIL

SCALE: 1" = 1'-0"



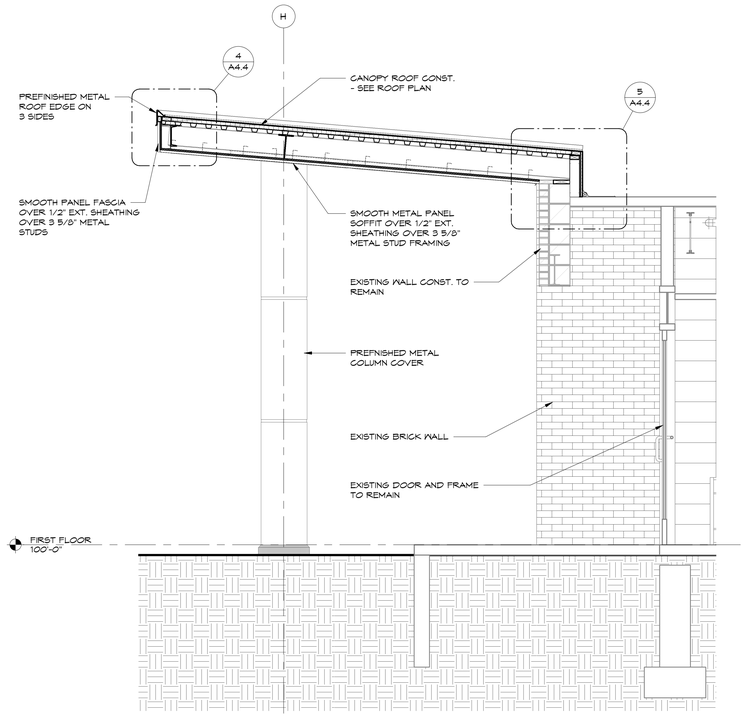

## WALL SECTION

SCALE: 1/2" = 1'-0"




## CANOPY SECTION

SCALE: 1/2" = 1'-0"




## CANOPY SECTION

SCALE: 1/2" = 1'-0"




## WALL SECTION

SCALE: 1/2" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

TITLE

**WALL SECTIONS**

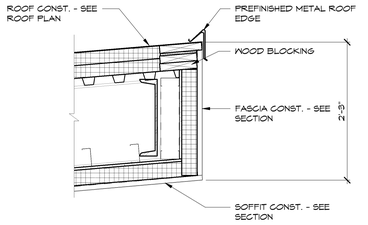
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.

**A4.4**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

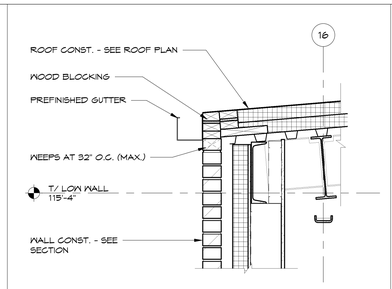
Archive Drive:(21089 - Syble Hopp Reno & Addition)\Revit - Syble Hopp Reno & Addition_Architecture_2022.rvt




CANOPY EDGE DETAIL

1 A4.5

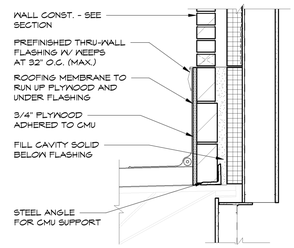
SCALE: 1" = 1'-0"




ROOF EDGE DETAIL

2 A4.5

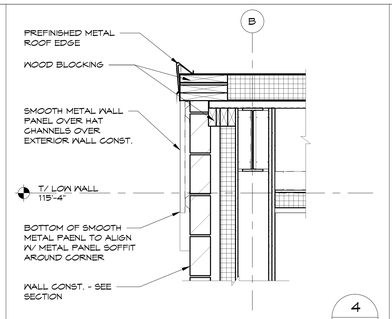
SCALE: 1" = 1'-0"




WALL DETAIL

3 A4.5

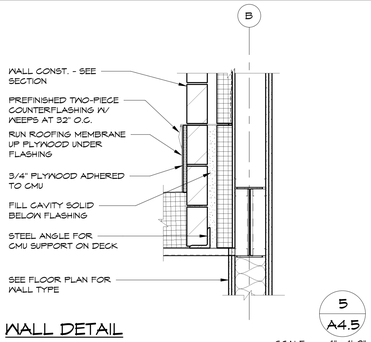
SCALE: 1" = 1'-0"




CANOPY EDGE DETAIL

4 A4.5

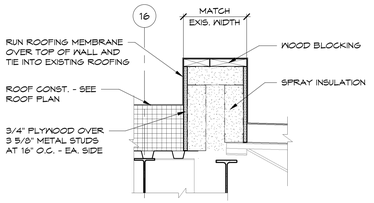
SCALE: 1" = 1'-0"




WALL DETAIL

5 A4.5

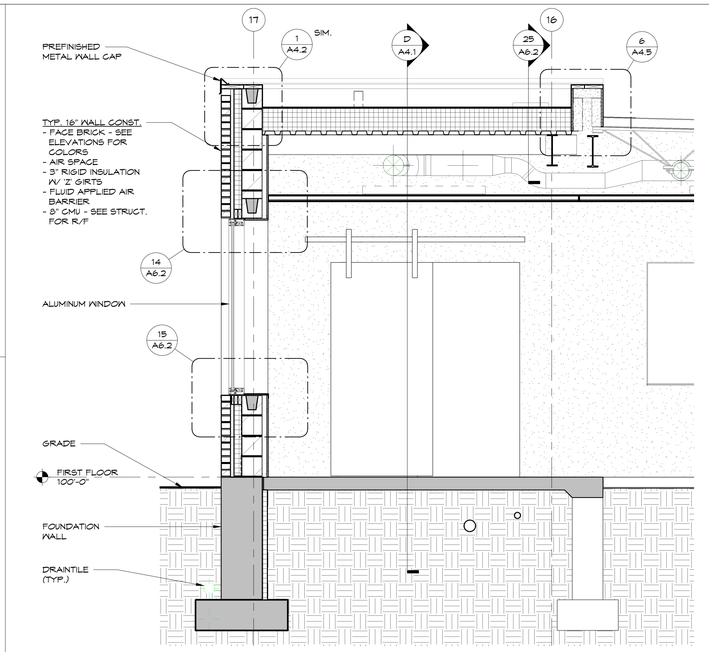
SCALE: 1" = 1'-0"




ROOF DETAIL

6 A4.5

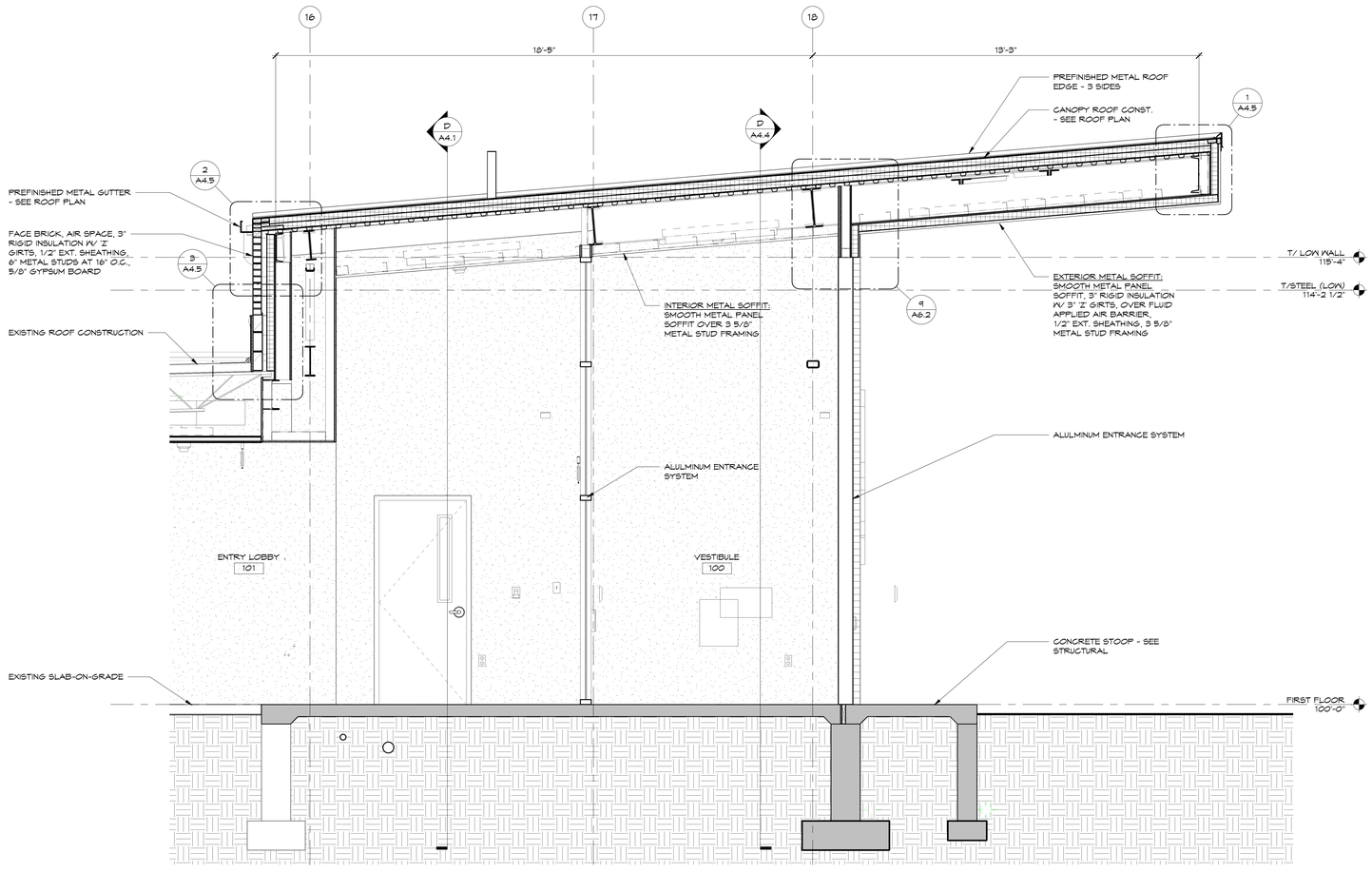
SCALE: 1" = 1'-0"




