



# Plan Commission

## Regular Meeting

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

### Agenda

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|                          |         |                                    |
|--------------------------|---------|------------------------------------|
| Monday, January 23, 2017 | 7:00 PM | De Pere City Hall Council Chambers |
|--------------------------|---------|------------------------------------|

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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **January 23, 2017** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

#### Call to Order

1. Roll Call
2. Approval of the minutes of the November 28, 2016 Plan Commission meeting.
3. Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2) at the 2200 BLK American Boulevard (Parcel WD-1379). Gaming Machine Manufacturing & Supply.\*
4. Recommendation regarding a rezoning request from Temporary R-1 to R-1 (Parcel ED-R20), Temporary A-1 to A-1 (Parcels ED-D393-3, ED-D394, ED-D409, ED-D411-1, ED-D411-2), and Temporary A-11 to Conservancy District (Parcel (ED-D393-4) for recently annexed lands on South Broadway Street and on Heritage Road. Submitted by City of De Pere.\*
5. Review possible land and location for future Fire Station #3 \*
6. Recommendation regarding a Conditional Use request to permit a Recreational Building located generally at the southeast corner of Red Maple Rd and American Blvd (Parcels WD-L479-3, WD-L-179-4, WD-L-179-5-1). \*
7. Recommendation regarding a Revised Site Plan request at 1212 N. Enterprise Drive in De Pere for a warehouse addition and parking lot expansion (Parcels ED-2070 and ED-2069). Applicant: Mach IV Engineering & Surveying LLC
8. Recommendation regarding a Site Plan request at 1700 Chicago Street in De Pere for a Music Addition to East De Pere High School (Parcel ED-1128-30). Applicant: GRAEF
9. Discussion (only) with applicant regarding a proposed site plan and revision to a Planned Development District (PDD) for The Rennes Group -- De Pere Campus CBRF and RCAC Addition, located at the northwest corner of Ninth Street and Lois street. Applicant: The Rennes Group.
10. Recommendation regarding a Proposed Extraterritorial Two-Lot Certified Survey Map at 1800 BLK Swan Road in Ledgeview (Parcel D-74-4). Submitted by Steven M. Bieda, PLS.\*
11. Recommendation regarding a street name change for the suffix of Richco Road to change to Richco Court, located east from American Boulevard. Submitted by City of De Pere.\*

#### 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.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

John Michaud, Gaming Machine Supply

Mark Soderlund, CMR LLC

Skyler Witalison, Mach IV Engineering & Surveying LLC

Kendra Hansen, PE, GRAEF

Eric Schoedel, AIA, LEED AP, PRA LLP

Steven Bieda, PLS, Mau & Associates

City of De Pere Clerk Treasurer

**City of De Pere, Wisconsin****Request For Plan Commission Action**

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**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Kelly Barker

**SUBJECT:** Approval of the minutes of the November 28, 2016 Plan Commission meeting.

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**ATTACHMENTS:**

- PC\_Nov2016\_Minutes\_Draft (PDF)



# Plan Commission

## Regular Meeting

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

### Draft Minutes

Monday, November 28, 2016

7:00 PM

De Pere City Hall Council Chambers

#### Call to Order

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

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

Also present: Planning Director Kim Flom, City Planner Peter Schleinz, and members of the public.

#### 2. Approval of the minutes of the November 1, 2016 Special Plan Commission meeting.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** James Boyd, Aldersperson  
**SECONDER:** Jim Kalny, Commissioner  
**AYES:** Walsh, Boyd, Beiderwieden, Kalny, Kunding, Taylor  
**EXCUSED:** Larry Lueck

#### 3. Recommendation regarding a Proposed Extraterritorial Three Lot Certified Survey Map at 4427 Cottonwood Lane in Ledgeview (Parcel D-395-7). Submitted by Steven M. Bieda, PLS.\*

City Planner Peter Schleinz reviewed the proposed extraterritorial three lot CSM located in the Town of Ledgeview. He reported that it meets all criteria and recommended approval for the CSM to be forwarded to the Common Council for final approval. Mayor Walsh moved, seconded by Jim Kalny, to approve the CSM. Upon vote, motion carried unanimously.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Michael J. Walsh, Mayor  
**SECONDER:** Jim Kalny, Commissioner  
**AYES:** Walsh, Boyd, Beiderwieden, Kalny, Kunding, Taylor  
**EXCUSED:** Larry Lueck

#### 4. Recommendation regarding a Site Plan request at 1212 N. Enterprise Drive in De Pere for a warehouse addition and parking lot expansion (Parcels ED-2070 and ED-2069). Applicant: Mach IV Engineering & Surveying LLC

City Planner Peter Schleinz reviewed the site plan request for a warehouse addition and parking lot expansion for Amerilux Holdings LLC. The site plan will be located on two separate parcels of land that are proposed to be combined in the near future in order to eliminate issues related to side yard setbacks due to the parking lot and warehouse being divided by a property line. He reported that the review of a combination CSM is in progress between the property owner and Brown County Planning Commission. Staff

Attachment: PC\_Nov2016\_Minutes\_Draft (5458 : Minutes)



recommended approval of the site plan subject to compliance with the staff comments. Derek Beiderwieden moved, seconded by Steve Taylor, to approve the site plan request. Upon vote, motion carried unanimously.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Derek Beiderwieden, Commissioner                  |
| <b>SECONDER:</b> | Steve Taylor, Commissioner                        |
| <b>AYES:</b>     | Walsh, Boyd, Beiderwieden, Kalny, Kunding, Taylor |
| <b>EXCUSED:</b>  | Larry Lueck                                       |

5. Recommendation regarding a Site Plan request at 335 Marsh Street in De Pere for a St. Norbert College new parking lot (Parcels WD-220, WD-220-1, WD-221, WD-841, WD-844, WD-846, and WD-846-1). Applicant: Mau & Associates LLP

City Planner Peter Schleinz reviewed the site plan request for a new parking lot for St. Norbert College at 335 Marsh Street. He explained that this is a revised site plan which was brought before the Plan Commission at the September 26, 2016 meeting. The parking lot includes 100 stalls, including four handicap stalls, which meets code. This parking lot will address the parking shortage which occurred with the development of the Mulva Sports Center. The revised site plan includes the addition of two landscape islands as well as landscaped peninsulas. Peter also mentioned that St. Norbert will also be submitting a parking lot lighting plan for the project. Staff recommended approval of the site plan, subject to compliance with staff comments. Mayor Walsh moved, seconded by Steve Taylor, to approve the site plan request. Upon vote, motion carried unanimously.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                           |
| <b>SECONDER:</b> | Steve Taylor, Commissioner                        |
| <b>AYES:</b>     | Walsh, Boyd, Beiderwieden, Kalny, Kunding, Taylor |
| <b>EXCUSED:</b>  | Larry Lueck                                       |

6. Review the Annexation Request for Parcels R-20, D-393-3, D-393-4, D-394, D-409, D-411-1, D-411-2. \*

Planning Director Kim Flom reviewed the annexation request. She reported that the land is almost 100% farmland with the exception of a single home. This annexation is located in the southeast quadrant, which is one of the city's designated growth areas. The proposed zoning is A-1 for the Ledgeview parcels and R-1 for the Rockland parcels. Kim noted that there is strong residential interest in this area, but at this time, there is no development proposed for the annexation parcels. Overall, the city can serve this area and would add/expand services as needed. Kim stated that because the City of De Pere does not have boundary agreements with the Towns of Ledgeview or Rockland, the City is responsible for paying the towns five years of property taxes if the properties are annexed. Staff recommended approval of the annexation contingent on the approval of the State Department of Administration, as well as forwarding the annexation request on to the Common Council for the required final approval. Mayor Walsh moved, seconded by James Boyd, to approve the annexation request. Upon vote, motion carried unanimously.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                           |
| <b>SECONDER:</b> | James Boyd, Alderperson                           |
| <b>AYES:</b>     | Walsh, Boyd, Beiderwieden, Kalny, Kunding, Taylor |
| <b>EXCUSED:</b>  | Larry Lueck                                       |

### Adjournment

Mayor Walsh moved, seconded by Jim Kalny, to adjourn the meeting at 7:20 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker

## City of De Pere, Wisconsin

**Request For Plan Commission Action**

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**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

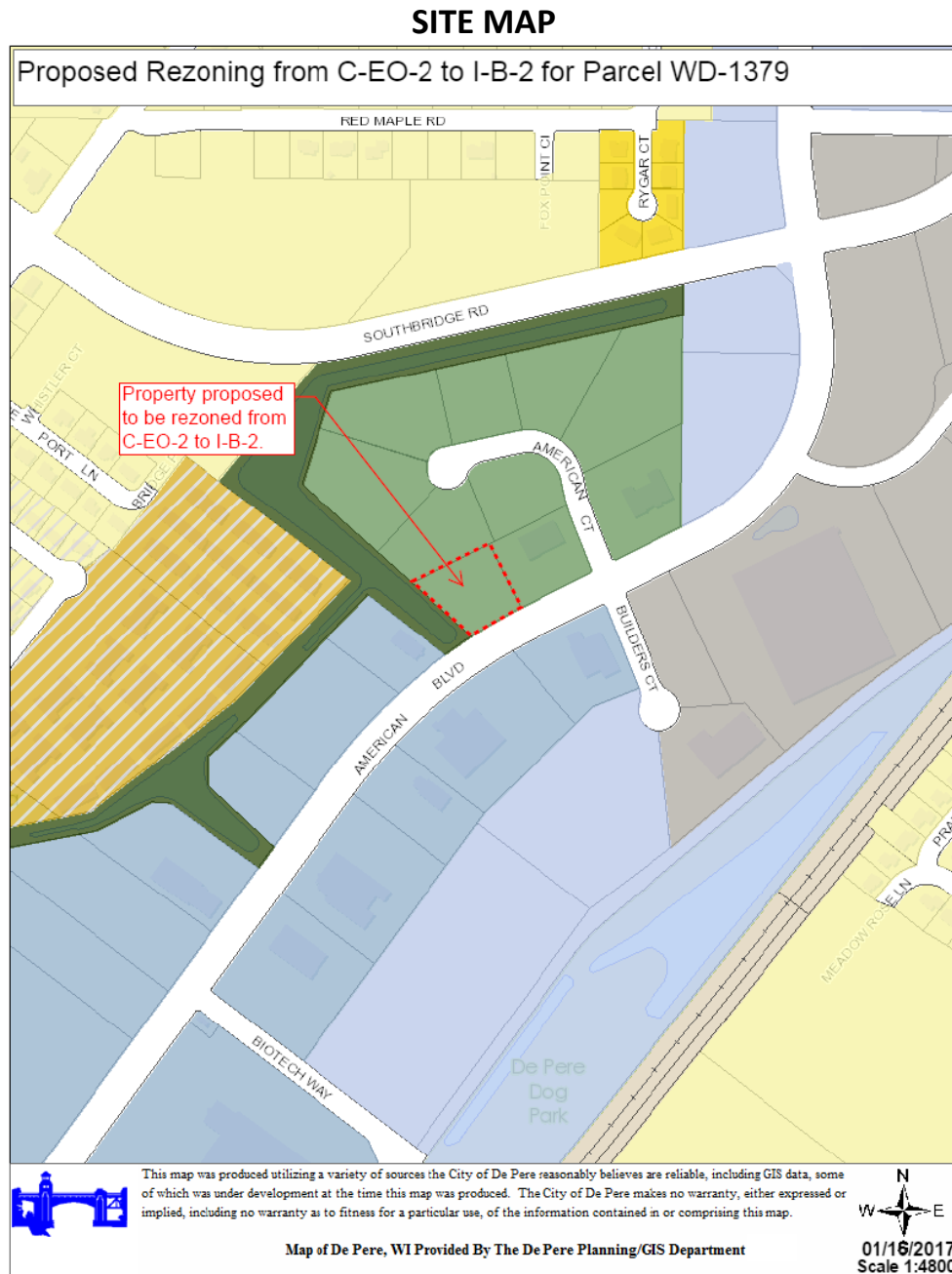
**SUBJECT:** Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2) at the 2200 BLK American Boulevard (Parcel WD-1379). Gaming Machine Manufacturing & Supply.\*

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**ATTACHMENTS:**

- Report to Plan Commission - WD-1379 (DOCX)
- Application Form (PDF)
- Rezoning Map (PDF)

- Item 3:** Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2) at the 2200 BLK American Boulevard (Parcel WD-1379). Gaming Machine Manufacturing & Supply.\*



**REQUESTED ACTION:** Rezoning Request.

Rezone Parcel WD-1379 from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2).

**COMMON DESCRIPTION:** 2200 BLK American Boulevard, located south from American Court.

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PARCEL NUMBERS:</b>        | WD-1379                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>EXISTING ZONING:</b>       | C-EO-2 (Corporate Executive Office District 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PROPOSED ZONING:</b>       | I-B-2 (Industrial Business 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>SURROUNDING LAND USES:</b> | Vacant to north.<br>Vacant, storm water management, and business, and industrial business to south, east, and west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>COMPREHENSIVE PLAN:</b>    | Business park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>APPLICANT NAME:</b>        | Gaming Machine Supply -- John Michaud, Authorized Representative<br>1116 Honey Court<br>De Pere, WI 54115                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>SITE HISTORY:</b>          | <p>The subject vacant property originally was zoned C-EO-2 to match lots that were created for corporate executive offices on the American Court cul-de-sac. However, the property is on American Boulevard with no direct access to the cul-de-sac. Developable properties across the street and parcels located southward on American Boulevard are zoned I-B-2.</p> <p>A proposed business is interested in purchasing the property for the purpose of developing a gaming machine manufacturing and supply business. Site plans will be submitted to the Plan Commission in the future if the property is rezoned. An I-B-2 zoning category is appropriate for the proposed business that is interested in the property.</p> |
| <b>REVIEW:</b>                | <p>When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. The proposed rezoning complies with proposed uses in the Comprehensive Plan and surrounding land uses, including matching existing uses to the east and south.</p> <p>For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the Council meeting prior to review of the rezoning by the Common Council.</p>                                                                                                                                                                |
| <b>STAFF RECOMMENDATION:</b>  | <p>Staff recommends APPROVAL of the rezoning request subject to the following:</p> <ol style="list-style-type: none"> <li>1. Meets all state and local regulations.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

CITY OF DE PERE  
RECEIVED  
JAN 6 2017

# CITY OF DE PERE

## PLANNING DEPT.

### APPLICATION FOR REZONING

Fee: \$ 305.00

Receipt #: 118347

Date: 1-06-17

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>John Michaud / GAMING MACHINE SUPPLY | Authorized Representative<br>JOHN MICHAUD      | Title<br>OWNER               |                   |
| Mailing Address<br>1116 MONEY CT                                              | City<br>De Pere                                | State<br>WI                  | ZIP Code<br>54115 |
| Email Address<br>rjohnmichaud@gmail.com                                       | Phone Number (incl. area code)<br>920-217-2128 | 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)<br>City of De Pere | Contact Person<br>Peter Schleinz               | Title<br>City Planner                        |                   |
| Mailing Address<br>335 S. Broadway Street     | City<br>De Pere                                | State<br>WI                                  | ZIP Code<br>54115 |
| Email Address<br>pschleinz@mail.de-pere.org   | Phone Number (incl. area code)<br>920.339.4043 | Fax Number (incl. area code)<br>920.330.9491 |                   |

**SECTION 3: Project or Site Location**

|                                                                                                                   |                                  |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Project Address/Description<br><br>2200 BLK American BLVD / Rezone property for proposed gaming machine business. | Parcel Number(s):<br><br>WD-1379 |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------|

**SECTION 4: Proposed Rezoning Use**

|                                  |                                                                           |                                              |                                 |
|----------------------------------|---------------------------------------------------------------------------|----------------------------------------------|---------------------------------|
| Existing Zoning:                 | C-EO-2 (Corporate Executive Office District 2)                            |                                              |                                 |
| Proposed Zoning:                 | I-B-2 (Industrial Business 2)                                             |                                              |                                 |
| Adjacent Zoning: North<br>C-EO-2 | Adjacent Zoning: South<br>I-B-2                                           | Adjacent Zoning: West<br>Conservancy & I-B-2 | Adjacent Zoning: East<br>C-EO-2 |
| Present Use of Parcel            | Vacant City owned business park lot -- farmed.                            |                                              |                                 |
| Proposed Use of Parcel           | Gaming machine business -- Office area, warehouse/work area, parking lot. |                                              |                                 |

**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.

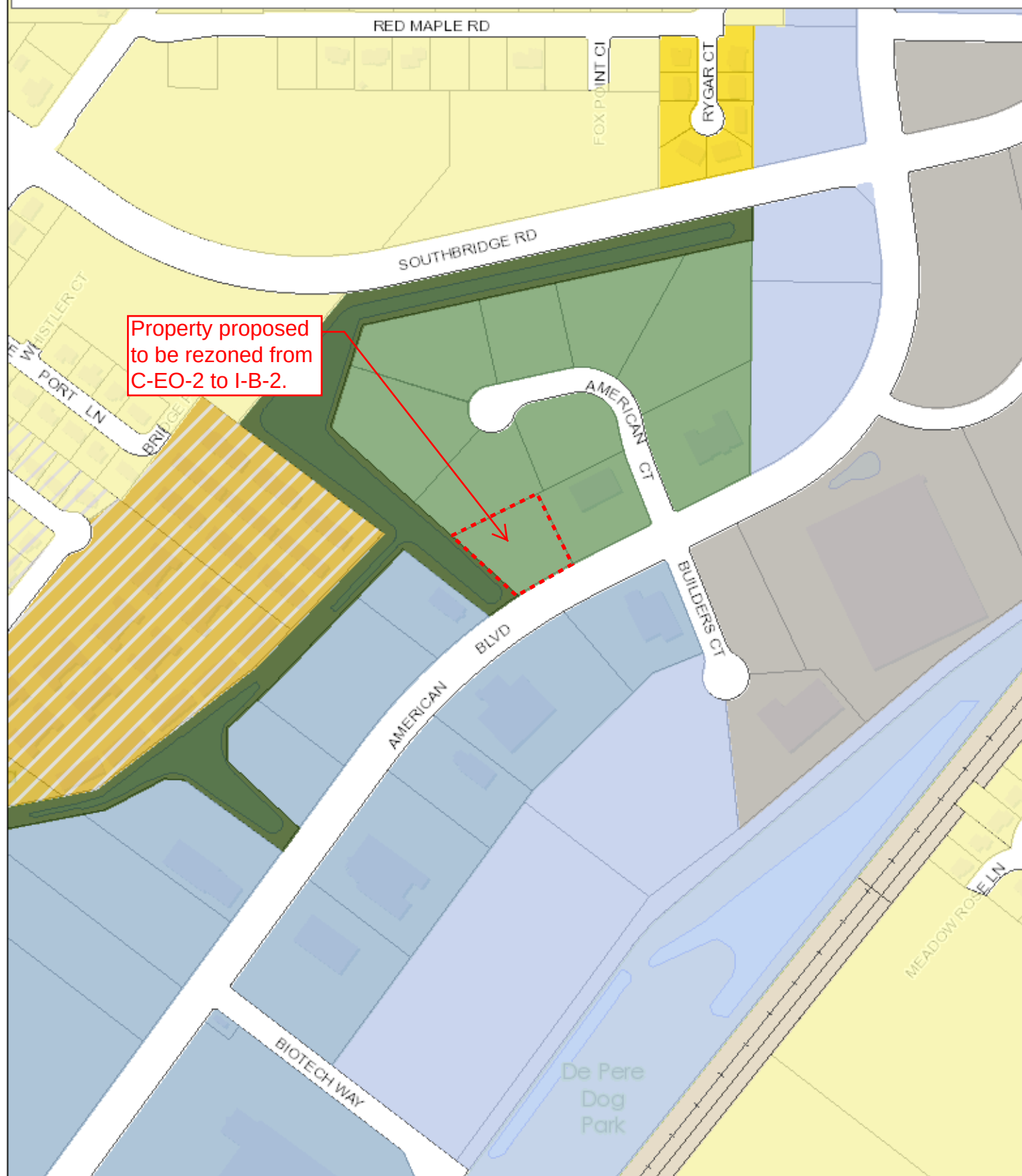
**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

|                                                                        |                |                              |
|------------------------------------------------------------------------|----------------|------------------------------|
| Name of Owner/Authorized Representative (please print)<br>John Michaud | Title<br>OWNER | Phone Number<br>920-217-2128 |
| Signature of Applicant<br>                                             |                | Date Signed<br>1/6/17        |

Attached additional sheets if necessary.

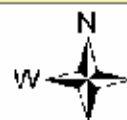


# Proposed Rezoning from C-EO-2 to I-B-2 for Parcel WD-1379



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department



01/16/2017

Packet Pg. 11

Attachment: Rezoning Map (5422 : Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I)

**City of De Pere, Wisconsin****Request For Plan Commission Action**

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**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a rezoning request from Temporary R-1 to R-1 (Parcel ED-R20), Temporary A-1 to A-1 (Parcels ED-D393-3, ED-D394, ED-D409, ED-D411-1, ED-D411-2), and Temporary A-11 to Conservancy District (Parcel (ED-D393-4) for recently annexed lands on South Broadway Street and on Heritage Road. Submitted by City of De Pere.\*

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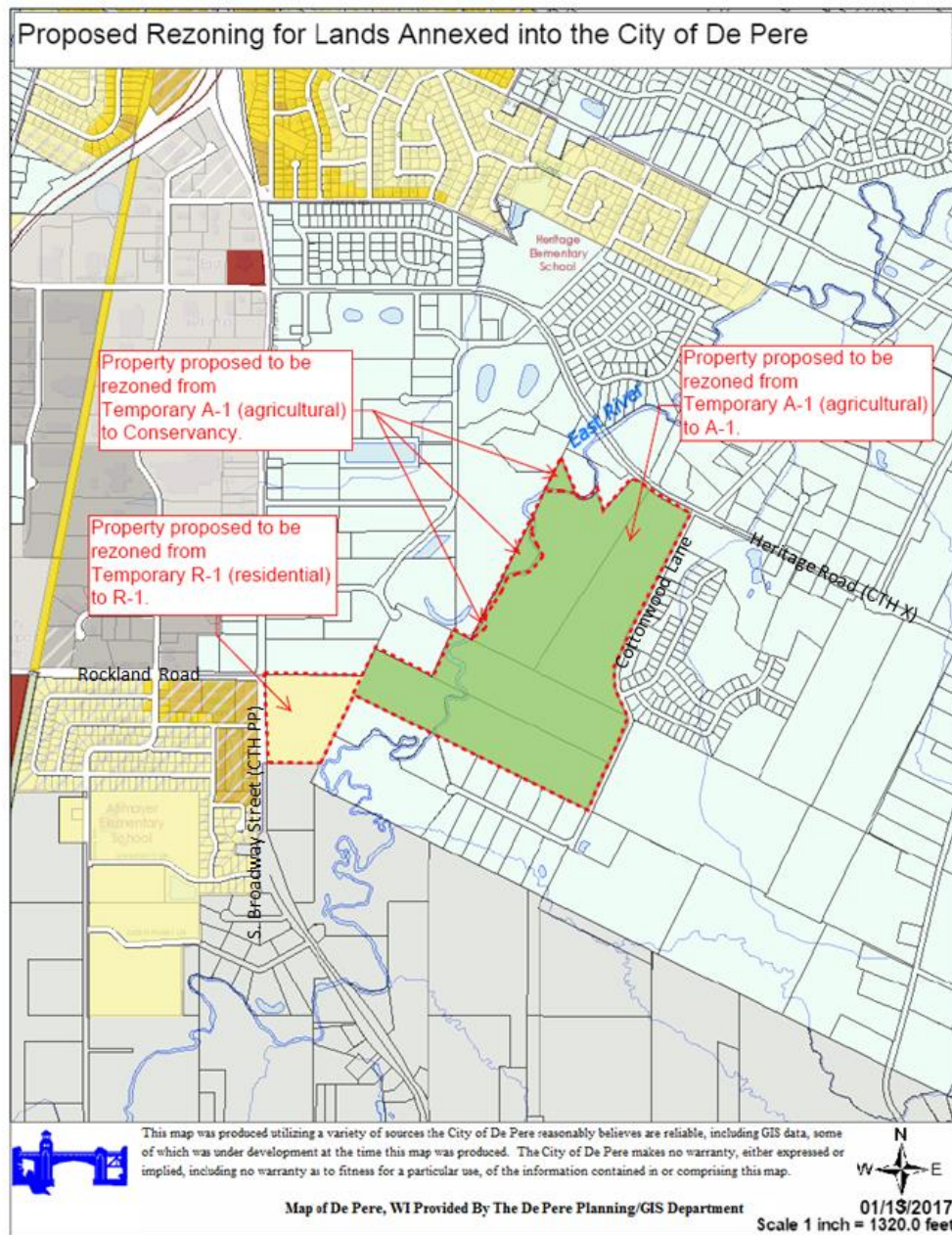
**ATTACHMENTS:**

- Report to Plan Commission - Annexation Area (DOCX)
- Application Form (PDF)



- Item 4:** Recommendation regarding a rezoning request from Temporary R-1 to R-1 (Parcel ED-R20), Temporary A-1 to A-1 (Parcels ED-D393-3, ED-D394, ED-D409, ED-D411-1, ED-D411-2), and Temporary A-1 to Conservancy District (Parcel ED-D393-4) for recently annexed lands on South Broadway Street and on Heritage Road. Submitted by City of De Pere.\*

### SITE MAP

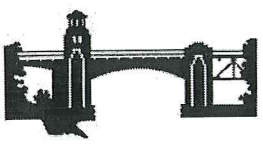


**REQUESTED ACTION:** Rezoning Request due to recent annexation.

Rezone one parcel from Temporary R-1 (residential) to R-1.  
Rezone five parcels from Temporary A-1 (agricultural) to A-1.  
Rezone one parcel from Temporary A-1 (agricultural) to Conservancy.

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>COMMON DESCRIPTION:</b>    | Seven parcels of land southeast from the intersection of S. Broadway Street and Rockland Road as well as southwest from the intersection of Heritage Road and Cottonwood Lane.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PARCEL NUMBERS:</b>        | R-20, D-393-3, D-394, D-409, D-411-1, D-411-2, D-393-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>EXISTING ZONING:</b>       | Temporary R-1 (Single Family Residence District)<br>Temporary A-1 (Agricultural District)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PROPOSED ZONING:</b>       | R-1 for Parcel R-20<br>A-1 for Parcels D-393-3, D-394, D-409, D-411-1, D-411-2<br>Conservancy for Parcel D-393-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>SURROUNDING LAND USES:</b> | Agricultural, vacant, natural, residential, and developing residential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>COMPREHENSIVE PLAN:</b>    | Proposed land uses were not identified in the Comprehensive Plan; however, best uses that match the proposed zoning were identified in a recent annexation for the subject properties.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>APPLICANT NAME:</b>        | City of De Pere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>SITE HISTORY:</b>          | <p>The subject properties were annexed into the City of De Pere in 2016 from the Towns of Rockland and Ledgeview at the request of the property owners. At the time of the annexation a temporary zoning category was assigned to each parcel. A permanent zoning category needs to be established for the parcels.</p> <p>Using the temporary categories already assigned as a foundation, new formal categories were identified. The use of "Conservancy" was added for Parcel D-393-4 as it is a wooded area on the west side of the east river than cannot be easily accessed for farming.</p>                                   |
| <b>REVIEW:</b>                | <p>When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. The proposed rezoning complies with proposed uses in the Comprehensive Plan and surrounding land uses. The proposed zoning categories also comply with temporary zoning categories established as part of the annexation process.</p> <p>For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the Council meeting prior to review of the rezoning by the Common Council.</p> |
| <b>STAFF RECOMMENDATION:</b>  | <p>Staff recommends APPROVAL of the rezoning request subject to the following:</p> <ol style="list-style-type: none"> <li>1. Meets all state and local regulations.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



|                                                                                   |                                                                     |  |                                  |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------|--|----------------------------------|
|  | <b>CITY OF DE PERE</b><br><b>APPLICATION FOR</b><br><b>REZONING</b> |  | <b>Fee:</b> \$ 290.00            |
|                                                                                   |                                                                     |  | <b>Receipt #:</b> Not Applicable |
|                                                                                   |                                                                     |  | <b>Date:</b> 22 DEC 2016         |
|                                                                                   |                                                                     |  |                                  |

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>City of De Pere | Authorized Representative<br>Peter Schleinz        | Title<br>City Planner                        |                   |
| Mailing Address<br>335 S. Broadway Street                | City<br>De Pere                                    | State<br>WI                                  | ZIP Code<br>54115 |
| Email Address<br>pschleinz@mail.de-pere.org              | Phone Number (incl. area code)<br>920.339.4043 x 2 | Fax Number (incl. area code)<br>920.330.9491 |                   |

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

|                                                                            |                                                    |                                    |                          |
|----------------------------------------------------------------------------|----------------------------------------------------|------------------------------------|--------------------------|
| Name (Ind. Org. or Entity)<br>Craig Hutjens, et. al., James & Julie Becker | Contact Person<br>Authorized Representative, above | Title<br>Owners                    |                          |
| Mailing Address<br>3439 Old Military RD, 2022 Heritage RD                  | City<br>, De Pere WI 54115-9260                    | State<br>WI, WI                    | ZIP Code<br>54115, 54115 |
| Email Address<br>--                                                        | Phone Number (incl. area code)<br>--               | Fax Number (incl. area code)<br>-- |                          |

**SECTION 3: Project or Site Location**

|                                                                                                             |                                                             |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Project Address/Description<br><br>Establish zoning districts for the following temporary zoned properties: | Parcel Number(s):<br><br>ED-R20 / ED-D393-3 / ED-D394 / ED- |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|

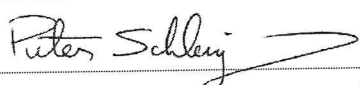
**SECTION 4: Proposed Rezoning Use**

|                                             |                                                                                        |                                                  |                                            |
|---------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------|
| Existing Zoning:                            | ED-R20=Temp R1; ED-D393-3/ED-D393-4/ED-D394/ED-D409/ED-D411-1/ED-D411-2=Temp A1        |                                                  |                                            |
| Proposed Zoning:                            | ED-R20=R1; ED-D393-3/ED-D394/ED-D409/ED-D411-1/ED-D411-2=A1; ED-D393-4=Conservancy     |                                                  |                                            |
| Adjacent Zoning: North<br>Ledgerview zoning | Adjacent Zoning: South<br>Rockland / Ledgerview zoning                                 | Adjacent Zoning: West<br>R-3 / Ledgerview zoning | Adjacent Zoning: East<br>Ledgerview zoning |
| Present Use of Parcel                       | ED-R... parcel = agriculture; ED-D... parcels = agriculture, natural, and residential. |                                                  |                                            |
| Proposed Use of Parcel                      | Same.                                                                                  |                                                  |                                            |

**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>Peter Schleinz                                      | Title<br>City Planner | Phone Number<br>920.339.4043 ext. 2 |
| Signature of Applicant<br> |                       | Date Signed<br>22 DEC 2016          |

Attach additional sheets if necessary.

**City of De Pere, Wisconsin****Request For Plan Commission Action**

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**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Kimberly Flom

**SUBJECT:** Review possible land and location for future Fire Station #3 \*

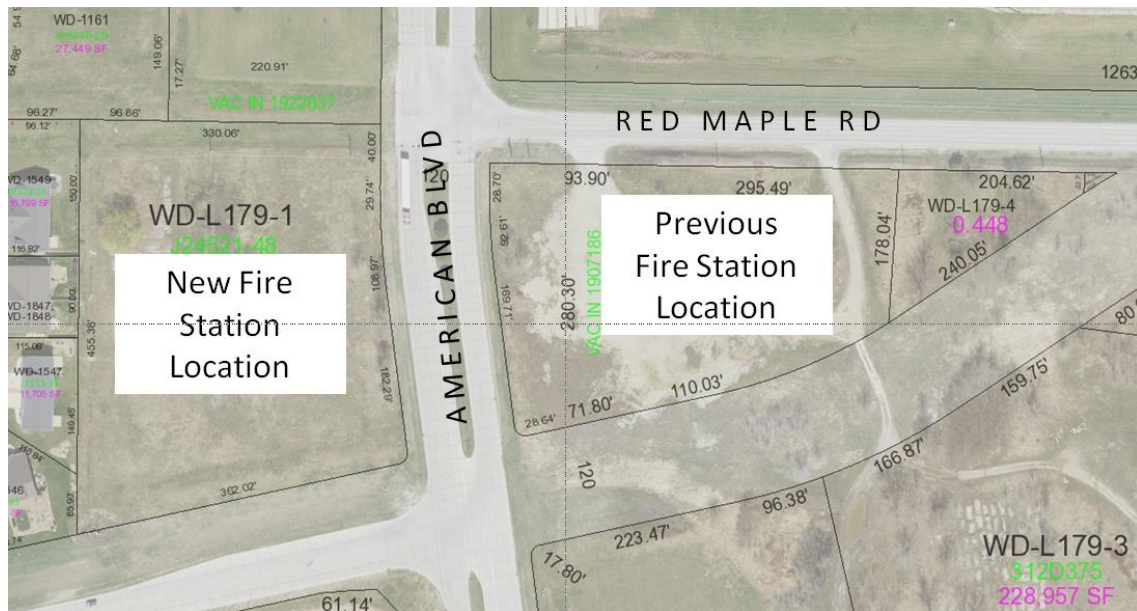
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**ATTACHMENTS:**

- PC Report Fire Station 3 1-23-2017 (DOCX)
- Planning commission memo (PDF)

**Item 5: Review possible land and location for future Fire Station #3.**

**SITE MAP**



Property Location

**REQUESTED ACTION:** Review a new proposed location for future Fire Station #3.

**REQUEST SUMMARY:** In the fall of 2015, the Plan Commission and City Council placed a 'hold' on parcels WD-L479-3, WD-L-179-4, WD-L-179-5-1 as a location for future Fire Station #3. Per the meeting minutes, other property in the area would be considered if the selected parcel received any development interest.

The Battlehouse/Ninja Warrior project is now proposed for these parcels so staff recommends a new location across the street for the future Fire Station.

Parcel WD-L179-1 provides a location near the Southbridge Corridor as well as the potential to access the site in two areas in order to permit 'drive through' movements from the fire trucks. A memo from Fire Chief Matzke is attached for review.

If there were significant development interest on Parcel WD-L179-1, staff would bring this item back to the Plan Commission and Council for discussion.

**STAFF RECOMMENDATION:** Staff recommends relocating the preferred location for future Fire Station #3 from the southeast corner of Red Maple Road and American Boulevard to the Northwest Corner of Southbridge and American Boulevard and that this item be forwarded to Council for consideration.



# Memo

**To:** Honorable Mayor Michael Walsh  
Members of the De Pere Planning Commission

**From:** Al Matzke, Fire Chief *AEM*

**Date:** January 12, 2017

**Re:** Land and Location Proposal for De Pere Fire Station 3

---

It has been brought to my attention by Economic Development & Planning Director Kimberly Flom that she has an interested party that may want to locate a business on the parcel WD-L179-3.

This parcel has been set aside for a proposed future fire rescue facility, which was outlined in a memo dated July 7, 2015 from Chief Dennis Rubin (copy of memo attached).

The Economic Development & Planning Director has suggested another parcel WD-L179-1 as an alternative site for the proposed future fire rescue facility.

Parcel WD-L179-1 meets all of the criteria of parcel WD-L179-3 and I support the recommendation of the Economic Development & Planning Director.

Attachment: Planning commission memo (5424 : Land and Location for Future Fire Station 3 \*)





# Memo

**To:** Honorable Mayor Michael Walsh  
Members of the De Pere Planning Commission

**From:** Dennis L. Rubin, Fire Chief

**Date:** July 7, 2015

**Re:** Land and Location Proposal for De Pere Fire Station 3

The Fire Department would like to request the support and approval of the De Pere Planning Commission to procure the land to construct Fire Station 3 in the southwest quadrant of our City. After careful consideration and with much discussion, the Fire Department believes that the City of De Pere owned site located on American Boulevard at Red Maple Road consisting of 2.93 acres of land would be a desirable site location to build the next De Pere Fire – Rescue Station. This parcel of land has the legal description as WD-L179-3.

The location of this property will provide the needed response time coverage to the south and west quadrants of De Pere. Currently, the area that this proposed fire station would provide response coverage for does exceed the five (5) minute response time goal set by the Department. As the Planning Commission is aware, emergency response times are mission critical when help is needed to manage an emergency medical or fire response call for assistance from our citizens and visitors.

Public safety is the bedrock of a community's vitality ensuring that folks feel safe and secure in the homes, places of employment, schools and recreation facilities. With the addition of the proposed De Pere Fire Station, the city will be properly covered by fire engines and ambulances.

As a quick review, the best time to intervene at a life threatening emergency medical response is no more than four to six minutes (hence the reason why the 5 minute response target time was selected). In this window of time, the "survivable patient" has the very best chance of recovering from their injuries or illness and returning to a normal productive life. Using the analogy of a traffic light, the lens color at this point would be green (potential savable patient).

If the emergency response window is stretched from seven to ten minutes, the patient outcomes will likely not be as acceptable. Permanent and irreversible brain damage will likely



occur with patients that are breathless and pulseless (their heart has stopped) for periods of time longer than six minutes. If bleeding is substantial and not controlled or replaced (with IV fluids), death is highly likely. The yellow lens is now lit, using the traffic light comparison. The margin is very thin to save a human life of someone that the response time exceeds the five minute response standard.

Increase the paramedic care arrival time to ten minutes or beyond and death is the most likely patient outcome. Life-saving care and transportation to an appropriate hospital after such a long time delay is generally futile. The traffic light has now lit up red and as such the notion is that the critical patient is no longer savable. In true emergency cases, it is rare to experience saving a life if the response time is ten minutes or longer. In the few true emergency cases that patients do survive long delay in receiving care, their recover is very slow and with substantive brain damage.

As a further benefit and opportunity, this location will be desirable to both of our neighboring fire departments. We are in discussions with both Lawrence and Ledgeview Fire Departments to determine the best and most efficient use of a fire station building at the proposed location. Both agencies have expressed a willingness to continue to discuss exploring just how a tri-community approach might be the most efficient and effective for all. The focus will be on service delivery and not on any one changing or losing their communities unique identity. In fact, these discussions have led us to explore the possibilities of establishing a joint training program that will be mutually beneficial. Ashwaubenon Public Safety Department has expressed an interest in possibly locating an ambulance in the Grant Street Fire Station (west side). To have all three communities working closer together with us to provide the best services possible to this portion of Brown County, will be in the best interest for all concerned.

Finally, once the new fire station site is determined, the design phase of the project will be added to the City's seven year Capital Improvement Budget starting in 2017. Design is tentatively scheduled to be completed in 2024 with construction tentatively scheduled for 2025.

The plat plan for this property, as well as the 5 minute response zones, is included as attachments for your review. If the De Pere Planning Commission would consider approval of this request for final action by the Common Council, it would be greatly appreciated. Thank you for your consideration of this request. I stand ready to respond to any questions that the Commission may have at this time.

**City of De Pere, Wisconsin****Request For Plan Commission Action**

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**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Kimberly Flom

**SUBJECT:** Recommendation regarding a Conditional Use request to permit a Recreational Building located generally at the southeast corner of Red Maple Rd and American Blvd (Parcels WD-L479-3, WD-L-179-4, WD-L-179-5-1). \*

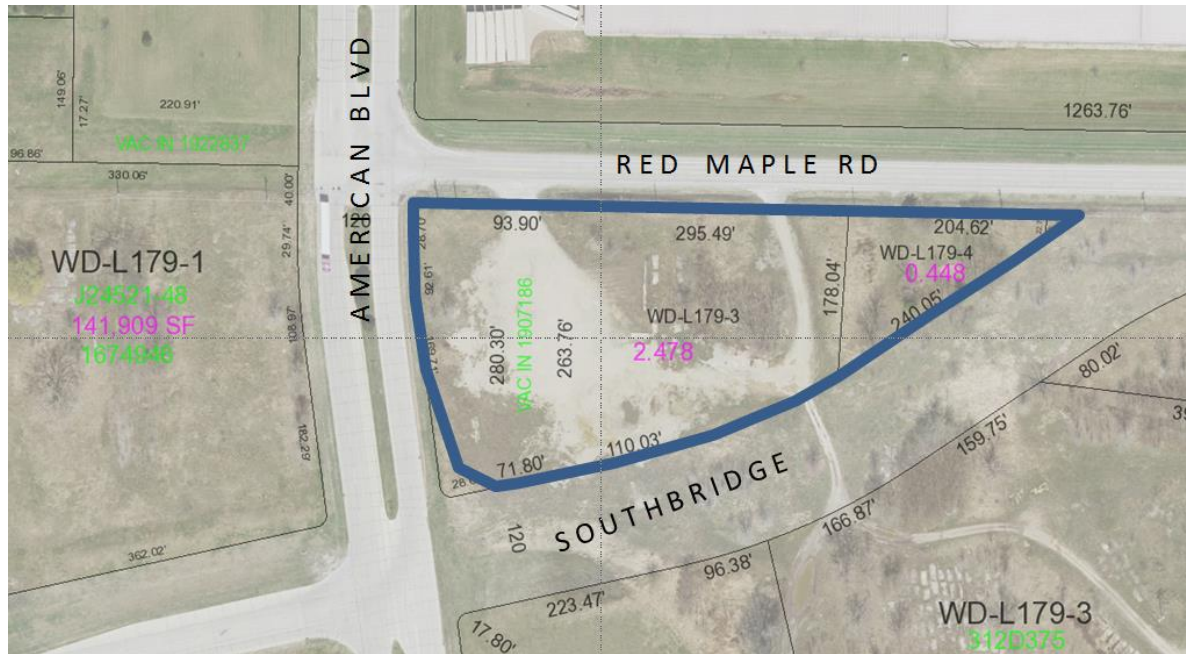
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**ATTACHMENTS:**

- PC Report Battlehouse 1-23-2017 (DOCX)

- Item 6:** Recommendation regarding a Conditional Use request to permit a Recreational Building located generally at the southeast corner of Red Maple Rd and American Blvd (Parcels WD-L479-3, WD-L-179-4, WD-L-179-5-1). Applicant: Mark Soderland

### SITE MAP



Property Location

|                               |                                                                                                                                                                                                        |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUESTED ACTION:</b>      | Conditional Use Permit to allow a Recreational Building.                                                                                                                                               |
| <b>COMMON DESCRIPTION:</b>    | Southeast corner of Red Maple Road and American Boulevard                                                                                                                                              |
| <b>PARCEL NUMBERS:</b>        | WD-L479-3, WD-L-179-4, WD-L-179-5-1                                                                                                                                                                    |
| <b>EXISTING ZONING:</b>       | I-3 General Industrial District                                                                                                                                                                        |
| <b>SURROUNDING LAND USES:</b> | North: (across Red Maple) I-B-1 Zoning - Warehousing<br>South: (across Southbridge ROW) I-3 Zoning - Vacant<br>East: Red Maple Rd and Southbridge ROW<br>West: (across American) I-B-1 Zoning - Vacant |
| <b>APPLICANT NAME:</b>        | CMR LLC<br>Representative: Mark Soderland<br>PO Box 5512<br>De Pere, WI 54115                                                                                                                          |

The applicant, a local developer, is working to acquire the property and construct a recreational building that will be home to Battlehouse LLC, Ninja Warrior LLC and a Dairy Bar.

If the Conditional Use Permit is approved, the applicant will proceed with land acquisition from the City via Developer's Agreement. If that is approved, the developer will construct a building on the property and lease the building to 'Big Bull Falls, LLC,' owned by Craig and Diedre Knapp.

The Knapps plan on opening the facility as a recreational building with three different themes. Customers will be able to engage in a tactical laser tag experience at Battlehouse, test out cross training skills at Ninja Warrior and/or snack on ice cream or frozen yogurt at a to-be-named Dairy Bar.

Battlehouse LLC submitted a revolving loan fund application that was preliminarily approved by the City Council in December of 2016

**SITE HISTORY:**

These City-owned parcels are located in the West Industrial Park and have been marketed by the City as available property. In 2015, the Plan Commission and Common Council placed a hold on this property for a potential future fire station. Staff has requested to change that designation per the previous agenda item.

**STAFF REVIEW:**

A Conditional Use Permit allows a specific land use that is not otherwise permitted in a zoning district. Typically, these uses are essential or desirable, but have extenuating review factors that may limit their appropriate location. Often, certain standards need to be met by the applicant before the Conditional Use Permit can be granted. Conditional Use Permits expire if the authorized use ceases for 12 month or more.

The City of De Pere Zoning Code includes the following Conditional Use Standards:

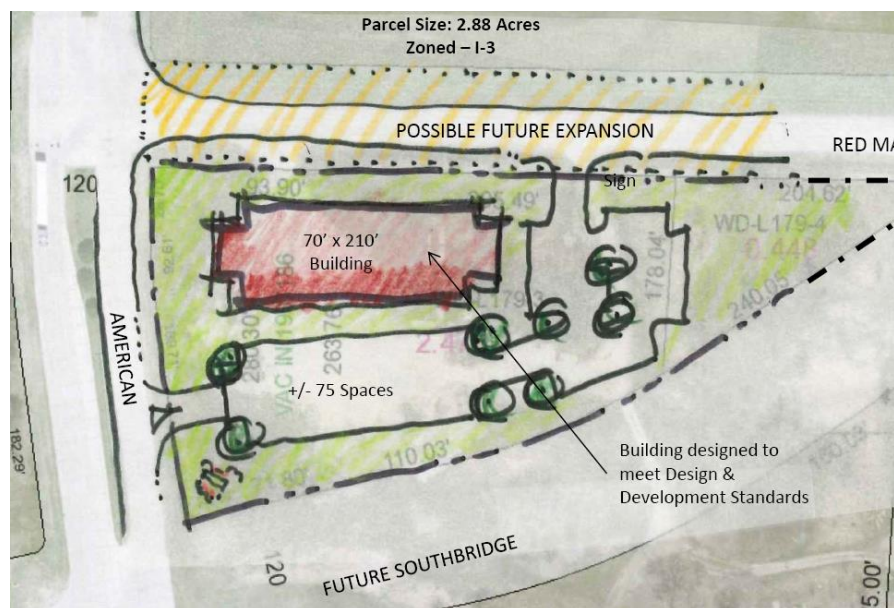
*No conditional use shall be recommended by the Plan Commission unless such Commission shall find:*

- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
- (b) That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;*
- (c) That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;*

- (d) *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and*
- (e) *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.*

It is not atypical to see Recreational Buildings included as Conditional or Special Use Permits in Industrial Zones. Often, certain recreational buildings require space and height needs best provided by an industrial style building coupled with the parking and traffic needs of a commercial use. Because of that, special attention should be given to parking, traffic and surrounding land uses.

A formal site plan was not complete at the time of this application but the below diagram indicates the general layout of the property. At approximately 75 parking spaces, the site plan would provide more than 4 cars parked / 1,000 square feet of commercial space. Parking will be reviewed carefully during the site plan review to ensure that Code requirements are met.



### Conceptual Site Plan Diagram

The chart on the next page has been prepared in order to review the above standards in more detail.



| Conditional Use Review Form                                                                  | Yes | No | NA |
|----------------------------------------------------------------------------------------------|-----|----|----|
| Will the proposed use be compatible with the surrounding area?                               | X   |    |    |
| Will the proposed building be architecturally compatible with those in the surrounding area? | X   |    |    |
| Will the condition create a:                                                                 |     |    |    |
| 1. Noise problem                                                                             |     | X  |    |
| 2. Traffic problem                                                                           |     | X  |    |
| 3. Parking problem                                                                           |     | X  |    |
| 4. Highway Access problem                                                                    |     | X  |    |
| 5. Garbage disposal problem                                                                  |     | X  |    |
| 6. Policy and Fire protection problem                                                        |     | X  |    |
| 7. Be hazardous to children                                                                  |     | X  |    |
| 8. Lighting problem                                                                          |     | X  |    |
| 9. Sewage disposal problem                                                                   |     | X  |    |
| 10. Water supply problem                                                                     |     | X  |    |
| 11. Runoff or drainage problems                                                              |     | X  |    |
| 12. Windblown articles                                                                       |     | X  |    |
| 13. Water pollution                                                                          |     | X  |    |
| 14. Air pollution                                                                            |     | X  |    |
| 15. Wind erosion                                                                             |     | X  |    |
| Would the new use of the property have an adverse effect on population densities?            |     | X  |    |
| Would the property insurance rates increase for adjoining owners?                            |     |    | X  |
| Would the granting of the conditional use be detrimental to the environment?                 |     | X  |    |
| Would the proposed use add or create a floodplain problem?                                   |     | X  |    |
| Would prime agricultural land be destroyed if approved?                                      |     | X  |    |
| Will this use have an adverse effect on a school district?                                   |     | X  |    |
| Will this change decrease adjacent property values?                                          |     | X  |    |
| Will the use add to the economic growth of the labor and industry of Brown County?           |     | X  |    |
| Is the conditional use primarily for a speculative income return?                            |     | X  |    |

**PROCESS:**

For Conditional Use Permits, the Plan Commission makes a recommendation to the City Council. After a Class I Notice, a public hearing is held at a Common Council meeting before Council review. This Conditional Use Permit is scheduled to be reviewed by the Council on February 22, 2017. Staff sent notification letters to property owners within 300'.

The Conditional Use Permit is only one of many reviews needed to complete this project. Other reviews include:

- Developer's Agreement (Finance/Personnel Committee + Council)
- CSM (Plan Commission + Council)
- Site Plan (Plan Commission)
- Revolving Loan Fund (Council + Finance/Personnel)

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the Conditional Use Permit to allow a Recreational Building on parcels WD-L479-3, WD-L-179-4, WD-L-179-5-1 in the I-3 General Industrial District.

**City of De Pere, Wisconsin****Request For Plan Commission Action**

---

**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Revised Site Plan request at 1212 N. Enterprise Drive in De Pere for a warehouse addition and parking lot expansion (Parcels ED-2070 and ED-2069). Applicant: Mach IV Engineering & Surveying LLC

---

**ATTACHMENTS:**

- 01-23-07 Plan Commision Report - Revised Amerilux (DOCX)
- Application Form (PDF)
- Site Plan - Revised (PDF)

- Item 7:** Recommendation regarding a Revised Site Plan request at 1212 N. Enterprise Drive in De Pere for a warehouse addition and parking lot expansion (Parcels ED-2070 and ED-2069). Applicant: Mach IV Engineering & Surveying LLC

### SITE MAP



|                            |                                                                                                                                               |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUESTED ACTION:</b>   | Site Plan Approval.                                                                                                                           |
|                            | Site Plan approval for a warehouse addition and parking lot expansion on two developed parcels that are proposed to be combined into one lot. |
| <b>COMMON DESCRIPTION:</b> | 1212 N. Enterprise Drive, located north from the Enterprise Drive and O'Keefe Road intersection (north side of cul-de-sac).                   |
| <b>PARCEL NUMBERS:</b>     | ED-2070 and ED-2069<br>(parcels are proposed to be combined via certified survey map)                                                         |
| <b>EXISTING ZONING:</b>    | I-1 (Industrial Park District) with a PDD* overlay on Parcel ED-2070 only.<br>*The PDD allows the sale of motor scooters on Parcel ED-2070.   |
| <b>PROPOSED ZONING:</b>    | None                                                                                                                                          |

**SURROUNDING LAND USES:** Industrial to the south, east, and west. Multi-family residential across the highway to the north.

**COMPREHENSIVE PLAN:** Industrial park. Also industrial park to south, east and west. Multi-family residential across the highway to the north.

**APPLICANT NAME:** Skyler Witalson, P.E., authorized agent for Amerilux Holdings LLC  
Mach IV Engineering & Surveying LLC  
2211 N. Broadway  
Green Bay, WI 54303

**SITE HISTORY:** The Amerilux Holdings LLC owned property has been in existence for over 15 years. The original building was developed in 1999, and additions were constructed in 2009 and 2012. Also, in 2008 a PDD Overlay was created for parcel ED-2070 (only) to allow for the sale of motor scooters.

On November 28, 2016 the Plan Commission approved a site plan that would allow the applicant to construct a 28,100 square foot warehouse, of which 1,500 square feet is new office space, an expanded parking lot, and a storm water management system. In January, 2017, the applicant returned to staff with a proposal for a proposed larger 30,592 square foot warehouse with a redesigned parking lot expansion and storm water management system. The larger warehouse falls within the side yard setback of the lot.

- On January 23, 2017, the petitioner will be going before the Board of Appeals to seek a variance to allow part of the warehouse to encroach 14.4 feet into the 25-foot side yard setback.

The proposal also includes the addition of paving on the north side of the warehouse, and paving for a parking lot expansion on the west side of the proposed warehouse, as well as southeast from the existing building. The number of new parking stalls added is 48.

**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.

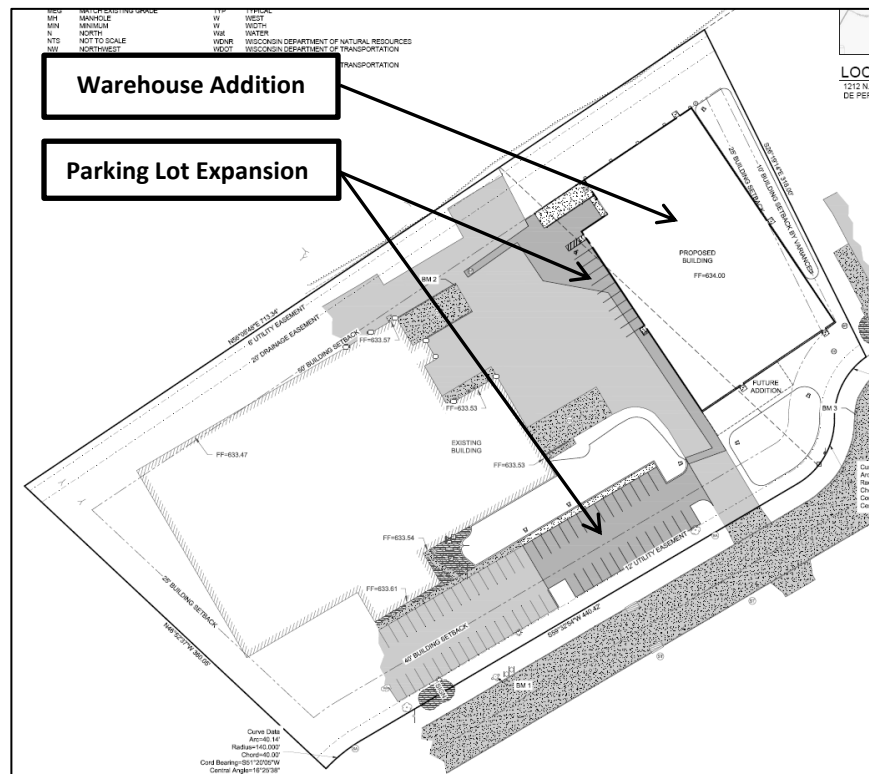
The two parcels on the property are proposed to be combined in order to eliminate issues related to side yard setbacks in the middle of the property due to the parking lot and warehouse being divided by a property line. The review of a Combination Certified Survey Map is in progress between the property owner and Brown County Planning Commission.

