



Plan Commission

Regular Meeting

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

Agenda

Monday, November 28, 2016	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 **November 28, 2016** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Approval of the minutes of the November 1, 2016 Special Plan Commission meeting.
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.*
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
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
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. *

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
Bruce Van Straten
Steve Bieda
Patrick Wrenn
Eileen Jahnke
Tonya Wagner
James and Julie Becker
Craig Hutjens

Theresa Clancy
Richard and Michelle Kerkoff
Richard Huxford, PLS
Skyler Witalison, P.E.
Joe Nick
Sarah Burdette
Jann Charette

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: November 28, 2016

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the November 1, 2016 Special Plan Commission meeting.

ATTACHMENTS:

- PC_Nov2016_Special_Minutes_Draft (PDF)



Plan Commission

Special Meeting

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

Draft Minutes

Tuesday, November 1, 2016

5:30 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 5:30 PM by Mayor Michael J. Walsh

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

Also present: Planning Director Kim Flom, Building Inspector Dave Hongisto, and members of the public.

2. Approval of the minutes of the September 26, 2016 Plan Commission Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Aldersperson
SECONDER:	Jim Kalny, Commissioner
AYES:	Walsh, Boyd, Lueck, Kalny, Kundinger
EXCUSED:	Derek Beiderwieden, Steve Taylor

3. Preliminary review for River Watch, a multi-story, mixed-use redevelopment located at 132 S. Broadway (Parcel ED-790). Submitted by River Watch Development LLC. No action requested.

Planning Director Kim Flom explained that the purpose of this agenda item is for the developers to provide a preliminary review of the River Watch project in order to get feedback from the Plan Commission and members of the public as related to the design of the building and site. She turned the discussion over to the developers: Rich Sussen and Kelly Thompson, architect for Kontext Architects. Kelly Thompson explained that the developers explored the possibility of keeping the bowling alley but structurally it wasn't feasible. The proposed development is a balance between condominiums and retail space, with a two-story facade along Broadway, and a seven-story facade along Front Street. The building is a seven level mixed-use building which would include a parking garage, one to three different retail spaces possibly including a bar/restaurant on the second level, followed by office space on the third level, and four levels of condominiums. There would be 18-20 condo units, with underground parking for each unit. Other key elements of the development include an outdoor plaza, roof top garden, and green roof. The developer will need to acquire some land from the city to complete the development. Kelly reported that some design elements are consistent and respective of the downtown area, such as traditional style with panels and masonry. The back tower along Front Street is a mix of classical elements of brick, tying the tower to the two-story facade along Broadway. Material samples will be provided as the next step in the process and will include metal shingles, brick, and composite metal panels. Once all the condo units are designed and sold, the actual facade and appearance of the building may change depending on whether more balconies will be needed. Mayor Walsh asked if the entire

plaza area will be covered. Kelly replied that it will be a combination of both open and covered, with the hope that the plaza will provide outdoor seating for restaurants so they can still operate when it rains. The development will include 29 parking spaces in the parking garage and 17 surface spaces. Mayor Walsh asked the board members if there were any questions. James Body questioned the height of the building and how the developers arrived at seven stories. Kelly explained that the underground parking structure is complicated and to make the building work, there needs to be a certain density. Also, to maximize the square footage, he stated that seven levels is about as low as they could go to overcome the inherent costs. James Boyd asked if the 102 N. Broadway development concerns the developers. Kelly replied that he is not concerned. In fact, he feels that since rental property is getting expensive enough that people are starting to buy again, condos will be even more in demand. Both James Boyd and Larry Lueck stated that they are encouraged to see this development come to De Pere. James Boyd asked if this site is located in a historic district. Kim Flom stated that this is not identified by the master plan as a historic contributing structure. Mayor Walsh stated that he likes the overall look of the building, but would like to see some material samples of the metal panels and metal shingles. Kelly stated that he planned on having samples with him for this meeting but he will definitely have them for the next meeting. Amy Kunding asked if the building is heavy on retail space. Kelly stated that is actually heavy on residential: 33% retail/commercial to 66% residential. Mayor Walsh moved, seconded by Jim Kalny, to open the meeting. Upon vote, motion carried unanimously. Fred Wesel addressed the board, noting that he is pleased to see the renderings but has initial concerns about the height of the building. He stated that it would be very helpful if the developers would provide a rendering of the whole block so he could see how the building fits in with the rest of the buildings on the block. Kelly stated that such a rendering would be possible. Mr. Wesel also asked if there was any way to round the balconies to echo the roundness of the lower part of the building. Kelly stated that rounding the balconies would require a complete redesign of the building. Maureen Vanden Hogen addressed the board next. She stated that her concern is the height, compared to other buildings in downtown. She remarked that the building is seven stories tall, but wanted to know exactly how many feet that equates to. Kelly replied that the building is 75 feet tall on the tower side but from the street it is closer to 60 feet. She likes the rendering of the brick and the lines and also the idea of the public plaza as long as it would stay a public plaza. She questioned what would stop the condo association from changing it to a private plaza that was only open to the condo residents. She remarked that she would like the City to keep some space south of the bridge free from high-rise developments so the view of the Fox River can be enjoyed by all citizens of De Pere. John Wagner addressed the board next. He owns the building to the north of Century Lanes at 126 Broadway. He stated that he has a few concerns with the development. He would like to see more of a plan of the whole parking structure and how it will be configured. He is also concerned about his building and how it will be affected when the building right next to his is removed. He also questioned how the construction of the River Watch development will affect the downtown while it's under construction. Finally, Mary Fitzwater spoke about the development. Mainly, she wanted to bring to everyone's attention that the members of Definitely De Pere got together recently to discuss the set of design guidelines and standards that were developed in 1991. Her concern is that design standards don't really change a lot over time, and they do have a relevance when it comes to new construction. She noted that any new construction should relate to existing buildings. Mayor Walsh moved, seconded by Jim Kalny, to go back to regular order. Upon vote, motion carried unanimously. Mayor

Walsh remarked that communities, such as De Pere, that are surrounded by other towns are limited and going up is a viable option. He stated that density in the downtown gives the City an opportunity to grow and take advantage of the views in the downtown. Kim explained that the next steps for this project are for the developer to follow up with additional information, a formal site plan approval, and acquisition of city land. Since this agenda item is discussion only, no action needed to be taken by the Plan Commission at this time.

RESULT:	DISCUSSED
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4. Recommendation regarding a rezoning request from R-2 to B-3 at 726 Main Avenue (Parcel WD-445). Submitted by Kwik Trip INC.*

Planning Director Kim Flom explained that Kwik Trip requested a parcel they own to be re-zoned from R-2 to B-3 to be consistent with their existing facility to the west. She stated that the property in this corridor is commercial; therefore, B-3 fits in line and staff recommended approval of the rezoning request. After Plan Commission recommendation, this request will be forwarded to the Common Council for a public hearing which is scheduled for November 15th. Mayor Walsh motioned, seconded by Larry Lueck, to open the meeting. Upon vote, motion carried unanimously. Bjorn Berg, representative for Kwik Trip addressed the board. He stated that, as a business, it doesn't make sense for Kwik Trip to own a residential property; therefore, they are requesting the property to be re-zoned as commercial. There are no immediate plans for the property, but in the future, it will likely be used as additional parking. Mayor Walsh moved, seconded by Jim Kalny, to go back to regular order. Upon vote, motion carried unanimously. Jim Kalny motioned, seconded by James Boyd, to approve the rezoning request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	James Boyd, Alderperson
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Jim Kalny
EXCUSED:	Derek Beiderwieden, Amy Kunding, Steve Taylor

5. Recommendation regarding a site plan for a parking lot expansion at 1745 E. Matthew Drive (Parcel WD-D0048-2). Submitted by R.E. Lee & Associates INC.

Planning Director Kim Flom reviewed the site plan request for a parking lot expansion for De Pere Cabinet. She noted that the site plan includes two landscape islands. At this time, the site plan review is only for the parking lot, but staff is hopeful that a building expansion will come back for review in the future. Kim recommended approval of this site plan subject to staff comments. Mayor Walsh motioned, seconded by Jim Kalny, to approve the site plan. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a street name change for the suffix of Innovation Court to change to Innovation Drive, located south from Southbridge Road. Submitted by City of De Pere.*

Planning Director Kim Flom stated that the street name change is being done to accommodate American 3 Fab, which is currently under construction in the west De Pere Business Park. At the time the CSM was brought before the Plan Commission, the road did not go through; therefore it was named Innovation Court. However, because the road is envisioned to continue and ultimately be connected to another road in the future, the more appropriate name, per the City's naming standards, would be Innovation Drive. Mayor Walsh stated that he is against the name change. He believes that having one side of the road being named Innovation Drive and the other side being named Innovation Court will cause confusion and possibly cause delays in deliveries. James Boyd asked for clarification as he understood the entire road to be changed from Court to Drive. However, Kim explained that the road will still be named Innovation Court on the one side and only the other side will be changed to Innovation Drive. Dave Hongisto replied that from the perspective of the person who assigns addresses for all properties in the City, he feels it's appropriate to change the road from Court to Drive so fire & rescue services can get to the correct address as quickly as possible. Also because the road is not designated as a cul-de-sac, Court is not an appropriate name. Since this road will eventually continue south, it is important to assign an address so the business owner can retain the address into the future and not have to change it later on. Mayor Walsh stated that his issue is not with changing Court to Drive, instead the problem is having two Innovations. James Boyd asked if the owner of American 3 Fab wants to name the road something other than Innovation Drive. Mayor Walsh moved, seconded by James Boyd to open the meeting. Upon vote, motion carried unanimously. Jerry Betrand, the representative for American 3 Fab addressed the board. He stated that the address the company would like to have is Southbridge Road. However, since the front of the building faces Innovation Court, that is the address which was assigned by the City. Mayor Walsh moved, seconded by James Boyd to go back to regular order. Upon vote, motion carried unanimously. James Boyd moved, seconded by Jim Kalny to approve the name change. Upon vote, motion carried 3-1.

RESULT:	ADOPTED [3 TO 1]
AYES:	James Boyd, Larry Lueck, Jim Kalny
NAYS:	Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Amy Kunderinger, Steve Taylor

Adjournment

Mayor Walsh moved, seconded by Larry Lueck to adjourn the meeting at 7:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: November 28, 2016

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: 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.*

ATTACHMENTS:

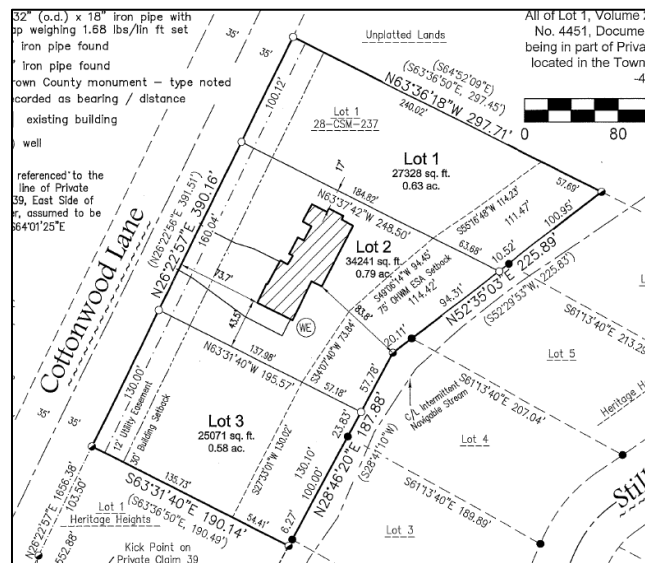
- Extraterritorial CSM - Van Straten - Plan Commission Report FINAL (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 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.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Extraterritorial Certified Survey Map Approval.*

COMMON DESCRIPTION: 4427 Cottonwood Lane in the Town of Ledgeview, located southeast from the Cottonwood Lane and Heritage Road (CTH X) intersection.

PARCEL NUMBER(S):	D-395-7
EXISTING ZONING:	Located in Town of Ledgeview.
PROPOSED ZONING:	None required by City of De Pere. Being rezoned by Town of Ledgeview from Rural Residential to R-1.
SURROUNDING LAND USES:	Agricultural to the north and west. Developing residential and natural area to the south and east.
COMPREHENSIVE PLAN:	Not identified because site is an extraterritorial area.
APPLICANT NAME:	Steven M. Bieda, PLS, Authorized Representative Mau & Associates LLP 400 Security BLVD Green Bay, WI 54313
SITE HISTORY:	After a review of air photographs, the property has been used for residential purposes for over 15 years, and agricultural purposes prior to that. There is a waterway and floodway at the east end of the proposed lots that will likely be required to be identified as environmentally sensitive areas (ESA) by the Brown County Planning Commission. The ESA will reduce the buildable space but will not prevent the buildability of the three lots. One residential structure on the property will fall within proposed Lot 2. The subject property falls within the sewer service area for the Town of Ledgeview.
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The 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 three lots for proposed residential sites does not impact the Comprehensive Plan negatively. The site is within a sewer service area. 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.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to: 1. Meeting all other state and local regulations, including the Town of Ledgeview and Brown County Planning Commission.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: <u>350.00</u> \$ 330.00
		Receipt #: <u>117054</u>
		Date: <u>10-27-16</u>

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) Bruce Van Straten		Authorized Representative Steve Bieda	
Title Managing Partner-Mau & Associates			
Mailing Address 400 Security Blvd	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity)		Contact Person Bruce Van Straten	
Title			
Mailing Address 4427 Cottonwood Lane	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-615-0766	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 3 Lot CSM		Parcel No. D-395-7	
SECTION 4: CSM Information			
Existing Zoning:	R-R Rural Residential		
Present Use of Parcel:	Currently 1 family residential		
Proposed Use of Lots:	Proposed Rezone to R-1		
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) Steven M. Bieda		Title Managing Partner	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 10/17/2016	

TO BE COMPLETED BY CITY STAFF

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



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ◐ 2" iron pipe found
- ◑ Brown County monument — type noted
- () recorded as bearing / distance

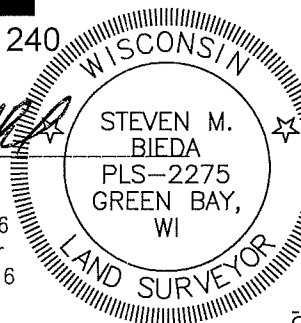
 existing building

① well

Bearings referenced to the
South line of Private
Claim 39, East Side of
Fox River, assumed to be
S64°01'25"E

Certified Survey Map

All of Lot 1, Volume 28, Certified Survey Maps, Page 237, Map No. 4451, Document No. 1327409, Brown County Records, being in part of Private Claim 39, East Side of Fox River, being located in the Town of Ledgeview, Brown County, Wisconsin -4427 Cottonwood Lane-



Scale: 1" = 80'

Sheet One of Four
Project No.: L-12215
Drawing No.: L-9767

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

Client: Bruce Van Straten
Tax Parcel: D-395-7
Drafted By: JMB
File: L-12215CSM 101416.dwg

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



Attachment: Preliminary CSM (5290 : Recommendation regarding a Proposed Extraterritorial Three Lot Certified Survey Map at 4427 Cottonwo)



SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Volume 28, Certified Survey Maps, Page 237, Map No. 4451, Document No. 1327409, Brown County Records, being in part of Private Claim 39, East Side of Fox River, being located in the Town of Ledgeview, Brown County, Wisconsin

Parcel contains 86,640 square feet / 1.99 acres more or less.
Parcel subject to any 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, the Brown County Planning Commission, and the City of De Pere, in surveying, dividing and mapping the same.


Steven M. Bieda
PLS-2275
October 14, 2016
Revised: October 19, 2016



CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this _____ day of _____, 20____.