WALL SECTION

A A4.5

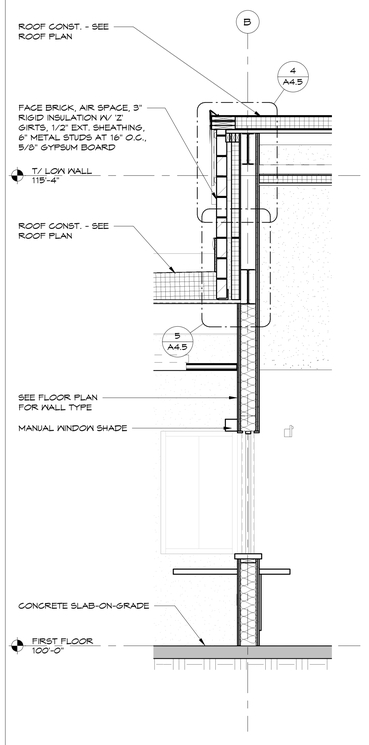
SCALE: 1/2" = 1'-0"




CANOPY SECTION

B A4.5

SCALE: 1/2" = 1'-0"




WALL SECTION

C A4.5

SCALE: 1/2" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

TITLE

WALL SECTIONS

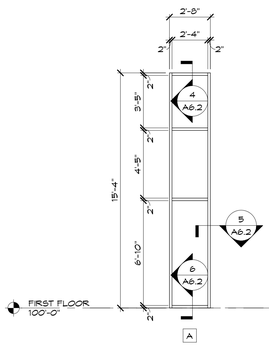
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.

A4.5

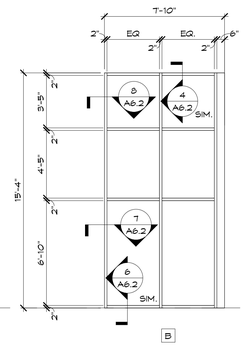
| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

C:\Users\CPH\Documents\21089 - Syble Hopp Renov & Addition_R22_cph.rvt




A

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS




B

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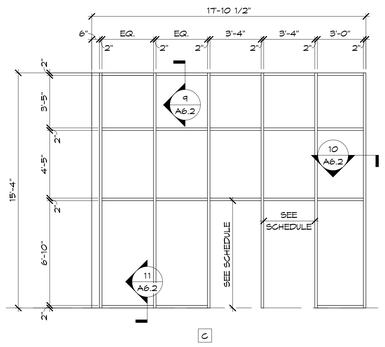


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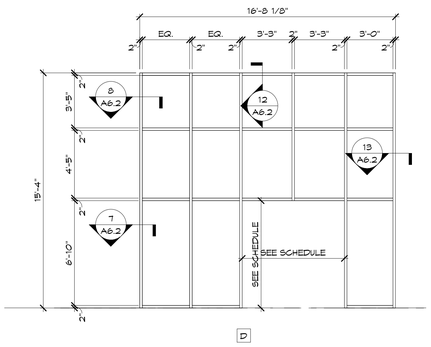
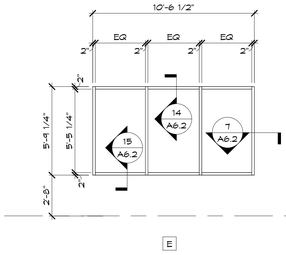
DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



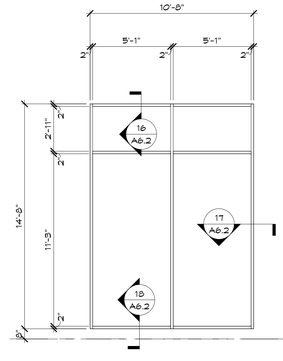

D

DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS



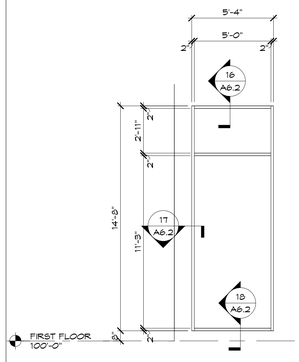

E

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



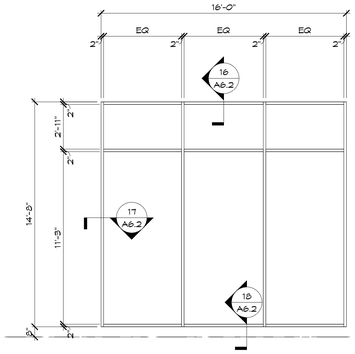

F

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



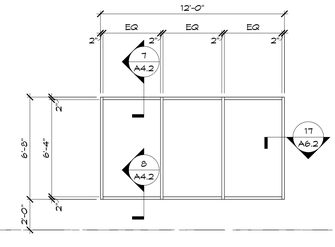

G

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



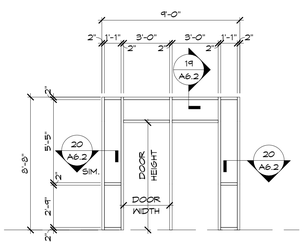

H

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



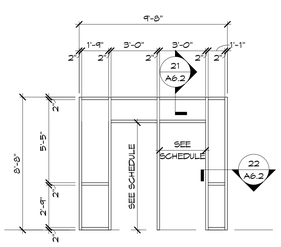

J

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



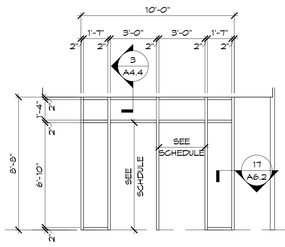

K

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



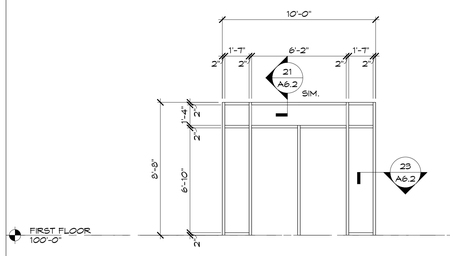

L

DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS



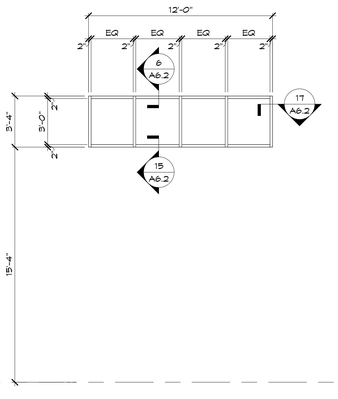

M

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS



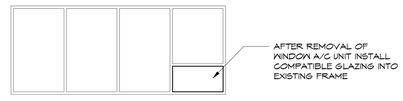

N

DARK ANOD. ALUM STOREFRONT FRAME W/ TEMPERED GLASS




P

DARK ANOD. ALUM STOREFRONT FRAME W/ 1" INSULATED GLASS




Q

EXISTING WINDOW FRAME

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

## WINDOW ELEVATIONS

TITLE

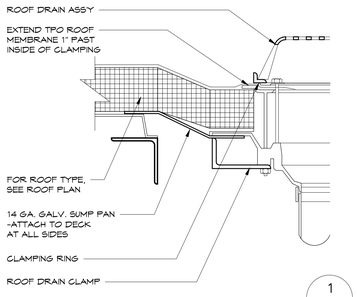
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/4" = 1'-0" |

DRAWING NO.

**A6.1**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

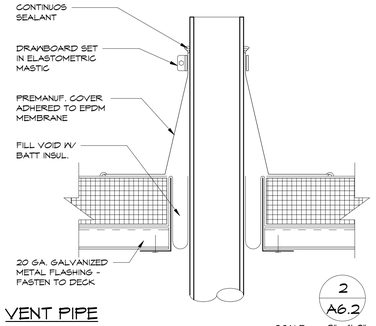
Autodesk Docs://21089 - Syble Hopp Reno & Addition/21089 - Syble Hopp Reno & Addition_Architecture_2021.rvt




1 A6.2

## ROOF DRAIN

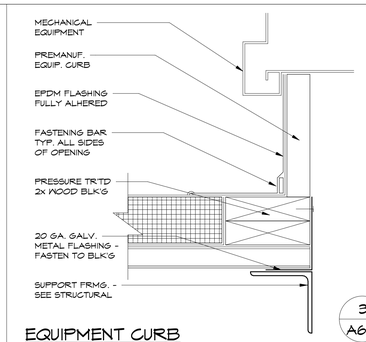
SCALE: 3" = 1'-0"




2 A6.2

## VENT PIPE

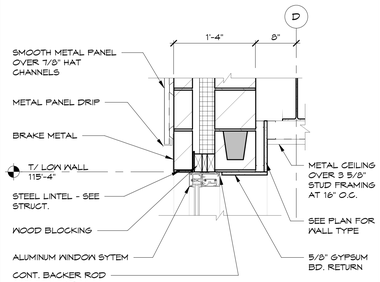
SCALE: 3" = 1'-0"




3 A6.2

## EQUIPMENT CURB

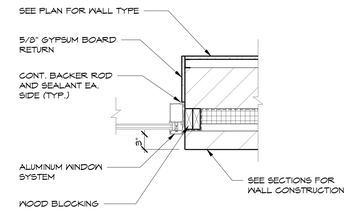
SCALE: 3" = 1'-0"




4 A6.2

## WINDOW HEAD

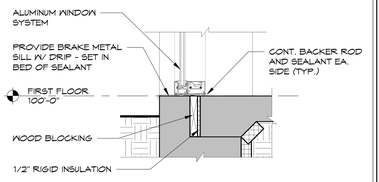
SCALE: 1" = 1'-0"




5 A6.2

## WINDOW JAMB

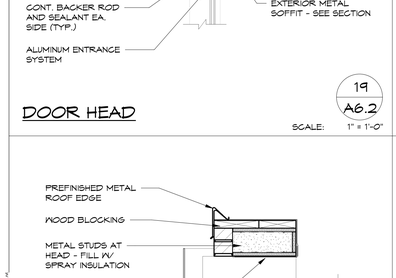
SCALE: 1" = 1'-0"