The addition of a warehouse with office space requires 33 additional parking stall and 39 new stalls are provided, creating a surplus of 6 extra parking stalls for future expansions. The parking stall depth is properly

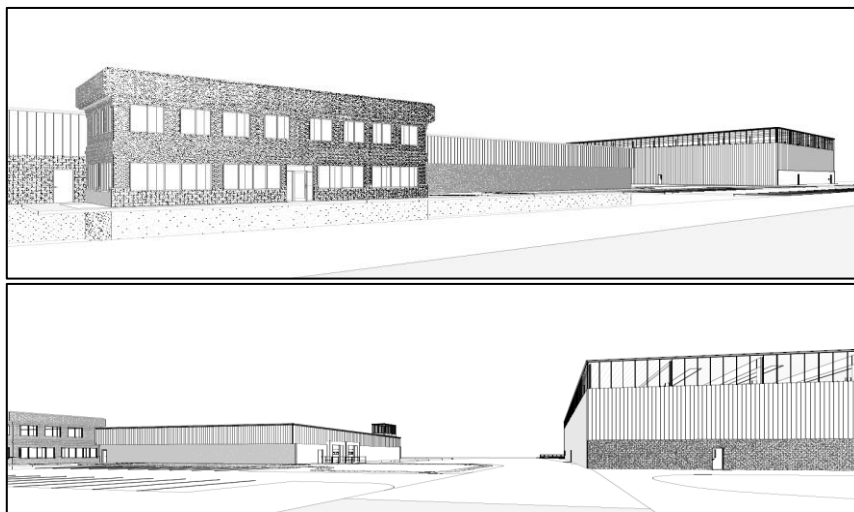


sized at 18.5-feet. The parking stall width is 9-feet wide and can be reduced to 8.5-feet wide. The drive lane width is 25.6-feet wide and can be reduced to 24-feet wide. At least one handicap stall is required in the new parking area with proper signage and ground markings. The handicap stall is located at the northwest end of the proposed warehouse.

When the site plan was originally reviewed in November, 2016, staff met with the agent from Mach IV to discuss appropriate building façade materials, the breakup of massing with the warehouse view from the street (or identification that the materials of the future addition will cover a more modest design within the next five years), adding landscaping to the parking area to break up massing with peninsulas and vegetation, lighting plans, and providing an overall stall count to establish that parking needs are met. Many of the concerns have been addressed in the site plans provided to the Plan Commission for the January 23, 2017 meeting. The addition of paving within the WisDOT 50-foot setback is an issue that must be addressed between WisDOT and the property owner.



Proposed Warehouse Addition (within side yard setback)  
and Parking Lot Expansion



Two Views of the Existing Building and Proposed Warehouse (right) from Street

Site plans are approved by the Plan Commission and not reviewed by the Common Council.

#### STAFF COMMENTS:

##### Engineering:

1. Regarding water meter size, If greater than a 1" (i.e. - 10" water service), one month advance notice is required so Water Department can order the meter.
2. On the Site Plan Sheet C2.0 show adjustments for the irrigation shut off valve referenced in comment 10 on the Existing Conditions Sheet C1.0. Irrigation shut off valve is to be located in proposed parking lot expansion.
3. Sheet C6.0 detail I shows a 8" gate valve for the 10" service. Should be a 10" gate valve on the 10" PVC.
4. If temporary water is needed during construction, contact Green Bay Water Utility at 920-339-4046.
5. Based on the new size for the water service, please relocate the water valve adjacent to the existing water main in the right-of-way.

##### Fire:

1. Please contact the fire chief for site plan comments prior to obtaining permits.

##### Forestry:

1. Landscape plan has been included with 7 trees. The owner needs to list the trees being planted with their appropriate genus and species name instead of their common name. A "Red" maple can mean really 3 things - a red leaved maple, a maple that gets red leaves in the fall or the Acer rubrum (which is the true 'red' maple).

##### Health:

1. None.

##### Building & Planning:

1. Subject to receiving an approval of a variance from the Board of Appeals that allows the expanded warehouse to lie within the sideyard setback.
2. Subject to the recording of a Combination Certified Survey Map that combines parcels ED-2070 and ED-2069.

3. There is a 5-foot by 5-foot paved area (site plan page C2.0), and a new 36-foot wide asphalt area on the north side of the proposed building (site plan page C1.0), within the 50-foot setback that is enforced by WisDOT. Obtain proper approvals from WisDOT to be able to develop within the setback and provide a copy to City of De Pere for files.
4. Front future addition to be constructed within a five year time frame from the date of the last site plan review or the building will need to be brought into compliance with material standards. The established five year timeframe for compliance is November 28, 2021.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the revised site plan request for a warehouse addition and parking lot expansion, subject to compliance with the above comments and conditions.

# Mach IV

Engineering & Surveying LLC

## Letter of Transmittal

|                                        |                                     |
|----------------------------------------|-------------------------------------|
| To: City of De Pere – Site Plan Review | DATE: 01/09/2016 JOB No. 0176-04-16 |
| 335 S Broadway                         | RE: Amerilux Site Plan              |
| De Pere, WI 54115                      | 2 <sup>nd</sup> Submittal           |
|                                        |                                     |

We are sending you ☒ attached, ☐ under separate cover via the following items:

- ☐ Shop Drawings    ☐ Prints    ☒ Plans    ☐ Diskettes  
☐ Specifications    ☐ Copy of Letter    ☒ Forms    ☒ Reports

| Copies | Description                                                     |
|--------|-----------------------------------------------------------------|
| 1      | Application for Site Plan Review                                |
| 1      | Response to Staff Comments                                      |
| 1      | Civil Site Plan Set (Full Size 24"x36")                         |
| 1      | Civil Site Plan Set (Full Size 11"x17")                         |
| 1      | Storm Water Management Report                                   |
| 1      | DVD containing electronic versions of all application materials |
|        |                                                                 |
|        |                                                                 |

These are transmitted as checked below:

- ☒ For Approval    ☒ For Review and Comment    ☒ For Your Use  
☐ Approved    ☐ As Requested    ☐ Approved as Noted

**Skyler Witalison, P.E.**  
 Mach IV Engineering & Surveying, LLC  
 211 N. Broadway, Suite 114  
 Green Bay, WI 54303  
 Office: (920) 569-5765  
 Direct: (602) 505-2498  
[switalison@mach-iv.com](mailto:switalison@mach-iv.com)

Signature: \_\_\_\_\_

*Skyler Witalison*

Attachment: Application Form (5471 : Recommendation regarding a Revised Site Plan request at 1212 N. Enterprise Drive in De Pere for a wa)

|                                                                                   |                                                                                                                |                  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------|
|  | <p align="center"><b>CITY OF DE PERE</b></p> <p align="center"><b>APPLICATION FOR<br/>SITE PLAN REVIEW</b></p> | Fee: \$ 290.00   |
|                                                                                   |                                                                                                                | Receipt #: _____ |
|                                                                                   |                                                                                                                | Date: 01-09-2017 |

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>Mach IV Engineering & Surveying, LLC. | Authorized Representative<br>Skyler Witalison, P.E. | Title                        |                   |
| Mailing Address<br>211 N. Broadway                                             | City<br>Green Bay                                   | State<br>WI                  | ZIP Code<br>54303 |
| Email Address<br>switalison@mach-iv.com                                        | Phone Number (incl. area code)<br>920-569-5765      | Fax Number (incl. area code) |                   |

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

|                                                       |                                               |                              |                   |
|-------------------------------------------------------|-----------------------------------------------|------------------------------|-------------------|
| Name (Ind. Org. or Entity)<br>Amerilux Holdings, LLC. | Contact Person<br>Joe Nick                    | Title                        |                   |
| Mailing Address<br>1212 N. Enterprise Drive           | City<br>De Pere                               | State<br>WI                  | ZIP Code<br>54115 |
| Email Address<br>jnick@ameriluxinternational.com      | Phone Number (incl. area code)<br>920-33-9300 | Fax Number (incl. area code) |                   |

**SECTION 3: Project or Site Location**

|                                                          |                                 |
|----------------------------------------------------------|---------------------------------|
| Project Address/Description<br>1212 N. Enterprise Drive. | Parcel No.<br>ED-2070 & ED-2069 |
|----------------------------------------------------------|---------------------------------|

**SECTION 4: Project Information**

|                         |                             |                            |            |
|-------------------------|-----------------------------|----------------------------|------------|
| Existing Zoning:        | I-1                         |                            |            |
| Present Use of Parcel:  | Gravel Parking/Storage Area |                            |            |
| Proposed Use of Parcel: | Warehouse                   |                            |            |
| Estimated Start Date:   | 02/15/2017                  | Estimated Completion Date: | 08/01/2017 |

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>Skyler Witalison | Title<br>Project Engineer | Phone Number<br>920-569-5765 |
| Signature of Applicant                                                     |                           | Date Signed<br>01-09-2016    |

**TO BE COMPLETED BY CITY STAFF**

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

Attachment: Application Form (5471 : Recommendation regarding a Revised Site Plan request at 1212 N. Enterprise Drive in De Pere for a wa)



## SITE PLAN REVIEW REQUIREMENTS

- 1) Preliminary consultation. Prior to the submittal of a site plan, it is recommended that the developer meet with the Director of Planning, the Building Inspector, and/or other appropriate city staff to discuss zoning district, site plan, and landscaping plan requirements.
- 2) Plan submittal. Submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the Site Plan. Once the site plan is approved a final version shall be submitted in AutoCAD in the Brown County coordinate system,.
- 3) Plan submittal. Plan submittal should include:
  - a) Title sheet: Title sheet must have the site statistics including site square footage; Percent site coverage; Percent open space; and Floor area ratio. Title sheet should also include location, developer and architect.
  - b) Existing Site Plan: plan should show existing boundaries, utilities, existing built features, parking facilities, and natural features.
  - c) Grading / Erosion Control Plan
  - d) Building Site Plan
  - e) Building Elevations: all material must be clearly listed. Color elevations are strongly recommended to be included.
  - f) Parking Plan (if necessary): Parking plan should clearly show how parking is meeting code requirements. Access driveways should be clearly identified along with the plan curb cut locations.
  - g) Refuse Plan (if necessary)
  - h) Landscape Plan
  - i) Lighting Plan
  - j) Sign Plan
- 4) All plans are required to be drawn to scale. If plans do not meet code requirements or if there are special parts to the project which needs to be address a written summary should be provided.

## RESPONSE TO COMMENTS

### EXAMPLE

1. City of De Pere Comments in plain text. Mach IV responses in highlighted text

### STAFF COMMENTS:

#### Engineering:

1. Existing Conditions Sheet C1.0 - Comment two says to remove/salvage "GRAVE" instead of "GRAVEL". Noted and changed.
2. Pursuant to Municipal Code 14-60(9)(2)(h) need to show the dimensions of the adjacent right-of-way and roadway. Added. See Sheet C2.0
3. On the Utility Plan C3.0 need to have a comment to acquire an excavation permit with City of De Pere Public Works at 925 S. Sixth Street prior to excavating in the right-of-way and connecting the water service and sanitary service. Call Public Works at 920-339-4061. Added. See Sheet C3.0
4. On the Utility Plan C3.0 need to have a comment to contact the City of De Pere Water Department prior to connecting water service to the water main. They will need to be present at the time of connection. Call Water Department at 920-339-4063. Added. See Sheet C3.0
5. Need to provide the water service size for the proposed building. If the water service is four-inches in diameter or greater, additional testing will be required (i.e. pressure, safe sample). Added. See Sheet C3.0. Additional testing will be submitted.
6. Water meter size (If greater than a 1", one month advance notice required so Water Department can order the meter). Added. See Sheet C3.0. Consider this submittal as notice of need of meter.
7. Staff is still reviewing the storm water management report. Noted, and see update SWMP (attached).
8. On the Existing Conditions Sheet C1.0, show the sanitary lateral and water service pertaining to comments 9 & 10. Verify they have adequate cover beneath the proposed western pond. Addressed. Pipes/valves/cleanouts shown are NOT sanitary or water laterals. They are on-site storm sewer and irrigation and have been addressed (removal, and protect in place).
9. On the Site Plan Sheet C2.0 show adjustments for the water valve and the sanitary clean-out referenced in comments 9 & 10 on the Existing Conditions Sheet C1.0. Addressed. Pipes/valves/cleanouts shown are NOT sanitary or water laterals. They are on-site storm sewer and irrigation and have been addressed (removal, and protect in place).
10. On the Utility Plan Sheet C3.0 show the old storm sewer lateral as capped like shown on the Existing Conditions Sheet C1.0 - comment 6. Added. See Sheet C3.0
11. On the Utility Plan Sheet C3.0, all PVC storm pipes need to have secured concrete end walls. Apron End Walls added. See Sheet C3.0
12. Update sheet key notes for the details on the Site Plan sheet C2.0. Updated.
13. Update the pond typical sections on the Erosion Control Plan sheet C5.1 (slopes). Updated.
14. Show the site address on the cover page. It is only found on sheet C2.0 Updated.

#### Fire:

1. None.

#### Forestry:

1. Provide a landscape Plan. No Landscape Plan is included in the site plan. Added. See Sheet L1.0

#### Health:

1. If no kitchen is proposed then health comments are not applicable.

#### Building & Planning:

1. Complete and record the combination of parcels with Brown County prior to the start of construction. Addressed.

2. There appears to be paving in the 50-foot setback that is enforced by WisDOT. Obtain proper approvals from WisDOT to be able to develop within the setback. **Addressed. Project site improvements have been removed from setback.**
3. Change 'future addition by variance note' on all plans to 'Proposed future addition, pending variance approval by WisDOT'. **Addressed. Project site improvements have been removed from setback**
4. Add Floor Area Ratio to the 'Site Statistics' Chart on sheet C2.0. **Added. See Sheet C2.0**
5. Landscape plan listed on 'Civil Sheets Index' may requires revision based on discussions with Mach IV. Re-submit landscape plan that meets Code Section 14-60. **Added. See Sheet L1.0**
6. Front future addition to be constructed within a certain time frame (five years maximum) or building will need to be brought into compliance with material standards. It was not clear from Mach IV at the time the report was written what "architectural panel" was. **Noted.**

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the site plan request for a parking lot addition, subject to compliance with the above comments and conditions.



ABBREVIATIONS

|      |                           |        |                                           |
|------|---------------------------|--------|-------------------------------------------|
| AEW  | APRON END WALL            | R      | RADIUS                                    |
| CB   | CATCH BASIN               | RD     | ROAD                                      |
| E    | EAST                      | RCP    | REINFORCED CONCRETE PIPE                  |
| EL   | ELEVATION                 | ROW    | RIGHT OF WAY                              |
| ELEV | ELEVATION                 | S      | SOUTH                                     |
| EX   | EXISTING                  | SA     | SANITARY                                  |
| FFE  | FINISHED FLOOR ELEVATION  | San    | SANITARY                                  |
| FT   | FEET                      | SDR    | STANDARD DIMENSION RATIO                  |
| HDPE | HIGH DENSITY POLYETHYLENE | SF     | SQUARE FEET                               |
| IN   | INCH                      | SQ     | SQUARE                                    |
| INV  | INVERT                    | ST     | STORM                                     |
| LF   | LINEAR FEET               | Stm    | STORM                                     |
| MAX  | MAXIMUM                   | SW     | SOUTHWEST                                 |
| MEG  | MATCH EXISTING GRADE      | TYP    | TYPICAL                                   |
| MH   | MANHOLE                   | W      | WEST                                      |
| MIN  | MINIMUM                   | W      | WIDTH                                     |
| N    | NORTH                     | Wat    | WATER                                     |
| NTS  | NOT TO SCALE              | WDNR   | WISCONSIN DEPARTMENT OF NATURAL RESOURCES |
| NW   | NORTHWEST                 | WDOT   | WISCONSIN DEPARTMENT OF TRANSPORTATION    |
| OC   | ON CENTER                 | WI     | WISCONSIN                                 |
| PC   | POLYCARBONITE             | WisDOT | WISCONSIN DEPARTMENT OF TRANSPORTATION    |
| PE   | POLYETHYLENE              | YD     | YARD DRAIN                                |
| PVC  | POLYVINYL CHLORIDE        |        |                                           |



LOCATION MAP

1212 N. ENTERPRISE DRIVE  
DE PERE, WI

NOT TO SCALE

COVER SHEET

| Benchmarks |           |                                              |
|------------|-----------|----------------------------------------------|
| Label      | Elevation | Description                                  |
| BM 1       | 637.36    | HYDRANT TOP NUT                              |
| BM 2       | 633.59    | SAW CUT SQUARE IN NORTH WALL OF LOADING DOCK |
| BM 3       | 635.79    | EX SAW CUT SQUARE IN CURB HEAD               |

LEGAL DESCRIPTION

A COMBINATION AND DEPICTION OF THE LAND BOUNDARIES RECORDED IN DOCUMENT NUMBER 2214541 AND DOCUMENT NUMBER 2582818, BROWN COUNTY RECORDS, INTO A SINGLE PARCEL, BEING ALL OF LOTS 5, 6 AND 7 OF THE EAST SIDE INDUSTRIAL PARK FIRST ADDITION, RECORDED IN VOLUME 20, PLATS PAGE 151 (DOC. #1589984), BROWN COUNTY RECORDS, LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 27, T23N-R20E, CITY OF DEPERE, BROWN COUNTY, WISCONSIN.

CIVIL SHEETS INDEX

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

CIVIL LEGEND

|                      | EXISTING | PROPOSED |
|----------------------|----------|----------|
| CABLE PEDESTAL       |          |          |
| ELECTRIC METER       |          |          |
| LIGHT POLE           |          |          |
| YARD LIGHT           |          |          |
| GAS METER            |          |          |
| BOLLARD              |          |          |
| ROCK                 |          |          |
| HANDICAP PARKING     |          |          |
| SANITARY CLEANOUT    |          |          |
| SANITARY MANHOLE     |          |          |
| CATCH BASIN          |          |          |
| CULVERT              |          |          |
| DOWNSPOUT            |          |          |
| INLET                |          |          |
| STORM CLEANOUT       |          |          |
| STORM MANHOLE        |          |          |
| SIGN                 |          |          |
| EVERGREEN TREE       |          |          |
| TREE                 |          |          |
| FIRE HYDRANT         |          |          |
| WATER VALVE          |          |          |
| UNDERGROUND CABLE    |          |          |
| UNDERGROUND ELECTRIC |          |          |
| GAS                  |          |          |
| GUARDRAIL            |          |          |
| CENTERLINE           |          |          |
| CURB                 |          |          |
| PARKING STRIPE       |          |          |
| SANITARY SEWER       |          |          |
| STORM SEWER          |          |          |
| WOOD LINE            |          |          |
| WATERMAIN            |          |          |
| CONTOUR MAJOR        |          |          |
| CONTOUR MINOR        |          |          |
| BUILDING             |          |          |
| ASPHALT              |          |          |
| CONCRETE             |          |          |
| GRAVEL               |          |          |
| LANDSCAPE MULCH      |          |          |
| RIP RAP              |          |          |

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC IN OCTOBER 2016.
- SURVEY VERTICAL DATUM IS NAVD88
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, " (Symbol) ", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

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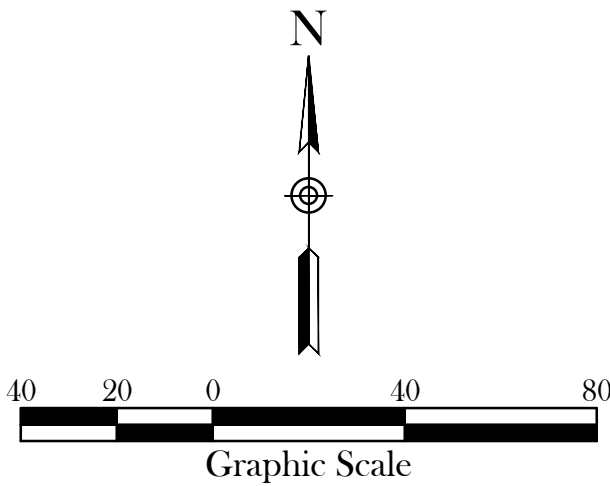
Engineering & Surveying LLC  
211 N. Broadway, Suite 114, Green Bay, WI 54303  
Ph: 920-569-5765 Fax: 920-569-5767  
Project Number: 0176-04-16

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WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



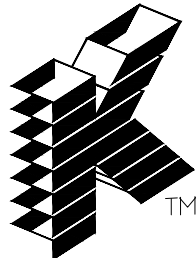


EXISTING CONDITIONS

| Benchmarks |           |                                              |
|------------|-----------|----------------------------------------------|
| Label      | Elevation | Description                                  |
| BM 1       | 637.36    | HYDRANT TOP NUT                              |
| BM 2       | 633.59    | SAW CUT SQUARE IN NORTH WALL OF LOADING DOCK |
| BM 3       | 635.79    | EX SAW CUT SQUARE IN CURB HEAD               |

SHEET KEY NOTES:

- 1 REMOVE TREE
- 2 REMOVE / SALVAGE GRAVEL WITHIN DEMOLITION AREA
- 3 SAW CUT PAVEMENT AS NECESSARY
- 4 REMOVE CONCRETE PAD
- 5 SAW CUT PAVEMENT AND REMOVE ASPHALT
- 6 REMOVE PIPE AND CAP AT EASEMENT LINE
- 7 REMOVE / SALVAGE RIP RAP
- 8 REMOVE 4" PVC PIPE
- 9 REMOVE STORM DRAIN CLEAN OUT AND PIPING
- 10 PROTECT AND ADJUST IRRIGATION SHUT OFF VALVE
- 11 REMOVE / SALVAGE ROCK



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MILWAUKEE

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PROJECT MANAGER:

C. VANDEWETTERING

DESIGNER

R. MACH

DRAWN BY:

RPH

EXPEDITOR:

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SUPERVISOR:

---

CONTRACT NO:

P16345

IED NO:

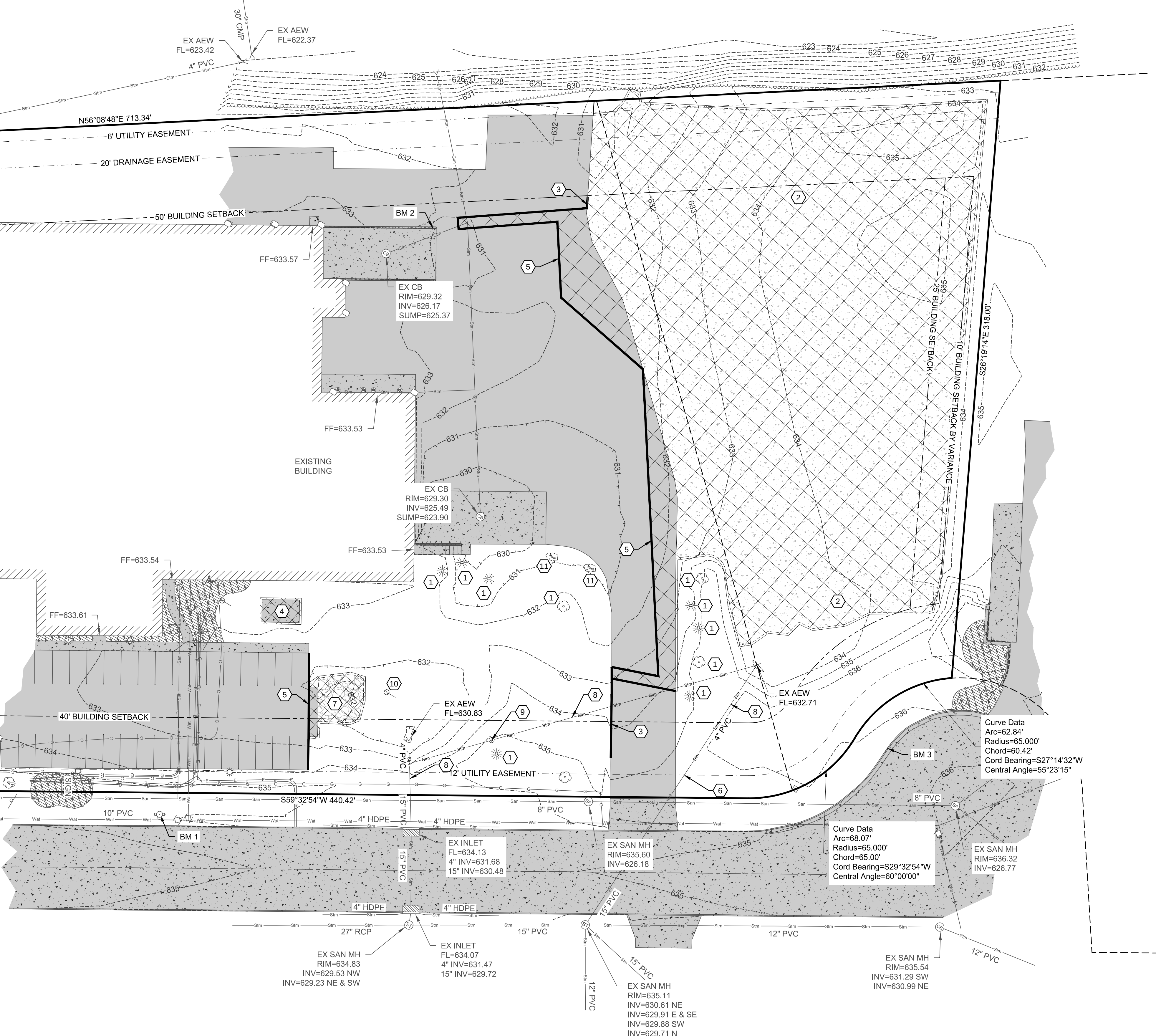
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DATE:

JANUARY 6, 2017

SHEET:

C1.0



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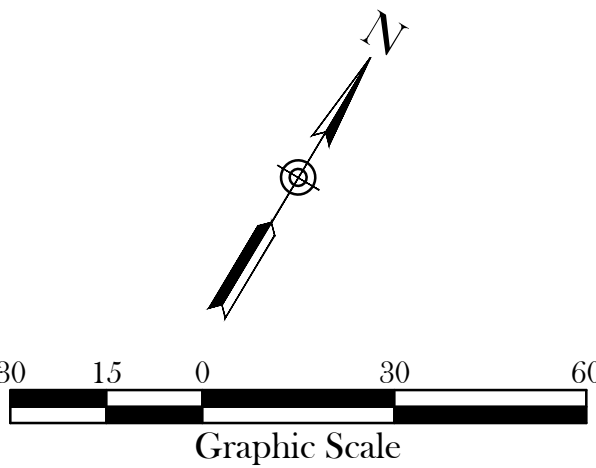
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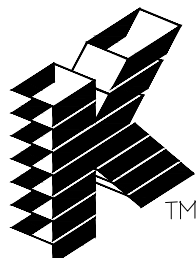
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SITE PLAN



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PROJECT MANAGER:  
C. VANDEWETTERING

DESIGNER  
R. MACH

DRAWN BY:  
RPH

EXPEDITOR:  
---

SUPERVISOR:  
---

CONTRACT NO:  
P16345

IED NO:  
---

DATE:  
JANUARY 6, 2017

SHEET:  
C2.0

SHEET KEY NOTES:

- STANDARD DUTY ASPHALT PAVEMENT; SEE DETAIL A SHEET C6.0
- HEAVY DUTY ASPHALT PAVEMENT; SEE DETAIL B SHEET C6.0
- CONCRETE PAVEMENT / SLAB; SEE DETAIL C SHEET C6.0
- CONCRETE SIDEWALK WITH THICKENED EDGE; SEE DETAIL D SHEET C6.0
- STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- LOADING DOCK WALL; REFER TO ARCHITECTURAL DRAWINGS
- PIPE BOLLARD; SEE DETAIL E SHEET C6.0
- 4" WIDE WHITE PAINT STRIPE
- NORTH POND
- EAST POND
- WEST POND
- A.D.A. HANDICAP STALL
- STEPS WITH HANDRAIL

SITE STATISTICS

PARCEL ADDRESS: 1212 N. ENTERPRISE DR  
PARCEL NUMBER: ED-2070 & ED-2069  
PARCEL SIZE: 231.563 SF (5.32 ACRES)  
ZONING: I-1 (INDUSTRIAL)

EXISTING SITE  
GREEN SPACE: 31,564 SF (42.6%)  
IMPERVIOUS AREA  
BUILDING: 0.0 SF (0.0%)  
PAVEMENT: 42,463 SF (57.4%)  
TOTAL IMPERVIOUS: 42,463 SF (57.4%)

PROPOSED SITE  
TOTAL DISTURBED AREA: 83,979 SF (1.93 ACRES)  
GREEN SPACE PROVIDED: 36,688 SF (43.7%)  
IMPERVIOUS AREA  
BUILDING: 30,592 SF (30,277 SF WAREHOUSE; 315 SF OFFICE)  
PAVEMENT: 16,699 SF  
TOTAL IMPERVIOUS: 47,291 SF (56.3%)  
FLOOR AREA RATIO: PROPOSED = 0.38 (PROPOSED & EXISTING = 0.37)

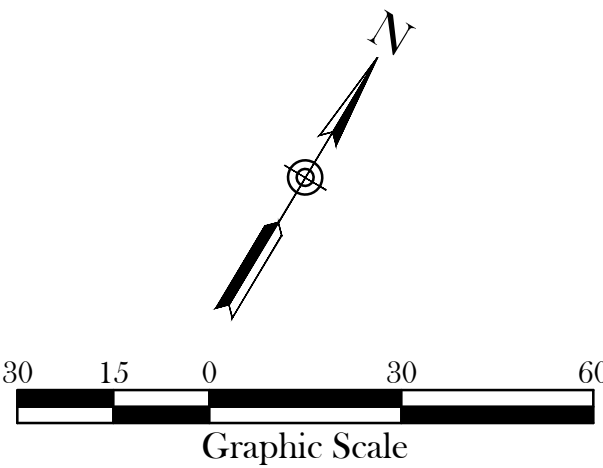
PROPOSED PARKING  
PARKING SPACES REQ'D/CALCS: 1 PER 1,000 SF WAREHOUSE + 1 PER 275 SF OFFICE  
30,277/1,000 + 315/275 = 33  
PARKING SPACES PROVIDED: 39 STALLS PROVIDED

EXISTING PARKING  
- 1 STALL PER 1,000 SF OF BUILDING = 57 STALLS REQUIRED  
- 15 REGULAR PARKING STALLS  
- 2 HANDICAP PARKING STALLS  
- 29 PARKING STALLS ADDED  
- 46 TOTAL STALLS PROVIDED

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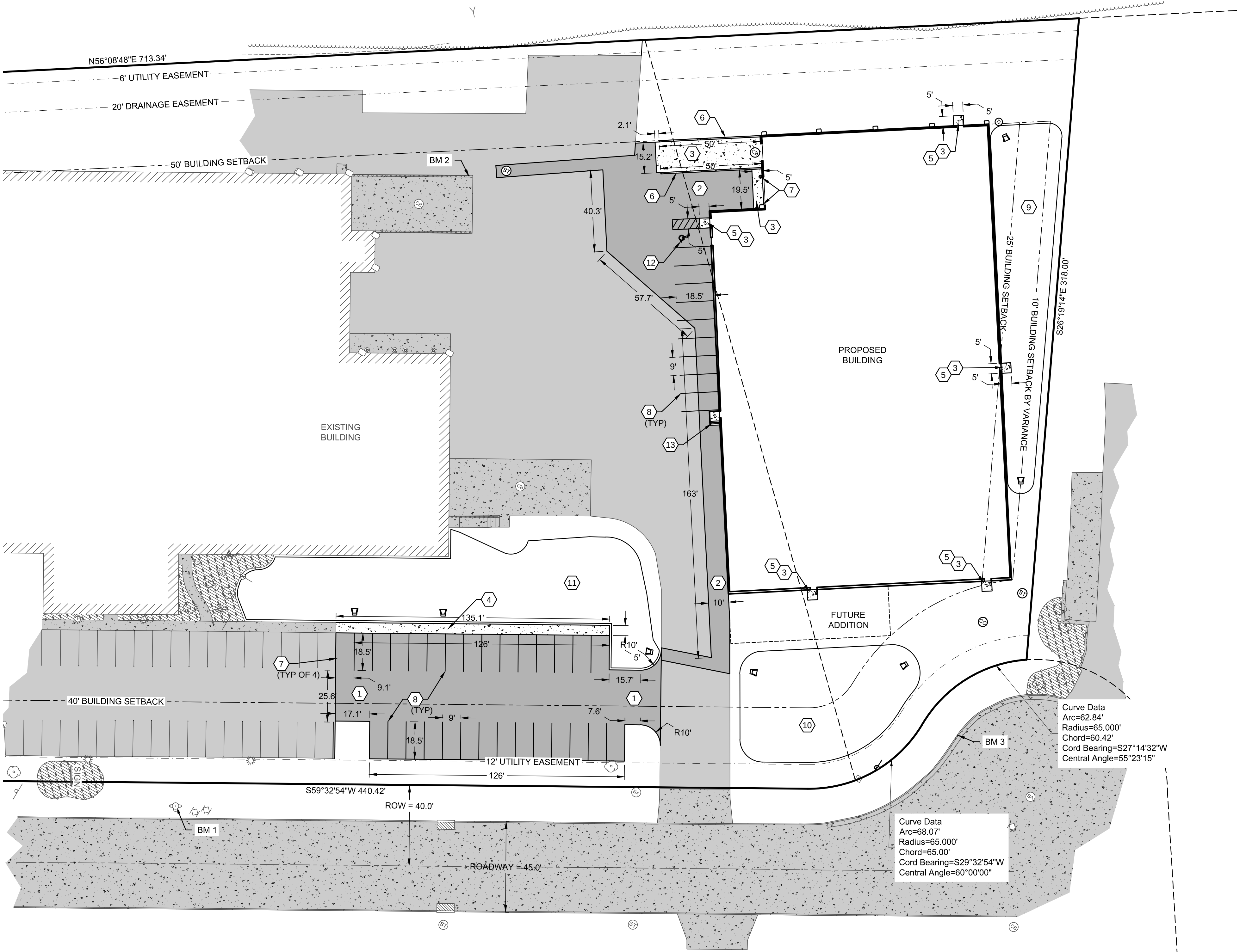


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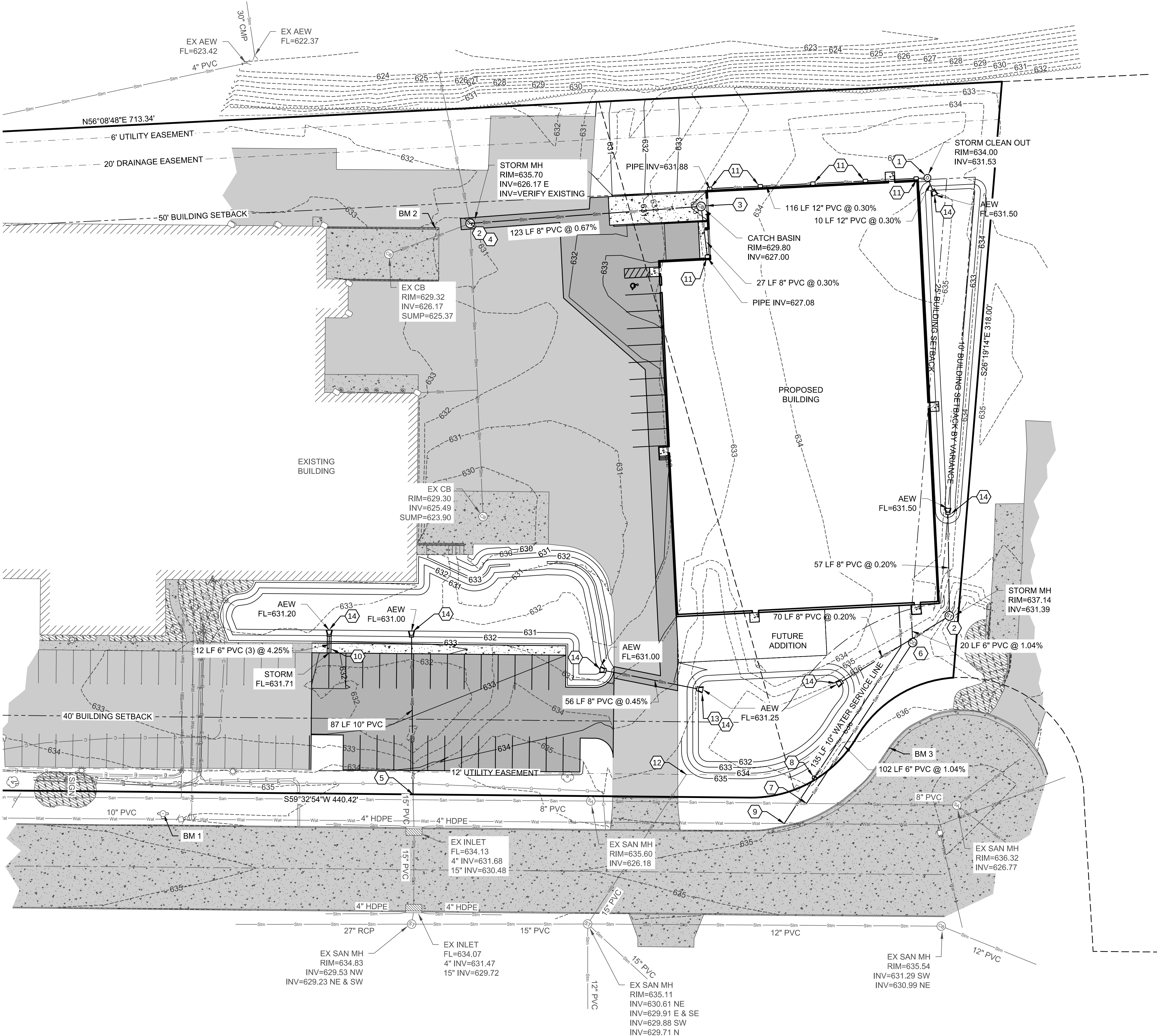
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UTILITY PLAN

| Benchmarks |           |                                              |
|------------|-----------|----------------------------------------------|
| Label      | Elevation | Description                                  |
| BM 1       | 637.36    | HYDRANT TOP NUT                              |
| BM 2       | 633.59    | SAW CUT SQUARE IN NORTH WALL OF LOADING DOCK |
| BM 3       | 635.79    | EX SAW CUT SQUARE IN CURB HEAD               |

SHEET KEY NOTES:

- 1 STORM CLEAN OUT; SEE DETAIL F SHEET C6.0
- 2 PRECAST CONCRETE STORM MANHOLE - 3' DIAMETER; SEE DETAIL G SHEET C6.0
- 3 PRECAST CONCRETE CATCH BASIN; SEE DETAIL H SHEET C6.0
- 4 CONSTRUCT STORM MANHOLE OVER EXISTING PIPES
- 5 CONNECT TO EXISTING PIPE
- 6 SANITARY SEWER CLEAN OUT; SEE DETAIL F SHEET C6.0
- 7 CONNECT SANITARY SEWER SERVICE LINE TO EXISTING SANITARY SEWER
- 8 LARGE WATER SERVICE SHUT OFF VALVE; SEE DETAIL I SHEET C6.0
- 9 CONNECT LARGE WATER SERVICE LINE TO EXISTING WATER MAIN; SEE DETAIL I SHEET C6.0
- 10 STORM PIPES UNDER SIDEWALK; SEE DETAIL J SHEET C6.0
- 11 DOWNSPOUT, REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION; SEE DETAIL K SHEET C6.0
- 12 REMOVE PIPE AND CAP AT EASEMENT LINE
- 13 CAP PIPE END, CUT 4" DIAMETER ORIFICE IN CAP AT INVERT OF 631.25
- 14 PROVIDE RODENT GUARD ON APRON END WALL OR PIPE ENDS

UTILITY NOTES:

- 1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- 2. WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- 3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- 4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITIES STANDARD SPECIFICATION.
- 5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- 6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
- 7. CONTRACTOR TO ACQUIRE EXCAVATION PERMIT FROM CITY OF DEPERE PUBLIC WORKS PRIOR TO EXCAVATING IN THE RIGHT OF WAY OR CONNECTING WATER AND SANITARY SERVICE. PUBLIC WORKS DEPT.: 925 S. SIXTH STREET, 920-339-4061
- 8. CONTACT CITY OF DEPERE WATER DEPARTMENT PRIOR TO CONNECTING WATER SERVICE TO WATER MAIN. DEPARTMENT STAFF WILL NEED TO BE PRESENT AT TIME OF CONNECTION. WATER DEPT.: 920-339-4063
- 9. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.

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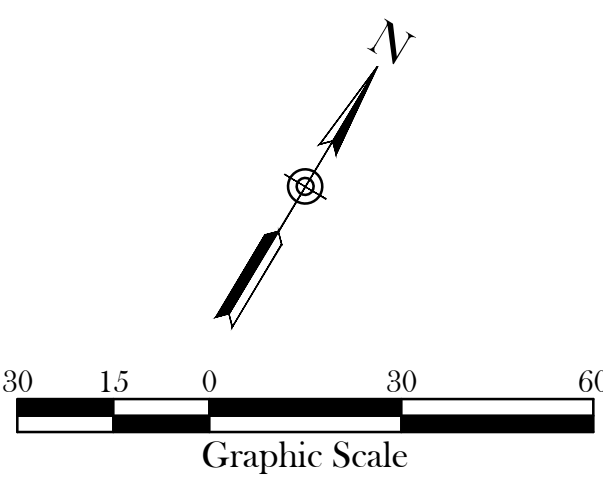
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**Mach IV**

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI 54303  
Ph: 920-569-5765 Fax: 920-569-5767  
Project Number: 0176-04-16



PROJECT MANAGER:  
C. VANDEWETTERING

DESIGNER  
R. MACH

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RPH

EXPEDITOR:  
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SUPERVISOR:  
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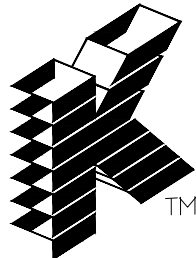
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JANUARY 6, 2017

SHEET:  
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GRADING PLAN

| Benchmarks |           |                                              |
|------------|-----------|----------------------------------------------|
| Label      | Elevation | Description                                  |
| BM 1       | 637.36    | HYDRANT TOP NUT                              |
| BM 2       | 633.59    | SAW CUT SQUARE IN NORTH WALL OF LOADING DOCK |
| BM 3       | 635.79    | EX SAW CUT SQUARE IN CURB HEAD               |



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SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE; SEE DETAIL A THIS SHEET
- ③ NORTH POND; SEE DETAIL D SHEET C5.1
- ④ EAST POND; SEE DETAIL E SHEET C5.1
- ⑤ WEST POND; SEE DETAIL F SHEET C5.1
- ⑥ NORTH POND EMERGENCY OVER FLOW WEIR; SEE DETAIL G SHEET C5.1
- ⑦ WEST POND EMERGENCY OVER FLOW WEIR; SEE DETAIL H SHEET C5.1

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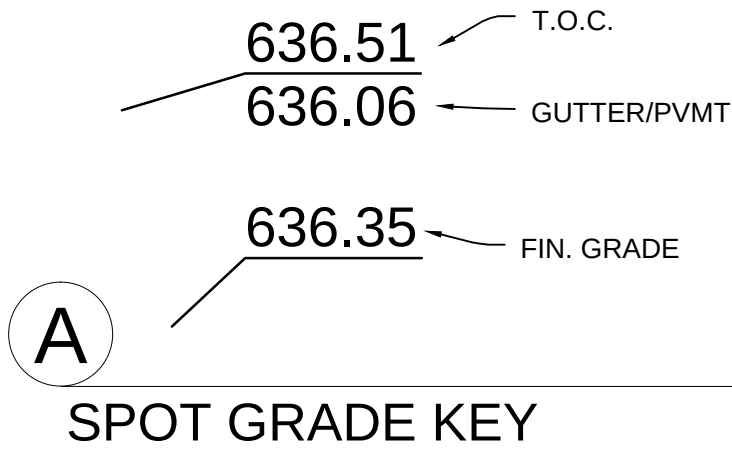
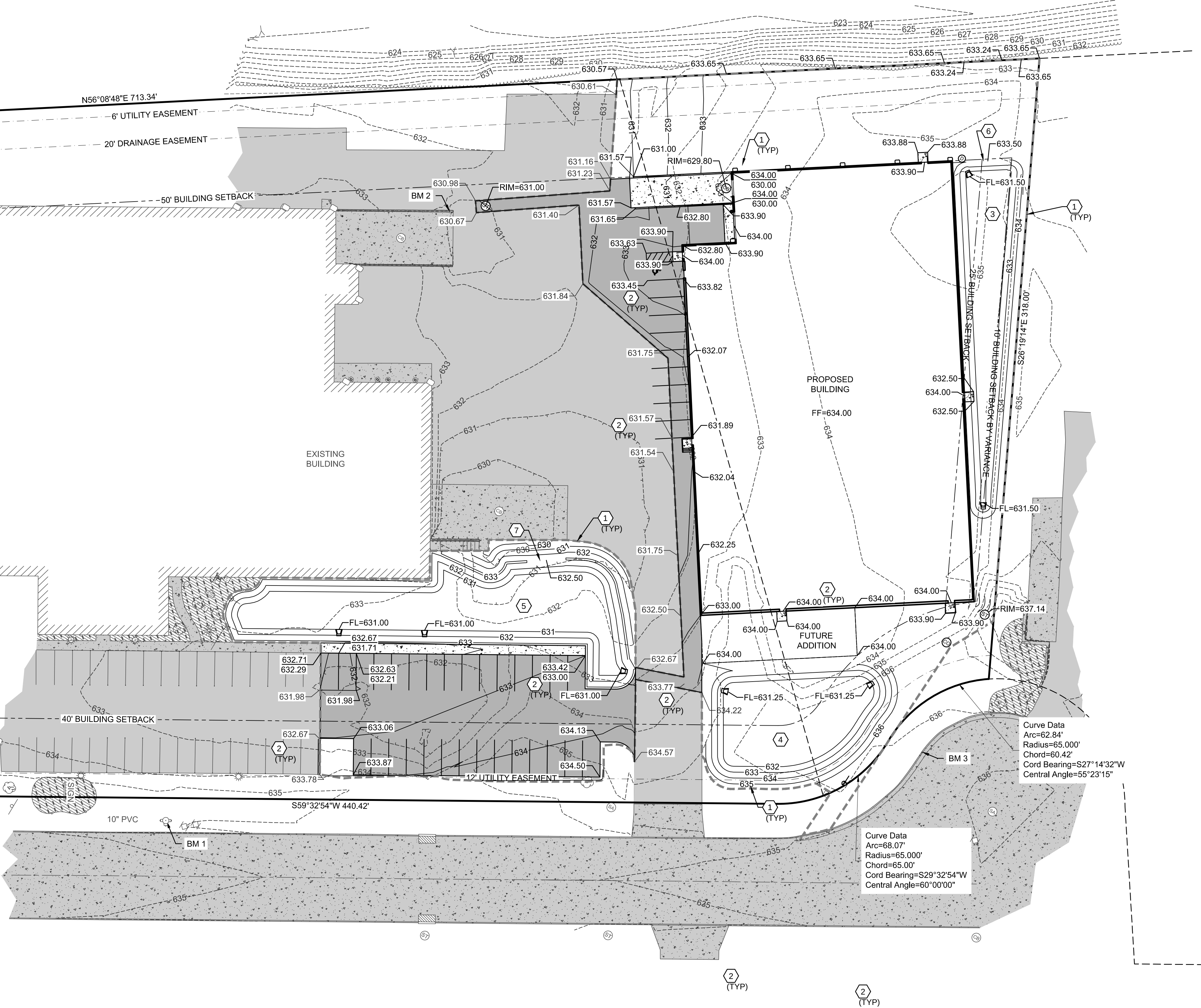
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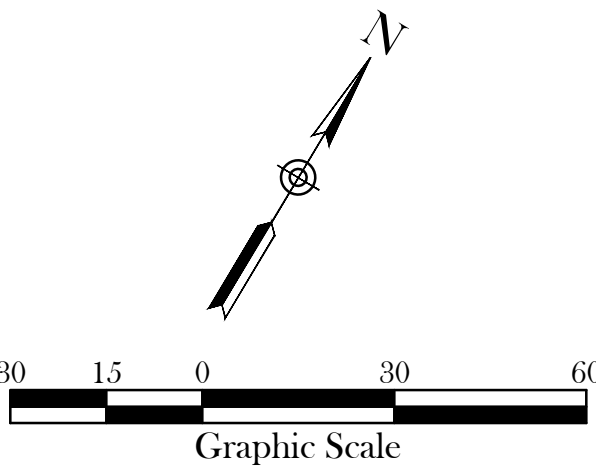
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EROSION CONTROL DETAILS

| Benchmarks |           |                                              |
|------------|-----------|----------------------------------------------|
| Label      | Elevation | Description                                  |
| BM 1       | 637.36    | HYDRANT TOP NUT                              |
| BM 2       | 633.59    | SAW CUT SQUARE IN NORTH WALL OF LOADING DOCK |
| BM 3       | 635.79    | EX SAW CUT SQUARE IN CURB HEAD               |

SHEET KEY NOTES:

- 1 INLET PROTECTION; SEE DETAIL A SHEET C5.1
- 2 CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C5.1
- 3 SILT FENCE; SEE DETAIL C SHEET C5.1
- 4 40 SQUARE FEET MEDIUM RIP RAP OVER GEOTECTILE FABRIC
- 5 TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS

PLANNED EROSION CONTROL PRACTICES:

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

MAINTENANCE PLAN:

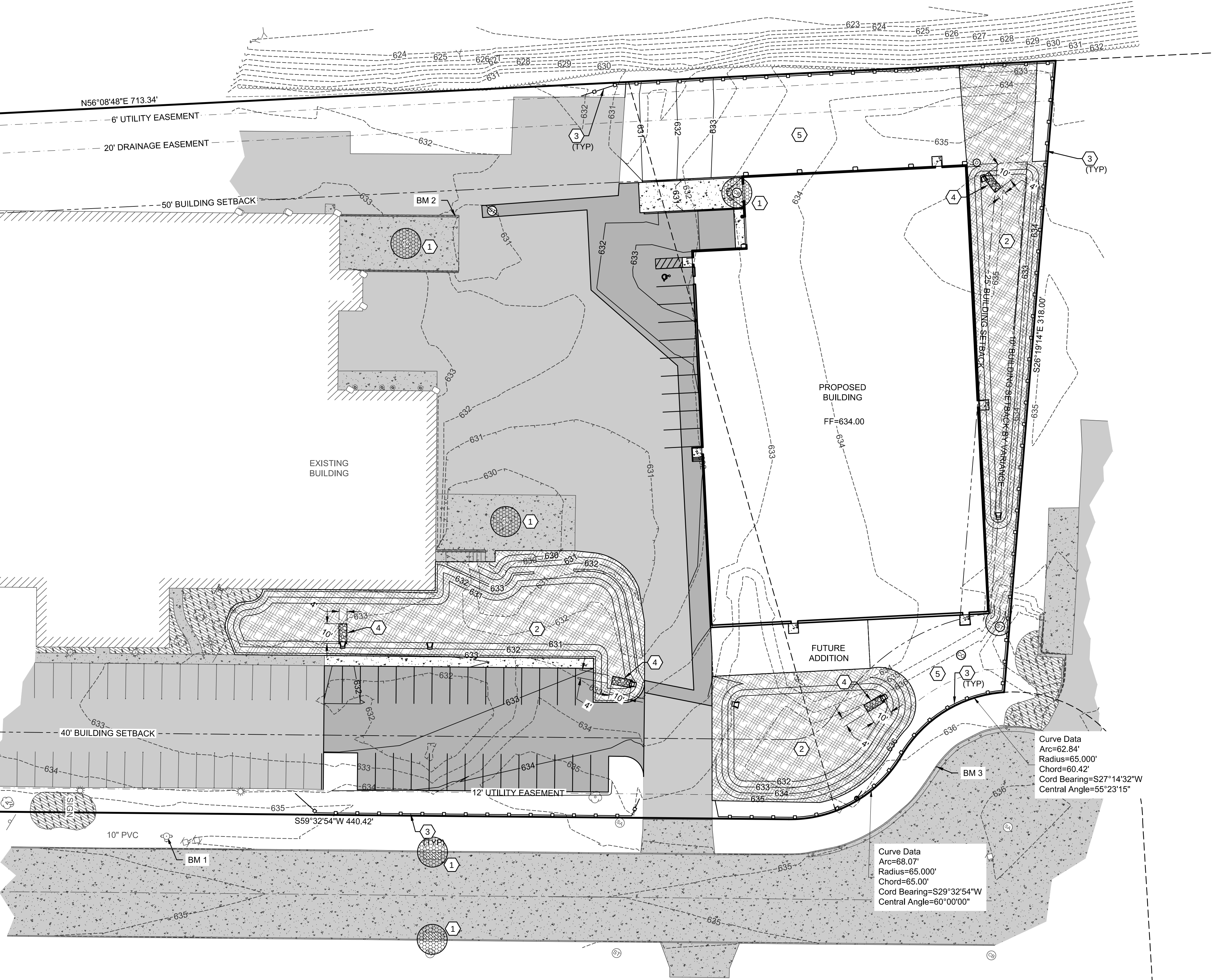
1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS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

CONSTRUCTION NOTES:

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

CONSTRUCTION SEQUENCE:

- FALL 2016-SUMMER 2017
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
  - STRIP TOPSOIL WITHIN GRADING LIMITS
  - ROUGH GRADE SITE
  - CONSTRUCT BUILDING
  - INSTALL SITE UTILITIES
  - INSTALL BASE COURSE
  - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
  - INSTALL PAVEMENT
  - INSTALL PONDS
  - RE-SEED ANY UNVEGETATED AREAS
  - REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION



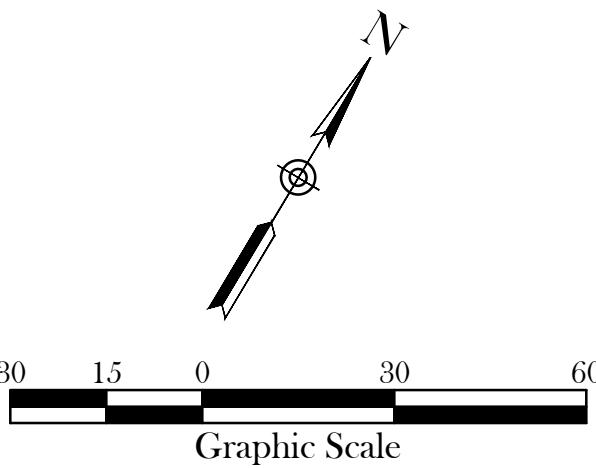
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RPH

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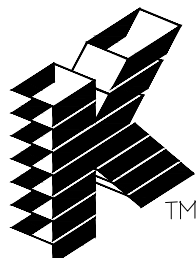
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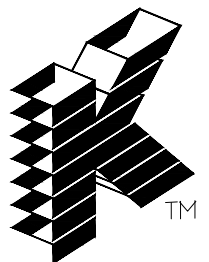
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EROSION CONTROL PLAN



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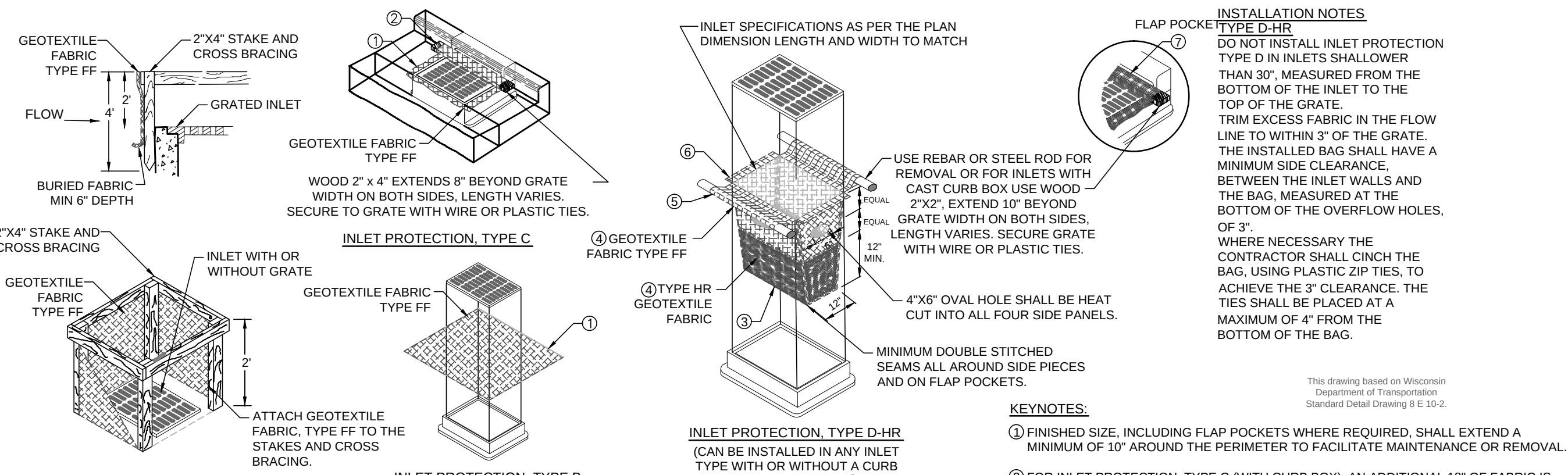
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## Mach IV

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### INLET PROTECTION

**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.

**INLET PROTECTION TYPES:**  
1. ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.  
2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C (DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS.