Dan Teaters
Senior Natural Resources & Land Use Planner

TREASURER CERTIFICATE

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 Brown County Treasurer	_____ Date	_____ Renee Peters Town of Ledgeview Treasurer	_____ Date
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CERTIFICATE OF THE TOWN OF LEDGEVIEW

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

Sarah K. Burdette
Town Clerk

CERTIFICATE OF THE CITY OF DE PERE

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

Shana Ledvina
City Clerk



Client: Bruce Van Straten
Tax Parcel: D-395-7
Drafted By: JMB
File: L-12215CSM 101415.dwg

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

Sheet Two of Four
Project No.: L-12215
Drawing No.: L-9767

As Owner, 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:

Bruce E. Van Straten

Mary Van Straten

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]

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this CSM and does hereby consent to the above certificate of Bruce E. and Mary Van Straten, Owners.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by
_____, it's _____ and countersigned by
(print name) (print title)

_____, its _____, at _____, Wisconsin, and
(print name) (print title)
its corporate seal to be hereunto affixed this _____
(city)

day of _____, 20____.

In the presence of:

_____ (Corporate Seal)

President

Date _____

Secretary or Cashier

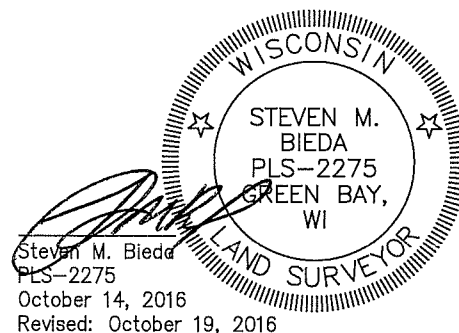
Date _____

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]



Client: Bruce Van Straten

Tax Parcel: D-395-7

Drafted By: JMB

File: L-12215CSM 101415.dwg

Mau & Associates

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

Sheet Three of Four

Project No.: L-12215

Drawing No.: L-9767



NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town of Ledgeview has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 1-3 prior to any construction, fill, or grading activity within 300 feet of a stream.

The lots of this land division may experience noise at levels exceeding the levels in S. Trans 405.04 Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

RESTRICTIVE COVENANTS

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

Lots 1-3 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR
Steven M. Bieda
PLS-2275
October 14, 2016
Revised: October 19, 2016

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 _____.

Cathy Williquette Lindsay, Register of Deeds

Client: Bruce Van Straten
Tax Parcel: D-395-7
Drafted By: JMB
File: L-12215CSM 101415.dwg

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

Sheet Four of Four
Project No.: L-12215
Drawing No.: L-9767

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

MEETING DATE: November 28, 2016

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: 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

ATTACHMENTS:

- 11-28-16 Plan Commision Report FINAL (DOCX)
- Amerilux Application Form (PDF)
- Amerilux Site Plan (PDF)

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.

The applicant proposes to construct a 28,100 square foot warehouse, of which 1,500 square feet is new office space. The proposal also includes the addition of paving on the north side of the warehouse, and paving for 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.

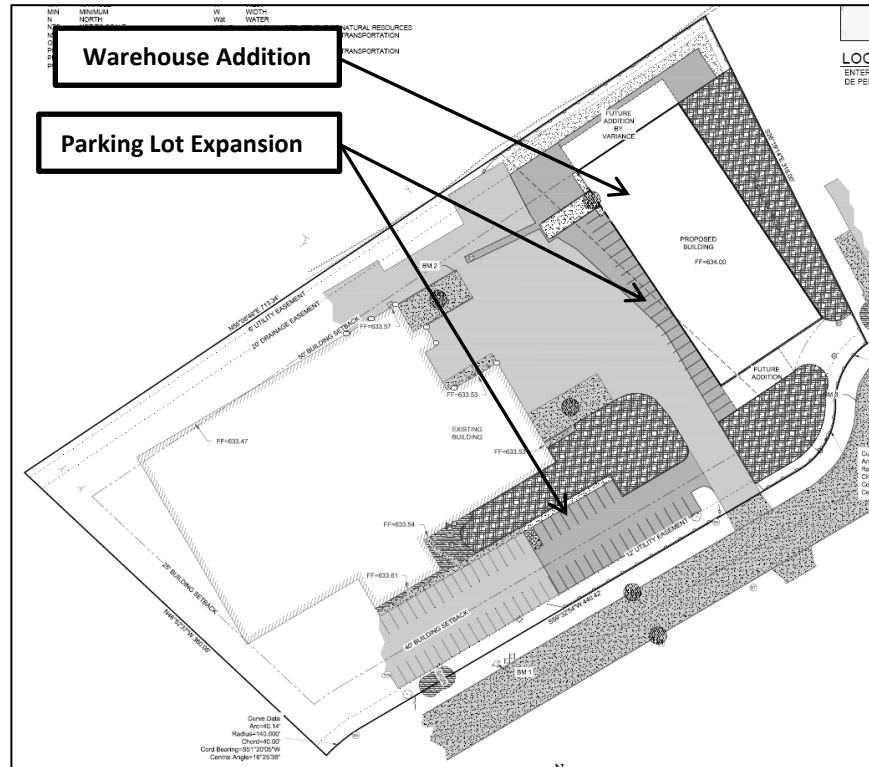
The two parcels on the property are proposed to be combined in order to eliminate issues related to side yard setbacks due to the parking lot and warehouse being divided by a property line. The review of a Combination Certified Survey Map is in progress between the property owner and Brown County Planning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

The addition of a warehouse with office space requires 33 additional parking stall and 48 new stalls are provided, creating a surplus of 15 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 should be added to the overall parking lot as 2% of the parking lot should accommodate handicap parking (with proper signage and ground markings).

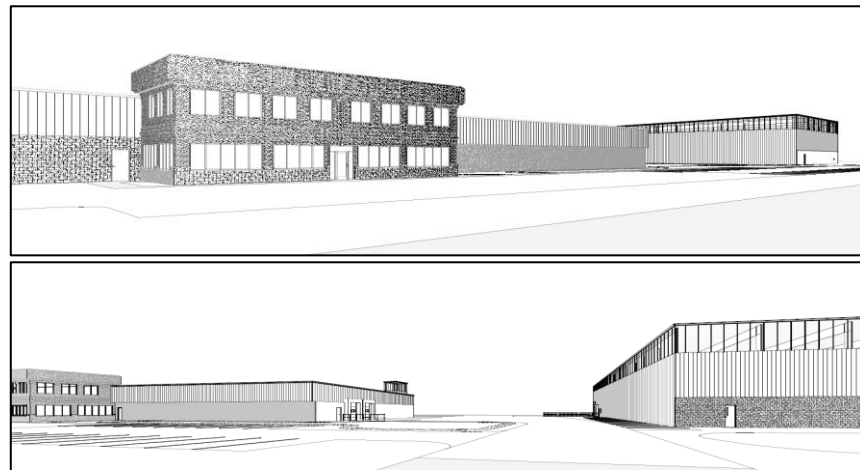
Staff met with the agent from Mach IV to discuss appropriate building façade materials, the breakup of massing with the warehouse view from the street (or identification that the materials of the future addition will cover a more modest design within the next five years), adding landscaping to the parking area to break up massing with

peninsulas and vegetation, lighting plans, and providing an overall stall count to establish that parking needs are met. The agent was agreeable to many design suggestions. Due to the holiday week, new design plans would not be available for staff at the time this report was written, but should be ready for the Plan Commission meeting.

The addition of paving within the WisDOT 50-foot setback is an issue that will be addressed between WisDOT and the property owner.



Proposed Warehouse Addition and Parking Lot Expansion



Two Views of Existing Building and Proposed warehouse from Street

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

STAFF COMMENTS:

Engineering:

1. Existing Conditions Sheet C1.0 - Comment two says to remove/salvage "GRAVE" instead of "GRAVEL".
2. Pursuant to Municipal Code 14-60(9)(2)(h) need to show the dimensions of the adjacent right-of-way and roadway.
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.
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.
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).
6. Water meter size (If greater than a 1", one month advance notice required so Water Department can order the meter).
7. Staff is still reviewing the storm water management report.
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.
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.
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.
11. On the Utility Plan Sheet C3.0, all PVC storm pipes need to have secured concrete end walls.
12. Update sheet key notes for the details on the Site Plan sheet C2.0.
13. Update the pond typical sections on the Erosion Control Plan sheet C5.1 (slopes).
14. Show the site address on the cover page. It is only found on sheet C2.0

Fire:

1. None.

Forestry:

1. Provide a landscape Plan. No Landscape Plan is included in the site plan.

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.
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.
3. Change 'future addition by variance note' on all plans to 'Proposed future addition, pending variance approval by WisDOT'.
4. Add Floor Area Ratio to the 'Site Statistics' Chart on 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.
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.

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

NOV 11 2016

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 290.00	
		Receipt #: 117409	
		Date: 11-14-2016	

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

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

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

SECTION 3: Project or Site Location

Project Address/Description 1212 N. Enterprise Drive.	Parcel No. 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:	12/15/2016	Estimated Completion Date:	6/1/2017

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) Skyler Witalison	Title Project Engineer	Phone Number 920-569-5765
Signature of Applicant 		Date Signed 11-14-2016

TO BE COMPLETED BY CITY STAFF

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

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.

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		

COVER SHEET



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PHONE (715) 849-3141
FAX (715) 849-3181

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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

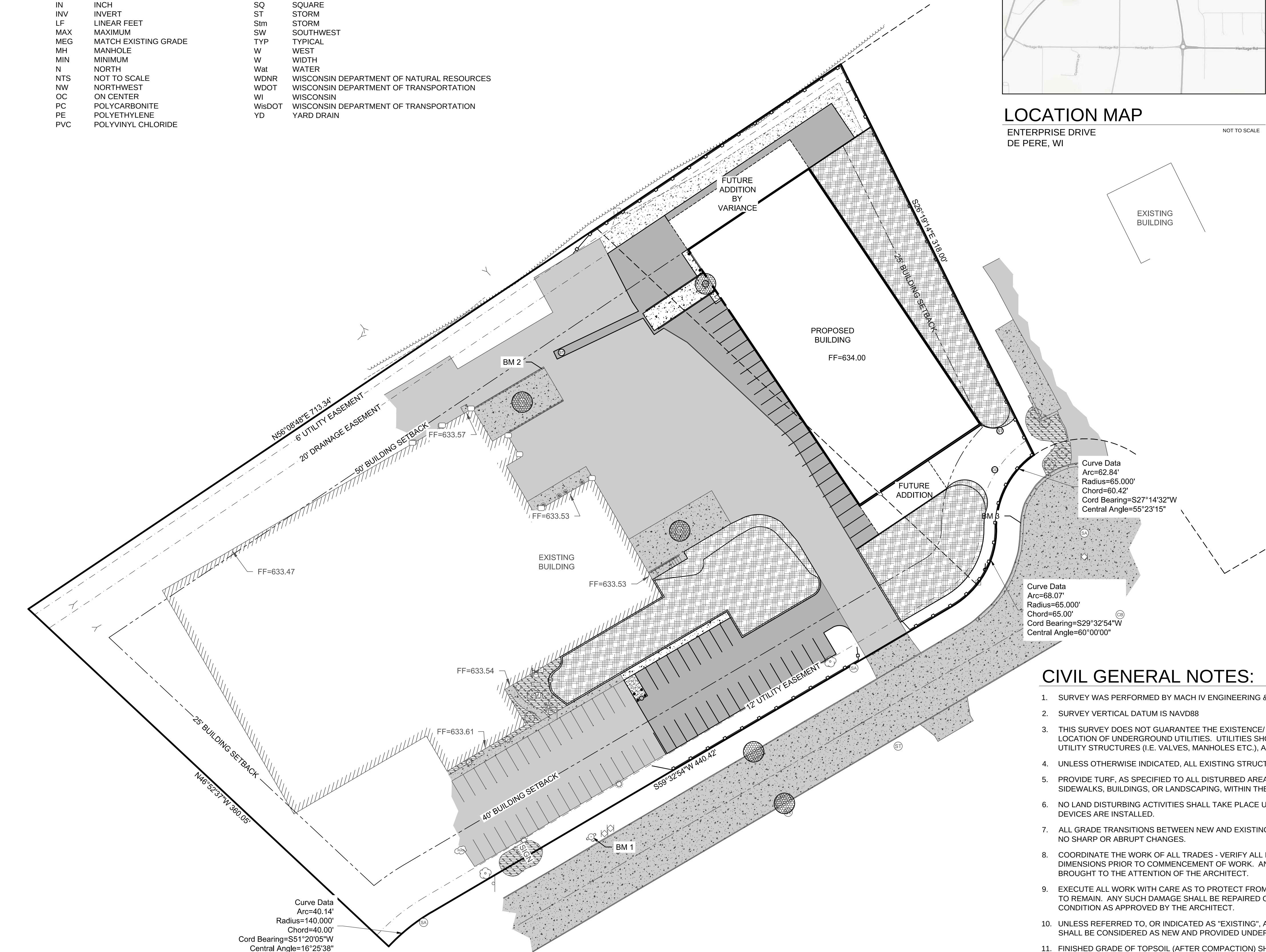
	EXISTING	PROPOSED
CABLE PEDESTAL		
ELECTRIC METER		
LIGHT POLE		
YARD LIGHT		
GAS METER		
BOLLARD		
ROCK		
HANDICAP PARKING		
SANITARY CLEANOUT		
SANITARY MANHOLE		
CATCH BASIN		
CULVERT		
DOWNSPOUT		
INLET		
STORM CLEANOUT		
STORM MANHOLE		
SIGN		
EVERGREEN TREE		
TREE		
FIRE HYDRANT		
WATER VALVE		
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, " (1) ", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

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

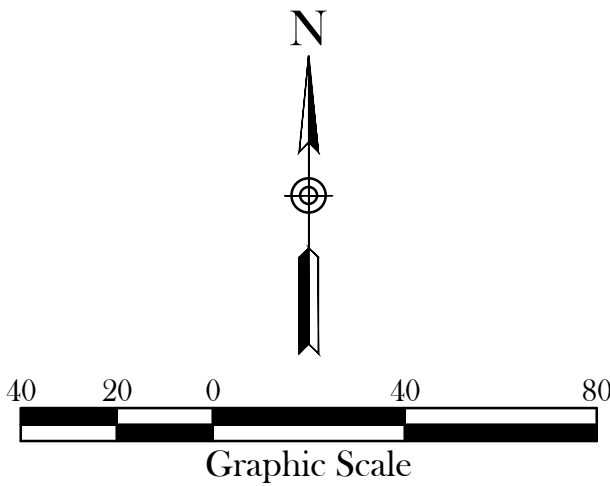


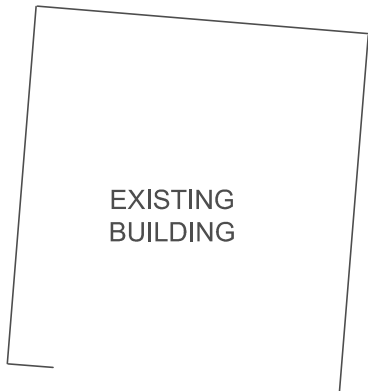
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WORK DAYS NOTICE BEFORE YOU EXCAVATE

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.