6 A6.2

## WINDOW SILL

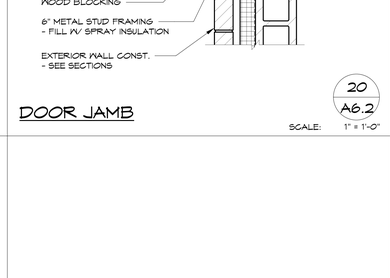
SCALE: 1" = 1'-0"




7 A6.2

## WINDOW JAMB

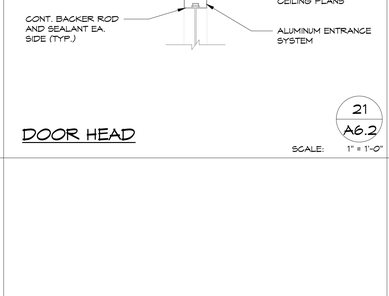
SCALE: 1" = 1'-0"




8 A6.2

## WINDOW JAMB

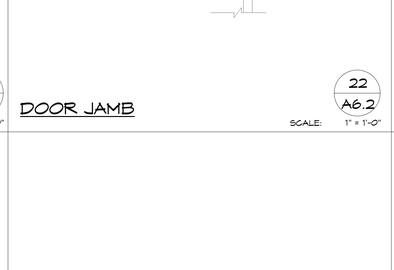
SCALE: 1" = 1'-0"




9 A6.2

## WINDOW HEAD

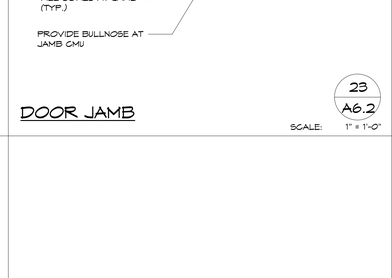
SCALE: 1" = 1'-0"




10 A6.2

## WINDOW JAMB

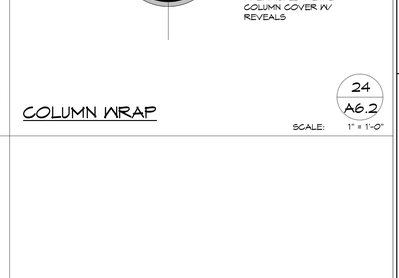
SCALE: 1" = 1'-0"




11 A6.2

## WINDOW SILL

SCALE: 1" = 1'-0"




12 A6.2

## WINDOW HEAD

SCALE: 1" = 1'-0"




13 A6.2

## WINDOW JAMB

SCALE: 1" = 1'-0"




14 A6.2

## WINDOW HEAD

SCALE: 1" = 1'-0"




15 A6.2

## WINDOW SILL

SCALE: 1" = 1'-0"




16 A6.2

## WINDOW HEAD

SCALE: 1" = 1'-0"




17 A6.2

## WINDOW JAMB

SCALE: 1" = 1'-0"




18 A6.2

## WINDOW SILL

SCALE: 1" = 1'-0"




19 A6.2

## DOOR HEAD

SCALE: 1" = 1'-0"




20 A6.2

## DOOR JAMB

SCALE: 1" = 1'-0"




21 A6.2

## DOOR HEAD

SCALE: 1" = 1'-0"




22 A6.2

## DOOR JAMB

SCALE: 1" = 1'-0"




23 A6.2

## DOOR JAMB

SCALE: 1" = 1'-0"




24 A6.2

## COLUMN WRAP

SCALE: 1" = 1'-0"




25 A6.2

## THRU-WALL SCUPPER

SCALE: 1" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

## EXTERIOR DETAILS

| | |
|---|---|
| DRAWN: CPH | CHK'D: EP |
| DATE: 11/12/21 | SCALE: As indicated |
| DRAWING NO.: A6.2 | |
| PROJECT NO.: 21089 | REV.: 1 |

Autodesk Docs://21089 - Syble Hopp Rens & Addition_Architecture_2022.rvt

## REFLECTED CEILING PLAN GENERAL NOTES

A. CEILING CONTROL JOINTS (C.J.)

CONTROL JOINTS SHALL BE INSTALLED IN CEILINGS EXCEEDING 2500 SQ. FT. IN AREA. THE DISTANCE SHALL NOT BE MORE THAN 50 FT. BETWEEN JOINTS IN EITHER DIRECTION. A CONTROL JOINT SHALL BE INSTALLED WHERE CEILING FRAMING OR FURRING CHANNELS CHANGE DIRECTION

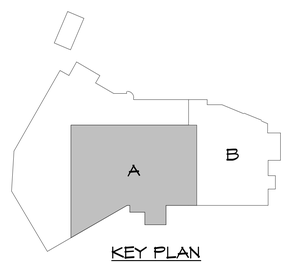
B. COORDINATE SIZE AND LOCATION OF ALL CEILING ACCESS PANELS WITH MECHANICAL/PLUMBING CONTRACTORS

## REFLECTED CEILING SYMBOLS

- = GYPSUM BOARD CEILING OR SOFFIT
- = CEILING DIFFUSER
- = RETURN/EXHAUST GRILLE
- = LINEAR SLOT DIFFUSER
- = 2x2 RECESSED LIGHT FIXTURE
- = 2x4 RECESSED LIGHT FIXTURE
- = STRIP LIGHT
- = RECESSED CAN LIGHT
- = EXIT LIGHT
- = SPEAKER

## RCP NOTES

1 SWING HOOKUPS (10 LOCATIONS TOTAL) - SEE STRUCTURAL




KEY PLAN

PLAN NORTH

## FIRST FLOOR REFLECTED CEILING PLAN AREA 'A'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

FIRST FLOOR REFLECTED CEILING PLAN - AREA 'A'

TITLE

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.
**A7.1A**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

Autodesk Docs://21089 - Syble Hopp Rnvtn & Addition/21089 - Syble Hopp Rnvtn & Addition_Architecture_2022.rvt

## REFLECTED CEILING PLAN GENERAL NOTES

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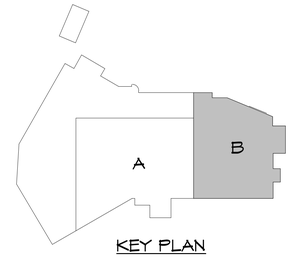
- = 2x2 RECESSED LIGHT FIXTURE
- = 2x4 RECESSED LIGHT FIXTURE
- = STRIP LIGHT
- = RECESSED CAN LIGHT
- = EXIT LIGHT
- = SPEAKER

## RCP NOTES

1 SWING HOOKUPS (10 LOCATIONS TOTAL) - SEE STRUCTURAL




KEY PLAN

PLAN NORTH

## FIRST FLOOR REFLECTED CEILING PLAN AREA 'B'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa

De Pere, Wisconsin | Atlanta, Georgia

TITLE: FIRST FLOOR REFLECTED CEILING PLAN - AREA 'B'

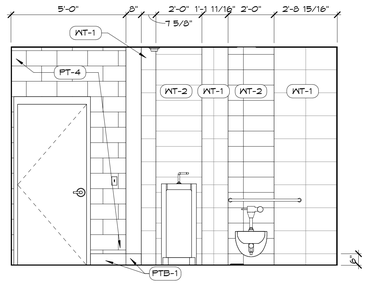
| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 1/8" = 1'-0" |

DRAWING NO.

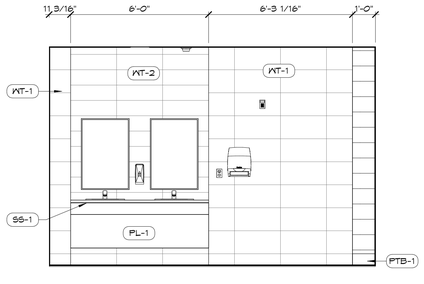
**A7.1B**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

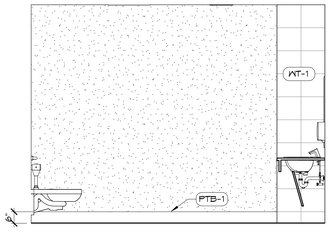
C:\Users\cphillips\Documents\21089 - Sybie Hopp Reno & Addition_cphillips.rvt



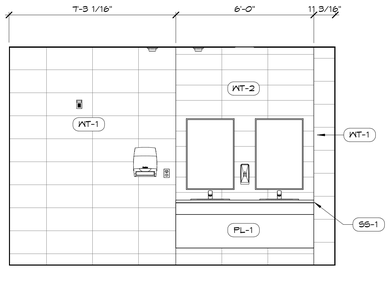

A NORTH ELEVATION (MENS 130)



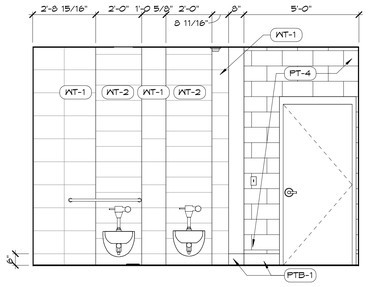

B SOUTH ELEVATION (MENS 130)



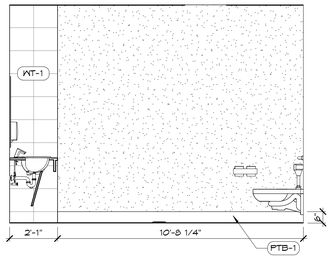

C EAST ELEVATION (MENS 130)



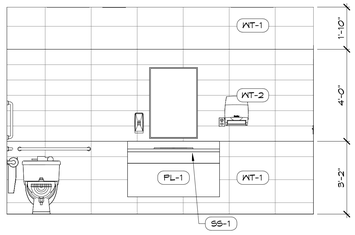

D NORTH ELEVATION (WOMENS 131)



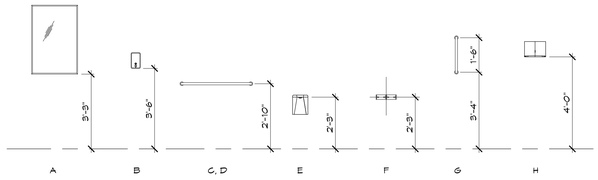

E SOUTH ELEVATION (WOMENS 131)




F EAST ELEVATION (WOMENS 131)