**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.

**KEYNOTES:**  
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 TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN BAG AND THE STRUCTURE, MEASURED FROM BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.  
④ GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.  
⑤ FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FABRIC BAG.  
⑥ SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.  
⑦ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 2". THE REBAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

**INSTALLATION NOTES TYPE D-HR**  
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

**FLAP POCKET TYPE D-HR**  
USE REBAR OR STEEL ROD FOR REMOVAL OR FOR INLETS WITH CAST CURB BOX USE WOOD 2"x2". EXTEND 10" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE GRATE WITH WIRE OR PLASTIC TIES.  
4"x6" OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS.  
MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS.

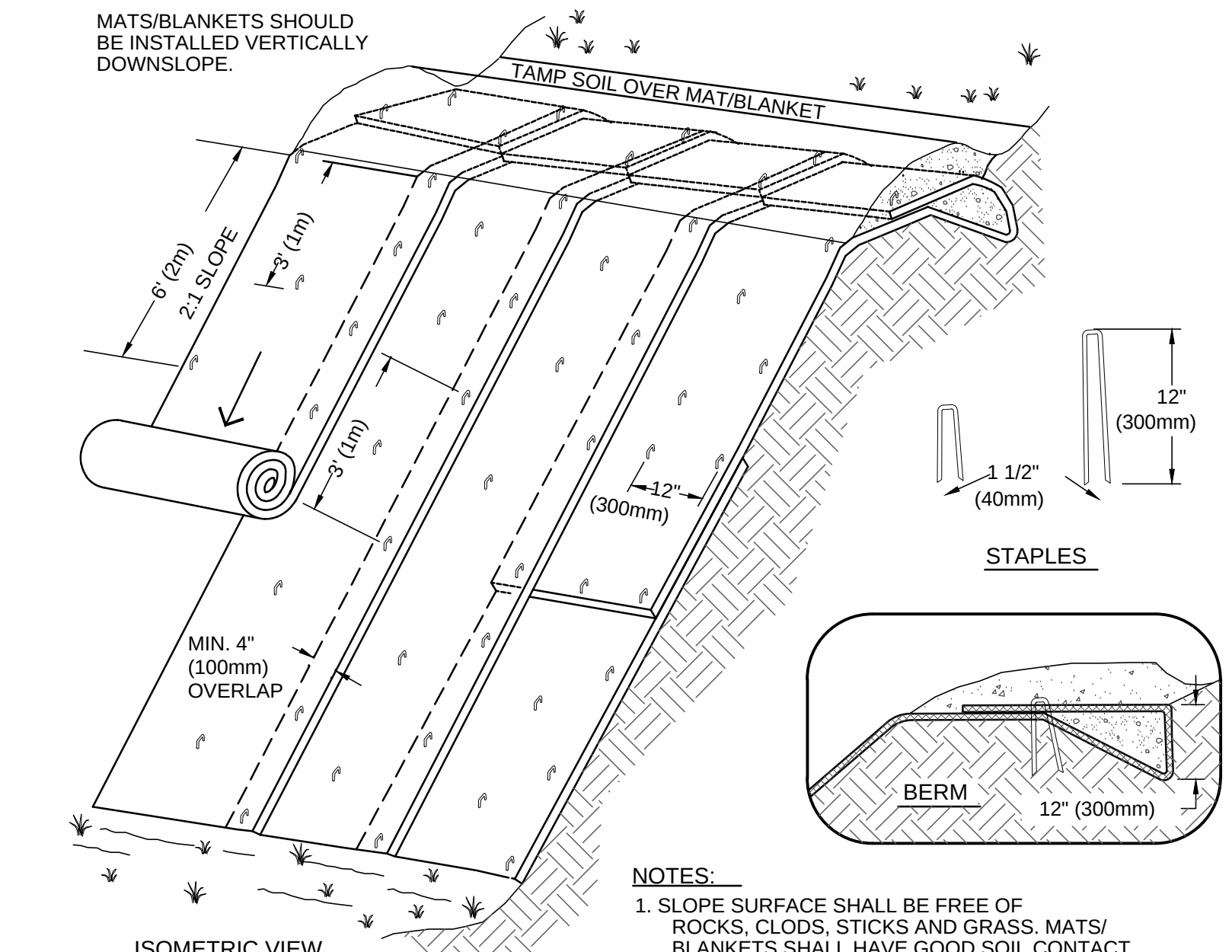
**INLET PROTECTION, TYPE C**  
WOOD 2" x 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES.

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

**INLET PROTECTION, TYPE D-HR**  
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ⑦)

**INLET PROTECTION, TYPE A**

**INLET PROTECTION, TYPE E**



### EROSION CONTROL MAT FOR SLOPE INSTALLATION

**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.

**ISOMETRIC VIEW**

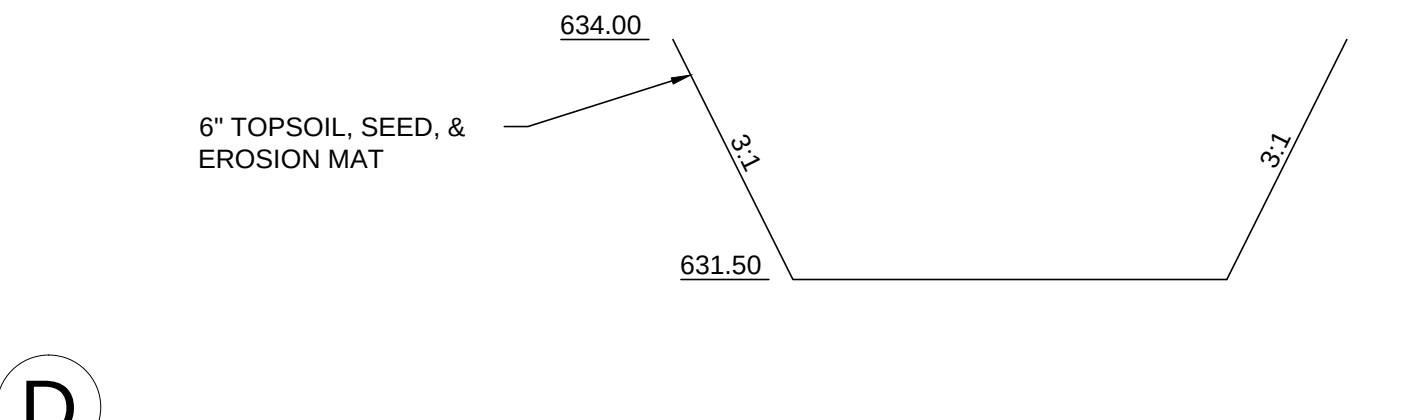
**TYPICAL SLOPE SOIL STABILIZATION**

**STAPLES**

**BERM**

**FLAP POCKET TYPE D-HR**

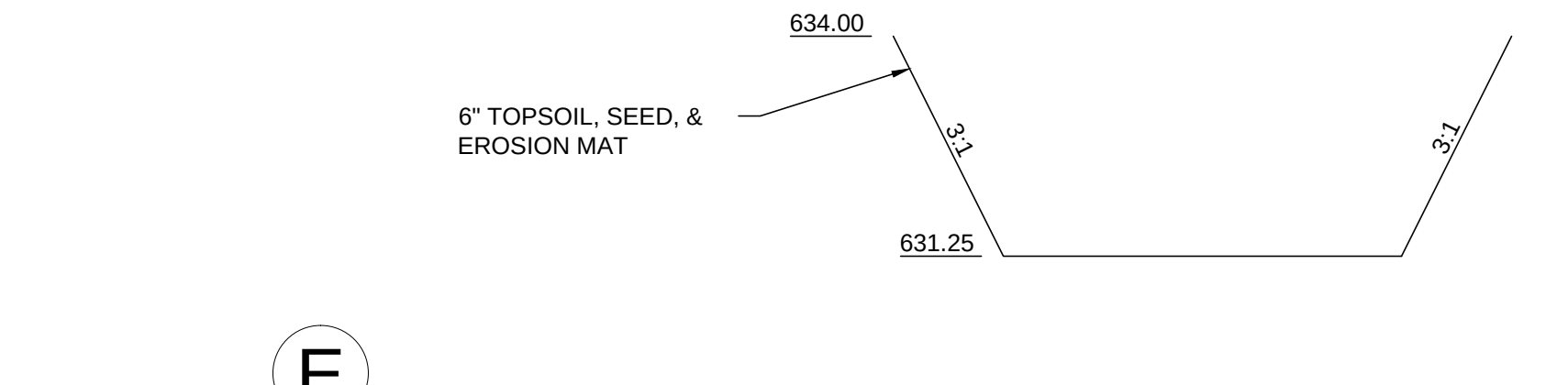
**INSTALLATION NOTES TYPE D-HR**



### NORTH DETENTION POND TYPICAL SECTION

6" TOPSOIL, SEED, & EROSION MAT

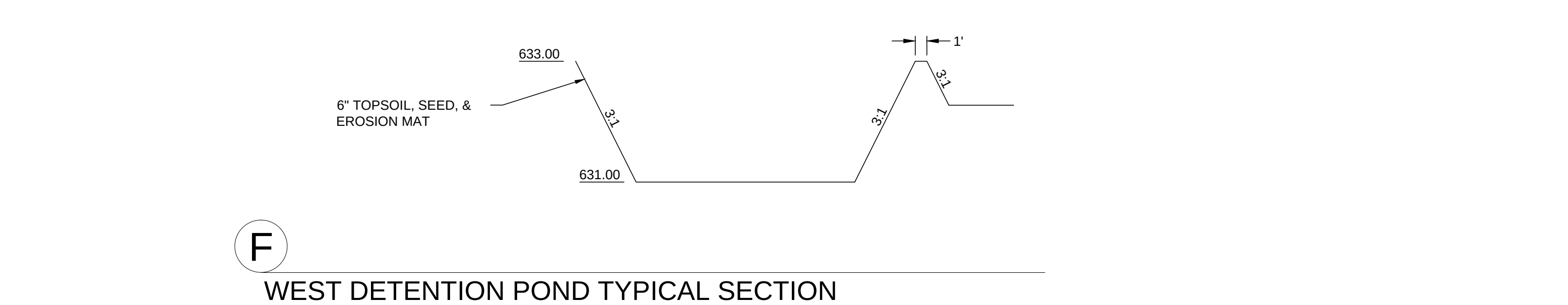
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### EAST DETENTION POND TYPICAL SECTION

6" TOPSOIL, SEED, & EROSION MAT

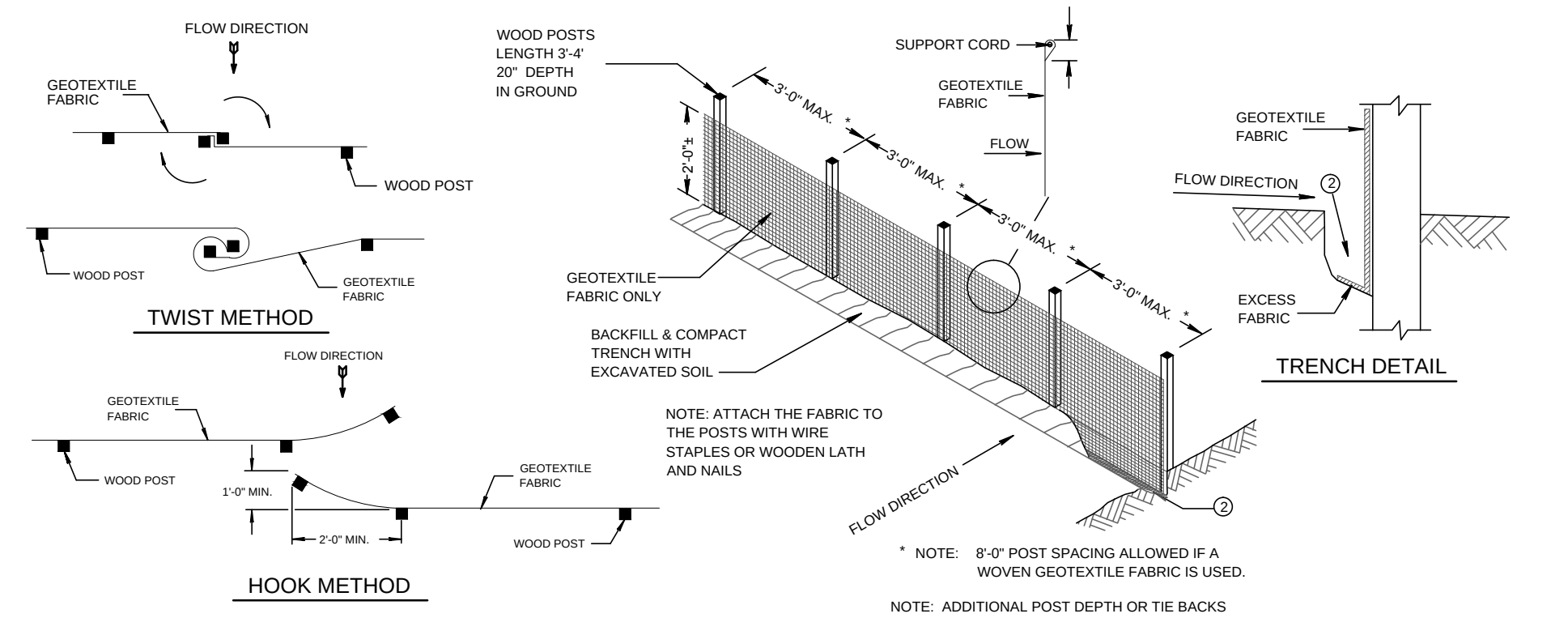
634.00  
631.25  
3:1  
2:1



### WEST DETENTION POND TYPICAL SECTION

6" TOPSOIL, SEED, & EROSION MAT

633.00  
631.00  
3:1  
2:1



### SILT FENCE

**JOINING TWO LENGTHS OF SILT FENCE**

**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 1/8" X 1 1/8" 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.

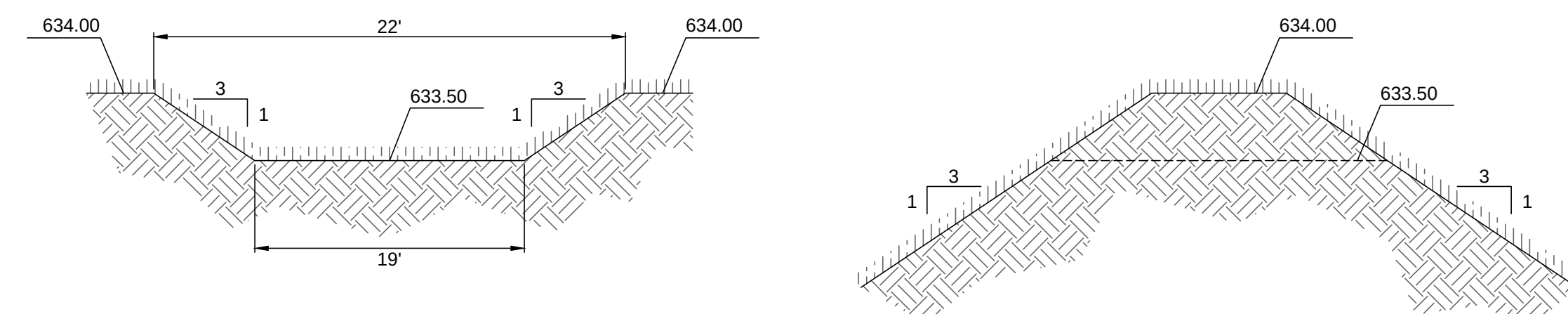
**TWIST METHOD**

**HOOK METHOD**

**TRENCH DETAIL**

**SILT FENCE TIE BACK**  
(WHEN ADDITIONAL SUPPORT REQUIRED)

**NOTE:** 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.  
**NOTE:** ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

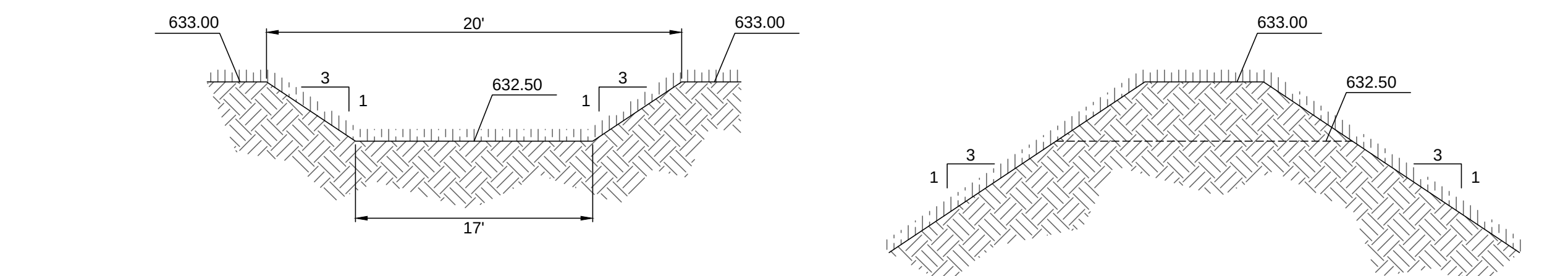


### NORTH OVERFLOW WEIR

**TRANSVERSE X-SECTION**

**LONG. X-SECTION**

SCALE: N.T.S.



### WEST OVERFLOW WEIR

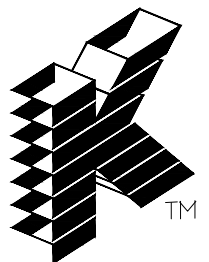
**TRANSVERSE X-SECTION**

**LONG. X-SECTION**

SCALE: N.T.S.



SITE DETAILS



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FAX (262) 259-9740

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C5.0

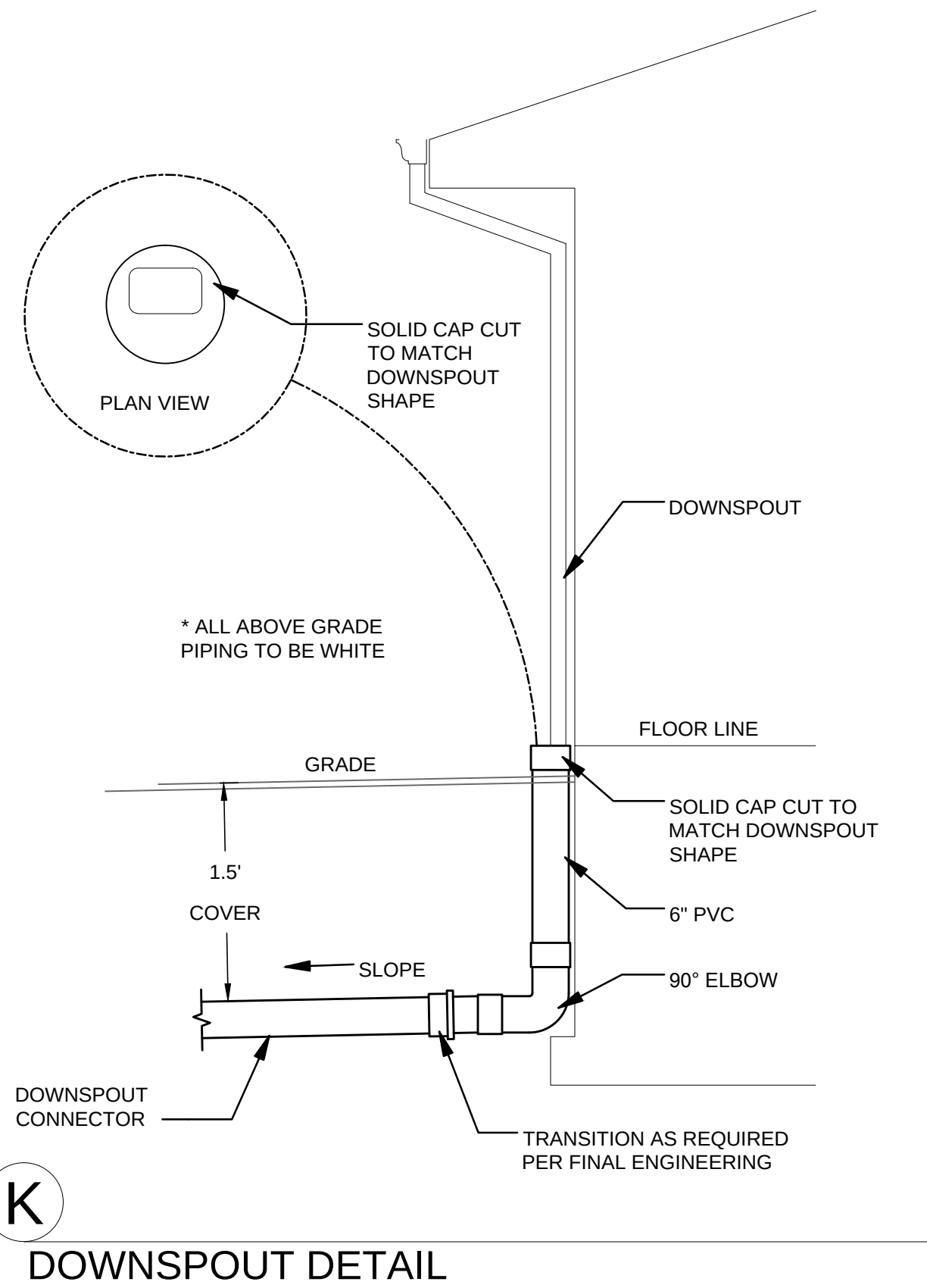
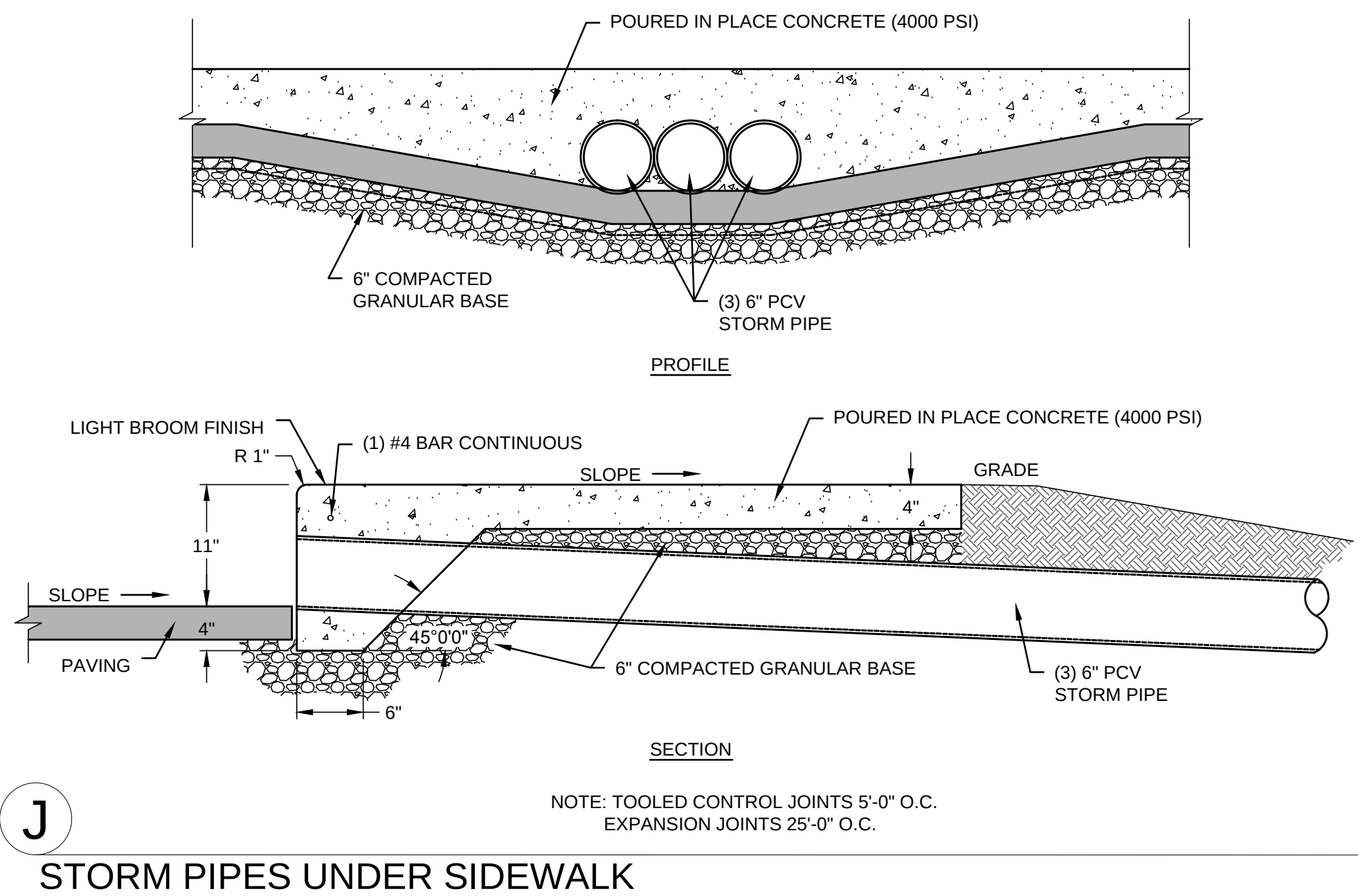
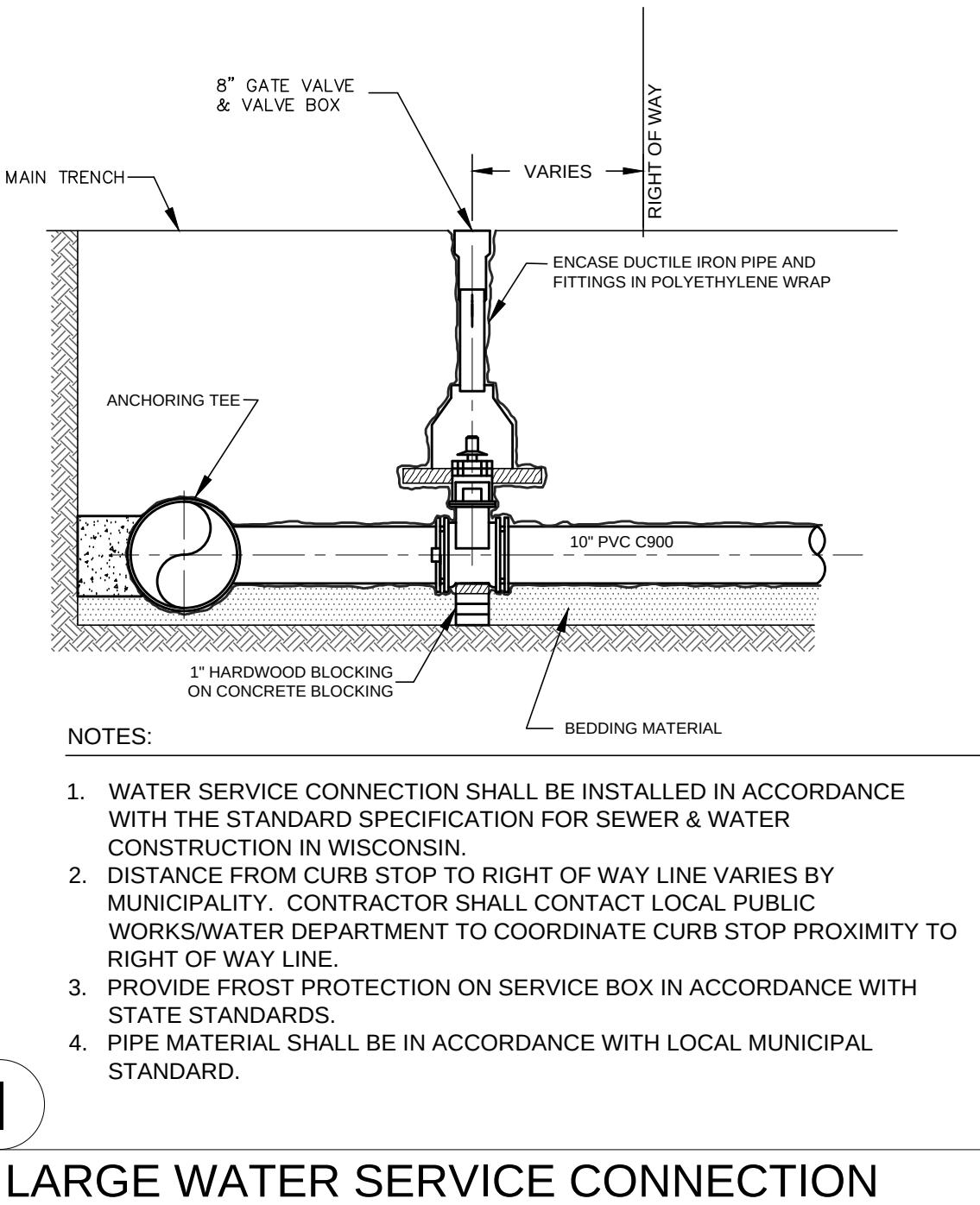
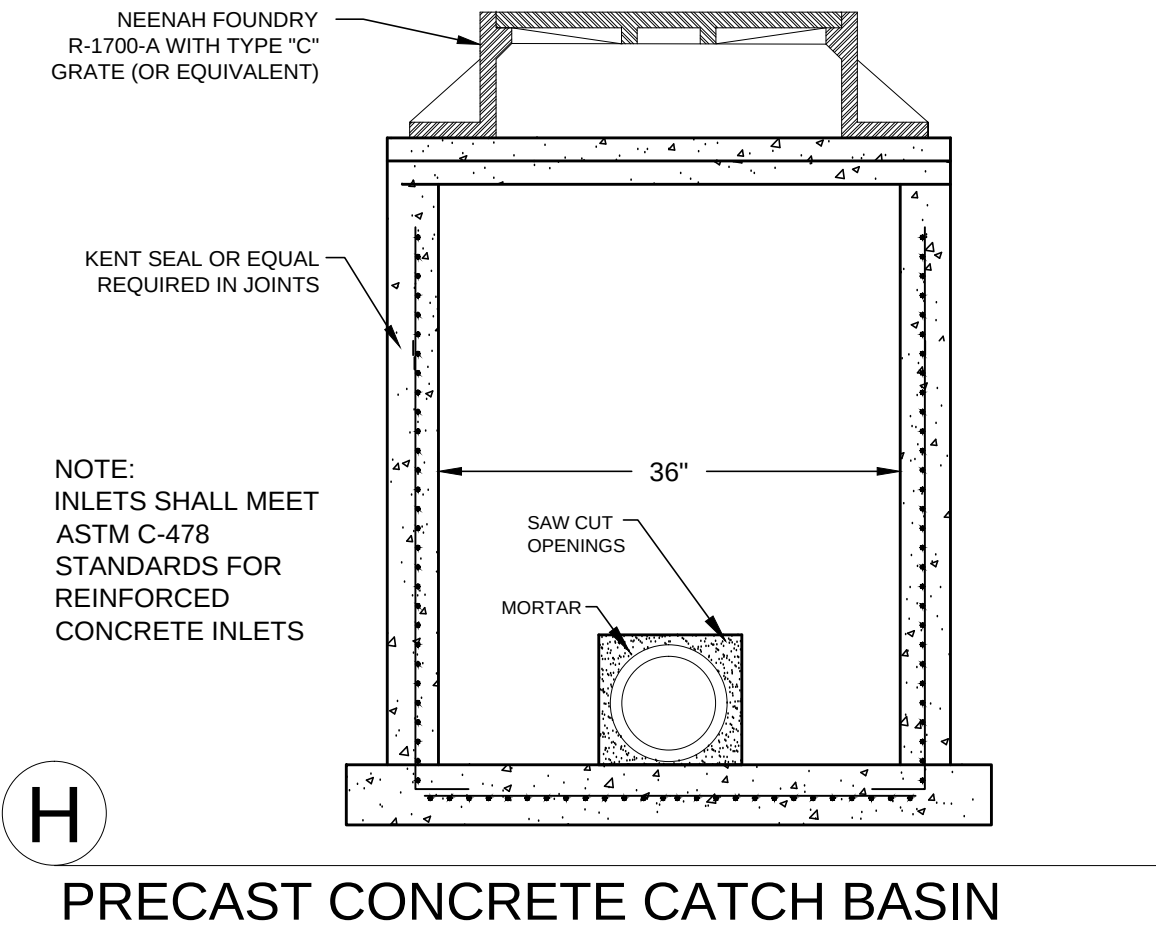
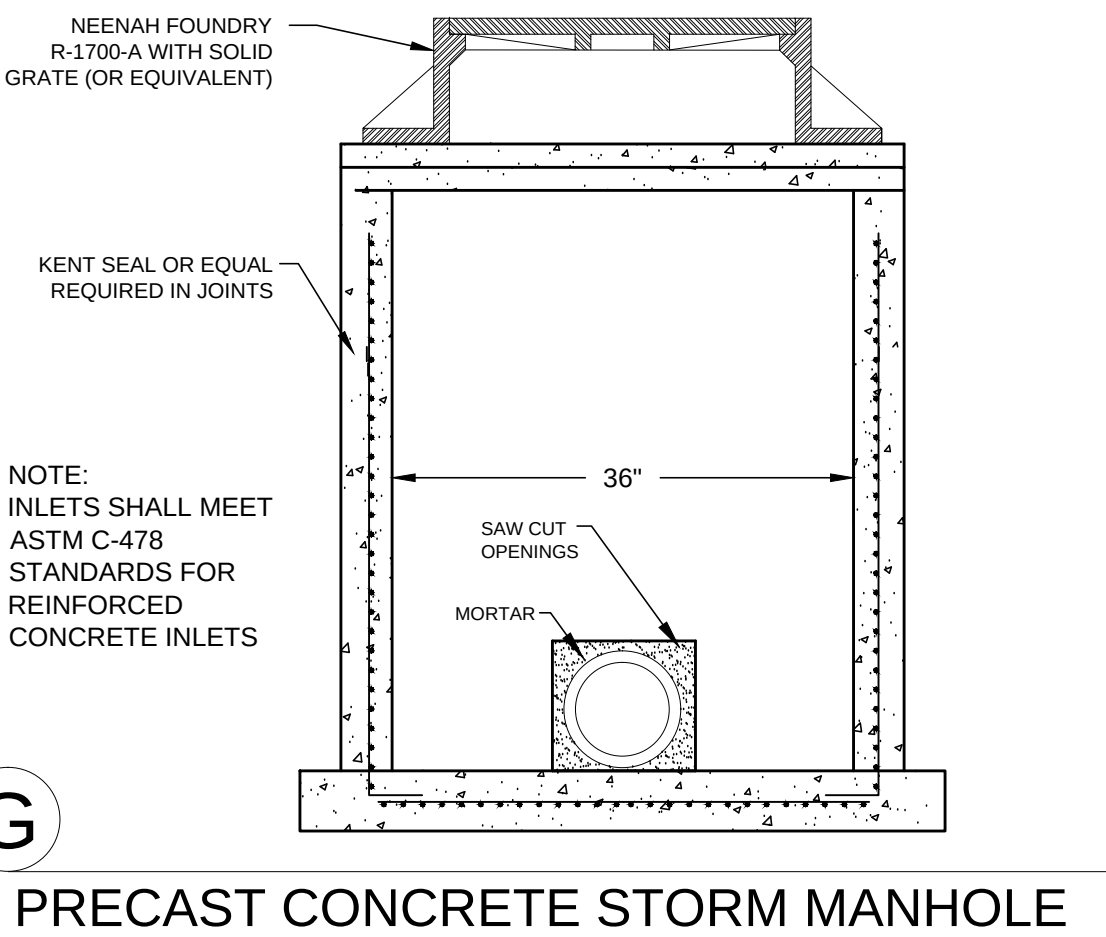
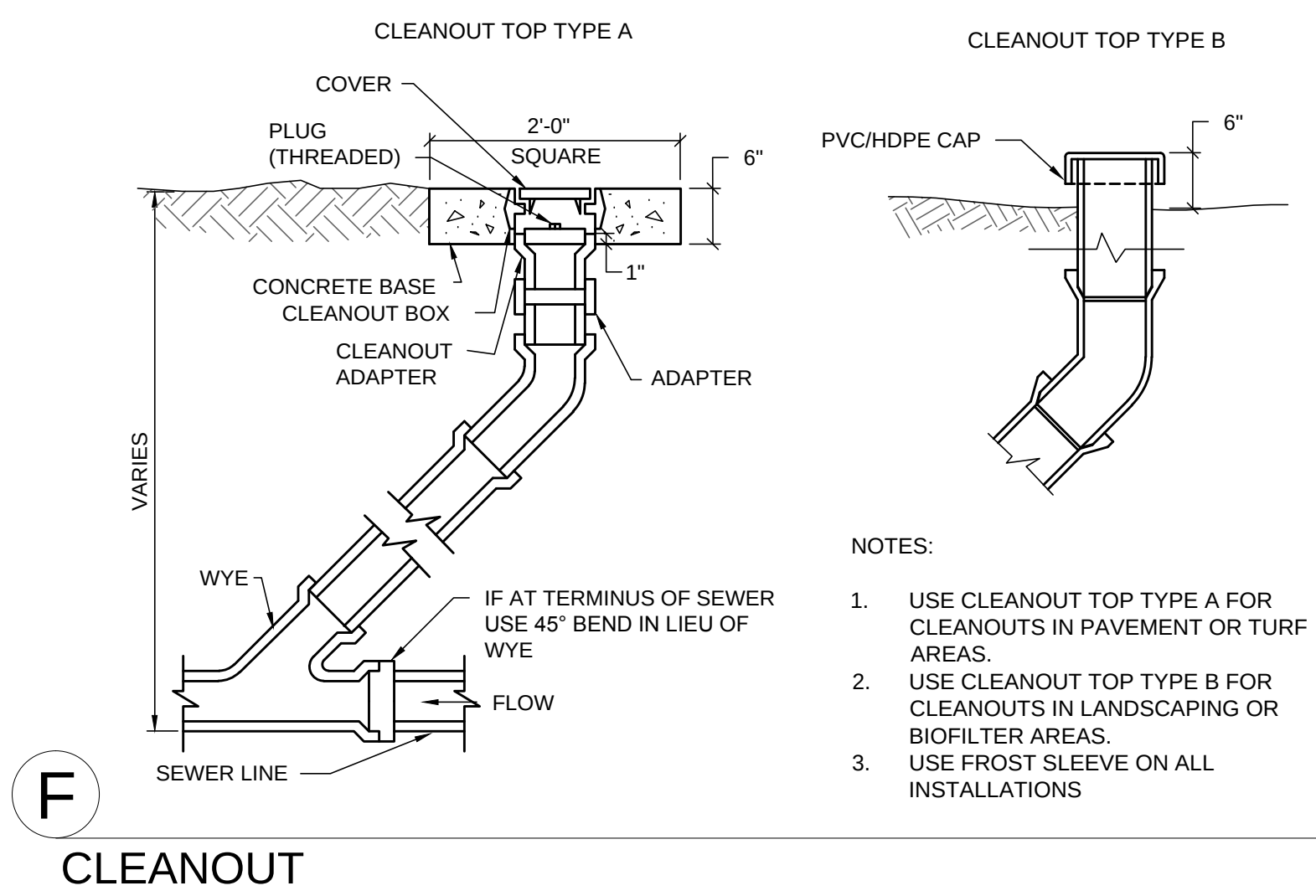
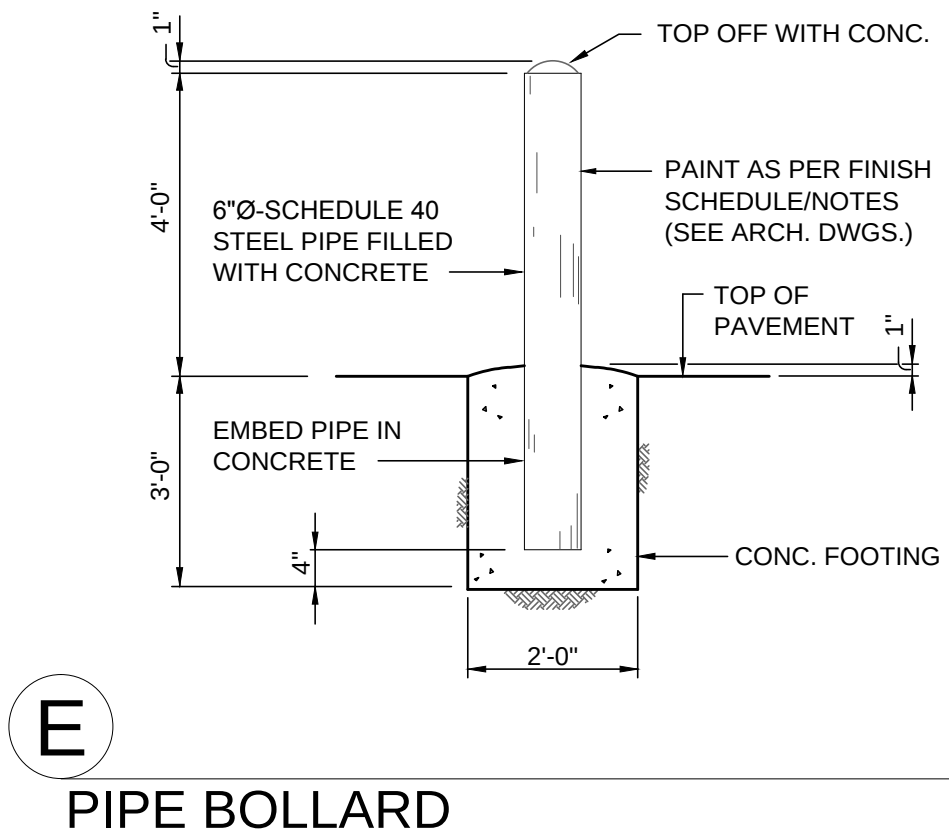
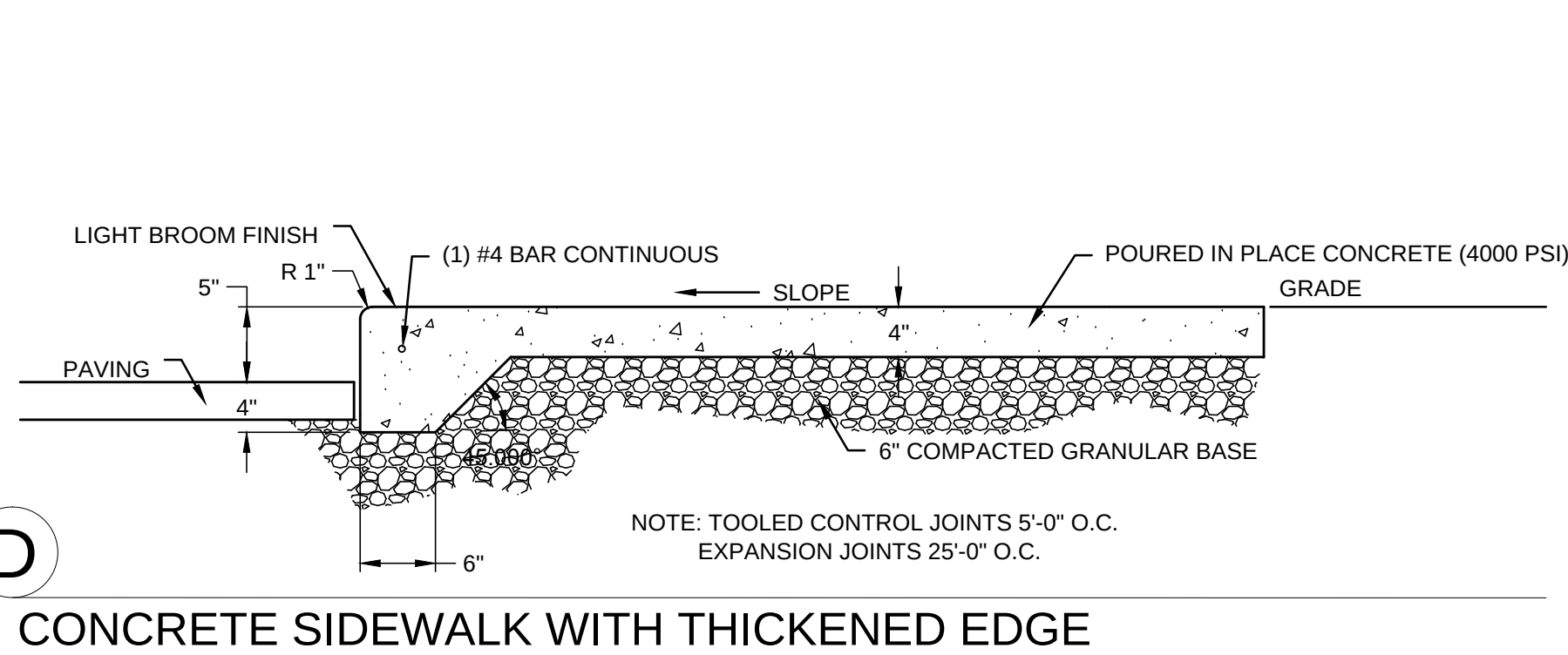
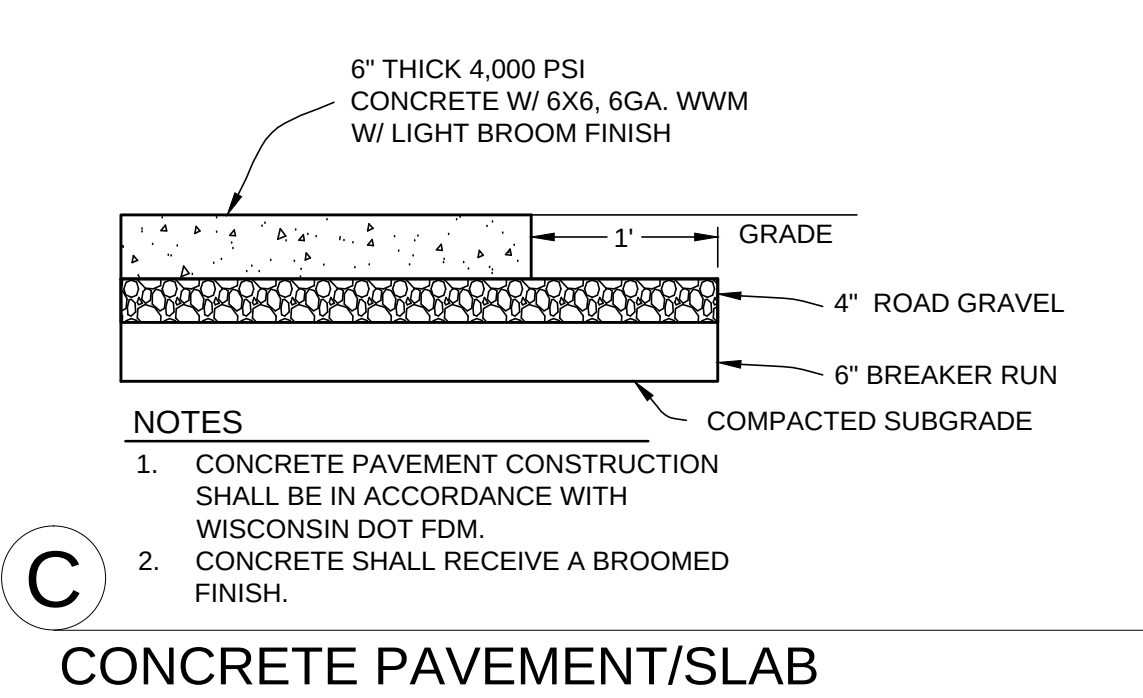
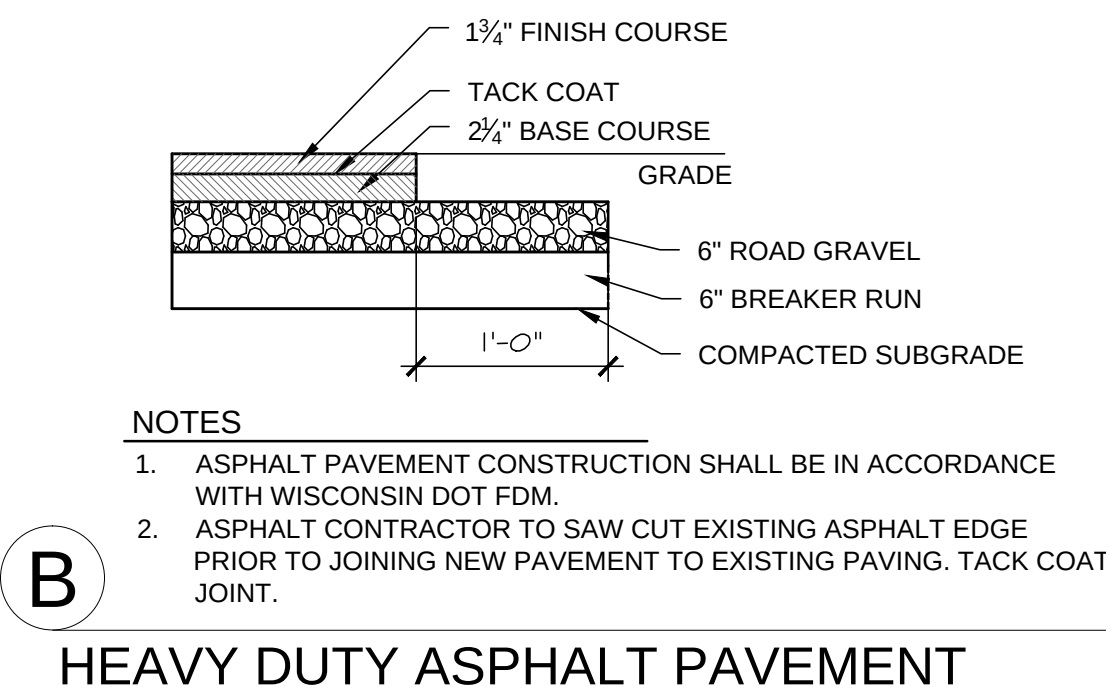
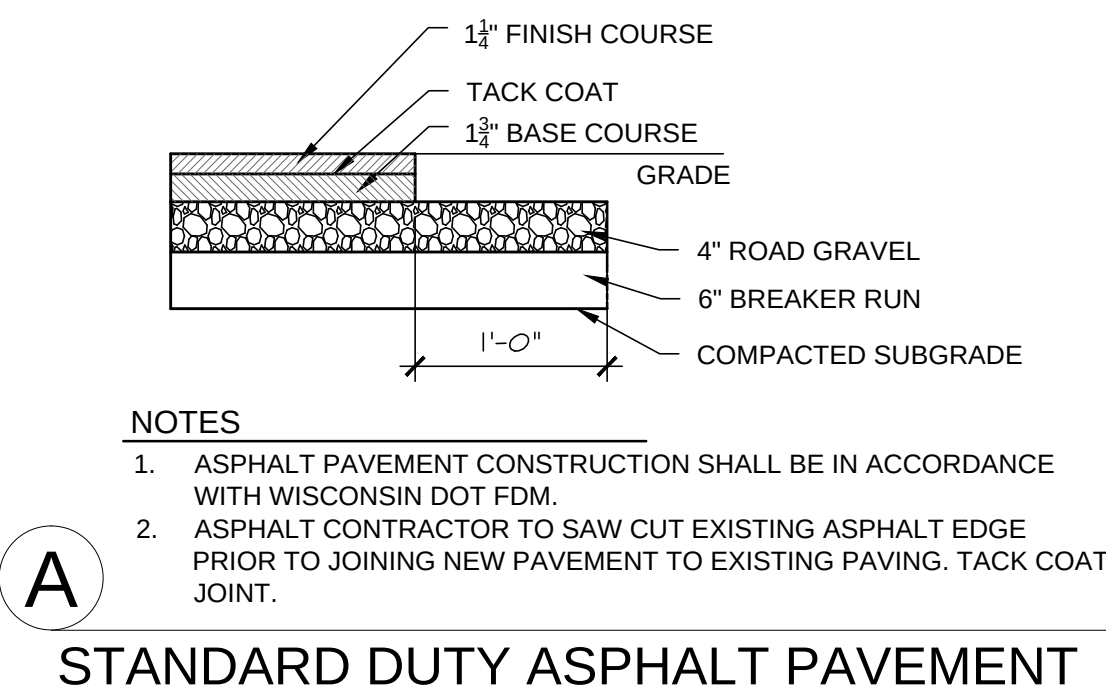
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|                   |  |
|-------------------|--|
| PROJECT MANAGER:  |  |
| C. VANDEWETTERING |  |
| DESIGNER          |  |
| R. MACH           |  |
| DRAWN BY:         |  |
| RPH               |  |
| EXPEDITOR:        |  |
| ---               |  |
| SUPERVISOR:       |  |
| ---               |  |
| CONTRACT NO:      |  |
| P16345            |  |
| IED NO:           |  |
| ---               |  |
| DATE:             |  |
| JANUARY 6, 2017   |  |
| SHEET:            |  |

C6.0



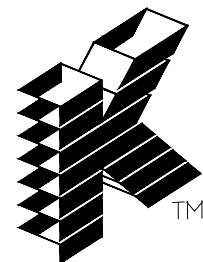
**Mach IV**

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI 54303  
Ph: 920-569-5765 Fax: 920-569-5767  
Project Number: 0176-04-16



LANDSCAPE PLAN



Keller

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PROJECT MANAGER:

C. VANDEWETTERING

DESIGNER

R. MACH

DRAWN BY:

RPH

EXPEDITOR:

---

SUPERVISOR:

---

CONTRACT NO:

P16345

IED NO:

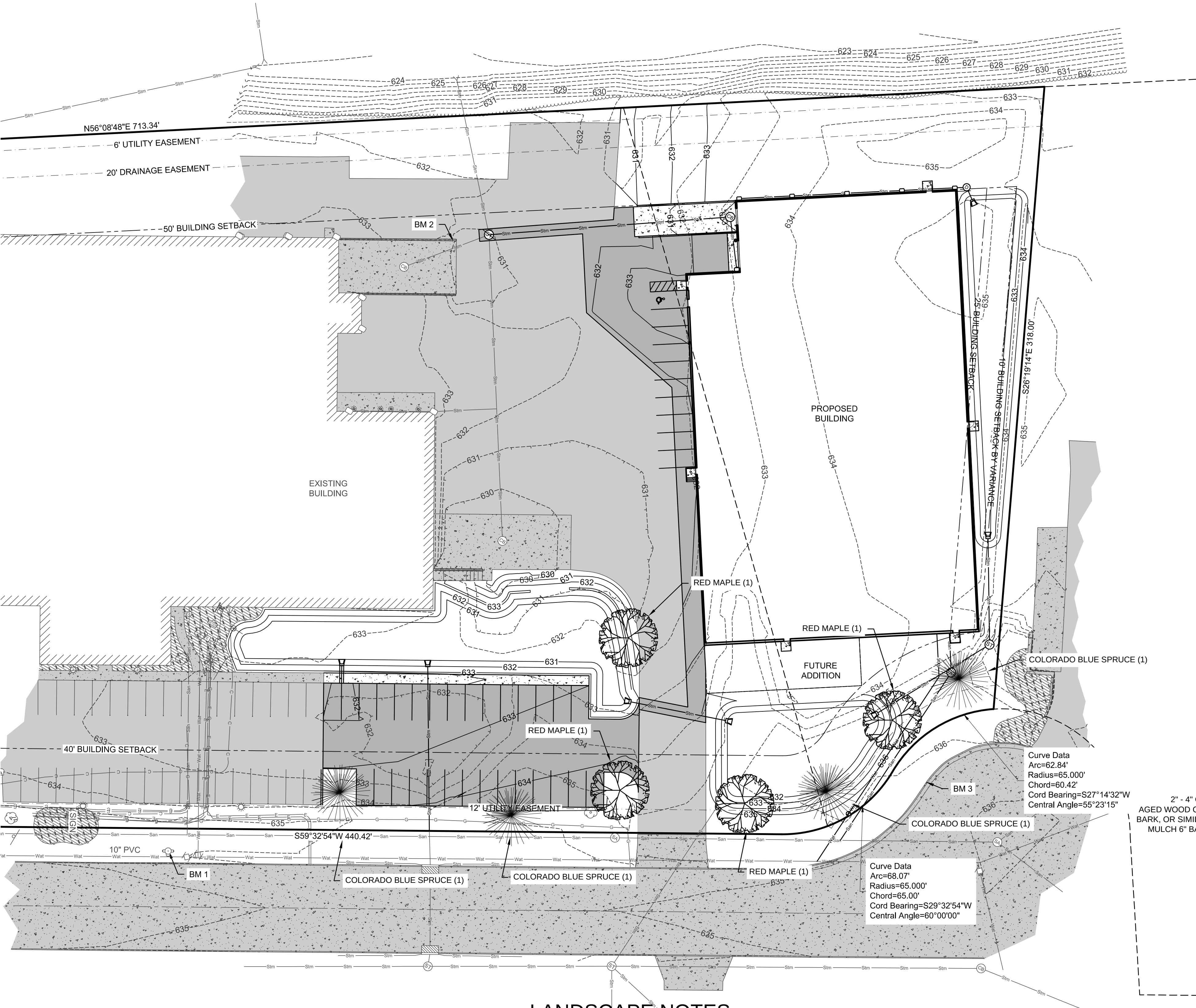
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DATE:

JANUARY 6, 2017

SHEET:

L1.0



LANDSCAPE NOTES

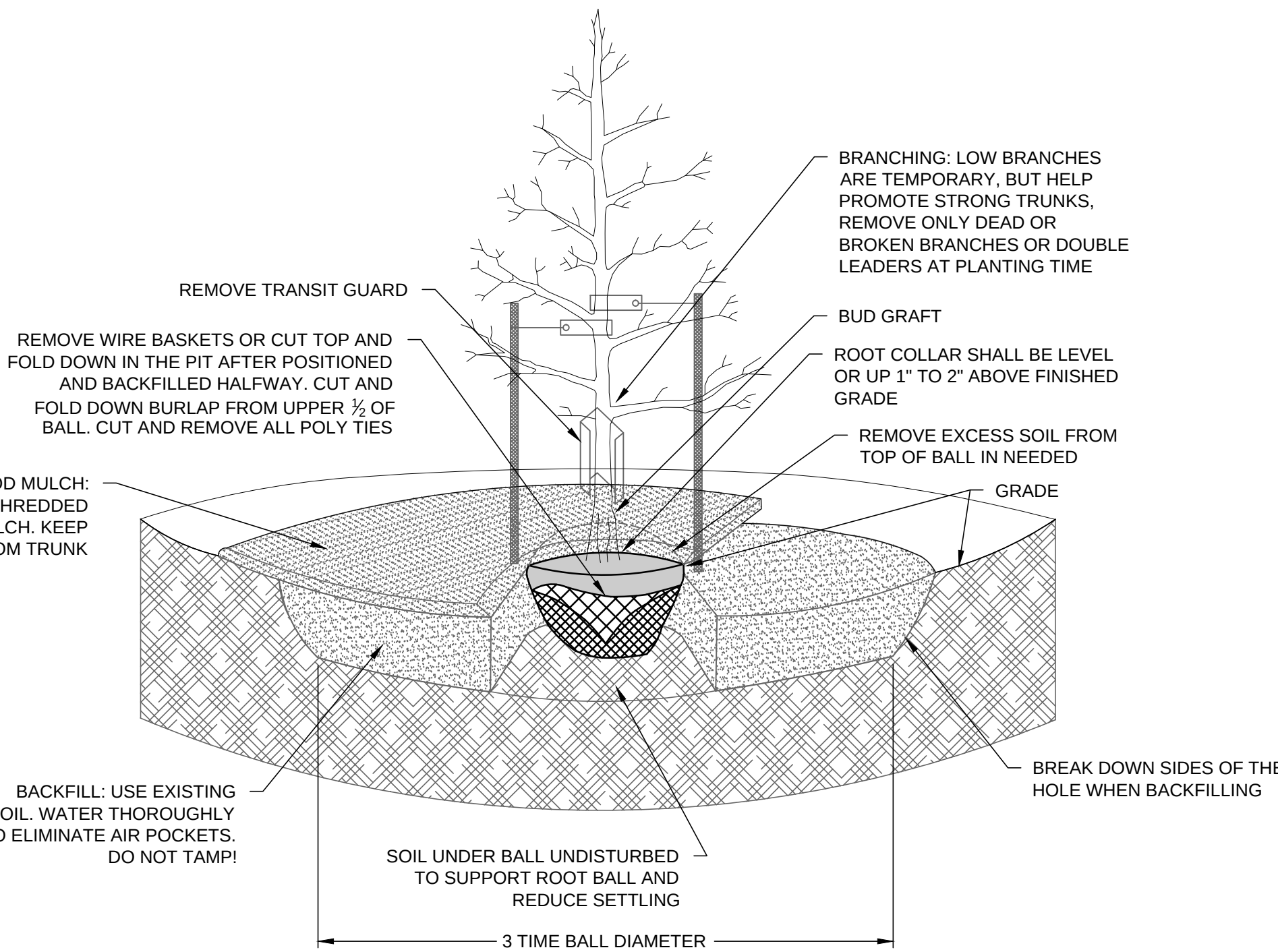
- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH Wdot No. 40 GRASS MIX.