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PHONE (608) 445-2245

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FAX (715) 849-3181

TABLE 1. (continued)

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1	REMOVE TREE
2	REMOVE / SALVAGE GRAVE 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	PROTECT AND ADJUST CLEAN OUT
10	PROTECT AND ADJUST SHUT OFF VALVE
11	REMOVE ROCK

PROPOSED FOR:

AMERILUX INTERNATIONAL, LLC

WISCONSIN

DE PERE,

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PROJECT MANAGER:
C. VANDEWETTERING

DESIGNER R. MACH

DRAWN BY: RPH

EXPEDITOR: _____

SUPERVISOR: _____

CONTRACT NO: P16345

IED NO: _____

DATE: NOVEMBER 1, 2016

SHEET: 010

C1.0

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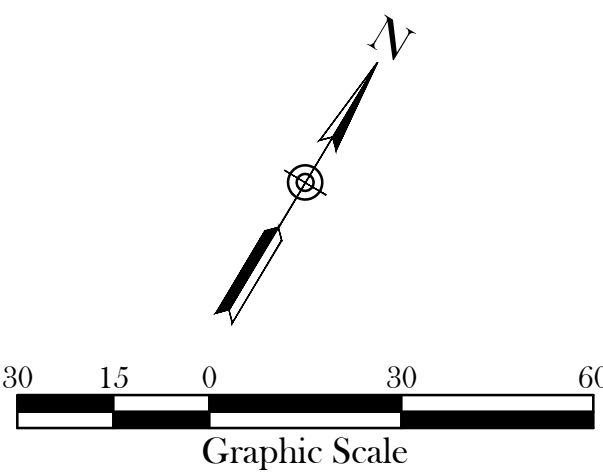
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Engineering & Surveying LLC

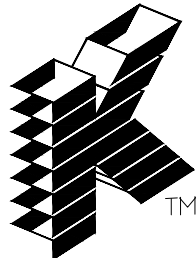
211 N Broadway Suite 114 Green Bay WI 54303

Ph: 920-569-5765 Fax: 920-569-5767

Project Number: 0176-04-16



SITE PLAN



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REVISIONS

△	
△	
△	
△	

PROJECT MANAGER:

C. VANDEWETTERING

DESIGNER

R. MACH

DRAWN BY:

RPH

EXPEDITOR:

SUPERVISOR:

CONTRACT NO:

P16345

IED NO:

DATE:

NOVEMBER 1, 2016

SHEET:

C2.0

SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL X SHEET CX.X
- ② HEAVY DUTY ASPHALT; SEE DETAIL X SHEET CX.X
- ③ CONCRETE PAD; SEE DETAIL X SHEET CX.X
- ④ CONCRETE SIDEWALK; SEE DETAIL X SHEET CX.X
- ⑤ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑥ LOADING DOCK WALL; REFER TO ARCHITECTURAL DRAWINGS
- ⑦ BOLLARD; SEE DETAIL X SHEET CX.X
- ⑧ 4" WIDE WHITE PAINT STRIPE
- ⑨ NORTH POND
- ⑩ EAST POND
- ⑪ WEST POND

SITE STATISTICS

PARCEL ADDRESS: 1212 N. ENTERPRISE DR
PARCEL NUMBER: ED-2070 & ED-2069
PARCEL SIZE: 1.80 ACRES
ZONING: I-1 (INDUSTRIAL)

EXISTING SITE

GREEN SPACE: 34,856 SF (44.6%)
IMPERVIOUS AREA
BUILDING: 0.0 SF (0.0%)
PAVEMENT: 43,382 SF (55.4%)
TOTAL IMPERVIOUS: 43,382 SF (55.4%)

PROPOSED SITE

TOTAL DISTURBED AREA: 73,382 SF (1.08 ACRES)
GREEN SPACE REQUIRED: N/A
GREEN SPACE PROVIDED: 25,772 SF (35.1%)
IMPERVIOUS AREA
BUILDING: 28,100 SF (26,600 SF WAREHOUSE; 1,500 SF OFFICE)
PAVEMENT: 19,510 SF
TOTAL IMPERVIOUS: 47,610 SF (64.9%)

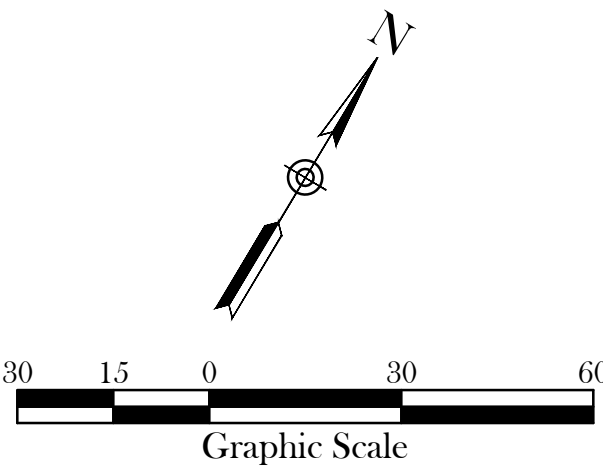
PARKING PROVIDED

PARKING SPACES REQ'D/CALCS: 1 PER 1,000 SF WAREHOUSE + 1 PER 275 SF OFFICE
26,600/1,000 + 1,500/275 = 33
PARKING SPACES PROVIDED: 48 STALLS PROVIDED

Mach IV

Engineering & Surveying LLC

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Ph: 920-569-5765 Fax: 920-569-5767
Project Number: 0176-04-16

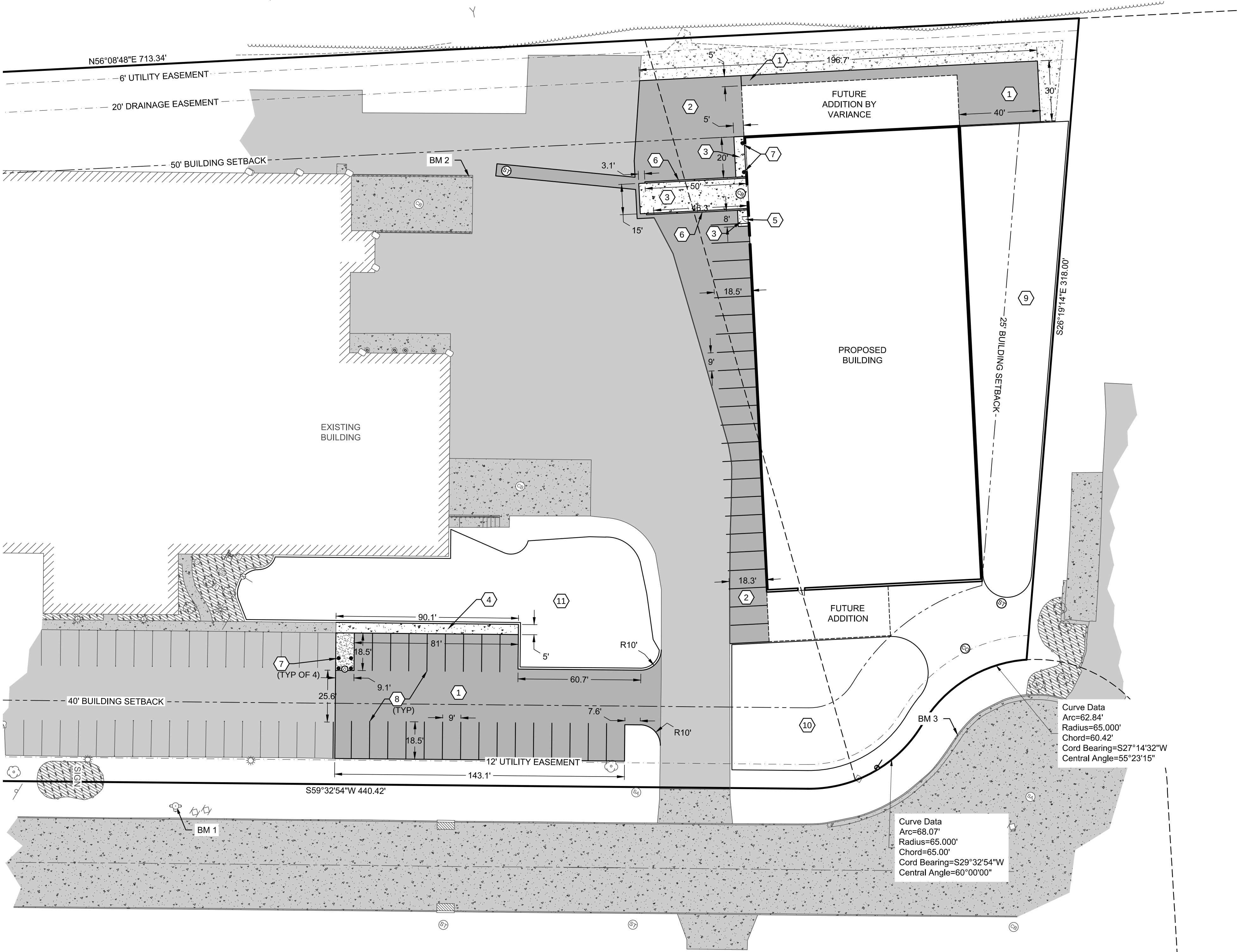


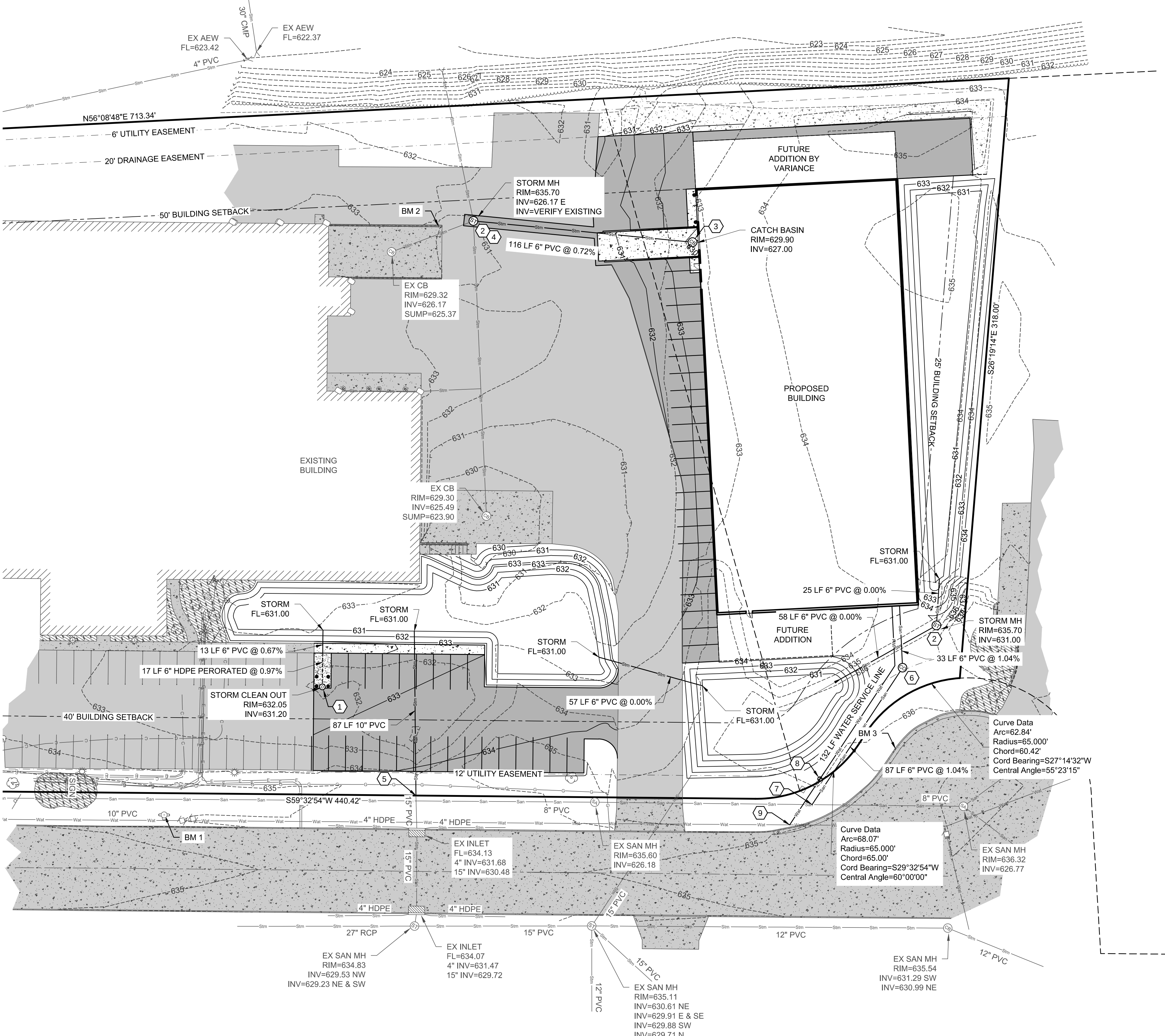
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UTILITY PLAN

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 X SHEET CX.X
- 2 STORM MANHOLE - 3' DIAMETER; SEE DETAIL X SHEET CX.X
- 3 STORM CATCH BASIN; SEE DETAIL X SHEET CX.X
- 4 CONSTRUCT STORM MANHOLE OVER EXISTING PIPES
- 5 CONNECT TO EXISTING PIPE
- 6 SANITARY SEWER CLEAN OUT; SEE DETAIL X SHEET CX.X
- 7 CONNECT SANITARY SEWER SERVICE LINE TO EXISTING SANITARY SEWER
- 8 WATER SERVICE SHUT OFF VALVE; SEE DETAIL X SHEET CX.X
- 9 CONNECT WATER SERVICE LINE TO EXISTING WATER MAIN; SEE DETAIL X SHEET CX.X

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. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
- 8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.

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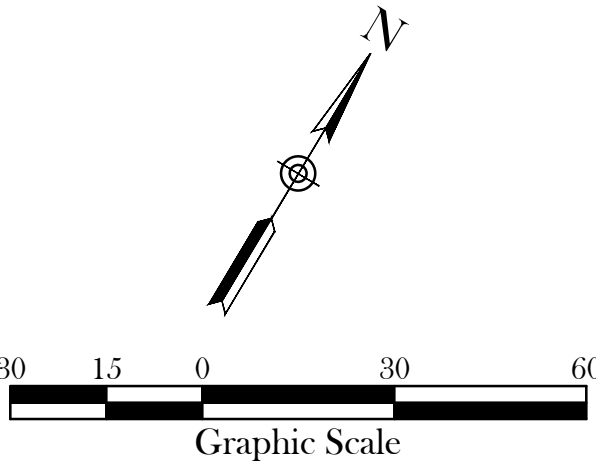
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Mach IV

Engineering & Surveying LLC

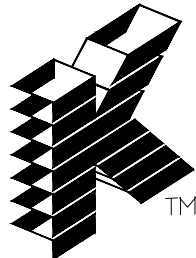
211 N. Broadway, Suite 114, Green Bay, WI 54303
Ph: 920-569-5765 Fax: 920-569-5767
Project Number: 0176-04-16



PROJECT MANAGER:		C. VANDEWETTERING
DESIGNER		R. MACH
DRAWN BY:		RPH
EXPEDITOR:		---
SUPERVISOR:		---
CONTRACT NO:		P16345
IED NO:		---
DATE:		NOVEMBER 1, 2016
SHEET:		C3.0