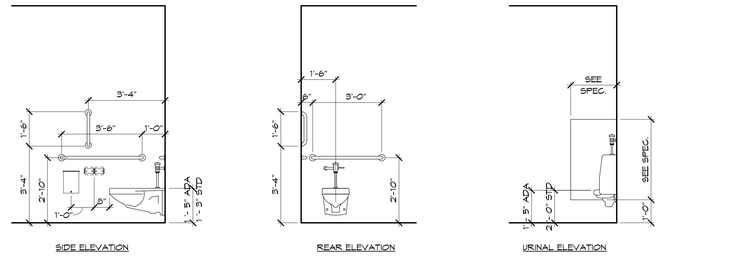



G WEST ELEVATION (ADA RESTROOM 115)




## TOILET ACCESSORY ELEVATIONS

SCALE: 3/8" = 1'-0"




## TOILET STALL ELEVATIONS

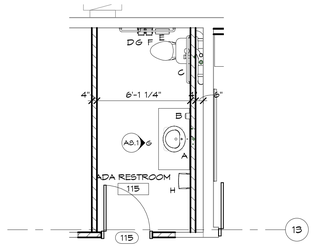
SCALE: 3/8" = 1'-0"

## TOILET AND BATH ACCESSORIES

| MARK | DESCRIPTION | MODEL |
|---|---|---|
| A | 24" x 36" MIRROR | BRADLEY MODEL 747-024360 |
| B | SURFACE MOUNTED SOAP DISPENSER | SUPPLIED BY OWNER, INSTALLED BY GC |
| C | 36" GRAB BAR | BRADLEY MODEL 812 |
| D | 42" GRAB BAR | BRADLEY MODEL 812 |
| E | SURFACE MOUNTED NAPKIN DISPOSAL | BRADLEY MODEL 4722-150000 |
| F | SURFACE MOUNTED TOILET TISSUE DISPENSER | BRADLEY MODEL 5224 |
| G | 18" VERTICAL GRAB BAR | BRADLEY MODEL 812 |
| H | SURFACE MOUNTED PAPER TOWEL DISPENSER | SAN JAMAR SMART SYSTEM WITH IQ SENSOR MODEL RLTTWL #9900 |

## TOILET AND BATH NOTES:

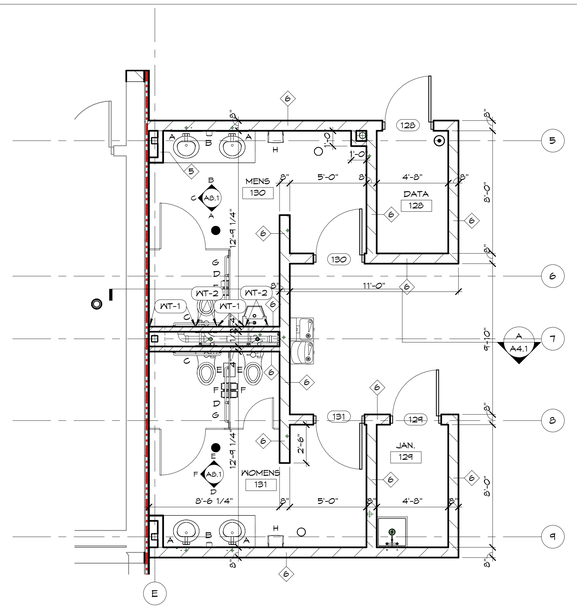
1. PROVIDE TOILET ACCESSORIES AS SHOWN ON THIS SHEET AND IN SCHEDULE ABOVE OR APPROVED EQUAL
2. ALL BLOCKING REQUIRED FOR SUPPORT OF GRAB BARS AND TOILET ROOM ACCESSORIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR




PLAN NORTH

## ENLARGED PLAN ADA RESTROOM 115

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




PLAN NORTH

## ENLARGED BATHROOM PLAN

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BID/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

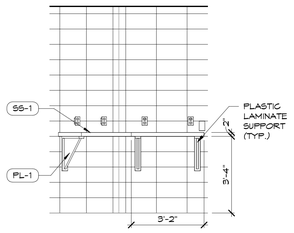
Performa

De Pere, Wisconsin | Atlanta, Georgia

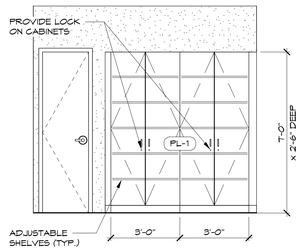
## ENLARGED PLANS, INTERIOR ELEVATIONS

| | |
|---|---|
| DRAWN: CPH | CHK'D: EP |
| DATE: 11/12/21 | SCALE: As indicated |
| DRAWING NO.: A8.1 | |
| PROJECT NO.: 21089 | REV.: 1 |

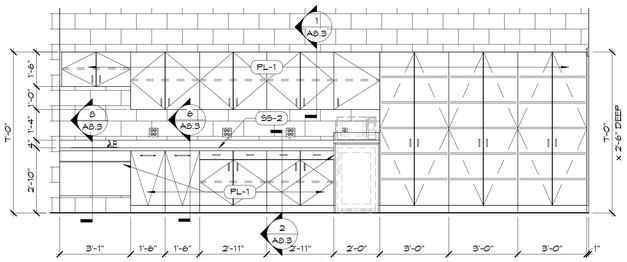
Autodesk Docs://21089 - Sybrie Hopp Reno & Addition/21089 - Sybrie Hopp Reno & Addition_2023.rvt



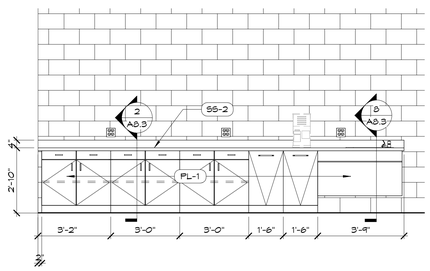

A NORTH ELEVATION (IT OFFICE 117)

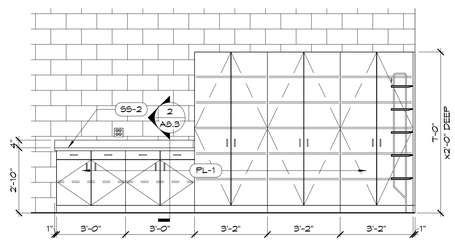



B EAST ELEVATION (WORK ROOM 113)

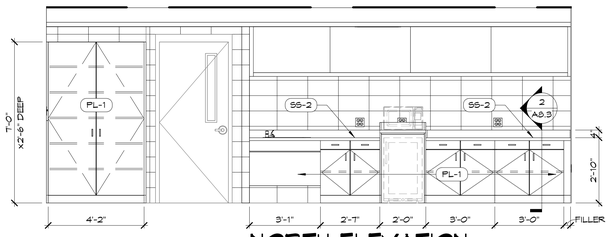



C SOUTH ELEVATION (VOCATIONAL CLASSROOM 139)

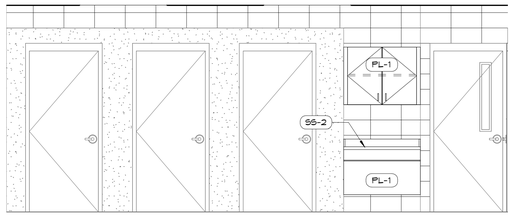


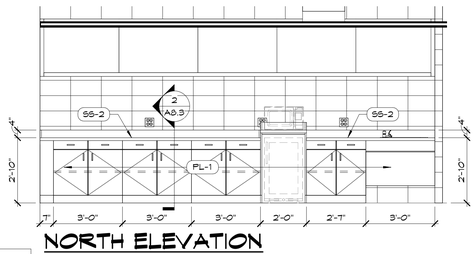

D NORTH ELEVATION (VOCATIONAL 143)



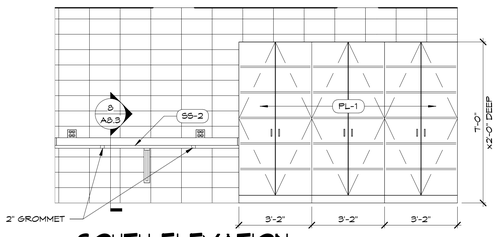

E NORTH ELEVATION (VOCATIONAL CLASSROOM 144)



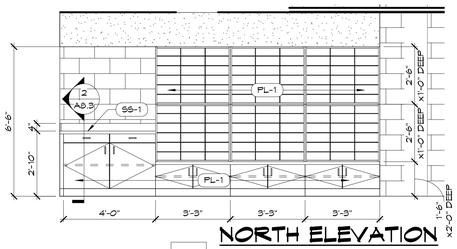

F SOUTH ELEVATION (MOTOR SENSORY 118)



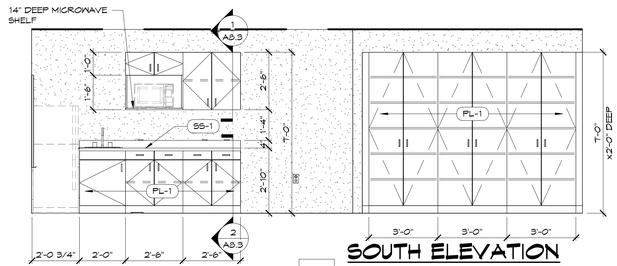

G NORTH ELEVATION (VOCATIONAL CLASSROOM 145)



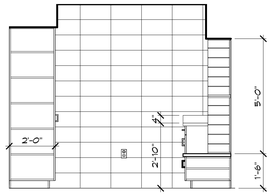

H SOUTH ELEVATION (VOCATIONAL CLASSROOM 145)



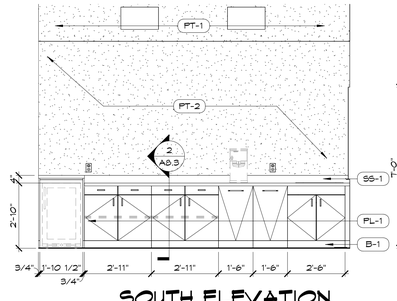

J NORTH ELEVATION (WORK ROOM 114)



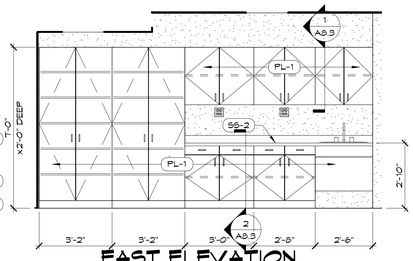

K SOUTH ELEVATION (WORK ROOM 114)