A

PLANTING DETAIL

PLANTING NOTES:

- STAKE ONLY IF HAVE TO. USE 2" - 3" WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY, TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.
- USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE



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TOLL FREE

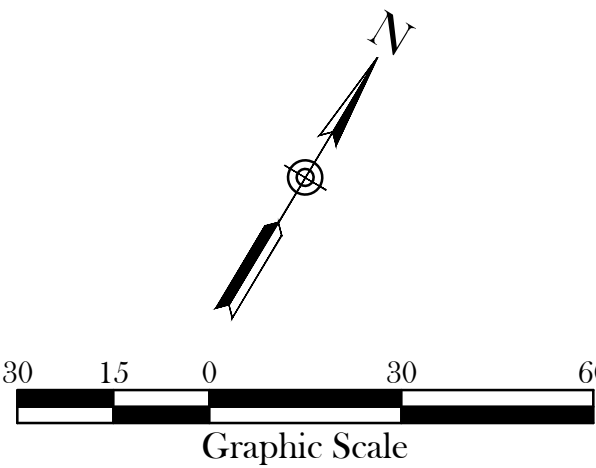
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

Mach IV

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI 54303  
Ph: 920-569-5765 Fax: 920-569-5767  
Project Number: 0176-04-16





SHEET INDEX

|      |                     |
|------|---------------------|
| C1.0 | SITE PLAN           |
| A1.0 | FLOOR PLAN          |
| A2.0 | BUILDING ELEVATIONS |
| A2.1 | BUILDING ELEVATIONS |
| A2.2 | 3D VIEWS            |
| A3.0 | BUILDING SECTIONS   |
| T2.0 | SPECIFICATIONS      |

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)  
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

| FLOOR AREAS                 | EXISTING   | NEW         | SUB-TOTAL  |
|-----------------------------|------------|-------------|------------|
| SECOND FLOOR                | ----- S.F. | ----- S.F.  | ----- S.F. |
| FIRST FLOOR                 | ----- S.F. | 30,592 S.F. | ----- S.F. |
| CANOPIES (COLUMN SUPPORTED) | ----- S.F. | ----- S.F.  | ----- S.F. |
| BASEMENT                    | ----- S.F. | ----- S.F.  | ----- S.F. |
| BUILDING AREA SUB-TOTALS    | ----- S.F. | 30,592 S.F. | ----- S.F. |
| MEZZANINES                  | ----- S.F. | ----- S.F.  | ----- S.F. |
| FIRE AREA TOTALS            | ----- S.F. | 30,592 S.F. | ----- S.F. |

HIGH PILE STORAGE        YES  
FIRE ALARM SYSTEM       NO

OCCUPANCY

S1 - MODERATE HAZARD STORAGE  
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE IIB CONSTRUCTION       YES  
SPRINKLED       YES  
FIREWALL       NO

ALLOWABLE AREA

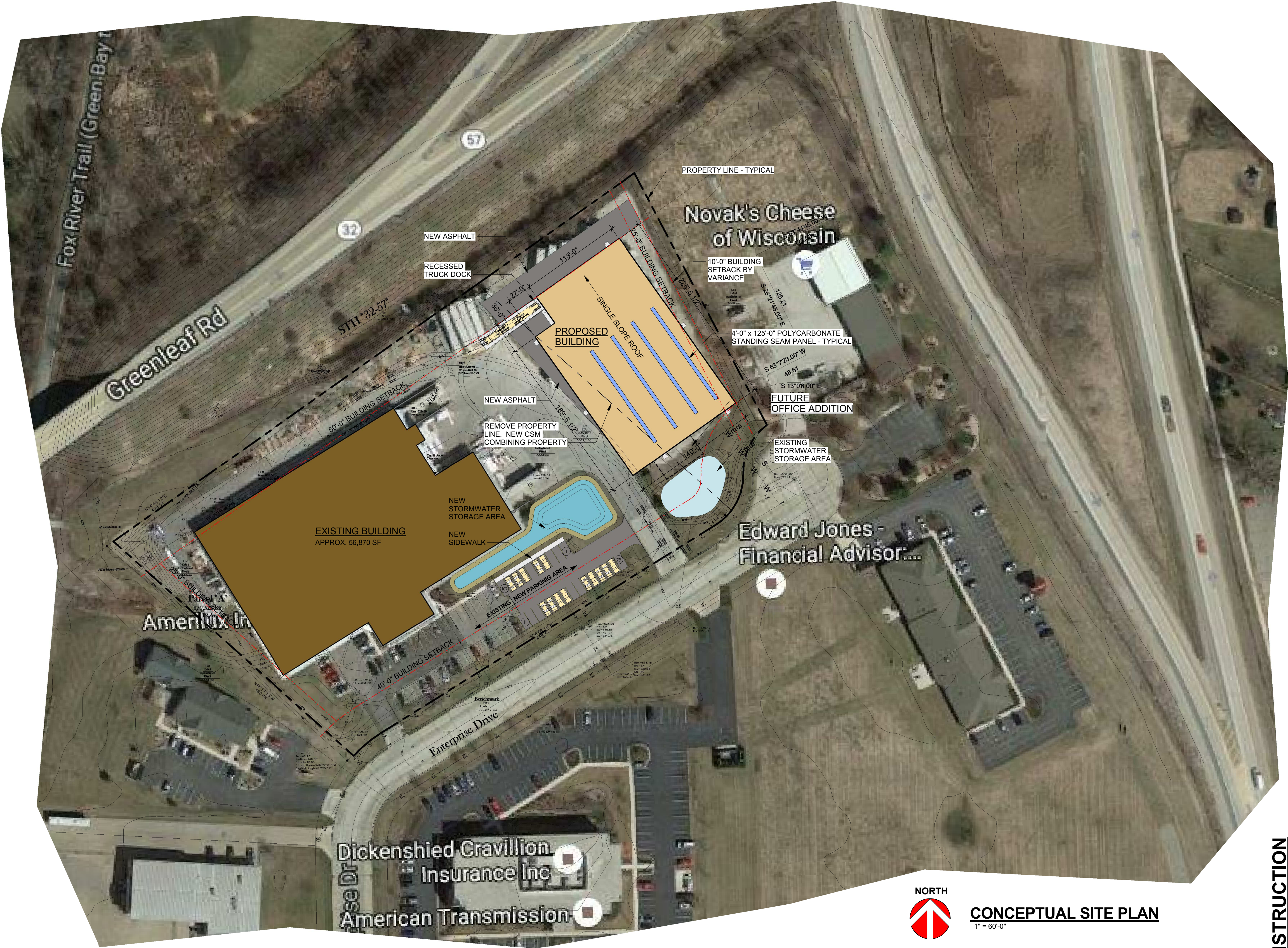
TABULAR FLOOR AREA:    17,500 S.F.  
FRONTAGE INCREASE:    15,313 S.F.  
SPRINKLER INCREASE:    52,500 S.F.  
TOTAL ALLOWABLE AREA: 85,313 S.F.  
ALLOWABLE FIRE AREA:   XX,XXX S.F.

BUILDING/SITE CONTENT

BUILDING SIZE                87,462 S.F.        37.8%  
HARD SURFACE               84,581 S.F.        36.5%  
GREEN SPACE                59,521 S.F.        25.7%  
PARCEL SIZE (APPROX.)    231,564 S.F.       5.32 ACRES  
PARKING PROVIDED         81 STALLS (1 STALL/1,079.8 S.F.)

ZONING INFORMATION

ZONING:                      I-1 (PDD)  
FRONT YARD SETBACK:     40'-0"  
SIDE YARD SETBACK:      25'-0"  
REAR YARD SETBACK:     50'-0"



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REVISIONS  
R1 11.09.2016 ACM  
R2 12.20.2016 ACM

PROJECT MANAGER:  
C. VANDEWETTERING

DESIGNER:  
R. LINDSTROM

DRAWN BY:  
ACM

EXPEDITOR: -----

SUPERVISOR: -----

PRELIMINARY NO:  
P16345

CONTRACT NO: -----

DATE:  
10.19.2016

SHEET:  
**C1.0**

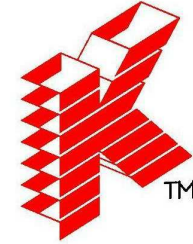
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**CONCEPTUAL SITE PLAN**  
1" = 60'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN  
ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE  
AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA  
WHEN AVAILABLE IS REQUIRED.





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DESIGNER:

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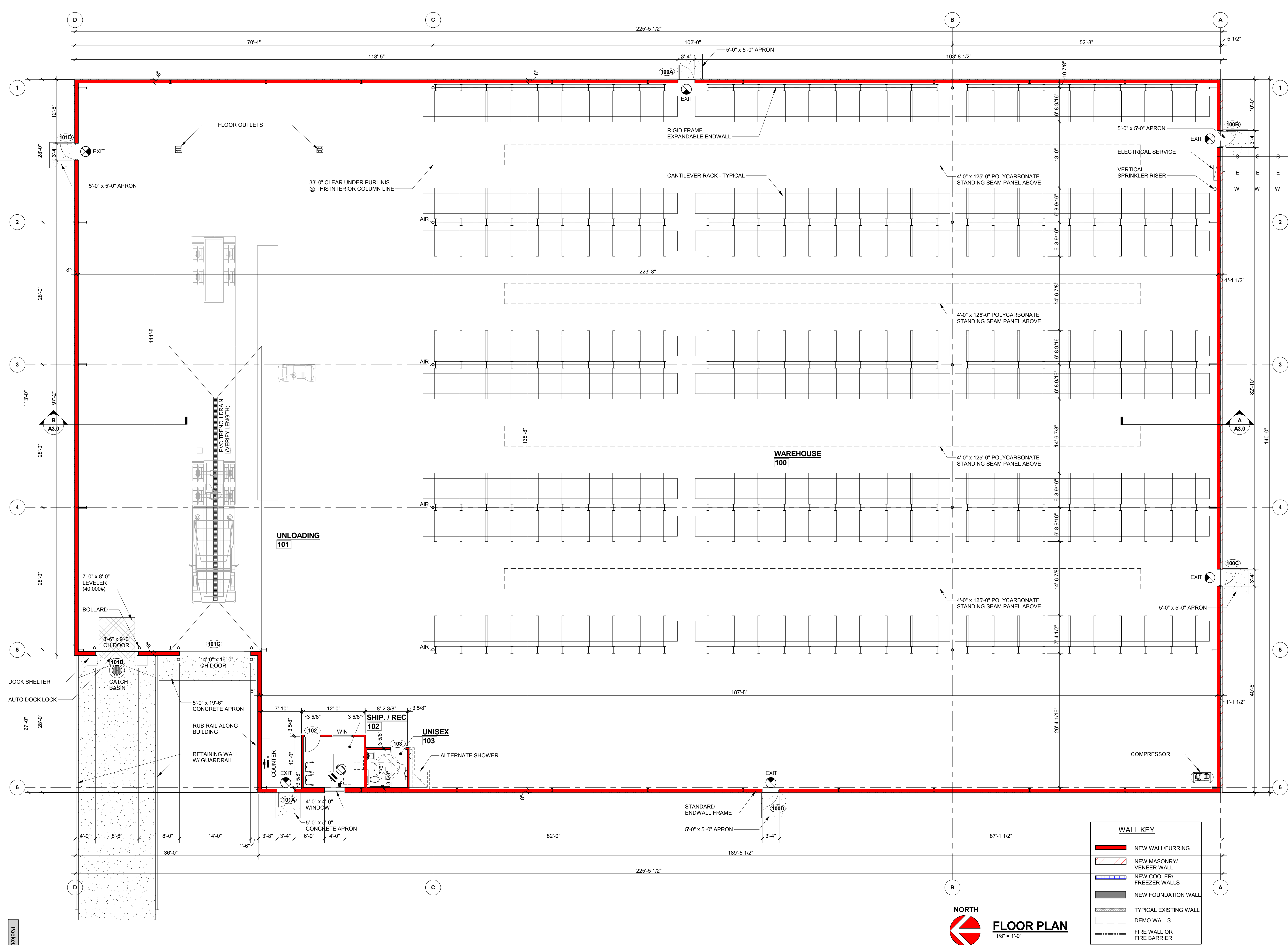
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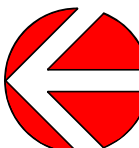
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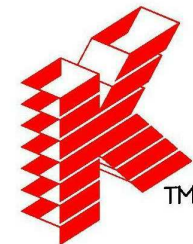
NORTH



**FLOOR PLAN**

1/8" = 1'-0"





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**SUPERVISOR:**  
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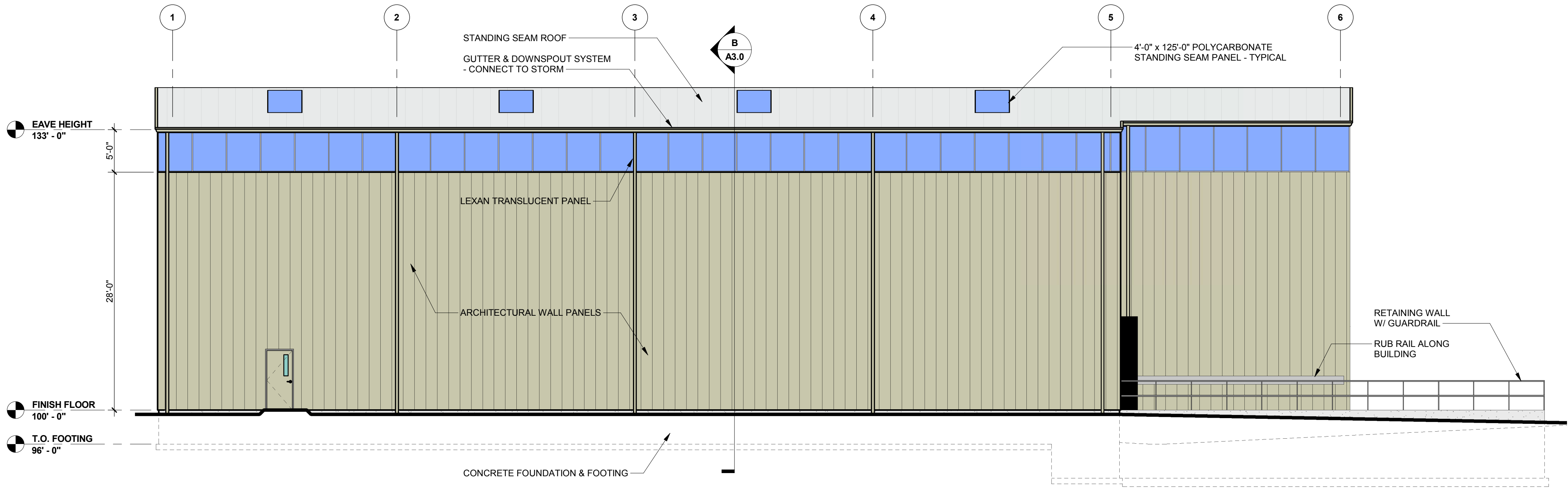
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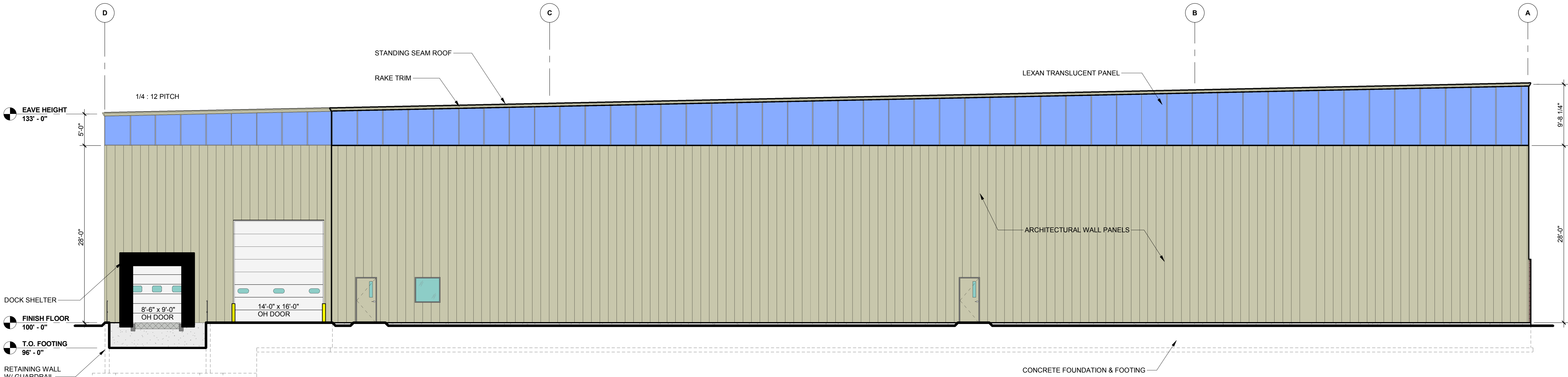
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**NORTH ELEVATION**

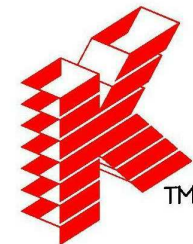
1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"





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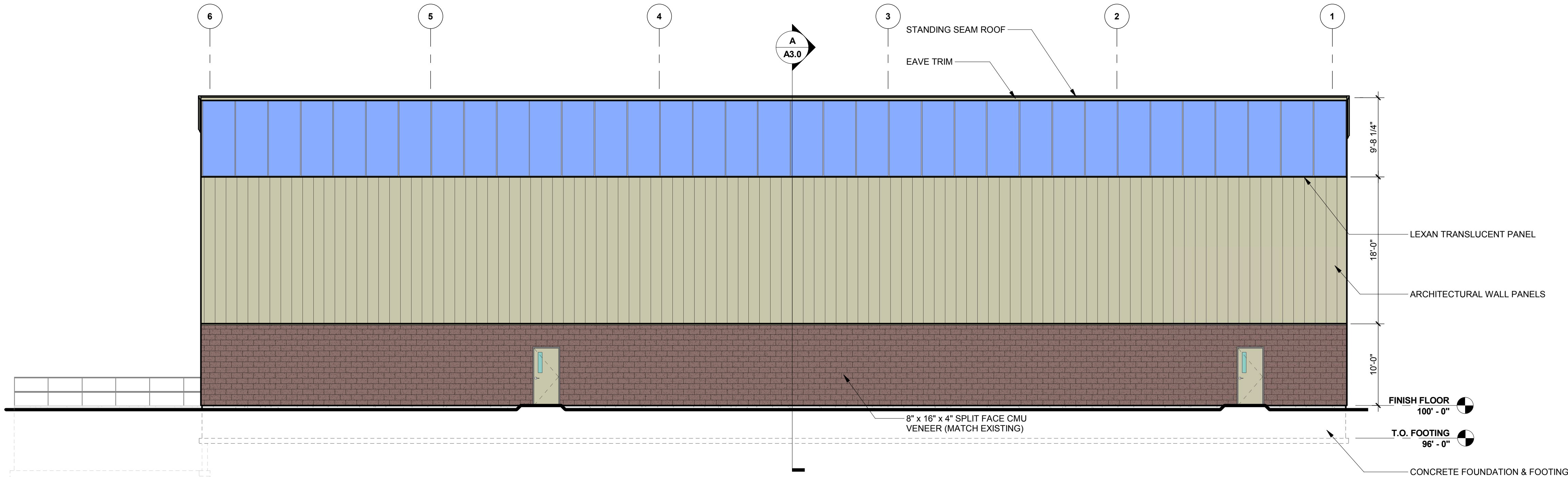
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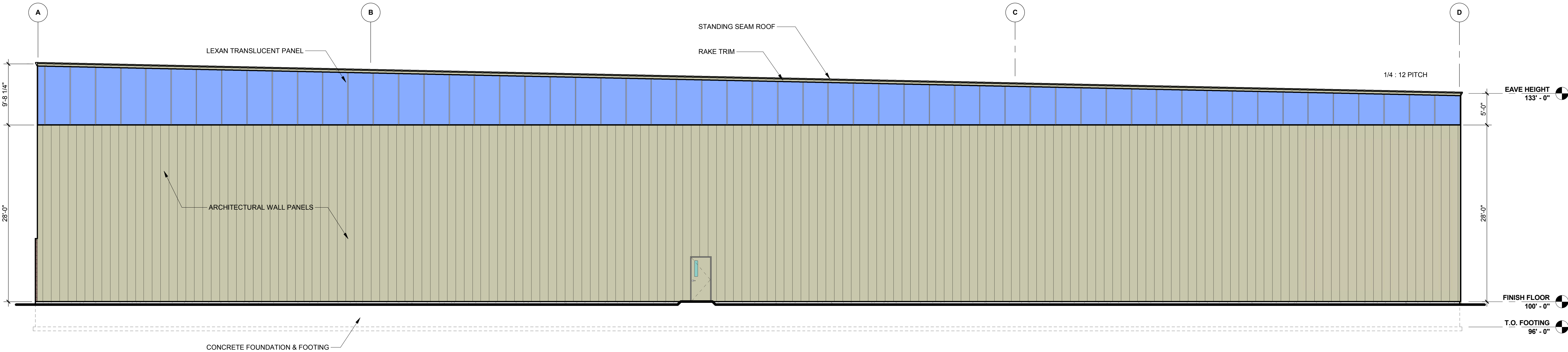
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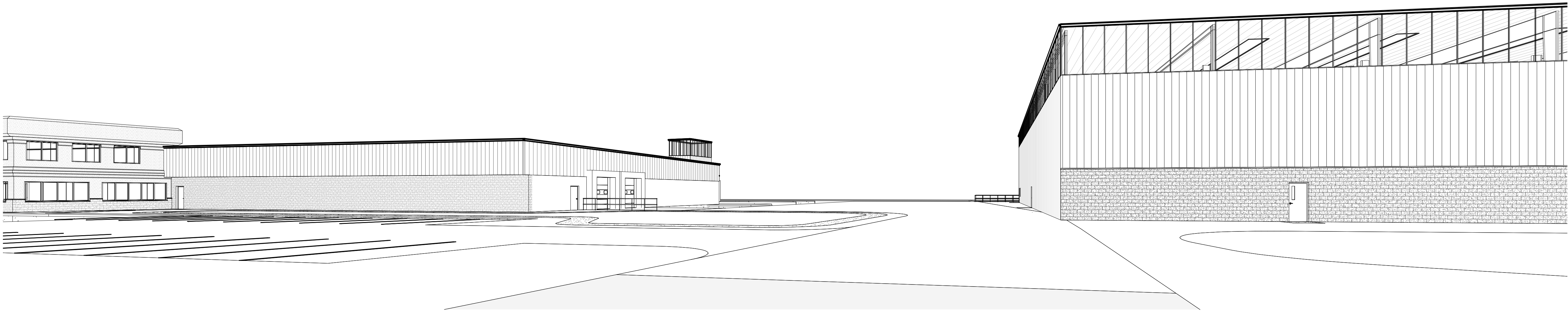
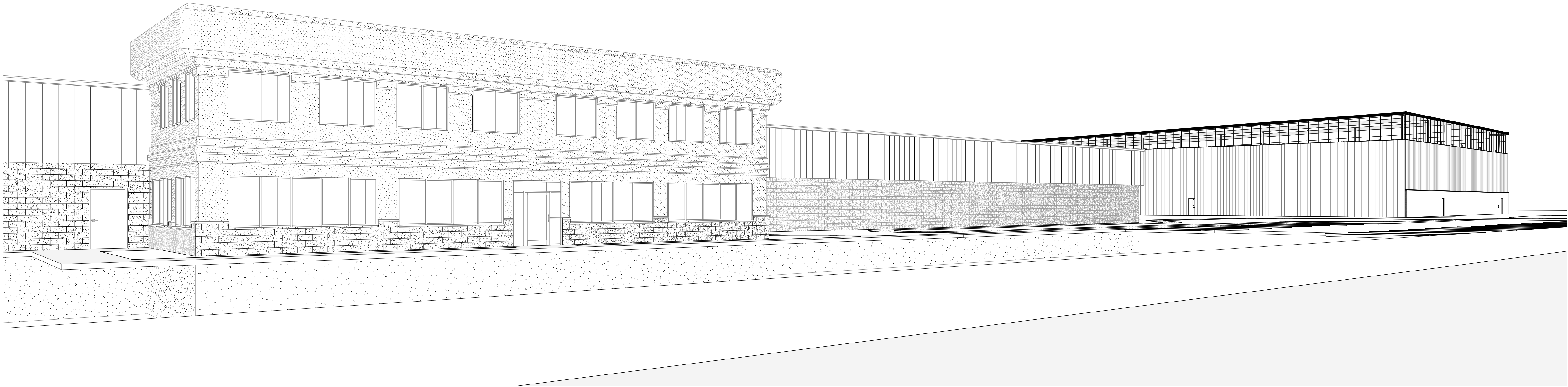


**SOUTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"





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**REVISIONS**

|    |            |     |
|----|------------|-----|
| R1 | 11.09.2016 | ACM |
| R2 | 12.20.2016 | ACM |

**PROJECT MANAGER:**  
C. VANDEWETTERING

**DESIGNER:**  
R. LINDSTROM

**DRAWN BY:**  
ACM

**EXPEDITOR:**  
-----

**SUPERVISOR:**  
-----

**PRELIMINARY NO:**  
P16345

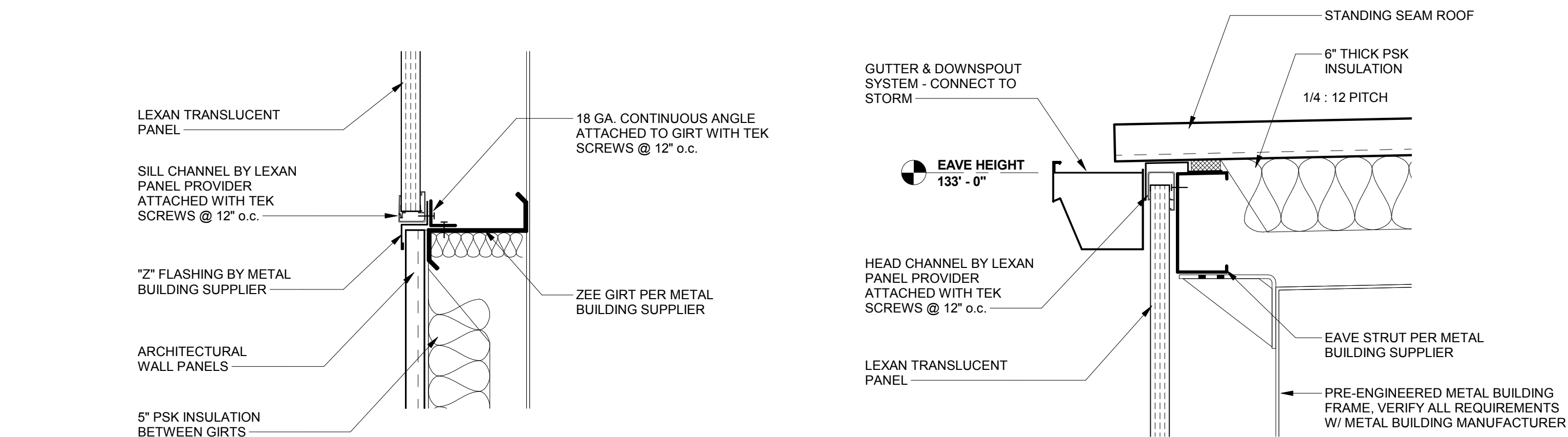
**CONTRACT NO:**  
-----

**DATE:**  
10.19.2016

**SHEET:**  
**A2.2**

PRELIMINARY - NOT FOR CONSTRUCTION



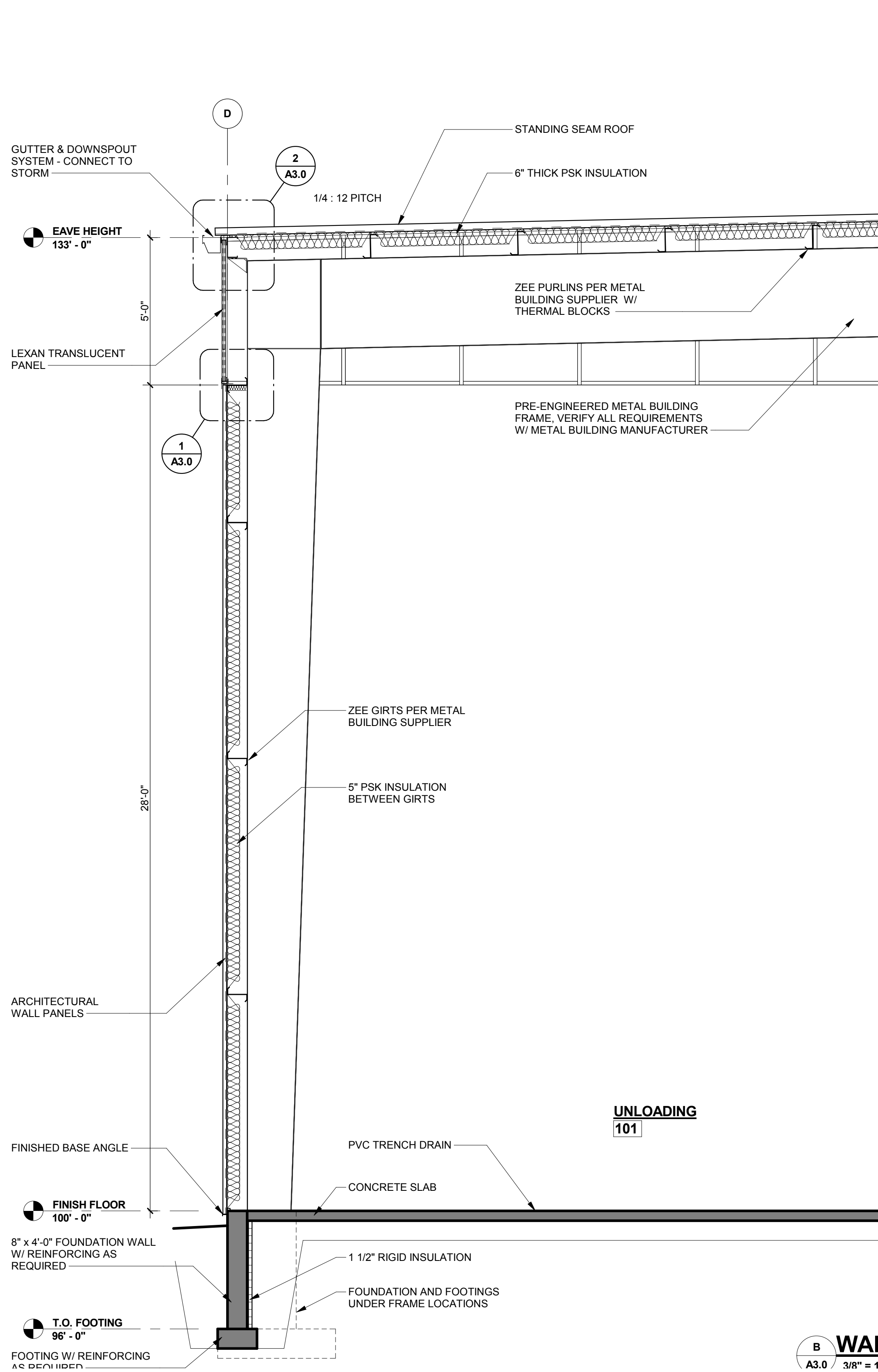


1 LEXAN PANEL SILL DETAIL  
A3.0 1 1/2" = 1'-0"

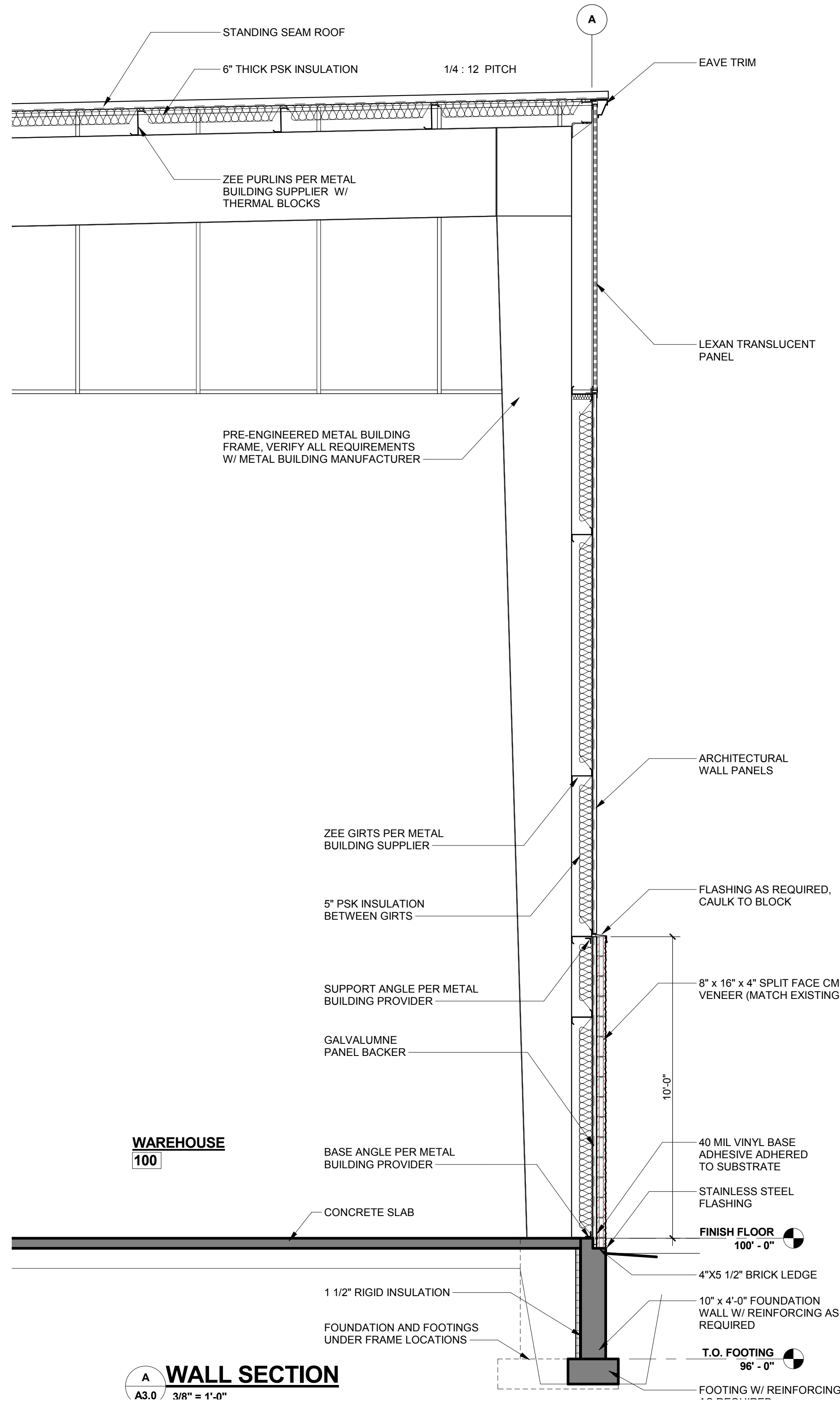
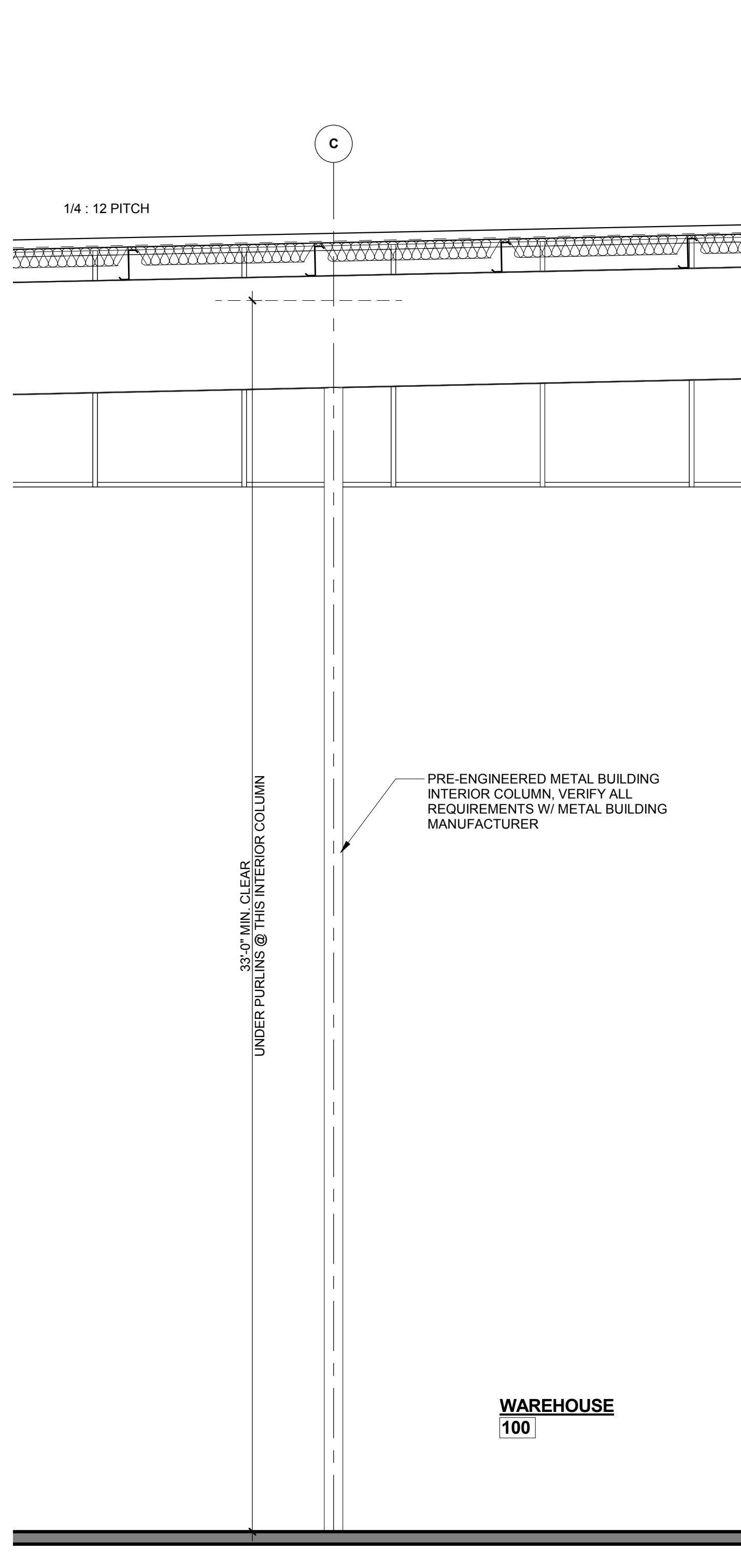
2 LEXAN PANEL HEAD PANEL  
A3.0 1 1/2" = 1'-0"

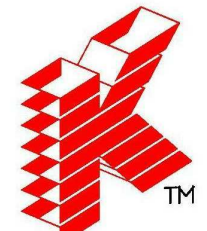
| DOOR & FRAME SCHEDULE |          |          |      |      |      |        |       |       |         |       |          |  |
|-----------------------|----------|----------|------|------|------|--------|-------|-------|---------|-------|----------|--|
| #                     | SIZE     |          | TYPE | MAT. | LITE | GRILLE | LABEL | COLOR | REMARKS | FRAME |          |  |
|                       | W        | H        |      |      |      |        |       |       |         | TYPE  | Comments |  |
| 100A                  | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 100B                  | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 100C                  | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 100D                  | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 101A                  | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 101B                  | 8' - 6"  | 9' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 101C                  | 14' - 0" | 16' - 0" |      |      |      |        |       |       |         |       |          |  |
| 101D                  | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 102                   | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |
| 103                   | 3' - 0"  | 7' - 0"  |      |      |      |        |       |       |         |       |          |  |

| ROOM SCHEDULE |             |       |      |       |       |      |      |          |      |         |
|---------------|-------------|-------|------|-------|-------|------|------|----------|------|---------|
| RM #          | ROOM NAME   | FLOOR | BASE | WALLS |       |      |      | CEILING  |      | REMARKS |
|               |             |       |      | NORTH | SOUTH | EAST | WEST | MATERIAL | HGT. |         |
| 100           | WAREHOUSE   |       |      |       |       |      |      |          |      |         |
| 101           | UNLOADING   |       |      |       |       |      |      |          |      |         |
| 102           | SHIP / REC. |       |      |       |       |      |      |          |      |         |
| 103           | UNISEX      |       |      |       |       |      |      |          |      |         |
| 104           | SHIP / REC. |       |      |       |       |      |      |          |      |         |
| 105           | UNISEX      |       |      |       |       |      |      |          |      |         |



B WALL SECTION  
A3.0 3/8" = 1'-0"



  
**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

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FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:  
**AMERILUX INTERNATIONAL, LLC**  
DEPERE,  
WISCONSIN

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**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISIONS  
R1 11.09.2016 ACM  
R2 12.20.2016 ACM

PROJECT MANAGER:  
C. VANDEWETTERING

DESIGNER:  
R. LINDSTROM

DRAWN BY:  
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EXPEDITOR:  
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SUPERVISOR:  
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PRELIMINARY NO:  
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10.19.2016

SHEET:  
**A3.0**



GENERAL BUILDING NOTES AND SPECIFICATIONS

| DIVISION 01 - GENERAL CONDITIONS |                                                                                                                                                                                                                                                                                            |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL CONDITIONS               |                                                                                                                                                                                                                                                                                            |
| 1.                               | Do not deviate from original bid documents without Keller, Inc., permission.                                                                                                                                                                                                               |
| 2. and                           | Subcontractor is to follow all manufacturer recommendations, industry standards, comply with all current building and ADA codes.                                                                                                                                                           |
| 3.                               | Subcontractor is to attend all jobsite meetings as requested.                                                                                                                                                                                                                              |
| 4.                               | Do not deviate from the Interior and Exterior Material Selection Form without prior approval. Subject to Keller, Inc.'s determination, material or systems with variant feature(s) may be allowed as a substitution. Substitution request must be submitted to Keller, Inc., for approval. |
| 6.                               | Material delivered to the jobsite must be stored in a location per Keller, Inc., instructions.                                                                                                                                                                                             |
| 7.                               | Subcontractor is responsible for proper material storage and protection of materials on the jobsite.                                                                                                                                                                                       |
| 8.                               | All material deliveries and handling are the responsibility of the Subcontractor, including all hoisting and material unloading/loading.                                                                                                                                                   |
| 9.                               | No subcontractor shall begin application or installation of their materials until substrates have been properly prepared. Notify Keller, Inc., of unsatisfactory conditions prior to proceeding.                                                                                           |
| 10.                              | Do not install damaged products.                                                                                                                                                                                                                                                           |
| 11.                              | All layout necessary for the proper completion of work is the responsibility of the respective trades. Control points will be provided for reference.                                                                                                                                      |
| 12.                              | Subcontractor shall verify all public and private utilities on site prior to commencement of work.                                                                                                                                                                                         |
| 13.                              | Subcontractor is responsible for maintaining a clean worksite daily.                                                                                                                                                                                                                       |
| 14.                              | All subcontractors are responsible for any trucking or equipment that leaves any debris or mud outside of the project limits by either their forces or delivery trucking.                                                                                                                  |
| 15.                              | Subcontractor is responsible for final clean up and disposal of all materials related to their scope of work at project completion.                                                                                                                                                        |

| DIVISION 04 - MASONRY                   |                                                                                                                                                                                                                                          |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04210 - MASONRY SPECIFICATIONS (1.4.21) |                                                                                                                                                                                                                                          |
| SUBMITTALS                              |                                                                                                                                                                                                                                          |
| A.                                      | Mock ups will be required based on the complexity of the project and at the owner's discretion.                                                                                                                                          |
| B.                                      | Samples: Unit masonry samples of adequate size showing the full range of colors and textures available for each different exposed masonry unit as requested.                                                                             |
| SCHEDULE                                |                                                                                                                                                                                                                                          |
| CMU / BRICK / STONE / CULTURED STONE    | All exterior CMU to include Dry Block additive unless painted.<br>All exterior CMU to be sealed unless painted.                                                                                                                          |
| MORTAR / GROUT                          | All exterior mortar to include Dry Block additive.                                                                                                                                                                                       |
| REINFORCING / TIES                      | All reinforcing bar to be Grade 60 ASTM A 615.<br>Ties to be DW10 with vee tie.<br>Joint reinforcing to be galvanized carbon steel per plan.                                                                                             |
| FLASHINGS                               | Flashings as specified on plan or proposal.<br>To include:<br>40 mil Perma – Barrier (or equal) base flashing adhered to foundation.<br>Weeps to be vertical cell vent style – color to match mortar.<br>Mortar net<br>Or<br>Block Flash |
| INSULATION                              | When required, insulation to be foamed in place.                                                                                                                                                                                         |
| SILLS / LINTELS                         | Per plan, Request for Quotation, and Interior & Exterior Material Selection Form.                                                                                                                                                        |
| MISCELLANEOUS STEEL                     | Per plan and Request for Quotation                                                                                                                                                                                                       |

|              |                                                                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INSTALLATION |                                                                                                                                                                               |
| A.           | Vertical lines not to vary more than 1/4" on 20' nor 1/2" maximum total.                                                                                                      |
| B.           | Horizontal lines not to vary more than 1/4" on 20' nor 1/2" maximum total.                                                                                                    |
| C.           | All masonry cuts to be clean and free from chips - conceal cut edges where possible.                                                                                          |
| D.           | Mix masonry units to achieve a uniform blend of color variations.                                                                                                             |
| E.           | Completely fill all spaces between masonry units and hollow metal frames with mortar.                                                                                         |
| F.           | Fill masonry unit cores with grout as indicated on the plan.                                                                                                                  |
| G.           | Tool all exposed mortar joints or as indicated on the plan.                                                                                                                   |
| H.           | Control joint to be installed per NCMA standards.                                                                                                                             |
| J.           | Mason to supply backer rod and caulk at all control joints.                                                                                                                   |
| PROTECTION   |                                                                                                                                                                               |
| A.           | Cold weather protection is the responsibility of the mason.                                                                                                                   |
| B.           | Any damaged product caused by weather is the responsibility of the mason.                                                                                                     |
| C.           | Projects where new work areas adjoin an existing building will require the masonry contractor to prevent fumes and dust from saw cutting from entering the existing building. |
| D.           | Mason is responsible for damage caused to other trades due to mason's negligence.                                                                                             |
| E.           | Mason to protect masonry units from mud splash until sealed or painted.                                                                                                       |

| DIVISION 06 - WOOD & PLASTICS           |                                                                                                                                                                                                                                                           |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06240 - CABINET SPECIFICATIONS (1.6.24) |                                                                                                                                                                                                                                                           |
| SUBMITTALS                              |                                                                                                                                                                                                                                                           |
| A.                                      | Submit one set of elevation and layout shop drawings including backer requirements within (2) weeks of submittal award.                                                                                                                                   |
| B.                                      | Submit (3) sets of final approved shop drawings.                                                                                                                                                                                                          |
| SCHEDULE                                |                                                                                                                                                                                                                                                           |
| PLASTIC LAMINATE                        | Wilsonart, Formica, or equal to be minimum .050 inches in thickness.<br>Cabinet interiors to be melamine per Interior & Exterior Material Selection Form.                                                                                                 |
| EDGE TYPE                               | Laminated edge to match horizontal and / or vertical surfaces as specified.<br>PVC edge will be considered through a substitution request.<br>Backsplash profile to be similar throughout.<br>Applied backsplash to be caulked to the horizontal surface. |
| SOLID SURFACE                           | Corian or equal to be ½" solid material not including substrate.<br>Cambria, Silestone, or equal natural surface to be 3/4" solid material and a total of 1 1/4" including substrate.                                                                     |
| DRAWERS & DOORS                         | Standard drawers to have a 75 pound load bearing capacity.<br>Heavy duty roll outs to bear 100 pound minimum at full extension.<br>Hinges to be fully concealed.<br>Hinges to be Easy Release with 160 degree swing.                                      |
| HARDWARE                                | Hardware per Interior & Exterior Material Selection Form<br>Wire pulls to be 3" minimum.<br>Cut in, supply, and install plastic grommets as required.                                                                                                     |
| SUPPORTS & BACKER                       | Horizontal work surface supports to be steel L brackets or angled laminated brackets which allow for clearance of knee swing.<br>Bathroom vanity supports to have modesty panels that conceal plumbing.                                                   |
| WOOD CASEWORK                           | Solid wood material for door and drawer fronts.                                                                                                                                                                                                           |
| TOE KICKS                               | Cabinet subcontractor to finish and install toe kicks to match vertical surface.                                                                                                                                                                          |