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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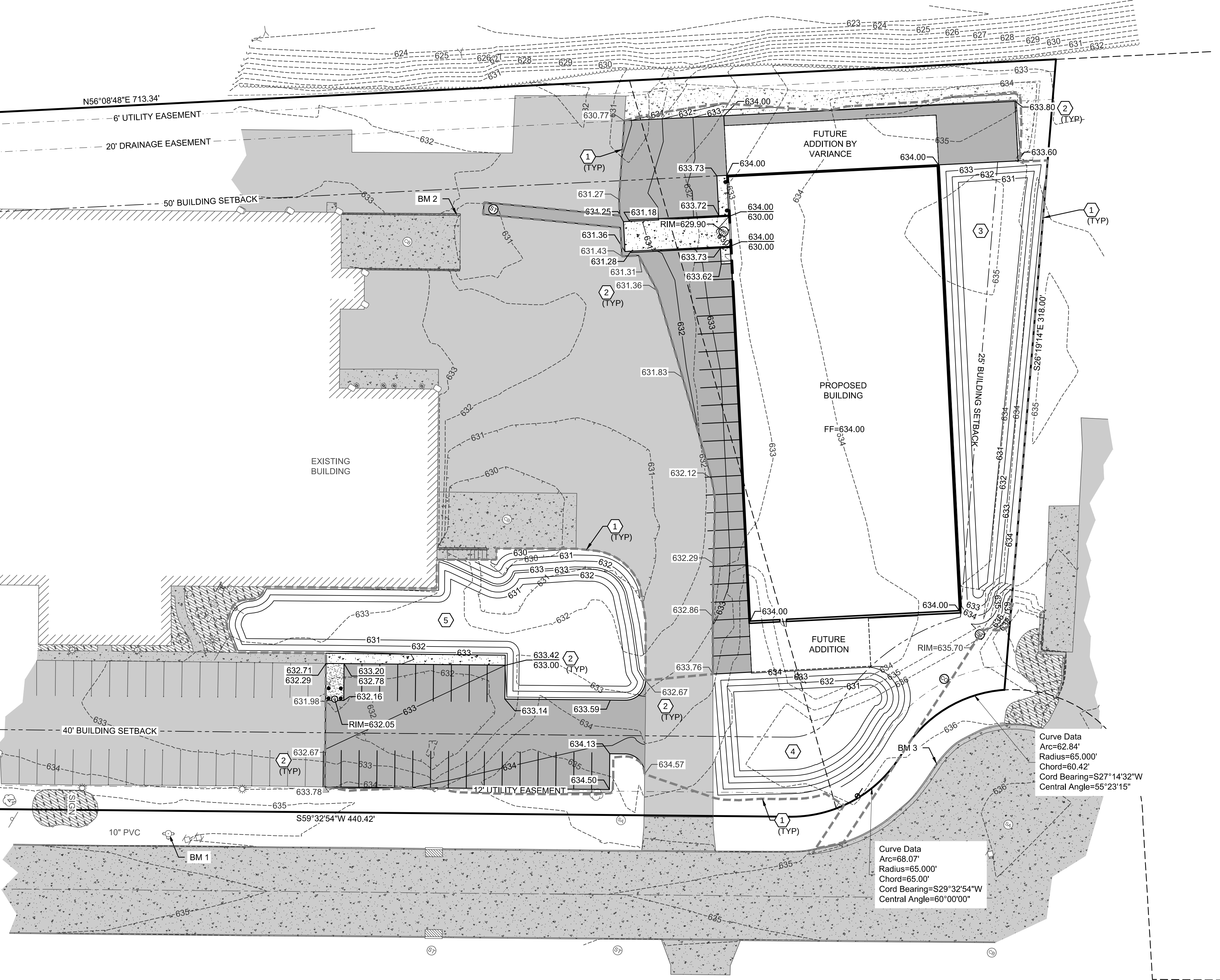
IED NO:

DATE:

NOVEMBER 1, 2016

SHEET:

C4.0



636.51	T.O.C.
636.06	GUTTER/PVMT
636.35	FIN. GRADE

A

SPOT GRADE KEY

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

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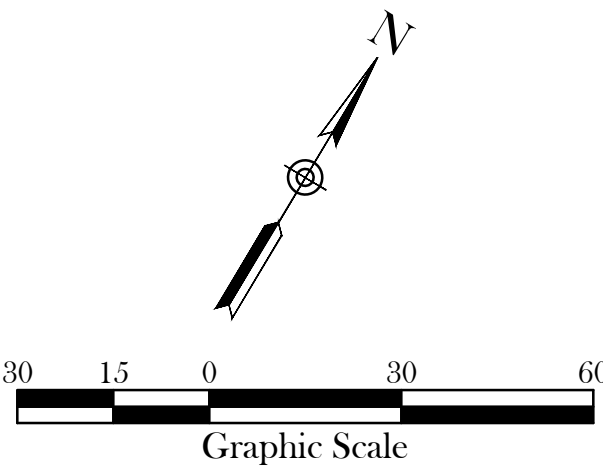
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EROSION CONTROL DETAILS

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

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:

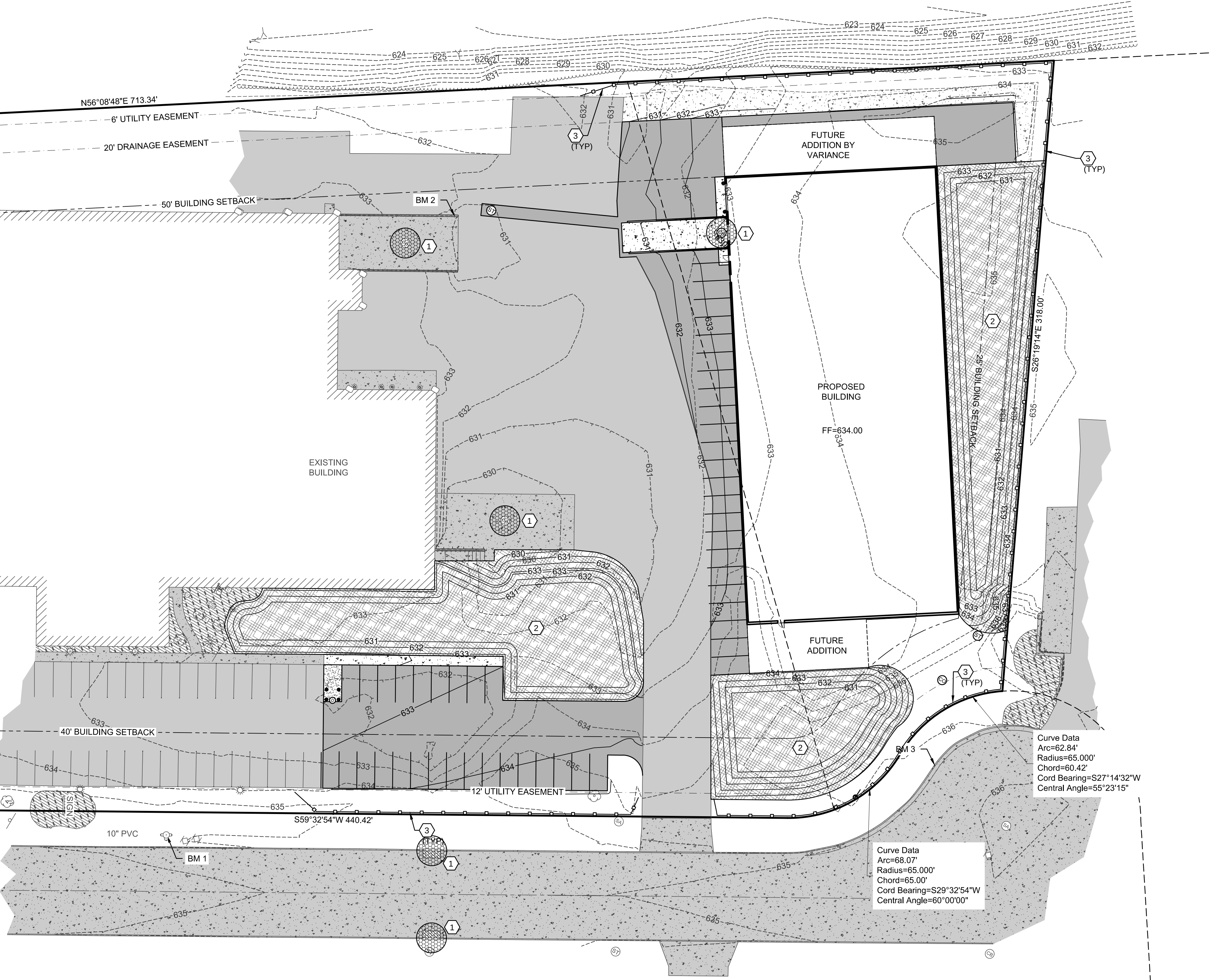
1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS 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

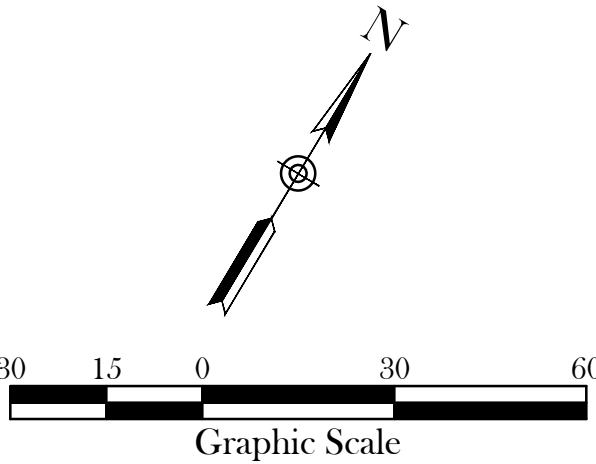


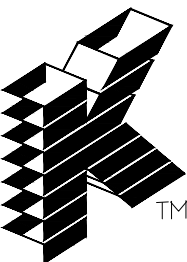
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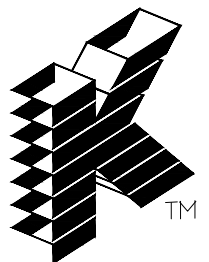
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EROSION CONTROL PLAN



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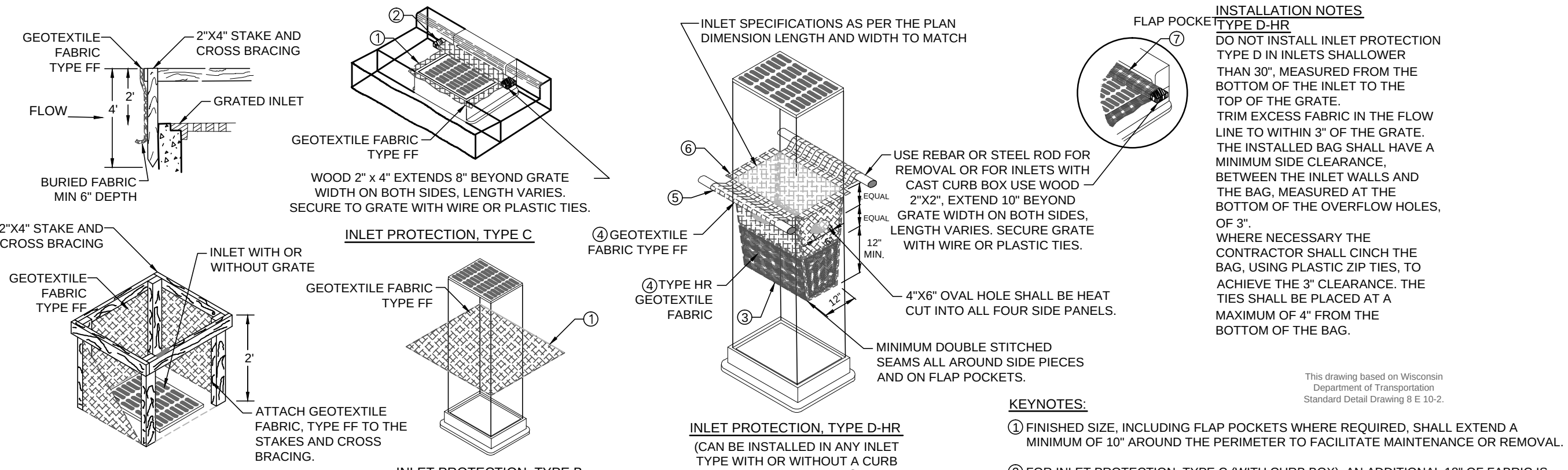
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INSTALLATION NOTES TYPE B & C.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE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

INLET PROTECTION, TYPE A
2"X4" STAKE AND CROSS BRACING
GEOTEXTILE-FABRIC TYPE FF
BURIED FABRIC MIN 6" DEPTH
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 (WITHOUT CURB BOX)
GEOTEXTILE-FABRIC TYPE FF
ATTACH GEOTEXTILE FABRIC, TYPE FF TO THE STAKES AND CROSS BRACING.

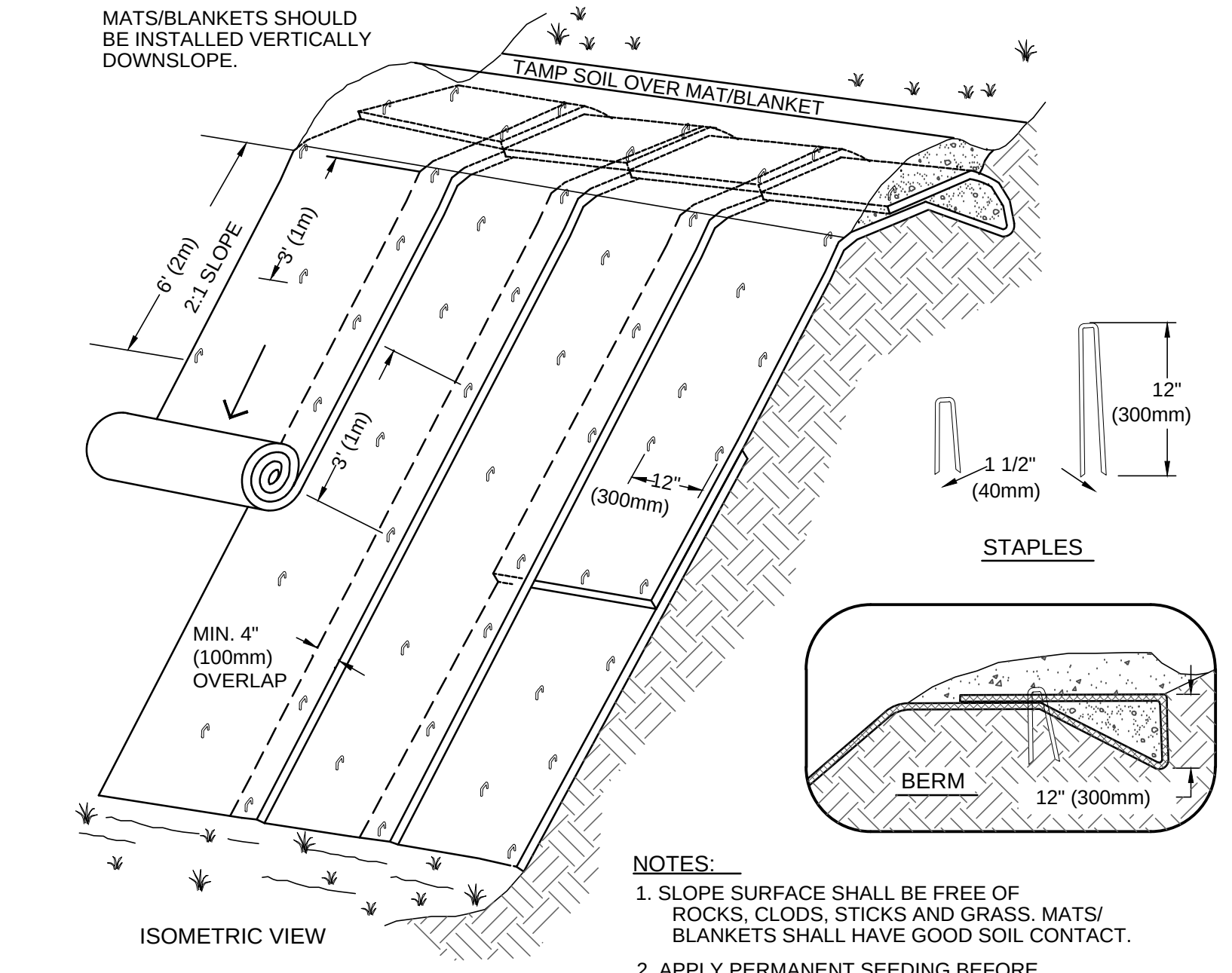
INLET PROTECTION, TYPE C
WOOD 2" x 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES, LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES.

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

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.

MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP POCKETS.