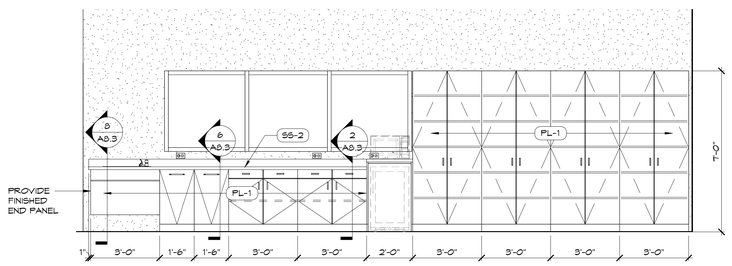

L WEST ELEVATION (WORK ROOM 114)



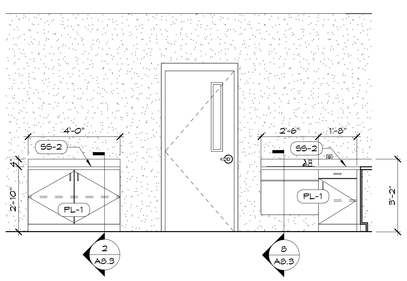

M SOUTH ELEVATION (MEETING 102)



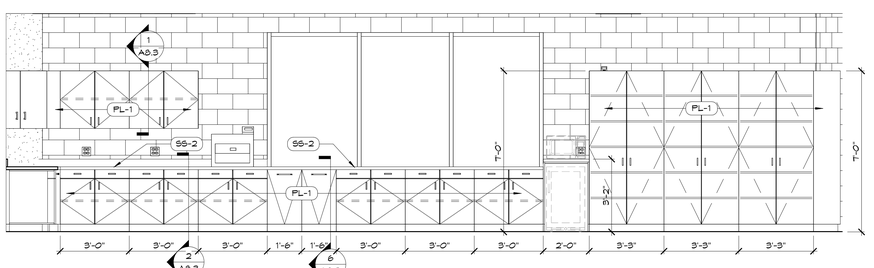

N EAST ELEVATION (CALM SENSORY 146)



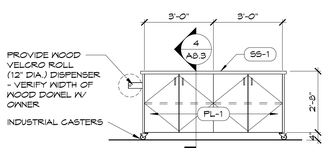

P EAST ELEVATION (OT /PT 148)



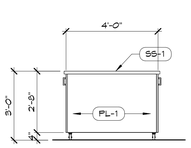

Q EAST ELEVATION (SPEECH PATHOLOGY 134)



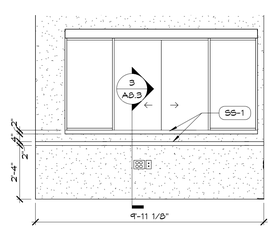

R SOUTH ELEVATION (SPEECH PATHOLOGY 134)



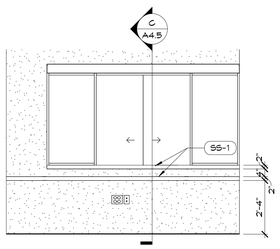

S SOUTH ISLAND ELEVATION (SPEECH PATHOLOGY 134)



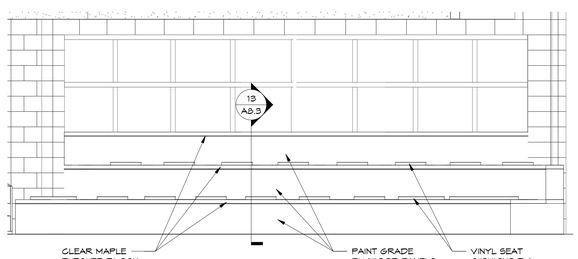

T EAST ISLAND ELEVATION (SPEECH PATHOLOGY ISLAND 134)



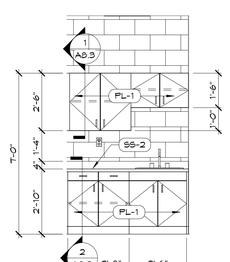

U WEST ELEVATION (OFFICE 111)




V WEST ELEVATION (OFFICE 112)




W NORTH ELEVATION (LIBRARY SEATING 122)




X SOUTH ELEVATION (ART 124)

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

## SYBLE HOPP

755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

## INTERIOR ELEVATIONS

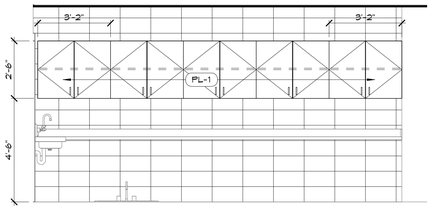
TITLE

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | 3/8" = 1'-0" |

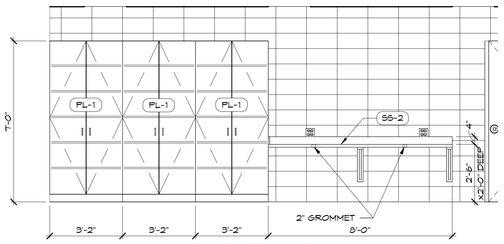
DRAWING NO.
**A8.2**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

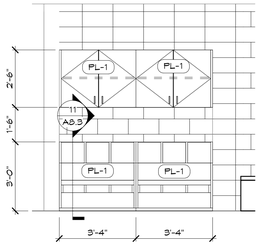
Autodesk Docs://21089 - Syble Hopp Reno & Addition_detailed.rvt, 2022.rvt
11/12/2021 7:43:28 AM



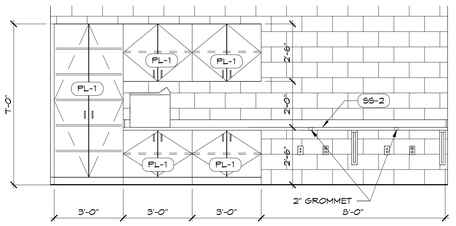

## A NORTH ELEVATION (KITCHEN)



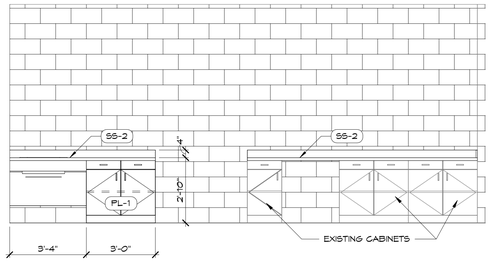

## B SOUTH ELEVATION (VOCATIONAL CLASSROOM 144)



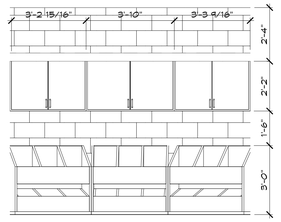

## C SOUTH ELEVATION (LIBRARY 122)



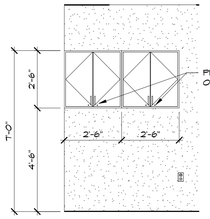

## D WEST ELEVATION (VOCATIONAL OFFICE 138)



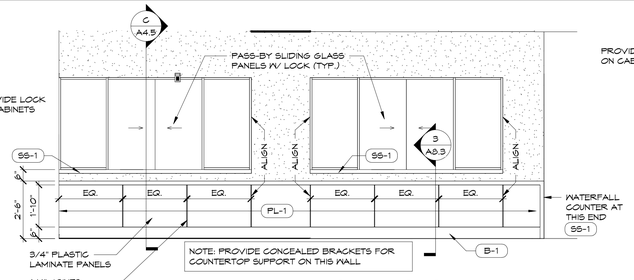

## E SOUTH ELEVATION (MULTI-PURPOSE 125)



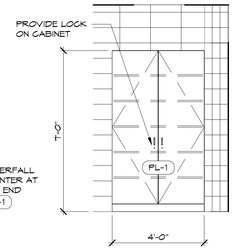

## F LIBRARY CASEWORK ELEVATION



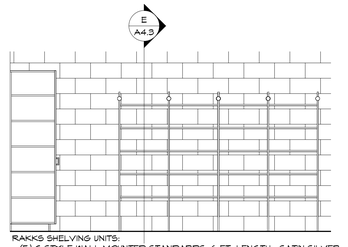

## G NORTH ELEVATION (WORK ROOM 113)



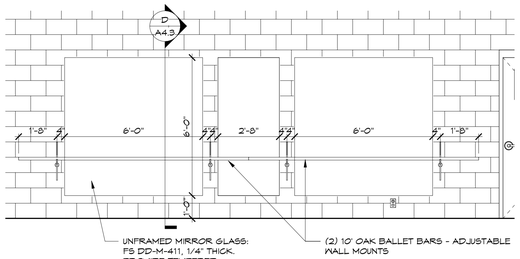

## H EAST ELEVATION (ENTRY LOBBY 101)




## J NORTH ELEVATION (IT OFFICE 117)




## K EAST ELEVATION (VOCATIONAL 143)

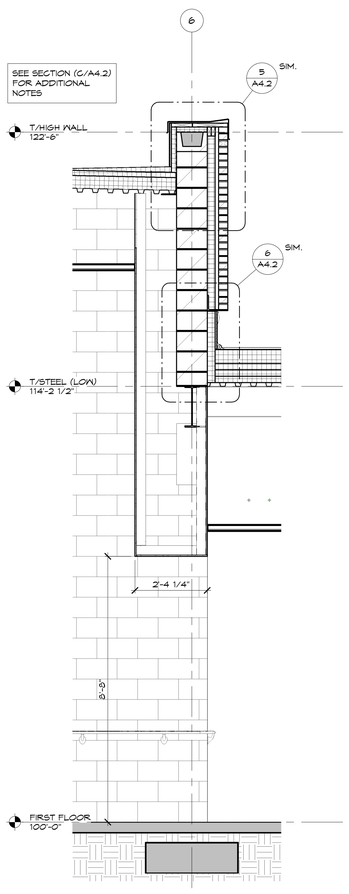



## L NORTH ELEVATION (OT/PT 148)



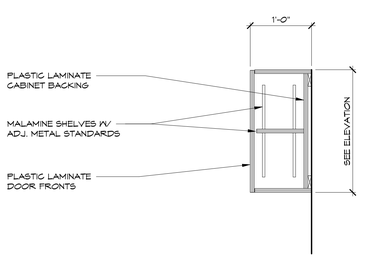

## OPERABLE PARTITION SECTION

SCALE: 1/2" = 1'-0"