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| INSTALLATION |                                                                                     |
| A.           | Cabinet Subcontractor is responsible for all field verification.                    |
| B.           | Cabinet installer responsible for cutting in all sink holes and grommets.           |
| C.           | Installation by properly trained and certified personnel only.                      |
| D.           | Cabinet installer required to supply venting slots for air circulation as required. |
| E.           | Damage caused to other finishes by the installer is subject to back charges.        |
| PROTECTION   |                                                                                     |
| A.           | Protect cabinet vertical and horizontal surfaces from damage during construction    |
| B.           | Correct all deficiencies in Cabinet Work that do not comply with requirements.      |
| C.           | Protect adjacent construction from damage related to Cabinet work.                  |

| DIVISION 07 - THERMAL & MOISTURE PROTECTION |                                                                                                                                                                                                                |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07210 - INSULATION SPECIFICATIONS (1.67.21) |                                                                                                                                                                                                                |
| SUBMITTALS                                  |                                                                                                                                                                                                                |
| A.                                          | With Original Price Proposal: List Product and Manufacturer, and depth of blown-in insulation required to achieve specified R-Value.                                                                           |
| MANUFACTURERS                               |                                                                                                                                                                                                                |
| A.                                          | CertainTeed Fiberglass insulation or Equal.                                                                                                                                                                    |
| SCHEDULE                                    |                                                                                                                                                                                                                |
| BATT INSULATION                             | Batt insulation to be Fiberglass.<br>R-Values per plan and Request for Quotation.<br>Insulation at interior walls designated for sound to match stud widths.                                                   |
| BLOWN IN INSULATION                         | Blown in material to be loose fiberglass.<br>R-Value per plan and Request for Quotation.                                                                                                                       |
| MOISTURE BARRIER                            | Vertical surfaces to be 6 mil polyethylene<br>Horizontal (bottom cord of trusses) to be 6 mil fire retardant polyethylene.<br>All joints to be taped.<br>Moisture Barrier to be stapled or adhered to framing. |
| MOISTURE BARRIER BANDING                    | Banding to be 3/4" wide minimum woven nylon.<br>Banding to be fastened to truss with screws or nails - no staples.                                                                                             |
| EAVE VENTS                                  | Size to match truss spacing.<br>Eave vents to be placed between each truss at low side eave.<br>Eaves to be insulated up to, and around eave vents at the energy heel.                                         |
| INSTALLATION                                |                                                                                                                                                                                                                |
| A.                                          | Close off all open cavities.                                                                                                                                                                                   |
| B.                                          | Fill all voids not covered by blown-in or batt insulation                                                                                                                                                      |
| C.                                          | Installation by properly trained and certified personnel only.                                                                                                                                                 |
| D.                                          | Seal joints adjacent to all other trades penetrations to create an air tight seal.                                                                                                                             |
| E.                                          | Install attic rulers on trusses every 300 sf per NAIMA recommendations.                                                                                                                                        |

| 07240 - EXTERIOR INSULATED FINISH SYSTEM |                                                                                                                                                                       |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBMITTALS                               |                                                                                                                                                                       |
| A.                                       | Submit a texture sample as requested - minimum sample size to be 24" x 24"                                                                                            |
| MANUFACTURERS                            |                                                                                                                                                                       |
| A.                                       | Dryvit, Parex, Stowe, or equal                                                                                                                                        |
| SCHEDULE                                 |                                                                                                                                                                       |
| BASE                                     | Expanded polystyrene<br>1" thickness minimum unless otherwise specified<br>3/4" thickness minimum behind any grooves<br>Foam to be mechanically fastened to substrate |
| REINFORCING                              | Glass fiber mesh to be compatible with finished surface requirements<br>High impact mesh required at the first 36" above finished grade                               |
| FINISH SYSTEM                            | System to provide equalized pressure<br>To be a complete system that prevents water intrusion and eliminates any moisture that does occur                             |
| TRIM ACCESSORIES                         | Base Flashing to allow for proper drainage<br>Window returns to be of similar material as the body<br>One piece control joint with V shaped slot and removable strip  |
| INSTALLATION                             |                                                                                                                                                                       |
| A.                                       | Install tracks, back-wrap or edge-wrap mesh at all terminations                                                                                                       |
| B.                                       | Install substrate without gaps and in a running bond pattern                                                                                                          |
| C.                                       | Rasp any board irregularities                                                                                                                                         |
| D.                                       | Apply base coat and fully embed mesh                                                                                                                                  |
| E.                                       | Apply primer coat only after base coat is completely dry                                                                                                              |
| F.                                       | Apply finish coat per specified finish and color                                                                                                                      |
| G.                                       | Install all sealants per manufacturers recommendations                                                                                                                |
| H.                                       | Expansion joints to be installed at any building or substrate expansion and where EIFS abuts dissimilar materials or per manufacturer's recommendations               |
| I.                                       | Expansion joints to be caulked by the EIFS subcontractor                                                                                                              |
| J.                                       | On continuous runs, expansion joints to be installed at 75' o.c. maximum                                                                                              |
| PROTECTION                               |                                                                                                                                                                       |
| A.                                       | Weather protection is the responsibility of the Subcontractor.                                                                                                        |
| B.                                       | Any damaged product caused by weather is the responsibility of the subcontractor prior to installation                                                                |
| C.                                       | Correct all deficiencies that do not comply with project requirements                                                                                                 |

| 07310 - SHINGLE / ALUMINUM SOFFIT SPECIFICATIONS (1.7.31) |                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MANUFACTURERS                                             |                                                                                                                                                                                                                                                   |
| A.                                                        | SHINGLE ROOF - CertainTeed or equal per material selection form                                                                                                                                                                                   |
| B.                                                        | ALUMINUM SOFFIT - Rollex or equal per material selection form                                                                                                                                                                                     |
| SCHEDULE                                                  |                                                                                                                                                                                                                                                   |
| ASPHALT SHINGLE                                           | Fiberglass based, self sealing laminate architectural, class A asphalt shingle with 30 year minimum guarantee.<br>Provide matching starter strip, hip, and ridge shingles.<br>Shingles to be nailed with #11 hot dipped galvanized roofing nails. |
| SUBSTRATE                                                 | 15# felt paper to be stapled and secured to prevent wind damage.<br>Ice & water shield as required by code to be modified bitumen, cross linked surfaced, self adhering                                                                           |
| FLASHINGS                                                 | Valley Flashing to be selected from standard manufacturer's colors<br>Edge flashing to be pre-painted aluminum to match fascia color.<br>Fascia flashing the be Rollex L pre-painted aluminum. Fascia greater than 10" to be .032 aluminum        |
| SOFFIT                                                    | Rollex CV 3-16 aluminum or equal.<br>Overhang soffit to be .018 aluminum for lengths less than 48"<br>Canopy soffits to be .032 Peterson aluminum or equal for lengths greater than 48"<br>All soffit trim to match material and color            |
| GUTTERS                                                   | Gutters to be seamless 5" K style roll formed unless otherwise specified<br>Gutters to be minimum .032 aluminum coil stock                                                                                                                        |
| DOWNSPOUTS                                                | Downspouts to be closed pre-manufactured aluminum to match gutter color unless otherwise specified<br>Downspout size to be determined by subcontractor<br>Final location to be field verified                                                     |
| MISCELLANEOUS                                             | Any penetrations to be caulked with asphalt fibrous roof cement<br>Step flashing to be 26G galvanized sealed to roof / wall                                                                                                                       |
| ROOF VENTS                                                | Continuous ridge vent to be CertainTeed shingle vent or equal<br>Where ridge vent length is insufficient for venting, alternate venting required. Subcontractor to provide venting options.                                                       |
| INSTALLATION                                              |                                                                                                                                                                                                                                                   |
| A.                                                        | Do not shingle through valleys                                                                                                                                                                                                                    |
| B.                                                        | Install all products per manufacturers recommendations                                                                                                                                                                                            |
| C.                                                        | Ice & Water shield to be installed per state and local requirements and at all roof penetrations                                                                                                                                                  |
| D.                                                        | Installation by properly trained and certified personnel only                                                                                                                                                                                     |
| E.                                                        | All penetrations to be sealed by the roofer to assure weather tightness                                                                                                                                                                           |
| F.                                                        | Damages caused by the installer to other finishes are subject to backcharge                                                                                                                                                                       |
| G.                                                        | Material to be installed parallel and true                                                                                                                                                                                                        |
| PROTECTION                                                |                                                                                                                                                                                                                                                   |
| A.                                                        | Weather protection is the responsibility of the Subcontractor.                                                                                                                                                                                    |
| B.                                                        | Any damaged product caused by weather is the responsibility of the Roofing / Soffit contractor prior to installation.                                                                                                                             |
| C.                                                        | Projects where new work areas adjoin an existing building will require the Roofing contractor to protect the existing building.                                                                                                                   |
| D.                                                        | Leave one bundle of the selected shingles on the jobsite.                                                                                                                                                                                         |
| E.                                                        | Correct all deficiencies that do not comply with project requirements.                                                                                                                                                                            |
| F.                                                        | Subcontractor is responsible for any damage caused by fasteners not disposed of properly.                                                                                                                                                         |

| 07460 - VINYL / CEMENT BOARD SIDING SPECIFICATIONS (1.7.46) |                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MANUFACTURERS                                               |                                                                                                                                                                                                                                                                                           |
| A.                                                          | VINYL SIDING - Verifirm Ashton Heights or equal per material selection form                                                                                                                                                                                                               |
| B.                                                          | CEMENT BOARD SIDING - CertainTeed Weatherboards or equal per material selection form                                                                                                                                                                                                      |
| C.                                                          | COMPOSITE SIDING - LP SmartSide or equal per material selection form                                                                                                                                                                                                                      |
| SCHEDULE                                                    |                                                                                                                                                                                                                                                                                           |
| VINYL SIDING                                                | Extruded Polyvinyl chloride .042" minimum with lifetime warranty.<br>Coefficient of linear thermal expansion per ASTM standards or better.<br>Vinyl siding to be nailed with 1 1/2" hot dipped galvanized roofing nails.                                                                  |
| COMPOSITE SIDING                                            | Exterior Grade phenolic resin saturated paper overlay laminated to EPA registered zinc borate preservative treated engineered wood.<br>Exposed edges sealed for moisture.                                                                                                                 |
| CEMENT BOARD SIDING                                         | Cement, fly ash, and cellulose fiber complying with ASTM C 1186 Type A grade II minimum 5/16" thick.<br>Siding to have a flame spread index of 0, Flexural Strength of 1450 psi, UV resistant, and Coefficient of Thermal Expansion of less than 1 x 10 <sup>-5</sup> in/in/inch/degree F |
| TRIM                                                        | Corners, J channel, and window / door trim to match siding color unless otherwise specified in the material selection form.<br>All trim pieces to be of the same material as the siding unless specified otherwise.<br>Outside corners to overlap siding by 1" minimum.                   |
| FLASHING                                                    | All flashing required to provide a weather tight seal to include siding to sills, windows, doors, etc.<br>Aluminum flashing to be .032 - profile per plan.<br>All edges to be blunt and free from burrs.<br>Final color per material selection form.                                      |
| INSTALLATION                                                |                                                                                                                                                                                                                                                                                           |
| A.                                                          | Touch up all cut edges on siding and trim.                                                                                                                                                                                                                                                |
| B.                                                          | Install all products per manufacturers recommendations                                                                                                                                                                                                                                    |
| C.                                                          | Use trim details as shown on plans                                                                                                                                                                                                                                                        |
| D.                                                          | Installation by properly trained and certified personnel only                                                                                                                                                                                                                             |
| E.                                                          | All openings and penetrations to be sealed by the siding subcontractor to assure weather tightness.                                                                                                                                                                                       |
| F.                                                          | Damages caused by the installer to other finishes are subject to backcharge                                                                                                                                                                                                               |
| G.                                                          | Material to be installed parallel and true                                                                                                                                                                                                                                                |
| PROTECTION                                                  |                                                                                                                                                                                                                                                                                           |
| A.                                                          | Weather protection is the responsibility of the Subcontractor.                                                                                                                                                                                                                            |
| B.                                                          | Any damaged product caused by weather is the responsibility of the Siding contractor prior to installation.                                                                                                                                                                               |
| C.                                                          | Projects where new work areas adjoin an existing building will require the Siding contractor to protect the existing building.                                                                                                                                                            |
| D.                                                          | Correct all deficiencies that do not comply with project requirements.                                                                                                                                                                                                                    |
| E.                                                          | Subcontractor is responsible for any damage caused by fasteners not disposed of properly.                                                                                                                                                                                                 |

| 07530 - EPDM ROOF SPECIFICATIONS (1.7.53) |                                                                                                                                                                                                                                                                 |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBMITTALS                                |                                                                                                                                                                                                                                                                 |
| A.                                        | With Original Price Proposal: List proposed Product and Manufacturer of EPDM System. Any substitution requests must be submitted with original proposal.                                                                                                        |
| MANUFACTURERS                             |                                                                                                                                                                                                                                                                 |
| A.                                        | Acceptable Manufacturers: Carlisle Syn Tec, Firestone Building Products, Johns Manville.                                                                                                                                                                        |
| SCHEDULE                                  |                                                                                                                                                                                                                                                                 |
| EPDM MEMBRANE                             | 60 mil fully adhered membrane per plan and proposal.<br>or 60 mil or 45 mil ballasted per plan and proposal.<br>Fasteners per manufacturer's recommendation.<br>Comply with all local building codes.<br>Assembly to have UL class A Fire Hazard Classification |
| BONDING AGENT                             | Neoprene based – compatible with all applicable substrates.<br>Lap Splices: EPDM based compatible with EPDM membrane.                                                                                                                                           |
| VAPOR RETARDER                            | 6mil vapor barrier required at carwash or freezer applications or as indicated per plan and specification.                                                                                                                                                      |
| ROOF INSULATION                           | Polyisocyanurate closed cell foam with black glass reinforcing.<br>Thickness / taper per plan.<br>EPS foam to be insulated with dense deck to maintain UL Class A Fire Hazard Classification.                                                                   |
| METAL ACCESSORIES                         |                                                                                                                                                                                                                                                                 |
| A.                                        | Continuous metal edge termination to be aluminum, water tight, and with no exposed fasteners.                                                                                                                                                                   |
| B.                                        | Parapet cap flashings to be .032 minimum aluminum with reverse pitch toward the roof.                                                                                                                                                                           |
| MATERIALS - GENERAL REQUIREMENTS          |                                                                                                                                                                                                                                                                 |
| A.                                        | Materials to be compliant with ASTM D 4637                                                                                                                                                                                                                      |
| INSTALLATION                              |                                                                                                                                                                                                                                                                 |
| A.                                        | Install roofing, flashing, insulation, and accessories in accordance with the manufacturers recommendations                                                                                                                                                     |
| B.                                        | Installation by properly trained and certified personnel only.                                                                                                                                                                                                  |
| C.                                        | All surface preparations per EPDM manufacturer's recommendations.                                                                                                                                                                                               |
| PROTECTION                                |                                                                                                                                                                                                                                                                 |
| A.                                        | Protect membrane roofing system from damage and wear during remainder of construction.<br>When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damages.                                                       |
| B.                                        | Correct all deficiencies in membrane that do not comply with requirements.                                                                                                                                                                                      |
| C.                                        | Protect adjacent property, vehicles, and persons from damage related to roofing work.                                                                                                                                                                           |

| DIVISION 08 - DOORS & WINDOWS             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08360 - OVERHEAD SECTIONAL DOORS (1.8.36) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MANUFACTURERS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| A.                                        | SECTIONAL DOOR - Overhead Door Corporation, EZ Therm, or equal                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B.                                        | OPERATORS - Liftmaster or equal                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SCHEDULE                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SECTIONAL DOOR                            | 16 gauge galvanized steel grooved for added strength<br>Doors to be full 1 5/8" thick with roll formed T & G joints for weathertightness<br>End sills to be minimum 13 gauge galvanized steel riveted to outside face<br>Center sills to be minimum 16 gauge galvanized steel riveted to outside face<br>Insulated doors to have an R-value of 15 or better<br>Final color and style per material selection form<br>Reinforcement for hardware attachments and applicable wind loads |
| COMPONENTS                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| A.                                        | Door track to be 3" galvanized for all doors 14' x 14' or larger                                                                                                                                                                                                                                                                                                                                                                                                                     |
| B.                                        | Hardware to be galvanized steel, heavy duty hinges, and free floating hardened steel ball bearing rollers                                                                                                                                                                                                                                                                                                                                                                            |
| C.                                        | Counterbalance to be helically wound high tensile torsion springs with tapered drums and galvanized cables                                                                                                                                                                                                                                                                                                                                                                           |
| D.                                        | Weatherstrip to seal all sides of the door                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| E.                                        | Bottom astragal to be compression fit and replaceable                                                                                                                                                                                                                                                                                                                                                                                                                                |
| F.                                        | Lites in door sections to be insulated and sealed for weather tightness                                                                                                                                                                                                                                                                                                                                                                                                              |
| OPERATOR                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| A.                                        | 1/2 hp minimum with push button control station per manufacturers recommendations for door sizes                                                                                                                                                                                                                                                                                                                                                                                     |
| B.                                        | Electronic eyes & safety accessories as required by code                                                                                                                                                                                                                                                                                                                                                                                                                             |
| C.                                        | Remotes as requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| INSTALLATION                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| A.                                        | All required backing to be supplied and installed by the Overhead Door subcontractor                                                                                                                                                                                                                                                                                                                                                                                                 |
| B.                                        | Install all products per manufacturers recommendations                                                                                                                                                                                                                                                                                                                                                                                                                               |
| C.                                        | Field verify all dimensions                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| D.                                        | Installation by properly trained and certified personnel only                                                                                                                                                                                                                                                                                                                                                                                                                        |
| E.                                        | Operator limits to be set by the Overhead Door subcontractor                                                                                                                                                                                                                                                                                                                                                                                                                         |
| F.                                        | Damages caused by the installer to other finishes are subject to backcharge                                                                                                                                                                                                                                                                                                                                                                                                          |
| G.                                        | Install all material plumb and true, free from any warp and twist                                                                                                                                                                                                                                                                                                                                                                                                                    |
| H.                                        | Remove any adhered signage from doors immediately after installation                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PROTECTION                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| A.                                        | Weather protection is the responsibility of the Subcontractor.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B.                                        | Any damaged product caused by weather is the responsibility of the subcontractor prior to installation                                                                                                                                                                                                                                                                                                                                                                               |
| C.                                        | Projects where new work areas adjoin an existing building will require the Roofing contractor to protect the existing building.                                                                                                                                                                                                                                                                                                                                                      |
| D.                                        | Leave one bundle of the selected shingles on the jobsite.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| E.                                        | Correct all deficiencies that do not comply with project requirements.                                                                                                                                                                                                                                                                                                                                                                                                               |
| F.                                        | Subcontractor is responsible for any damage caused by fasteners not disposed of properly.                                                                                                                                                                                                                                                                                                                                                                                            |

Attachment: Site Plan - Revised (5471 : Recommendation regarding a Revised Site Plan request at 1212 N. Enterprise Drive in De Pere for a wa)

| 08410 - ALUMINUM STOREFRONTS (1.8.41) |                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBMITTALS                            |                                                                                                                                                                                                                                                                                                                                                                                             |
| A.                                    | Submit (1) electronic copy of shop drawings within (2) weeks of subcontract award.                                                                                                                                                                                                                                                                                                          |
| MANUFACTURERS                         |                                                                                                                                                                                                                                                                                                                                                                                             |
| A.                                    | ALUMINUM FRAMING - Kawneer, Tubelite, or equal per material selection form                                                                                                                                                                                                                                                                                                                  |
| B.                                    | GLAZING - Oldcastle Building Envelope or equal                                                                                                                                                                                                                                                                                                                                              |
| SCHEDULE                              |                                                                                                                                                                                                                                                                                                                                                                                             |
| FRAMING                               | Alloy and temper aluminum per manufacturer recommendation.<br>Doors to be standard 1 3/4" thick.<br>Rails and sills to be minimum 3.2mm thick.<br>Rail and Sill size per RFG - Bottom rail to be ADA compliant<br>Aluminum frame to be thermally broken meeting a minimum U-factor of .65 BTU/hr x sq ft Fahrenheit<br>Painted frames to be 70% PVDF with a 10 year fade and chalk warranty |
| HARDWARE                              | Closer to be LCN 1461 or equal<br>Weatherstrip to be standard manufacturer pile<br>Threshold to be standard aluminum ADA compliant<br>Entry hardware per code requirements<br>Hinges to be one pair of 4 1/2" ball bearing unless specified otherwise                                                                                                                                       |
| GLAZING                               | Gaskets to be extruded EPDM rubber standard compression type<br>Glazing to have lowE coating standard<br>Glazing to be tempered as required<br>Solar gain to be .68 maximum<br>Glass lint as specified in the material selection form<br>Annealed glass to consist of 2 layers minimum 1/8" each                                                                                            |
| FLASHING                              | Extruded sill flashing with end dams to match frame color - set in sealant<br>Frames to be sealed with Temco-Dymonic caulk or equal<br>Framing members to be wrapped with breakmalt to match the storefront material as required.                                                                                                                                                           |
| INSTALLATION                          |                                                                                                                                                                                                                                                                                                                                                                                             |
| A.                                    | Fill all voids and shim spaces with insulation                                                                                                                                                                                                                                                                                                                                              |
| B.                                    | Install all products per manufacturers recommendations                                                                                                                                                                                                                                                                                                                                      |
| C.                                    | Field verify all dimensions as shown on plans                                                                                                                                                                                                                                                                                                                                               |
| D.                                    | Installation by properly trained and certified personnel only                                                                                                                                                                                                                                                                                                                               |
| E.                                    | All openings and penetrations to be sealed by the aluminum storefront subcontractor to assure weather tightness.                                                                                                                                                                                                                                                                            |
| F.                                    | Damages caused by the installer to other finishes are subject to back charges                                                                                                                                                                                                                                                                                                               |
| G.                                    | Provide separation where aluminum frames will contact dissimilar materials                                                                                                                                                                                                                                                                                                                  |
| H.                                    | Install all material plumb and true, free from any warp and twist                                                                                                                                                                                                                                                                                                                           |
| I.                                    | Clean aluminum framing and remove excess sealant after installation                                                                                                                                                                                                                                                                                                                         |
| J.                                    | Remove any adhered signage from glazing immediately after installation                                                                                                                                                                                                                                                                                                                      |
| PROTECTION                            |                                                                                                                                                                                                                                                                                                                                                                                             |
| A.                                    | Weather protection is the responsibility of the Subcontractor.                                                                                                                                                                                                                                                                                                                              |
| B.                                    | Any damaged product caused by weather is the responsibility of the aluminum storefront subcontractor prior to installation                                                                                                                                                                                                                                                                  |
| C.                                    | Projects where new work areas adjoin an existing building will require the aluminum storefront subcontractor to protect the existing building                                                                                                                                                                                                                                               |
| D.                                    | Correct all deficiencies that do not comply with project requirements                                                                                                                                                                                                                                                                                                                       |

| DIVISION 09 - FINISHES             |                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 09250 - DRYWALL / PLASTER (1.9.25) |                                                                                                                                                                                                                                                                                                                                         |
| MANUFACTURERS                      |                                                                                                                                                                                                                                                                                                                                         |
| A.                                 | Georgia - Pacific, National Gypsum Co., United States Gypsum, or equal                                                                                                                                                                                                                                                                  |
| SCHEDULE                           |                                                                                                                                                                                                                                                                                                                                         |
| GYPSUM BOARD                       | 5/8" thickness unless otherwise specified or as required for rated assemblies<br>Board to be of maximum lengths to reduce end butt joints<br>Board to be a minimum 48" wide<br>Water-resistant board adjacent to showers and as indicated<br>Edges to be tapered unless otherwise specified<br>Board to be compatible with final finish |
| TRIM ACCESSORIES                   | Corner beads to be zinc coated steel or formed plastic<br>Window returns to have tear away bead corners<br>One piece control joint with V shaped slot and removable strip<br>Resilient channel to be galvanized, hat shaped, 25 gauge minimum, and of a depth per plan                                                                  |
| JOINT TREATMENT                    | Provide paper or glass fiber reinforcing tape per manufacturer's recommendation<br>Use joint compound complying with sheet manufacturer's specifications<br>Joints to be compatible with surface finish type                                                                                                                            |
| INSTALLATION                       |                                                                                                                                                                                                                                                                                                                                         |
| A.                                 | Board to be hung plumb and true                                                                                                                                                                                                                                                                                                         |
| B.                                 | Board to be hung a minimum of 3/8" off of the floor                                                                                                                                                                                                                                                                                     |
| C.                                 | Board to be held 1 1/2" below roof deck structure and screwed no closer than 1/4" from top plate                                                                                                                                                                                                                                        |
| D.                                 | Board to be screwed to framing members per board manufacturer recommendations                                                                                                                                                                                                                                                           |
| E.                                 | Feather out drywall inside and outside corners a minimum of 24" each way                                                                                                                                                                                                                                                                |
| F.                                 | Finish walls a minimum of 3' above finished ceiling height                                                                                                                                                                                                                                                                              |
| G.                                 | Finish walls to within 1" of the floor                                                                                                                                                                                                                                                                                                  |
| H.                                 | Damages caused by the installer to other finishes are subject to backcharge                                                                                                                                                                                                                                                             |
| I.                                 | Vertical surfaces to have control joints placed a maximum of 30' o.c. or per plan                                                                                                                                                                                                                                                       |
| J.                                 | Ceiling control joints to be 50' o.c. max with perimeter relief or 30' o.c. max without perimeter relief                                                                                                                                                                                                                                |
| K.                                 | Control joints per ASTM C840 Standard                                                                                                                                                                                                                                                                                                   |
| L.                                 | Plaster texture to be a minimum of 1/16" thick                                                                                                                                                                                                                                                                                          |
| M.                                 | Board finishes to be consistent and complete to all wall opening edges and corners                                                                                                                                                                                                                                                      |
| N.                                 | Drywall subcontractor to provide and install all required fire and sound caulking                                                                                                                                                                                                                                                       |
| PROTECTION                         |                                                                                                                                                                                                                                                                                                                                         |
| A.                                 | Weather protection is the responsibility of the Subcontractor.                                                                                                                                                                                                                                                                          |
| B.                                 | Any damaged product caused by weather is the responsibility of the subcontractor prior to installation                                                                                                                                                                                                                                  |
| C.                                 | Correct all deficiencies that do not comply with project requirements                                                                                                                                                                                                                                                                   |
| D.                                 | Prevent texture finishes from coming in contact with adjacent surfaces not indicated to receive texture finish                                                                                                                                                                                                                          |

| 09511 - ACOUSTICAL CEILING (1.9.51) |                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MANUFACTURERS                       |                                                                                                                                                                                                                                                                                                                      |
| A.                                  | Armstrong, Celotex, USG, or equal                                                                                                                                                                                                                                                                                    |
| SCHEDULE                            |                                                                                                                                                                                                                                                                                                                      |
| ACOUSTICAL PANELS                   | Product style per final color and material selection form<br>Panels fitting ASTM E-1264 for type III, mineral base with painted finish<br>Light reflectance coefficient not less than LR 0.80<br>Noise reduction coefficient NRC 0.55<br>Ceiling Attenuation Class not less than CAC 33<br>Thickness of 5/8" minimum |
| SUSPENSION SYSTEM                   |                                                                                                                                                                                                                                                                                                                      |
| A.                                  | Main and cross runners roll formed from cold rolled sheet steel                                                                                                                                                                                                                                                      |
| B.                                  | Main and cross runners to be electronically zinc coated and prefinished                                                                                                                                                                                                                                              |
| C.                                  | Main and cross runners to be 15/16" wide unless otherwise specified                                                                                                                                                                                                                                                  |
| D.                                  | All wire hangers and braces to be zinc coated or protected with rust inhibitive paint depth per plan                                                                                                                                                                                                                 |
| INSTALLATION                        |                                                                                                                                                                                                                                                                                                                      |
| A.                                  | Install hangers plumb and free from contact with other materials                                                                                                                                                                                                                                                     |
| B.                                  | Splay hangers only where obstructions require                                                                                                                                                                                                                                                                        |
| C.                                  | Where ducts require hanger spaces greater than the recommended standard, supply supplemental suspension systems                                                                                                                                                                                                      |
| D.                                  | Secure suspension wire to structure and grid with a minimum of 3 full turns                                                                                                                                                                                                                                          |
| E.                                  | Secure wall angle to the structure per manufacturer's recommendation                                                                                                                                                                                                                                                 |
| F.                                  | Do not attach hangers to steel roof deck                                                                                                                                                                                                                                                                             |
| G.                                  | Space hangers not more than 48" o.c. and not more than 8" from runner ends                                                                                                                                                                                                                                           |
| H.                                  | Install all suspension runners square and entirely interlocked                                                                                                                                                                                                                                                       |
| I.                                  | Install acoustical panels without damaged edges and accurately fitted into suspension system                                                                                                                                                                                                                         |
| J.                                  | Damages caused by the installer to other finishes are subject to backcharge                                                                                                                                                                                                                                          |
| PROTECTION                          |                                                                                                                                                                                                                                                                                                                      |
| A.                                  | Weather protection is the responsibility of the Subcontractor.                                                                                                                                                                                                                                                       |
| B.                                  | Any damaged product caused by weather is the responsibility of the subcontractor prior to installation                                                                                                                                                                                                               |
| C.                                  | Correct all deficiencies that do not comply with project requirements                                                                                                                                                                                                                                                |

| 09900 - PAINTING AND STAINING SPECIFICATIONS (1.9.90)                                              |                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUBMITTALS                                                                                         |                                                                                                                                                                                                                                                                |
| A.                                                                                                 | With Original Price Proposal: List the proposed Product and Manufacturer. Any substitution requests must be submitted with original proposal.                                                                                                                  |
| B.                                                                                                 | If product is other than those specified in the Schedule Section, a color chip or sample of the "or equal" product must be submitted to Keller, Inc. for approval.                                                                                             |
| MANUFACTURERS                                                                                      |                                                                                                                                                                                                                                                                |
| A.                                                                                                 | Acceptable Manufacturers:<br>The Sherwin-Williams Company, Hallman Lindsay, Diamond Vogel, Benjamin Moore                                                                                                                                                      |
| SCHEDULE (BASED ON SHERWIN WILLIAMS – EQUAL PRODUCTS PER ABOVE MANUFACTURER LIST WILL BE ACCEPTED) |                                                                                                                                                                                                                                                                |
| CONCRETE                                                                                           | Interior 1st Coat: S-W Loxon Masonry Primer, A24W8300<br>2nd & 3rd Coat: S-W SherScrubb Supreme Interior Latex Eggshell, B20 Series<br>Exterior 1st Coat: S-W Loxon Exterior Latex Primer, A24W8300<br>2nd & 3rd Coat: S-W A-100 Exterior Latex Flat A06W00151 |
| MASONRY                                                                                            | Interior 1st Coat: S-W PrepRite® Block Filler, B25W25<br>2nd & 3rd Coat: S-W SherScrubb Supreme Interior Latex Eggshell, B20 Series<br>Exterior 1st Coat: S-W Heavy Duty Block Filler, B42W00046<br>2nd & 3rd Coat: S-W A-100 Exterior Latex Flat A06W00151    |
| METAL                                                                                              | Latex Systems 1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310<br>2nd & 3rd Coat: S-W DTM Alkyd Coating Semi gloss, B66 Series                                                                                                                  |
| WOOD                                                                                               | Alkyd Topcoat System 1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310<br>2nd & 3rd Coat: S-W DTM Alkyd Enamel, B55 Series                                                                                                                       |
| DRYWALL                                                                                            | 1st Coat: S-W Promar 700 Primer/Finish, B30WY7004<br>2nd Coat: S-W SherScrubb Supreme Interior Latex Eggshell, B20 Series                                                                                                                                      |
| PLASTER                                                                                            | 1st Coat: S-W ProPlaster Coat Interior Latex Eggshell, B20WF8880<br>2nd Coat: S-W ProPlaster Coat Interior Latex Eggshell, B20WF8880                                                                                                                           |
| MATERIALS - GENERAL REQUIREMENTS                                                                   |                                                                                                                                                                                                                                                                |
| A.                                                                                                 | Unless otherwise indicated, provide factory-mixed coatings. Do not reduce, thin, or dilute coatings or add materials to coatings unless such a procedure is specifically described in manufacturer's product instructions                                      |
| INSTALLATION                                                                                       |                                                                                                                                                                                                                                                                |
| A.                                                                                                 | All surface preparations per paint / stain manufacturer's recommendations.                                                                                                                                                                                     |
| B.                                                                                                 | Apply coatings using methods recommended by manufacturer.                                                                                                                                                                                                      |
| C.                                                                                                 | Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.                                                                                                                                                         |
| D.                                                                                                 | Apply coatings at spreading rate required to achieve the manufacturer's recommended dry film thickness.                                                                                                                                                        |
| E.                                                                                                 | Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.                                                                                                                                |
| F.                                                                                                 | Inspection: The final coated surface must be inspected and approved by Keller, Inc.                                                                                                                                                                            |
| G.                                                                                                 | All edges of wood doors to be sealed.                                                                                                                                                                                                                          |
| H.                                                                                                 | The painting contractor to re-install any door hardware removed for painting / staining.                                                                                                                                                                       |
| I.                                                                                                 | Woodwork to be pre-sanded as needed. Stain, seal, sand, and final coat seal all woodwork.                                                                                                                                                                      |
| J.                                                                                                 | Apply putty to nail holes and minor flaws in the field. Buff out all putty spots.                                                                                                                                                                              |
| PROTECTION                                                                                         |                                                                                                                                                                                                                                                                |
| A.                                                                                                 | Protect finished coatings from damage                                                                                                                                                                                                                          |



## City of De Pere, Wisconsin

**Request For Plan Commission Action**

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**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Site Plan request at 1700 Chicago Street in De Pere for a Music Addition to East De Pere High School (Parcel ED-1128-30). Applicant: GRAEF

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**ATTACHMENTS:**

- 01-23-07 Plan Commission Report - Music Addition (DOCX)
- Application Form (PDF)
- Site Plan (PDF)
- Proposed Parking Additions (PDF)

- Item 8:** Recommendation regarding a Site Plan request at 1700 Chicago Street in De Pere for a Music Addition to East De Pere High School (Parcel ED-1128-30). Applicant: GRAEF

### SITE MAP



|                            |                                                                                 |
|----------------------------|---------------------------------------------------------------------------------|
| <b>REQUESTED ACTION:</b>   | Site Plan Approval.                                                             |
|                            | Site Plan approval for a music addition at East De Pere High School.            |
| <b>COMMON DESCRIPTION:</b> | 1700 Chicago Street, located southwest from Chicago Street and S. Libal Street. |
| <b>PARCEL NUMBERS:</b>     | ED-1128-30                                                                      |
| <b>EXISTING ZONING:</b>    | R-1 (Single Family Residence District                                           |
| <b>PROPOSED ZONING:</b>    | None                                                                            |



**SURROUNDING LAND USES:** Residential to the north and south.  
Commercial in Ledgeview to the east.  
Residential and school (fields) to the west, and southeast.

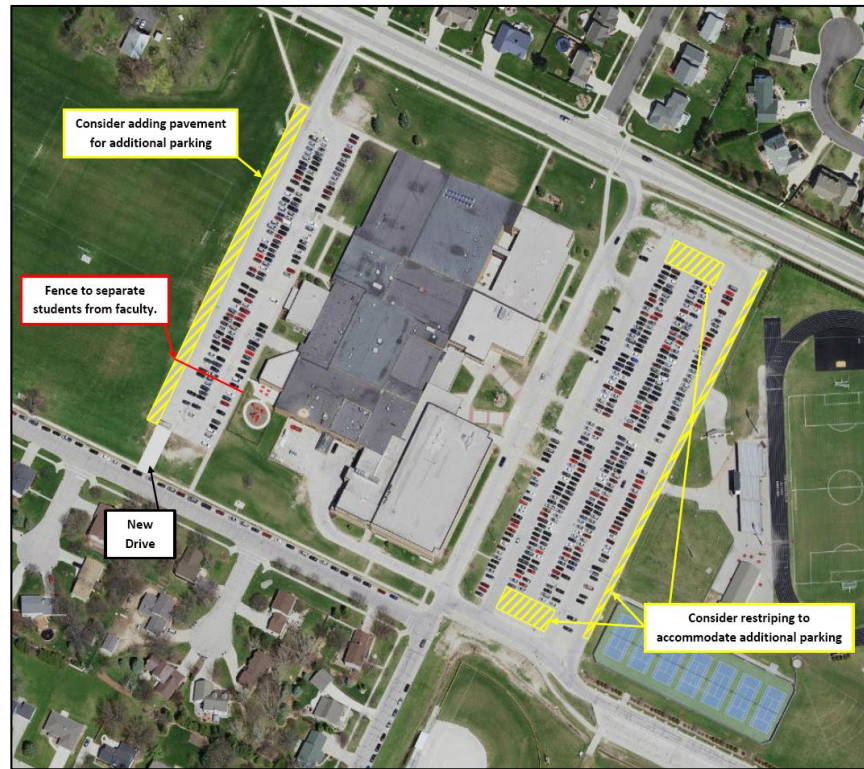
**COMPREHENSIVE PLAN:** Institutional / Government Facilities onsite.  
Residential to the north and south.  
Parks and recreation to the west.  
Town of Ledgeview to the east.

**APPLICANT NAME:** Kendra Hansen, P.E., authorized agent for Unified School District of De Pere  
GRAEF  
1150 Springhurst Drive, Suite 201  
Green Bay, WI 54304

**SITE HISTORY:** East De Pere High School has existed on the subject site since 1978, with a major expansion in 2001 and a classroom addition in 2007. The applicant proposes to expand the music area with a 3,592 square foot addition on the west side of the existing building. The building expansion will not result in an increase of the student population.

Additional parking is not required for the expansion because parking requirements for high schools are based on the number of students and employees, not on overall building area. No new employees or students are expected as a result of the proposed project. However, an ongoing parking shortage has been referenced by the Board of public Works based on feedback from nearby residents. Many students do utilize the permitted on-street parking on the roads near the high school.

While not required, the high school should consider efforts to increase the amount of on-site parking. City Engineering staff provided the following drawing that shows where additional on-site parking could be considered, with minimal investment, in order to alleviate some of the parking shortage at the school.

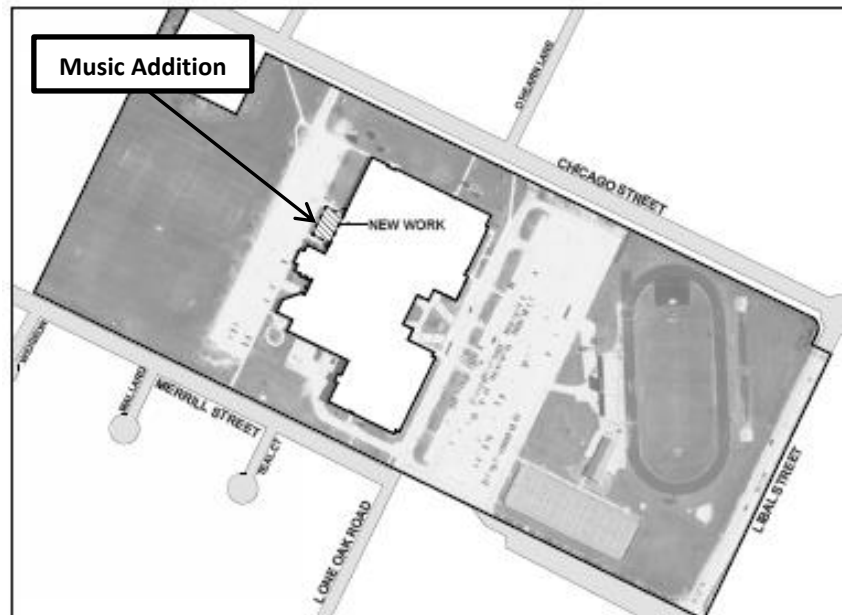


**STAFF REVIEW:**

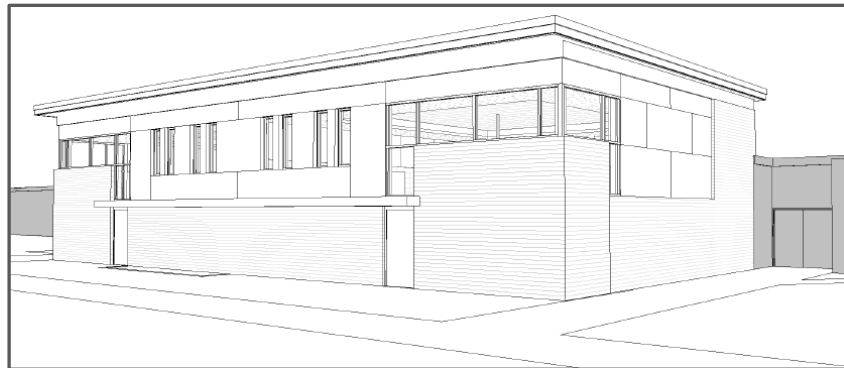
When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The proposed music addition meets all applicable zoning code requirements as related to setbacks, height, etc. The building addition design reflects the current architecture of the high school and will be constructed of similar materials. The expansion will result in a reduction of green space and the removal of two trees. The school should consider planting at least two new trees somewhere else on the property to mitigate for the two trees that will be removed.





Proposed music addition location for East De Pere High School.



View of new addition on existing building.

Site plans are approved by the Plan Commission and not reviewed by the Common Council.

**STAFF COMMENTS:**

**Engineering:**

1. Remove comment 6 on page C200 as no work in the ROW is anticipated.

**Fire:**

1. Please contact the fire chief for site plan comments prior to obtaining permits.

**Forestry:**

1. Consideration should be given to plant additional trees nearby to help blend new addition into the area.

**Health:**

1. None.

**Building & Planning:**

1. None.

The below comment is a recommendation based on complaints received in the area and discussions held at Board of Public Works, but is not required by City Ordinance.

Although the site plan notes indicate that populations will not increase with the expansion, the school district should consider additional parking spaces on school property. Over the past few years, the City has received numerous complaints from residents due to parking associated with the school, particularly in the Highview Street area. These complaints have been made to alderpersons and to the Board of Public Works. The number of students parking on the street has increased over recent years. Based on recent aerial photos, it appears that the parking lot is at capacity.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the site plan request for a music addition, subject to compliance with the above comments and conditions.



Print Form

|                                                                                   |                                                                           |  |                         |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------|--|-------------------------|
|  | <b>CITY OF DE PERE</b><br><br><b>APPLICATION FOR<br/>SITE PLAN REVIEW</b> |  | <b>Fee:</b> \$ 290.00   |
|                                                                                   |                                                                           |  | <b>Receipt #:</b> _____ |
|                                                                                   |                                                                           |  | <b>Date:</b> _____      |

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>GRAEF    | Authorized Representative<br>Kendra Hansen     | Title<br>Project Engineer                    |                   |
| Mailing Address<br>1150 Springhurst Dr, Suite 201 | City<br>Green Bay                              | State<br>WI                                  | ZIP Code<br>54304 |
| Email Address<br>kendra.hansen@graef-usa.com      | Phone Number (incl. area code)<br>920-405-3826 | Fax Number (incl. area code)<br>920-592-9445 |                   |

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

|                                                                  |                                                |                                              |                        |
|------------------------------------------------------------------|------------------------------------------------|----------------------------------------------|------------------------|
| Name (Ind. Org. or Entity)<br>Unified School District of De Pere | Contact Person<br>Dawn Foeller                 | Title<br>Business Manager                    |                        |
| Mailing Address<br>1700 Chicago St                               | City<br>De Pere                                | State<br>WI                                  | ZIP Code<br>54115-3418 |
| Email Address<br>dfoeller@depere.k12.wi.us                       | Phone Number (incl. area code)<br>920-337-1032 | Fax Number (incl. area code)<br>920-337-1033 |                        |

**SECTION 3: Project or Site Location**

|                                                    |                          |
|----------------------------------------------------|--------------------------|
| Project Address/Description<br>1700 Chicago Street | Parcel No.<br>ED-1128-30 |
|----------------------------------------------------|--------------------------|

**SECTION 4: Project Information**

|                         |               |                            |                   |
|-------------------------|---------------|----------------------------|-------------------|
| Existing Zoning:        | R1            |                            |                   |
| Present Use of Parcel:  | High School   |                            |                   |
| Proposed Use of Parcel: | High School   |                            |                   |
| Estimated Start Date:   | April 3, 2017 | Estimated Completion Date: | September 5, 2017 |

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>Dawn Foeller | Title<br>Business Manager | Phone Number<br>920-337-1032 |
| Signature of Applicant<br><i>Dawn M Foeller</i>                        |                           | Date Signed<br>01-04-2017    |

**TO BE COMPLETED BY CITY STAFF**

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

Attachment: Application Form (5473 : Recommendation regarding a Site Plan request at 1700 Chicago Street in De Pere for a Music Addition)

## SITE PLAN REVIEW REQUIREMENTS

- 1) Preliminary consultation. Prior to the submittal of a site plan, it is recommended that the developer meet with the Director of Planning, the Building Inspector, and/or other appropriate city staff to discuss zoning district, site plan, and landscaping plan requirements.
- 2) Plan submittal. Submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the Site Plan. Once the site plan is approved a final version shall be submitted in AutoCAD in the Brown County coordinate system,.
- 3) Plan submittal. Plan submittal should include:
  - a) Title sheet: Title sheet must have the site statistics including site square footage; Percent site coverage; Percent open space; and Floor area ratio. Title sheet should also include location, developer and architect.
  - b) Existing Site Plan: plan should show existing boundaries, utilities, existing built features, parking facilities, and natural features.
  - c) Grading / Erosion Control Plan
  - d) Building Site Plan
  - e) Building Elevations: all material must be clearly listed. Color elevations are strongly recommended to be included.
  - f) Parking Plan (if necessary): Parking plan should clear show how parking is meeting code requirements. Access driveways should be clearly identified along with the plan curb cut locations.
  - g) Refuse Plan (if necessary)
  - h) Landscape Plan
  - i) Lighting Plan
  - j) Sign Plan
- 4) All plans are required to be drawn to scale. If plans do not meet code requirements or if there are special parts to the project which needs to be address a written summary should be provided.



# UNIFIED SCHOOL DISTRICT OF DE PERE

## DE PERE HIGH SCHOOL

### MUSIC DEPARTMENT



#### ABBREVIATIONS

|        |                                        |
|--------|----------------------------------------|
| (A)    | A.D.A. ACCESSIBLE                      |
| ACOUS  | ACOUSTICAL                             |
| ACT    | ADJUSTABLE                             |
| ADJ    | ADJUSTABLE                             |
| AF     | ABOVE FINISHED FLOOR                   |
| ALT    | ALTERNATE                              |
| ANES   | ANESTHESIA                             |
| APPROX | APPROXIMATE                            |
| ARCH   | ARCHITECTURAL                          |
| BLDG   | BUILDING                               |
| BLKG   | BLOCKING                               |
| BOTT   | BOTTOM                                 |
| CAB    | CABINET                                |
| CER    | CERAMIC                                |
| CH     | CHAIR RAIL (NUMBER/TYPE)               |
| CH     | CORNER JOINT                           |
| CL     | CENTERLINE                             |
| CLG    | CEILING                                |
| CMU    | CONCRETE MASONRY UNIT                  |
| COL    | COL COLUMNS                            |
| CONC   | CONCRETE                               |
| CONT   | CONTINUOUS                             |
| CORR   | CORRIDOR                               |
| CR     | CHAIR RAIL (NUMBER/TYPE)               |
| CS     | CLINIC SINK                            |
| CTR    | CENTER                                 |
| CUB    | CUBICLE                                |
| DBL    | DOUBLE                                 |
| DEPT   | DEPARTMENT                             |
| DF     | DRINKING FOUNTAIN                      |
| DIA    | DIAMETER                               |
| DICT   | DICTATION                              |
| DM     | DIMENSION                              |
| DS     | DOWNSPOUT                              |
| DUMB   | DUMBWATER                              |
| DWG    | DRAWING                                |
| EA     | EACH                                   |
| ELEV   | ELEVATION                              |
| ELEC   | ELECTRICAL                             |
| EMER   | EMERGENCY                              |
| EP     | ELECTRICAL PANEL                       |
| EPB    | EMERGENCY EXIT PUSH BUTTON             |
| EQ     | EQUAL                                  |
| ETC    | ETCETERA                               |
| EWC    | ELECTRIC WATER COOLER                  |
| EXIST  | EXISTING                               |
| EXP    | EXPANSION                              |
| EXT    | EXTERIOR                               |
| FD     | FLOOR DRAIN                            |
| FEN    | FOUNDATION                             |
| FE     | FIRE EXTINGUISHER                      |
| FEC    | FIRE EXTINGUISHER CABINET              |
| FIN    | FINISH                                 |
| FLASH  | FLASHING                               |
| FLR    | FLOOR                                  |
| FLOOR  | FLOOR                                  |
| FL     | FINISHED OPENING                       |
| FR     | FRAME                                  |
| FT     | FEET OR FOOT                           |
| FTG    | FOOTING                                |
| GA     | GALVANIZED                             |
| GAU    | GAUGE                                  |
| GB     | GRAB BAR                               |
| GC     | GENERAL CONTRACTOR                     |
| GYP    | GYPSON BOARD                           |
| HCR    | HOSE CABINET                           |
| HM     | HOLLOW METAL                           |
| HCR    | HORIZONTAL                             |
| HR     | HOUR                                   |
| HRW    | HAND RAIL (NUMBER/TYPE)                |
| HSK    | HOUSEKEEPING                           |
| HSS    | HSS HOLLOW STRUCTURAL STEEL            |
| HT     | HEIGHT                                 |
| HTR    | HOLE THROUGH ROOF                      |
| HVAC   | HEATING, VENTILATING, AND CONDITIONING |

|        |                                |
|--------|--------------------------------|
| ID     | INSIDE DIAMETER                |
| INT    | INTERIOR                       |
| JOINT  | JOINT                          |
| KEY    | KEY PAD                        |
| KIT    | KITCHEN                        |
| LAB    | LABORATORY                     |
| LAM    | LAMINATE                       |
| LB(S)  | POUND(S)                       |
| LOCK   | LOCKER                         |
| LT     | LIGHT                          |
| MAX    | MAXIMUM                        |
| MESH   | MECHANICAL                     |
| MFR    | MANUFACTURER                   |
| MIN    | MINIMUM                        |
| MISC   | MISCELLANEOUS                  |
| NO     | NOT IN CONTRACT                |
| MTL    | METAL                          |
| NOM    | NOMINAL                        |
| NTS    | NOT TO SCALE                   |
| OC     | ON CENTER                      |
| OD     | OUTSIDE DIAMETER               |
| OFF    | OFFICE                         |
| OPP    | OPPOSITE                       |
| PAR    | PARTITION                      |
| PB     | PUSH BUTTON                    |
| PCR    | PROXIMITY CARD READER          |
| PL     | PLATE                          |
| PLAM   | PLASTIC LAMINATE               |
| PLAS   | PLASTER                        |
| PLBG   | PUMPING                        |
| PR     | PAIR                           |
| R      | RISER                          |
| RAD    | RADIUS                         |
| RD     | ROOF DRAIN                     |
| REF    | REFRIGERATOR                   |
| REIN   | REINFORCED                     |
| REQ    | REQUIRED                       |
| RMS    | ROOM(S)                        |
| RO     | ROUGH OPENING                  |
| S      | SINK                           |
| SCHED  | SCHEDULE                       |
| SH     | SHOWER                         |
| SH     | SIMILAR                        |
| SPEC   | SPECIFICATION                  |
| SQ     | SQUARE                         |
| SS     | STAINLESS STEEL                |
| ST STL | STANDARD                       |
| STL    | STEEL                          |
| STR    | STRUCTURAL                     |
| SUPP   | SUPPORT                        |
| SYM    | SYMMETRICAL                    |
| T      | TREAD                          |
| TR     | TOP OF                         |
| TELE   | TELEPHONE                      |
| TRK    | TRACK                          |
| TS     | (PNEUMATIC) TUBE STATION       |
| TYP    | TYPICAL                        |
| UC     | UNDER COUNTER OR UNDER CABINET |
| VC     | VALVE CABINET                  |
| VCT    | VINYL COMPOSITION TILE         |
| VER    | VERTICAL                       |
| VEST   | VESTIBULE                      |
| VENT   | VENT STACK                     |
| VWC    | VINYL WALL COVERING            |
| W      | WITH                           |
| WANS   | WANSOT                         |
| WC     | WATER CLOSET                   |
| WT     | WEIGHT                         |

#### SYMBOLS

**ROOM** - ROOM NAME  
1000 - ROOM NAME

**ELEVATION NUMBER**  
A101 - SHEET NUMBER

**DETAIL NUMBER**  
A101 - SHEET NUMBER

**SECTION NUMBER**  
A101 - SHEET NUMBER

**VIEW TITLE SCALE**  
A7

**NEW COLUMN GRID**  
0

**EXISTING COLUMN GRID**  
0

**NEW DOOR**  
E

**EQUIPMENT IN SEPARATE CONTRACT**  
E

**WALL CORNER GUARD**  
E

**AD A. ACCESSIBLE**  
A

**EXISTING DOOR**  
E

**NEW ELEVATION**  
E

**EXISTING ELEVATION**  
E

**LOCATION OF CEILING MOUNTED EQUIPMENT SUPPORT ABOVE**  
E

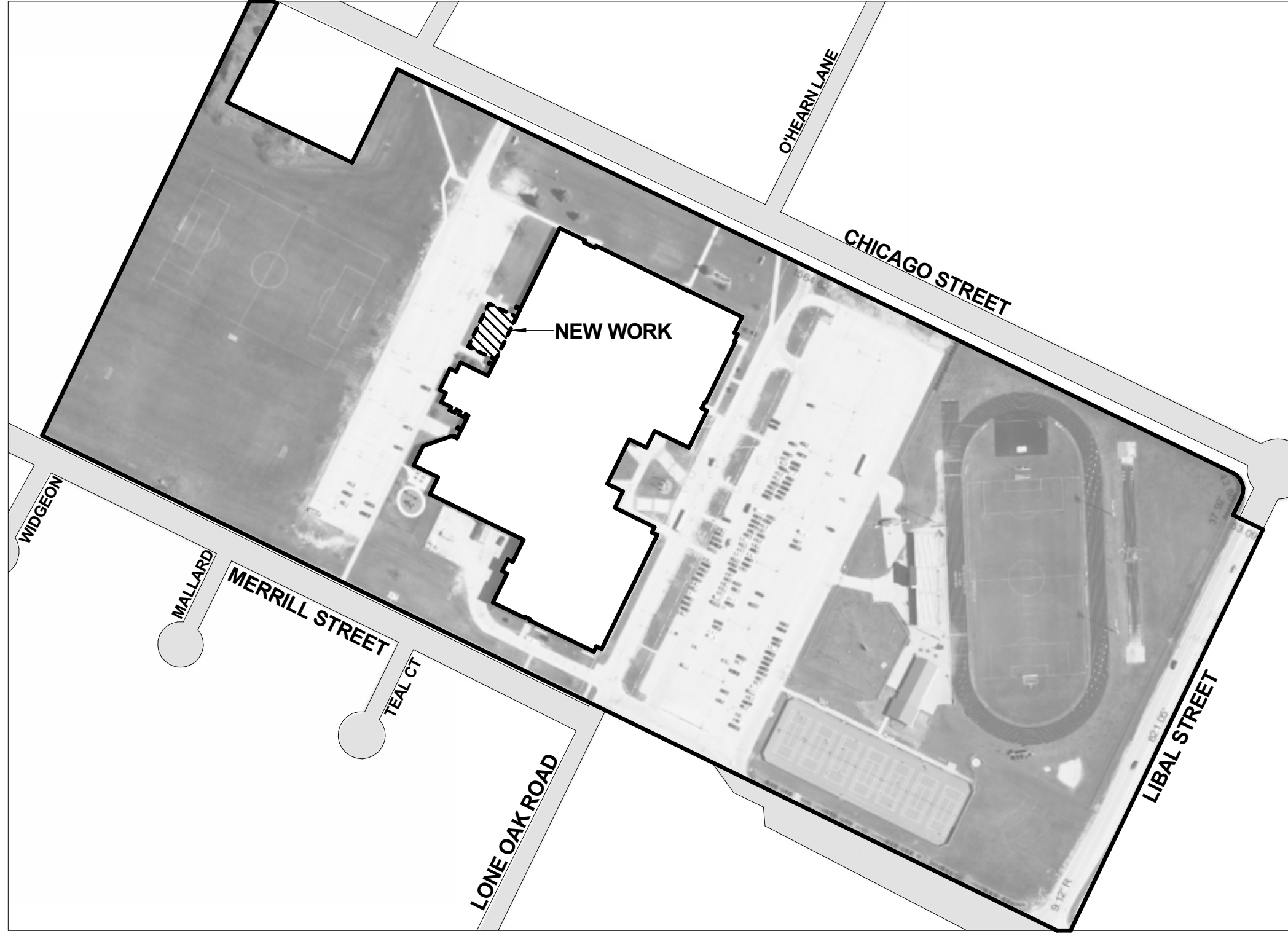
#### MATERIALS

|                                     |                          |
|-------------------------------------|--------------------------|
| ACOUSTICAL CEILING TILE             | PARTICLE BOARD           |
| BATT INSULATION / SOUND ATTENUATION | PLASTER / MORTAR         |
| BITUMINOUS PAVING                   | PLYWOOD                  |
| CARPET                              | PRECAST CONCRETE         |
| CONCRETE                            | PREFORMED WALL PANEL     |
| CONCRETE BLOCK                      | RIGID INSULATION         |
| CUT STONE                           | STEEL                    |
| EXISTING CONSTRUCTION               | STRUCTURAL GLAZED TILE   |
| BRICK                               | TERRAZZO                 |
| GYPSON BOARD                        | CONTINUOUS WOOD BLOCKING |
| MARBLE/TRAVERTINE                   | WOOD TRIM                |
| METAL STUD PARTITION SINGLE LAYER   | WOOD SHIM                |
| METAL STUD PARTITION DOUBLE LAYER   | GRAVEL                   |

#### PROJECT SITE INFORMATION

| PROPERTY AREA TYPES    | EXISTING S.F. | PROPOSED S.F. | EXISTING ACRES | PROPOSED ACRES | EXISTING RATIO | PROPOSED RATIO |
|------------------------|---------------|---------------|----------------|----------------|----------------|----------------|
| TOTAL PROPERTY AREA:   | 1,533,356     | 1,533,356     | 35.20          | 35.20          |                |                |
| DISTURBED AREA:        | 8,140         | 8,140         | 0.19           | 0.19           |                |                |
| PERVIOUS AREA:         | 5,760         | 2,503         | 0.13           | 0.06           | 68.4%          | 31.6%          |
| PAVEMENT AREA:         | 2,380         | 2,045         | 0.06           | 0.05           |                |                |
| BUILDING AREA:         | 0             | 3,592         | 0              | 0.08           | 31.6%          | 26.3%          |
| TOTAL IMPERVIOUS AREA: | 2,380         | 5,637         | 0.06           | 0.13           | 0              | 42.1%          |

AREA DISTURBED FOR CURRENT PROJECT ACCOUNTS FOR 0.5% OF ENTIRE SITE



5 SITE PLAN  
1" = 200'-0"

#### PROJECT NAME:

OWNER:

LOCATION:

TYPE OF SUBMITTAL:

CONSTRUCTION CLASS:

OCCUPANCY TYPE:

AREA OF ADDITION:

INFILL ADDITION OF EXISTING PLAN:

AREA OF LEVEL 1 ALTERATIONS:

AREA OF LEVEL 2 ALTERATIONS:

NUMBER OF FLOORS:

SPRINKLER SYSTEM:

#### Choir & Orchestra Addition

USDD

De Pere, WI

ADDITION/ALTERATION - LEVEL 2

II-B

EDUCATIONAL

7,100 SF (ON 2 FLOORS)

3,588 SF AT 2ND FLOOR

866 SF AT 1ST FLOOR

5,956 SF AT 1ST FLOOR

609 SF AT 2ND FLOOR

2

BUILDING IS UNSPRINKLERED

AREAS OF ADDITION WILL BE SPRINKLERED

#### APPLICABLE CODES:

2009 - INTERNATIONAL BUILDING CODES (IBC)

2009 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)

ANSI A117.1 (2003) ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

1016.1

IBC TABLE 1018.1 - ADDITION AREA ONLY (FIRE PARTITIONS)

1/3 HR

IBC TABLE 715.4

1018.4 IN ADDITION AREA

IEBC 705.6 FOR LEVEL 2 ALTERATION

35 FT AREA

IBC 602.5

STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR MAY BE OF ANY MATERIAL ALLOWABLE BY CODE.