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



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

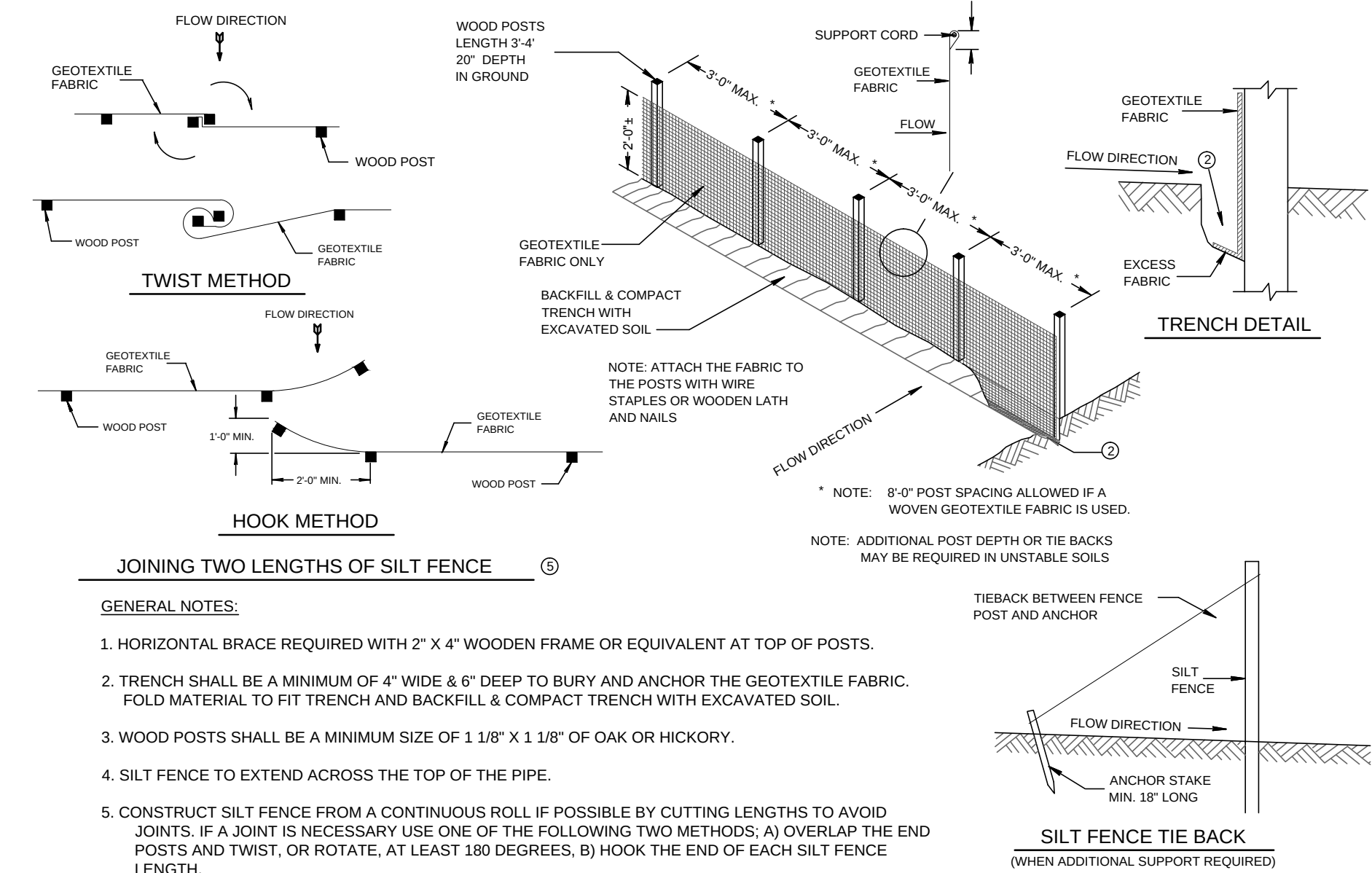
TYPICAL SLOPE SOIL STABILIZATION

STAPLES
1 1/2" (40mm)
12" (300mm)

BERM
12" (300mm)

MIN. 4" (100mm) OVERLAP

TAMP SOIL OVER MAT/BLANKET



FLOW DIRECTION

WOOD POSTS
LENGTH 3'-4'
20" DEPTH IN GROUND

GEOTEXTILE FABRIC

TWIST METHOD

HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ③

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.

TRENCH DETAIL

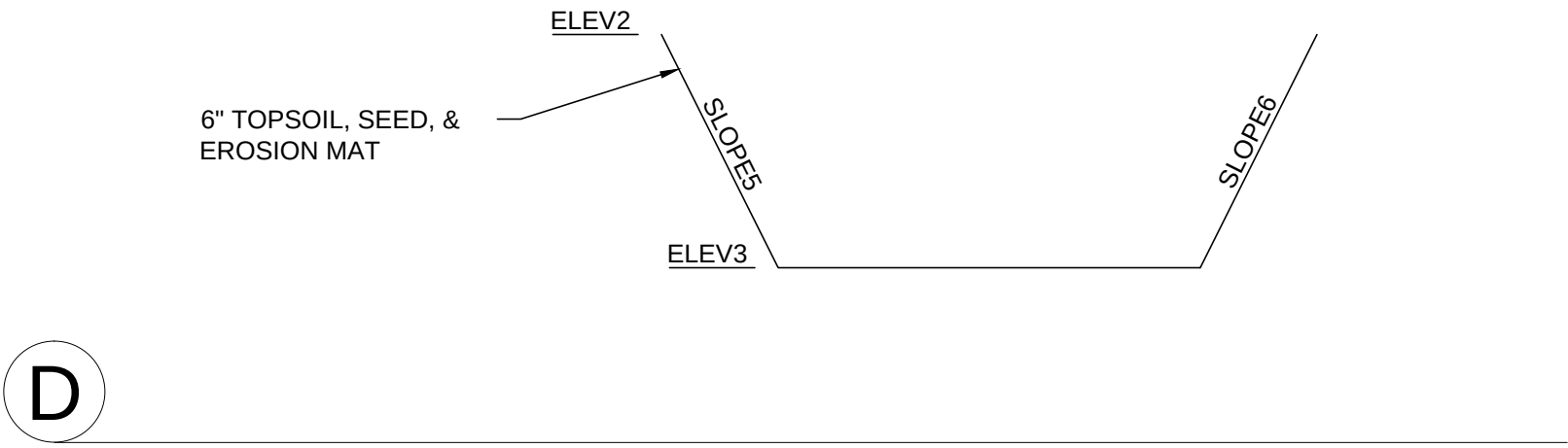
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

NOTE: 6"-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TIEBACK BETWEEN FENCE POST AND ANCHOR

SILT FENCE

ANCHOR STAKE
MIN. 18" LONG



ELEV2

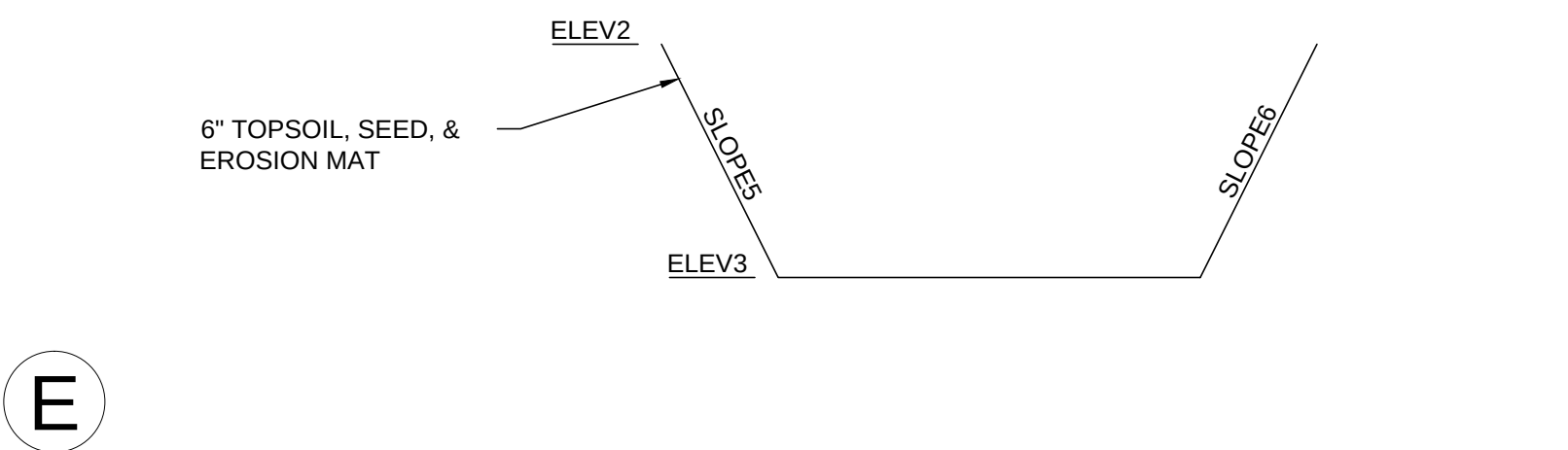
ELEV3

6" TOPSOIL, SEED, & EROSION MAT

SLOPE

SLOPE

NORTH DETENTION POND TYPICAL SECTION



ELEV2

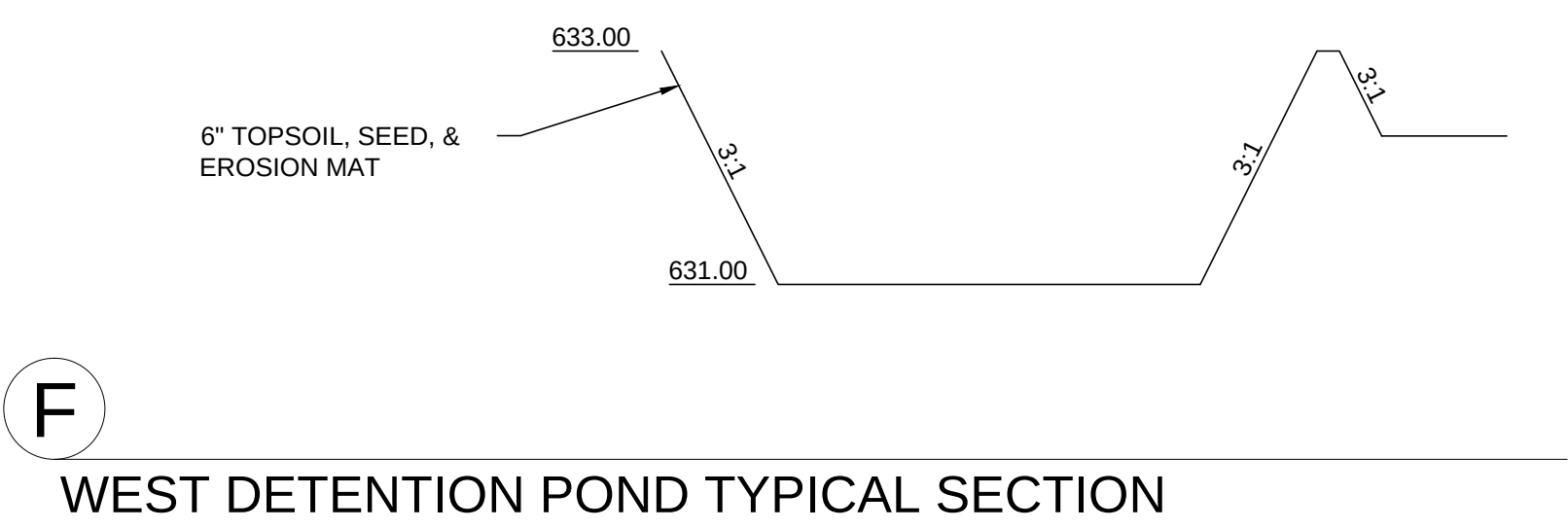
ELEV3

6" TOPSOIL, SEED, & EROSION MAT

SLOPE

SLOPE

EAST DETENTION POND TYPICAL SECTION



633.00

631.00

6" TOPSOIL, SEED, & EROSION MAT

SLOPE

SLOPE

WEST DETENTION POND TYPICAL SECTION

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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.	24,039 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.	24,039 S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	24,039 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

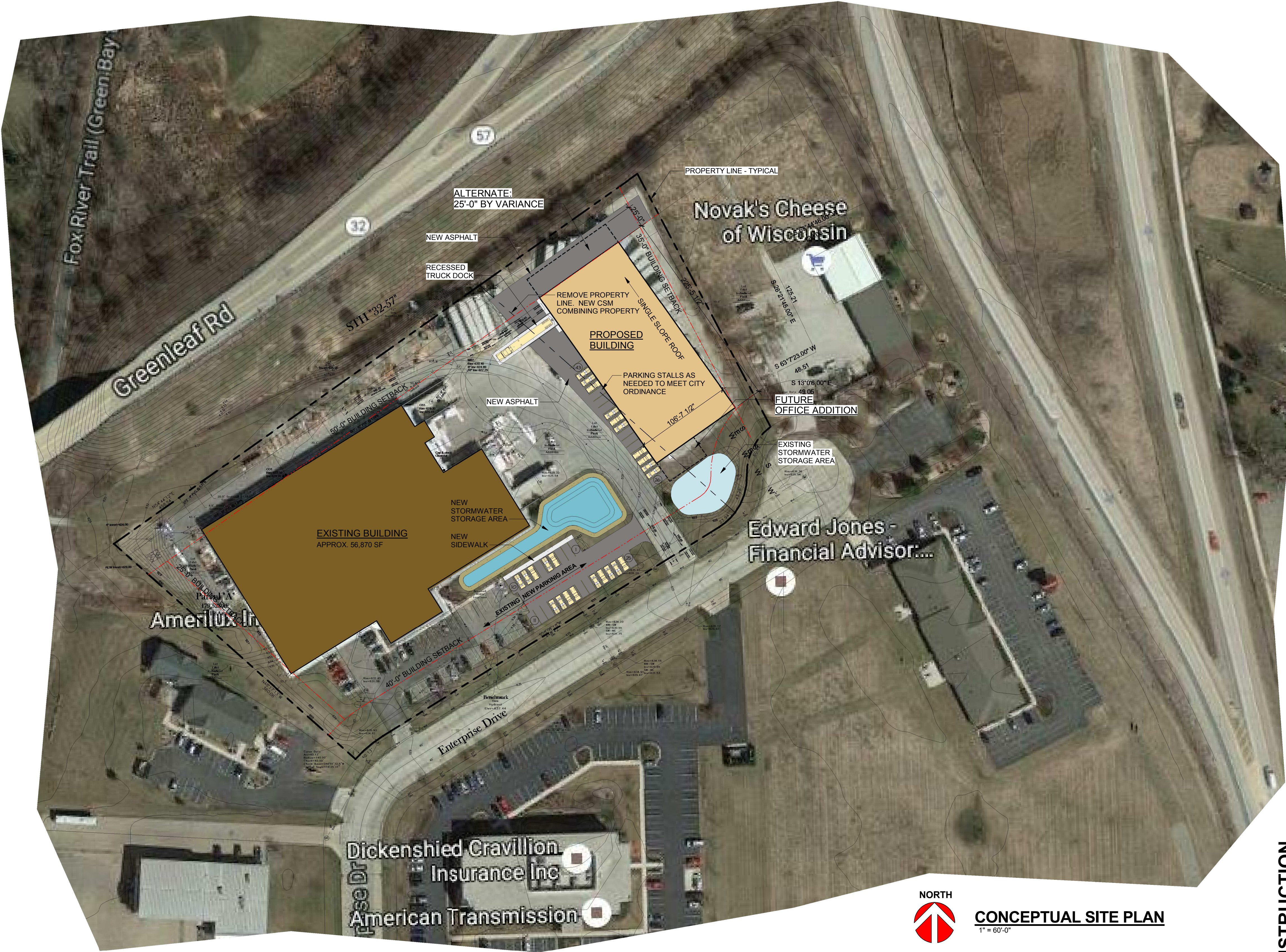
TABULAR FLOOR AREA:	17,500 S.F.
FRONTAGE INCREASE:	15,313 S.F.
SPRINKLER INCREASE:	52,500 S.F.
TOTAL ALLOWABLE AREA:	85,313 S.F.
ALLOWABLE FIRE AREA:	XX,XXX S.F.