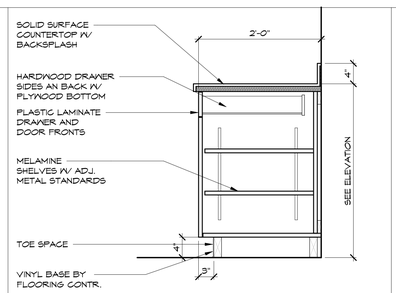

## CORRIDOR 142 SOFFIT

SCALE: 1/2" = 1'-0"



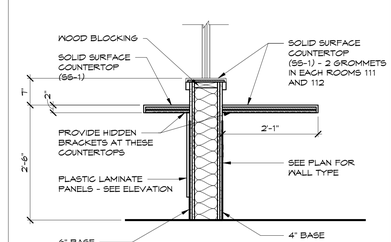

## UPPER CABINET

SCALE: 1" = 1'-0"



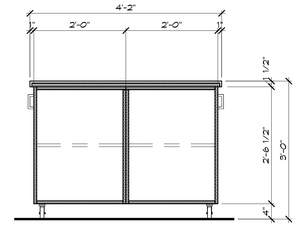

## LOWER UNIT

SCALE: 1" = 1'-0"



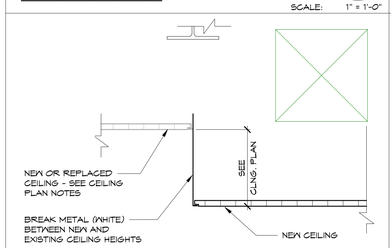

## RECEPTION DESK

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



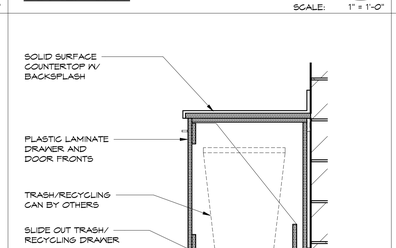

## MOBILE ISLAND

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



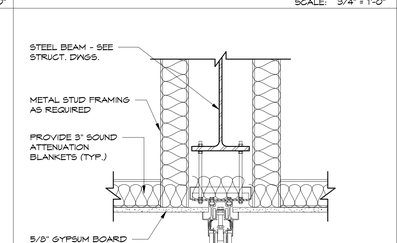

## A.C.T. SOFFIT DETAIL

SCALE: 1 1/2" = 1'-0"



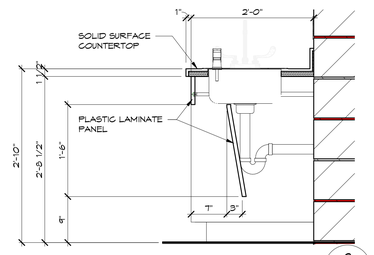

## SLIDE-OUT CABINET

SCALE: 1" = 1'-0"



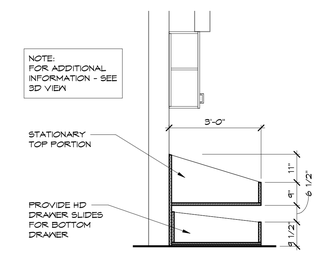

## FOLDING PARTITION

SCALE: 1 1/2" = 1'-0"



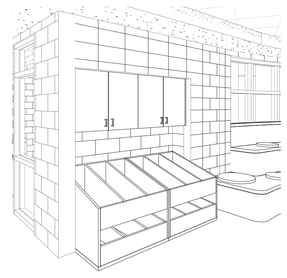

## MODESTY PANEL

SCALE: 1" = 1'-0"



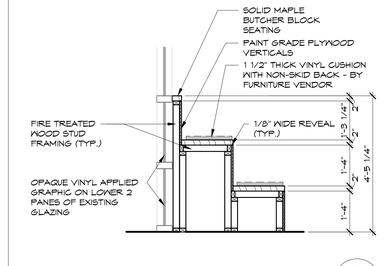

## BOOK SHELF/DRAWER SECTION

SCALE: 1/2" = 1'-0"



## BOOK SHELF/DRAWER 3D

NOT TO SCALE




## LIBRARY SEATING SECTION

SCALE: 1/2" = 1'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION

**SYBLE HOPP**

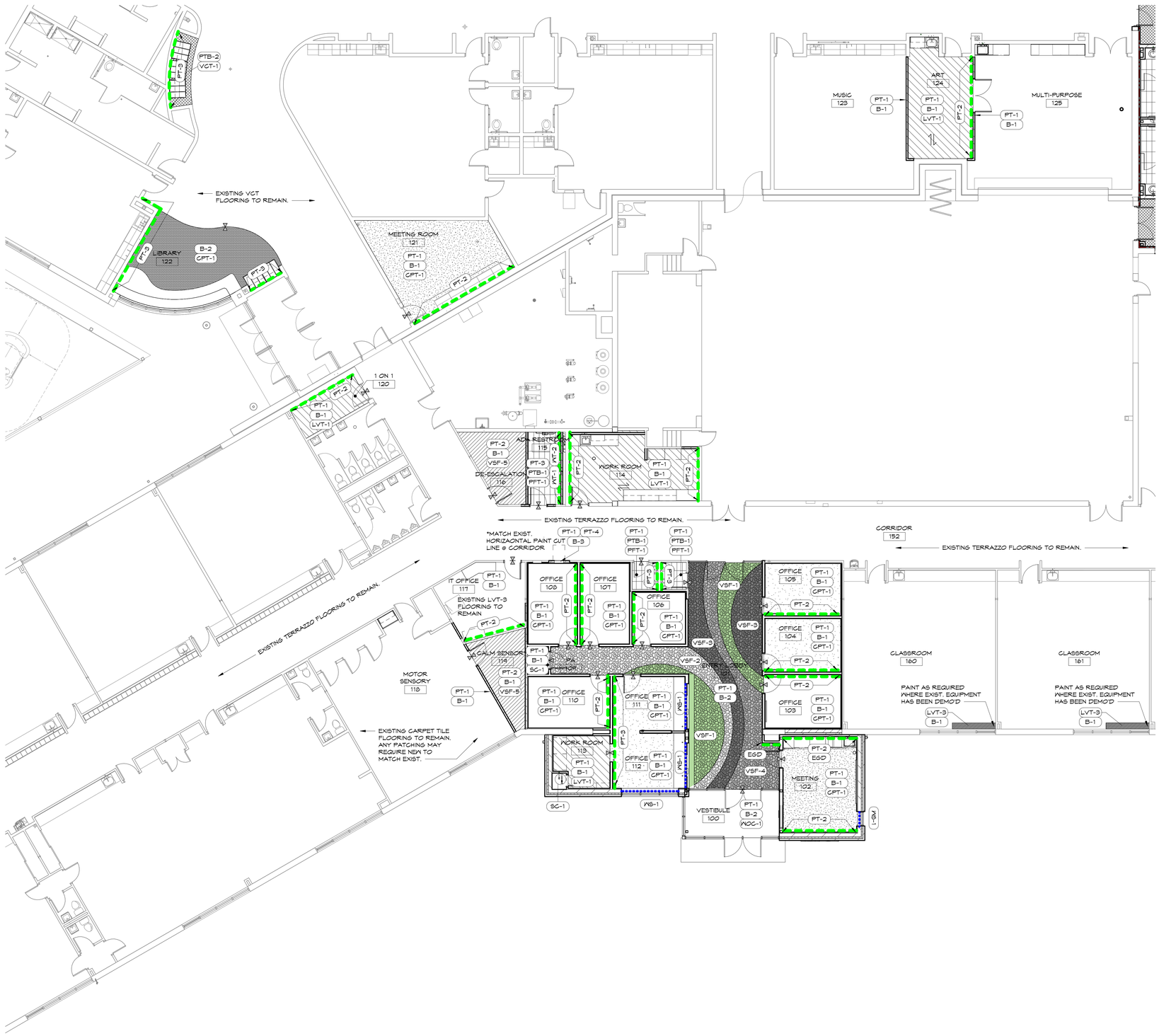
755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

## INTERIOR ELEVATIONS, DETAILS

| | |
|---|---|
| DRAWN | CPH |
| CHK'D | EP |
| DATE | 11/12/21 |
| SCALE | As indicated |
| DRAWING NO. | A8.3 |
| PROJECT NO. | 21089 |
| REV. | 1 |

Autodesk Docs://21089 - Syble Hopp Rnvn & Addition/21089 - Syble Hopp Rnvn & Addition_ArchitectureV_2021.rvt




## FINISH PLAN NOTES:

A. FINISHES TO BE OF THE SAME PRODUCTION RUN.

B. PROVIDE TRANSITION STRIPS AND THRESHOLDS AS REQUIRED. METAL EDGE STRIP: SCHLUTER SCHIENE. UTILIZE AT LVT TO CARPET TILE FLOORING TRANSITION AND PORCELAIN TILE TO CARPET TILE FLOORING TRANSITION AS NEEDED. ARCHITECT TO APPROVE.

C. FINISH LOCATIONS AND START/STOP POINTS TO BE REVIEWED WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION.

D. FLOOR TILE JOINTS SHALL MATCH WALL TILE JOINTS, UNLESS NOTED OTHERWISE. REVIEW JOINT WIDTH WITH ARCHITECT PRIOR TO INSTALLATION.

E. COORDINATE ALL FLOOR DRAIN LOCATIONS WITH FLOOR TILE INSTALLER.

F. ALL WOOD DOORS AND FRAMES TO MATCH EXISTING. PLEASE PROVIDE A CONTROL SAMPLE TO BE APPROVED BY ARCHITECT.

G. METAL EDGE STRIP: SCHLUTER SCHIENE, BRUSHED STAINLESS STEEL, EXPOSED EDGE MATERIAL, UTILIZE ON ALL TILE WALL BASE AND EXPOSED WALL TILE VERTICALLY AND HORIZONTALLY.

H. SEE SHEET A5.1, A5.2 & A53 FOR INTERIOR ELEVATIONS.

I. REFERENCE CEILING PLAN FOR CEILING MATERIAL LOCATION.

J. ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE.

K. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING.