2 HOUR FIRE WALL, PER IBC 706

EXTERIOR WALL RATING BASED ON FIRE SEPARATION DISTANCE:

1 HR RATING FOR 0 TO 10' SEPARATION

REQUIRED PER IEBC 706.7 FOR ADDITION AND LEVEL 2 ALTERATION AREAS.

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

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MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

MEANS OF EGRESS LIGHTING:

#### SHEET INDEX

##### SITE PLAN REVIEW

TITLESHEET

FLOOR PLANS

BUILDING ELEVATIONS

TOPOGRAPHIC, DEMOLITION, AND EROSION CONTROL PLAN

SITE LAYOUT, GRADING, AND UTILITY PLAN

SITE CONSTRUCTION DETAILS

LEGENDS

SITE PLAN

LIGHTING PLANS

SCHEDULES

G001

G201

C100

C200

C300

E001

E2101

EL101

E601

#### SITE PLAN REVIEW

USDD - DE PERE HIGH SCHOOL MUSIC DEPARTMENT

Unified School District of De Pere

1700 Chicago Street | De Pere, WI | 54115

BERNERS-SCHORER ASSOCIATES, INC.

310 Pine Street | Green Bay, WI 54301 | 920-432-4965 | www.berniers-schorer.com

REVISION

DATE:

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DATE: 1/3/2017

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TITLESHEET

G001

DATE: JANUARY 3, 2017

COMMISSION:

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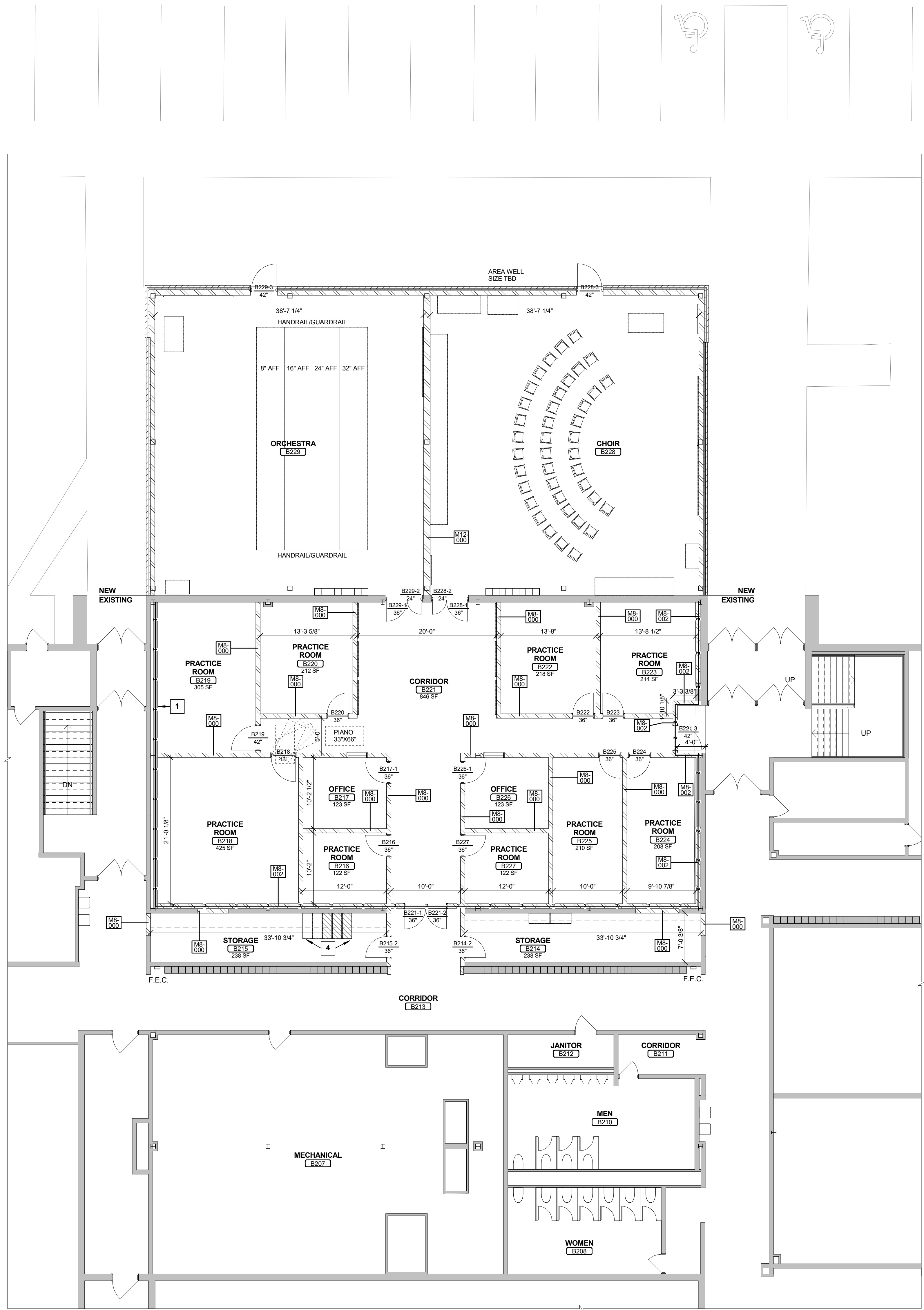
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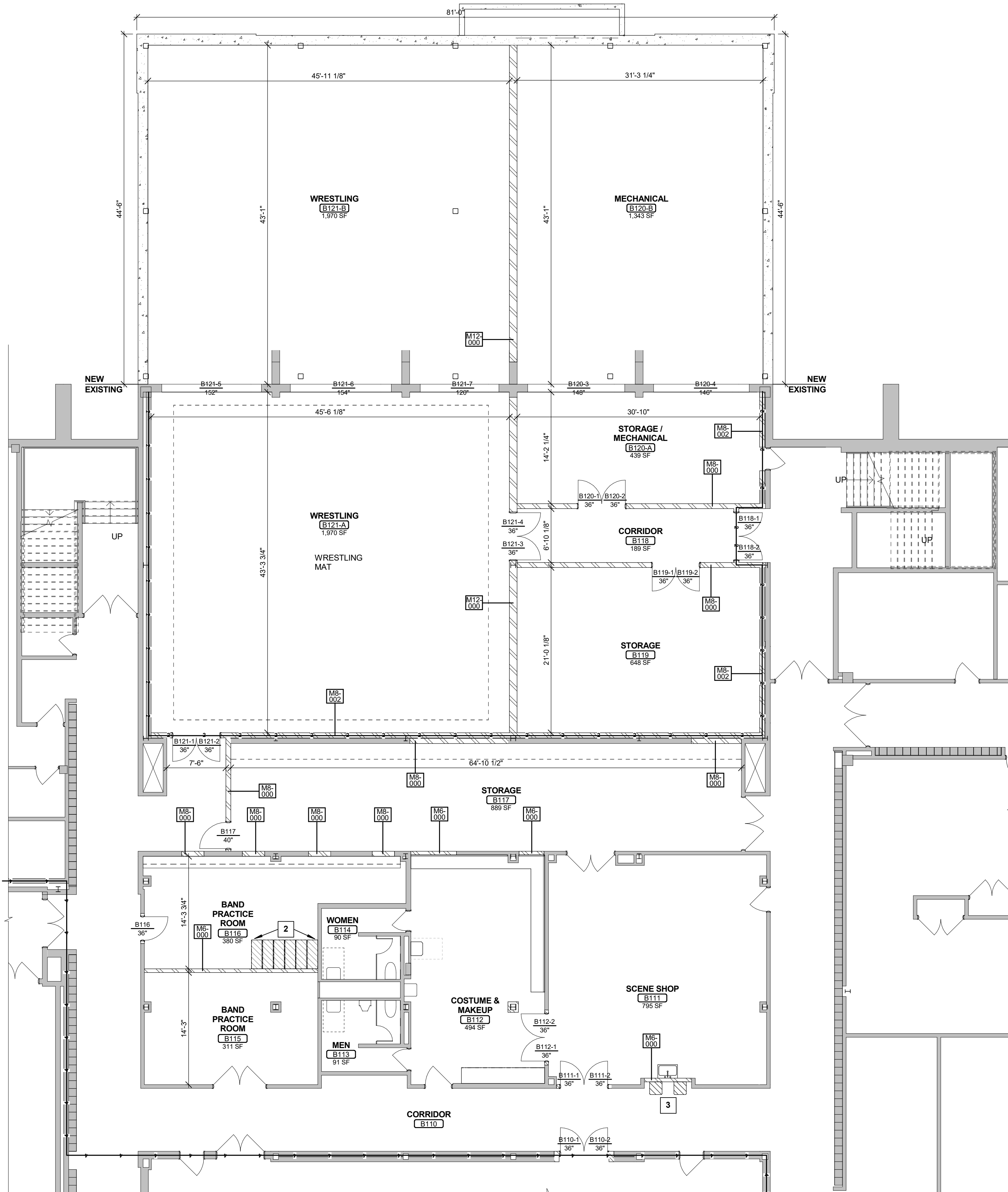


2 SECOND FLOOR PLAN  
1/8" = 1'-0"

5817 - KEYED NOTES - FLOOR PLANS

KEY # DESCRIPTION

- 1 VERIFY EXISTING WALL CONSTRUCTION; WALL MUST BE RATED AT 2-HOURS
- 1 VERIFY EXISTING WALL CONSTRUCTION; WALL MUST BE RATED AT 2-HOURS
- 2 (8) TOTAL EXISTING STORAGE BOXES TO BE RE-LOCATED; SEE DEMO (NOTE #5)
- 2 (8) TOTAL EXISTING STORAGE BOXES TO BE RE-LOCATED; SEE DEMO (NOTE #5)
- 3 SALVAGED DRINKING FOUNTAINS TO BE INSTALLED; SEE DEMO (NOTE #14)
- 3 SALVAGED DRINKING FOUNTAINS TO BE INSTALLED; SEE DEMO (NOTE #14)
- 4 WENGER MUSIC STORAGE; (3) EXISTING & (2) NEW; SEE DEMO (NOTE #5)
- 4 WENGER MUSIC STORAGE; (3) EXISTING & (2) NEW; SEE DEMO (NOTE #5)



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

SITE PLAN REVIEW

USDD - DE PERE HIGH  
SCHOOL MUSIC  
DEPARTMENT



1700 Chicago Street | De Pere, WI | 54115

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FLOOR PLANS

G101

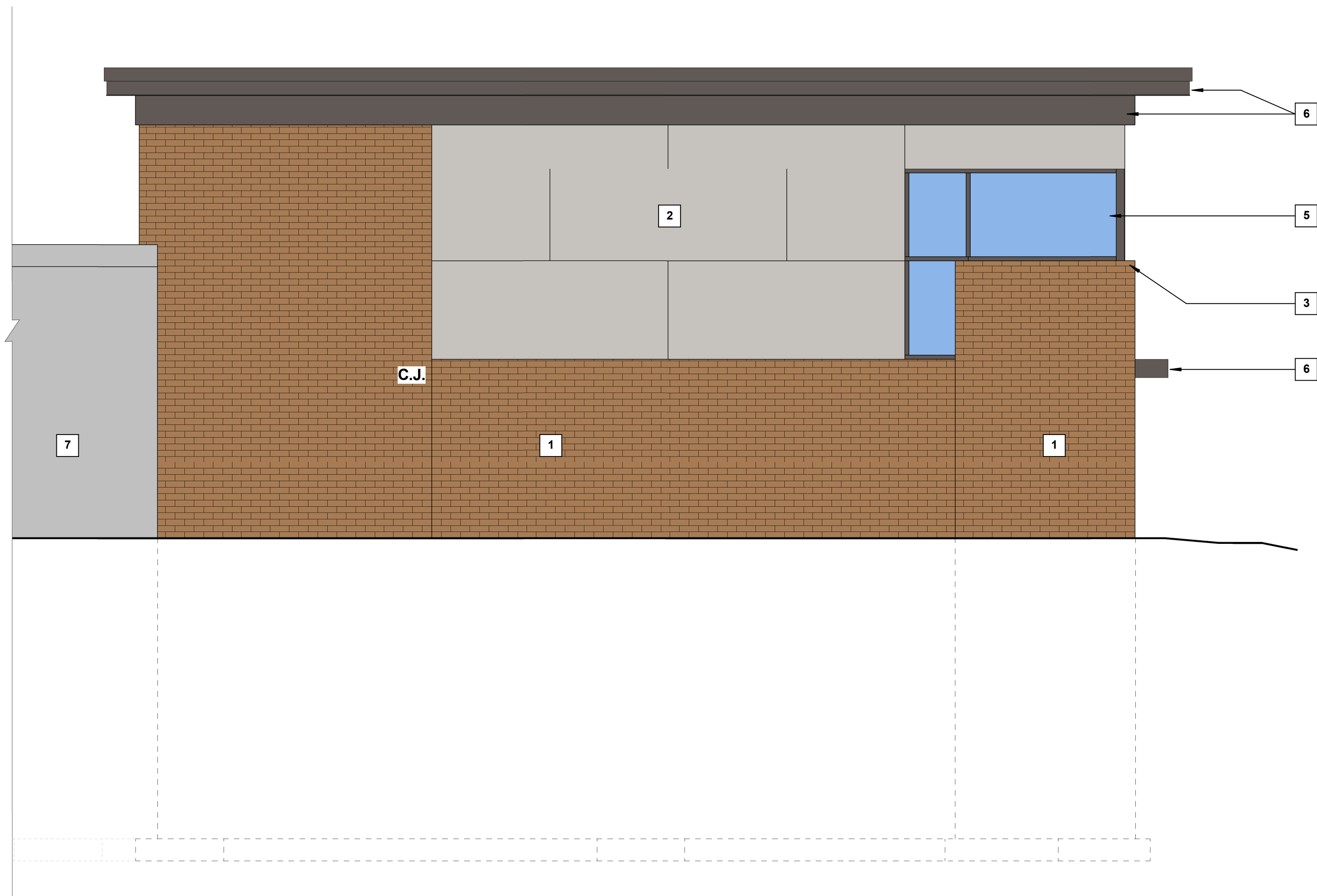
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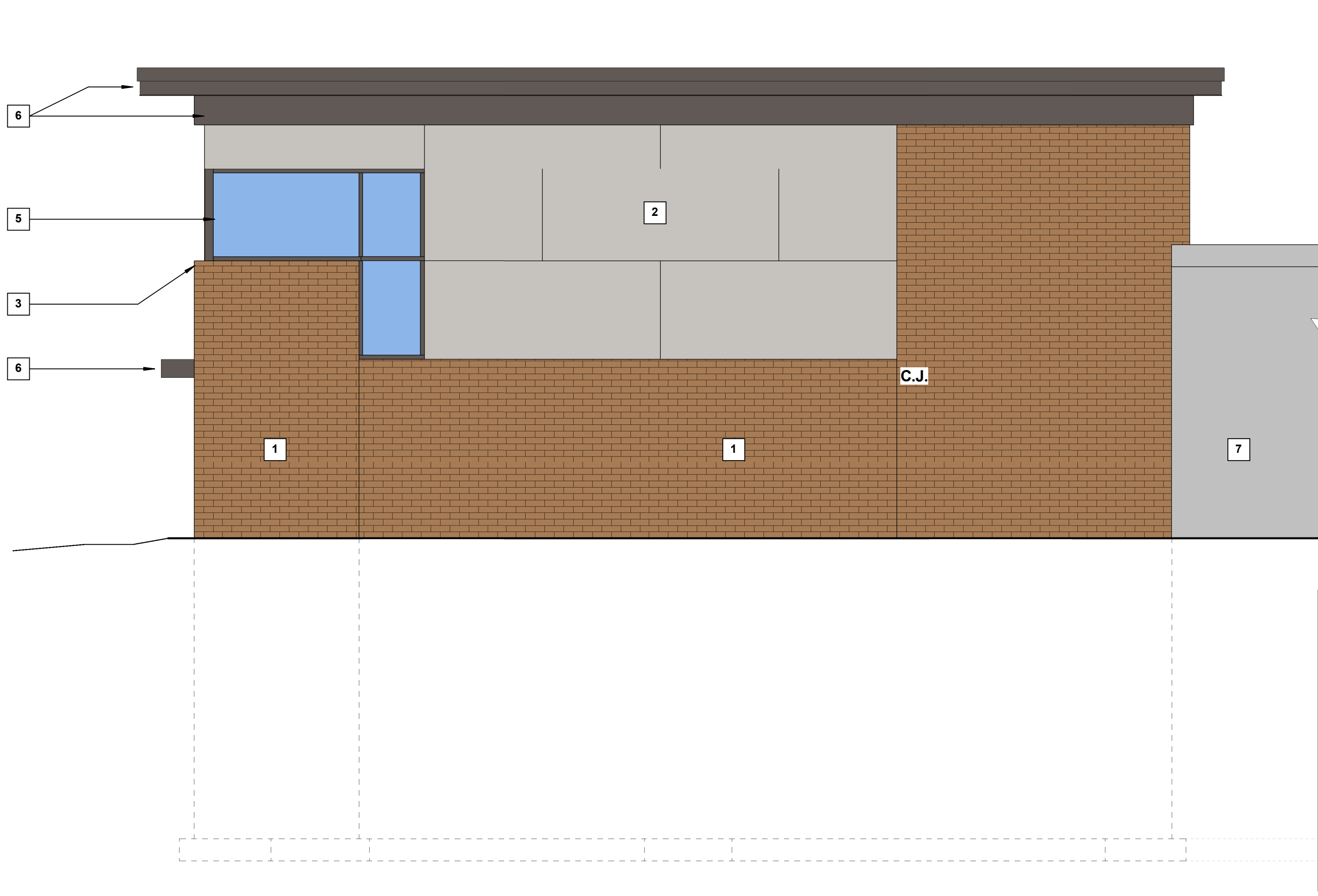
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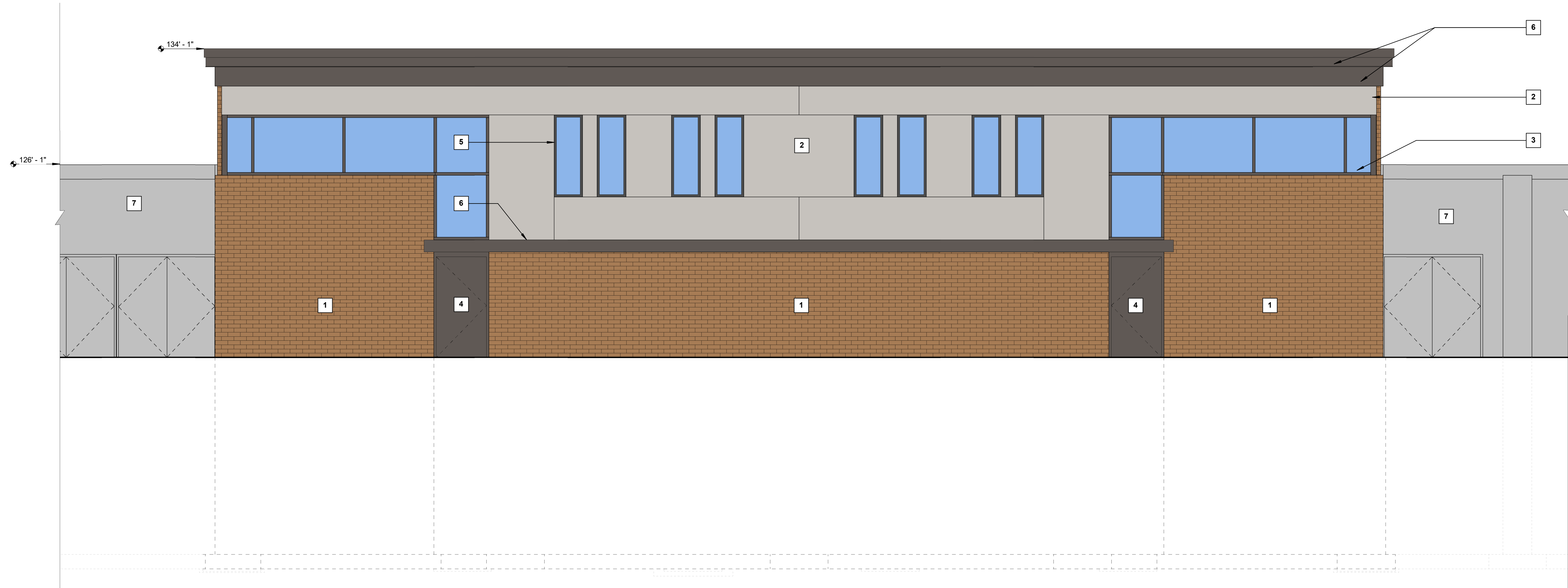
1 NORTH ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

5817 - KEYED NOTES - EXTERIOR ELEVATIONS

| KEY # | DESCRIPTION                                 |
|-------|---------------------------------------------|
| 1     | BELDEN BRICK TO MATCH EXISTING              |
| 2     | COMPOSITE METAL PANEL                       |
| 3     | DARK BRONZE PREFINISHED BREAKMETAL FLASHING |
| 4     | PAINTED HOLLOW METAL DOOR AND FRAME         |
| 5     | THERMALLY BROKEN ANODIZED STOREFRONT        |
| 6     | PREFINISHED BREAKMETAL                      |
| 7     | EXISTING BUILDING                           |



3 WEST ELEVATION  
1/4" = 1'-0"

SITE PLAN REVIEW

USDD - DE PERE HIGH  
SCHOOL MUSIC  
DEPARTMENT



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| REVISION                  | DATE |
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BUILDING ELEVATIONS

G201

DATE: JANUARY 3, 2017  
COMMISSION:  
5817.00

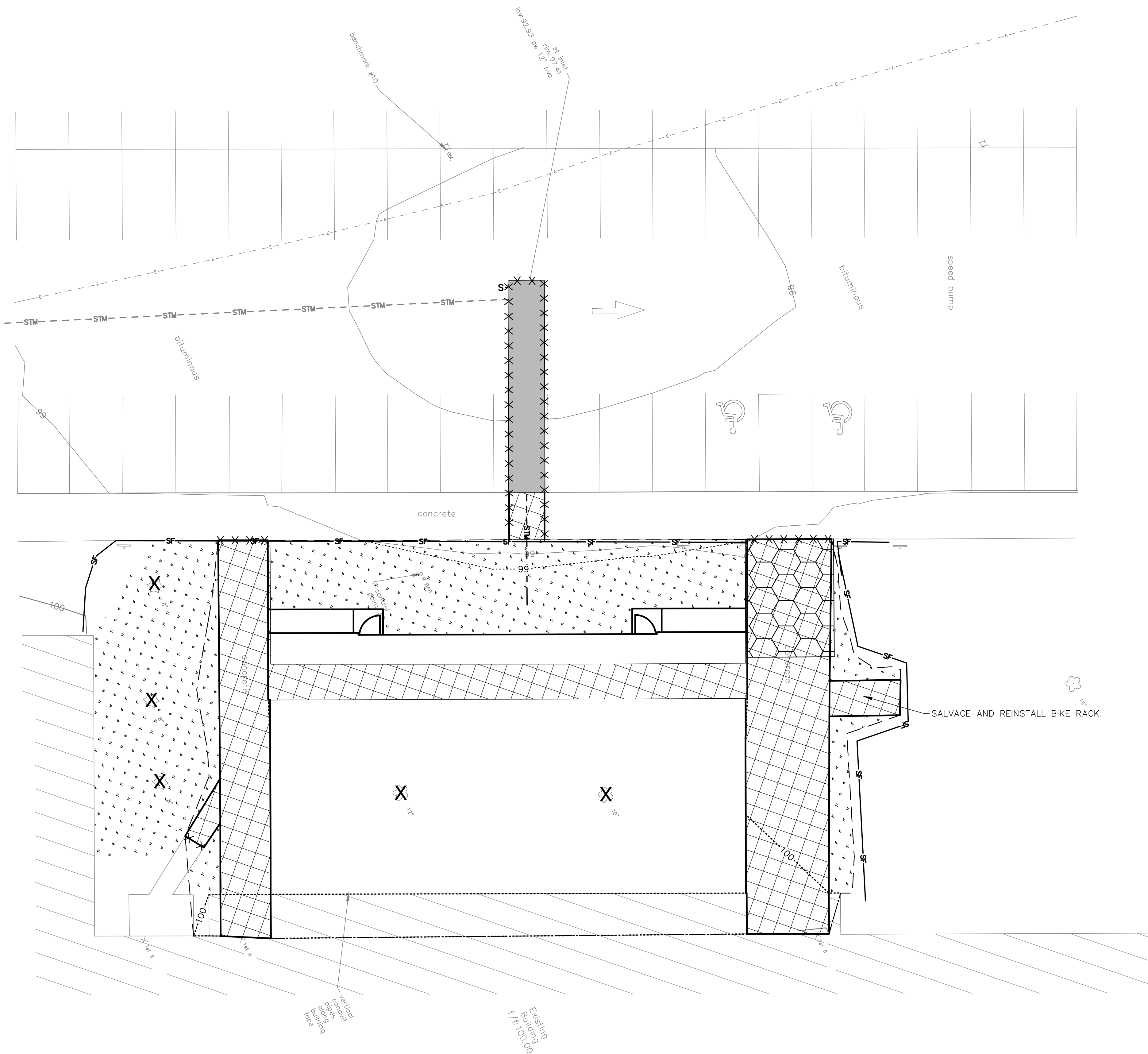
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DEMOLITION NOTES

1. REFERENCE SITE LAYOUT AND UTILITY PLANS, AND SITE PLUMBING DRAWINGS FOR COORDINATION OF OTHER WORK WITH WORK ON THIS SHEET.
2. CONCRETE CURB & GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE SAW CUT OR REMOVED TO THE NEAREST JOINT.
3. ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
4. REMOVAL DIMENSIONS SHALL CORRESPOND TO THE PROPOSED WORK INDICATED ON THE SITE PLAN AND OTHER SITE/CIVIL PLAN SHEETS.
5. ALL REMOVALS OR OTHER WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE CITY OF DE PERE PRIOR TO BEGINNING WORK.

| CONTROL POINTS |           |          |                                                                             |
|----------------|-----------|----------|-----------------------------------------------------------------------------|
| NO.            | NORTHING  | EASTING  | DESCRIPTION                                                                 |
| 1              | 540482.45 | 92391.54 | SET 3/4" STEEL BAR, 206' N. FROM BUILDING CORNER AND 11' E. OF PARKING LOT. |
| 2              | 540366.35 | 92328.57 | SET 3/4" STEEL BAR, 57' N. FROM BUILDING CORNER AND 14' E. OF PARKING LOT.  |
| 3              | 540221.49 | 92264.25 | SET 3/4" STEEL BAR, 86' S. FROM BUILDING CORNER AND 10' E. OF PARKING LOT.  |



1. CONTRACTOR SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE TECHNICAL STANDARDS AND THE WISDOT EROSION CONTROL MEASURES ACCEPTABILITY LIST (S.E. 1).
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE BUT NOT LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY. WRITTEN REPORTS WILL BE KEPT ON ALL EROSION AND SEDIMENT CONTROL INSPECTIONS AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
4. A SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SILT FENCE SHALL BE INSTALLED PER DETAILS ON SHEET C300. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL THE SITE IS PERMANENTLY STABILIZED. SITE STABILIZATION INVOLVING SEEDING WHICH IS NOT COMPLETED PRIOR TO THE END OF THE CONSTRUCTION PERIOD SHALL BE COMPLETED BY NOVEMBER 1. SODDING MUST OCCUR ANYTIME SOD IS AVAILABLE AND SOD AND SOIL IS NOT FROZEN.
6. INLET GRATE SCREENS SHALL BE INSTALLED ON ALL EXISTING AND PROPOSED INLETS AND CATCH BASINS. REFERENCE SITE UTILITY DRAWINGS FOR LOCATION OF PROPOSED INLETS AND CATCH BASINS. FOR STRUCTURES IN EXISTING STORMWATERS THAT WILL BE FINISHED AND STATION ESTABLISHED WITHIN 180 DAYS, CURB INLET SEDIMENT BARRIERS SHALL BE USED IN USE OF INLET GRATE SCREENS. INLET PROTECTION SHALL BE PER THE PLAN AND DETAILS ON SHEET C600.
7. EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH WORK DAY.
8. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
9. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN FOURTEEN DAYS, OR WHEN FINAL GRASSES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION SHALL BE IMPLEMENTED WITHIN SEVEN DAYS. TEMPORARY STABILIZATION PRACTICES SUCH AS MULCHING, EROSION CONTROL MATS, SOIL STABILIZATION, OR SEEDING SHALL BE APPLIED TO THE EXPOSED SOIL SURFACE WHEN THE SITE IS NOT READY FOR PERMANENT RESTORATION. WHEN STABILIZATION IS NOT POSSIBLE DUE TO SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. DUST CONTROL SHALL BE IMPLEMENTED THROUGHOUT CONSTRUCTION AND SHALL UTILIZE THE METHODS OUTLINED IN WDNR TECH STD. 106B.
11. THE REMOVAL OF VEGETATIVE COVER AND EXPOSURE OF THE BARE GROUND MUST BE RESTRICTED TO THE MINIMUM AMOUNT NECESSARY FOR CONSTRUCTION. AREAS WHERE SOIL IS EXPOSED MUST BE PROTECTED FROM EROSION BY THE USE OF EROSION CONTROL MATS, SEDIMENT BASINS, SEDIMENT TRAPS AND/OR SILT SCREENS, CONSTRUCTION OF SETTLING BASINS, OR SIMILAR METHODS AS SOON AS POSSIBLE AFTER REMOVAL OF ORIGINAL GROUND COVER AS DESCRIBED IN THE WISCONSIN DNR TECHNICAL STANDARDS. ANY STOCKPILE THAT REMAINS OVER 7 DAYS MUST BE STABILIZED WITH MIXTURE NO. 20 FROM WISDOT SECTION 630.
12. STORM WATER AND GROUND WATER PUMPED FROM EXCAVATIONS AND/OR Dewatering WELLS SHALL BE REJECTED TO THE EXISTING STORMWATER SYSTEM OR TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. THE USE OF POLYMERS TO CONTROL SEDIMENT SHALL BE UTILIZED AND MEET THE REQUIREMENTS OF THE WISCONSIN DNR TECHNICAL STANDARDS. DISCHARGE OR PUMPED WATER TO SANITARY SEWERS WILL NOT BE ALLOWED.
13. EROSION MAT SHALL CONSIST ENTIRELY OF BIODEGRADABLE COMPONENTS.
14. AFTER THE SITE IS UNIFORMLY STABILIZED ACROSS 80% OF THE SITE AREA, OR PRIOR TO, AT THE DIRECTION OF THE DEPARTMENT OF NATURAL RESOURCES, ALL TEMPORARY EROSION CONTROL MEASURES MUST BE REMOVED AND DISPOSED OF PROPERLY. ANY REMAINING TEMPORARY EROSION CONTROL DEVICES AFTER THIS PERIOD OF TIME SHALL BE REMOVED AND DISPOSED OF AS DETERMINED NECESSARY BY THE DEPARTMENT OF NATURAL RESOURCES.
15. CONTRACTOR SHALL MAINTAIN A LOG OF THE EROSION CONTROL INSPECTIONS, REPAIRS MADE, AND RAIN EVENTS. THIS MUST BE MADE AVAILABLE TO DEPARTMENT OF NATURAL RESOURCES PERSONNEL UPON REQUEST AND MUST REMAIN ON THE PROJECT SITE AT ALL TIMES WORK IS BEING PERFORMED.
16. CONSTRUCTION LIMITS ARE AT THE PROPERTY LINE UNLESS OTHERWISE SHOWN BY GRADING LIMITS LINE.

- 770 — — EXISTING CONTOUR
- 642 ----- PROPOSED CONTOUR
- GRADING LIMITS
- INLET PROTECTION (TYPE 2) (C600)
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE (2) (C600)
- SEEDING, FERTILIZER AND MULCH
- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- SAWCUT
- TREE REMOVAL

1150 Springhurst Drive,  
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Green Bay, WI 54304-5947  
920 / 592 9440  
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## SCHEMATIC DESIGN SET



Unified School District of  
**De Pere**

1250 SWAN ROAD | DE PERE, WI | 54115

310 Pine Street | Green Bay, WI 54301 | 920-432-4865 | [www.berners-schober.com](http://www.berners-schober.com)

|                          |       |
|--------------------------|-------|
| REVISION                 | DATE: |
|                          |       |
|                          |       |
| IN PROGRESS<br>PLOT      |       |
| DATE <u>Dec 28, 2016</u> |       |
| 8: 33am                  |       |

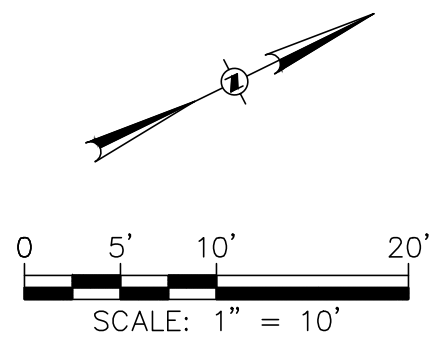
## TOPOGRAPHIC, DEMOLITION AND EROSION CONTROL PLAN

DATE: DECEMBER, 2017  
COMMISSION:  
**5817.00**

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| PLANT LIST |                                 |                      |                |          |             |                  |
|------------|---------------------------------|----------------------|----------------|----------|-------------|------------------|
| SYMBOL     | BOTANICAL NAME                  | COMMON NAME          | SIZE           | SPACING  | MATURE SIZE | PLANT QUANTITIES |
| CVW        | Crataegus viridis "Winter King" | Winter King Hawthorn | 6'-8' clump BB | as shown | 20'h x 25'w | 3                |



GENERAL NOTES

1. REFERENCE EROSION CONTROL PLAN FOR COORDINATION OF WORK ON THIS SHEET.
2. THIS PLAN SHOWS NEW CONTOURS AND FINISHED GRADES. FOR ROUGH GRADES OF ALL PAVEMENT AREAS, SUBTRACT THICKNESS OF PAVEMENT AND BASE COURSE SPECIFIED.
3. UPON REASONABLE NOTICE, CONTRACTOR SHALL ALLOW ACCESS TO THE PROJECT SITE DURING REASONABLE HOURS TO ANY DEPARTMENT OF NATURAL RESOURCES EMPLOYEE WHO IS INVESTIGATING THE PROJECT'S CONSTRUCTION, OPERATION, MAINTENANCE OR PERMIT COMPLIANCE.
4. FOLLOWING CONSTRUCTION AND THE ESTABLISHMENT OF SPECIFIED GROUND COVERS, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL MAKE ALL REPAIRS OF LAWNS AND LANDSCAPED AREAS FOLLOWING THE REMOVAL OF SILT FENCES AND STAKES.
5. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE OR STOCKPILED AT LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF ANY MATERIAL. STOCKPILES SHALL BE ENCLOSED WITH SILT FENCE UNTIL TEMPORARY OR PERMANENT VEGETATIVE COVER IS ESTABLISHED.
6. ALL WORK DONE WITHIN THE RIGHT OF WAY (PAVEMENT, CONCRETE CURB AND GUTTER, SIDEWALKS) SHALL BE DONE PER CITY OF DE PERE STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DE PERE PRIOR TO BEGINNING WORK WITHIN THE RIGHT OF WAY.
7. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL CURB, PAVING, UTILITIES AND LAWN AREAS SCHEDULED TO REMAIN IF DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND OWNER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISIONS OF THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. ALL DIMENSIONS SHOWN ARE TO DECIMAL FEET AND MEASURED FROM FACE OF CURB, UNLESS SPECIFIED OTHERWISE. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
11. WHEN SPOT ELEVATIONS SHOWN REFER TO CRITICAL POINTS SUCH AS PAVEMENT ANGLE POINTS AND CURVE-TANGENT INTERSECTIONS, THEIR LOCATION WILL CORRESPOND WITH COORDINATES SHOWN.
12. PROVIDE CONTROL JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS NOT TO EXCEED SEVEN (7) FEET UNLESS NOTED OTHERWISE.
13. PROVIDE CONSTRUCTION JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS NOT TO EXCEED TWENTY-EIGHT (28) FEET UNLESS NOTED OTHERWISE.
14. ALL HANDICAP PARKING STALLS, CURB RAMPS AND ADA ACCESSIBLE ROUTES SHALL COMPLY WITH PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) INCLUDING CROSS-SLOPE, LONGITUDINAL SLOPE, WIDTH, AND OTHER REQUIREMENTS.
15. ALL STRIPING TO BE 4" WIDE, YELLOW UNLESS NOTED OTHERWISE.
16. ALL BUILDING LATERALS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES.
17. TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH. SEE DETAIL 11/C300.
18. CONTRACTOR SHALL DETERMINE THE NEED FOR TREE STAKING. IF DETERMINED NECESSARY, PROVIDE TREE STAKING AS DESCRIBED IN THE WRITTEN SPECIFICATIONS.

PROJECT INFORMATION

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| PARCEL ID:         | ED-1128-30                                                    |
| PROPERTY OWNER:    | UNIFIED SCHOOL DISTRICT OF DE PERE                            |
| PROPERTY ADDRESS:  | 1700 CHICAGO STREET                                           |
| EXISTING ZONING:   | R-1                                                           |
| PROPOSED ZONING:   | R-1                                                           |
| PROPOSED USE:      | PUBLIC HIGH SCHOOL                                            |
| REQUIRED SETBACKS: | FRONT: 50'<br>SIDE: 20' (INTERIOR), 35' (CORNER)<br>REAR: 75' |
| PARKING:           | NO ADDITIONAL PARKING REQUIRED                                |

**GRāEF**

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920 / 592 9440  
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SCHEMATIC DESIGN SET

USDD - DE PERE HIGH SCHOOL MUSIC DEPARTMENT



1250 SWAN ROAD | DE PERE, WI | 54115

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| REVISION          | DATE |
|-------------------|------|
| IN PROGRESS PLOT  |      |
| DATE Jan 03, 2017 |      |
| 5:28pm            |      |

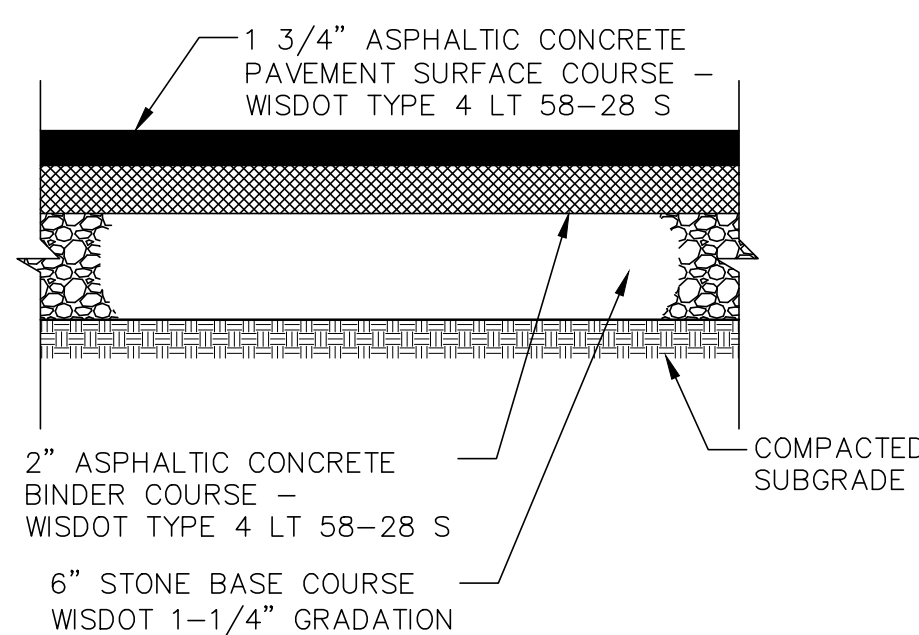
SITE LAYOUT, GRADING AND UTILITY PLAN

**C200**

DATE: DECEMBER, 2017  
COMMISSION:  
**5817.00**

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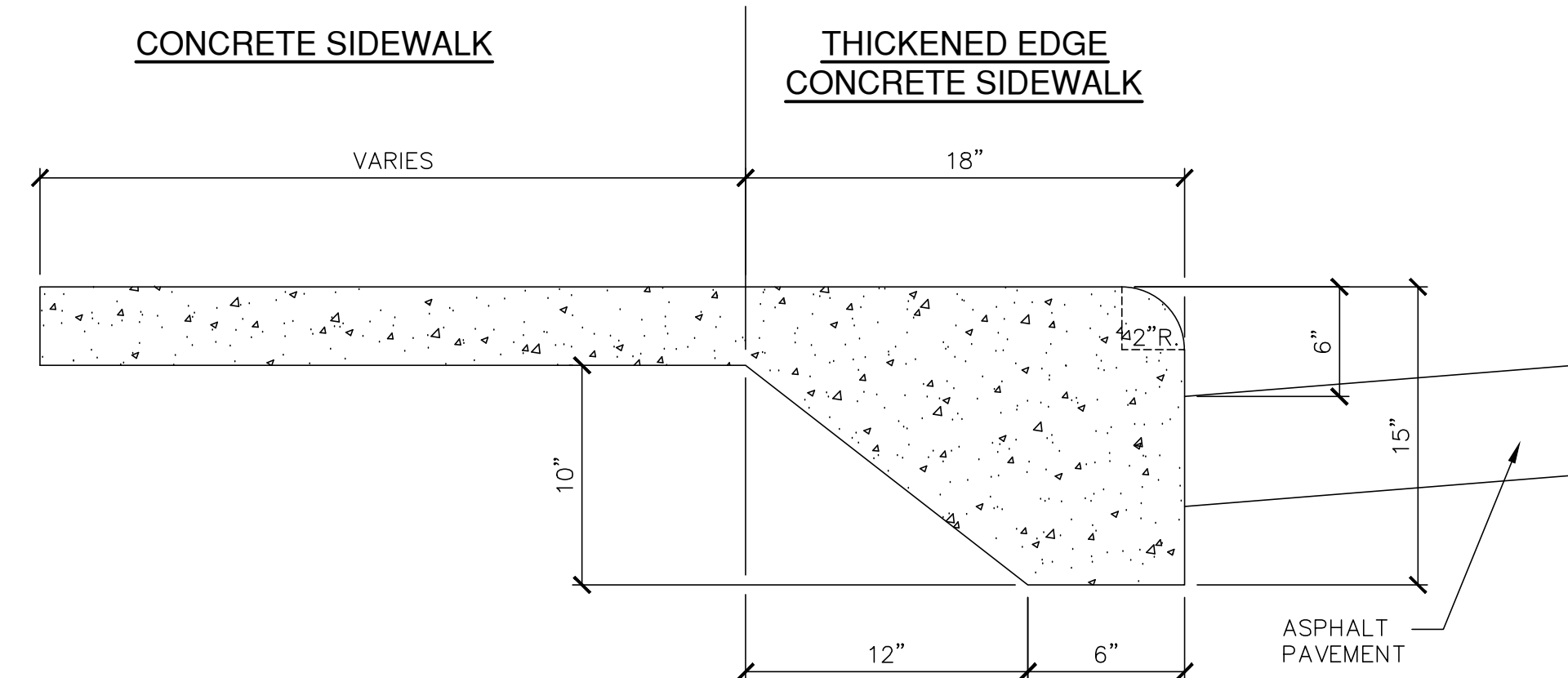


1 TYPICAL CONCRETE PAVEMENT  
C300 N.T.S.

2  
C300

TYPICAL ASPHALT PAVING SECTION

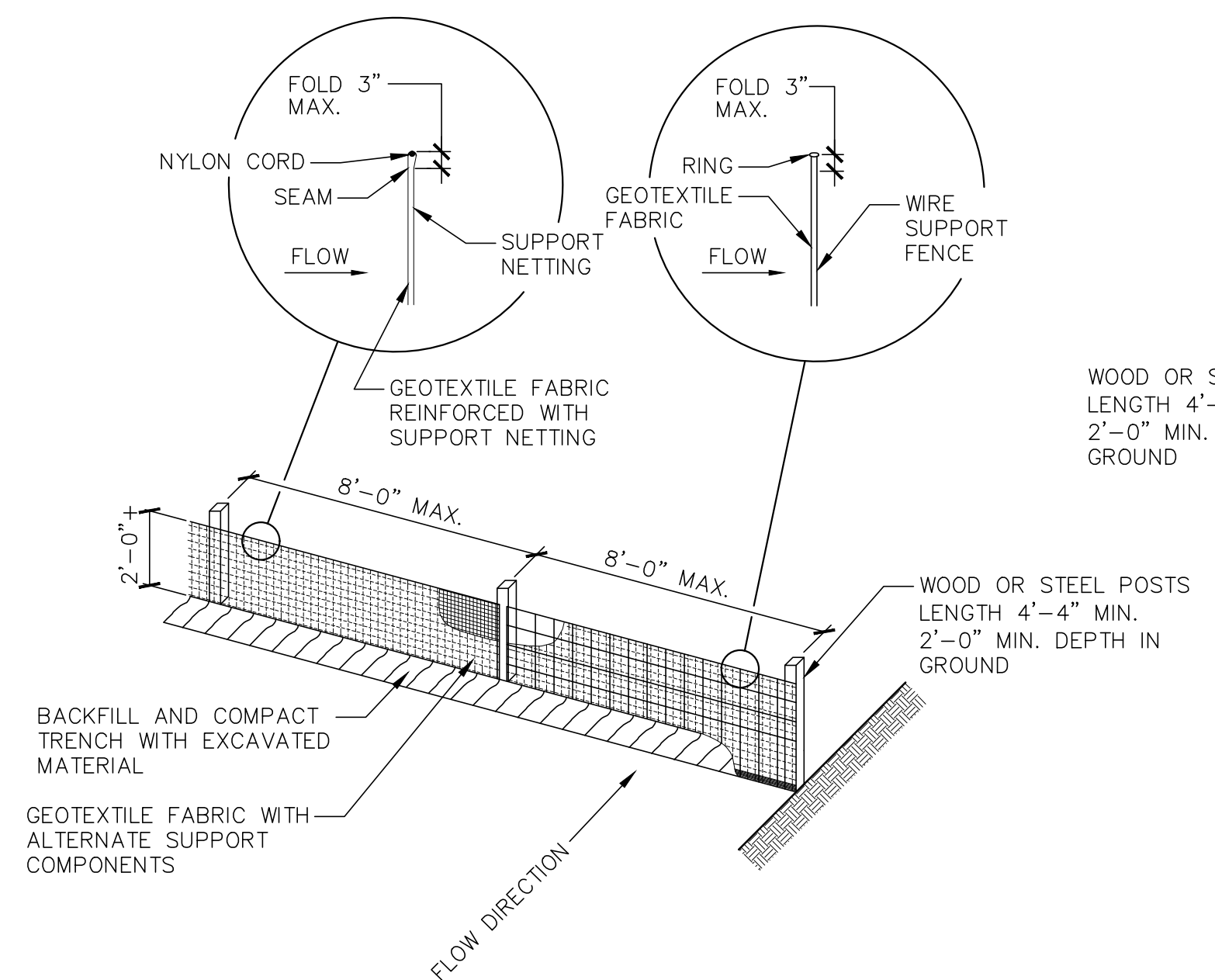
N.T.S.



3  
C300

TYPICAL CROSS SECTION 4" CONCRETE  
SIDEWALK WITH THICKENED EDGE

N.T.S.