BUILDING/SITE CONTENT

BUILDING SIZE	80,909 S.F.	34.9%
HARD SURFACE	87,113 S.F.	37.6%
GREEN SPACE	63,542 S.F.	27.5%
PARCEL SIZE (APPROX.)	231,564 S.F.	5.32 ACRES
PARKING PROVIDED	99 STALLS (1 STALL/817.3 S.F.)	

ZONING INFORMATION

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



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.

PROPOSED BUILDING FOR:

AMERILUX INTERNATIONAL, LLC

DEPERE,

WISCONSIN



Keller
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MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 PHONE (262) 250-9710 1-800-236-2534 FAX (262) 250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181

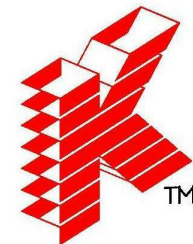
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REVISIONS	
R1 11.09.2016	ACM
PROJECT MANAGER:	C. VANDEWETTERING
DESIGNER:	R. LINDSTROM
DRAWN BY:	ACM
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	P16345
CONTRACT NO:	-----
DATE:	10.19.2016
SHEET:	C1.0

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FLOOR PLAN

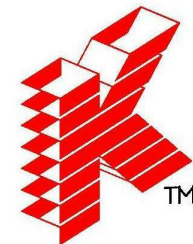
1/8" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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



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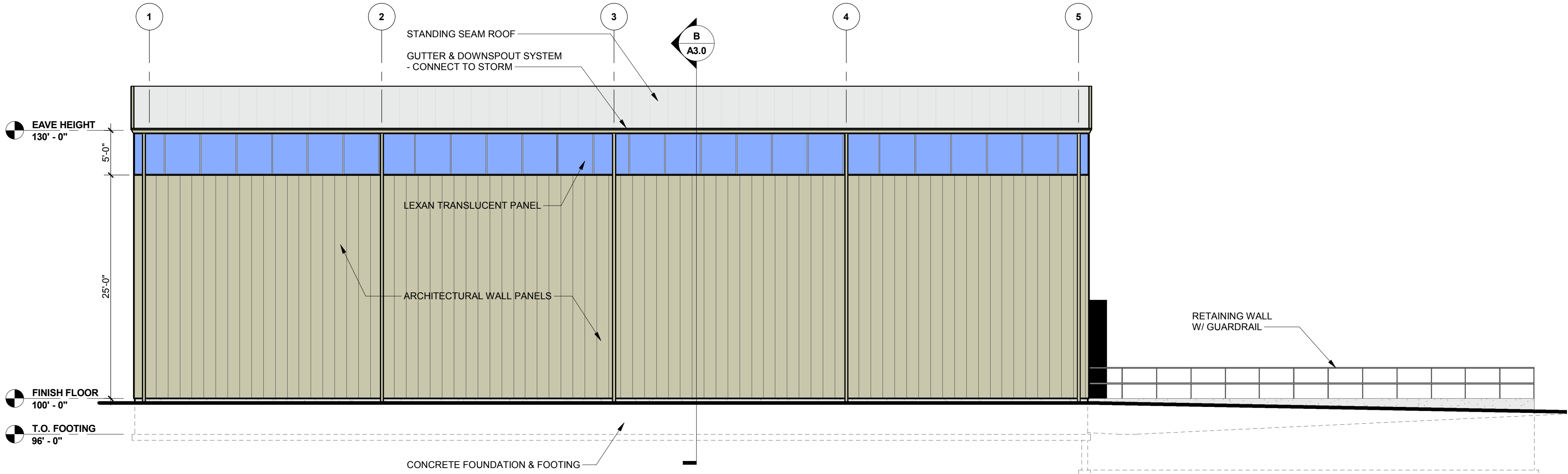
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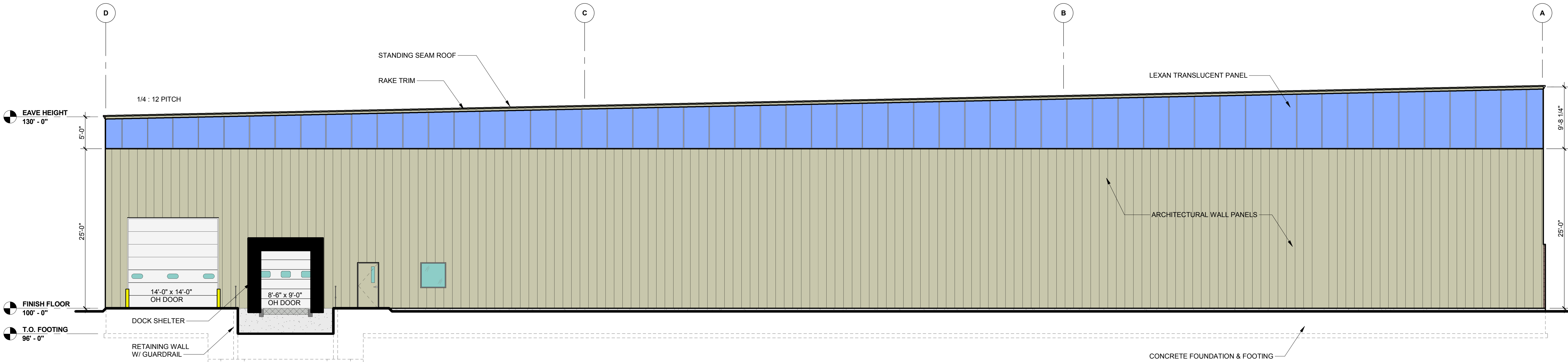
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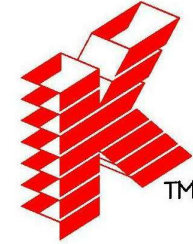
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



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R. LINDSTROM

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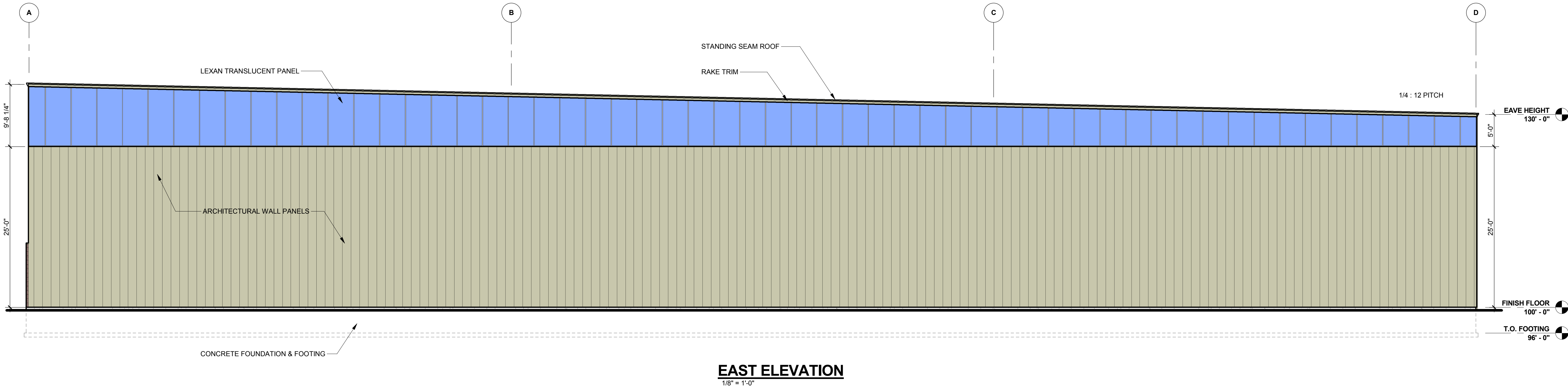
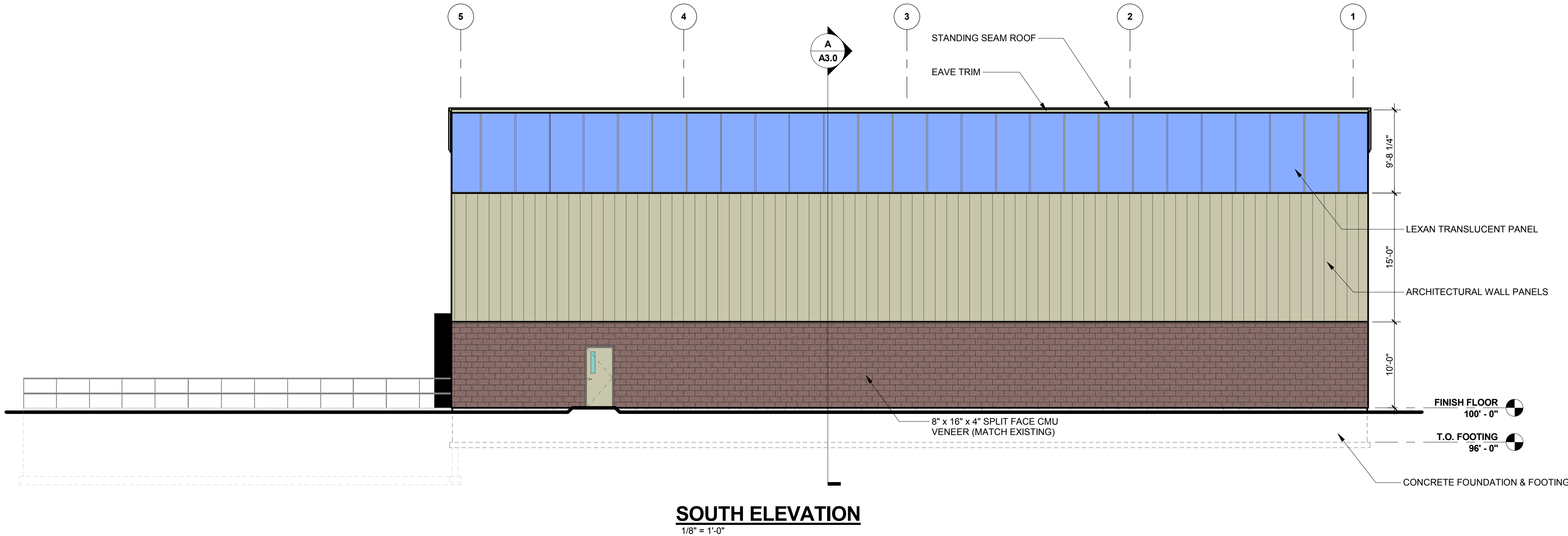
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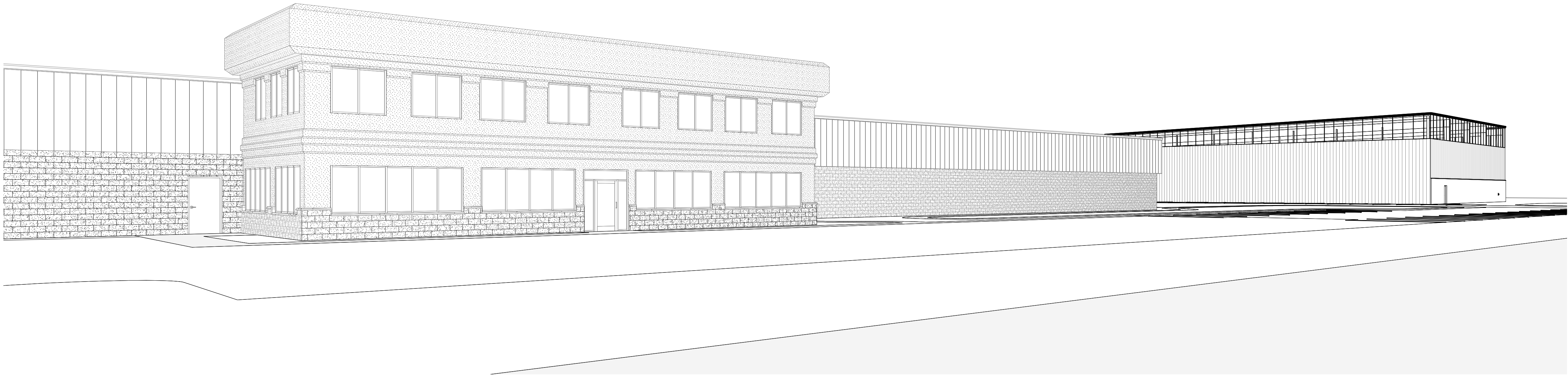
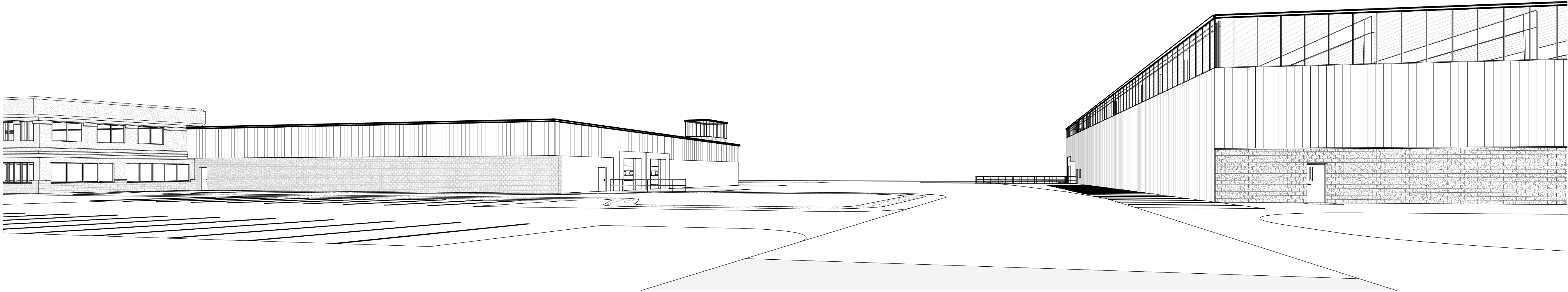
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DATE:
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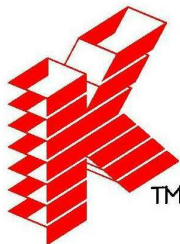
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DATE:	10.19.2016
SHEET:	A2.2