L. ALL EXISTING FLOORING/SLAB SHALL BE PROPERLY PREPARED TO RECEIVE NEW FLOOR FINISH.

M. PAINT ALL WALLS SCHEDULED USING A THREE COAT PAINT SYSTEM. ONE PRIME COAT AND TWO FINISH COATS.

N. PROVIDE ALL NECESSARY BLOCKING.

O. ALL GYPSUM BOARD WALLS TO BE PROPERLY TAPED (MIN. 3 COATS), SANDED, & PREPARED TO LEVEL 4 FINISH (PER GA-216).

P. EXPOSED ELECTRICAL PANELS TO BE PAINTED SAME COLOR AS WALL THEY ARE ON.

Q. ROOMS TO HAVE TYPICAL BELOW FINISH DESIGNATION AS INDICATED BELOW, UNLESS OTHERWISE NOTED.

(PT-1) WALL FINISH
(B-1) BASE
(CPT-1) FLOOR FINISH

## FINISH PLAN LEGEND:

FLOORING INSTALLATION DIRECTION

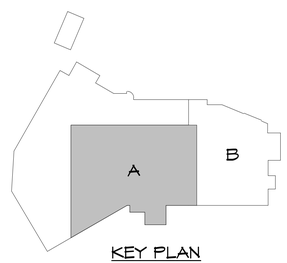
FLOORING TRANSITION

ACCENT WALL LOCATION

WINDOW TREATMENT LOCATION

## FLOOR FINISH LEGEND:

| | | | |
|---|---|---|---|
| CPT-1 | PFT-1 | VCT-1 | VSF-4 |
| LVT-1 | RB-1 | VSF-1 | VSF-5 |
| LVT-2 | RB-2 | VSF-2 | WOC-1 |
| LVT-3 | SC-1 | VSF-3 | |




KEY PLAN

PLAN NORTH

## FIRST FLOOR FINISH PLAN - AREA 'A'

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

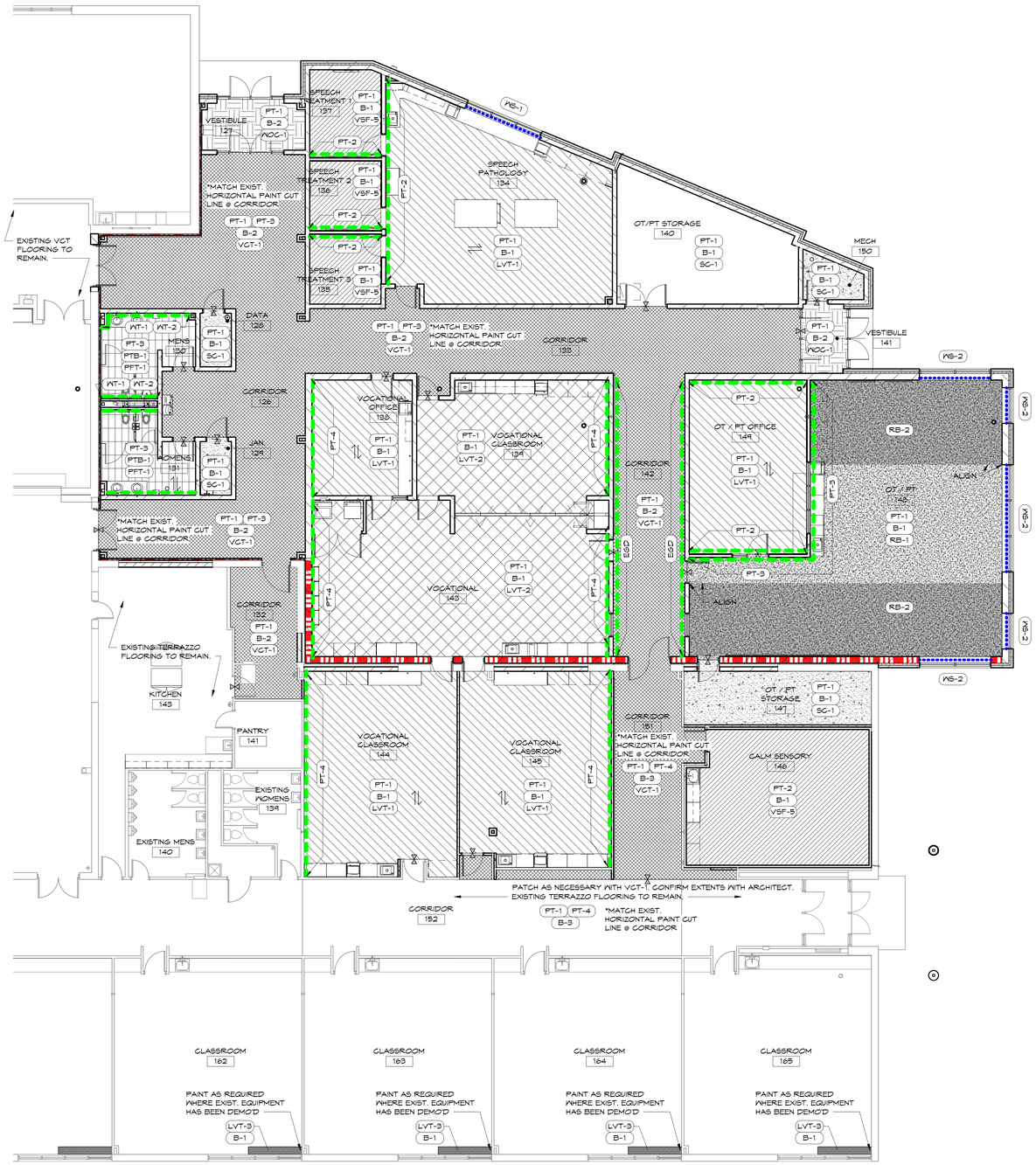
| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

TITLE: FIRST FLOOR FINISH PLAN - AREA 'A'

| | |
|---|---|
| DRAWN: CPH | CHK'D: EP |
| DATE: 11/12/21 | SCALE: As indicated |
| DRAWING NO.: A9.1A | |
| PROJECT NO.: 21089 | REV.: 1 |




## FINISH PLAN NOTES:

A. FINISHES TO BE OF THE SAME PRODUCTION RUN.

B. PROVIDE TRANSITION STRIPS AND THRESHOLDS AS REQUIRED. METAL EDGE STRIP: SCHLUTER SCHIENE. UTILIZE AT LVT TO CARPET TILE FLOORING TRANSITION AND PORCELAIN TILE TO CARPET TILE FLOORING TRANSITION AS NEEDED. ARCHITECT TO APPROVE.

C. FINISH LOCATIONS AND START/STOP POINTS TO BE REVIEWED WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION.

D. FLOOR TILE JOINTS SHALL MATCH WALL TILE JOINTS, UNLESS NOTED OTHERWISE. REVIEW JOINT WIDTH WITH ARCHITECT PRIOR TO INSTALLATION.

E. COORDINATE ALL FLOOR DRAIN LOCATIONS WITH FLOOR TILE INSTALLER.

F. ALL WOOD DOORS AND FRAMES TO MATCH EXISTING. PLEASE PROVIDE A CONTROL SAMPLE TO BE APPROVED BY ARCHITECT.

G. METAL EDGE STRIP: SCHLUTER SCHIENE, BRUSHED STAINLESS STEEL, EXPOSED EDGE MATERIAL. UTILIZE ON ALL TILE WALL BASE AND EXPOSED WALL TILE VERTICALLY AND HORIZONTALLY.

H. SEE SHEET A5.1, A5.2 & A53 FOR INTERIOR ELEVATIONS.

I. REFERENCE CEILING PLAN FOR CEILING MATERIAL LOCATION.

J. ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE.

K. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING.

L. ALL EXISTING FLOORING/SLAB SHALL BE PROPERLY PREPARED TO RECEIVE NEW FLOOR FINISH.

M. PAINT ALL WALLS SCHEDULED USING A THREE COAT PAINT SYSTEM. ONE PRIME COAT AND TWO FINISH COATS.

N. PROVIDE ALL NECESSARY BLOCKING.

O. ALL GYPSUM BOARD WALLS TO BE PROPERLY TAPED (MIN. 3 COATS), SANDED, & PREPARED TO LEVEL 4 FINISH (PER GA-216).

P. EXPOSED ELECTRICAL PANELS TO BE PAINTED SAME COLOR AS WALL THEY ARE ON.

Q. ROOMS TO HAVE TYPICAL BELOW FINISH DESIGNATION AS INDICATED BELOW, UNLESS OTHERWISE NOTED.

(PT-1) WALL FINISH
(B-1) BASE
(CPT-1) FLOOR FINISH

## FINISH PLAN LEGEND:

FLOORING INSTALLATION DIRECTION

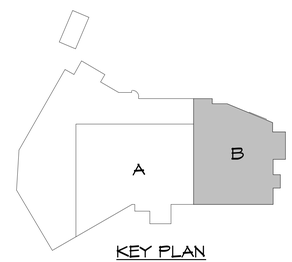
FLOORING TRANSITION

ACCENT WALL LOCATION

WINDOW TREATMENT LOCATION

## FLOOR FINISH LEGEND:

| | | | |
|---|---|---|---|
| CPT-1 | PFT-1 | VCT-1 | VSF-4 |
| LVT-1 | RB-1 | VSF-1 | VSF-5 |
| LVT-2 | RB-2 | VSF-2 | WOC-1 |
| LVT-3 | SC-1 | VSF-3 | |




KEY PLAN

PLAN NORTH

## FIRST FLOOR FINISH PLAN - AREA 'B'

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

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | BIDS/CONSTRUCTION | 11/12/21 |

# RENOVATION & ADDITION
## SYBLE HOPP
755 SCHEURING RD, DE PERE, WI 54115

Performa
De Pere, Wisconsin | Atlanta, Georgia

TITLE: FIRST FLOOR FINISH PLAN - AREA 'B'

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | As indicated |

DRAWING NO.
**A9.1B**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

Autodesk Docs://21089 - Syble Hopp Rnvn & Addition/21089 - Syble Hopp Rnvn & Addition_Architecture_2022.rvt