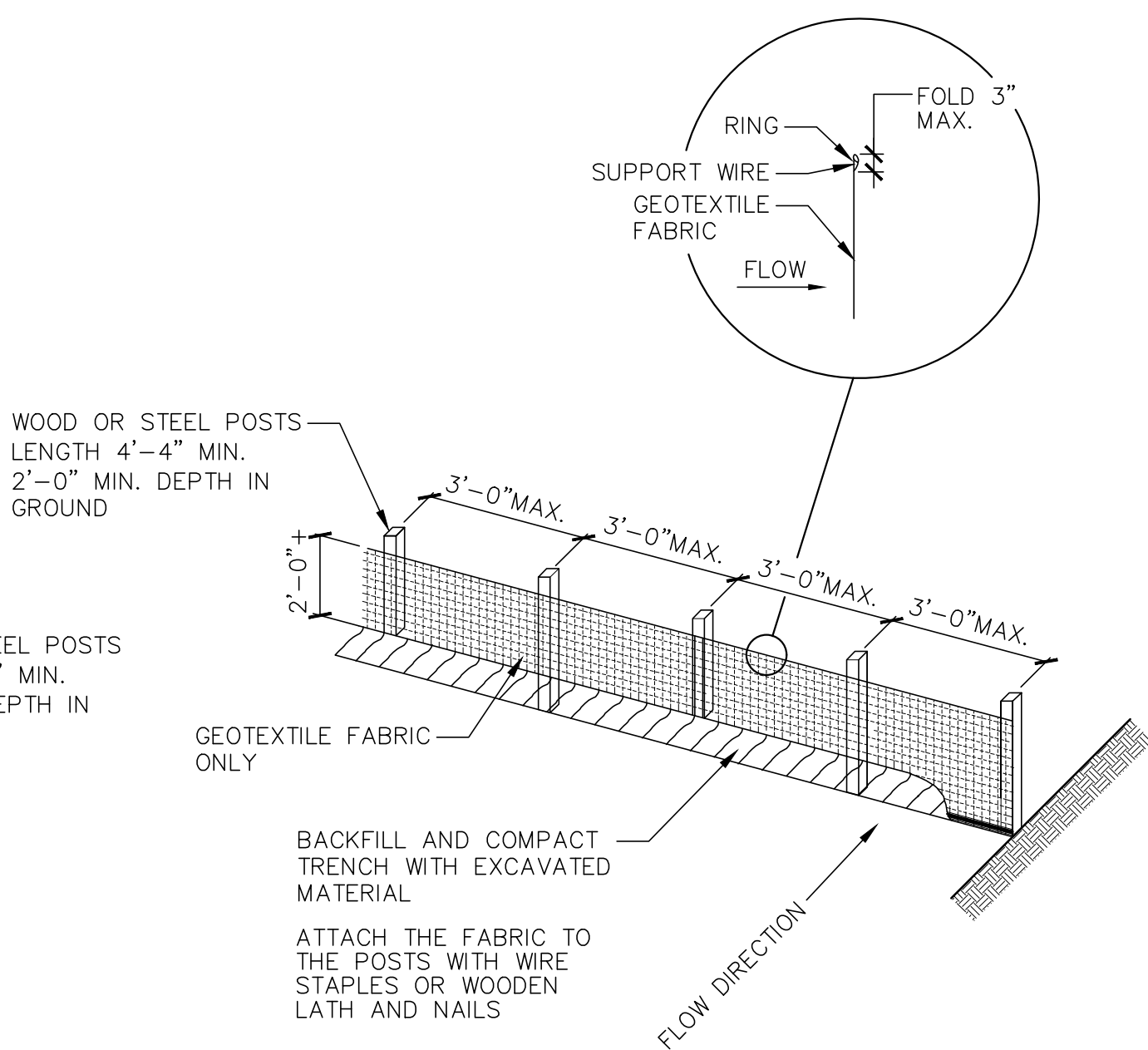


**4 INLET PROTECTION, TYPE D**  
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE (2))

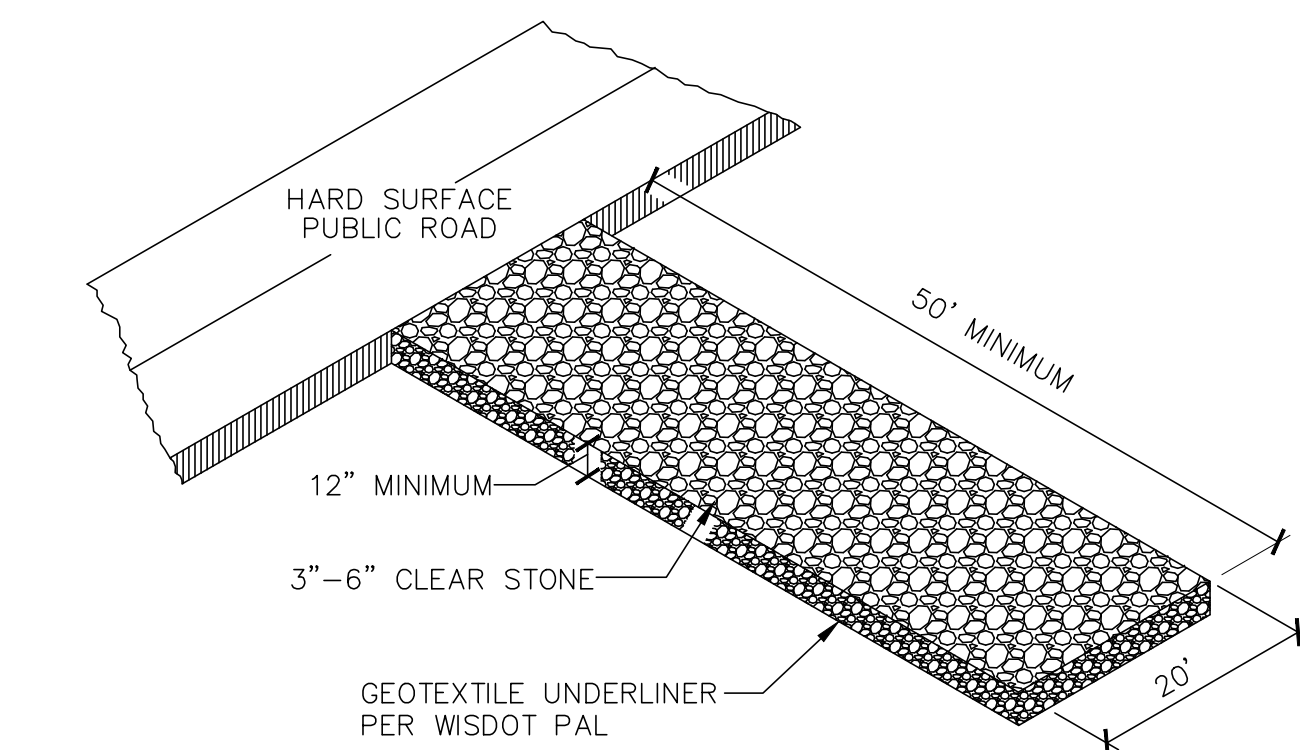
ALTERNATE "A"

5  
C300

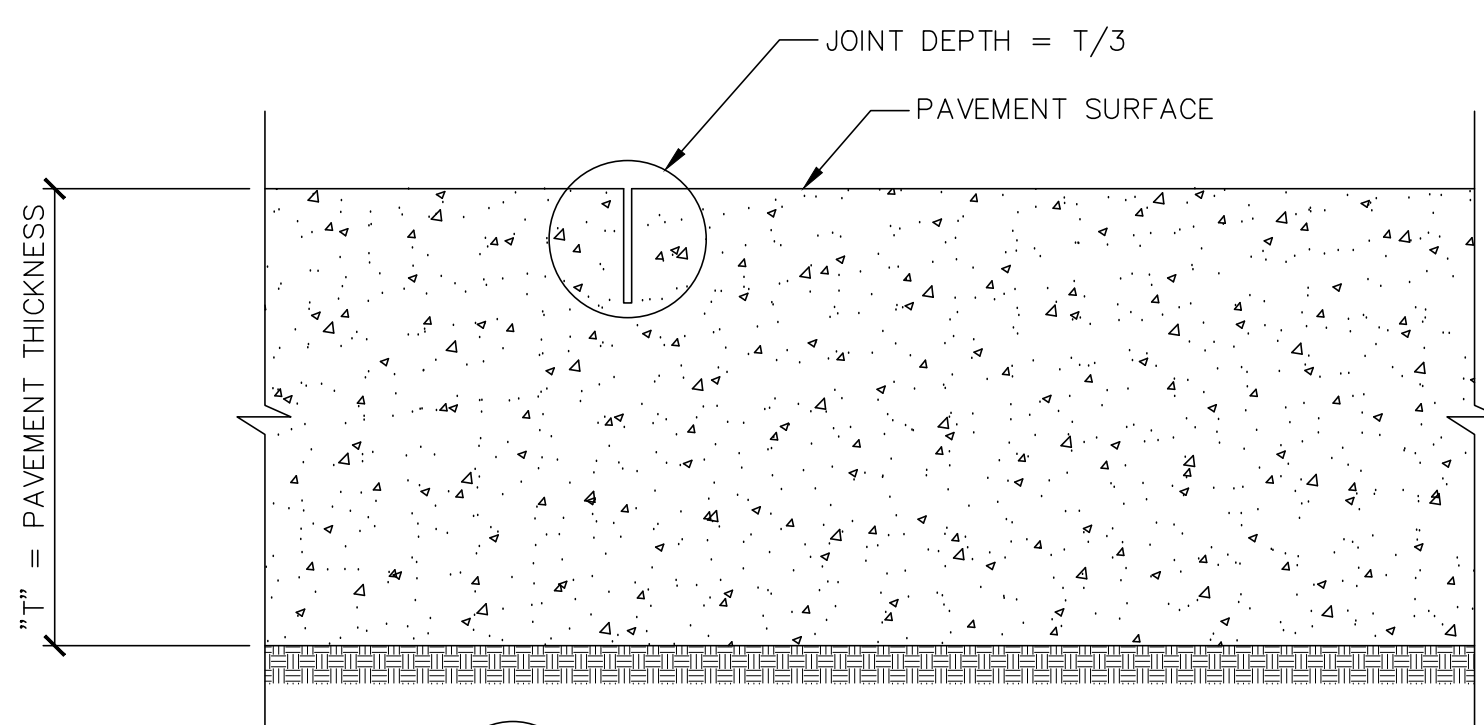
**SILT FENCE**  
N.T.S.



ALTERNATE "B"

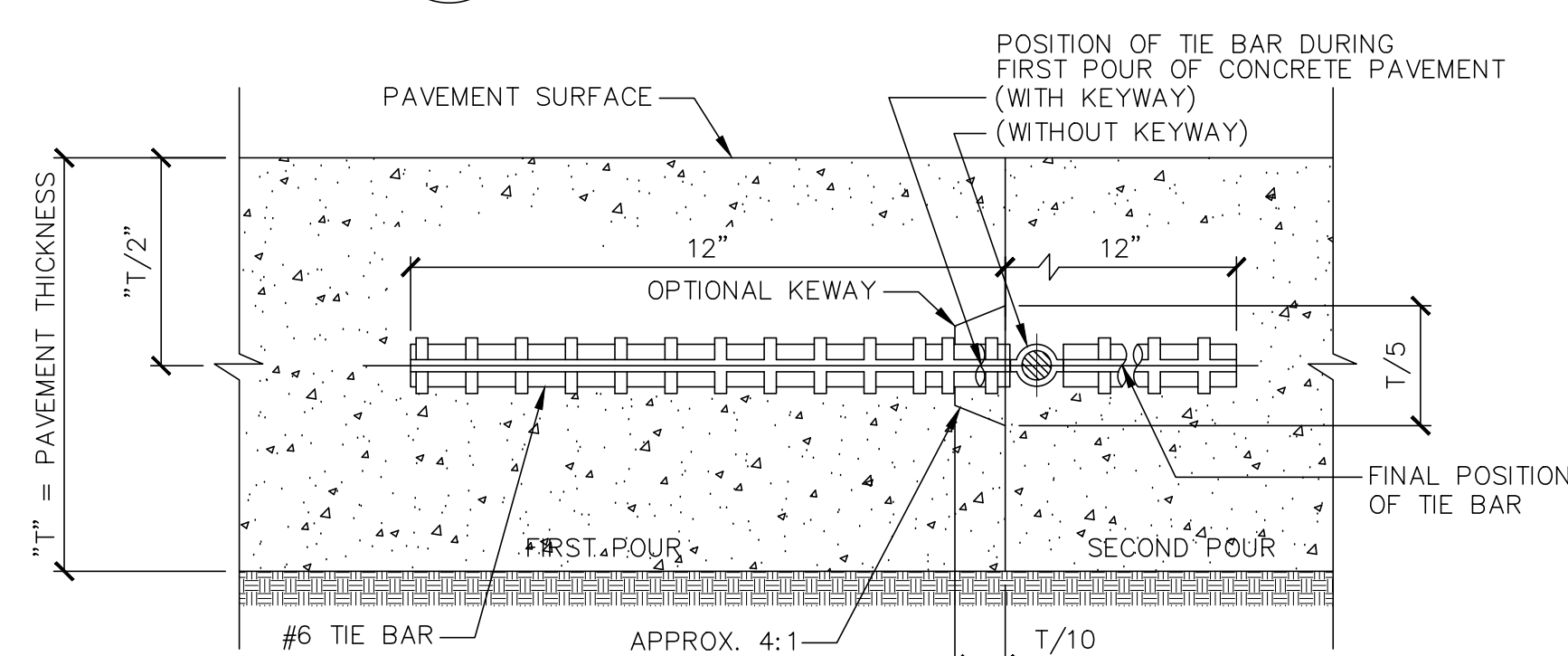


6 CRUSHED STONE CONSTRUCTION ENTRANCE  
C300 N.T.S.



7  
C300

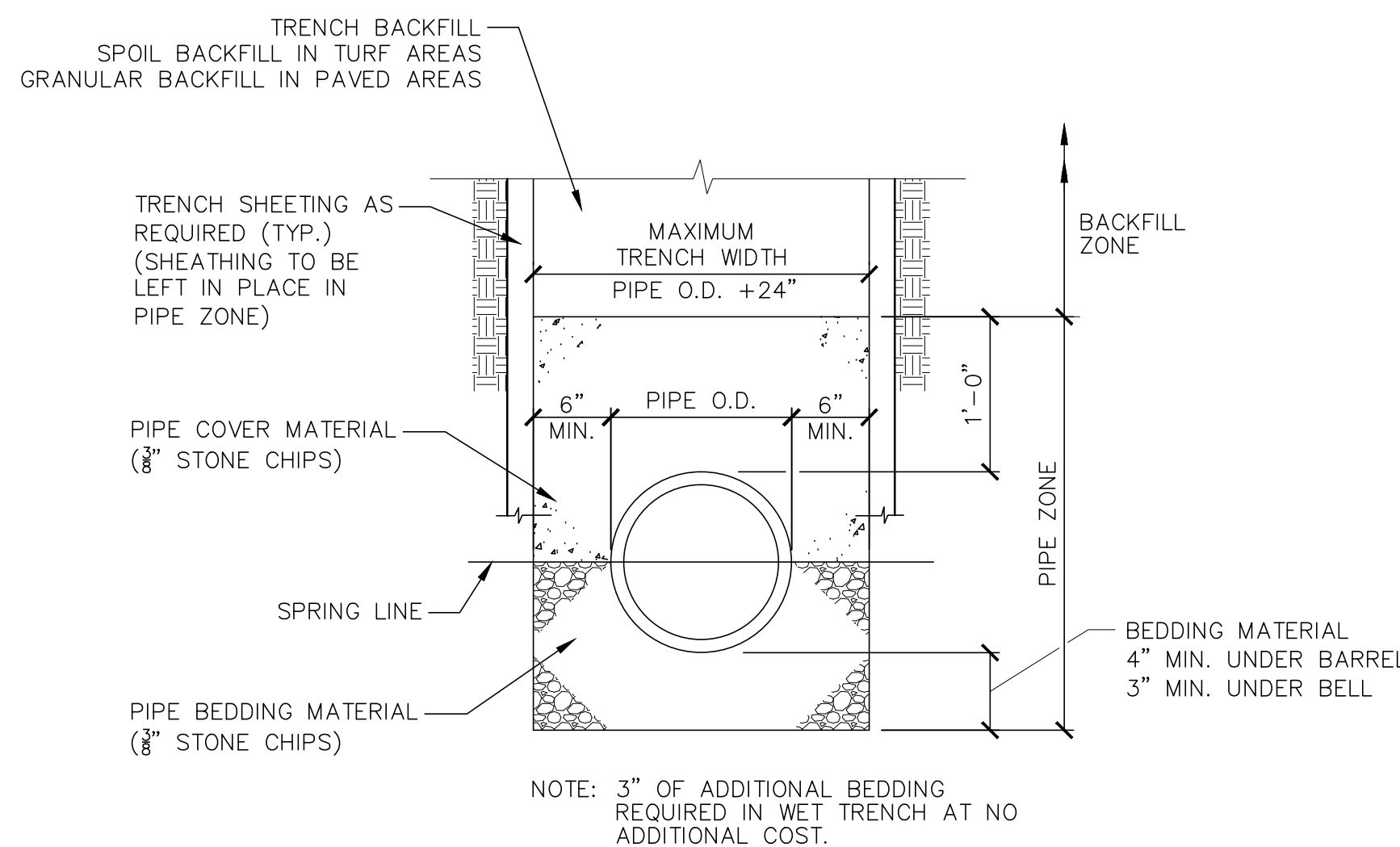
CONTROL JOINT



8  
C300

**CONSTRUCTION JOINT**

N.T.S.



8 CLASS "B" BEDDING DETAIL FOR UTILITIES  
C300 N.T.S.



DEVICE MOUNTING HEIGHT LEGEND

| DESCRIPTION                          | MOUNTING HEIGHT                                                                               |
|--------------------------------------|-----------------------------------------------------------------------------------------------|
| LIGHT SWITCH                         | 45 5/8" CENTERED AFF.                                                                         |
| OCCUPANCY SENSOR WALL SWITCH         | 45 5/8" CENTERED AFF.                                                                         |
| PUSHBUTTON SWITCH                    | 42" CENTERED AFF.                                                                             |
| PUSHBUTTON (EMERGENCY STOP)          | 48" CENTERED AFF.                                                                             |
| RECEPTACLES - STANDARD HEIGHT        | 18" CENTERED AFF.                                                                             |
| RECEPTACLES - ABOVE COUNTER          | 6" CENTERED ABOVE COUNTER<br>4" CENTERED ABOVE BACKSPLASH.                                    |
| RECEPTACLES - HIGH MOUNT             | 45 5/8" AFF MOUNTED ASIDE OF SINKS;<br>COORDINATE WITH MIRROR LOCATION<br>OR AS NOTED ON PLAN |
| BLANK BOX                            | 18" CENTERED AFF. OR AS NOTED ON PLAN                                                         |
| DATA/VOICE OUTLET - STANDARD HEIGHT  | 18" CENTERED AFF.                                                                             |
| DATA/VOICE OUTLET - ABOVE COUNTER    | 6" CENTERED ABOVE COUNTERTOP OR<br>4" CENTERED ABOVE BACKSPLASH                               |
| WALL TELEPHONE                       | 45 5/8" CENTERED AFF.                                                                         |
| INTERCOM                             | 45 5/8" CENTERED AFF.                                                                         |
| CATV OUTLET                          | 18" CENTERED AFF OR AS NOTED ON PLAN                                                          |
| CATV OUTLET W/ PILLOW SPKR CTRL JACK | 18" CENTERED AFF OR AS NOTED ON PLAN                                                          |
| FAN SPEED SWITCH                     | 45 5/8" CENTERED AFF.                                                                         |
| MONITOR DATA OUTLET                  | 18" CENTERED AFF OR AS NOTED ON PLAN                                                          |
| FIRE ALARM PULL STATION              | 45 5/8" CENTERED AFF.                                                                         |
| FIRE ALARM AUDIO/VISUAL DEVICES      | 80" AFF TO BOTTOM OF UNIT MINIMUM,<br>MAXIMUM 96" AFF.                                        |
| FIRE ALARM VISUAL DEVICES            | 80" AFF TO BOTTOM OF UNIT MINIMUM,<br>MAXIMUM 96" AFF.                                        |
| FIRE ALARM REMOTE TEST SWITCH        | 48" CENTERED AFF.                                                                             |
| SPEAKER (WALL MOUNTED)               | 80" AFF TO BOTTOM OF DEVICE.                                                                  |
| PA HORN WALL SPEAKER                 | 80" AFF TO BOTTOM OF DEVICE, OR AS<br>NOTED OTHERWISE                                         |
| VOLUME CONTROL                       | 45 5/8" CENTERED AFF.                                                                         |
| MICROPHONE JACK                      | 18" CENTERED AFF. OR AS NOTED ON PLAN                                                         |
| DIGITAL CLOCK                        | CENTERED 18" TO 8" BELOW CEILING                                                              |
| CLOCK/SPEAKER                        | CENTERED 18" TO 8" BELOW CEILING                                                              |
| WALL CLOCK                           | CENTERED 18" TO 8" BELOW CEILING                                                              |
| CARD READER                          | 45 5/8" CENTERED AFF.                                                                         |
| NURSE CALL DOME LIGHT                | CENTERED ABOVE DOOR.                                                                          |
| NURSE CALL (EM) PULL STATION         | (TOILET) 48" AFF WITH CORD 6" AFF.<br>(SHOWER) 84" AFF WITH CORD 6" AFF.                      |
| NURSE CALL CODE BLUE                 | 54" CENTERED AFF.                                                                             |
| NURSE CALL DUTY STATION              | 54" CENTERED AFF.                                                                             |
| NURSE CALL STANDARD STATION          | 54" CENTERED AFF.                                                                             |
| NURSE CALL GRAPHICAL STATION         | 54" CENTERED AFF.                                                                             |
| NURSE CALL CORD                      | 54" CENTERED AFF.                                                                             |
| NURSE CALL MASTER STATION            | AT DESK, EXACT LOCATION TO BE FIELD<br>VERIFIED.                                              |
| RESCUE ASSISTANCE CALL STATION       | 45 5/8" CENTERED AFF.                                                                         |

- LEGEND NOTES:
- THE ABOVE LIST OF MOUNTING HEIGHTS SHALL BE USED FOR INSTALLATION OF DEVICES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
  - EXACT MOUNTING HEIGHTS OF DEVICES MAY BE SLIGHTLY ADJUSTED IN THE FIELD TO ACCOMMODATE BLOCK COURSES AND UNIFORMITY OF THE WALL. REFERENCE DEVICE MOUNTING DETAIL --E500.
  - THE ABOVE ITEMS COMPRISE A COMPLETE LIST AND NOT ALL ITEMS MAY BE APPLICABLE TO THIS PROJECT.

ELECTRICAL SYMBOLS LEGEND

| SYMBOL            | DESCRIPTION (MOUNTING)                                       | SYMBOL | DESCRIPTION (MOUNTING)                             | SYMBOL                   | DESCRIPTION (MOUNTING)                                            | SYMBOL         | DESCRIPTION (MOUNTING)                              |
|-------------------|--------------------------------------------------------------|--------|----------------------------------------------------|--------------------------|-------------------------------------------------------------------|----------------|-----------------------------------------------------|
| LIGHTING FIXTURES |                                                              |        |                                                    | COMMUNICATIONS EQUIPMENT |                                                                   |                |                                                     |
|                   | RECESSED DOWN LIGHT, SCONCE/WALL MOUNT, SURFACE/PENDANT      |        | POWER METER OR TRANSOCKET                          |                          | DATA/VOICE/CATV RACK                                              |                | MANUAL PULL STATION (NEW, EXISTING)                 |
|                   | WALL WASH DOWN LIGHT                                         |        | PANELBOARD (EXISTING, NEW)                         |                          | WALL MOUNTED DATA/VOICE CABINET                                   |                | STROBE ONLY (NEW, EXISTING) (7)                     |
|                   | RECESSED CEILING - SIZE SCALED                               |        | ENCLOSED CIRCUIT BREAKER (ECB) (EXISTING, NEW)     |                          | TELEPHONE PEDESTAL                                                |                | HORN (NEW, EXISTING)                                |
|                   | SURFACE CEILING - SIZE SCALED                                |        | GENERATOR ANNUNCIATOR PANEL (GAP) (EXISTING, NEW)  |                          | DATA, VOICE OR COMB. VOICE/DATA OUTLET(S) - STANDARD HEIGHT (1,4) |                | CHIME (NEW, EXISTING)                               |
|                   | UNDERCABINET LIGHT/NARROW STRIP LIGHT                        |        | ATS ANNUNCIATOR PANEL (ATS/A) (EXISTING, NEW)      |                          | DATA, VOICE OR COMB. VOICE/DATA OUTLET(S) - ABOVE COUNTER (1,4)   |                | SPEAKER (NEW, EXISTING)                             |
|                   | WALL MOUNTED                                                 |        | BUSWAY                                             |                          | DATA, VOICE OR COMB. VOICE/DATA OUTLET(S) (FLOOR, CEILING) (1,4)  |                | HORN/STROBE (NEW, EXISTING) (7)                     |
|                   | FIXTURE CONNECTED TO EMERGENCY CRITICAL/EQUIP. BRANCH POWER  |        | TRANSFORMER                                        |                          | WALL TELEPHONE [VOICE/DATA] OUTLET (1)                            |                | CHIME/STROBE (NEW, EXISTING) (7)                    |
|                   | FIXTURE CONNECTED TO EMERGENCY LIFE SAFETY BRANCH POWER      |        | AUTOMATIC TRANSFER SWITCH                          |                          | MONITOR DATA OUTLET - STANDARD HEIGHT (1)                         |                | SPEAKER/STROBE (NEW, EXISTING) (7)                  |
|                   | FIXTURE CONNECTED TO EMERGENCY AND NORMAL POWER              |        | ELECTRIC MOTOR                                     |                          | MONITOR DATA OUTLET - ABOVE COUNTER (1)                           |                | FIRE SPRINKLER BELL                                 |
|                   | TRACK LIGHTING                                               |        | DISCONNECT SWITCH - FUSED, NON-FUSED               |                          | AUDIO/VISUAL MONITOR (1)                                          |                | HORN LOUDSPEAKER                                    |
|                   | EXIT SIGN - SINGLE, DOUBLE FACE (CEILING, WALL)              |        | MAGNETIC STARTER                                   |                          | WIRELESS DATA ACCESS POINT (CEILING, WALL) (5)                    |                | CEILING MOUNTED SPEAKER/STROBE (7)                  |
|                   | WARNING LIGHT (CEILING, WALL)                                |        | MANUAL STARTER                                     |                          | CATV OUTLET (WALL, CEILING)                                       |                | CEILING MOUNTED CHIME/STROBE (7)                    |
|                   | EMERGENCY BATTERY PACK (WALL, CEILING)                       |        | COMBINATION MAGNETIC STARTER/DISCONNECT            |                          | CATV OUTLET W/ PILLOW SPEAKER CONTROL JACK (WALL, CEILING)        |                | CEILING SPEAKER, RECESSED                           |
|                   | FLOOD LIGHT                                                  |        | SOLID STATE, REDUCED VOLTAGE STARTER               |                          | INTERCOM                                                          |                | SMOKE DETECTOR (NEW, EXISTING)                      |
|                   | BOLLARD                                                      |        | VARIABLE FREQUENCY DRIVE                           |                          | INTERCOM (MASTER)                                                 |                | SMOKE DETECTOR FOR ELEVATOR CONTROL (NEW, EXISTING) |
|                   | RELAY CONTACTOR                                              |        | RELAY CONTACTOR                                    | SOUND SYSTEM DEVICES     |                                                                   |                |                                                     |
|                   | POWER SUPPLY - WALL, CEILING                                 |        | POWER SUPPLY - WALL, CEILING                       |                          | PAGING SPEAKER, CEILING MOUNTED (RECESSED, SURFACE)               |                | HEAT/THERMAL DETECTOR (NEW, EXISTING)               |
|                   | OUTDOOR UTILITY POLE                                         |        | PAGING SPEAKER, WALL MOUNTED                       |                          | DOOR HOLD OPEN (NEW, EXISTING)                                    |                | DUCT SMOKE DETECTOR (NEW, EXISTING) (6)             |
|                   | FAN SPEED SWITCH                                             |        | PAGING SPEAKER, WALL MOUNTED                       |                          | SPRINKLER TAMPER SWITCH (NEW, EXISTING)                           |                | SPRINKLER WATER FLOW SWITCH (NEW, EXISTING)         |
|                   | HEADWALL CONNECTIONS                                         |        | PAGING SPEAKER, WALL MOUNTED                       |                          | P.A. HORN SPEAKER, WALL MOUNTED                                   |                | MONITORING MODULE                                   |
|                   | SINGLE RECEPT. ( NORMAL, EMERG. ) - STANDARD HEIGHT (3)      |        | MIC JACK (WALL, FLOOR, CEILING MT.) (4)            |                          | CONTROL MODULE                                                    |                | REMOTE TEST SWITCH W/ INDICATOR (WALL, CEILING)     |
|                   | SINGLE RECEPT. (FLOOR, CEILING) (3)                          |        | AMPLIFIER                                          |                          | FIRE ALARM CONTROL PANEL (NEW, EXISTING)                          |                | FIRE ALARM ANNUNCIATOR PANEL (NEW, EXISTING)        |
|                   | DUPLEX RECEPT. ( NORMAL, EMERG. ) - STANDARD HEIGHT (3)      |        | RECIEVER                                           |                          | FIRE ALARM TRANSPONDER PANEL (NEW, EXISTING)                      | SYSTEMS CLOCKS |                                                     |
|                   | DUPLEX RECEPT. (FLOOR, CEILING) (3)                          |        | ANTENNA                                            |                          | ANTENNA (TELEMETRY)                                               |                | WALL CLOCK (RECESS, SURFACE)                        |
|                   | DOUBLE DUPLEX RECEPT. (NORMAL, EMERG. ) - AC OR HIGH MT. (3) |        | PUBLIC ADDRESS AMPLIFIER & CONTROL (PAAC HEAD-END) |                          | MOTION DETECTOR                                                   |                | MASTER CLOCK                                        |
|                   | DOUBLE DUPLEX RECEPT. (FLOOR, CEILING) (3)                   |        | CARD READER                                        |                          | REQUEST TO EXIT                                                   |                | CLOCK, DOUBLE FACE (CEILING, WALL)                  |
|                   | DUPLEX RECEPT. W/ GROUND FAULT (3)                           |        | ELECTRIC STRIKE                                    |                          | DOOR ALARM SWITCH                                                 |                | CLOCK SPEAKER ASSEMBLY                              |
|                   | DUPLEX RECEPT. W/ RAIN TIGHT COVER (3)                       |        | MAGNETIC LOCK                                      |                          | DOOR ALARM KEY BY-PASS SWITCH                                     |                | DIGITAL WALL CLOCK                                  |
|                   | DUPLEX RECEPT. W/ SAFETY TYPE (TAMPER-RESISTANT) (3)         |        | ELECTRIC LATCH RETRACTION                          |                          | POSITION SWITCH                                                   |                | DIGITAL CLOCK, DOUBLE FACE (CEILING, WALL)          |
|                   | DUPLEX RECEPT. W/ TWO USB PORTS (3)                          |        | SECURITY BELL/ALARM                                |                          | CARD READER                                                       |                |                                                     |
|                   | DUPLEX RECEPT. AND 4-PORT USB DEVICE IN COMMON BOX (3)       |        | INFANT SECURITY DEVICE                             |                          | ELECTRIC STRIKE                                                   |                |                                                     |
|                   | FOUR PORT USB DEVICE                                         |        | SECURITY T.V. CAMERA                               |                          | SECURITY T.V. CAMERA                                              |                |                                                     |
|                   | SPECIAL PURPOSE CONNECTION                                   |        | SECURITY T.V. CAMERA - DOME TYPE (WALL, CEILING)   |                          | SECURITY SYSTEM CONTROL PANEL (SSCP)                              |                |                                                     |
|                   | MULTI-OUTLET PLUG/STRIP ASSEMBLY (3)                         |        |                                                    |                          |                                                                   |                |                                                     |
|                   | SURFACE RACEWAY (3)                                          |        |                                                    |                          |                                                                   |                |                                                     |
|                   | DIVIDED SURFACE RACEWAY (3,4)                                |        |                                                    |                          |                                                                   |                |                                                     |
|                   | HEAT LAMP FIXTURE, RECESSED CEILING (9)                      |        |                                                    |                          |                                                                   |                |                                                     |
|                   | GROUNDING INPUT (SINGLE INPUT, MULTIPLE INPUTS)              |        |                                                    |                          |                                                                   |                |                                                     |
|                   | BLANK JUNCTION BOX (1)                                       |        |                                                    |                          |                                                                   |                |                                                     |

- NOTES:
- 1" CONDUIT STUBBED UP TO ACCESSIBLE SPACE ABOVE CEILING FROM 4" SQUARE JUNCTION BOX W/ SINGLE GANG DEVICE RING. ALL CONDUIT STUBS SHALL BE TERMINATED W/ BUSHINGS.
  - REFERENCE SWITCH WIRING DETAIL ON SHEET "E500.
  - REFERENCE RECEPTACLE WIRING DETAIL ON SHEET "E500.
  - #X - INDICATES QUANTITY AND TYPE OF DROPS:

20

TYPE OF DROPS:  
D = DATA  
V = VOICE

QUANTITY OF DROPS

20/20

COMBINATION VOICE/DATA
  - PROVIDE DATA DROP AT LOCATION. PROVIDE 15FT. OF COILED CABLE ABOVE FINISHED CEILING.
  - (##) DESIGNATION INDICATES DAMPER OR AIR UNIT SERVED BY THE DUCT DETECTOR. REFERENCE THE FIRE/SMOKE DAMPER SCHEDULE ON SHEET H800 FOR FULL DESIGNATION.
  - (##) DESIGNATION INDICATES CANDELA OF VISUAL ALARM.
  - REFERENCE THE NURSE CALL SYMBOLS LEGEND AND ROUGH-IN SCHEDULE ON SHEET E500.
  - PROVIDE A BROAN #161 (OR EQUAL) WITH A 250WATT/R40 SHATTER-RESISTANT LAMP (SHAT-R-SHIELD 01251 OR EQUAL). [PROVIDE A NUTONE #H412D WITH R40 INFRARED, SHATTER-RESISTANT LAMP AND SPRING WOUND TIMER CONTROL.]
- \* THIS COMPRISES A COMPLETE LIST OF ITEMS. NOT ALL SYMBOLS MAY NECESSARILY BE REPRESENTED ON THIS PROJECT.

AUTOMATIC LIGHTING CONTROL SYMBOLS LEGEND

| SYMBOL | DESCRIPTION (MOUNTING)                                                                                    |
|--------|-----------------------------------------------------------------------------------------------------------|
|        | SOLID STATE TIMER "OFF" SWITCH - WATTSTOPPER, MODEL TS-400 (OR EQUAL), 120/277V                           |
|        | OCCUPANCY SENSOR, SINGLE POLE SWITCH - WATTSTOPPER #PW-100, 120VAC (2,3)                                  |
|        | OCCUPANCY SENSOR, DUAL LEVEL SWITCH - WATTSTOPPER #PW-200, 120VAC (2,3)                                   |
|        | OCCUPANCY SENSOR, WALL MOUNT - WATTSTOPPER #CB-100, 24VDC, 20mA, 180', 2000 SQ. FT. (1,2,3)               |
|        | OCCUPANCY SENSOR, WALL/CEILING - WATTSTOPPER #CX-195-1, 24VDC, 8mA, 90 LINEAR FT. (1,2,3)                 |
|        | OCCUPANCY SENSOR, CEILING - WATTSTOPPER #DT-205, 24VDC, 27mA, 180', 2000 SQ. FT. (1,2,3)                  |
|        | OCCUPANCY SENSOR, CEILING - WATTSTOPPER #WT-2255, 24VDC, 40mA, 360', 90 LINEAR FT. (1,2,3,4)              |
|        | OCCUPANCY SENSOR, CEILING - WATTSTOPPER #UT-305-2, 24VDC, 30mA, 360', HIGH DENSITY 1000 SQ. FT. (1,2,3,4) |
|        | OCCUPANCY SENSOR, CEILING - WATTSTOPPER #CI-205-1, 24VDC, 11mA, 360', HIGH DENSITY 500 SQ. FT. (1,2,3,4)  |
|        | LIGHT SENSOR                                                                                              |
|        | PHOTOCCELL                                                                                                |
|        | TIME CLOCK                                                                                                |
|        | LOW VOLTAGE SWITCHING RELAY PANEL - SEE SCHEDULE ON SHEET E500                                            |

- NOTES:
- PROVIDE POWER PACK(S) AND TRANSFORMER(S) AS REQUIRED.
  - WIRE ALL SENSORS AHEAD OF ANY SWITCHES WITHIN THE SPACE TO PROVIDE MANDATORY "OFF". ADJUST THE TIME, SENSITIVITY AND/OR DIRECTIONAL SETTINGS OF THE UNIT TO OWNERS SATISFACTION.
  - EQUAL DEVICES AS MANUFACTURED BY MY-TECH, UNENCO, LEVITON, TORK AND HUBBELL APPROVED.
  - LOCATIONS OF OCCUPANCY SENSORS SHOWN ARE DIAGRAMMATIC. ACTUAL LOCATION SHALL BE DETERMINED IN THE FIELD (BY EC) BASED ON FURNITURE LAYOUT AND AS RECOMMENDED BY THE MANUFACTURER. PROVIDE A SPARE 9FT. OF CONDUCTORS AT EACH SENSOR LOCATION FOR FIELD ADJUSTMENT IN FUTURE.
- \* THIS COMPRISES A COMPLETE LIST OF ITEMS. NOT ALL SYMBOLS MAY NECESSARILY BE REPRESENTED ON THIS PROJECT.

ABBREVIATIONS

|           |                                      |
|-----------|--------------------------------------|
| A         | AMPER(S)                             |
| A/C       | AIR CONDITIONING UNIT                |
| ADA       | AMERICANS WITH DISABILITIES ACT      |
| AFF       | ABOVE FINISHED FLOOR                 |
| AFG       | ABOVE FINISHED GRADE                 |
| AHU       | AIR HANDLING UNIT                    |
| ALT       | ALTERNATE                            |
| AIC       | ANTICIPATED INTERRUPTING CURRENT     |
| AL        | ALTERNATE                            |
| ATS       | AUTOMATIC TRANSFER SWITCH            |
| AWG       | AMERICAN WIRE GAUGE                  |
| BKR       | BREAKER                              |
| CB        | CIRCUIT BREAKER                      |
| CB        | CABLE ANTENNA TELEVISION             |
| CKT       | CIRCUIT                              |
| CT        | CURRENT TRANSFORMER                  |
| DO        | DOOR OPERATOR                        |
| EC        | ELECTRICAL CONTRACTOR                |
| ECB       | ENCLOSED CIRCUIT BREAKER             |
| EM        | EMERGENCY                            |
| EMT       | ELECTRICAL METALLIC TUBING           |
| ETR       | EXISTING TO REMAIN                   |
| EW        | ELECTRIC WATER COOLER                |
| EX        | EXISTING                             |
| EX        | FIRE ALARM                           |
| FLA       | FEDER                                |
| FDR       | FULL LOAD AMPS                       |
| FLA       | FIRE PROTECTION CONTRACTOR           |
| FPC       | FOOD SERVICE CONTRACTOR              |
| FSC       | GENERAL CONTRACTOR                   |
| GFCI      | GROUND FAULT INTERRUPTER             |
| GEN       | GENERATOR                            |
| GFI       | GROUND FAULT INTERRUPTER             |
| GND       | GROUND                               |
| HID       | HIGH INTENSITY DISCHARGE             |
| HP        | HORSE POWER                          |
| HVAC      | HEATING, VENTILATING, A/C CONTRACTOR |
| HWR       | HEAVY WALL RIGID CONDUIT             |
| IMC       | INTERMEDIATE METALLIC CONDUIT        |
| J-BOX     | JUNCTION BOX                         |
| KEC       | KITCHEN EQUIPMENT CONTRACTOR         |
| KILOVOLTS | KILOVOLTS                            |
| KVA       | KILOVOLT AMPERE(S)                   |
| KW        | KILOWATT(S)                          |
| LCP       | LIGHTING CONTROL PANEL               |
| MCA       | MAIN CIRCUIT AMPS                    |
| MCB       | MAIN CIRCUIT BREAKER                 |
| MCC       | MOTOR CONTROL CENTER                 |
| MCM       | THOUSAND CIRCULAR MIL(S)             |
| MDP       | MAIN DISTRIBUTION PANEL              |
| MDP       | MEDICAL GAS ALARM PANEL              |
| MOGP      | MAIN LUG ONLY                        |
| MLO       | MANUAL TRANSFER SWITCH               |
| MTS       | NOT IN CONTRACT                      |
| N.E.C.    | NATIONAL ELECTRIC CODE               |
| NIC       | NOT IN CONTRACT                      |
| NTS       | NOT TO SCALE                         |
| OH        | OVERHEAD                             |
| PLCC      | PLUMBING CONTRACTOR                  |
| PML       | PANEL                                |
| PR        | PRIMARY                              |
| PVC       | POLYVINYL CHLORIDE                   |
| RI        | ROOF                                 |
| REC       | RECEPTACLE                           |
| RT        | RAIN TIGHT                           |
| SCP       | SUMP PUMP CONTROL PANEL              |
| SEC       | SECONDARY                            |
| SFC       | SPECIAL PURPOSE CONNECTION           |
| SPEC      | SWITCHBOARD                          |
| SWBD      | TIME CLOCK                           |
| TCC       | TEMPERATURE CONTROL CONTRACTOR       |
| TCP       | TEMPERATURE CONTROL PANEL            |
| TCPS      | TEMPERATURE CONTROL POWER SUPPLY     |
| TELE      | TELEPHONE                            |
| TV        | TELEVISION                           |
| TVSS      | TRANSIENT VOLTAGE SURGE SUPPRESSION  |
| TYP       | TYPICAL                              |
| UC        | UNDERCABINET                         |
| UG        | UNDERGROUND                          |
| UH        | UNIT HEATER                          |
| UL        | UNLESS NOTED OTHERWISE               |
| UPS       | UNINTERRUPTED POWER SYSTEM           |
| V         | VOLTS                                |
| VFD       | VARIABLE FREQUENCY DRIVE             |
| W         | WATT(S)                              |
| WP        | WEATHERPROOF                         |
| XFMR      | TRANSFORMER                          |

NOTE:  
\* THIS COMPRISES A COMPLETE LIST OF ITEMS. NOT ALL ABBREVIATIONS MAY NECESSARILY BE REPRESENTED ON THIS PROJECT.

USDD MUSIC DEPT.

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E001

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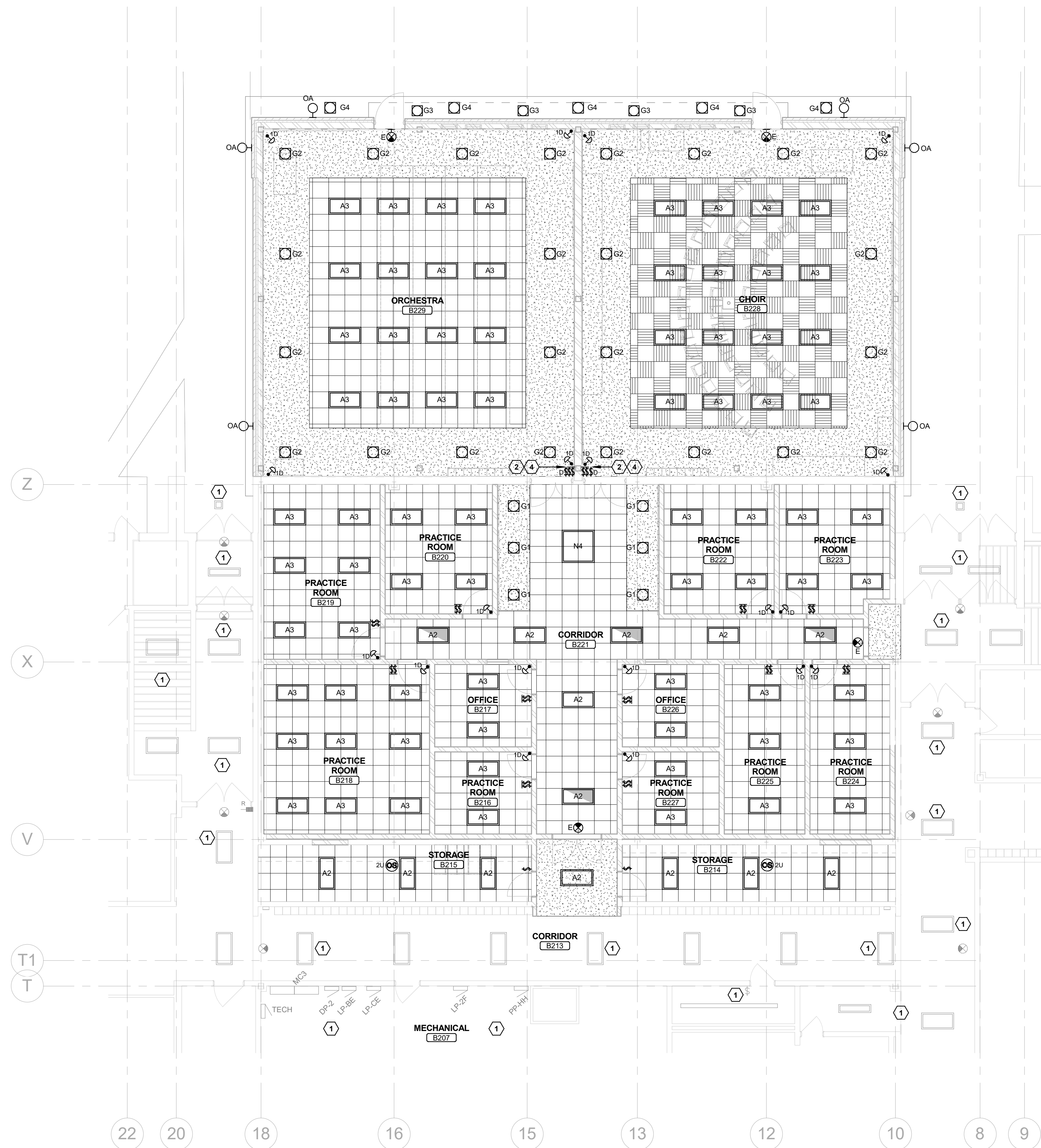
## GENERAL NOTES

1. MAINTAIN EXISTING LIGHTING CIRCUIT(S) IN SERVICE. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DISRUPTION TO THESE CIRCUIT(S). PROVIDE CONDUIT AND WIRING AS REQUIRED.
2. REFERENCE SHEET E001 FOR AUTOMATIC LIGHTING CONTROLS SYMBOLS LEGEND AND SPECIFICATIONS.
3. REFERENCE THE DEVICE HEIGHT LEGEND ON SHEET E001 FOR MOUNTING HEIGHTS OF WALL MOUNTED DEVICE(S).

## KEYED PLAN NOTES

(THIS SHEET ONLY)

1. EXISTING LIGHT FIXTURE(S) AND LIGHT SWITCH(ES) TO REMAIN IN SERVICE. NO CHANGE.
2. CUT NEW BACK BOX INTO EXISTING WALL. FISH WALL CAVITY WITH CONDUIT TO FEED NEW FIXTURE(S)/DEVICE(S).
3. REPLACE EXISTING DEVICE(S). UTILIZE EXISTING BACK BOX TO PROVIDE NEW DEVICE(S). PROVIDE NEW CIRCUIT AND/OR WIRING AS REQUIRED.
4. PROVIDE NEW SWITCH(ES) TO CONTROL EXISTING LIGHT FIXTURE(S). PROVIDE CONDUIT AND WIRING AS REQUIRED. UTILIZE EXISTING CIRCUIT.
5. UTILIZE EXISTING CIRCUIT SALVAGED FROM DEMOLITION TO FEED NEW FIXTURE(S). PROVIDE CONDUIT AND WIRING AS REQUIRED.
6. PROVIDE NEW 20A/1P BREAKER(S) IN EXISTING PANEL INDICATED TO FEED NEW FIXTURE(S).



## USDD MUSIC DEPT.

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## LIGHTING PLANS

**EL101**

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Packet Pg. 70



## LIGHT FIXTURE SCHEDULE

| FIXTURE    |                   |                                  | LAMP |                | BALLAST(S) / DRIVER(S) |     |      |    | WATTS | VOLTS | MNTO TYPE | MNTO HEIGHT | FIXTURE DEPTH | DESCRIPTION                                                                                                                                            | NOTES |
|------------|-------------------|----------------------------------|------|----------------|------------------------|-----|------|----|-------|-------|-----------|-------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| TYPE       | MANUFACTURER      | SERIES/CATALOG NUMBER            | TYPE | CATALOG NUMBER | NO.                    | NO. | TYPE | BF |       |       |           |             |               |                                                                                                                                                        |       |
| A2         | METALUX           | 2GCBRA-232A125                   | F    | F032/835/ECO   | 2                      | 1   | PRS  | N  | 65    | 120   | R         | -           | 6"            | 2x4 PRISMATIC. SPECIFICATION GRADE TROFFER WITH GRID CLIPS, REGRESSED ALUMINUM, WHITE DOOR FRAME W/ BLACK REVEAL, SPRING LOADED LATCHES. P.A.F.        | -     |
|            | LSI               | 2T-GA125232-SD-SS010-UJE         |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | LITHONIA LIGHTING | 2SPGB-232-RW-A12125              |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | DAYBRITE          | 2DPGS32-R-A21                    |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | COLUMBIA LIGHTING | 5PA24-232G-RAA12.125-S           |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| AL (ALT.)  | METALUX           | 2GR-FA-LD4-56-A125-UNV-L835-CD-1 | L    | WUJ            | -                      | -   | -    | -  | 51    | 120   | R         | -           | 6"            | 2x4 PRISMATIC. SPECIFICATION GRADE LED TROFFER WITH GRID CLIPS, FLUSH ALUMINUM, WHITE, SPRING LOADED LATCHES, 4900 LUMEN MINIMUM, 3500K, 0-10V DIMMING | 6.8   |
| A3         | METALUX           | 2GCBRA-232A125                   | F    | F032/835/ECO   | 3                      | 2   | PRS  | N  | 95    | 120   | R         | -           | 6"            | 2x4 PRISMATIC. SPECIFICATION GRADE TROFFER WITH GRID CLIPS, REGRESSED ALUMINUM, WHITE DOOR FRAME W/ BLACK REVEAL, SPRING LOADED LATCHES. P.A.F.        | 1.2   |
|            | LSI               | GN24-A125-332-FD-SS010-EUJ       |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | LITHONIA LIGHTING | 2SPGB-332-RW-A12125              |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | DAYBRITE          | 2DPGS32-R-A21                    |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | COLUMBIA LIGHTING | 5PA24-332G-RAA12.125-S           |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| AH (ALT.)  | METALUX           | 2GR-FA-LD1-85-A125-UNV-L835-CD-1 | L    | WUJ            | -                      | -   | -    | -  | 85    | 120   | R         | -           | 6"            | 2x4 PRISMATIC. SPECIFICATION GRADE LED TROFFER WITH GRID CLIPS, FLUSH ALUMINUM, WHITE, SPRING LOADED LATCHES, 7000 LUMEN MINIMUM, 3500K, 0-10V DIMMING | 6.7.8 |
| A5         | METALUX           | 2GCBRA-217A125                   | F    | F017/835/ECO   | 2                      | 1   | PRS  | N  | 33    | 120   | R         | -           | 6"            | 2x2 PRISMATIC. SPECIFICATION GRADE TROFFER WITH GRID CLIPS, REGRESSED ALUMINUM, WHITE DOOR FRAME W/ BLACK REVEAL, SPRING LOADED LATCHES. P.A.F.        | 1.2   |
|            | LSI               | GN22-A125-217-FD-SS010-EUJ       |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | LITHONIA LIGHTING | 2SPGB-217-RW-A12125              |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | DAYBRITE          | 2DPGS217-R-A21                   |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | COLUMBIA LIGHTING | 5PA22-217G-RAA12.125-S           |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| AL2 (ALT.) | METALUX           | 2GR-FA-LD1-32-A125-UNV-L835-CD-1 | L    | WUJ            | -                      | -   | -    | -  | 35    | 120   | R         | -           | 6"            | 2x2 PRISMATIC. SPECIFICATION GRADE LED TROFFER WITH GRID CLIPS, FLUSH ALUMINUM, WHITE, SPRING LOADED LATCHES, 3000 LUMEN MINIMUM, 3500K, 0-10V DIMMING | 6.7.8 |
| C          | BEGHELLI          | BX910LED-4-HT-50W-35-12027TV     | L    | WUJ            | -                      | -   | -    | -  | 43    | 120   | P         | 10'-4"      | -             | 4 FT. IMPACT RESISTANT STRIP                                                                                                                           | 5.7   |
| G1         | PATHWAY LIGHTING  | 6VL0D1539K / 6VLEDMO-SCL         | L    | WU             | -                      | -   | -    | -  | 29    | 120   | R         | -           | 8"            | 6" LED OPEN DOWN LIGHT, SEMI-SPECULAR CLEAR ALZAK REFLECTOR, SELF WHITE FLANGE, LUMEN RANGE 1300-1500lm, 3500K, 0-10V DIMMING                          | -     |
|            | ATLANTIC LIGHTING | LED6-DLM15-39K-U-6LED10-SS       |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | GOTHAM            | EVO 3515-6WR-MD-LSS-MVOLT-EZ1    |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | INTENSE LIGHTING  | RP61500358 / IC63ZW-SFW          |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | PRESCOLITE        | LF6LEDG4-6FLFED6G4-39K-FL35-WT   |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| G2         | PATHWAY LIGHTING  | 6VL0D2039K / 6VLEDMO-SCL         | L    | WU             | -                      | -   | -    | -  | 29    | 120   | R         | -           | 8"            | 6" LED OPEN DOWN LIGHT, SEMI-SPECULAR CLEAR ALZAK REFLECTOR, SELF WHITE FLANGE, MINIMUM 1800 LUMENS, 3500K, 0-10V DIMMING                              | -     |
|            | ATLANTIC LIGHTING | LED6-DLM20-39K-U-6LED10-SS       |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | GOTHAM            | EVO 3520-6WR-MD-LSS-MVOLT-EZ1    |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | INTENSE LIGHTING  | RP62000358 / IC63ZW-SFW          |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | PRESCOLITE        | LF6LEDG4-6FLFED7G4-39K-FL35-WT   |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| G3         | PATHWAY LIGHTING  | 6VL0D-154K / 6VLEDMO-SCLPF       | L    | WU             | -                      | -   | -    | -  | 17    | 120   | R         | -           | 4.718"        | 6" LED OPEN DOWN LIGHT, SEMI-SPECULAR CLEAR ALZAK REFLECTOR, MINIMUM 1500 LUMENS, 4000K                                                                | -     |
|            | ATLANTIC LIGHTING | LED6-DLM15-4K-U-6LED10-SS-PF     |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | GOTHAM            | EVO 4015-6AR-MD-LSS-MVOLT        |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | INTENSE LIGHTING  | RP61500408 / IC632C-SF           |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | PRESCOLITE        | LF6LEDG4-6FLFED6G4-40K-FL35      |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| G4         | PATHWAY LIGHTING  | 6VL0D-304K / 6VLEDMO-SCLPF       | L    | WU             | -                      | -   | -    | -  | 25    | 120   | R         | -           | 7.144"        | 6" LED OPEN DOWN LIGHT, SEMI-SPECULAR CLEAR ALZAK REFLECTOR, MINIMUM 3000 LUMENS, 4000K                                                                | -     |
|            | ATLANTIC LIGHTING | LED6-DLM30-4K-U-6LED10-SS-PF     |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | GOTHAM            | EVO 4030-6AR-MD-LSS-MVOLT        |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | INTENSE LIGHTING  | RP63000408 / IC632C-SF           |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | PRESCOLITE        | LF6LEDG4-6FLFED6G4-40K-FL35      |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| K4         | METALUX           | SSF-232[WG/SSF-4FT-UJ]           | F    | F032/835/ECO   | 2                      | 1   | IS   | N  | 65    | 120   | S         | -           | -             | 4 FT. STRIP, [W/ WIRE GUARD], P.A.F.                                                                                                                   | -     |
|            | LSI               | S232-SS010-UJE                   |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | LITHONIA LIGHTING | C232[WGCUJ]                      |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | DAYBRITE          | T232-UNV-12ER[CQ-23/4]           |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | COLUMBIA LIGHTING | CS4-232[CSWG4]                   |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
| KL (ALT.)  | METALUX           | 4SNLED-LD4-1SL-LW-UNV-L835-CD1-U | L    | WUJ            | -                      | -   | -    | -  | 41    | 120   | S         | -           | -             | 4 FT. LED NARROW STRIP, 4000lm, 3500K, P.A.F.                                                                                                          | -     |
| E          | SURE-LITES        | CX61WH [CX71WHSD]                | L    | WU             | -                      | -   | -    | -  | 3     | 120   | V         | -           | -             | SINGLE FACE, LED EXIT SIGN, RED LETTERS, CAST ALUMINUM, WHITE HOUSING AND FACE, [SELF-DIAGNOSTICS WITH BATTERY]                                        | 3.4   |
|            | LIGHTALARMS       | TXE-WRW-SD                       |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | LITHONIA LIGHTING | LES9WR [LES9WR E.N SD]           |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | CHLORIDE          | 55L3WR [ERS5L 3WR]               |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |
|            | DUAL LITE         | SES                              |      |                |                        |     |      |    |       |       |           |             |               |                                                                                                                                                        |       |

## MOTOR SCHEDULE

[illegible]

### SPECIAL PURPOSE CONNECTION SCHEDULE

[illegible]

## PANEL SCHEDULE

| PANEL DESIGNATION                                                                                                                                                 | MANUFACTURER | LOCATION | TYPE | BUS                                     | MCB | MLO | VOLTAGE | PHASE             | TUBS   |      |     |      | RATING |       | CIRCUIT BREAKERS |     |      |      |      |     |      |      | NOTES |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|------|-----------------------------------------|-----|-----|---------|-------------------|--------|------|-----|------|--------|-------|------------------|-----|------|------|------|-----|------|------|-------|--|--|
|                                                                                                                                                                   |              |          |      | AMPS                                    |     |     |         |                   | RATING | WIRE | NO. | CKT. | MOUNT  | (AIC) | QTY.             | AMP | POLE | TYPE | QTY. | AMP | POLE | TYPE |       |  |  |
|                                                                                                                                                                   |              |          |      |                                         |     |     |         | 3-PHASE<br>4-WIRE |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
|                                                                                                                                                                   |              |          |      |                                         |     |     |         | 3-PHASE<br>4-WIRE |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
|                                                                                                                                                                   |              |          |      |                                         |     |     |         | 3-PHASE<br>4-WIRE |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| ABBREVIATIONS:                                                                                                                                                    |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| ECB - ENCLOSED CIRCUIT BREAKER                                                                                                                                    |              |          |      | FTL -- FEED THRU LUGS                   |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| L - LOAD CENTER                                                                                                                                                   |              |          |      | GFI - GROUND FAULT CIRCUIT INTERRUPTING |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| MCC - MOTOR CONTROL CENTER                                                                                                                                        |              |          |      | SFL - SUB FEED LUGS                     |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| P - PANEL BOARD                                                                                                                                                   |              |          |      | ST - SHUNT/TRIP                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| PP - POWER PANEL                                                                                                                                                  |              |          |      | TM - THERMAL MAGNETIC                   |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| SWBD - SWITCHBOARD                                                                                                                                                |              |          |      | SP - SPARE BREAKER                      |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| NOTES:                                                                                                                                                            |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| 1. REFERENCE THE POWER DISTRIBUTION RISER DIAGRAM ON SHEET E500.                                                                                                  |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| 2. PROVIDE NEW BREAKER(S) FOR EXISTING PANEL/SWITCHBOARD (AS APPLICABLE). THEY SHALL BE THE SAME TYPE AND HAVE AN AIC RATING WHICH MATCHES THE EXISTING BREAKERS. |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| 3. REPLACE INTERIOR OF EXISTING PANEL. UTILIZE EXISTING TUB. RECONNECT EXISTING BREAKERS TO REMAIN TO NEW BREAKER. PROVIDE NEW CIRCUIT DIRECTORY.                 |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| 4. PROVIDE PANEL WITH SUB (OR FEED THRU) LUGS.                                                                                                                    |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| 5. ALL NEW PANELS AND/OR INTERIORS TO BE MANUFACTURED BY SQUARE D.                                                                                                |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| 6. PROVIDE SQUARE D POWER LOGIC METER WITH SWITCHBOARD.                                                                                                           |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |
| 7. ALL PANELS SERVING THE SAME PATIENT ARE TO BE BONDED TOGETHER PER N.E.C.                                                                                       |              |          |      |                                         |     |     |         |                   |        |      |     |      |        |       |                  |     |      |      |      |     |      |      |       |  |  |

**USDD MUSIC DEPT.**

## Project Address

**BERNERS**  
 **SCHOBER**  
architecture + engineering + interiors

ARCHITECTS BUILDING  
310 PINE STREET  
GREEN BAY, WI 54301

(920) 432-4865

IN PROGRESS  
PLOT  
DATE: 1/3/2017  
10:06:07 AM

## SCHEDULES

# E601

DATE: OCTOBER, 2016  
COMMISSION:  
**5817.00**

© 2013, BERNERS-SCHOBER ASSOCIATES, INC.  
THE COPYRIGHT OWNER GRANTS THE PLANHOLDER A LIMITED LICENSE TO USE  
THIS DRAWING FOR THE EXPRESS PURPOSE OF CONSTRUCTING THE PROJECT  
DEPICTED THEREON. ANY OTHER USE IS STRICTLY PROHIBITED. THIS DRAWING IS  
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AUTHORIZED BY BERNERS-SCHOBER ASSOCIATES, INC.