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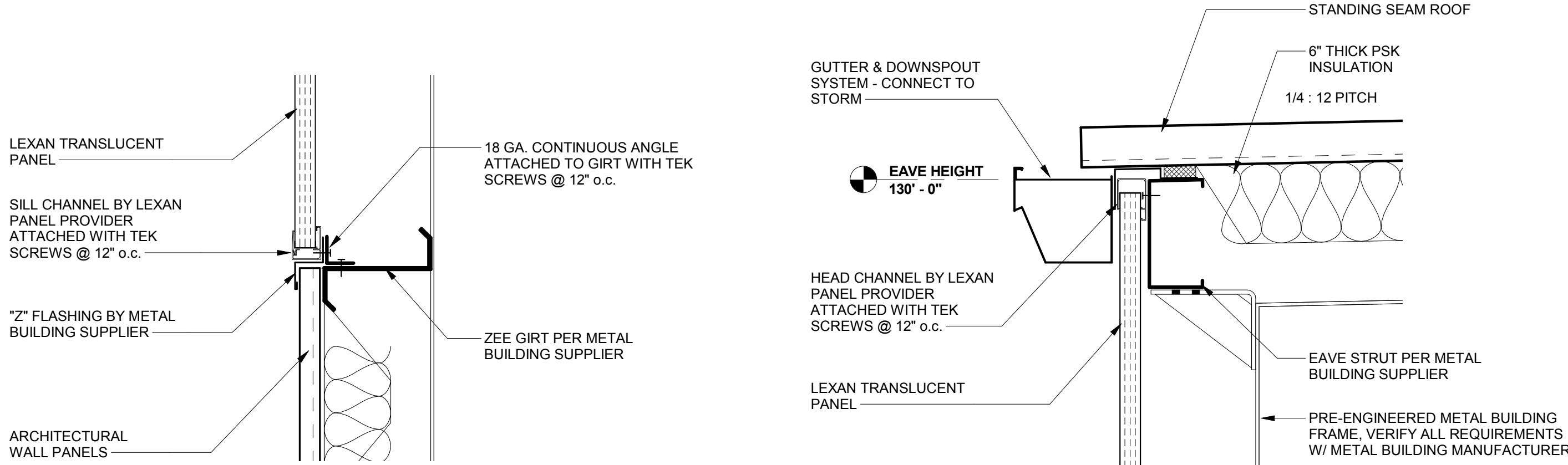
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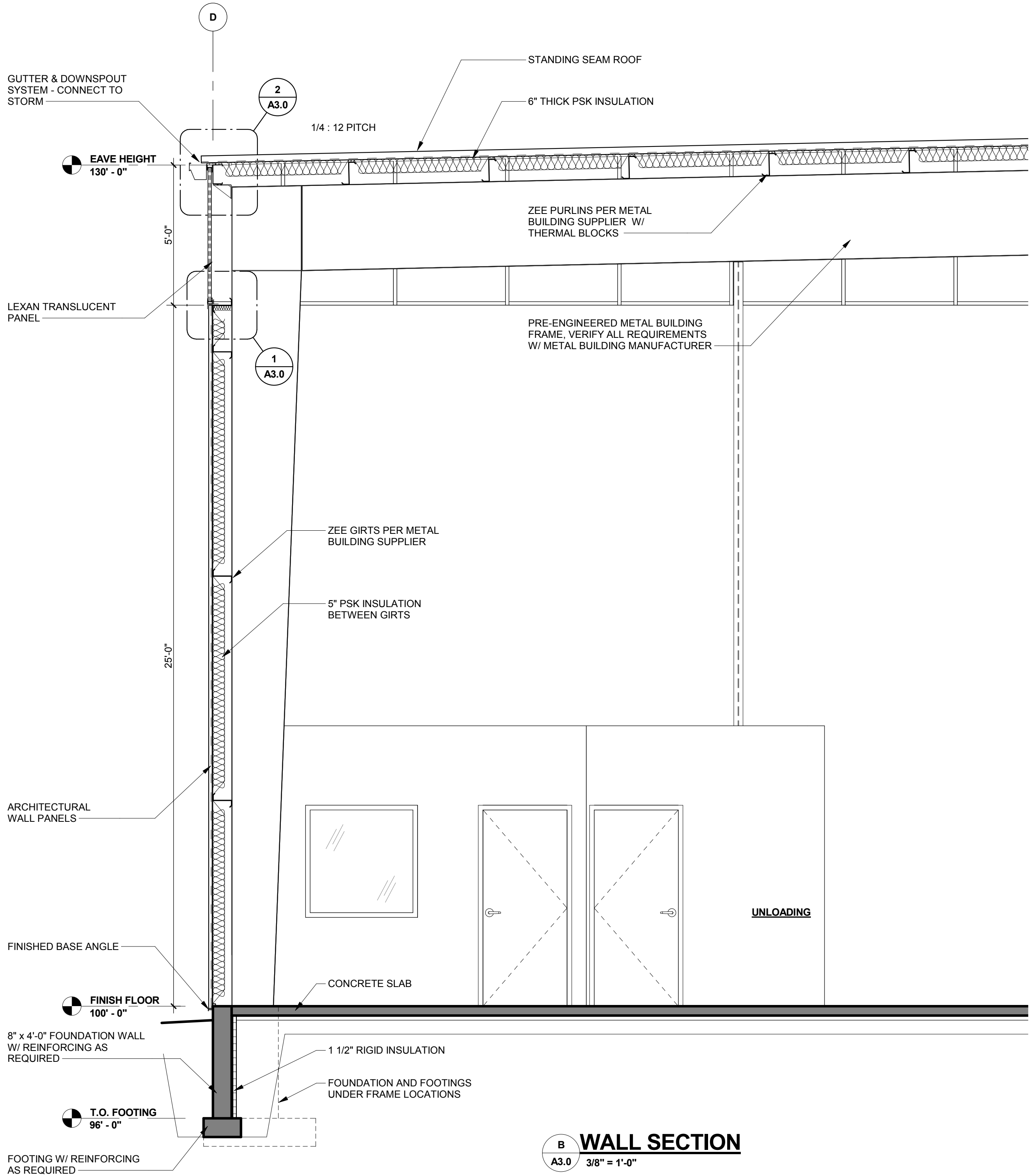
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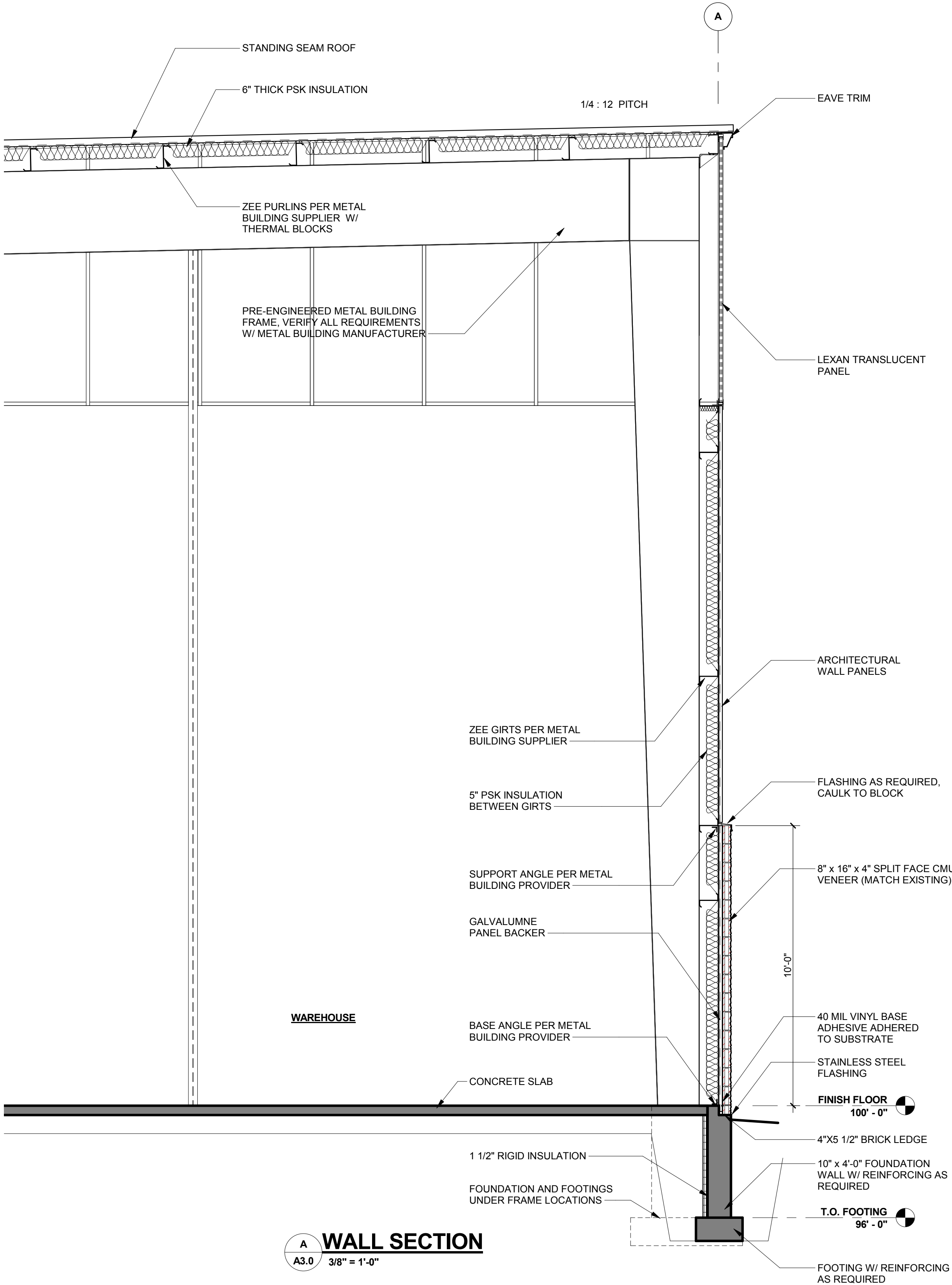


1 LEXAN PANEL SILL DETAIL
A3.0 1 1/2" = 1'-0"

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



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



A WALL SECTION
A3.0 3/8" = 1'-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. 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. Ties to be DW10 with vee tie. Joint reinforcing to be galvanized carbon steel per plan.
FLASHINGS	Flashings as specified on plan or proposal. To include: 40 mil Perma – Barrier (or equal) base flashing adhered to foundation. Weeps to be vertical cell vent style – color to match mortar. Mortar net Or 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 subcontract award.
B.	Submit (3) sets of final approved shop drawings.
SCHEDULE	
PLASTIC LAMINATE	Wilsonart, Formica, or equal to be minimum .050 inches in thickness. Cabinet interiors to be melamine per Interior & Exterior Material Selection Form.
EDGE TYPE	Laminate edge to match horizontal and / or vertical surfaces as specified. PVC edge will be considered through a substitution request. Backsplash profile to be similar throughout. Applied backsplash to be caulked to the horizontal surface.
SOLID SURFACE	Corian or equal to be ½" solid material not including substrate. 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. Heavy duty roll outs to bear 100 pound minimum at full extension. Hinges to be fully concealed. Hinges to be Easy Release with 160 degree swing.
HARDWARE	Hardware per Interior & Exterior Material Selection Form Wire pulls to be 3" minimum. 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. 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. R-Values per plan and Request for Quotation. Insulation at interior walls designated for sound to match stud widths.
BLOWN IN INSULATION	Blown in material to be loose fiberglass. R-Value per plan and Request for Quotation.
MOISTURE BARRIER	Vertical surfaces to be 6 mil polyethylene Horizontal (bottom cord of trusses) to be 6 mil fire retardant polyethylene. All joints to be taped. Moisture Barrier to be stapled or adhered to framing.
MOISTURE BARRIER BANDING	Banding to be 3/4" wide minimum woven nylon. Banding to be fastened to truss with screws or nails - no staples.
EAVE VENTS	Size to match truss spacing. Eave vents to be placed between each truss at low side eave. Eaves to be insulated up to, and around eave vents at the energy hael.
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.
PROTECTION	
A.	Protect all insulation material from weather damage prior to, and after installation.
B.	Protect adjacent construction from damage related to insulation work.

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 1" thickness minimum unless otherwise specified 3/4" thickness minimum behind any grooves Foam to be mechanically fastened to substrate
REINFORCING	Glass fiber mesh to be compatible with finished surface requirements High impact mesh required at the first 36" above finished grade
FINISH SYSTEM	System to provide equalized pressure To be a complete system that prevents water intrusion and eliminates any moisture that does occur
incidental	
TRIM ACCESSORIES	Base Flashing to allow for proper drainage Window returns to be of similar material as the body 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. Provide matching starter strip, hip, and ridge shingles. Shingles to be nailed with #11 hot dipped galvanized roofing nails.
SUBSTRATE	15# felt paper to be stapled and secured to prevent wind damage. 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 Edge flashing to be pre-painted aluminum to match fascia color. 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. Overhang soffit to be .018 aluminum for lengths less than 48" Canopy soffits to be .032 Peterson aluminum or equal for lengths greater than 48" All soffit trim to match material and color
GUTTERS	Gutters to be seamless 5" K style roll formed unless otherwise specified Gutters to be minimum .032 aluminum coil stock
DOWNSPOUTS	Downspouts to be closed pre-manufactured aluminum to match gutter color unless otherwise specified Downspout size to be determined by subcontractor Final location to be field verified
MISCELLANEOUS	Any penetrations to be caulked with asphalt fibrous roof cement Step flashing to be 26G galvanized sealed to roof / wall
ROOF VENTS	Continuous ridge vent to be CertainTeed shingle vent or equal 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. Coefficient of linear thermal expansion per ASTM standards or better. 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. 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. 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 ⁻⁵ 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. All trim pieces to be of the same material as the siding unless specified otherwise. 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 Aluminum flashing to be .032 - profile per plan. All edges to be blunt and free from burrs. 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. or 60 mil or 45 mil ballasted per plan and proposal. Fasteners per manufacturer's recommendation. Comply with all local building codes. Assembly to have UL class A Fire Hazard Classification
BONDING AGENT	Neoprene based – compatible with all applicable substrates. 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. Thickness / taper per plan. 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.	Parapel 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. 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 Doors to be full 1 5/8" thick with roll formed T & G joints for weathertightness End sills to be minimum 13 gauge galvanized steel riveted to outside face Center sills to be minimum 16 gauge galvanized steel riveted to outside face Insulated doors to have an R-value of 15 or better Final color and style per material selection form 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: Amerilux Site Plan (5340 : Recommendation regarding a Site Plan request at 1212 N. Enterprise Drive in De Pere for a warehouse)

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. Doors to be standard 1 3/4" thick. Rails and sills to be minimum 3.2mm thick. Rail and Sile size per RFG - Bottom rail to be ADA compliant Aluminum frame to be thermally broken meeting a minimum U-factor of .65 BTU/hr x sq ft Fahrenheit Painted frames to be 70% PVDF with a 10 year fade and chalk warranty
HARDWARE	Closer to be LCN 1461 or equal Weatherstrip to be standard manufacturer pile Threshold to be standard aluminum ADA compliant Entry hardware per code requirements Hinges to be one pair of 4 1/2" ball bearing unless specified otherwise
GLAZING	Gaskets to be extruded EPDM rubber standard compression type Glazing to have lowE coating standard Glazing to be tempered as required Solar gain to be .68 maximum Glass lint as specified in the material selection form 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 Frames to be sealed with Temco-Dymonic caulk or equal 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 Board to be of maximum lengths to reduce end butt joints Board to be a minimum 48" wide Water-resistant board adjacent to showers and as indicated Edges to be tapered unless otherwise specified Board to be compatible with final finish
TRIM ACCESSORIES	Corner beads to be zinc coated steel or formed plastic Window returns to have tear away bead corners One piece control joint with V shaped slot and removable strip 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 Use joint compound complying with sheet manufacturer's specifications 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 Panels fitting ASTM E-1264 for type III, mineral base with painted finish Light reflectance coefficient not less than LR 0.80 Noise reduction coefficient NRC 0.55 Ceiling Attenuation Class not less than CAC 33 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: 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 2nd & 3rd Coat: S-W SherScrubb Supreme Interior Latex Eggshell, B20 Series Exterior 1st Coat: S-W Loxon Exterior Latex Primer, A24W8300 2nd & 3rd Coat: S-W A-100 Exterior Latex Flat A06W00151
MASONRY	Interior 1st Coat: S-W PrepRite® Block Filler, B25W25 2nd & 3rd Coat: S-W SherScrubb Supreme Interior Latex Eggshell, B20 Series Exterior 1st Coat: S-W Heavy Duty Block Filler, B42W00046 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 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 2nd & 3rd Coat: S-W DTM Alkyd Enamel, B55 Series
DRYWALL	1st Coat: S-W Promar 700 Primer/Finish, B30WY7004 2nd and 3rd Coat: S-W SherScrubb Supreme Interior Latex Eggshell, B20 Series
PLASTER	1st Coat: S-W Proplaster Coat Interior Latex Eggshell, B20WF8880 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

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: November 28, 2016

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: 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

ATTACHMENTS:

- 11-28-16 Plan Commission Report FINAL (DOCX)
- Application Form (PDF)
- S-5608 102616 (PDF)

- Item 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

SITE MAP



REQUESTED ACTION:	Site Plan Approval.
	Site Plan approval for a new parking lot on a vacant greenspace and the rear lots of property owned by St. Norbert College.
COMMON DESCRIPTION:	335 Marsh Street and southward, located southeast from Marsh Street and Fourth Street.
PARCEL NUMBERS:	WD-220, WD-220-1, WD-221, WD-841, WD-844, WD-846, and WD-846
EXISTING ZONING:	R-2 (Single and Two-Family Residential District)
PROPOSED ZONING:	None

SURROUNDING LAND USES: College and privately owned residential to the north, west, and south. College owned residential facility to the east.