# FINISH SCHEDULE

| TYPE MARK | DESCRIPTION | MANUFACTURER | PRODUCT | COLOR | FINISH/ INSTALLATION | SIZE | COMMENT |
|---|---|---|---|---|---|---|---|
| CEILING | | | | | | | |
| ACT-1 | ACOUSTIC CEILING TILE | ARMSTRONG (OR USG EQUAL) | CIRRUS 558 | WHITE | 9/16" WHITE GRID, BEVELED TEGULAR | 2' X 2' | AS NOTED |
| ACT-2 | ACOUSTIC CEILING TILE | ARMSTRONG (OR USG EQUAL) | CIRRUS 568 | WHITE | 9/16" WHITE GRID, BEVELED TEGULAR | 2' X 4' | AS NOTED |
| ACT-3 | ACOUSTIC CEILING TILE | ARMSTRONG (OR USG EQUAL) | ULTIMA HEALTH ZONE 1936 | WHITE | 9/16" WHITE GRID, BEVELED TEGULAR | 2' X 2' | BATHROOMS |
| ACT-4 | ACOUSTIC CEILING TILE | ARMSTRONG (OR USG EQUAL) | CIRRUS 558 | TECH BLACK | 9/16" BLACK GRID, BEVELED TEGULAR | 2' X 2' | SENSORY SPACES AS NOTED |
| GWB | GYPSUM WALL BOARD | SEE SPEC | SEE SPEC | SEE SPEC | SEE SPEC | - | TYP PT-1 UNLESS NOTED OTHERWISE |
| MD-1 | METAL LINEAR CEILING - WOOD LOOK | ARMSTRONG OR APPROVED EQUAL | METALWORKS LINEAR - BOLD T160 | GINGER (FXGR2) | M1 UNPERFORATED WITH FILLER STRIPS | 6" X 96" X 5/8" | EXTERIOR - NORTH & WEST CANOPIES |
| MD-2 | METAL LINEAR CEILING - WOOD LOOK | ARMSTRONG OR APPROVED EQUAL | METALWORKS LINEAR - BOLD T160 | GINGER (FXGR) | M2 MICROPERFORATED | 6" X 96" X 5/8" | INTERIOR AS NOTED |
| FLOORING | | | | | | | |
| CPT-1 | CARPET TILE | J & J | KINETEX - PUT A CORK IN IT 1830 | 2194 CAISSON | ASHLAR | 24" X 24" | AS NOTED. |
| LVT-1 | LUXURY VINYL TILE | J & J | CLASSICS V5000 MODULAR | 1008 PARADIGM | 1/3 OFFSET | 9" X 48". 3mm | AS NOTED |
| LVT-2 | LUXURY VINYL TILE | J & J | TATAMI V5003 | 1017 NARA | ASHLAR | 18" X 36" | AS NOTED |
| LVT-3 | LUXURY VINYL TILE | HAPPY FEET INTERNATIONAL | MARATHON II | SAWTOOTH GREY HF202 | MATCH EXISTING | 6.3" X 48" | AS NEEDED IN DEMO'D AREAS WHERE THIS IS EXISTING FLOOR FINISH |
| PFT-1 | PORCELAIN FLOOR TILE | DALTILE | SANTINO | SN14 GRIGIO CALDO | 1/2 OFFSET | 12" X 24" | GROUT: MAPEI 09 GRIS. RESTROOM FLOORS AS NOTED. |
| RB-1 | RUBBER FLOORING | MONDO | SPORT IMPACT | 136 BROWN | SEE FINISH PLANS | 6mm ROLLS | AS NOTED |
| RB-2 | RUBBER FLOORING | MONDO | SPORT IMPACT | 114 GREEN | SEE FINISH PLANS | 6mm ROLLS | AS NOTED |
| SC-1 | SEALED CONCRETE | SEE SPEC | SEE SPEC | - | SEE SPEC | - | AS NOTED |
| VCT-1 | VINYL COMPOSITE TILE | ARMSTRONG FLOORING | VCT IMPERIAL TEXTURE | 51811 ANTIQUE WHITE | SEE FINISH PLANS | 12" X 12" | AS NOTED |
| VSF-1 | VINYL SHEET FLOORING | TARKETT | MELODIA | 21020 975 SAGE GREEN | CUSTOM DESIGN - SEE FINISH PLANS | - | AS NOTED |
| VSF-2 | VINYL SHEET FLOORING | TARKETT | ARIA | 21010 675 QUARTZITE CB | CUSTOM DESIGN - SEE FINISH PLANS | - | AS NOTED |
| VSF-3 | VINYL SHEET FLOORING | TARKETT | ARIA | 21010 655 GYPSY MOTH CB | CUSTOM DESIGN - SEE FINISH PLANS | - | AS NOTED |
| VSF-4 | VINYL SHEET FLOORING | TARKETT | ARIA | 21081 066 BIRD EGG BEIGE NB | CUSTOM DESIGN - SEE FINISH PLANS | - | AS NOTED |
| VSF-5 | VINYL SHEET FLOORING (RUBBER BACKER.) | EGORE | STRAIT RX | 22 BRUSHED TITANIUM | ROLLS | 1mm X 72" X 30 LF | AS NOTED |
| WDC-1 | CARPET TILE - WALK OFF | J & J | INCOGNITO 7069 | 1841 INTELLIGENCE | BRICK | 24" X 24" | AS NOTED |
| MILLWORK | | | | | | | |
| PL-1 | PLASTIC LAMINATE | NEVAMAR | STANDARD HPL | WK0022-T ANTOCCINO | VERTICAL SURFACES | - | CASEWORK AS NOTED |
| SS-1 | SOLID SURFACE | CORIAN | SOLID SURFACE | ARCTIC ICE | HORIZONTAL SURFACES AS NOTED | SEE SPEC | - |
| SS-2 | SOLID SURFACE | LG HAUSYS | HI-MACS SOLID SURFACE | G065 TUNDRA QUARTZ | HORIZONTAL SURFACES AS NOTED | SEE SPEC | TYPICAL IN CLASSROOMS |
| MISCELLANEOUS | | | | | | | |
| TP-1 | TOILET PARTITIONS | ASI ACCURATE | SEE SPEC | SANDSTONE #832 | SEE SPEC | SEE SPEC | RESTROOM PARTITIONS |
| WS-1 | WINDOW SHADES - MANUAL, SINGLE ROLLER | DRAPER | CLUTCH OPERATED FLEX-SHADE WITH E-SCREEN 3% | WHITE/LINEN | FASICA - CHARCOAL BRONZE | - | 3% OPENESS FOR ALL SHADES. SEE FINISH PLANS FOR LOCATIONS. SEPARATE SHADES AT EACH WINDOW. |
| WS-2 | WINDOW SHADES - MOTORIZED, SINGLE ROLLER | DRAPER | MOTORIZED FLEXSHADE AC WITH E-SCREEN 3% | WHITE/LINEN | FASICA - CHARCOAL BRONZE | - | 3% OPENESS FOR ALL SHADES. SEE FINISH PLANS FOR LOCATIONS. SEPARATE SHADES AT EACH WINDOW. |
| WALL | | | | | | | |
| ESD | ENVIRONMENTAL GRAPHIC DESIGN | TBD | VINYL OR ARTWORK APPLICATION | CUSTOM | LEVEL 5 FINISH. PRIME & PAINT WALLS PT-1 | - | AS NOTED. VINYL LOCATIONS WILL REQUIRE PRIMED WALL ONLY. |
| PT-1 | PAINT - GENERAL | SHERWIN WILLIAMS | SEE SPEC | SW7012 CREAMY | SEE SPEC | - | AS NOTED. |
| PT-2 | PAINT - LIGHT NEUTRAL | SHERWIN WILLIAMS | SEE SPEC | SW7038 TONY TAUPE | SEE SPEC | - | AS NOTED |
| PT-3 | PAINT - DARK ACCENT | SHERWIN WILLIAMS | SEE SPEC | SW6193 PRIVILEGE GREEN | SEE SPEC | - | AS NOTED |
| PT-4 | PAINT - LIGHT ACCENT | SHERWIN WILLIAMS | SEE SPEC | SW6192 COASTAL PLAIN | SEE SPEC | - | AS NOTED |
| PT-5 | PAINT - DARK NEUTRAL | SHERWIN WILLIAMS | SEE SPEC | SW7039 VIRTUAL TAUPE | SEE SPEC | - | TYPICAL FOR HM DOORS + DOOR FRAMES. PAINT ACCENT AS NOTED. |
| WT-1 | WALL TILE | DALTILE | SLATE ATTACHE | SA04 META WHITE | STACKED HORIZONTAL | 12" X 24" | GROUT: MAPEI 77 FROST. RESTROOM WALLS AS NOTED - SEE ELEVATIONS. |
| WT-2 | WALL TILE - TEXTURED | DALTILE | RHETORIC - ODYSSEY | ARISTOTLE WHITE RT05 | STACKED HORIZONTAL | 8" X 24" | GROUT: MAPEI 77 FROST. RESTROOM WALLS AS NOTED. |
| WALL BASE | | | | | | | |
| B-1 | VINYL WALL BASE | ROPPE | STANDARD TOE BASE | 193 BLACK BROWN | COILS | 4" HIGH | AS NOTED |
| B-2 | VINYL WALL BASE | ROPPE | STANDARD TOE BASE | 193 BLACK BROWN | COILS | 6" HIGH | AS NOTED |
| B-3 | VINYL WALL BASE | JOHNSONITE | STANDARD TOE BASE | JADED | COILS | 4" HIGH | MATCH EXISTING |
| PTB-1 | PORCELAIN TILE WALL BASE | DALTILE | SANTINO | SN14 GRIGIO CALDO | TOP EDGE TO BE FINISHED WITH SCHLUTER SCHIENE | 6" X 24"; CUT BASE FROM 12" X 24" PFT-1. | RESTROOMS AS NOTED |
| PTB-2 | PORCELAIN TILE WALL BASE | DALTILE | COLOR WHEEL BULLNOSE BASE | MATCH EXISTING | MATCH EXISTING | 6" X 6" | MATCH EXISTING |

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1. | BIDS/CONSTRUCTION | 11/12/21 |

**RENOVATION & ADDITION**

**SYBLE HOPP**

755 SCHEURING RD, DE PERE, WI 54115

De Pere, Wisconsin | Atlanta, Georgia

TITLE

**FINISH SCHEDULE**

| DRAWN | CHK'D |
|---|---|
| CPH | EP |
| DATE | SCALE |
| 11/12/21 | |

DRAWING NO.

**A9.3**

| PROJECT NO. | REV. |
|---|---|
| 21089 | 1 |

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