Consider adding pavement for additional parking

Fence to separate students from faculty.

New Drive

Consider restriping to accommodate additional parking



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.



## City of De Pere, Wisconsin

**Request For Plan Commission Action**

---

**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Discussion (only) with applicant regarding a proposed site plan and revision to a Planned Development District (PDD) for The Rennes Group -- De Pere Campus CBRF and RCAC Addition, located at the northwest corner of Ninth Street and Lois street. Applicant: The Rennes Group.

---

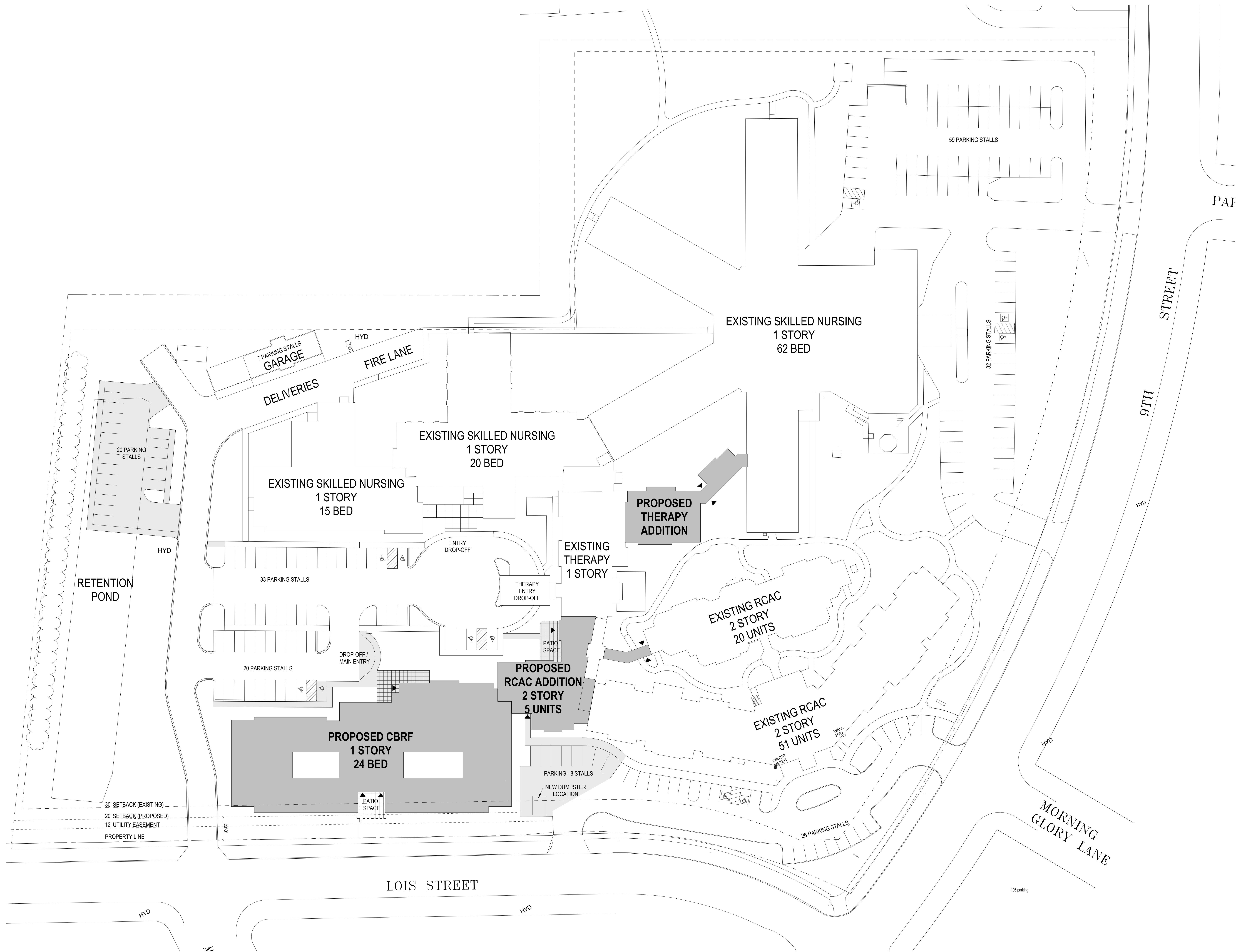
The applicant wishes to discuss options for an upcoming site plan and revision to a Planned Development District (PDD) for The Rennes Group -- De Pere Campus CBRF and RCAC Addition, located at the northwest corner of Ninth Street and Lois Street. The applicant seeks Plan Commission advice and suggestions prior to submitting formal applications in February 2017.

The presentation and discussion will be made by the applicant, the Rennes Group. No formal approval/rejection action is to be taken by the Plan Commission at this time.

**ATTACHMENTS:**

- 160136-01\_Rennes\_OVERALL SITE PLAN (PDF)







## City of De Pere, Wisconsin

**Request For Plan Commission Action**

---

**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Proposed Extraterritorial Two-Lot Certified Survey Map at 1800 BLK Swan Road in Ledgeview (Parcel D-74-4). Submitted by Steven M. Bieda, PLS.\*

---

**ATTACHMENTS:**

- Extraterritorial CSM - Smet - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)





|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PARCEL NUMBER(S):</b>      | D-74-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>EXISTING ZONING:</b>       | Located in Town of Ledgeview.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PROPOSED ZONING:</b>       | None required by City of De Pere.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>SURROUNDING LAND USES:</b> | Agricultural to the north and west. Natural and storm water to the south. Residential to the east.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>COMPREHENSIVE PLAN:</b>    | Not identified because site is an extraterritorial area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>APPLICANT NAME:</b>        | Steven M. Bieda, PLS, Authorized Representative<br>Mau & Associates LLP<br>400 Security BLVD<br>Green Bay, WI 54313                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>SITE HISTORY:</b>          | After a review of air photographs, the property has been used for natural and agricultural purposes for 79 years. There is a nearby large wetland that is adjacent to the East river located southeast from the subject property, but the environmentally sensitive area does not appear to impact the CSM. Potential environmentally sensitive areas (ESA) are reviewed by the Brown County Planning Commission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>STAFF REVIEW:</b>          | <p>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.</p> <p>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. Creating two lots for proposed residential sites does not impact the Comprehensive Plan negatively. The site is within a sewer service area. The site is proposed to have two units with a zero lot line setback. The proposed new lot street frontage and setbacks are acceptable. Staff suggests that the property owner establish shared access agreements due to a driveway that is bisected by a proposed property line.</p> <p>For extraterritorial Certified Survey Map petitions, the Plan Commission either approves, rejects, or approves the map with conditions. The subject Certified Survey Map must also be approved by the Common Council due to being an extraterritorial review.</p> |
| <b>STAFF RECOMMENDATION:</b>  | <p>Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to:</p> <ol style="list-style-type: none"> <li>1. Meeting all other state and local regulations, including the Town of Ledgeview and Brown County Planning Commission.</li> <li>2. Suggest establishing a shared access easement for the proposed driveway that is bisected by a new property line.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |





CITY OF DE PERE  
RECEIVED  
JAN 13 2017  
PLANNING DEPT

CITY OF DE PERE  
APPLICATION FOR  
CSM REVIEW

Fee: 368.00 ~~285.00~~  
\$ 350.00

Receipt #: 118512

Date: 1-13-17

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>Mau & Associates | Authorized Representative<br>Steven M. Bieda   | Title<br>Land Surveyor       |                   |
| Mailing Address<br>400 Security Blvd.                     | City<br>Green Bay                              | State<br>WI                  | ZIP Code<br>54313 |
| Email Address<br>sbieda@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)<br>Dan & Karen Smet Revocable Trust | Contact Person<br>Dan Smet                     | Title<br>Owner               |                   |
| Mailing Address<br>1726 Swan Road                              | City<br>DePere                                 | State<br>WI                  | ZIP Code<br>54115 |
| Email Address<br>ksmet4@new.rr.com                             | Phone Number (incl. area code)<br>920-655-7168 | Fax Number (incl. area code) |                   |

SECTION 3: Project or Site Location

|                                                                                          |                      |
|------------------------------------------------------------------------------------------|----------------------|
| Project Address/Description<br>1726 Swan Road zero lot line CSM dividing existing duplex | Parcel No.<br>D-74-4 |
|------------------------------------------------------------------------------------------|----------------------|

SECTION 4: CSM Information

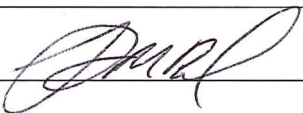
|                        |                    |
|------------------------|--------------------|
| Existing Zoning:       | R-2                |
| Present Use of Parcel: | Residential Duplex |
| Proposed Use of Lots:  | Residential Duplex |

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)<br>Steven M. Bieda                                     | Title<br>Land Surveyor | Phone Number<br>920-434-9670 |
| Signature of Applicant<br> |                        | Date Signed<br>1/7/17        |

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (5462 : Recommendation regarding a Proposed Extraterritorial Two-Lot Certified Survey Map at 1800 BLK Swan R)



# Certified Survey Map

Part of Lot 4, Volume 53, Certified Survey Maps, Page 225, Map No. 7759, Document No. 2350723, Brown County Records, being located in part of the Northeast 1/4 of the Southeast 1/4 of Section 34, T23N-R20E, Town of Ledgeview, Brown County, Wisconsin.



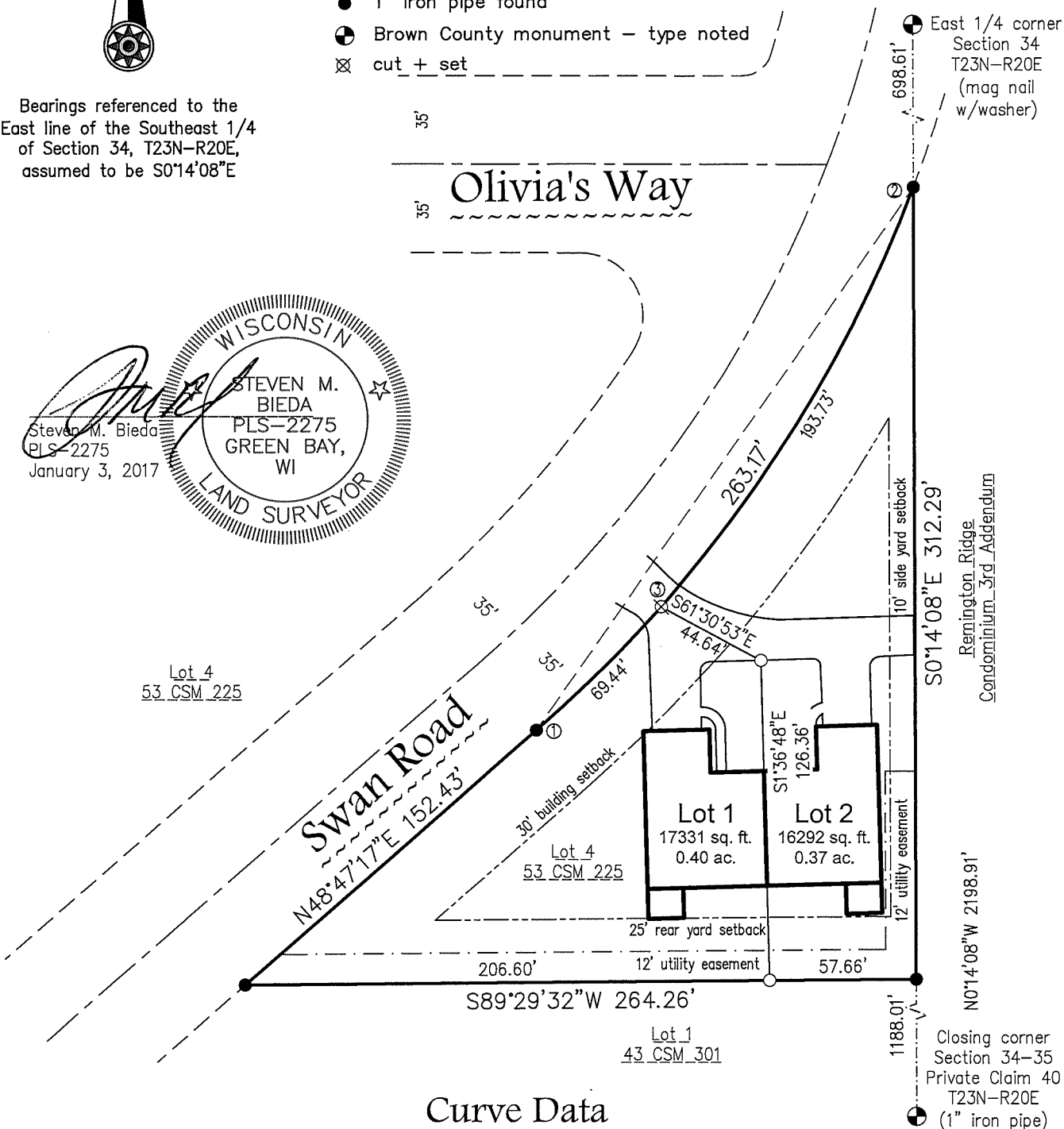
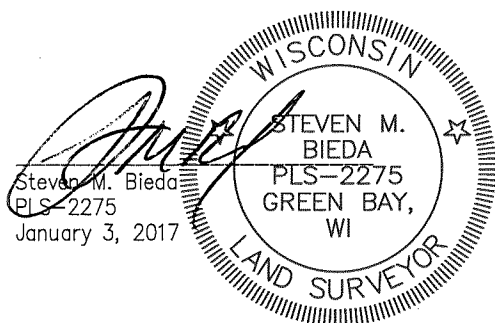
North



## Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊕ Brown County monument - type noted
- ⊗ cut + set

Bearings referenced to the East line of the Southeast 1/4 of Section 34, T23N-R20E, assumed to be S0°14'08"E



## Curve Data

| CURVE | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|-------|------------|--------|--------------|---------------|---------------|-----------------|
| 1-2   | 263.17     | 535.00 | 260.53       | N34°41'45"E   | 28°11'04"     | N20°36'13"E     |
| 1-3   | 69.44      | 535.00 | 69.39        | N45°04'14"E   | 7°26'12"      | -               |
| 3-2   | 193.73     | 535.00 | 192.67       | N30°58'39"E   | 20°44'52"     | -               |

Scale: 1" = 60'

Client: Dan Smet

Tax Parcel: D-74-4

Drafted By: MRA

File: S-15015CSM 122016.dwg

**Mau & Associates**

LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three

Project No.: S-15015

Drawing No.: L-9849





SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Lot 4, Volume 53, Certified Survey Maps, Page 225, Map No. 7759, Document No. 2350723, Brown County Records, being located in part of the Northeast 1/4 of the Southeast 1/4 of Section 34, T23N-R20E, Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southeast corner of Lot 4, Volume 53, Certified Survey Maps, Page 225, Map No. 7759, Document No. 2350723, Brown County Records, thence S89°29'32"W, 264.26 feet along the South line of said Lot 4; thence N48°47'17"E, 152.43 feet along the East right of way of Swan Road; thence 263.17 feet along said East right of way being the arc of a 535.00 foot radius curve to the left whose long chord bears N34°41'45"E, 260.53 feet; thence S0°14'08"E, 312.29 feet along the East line of said Lot 4 to the point of beginning.

Parcel contains 33,623 square feet / 0.77 acres more or less.  
Parcel subject to easements and restrictions of record.

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 Town of Ledgeview, and the Brown County Planning Commission in surveying, dividing and mapping the same.

Steven M. Bieda  
PLS-2275  
January 3, 2017

WISCONSIN

STEVEN M.  
BIEDA  
PLS-2275  
GREEN BAY,  
WI

LAND SURVEYOR

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Dan Teaters  
Senior Planner

CERTIFICATE OF THE TREASURERS

As duly elected Brown County Treasurer and Town of Ledgeview Treasurer, we 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

\_\_\_\_\_  
Renee Peters                      Date  
Town of Ledgeview Treasurer

CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Sarah K. Burdette  
Town Clerk

Sheet Two of Three  
Project No.: S-15015  
Drawing No.: L-9849



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 Village/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.

When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, and maintenance, shall be guarded against by private covenants and deed restrictions and the approving authorities shall not be held responsible for same.

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.

Building permits are limited to the development of zero-lot-line condos on Lots 1 and 2, unless adjoining Lots are combined and used as a single lot for the construction of a single-family dwelling unit.

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We 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:

TOWN OF LEDGEVIEW  
BROWN COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Daniel J. Smet – Trustee

\_\_\_\_\_  
Karen L. Smet – Trustee

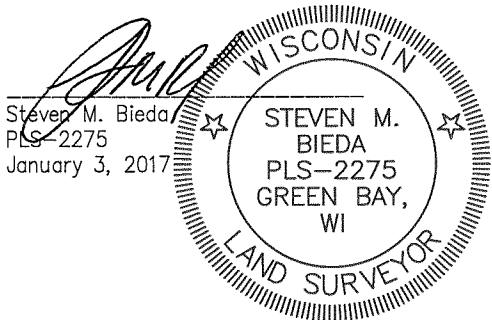
Daniel J. Smet and Karen L. Smet Revocable Trust Dated May 11, 2006

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  
Brown County, Wisconsin

My Commission Expires \_\_\_\_\_

STATE OF WISCONSIN ]  
                                  ] SS  
COUNTY OF BROWN ]



Office of the Register of Deeds  
Brown County, Wisconsin

Received for Record \_\_\_\_\_, 20\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_ M and recorded as

Document # \_\_\_\_\_ in

Volume \_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_.

Register of Deeds

Sheet Three of Three  
Project No.: S-15015  
Drawing No.: L-9849



## City of De Pere, Wisconsin

**Request For Plan Commission Action**

---

**MEETING DATE:** January 23, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a street name change for the suffix of Richco Road to change to Richco Court, located east from American Boulevard. Submitted by City of De Pere.\*

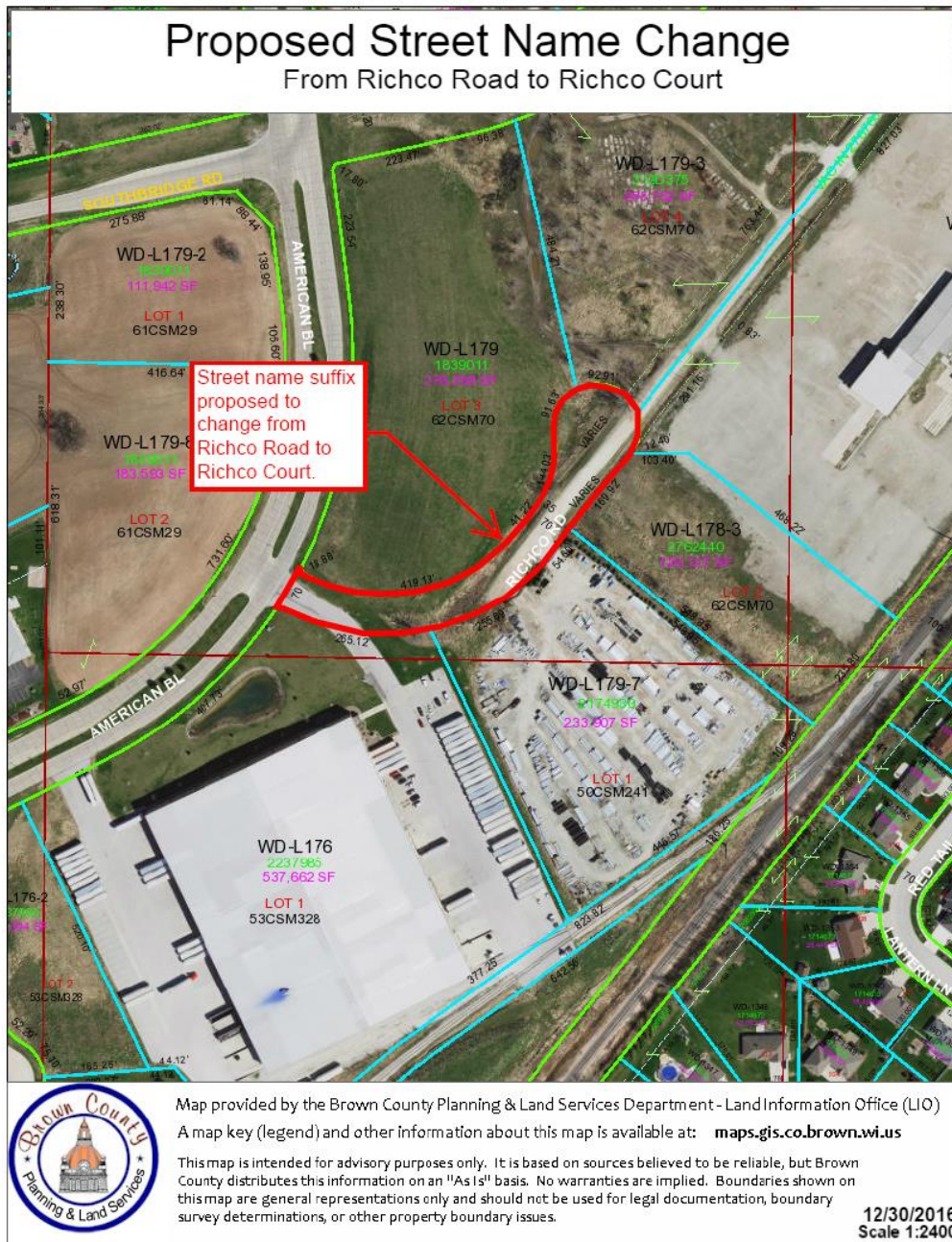
---

**ATTACHMENTS:**

- Report to Plan Commission - Richco Road to Richco Court (DOCX)
- Application Form (PDF)
- Location Map (PDF)
- 62 CSM 70 - Reim - Richco (PDF)

- Item 11:** Recommendation regarding a street name change for the suffix of Richco Road to change to Richco Court, located east from American Boulevard. Submitted by City of De Pere.\*

### SITE MAP



**REQUESTED ACTION:** Street Name Change request.

Change the suffix name of Richco Road to Richco Court.

**COMMON DESCRIPTION:** Richco Road, located on the east side of American Boulevard.



*City of De Pere  
Staff Comments*

*Plan Commission  
January 23, 2017*

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PARCEL NUMBERS:</b>        | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>EXISTING ZONING:</b>       | Adjacent is I-3 (General Industrial District).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PROPOSED ZONING:</b>       | Same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>SURROUNDING LAND USES:</b> | Vacant and industrial uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>COMPREHENSIVE PLAN:</b>    | Business Park and Industrial Park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>APPLICANT NAME:</b>        | City of De Pere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>SITE HISTORY:</b>          | In 2016, a certified survey map and a street vacation was approved by the City of de Pere that changed the Richco Road right-of-way to a cul-de-sac, as outlined on the site map. The suffix ending for the reconfigured street name is inappropriate and should be either "Place" or "Court" for wayfinding and emergency purposes, per De Pere Code 46-4 (b)(10), related to platting and division of land.                                                                                                                                                                                                                                                                                                                                                          |
| <b>REVIEW:</b>                | <p>When reviewing a street name change request, staff considers the logic and appropriateness of a new name, the avoiding of repeating names, and ease of wayfinding for the public, businesses, and emergency vehicles. The proposed street suffix change would do the following:</p> <ul style="list-style-type: none"> <li>• The suffix "Court" is typically used for cul-de-sacs. The suffix is logical and appropriate as the proposed future of the right-of-way is to be a cul-de-sac.</li> <li>• "Richco Court" is not repeated elsewhere in Brown County.</li> </ul> <p>For street name change applications, the Plan Commission provides a recommendation to the Common Council. The Common Council then reviews a resolution to change the street name.</p> |
| <b>STAFF RECOMMENDATION:</b>  | Staff recommends APPROVAL of the street name change request with no conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



**CITY OF DE PERE**

**APPLICATION FOR  
STREET NAME CHANGE**

**CITY OF DE PERE  
RECEIVED**

**DEC 30 2016**

**PLANNING DEPT**

**Fee:** ~~\$ 210.00~~

**Receipt #:** Not Applicable

**Date:** 30 Dec 2016

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>City of De Pere | Authorized Representative<br>Peter Schleinz       | Title<br>City Planner                        |                   |
| Mailing Address<br>335 S. Broadway Street                | City<br>De Pere                                   | State<br>WI                                  | ZIP Code<br>54115 |
| Email Address<br>pschleinz@mail.de-pere.org              | Phone Number (incl. area code)<br>920.338.4043 x2 | Fax Number (incl. area code)<br>920.330.9491 |                   |

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

|                                               |                                                    |                              |          |
|-----------------------------------------------|----------------------------------------------------|------------------------------|----------|
| Name (Ind. Org. or Entity)<br>City of De Pere | Contact Person<br>Authorized representative, above | Title                        |          |
| Mailing Address                               | City                                               | State                        | ZIP Code |
| Email Address                                 | Phone Number (incl. area code)                     | Fax Number (incl. area code) |          |

**SECTION 3: Street Name Change**

|                      |              |
|----------------------|--------------|
| Current Street Name: | Richco Road  |
| New Street Name:     | Richco Court |

**SECTION 4: Street Name Change Information**

|                                    |                                                                                   |
|------------------------------------|-----------------------------------------------------------------------------------|
| Reason for Requesting Name Change: | <p>Street vacation changed Richco Road from a through street to a cul-de-sac.</p> |
|------------------------------------|-----------------------------------------------------------------------------------|

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

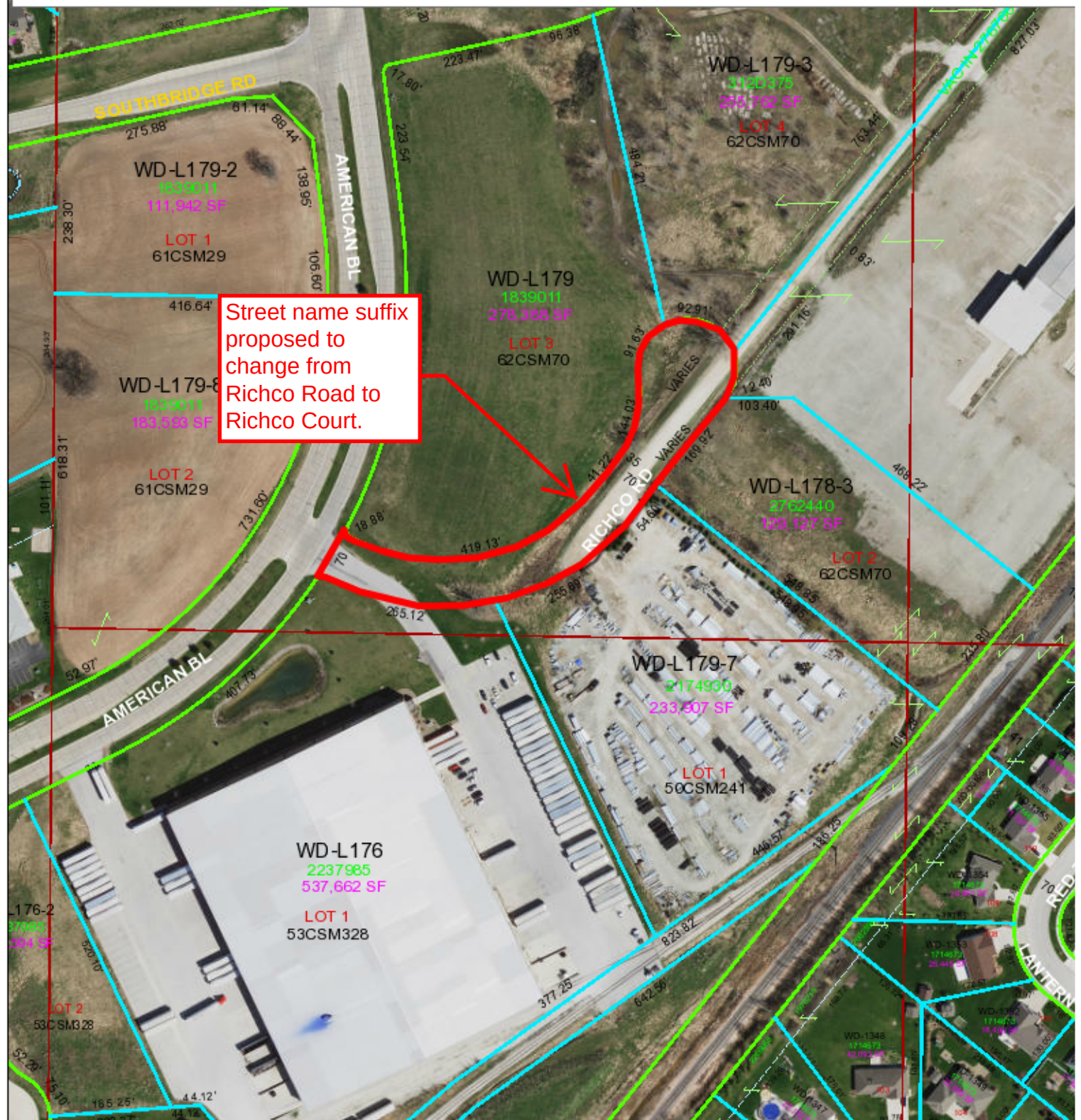
|                                                                          |                       |                                     |
|--------------------------------------------------------------------------|-----------------------|-------------------------------------|
| Name of Owner/Authorized Representative (please print)<br>Peter Schleinz | Title<br>City Planner | Phone Number<br>920.339.4043 ext. 2 |
| Signature of Applicant<br>                                               |                       | Date Signed<br>30 Dec 2016          |

Maps and scaled drawings which help explain the request are strongly encouraged.



# Proposed Street Name Change

## From Richco Road to Richco Court



Street name suffix  
proposed to  
change from  
Richco Road to  
Richco Court.



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

A map key (legend) and other information about this map is available at: [maps.gis.co.brown.wi.us](http://maps.gis.co.brown.wi.us)

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

12/30/2016

Packet Pg. 86

Attachment: Location Map (5405 : Recommendation regarding a street name change for the suffix of Richco Road to change to Richco Court)



2762440

# CERTIFIED SURVEY MAP

8722

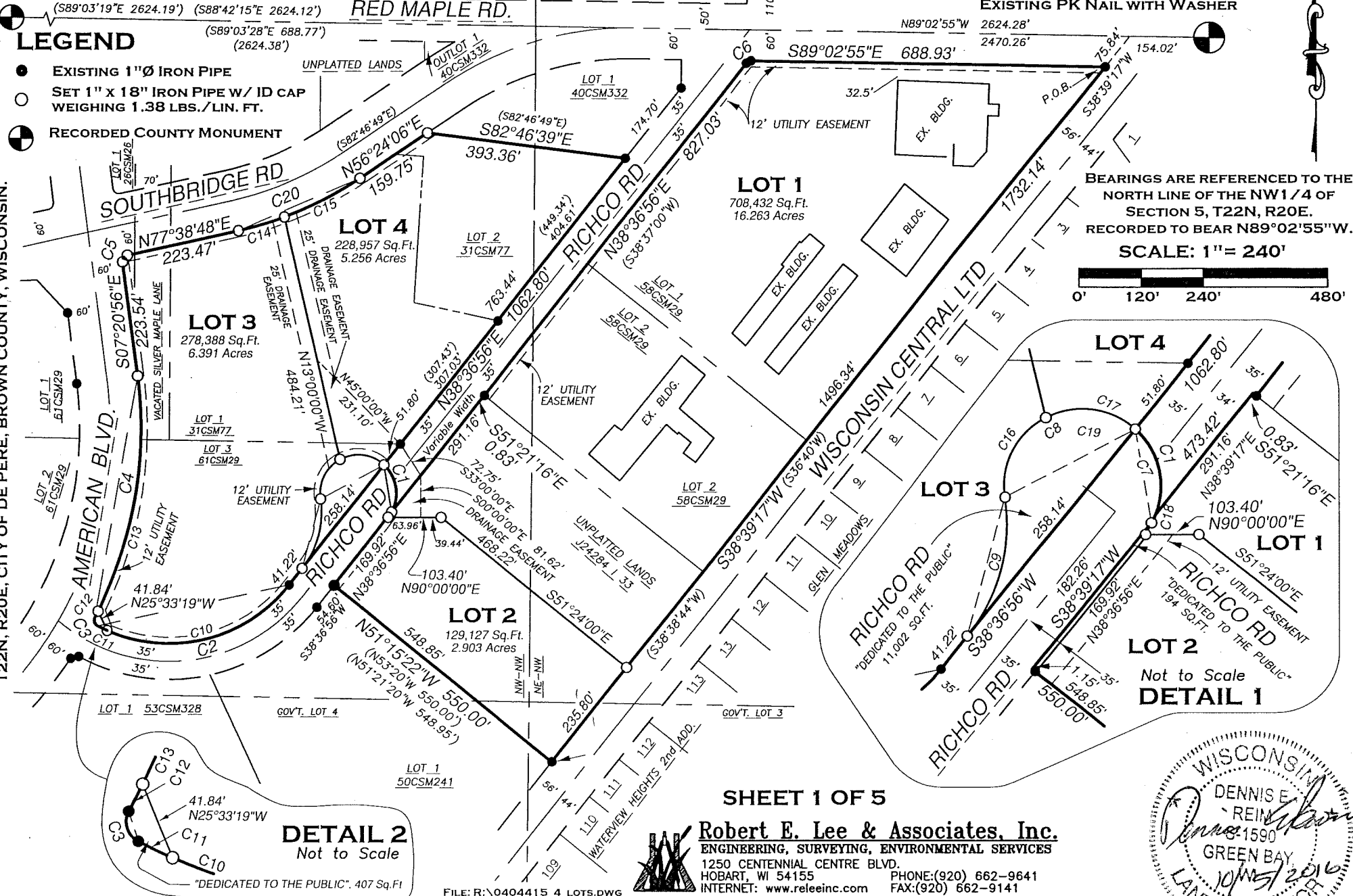
ALL OF LOT 3, VOLUME 61 OF CERTIFIED SURVEY MAPS, PAGE 29, MAP NO. 8600, ALL OF LOTS 1 AND 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 29, MAP NO. 8276, PART OF LOTS 1 AND 2, VOLUME 31 OF CERTIFIED SURVEY MAPS, PAGE 77, MAP NO. 4822, PART OF LOT 1, VOLUME 26 OF CERTIFIED SURVEY MAPS, PAGE 26, MAP NO. 4189, PART OF VACATED SILVER MAPLE LANE, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, PART OF GOVERNMENT LOTS 3 AND 4, SECTION 5, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

NORTHWEST CORNER OF SECTION 5  
T22N, R20E. EXISTING 1" IRON PIPE

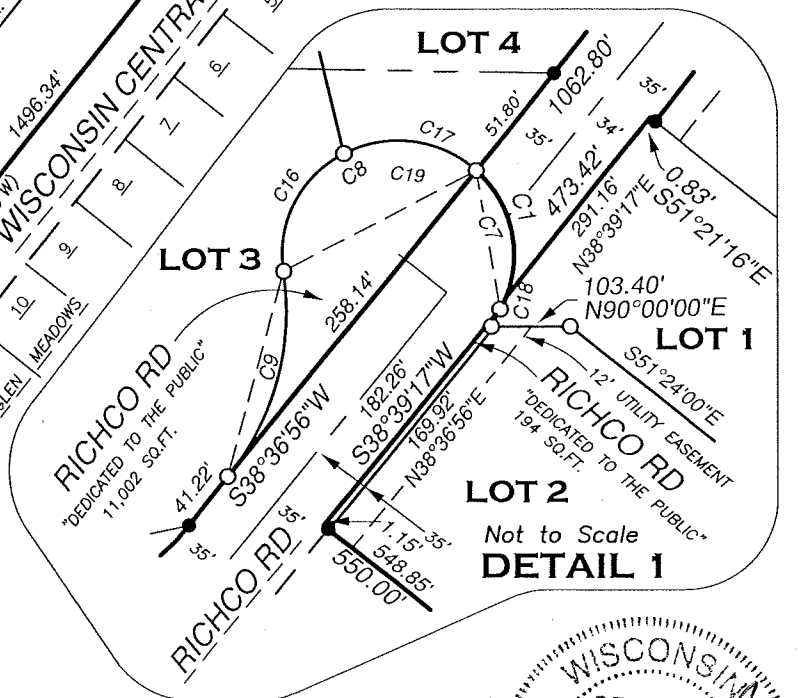
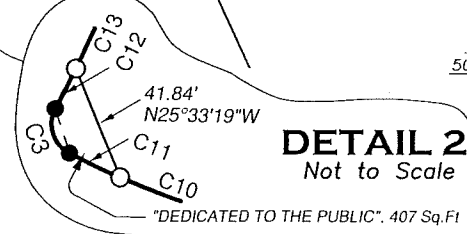
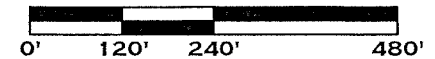
(S89°03'19"E 2624.19') (S88°42'15"E 2624.12')  
(S89°03'28"E 688.77') (2624.38')

## LEGEND

- EXISTING 1" Ø IRON PIPE
- SET 1" X 18" IRON PIPE W/ ID CAP WEIGHING 1.38 LBS./LIN. FT.
- RECORDED COUNTY MONUMENT



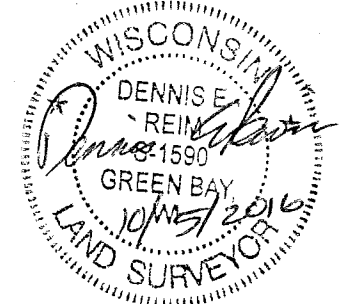
BEARINGS ARE REFERENCED TO THE  
NORTH LINE OF THE NW 1/4 OF  
SECTION 5, T22N, R20E.  
RECORDED TO BEAR N89°02'55"W.  
SCALE: 1" = 240'



SHEET 1 OF 5



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



Attachment: 62 CSM 70 - Reim - Richco (5405 : Recommendation regarding a street name change for the suffix of Richco Road to change to Richco Court)



# CERTIFIED SURVEY MAP

CURVE TABLE

| CURVE | DELTA      | ARC     | RADIUS  | CH BEARING    | CHORD   | TAN BEARING | TAN BEARING |
|-------|------------|---------|---------|---------------|---------|-------------|-------------|
| C1    | 76°42'09"  | 100.40' | 75.00'  | N09°12'38.5"W | 93.07'  | S47°33'43"E | S29°08'26"W |
| C2    | 78°44'11"  | 419.13' | 305.00' | S77°59'01.5"W | 386.92' | N62°38'53"E | S38°36'56"W |
| C3    | 90°07'09"  | 18.87'  | 12.00'  | N17°35'18.5"W | 16.99'  | N62°38'53"E | N27°28'17"E |
| C4    | 34°49'13"  | 485.67' | 799.30' | N10°03'40.5"E | 478.24' | N27°28'17"E |             |
| C5    | 84°59'44"  | 17.80'  | 12.00'  | N35°08'56"E   | 16.21'  |             |             |
| C6    | 52°20'09"  | 10.96'  | 12.00'  | N64°47'00.5"E | 10.58'  |             |             |
| C7    | 86°10'39"  | 118.80' | 75.00'  | N04°28'23"W   | 102.47' | N47°33'43"E |             |
| C8    | 140°58'44" | 184.54' | 75.00'  | S61°56'55"W   | 141.39' | S47°33'43"E | N08°32'27"W |
| C9    | 47°09'23"  | 144.03' | 175.00' | S15°02'14.5"W | 140.00' | S38°36'56"W | S08°32'27"E |
| C10   | 74°44'11"  | 397.84' | 305.00' | S75°59'01.5"W | 370.23' | N38°36'56"E | N66°38'53"W |
| C11   | 04°00'00"  | 21.29'  | 305.00' | N64°38'53"W   | 21.29'  | N62°38'53"W | S66°38'53"E |
| C12   | 01°00'00"  | 13.95'  | 799.30' | N26°58'17"E   | 13.95'  | S27°28'17"W | N26°28'17"E |
| C13   | 33°49'13"  | 471.72' | 799.30' | N09°33'40.5"E | 464.91' | S26°28'17"W | N07°20'56"W |
| C14   | 07°46'42"  | 96.38'  | 710.00' | N73°45'27"E   | 96.31'  |             |             |
| C15   | 13°28'00"  | 166.88' | 710.00' | N63°08'06"E   | 166.49' |             |             |
| C16   | 70°00'00"  | 91.63'  | 75.00'  | N26°27'33"E   | 86.04'  | N08°32'27"E | N61°27'33"E |
| C17   | 70°58'44"  | 92.91'  | 75.00'  | N83°03'05"W   | 87.08'  | S61°27'33"W | S47°33'43"E |
| C18   | 09°28'30"  | 12.40'  | 75.00'  | N33°52'41"E   | 12.39'  | S38°36'56"W | N29°08'26"E |
| C19   | 227°09'23" | 303.34' | 75.00'  | S74°57'45.5"E | 137.48' | S38°36'56"W | S08°32'27"E |
| C20   | 21°14'42"  | 263.26' | 710.00' | N67°01'27"E   | 261.76' |             |             |

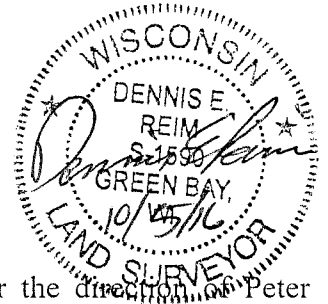
## GRANT OF EASEMENT

An easement for electric, natural gas, and communications service is hereby granted by the City of De Pere and K C S Inc. to **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin corporation, and all other providers of electric facilities, natural gas facilities, or telephone and cable TV facilities, and the City of De Pere, 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, including public services provided by the City of De Pere for water mains, sanitary sewers, storm water and associated facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, 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 Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees.

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



# CERTIFIED SURVEY MAP



## SURVEYOR'S CERTIFICATE

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that under the direction of Peter Schleinz, City Planner, City of De Pere, owner, I have surveyed, divided and mapped all of Lot 3, Volume 61 of Certified Survey Maps, Page 29, Map Number 8600, all of Lots 1 and 2 of Volume 58 Certified Survey Maps, Page 29, Map Number 8276, part of Lots 1 and 2 of Volume 31 of Certified Survey Maps, Page 77, Map Number 4822, part of Lot 1 of Volume 26 of Certified Survey Maps, Page 26, Map Number 4189, part of vacated Silver Maple Lane, part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , part of Government Lots 3 and 4, all being located in Section 5, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the North  $\frac{1}{4}$  Corner of said Section 5;  
 thence N89°02'55"W, 154.02 feet on the north line of said Section 5;  
 thence S38°39'17"W, 75.84 feet to the northeast corner of Lot 1 of said Volume 58 of Certified Survey Maps, Page 29, the POINT OF BEGINNING;  
 thence S38°39'17"W, 1732.14 feet along the easterly line of said Lot 1 extended to the northerly line of Lot 1, Volume 50 of Certified Survey Maps, Page 241;  
 thence N51°15'22"W, 550.00 feet along said northerly line to the easterly right of way of Richco Road;  
 thence N38°39'17"E, 182.26 feet on said easterly right of way;  
 thence 100.40 feet on the arc of a 75.00 foot radius curve to the left, having a long chord that bears N09°12'38.5"W, 93.07 feet to the westerly right of way of Richco Road;  
 thence S38°36'56"W, 299.36 feet;  
 thence on said westerly right of way 419.13 feet on the arc of a 305.00 foot radius curve to the right, having a long chord that bears S77°59'01.5"W, 386.92 feet;  
 thence continuing on said westerly right of way 18.87 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N17°35'18.5"W, 16.99 feet to the easterly right of way of American Boulevard;  
 thence on said easterly right of way 485.67 feet on the arc of a 799.30 foot radius curve to the left, having a long chord that bears N10°03'40.5"E, 494.56 feet;  
 thence N07°20'56"W, 223.54 feet on said easterly right of way;  
 thence continuing of said easterly right of way 17.80 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N35°08'56"E, 16.21 feet to the southerly right of way of Southbridge Road;  
 thence N77°38'48"E, 223.47 feet on said southerly right of way;  
 thence continuing on said southerly right of way 263.26 feet on the arc of a 710.00 foot radius curve to the left, having a long chord that bears N67°01'27"E, 261.76 feet;  
 thence N56°24'06"E, 159.75 feet on said southerly right of way to the southerly line of Lot 1, Volume 40 of Certified Survey Maps, Page 332;  
 thence S82°46'39"E, 393.36 feet on said southerly line to the westerly right of way of Richco Road;  
 thence S38°36'56"W, 763.44 feet on said westerly right of way;  
 thence 100.40 feet on the arc of a 75.00 foot radius curve to the right, having a long chord that bears S09°12'38.5"E, 93.07 feet to the easterly right of way of Richco Road;  
 thence N38°39'17"E, 291.16 feet on said easterly right of way;  
 thence S51°21'16"E, 0.83 to the southwest corner of Lot 1, said Volume 58 of Certified Survey Maps, Page 29;  
 thence N38°36'56"E, 827.03 feet on said easterly right of way;  
 thence continuing on said easterly right of way 10.96 feet on the arc of a 12.00 foot radius curve to the



## CERTIFIED SURVEY MAP

right, having a long chord that bears N64°47'00.5"E, 10.58 feet to the south right of way of Red Maple Road;

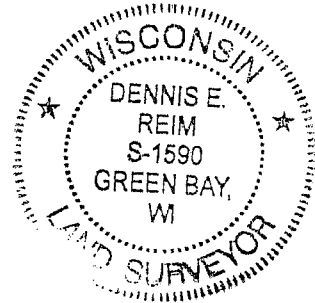
thence S89°02'55"E, 688.93 feet on said south right of way to the POINT OF BEGINNING.

Parcel contains 1,356,507 square feet or 31.141 acres of land more or less.

That the within map is a true and correct representation of all the exterior boundaries of the land survey and division thereof. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and Chapter 14 of the General Ordinances of the City of De Pere in the surveying, dividing and mapping of the same.

Dated this 5 day of October, 2016.

Dennis E. Reim  
Dennis E. Reim RLS #1590  
ROBERT E. LEE & ASSOCIATES, INC



### CORPORATE OWNERS CERTIFICATE

K C S INC. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. K C S INC. does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection: City of De Pere

IN WITNESS WHEREOF, the said K C S INC. has caused these presents to be signed by

(print name) KENNETH STOCK its president, and countersigned by its secretary

(print name) N/A, at City of De Pere, Wisconsin, and its corporate

seal to be hereunto affixed on this 10<sup>th</sup> day of OCT, 2016.

K S C INC.

Kenneth Stock  
President (signature)

N/A  
Secretary (signature)

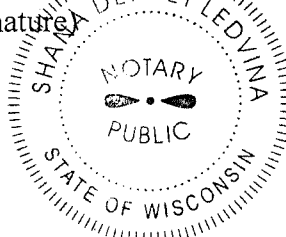
STATE OF WISCONSIN)  
COUNTY OF BROWN) ss

Personally came before me this 10<sup>th</sup> day of October, 2016, the above named

Kenneth Stock, President, and N/A, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public Shana D. Ledvina  
(print name)  
Brown County, Wisconsin.  
My commission expires: 3/27/17

Shana D. Ledvina  
(signature)



Sheet 4 of 5

2762440

## CERTIFIED SURVEY MAP

MUNICIPAL CORPORATE OWNERS CERTIFICATE

City of De Pere, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said City of De Pere caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. City of De Pere does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

City of De Pere

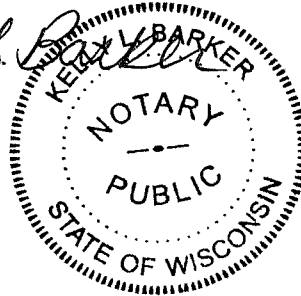
Michael J. Walsh  
Michael Walsh, Mayor

Shana D. Ledvina  
Shana D. Ledvina, Clerk

STATE OF WISCONSIN)  
COUNTY OF BROWN) ss

Personally came before me this 16<sup>th</sup> day of October, 2016, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public Kelly L. Barker  
(print name)  
Brown County, Wisconsin.  
My commission expires: 7-17-2020

TREASURER'S CERTIFICATE

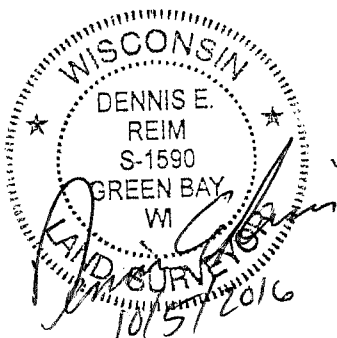
As appointed City of De Pere Treasurer, I hereby certify that the records in our offices show no unpaid taxes, no unredeemed tax sales and no unpaid or special assessments affecting any of the lands included in this plat, as of the dates listed below.

Shana D. Ledvina 10/16/16  
Shana D. Ledvina Date  
City of De Pere Treasurer

COMMON COUNCIL APPROVAL CERTIFICATE

Approved for the City of De Pere this 4<sup>th</sup> day of October, 2016.

Shana D. Ledvina  
Shana D. Ledvina, Clerk



REGISTER'S OFFICE  
Brown Co., Wis

Received for record the 12<sup>th</sup> day  
of October A.D. 2016  
at 9:26 o'clock Am M. and recorded in  
Vol 162 of COMB on page 70-74  
Sandra Piquet, Deputy  
Register of deeds

Sheet 5 of 5