COMPREHENSIVE PLAN: Neighborhood residential (including multi-family). Institutional and government facilities to the east.

APPLICANT NAME: Tonya Wagner, authorized agent for St. Norbert College
Mau & Associates LLP
400 Security BLVD
Green Bay, WI 54313

SITE HISTORY: The St. Norbert College owned property had a residential home that was removed from 335 Marsh Street for a proposed access driveway to the new parking lot, which has 100 parking stalls. The parking lot is immediately to the west of Gries Hall, north from Michels Hall, and about 1 block to the west (across the street) from the Mulva Fitness and Sports Center. St. Norbert College identified that the spaces are needed to make up for the spaces lost due to the development of the Mulva Sports Center, but there is no other parking shortage.

A different version of the subject parking lot was approved by Plan Commission on September 26, 2016. The modified design must be reviewed by Plan Commission because staff only has authority to approve modifications of 2,000 square feet or less without Plan Commission consideration.

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.

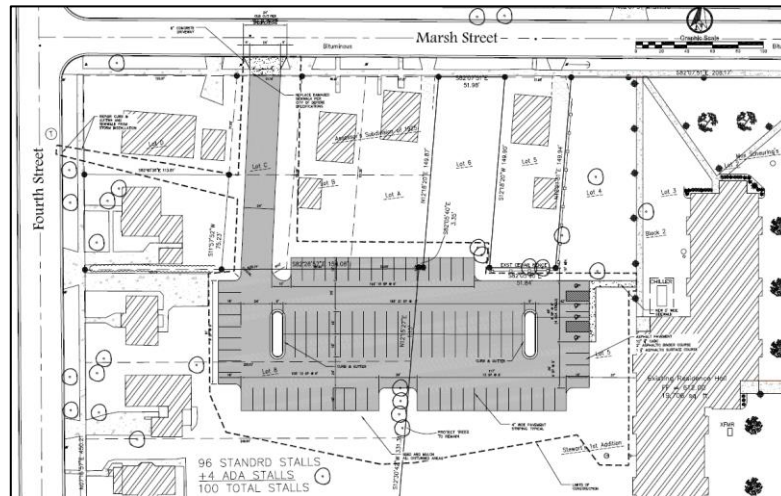
The parking lot as designed includes spaces for 100 motor vehicles, with no proposed expansion area. The lot is properly sized for 90-degree angled parking, with the exception of stall width being 9-feet versus 8.5 feet and the stall depth being 18-feet versus 18.5-feet. The shortage in stall depth was deemed acceptable for this project due to the oversized width. There are four handicap stalls identified. The handicap stalls are properly connected to the pedestrian walkway system to the east of the parking lot.

There are two properly located landscaped islands, with curb and gutter, in the proposed parking lot as well as landscaped peninsulas and notches. The landscaping islands will have stone landscaping with parking lot lighting. Aside from replacing grass around the parking lot, there is no other proposed landscaping proposed. Standard tree protection procedures in place by St. Norbert College will be used to protect existing trees during construction. The outer borders of the parking lot do not appear to have curb and gutter.

There are property irons that likely will end up under the pavement of

the parking lot. St. Norbert College indicated that the irons will remain undisturbed under the pavement of the new lot.

Storm water management has been addressed onsite with the use of a biofilter system. The storm water management system was reviewed by the City DPW. St. Norbert College will be submitting a parking lot lighting plan for the staff file.



Proposed Parking Lot

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

STAFF COMMENTS:

Engineering:

1. The City will need to enter a storm water agreement for the proposed systems.

Fire:

None.

Forestry:

1. Since two large trees were removed from the area where the driveway is set to enter, it is the Forestry Department's request to have SNC plan to replant two new trees in the terrace of one of their rental lots on Marsh St in the same area. This needs to be coordinated with the City Forestry Department.

Health:

None.

Building & Planning:

1. Consider combining lots so the parking lot does not cross property lines. The parking lot lies on multiple parcels, including lots with residential structures.

STAFF RECOMMENDATION:

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



CITY OF DE PERE

SEP - 6 2016

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 290.00

Receipt #: 115603

Date: 9-6-16

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) Mau & Associates, LLP	Authorized Representative Tonya Wagner	Title Project Engineer	
Mailing Address 400 Security Blvd	City Green Bay	State WI	ZIP Code 54313
Email Address tawagner@mau-asscoates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) St. Norbert College	Contact Person Pat Wrenn	Title Director of Facilities	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address patrick.wrenn@snc.edu	Phone Number (incl. area code) 920-403-4066	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 335 Marsh Street	Parcel No. WD-221, 220, 220-1, 846, 846-1, 844-1
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SECTION 4: Project Information

Existing Zoning:	Single and Two Family Residential		
Present Use of Parcel:	Houses and dorm back yards		
Proposed Use of Parcel:	Parking lot for St. Norbert College		
Estimated Start Date:	September 17, 2016	Estimated Completion Date:	November 15, 2016

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) Tonya Wagner	Title Project Engineer	Phone Number 920-434-9670
Signature of Applicant		Date Signed 9/6/2016

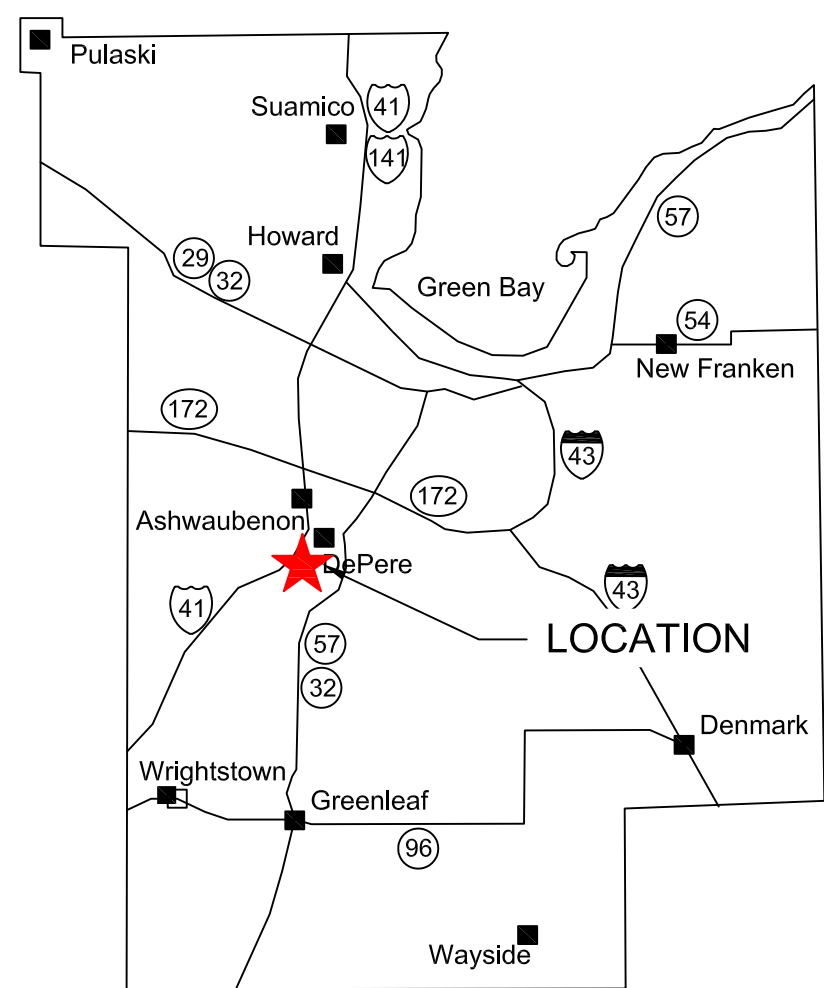
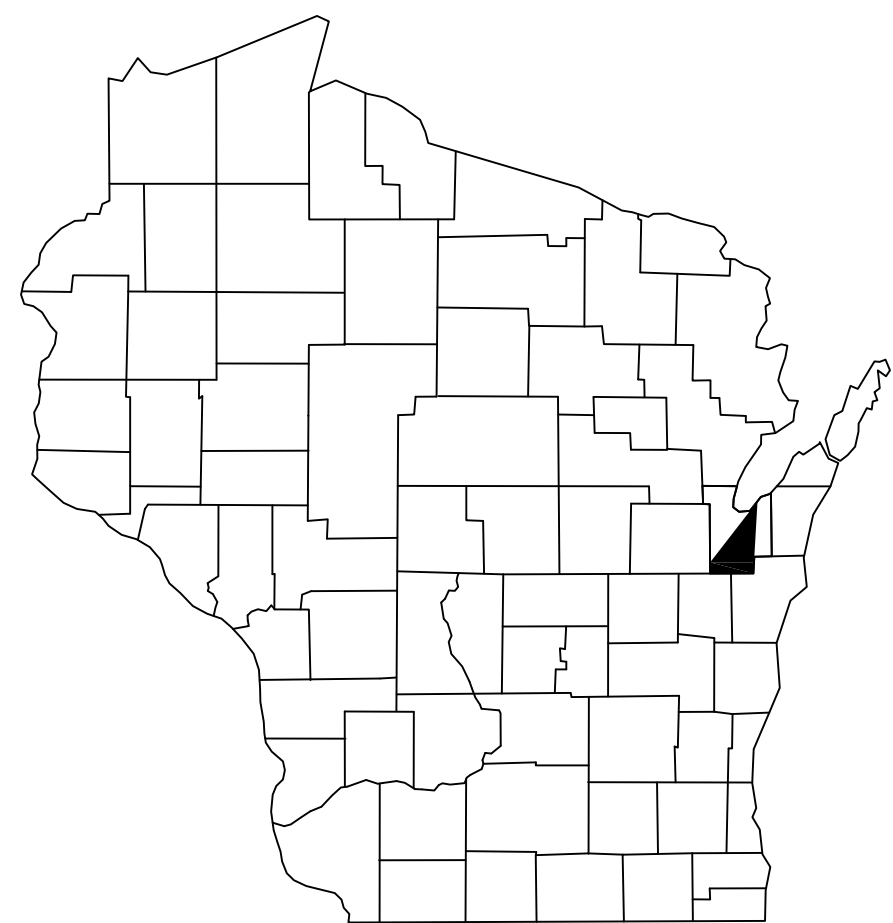
TO BE COMPLETED BY CITY STAFF

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

St. Norbert College

Marsh Street Parking Lot

City of De Pere



Vicinity Map
(not to scale)

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

Project Information

Owner(s):	St. Norbert College
Project Name:	Marsh Street Parking Lot
Project Description:	162 stall parking lot located at 335 Marsh Street. Parking lot is enclosed within St. Norbert College property.
Project Address:	335 Marsh Street

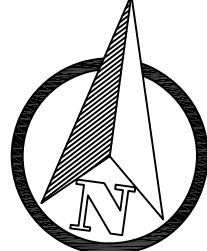
Contact Information

Owner(s):	St. Norbert college Patrick Wrenn 100 Grant Street De Pere, WI 54115 920-403-3176
Engineer:	Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Boulevard Green Bay, WI 54313 (920) 434-9670

Sheet Index:	1.0 Site Demolition Plan 2.0 Site Plan 3.0 Grading Plan 4.0 Utility & Erosion Control Plan 5.0 Landscape Plan 6.0 Notes 7.0 Details 8.0 Boring Information
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SITE STATISTICS

CONSTRUCTION AREA - 76,210 SF (1.75 Acres)
IMPERVIOUS 38,275 SF
PERVIOUS 37,935 SF



DESIGNED BY
TAW

DATA FILE
S-5608.txt

DATE
10-26-2016

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

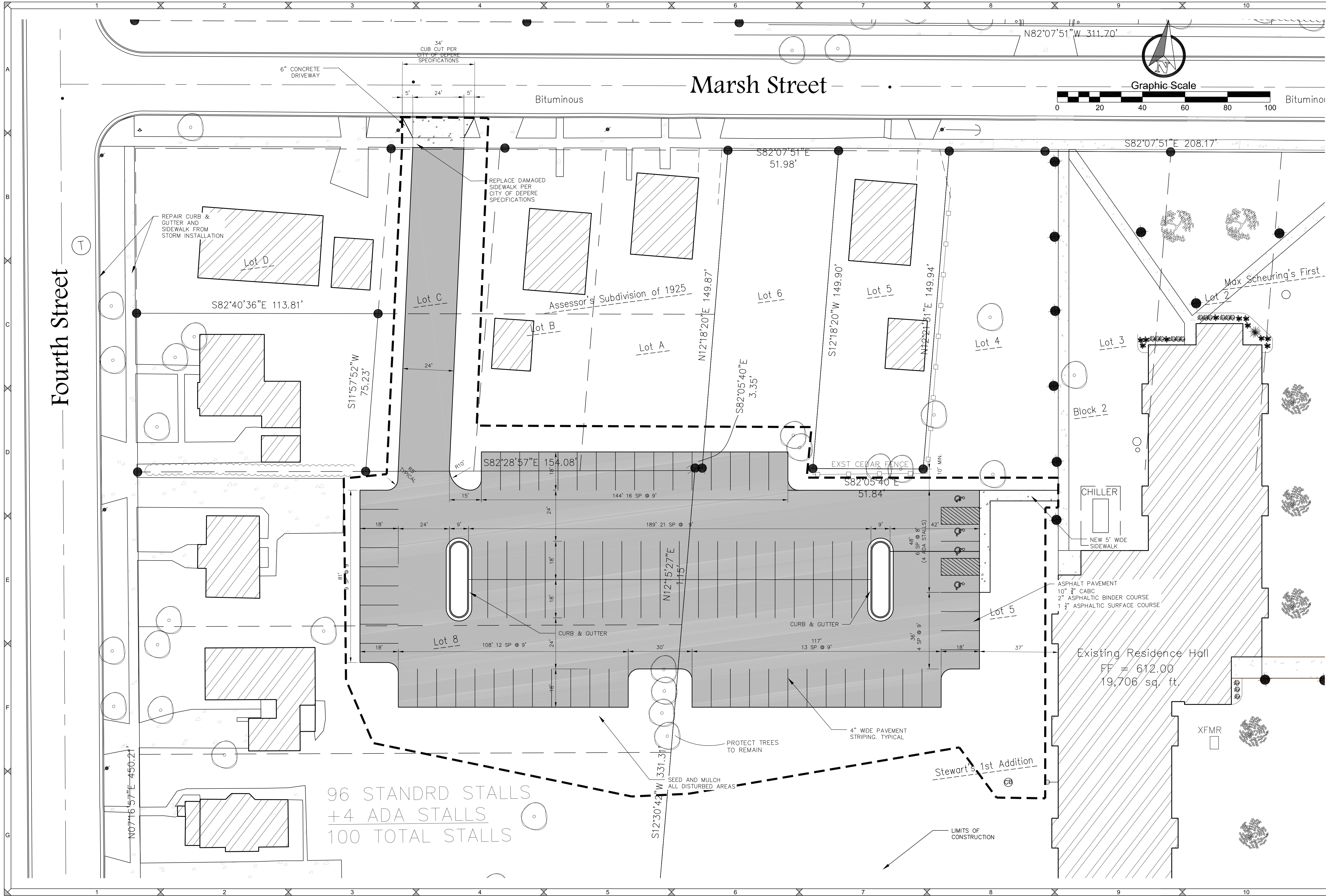
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Marsh St. Parking Lot
Demolition Plan
File: S-5608 Eng102416.dwg

PROJECT NO.
S-5608

SHEET NO.
1.0

DRAWING NO.
S-2678



DESIGNED BY
TAW

DATA FILE
S-5608.txt

DATE
10-26-2016

Number	Date	Comments

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

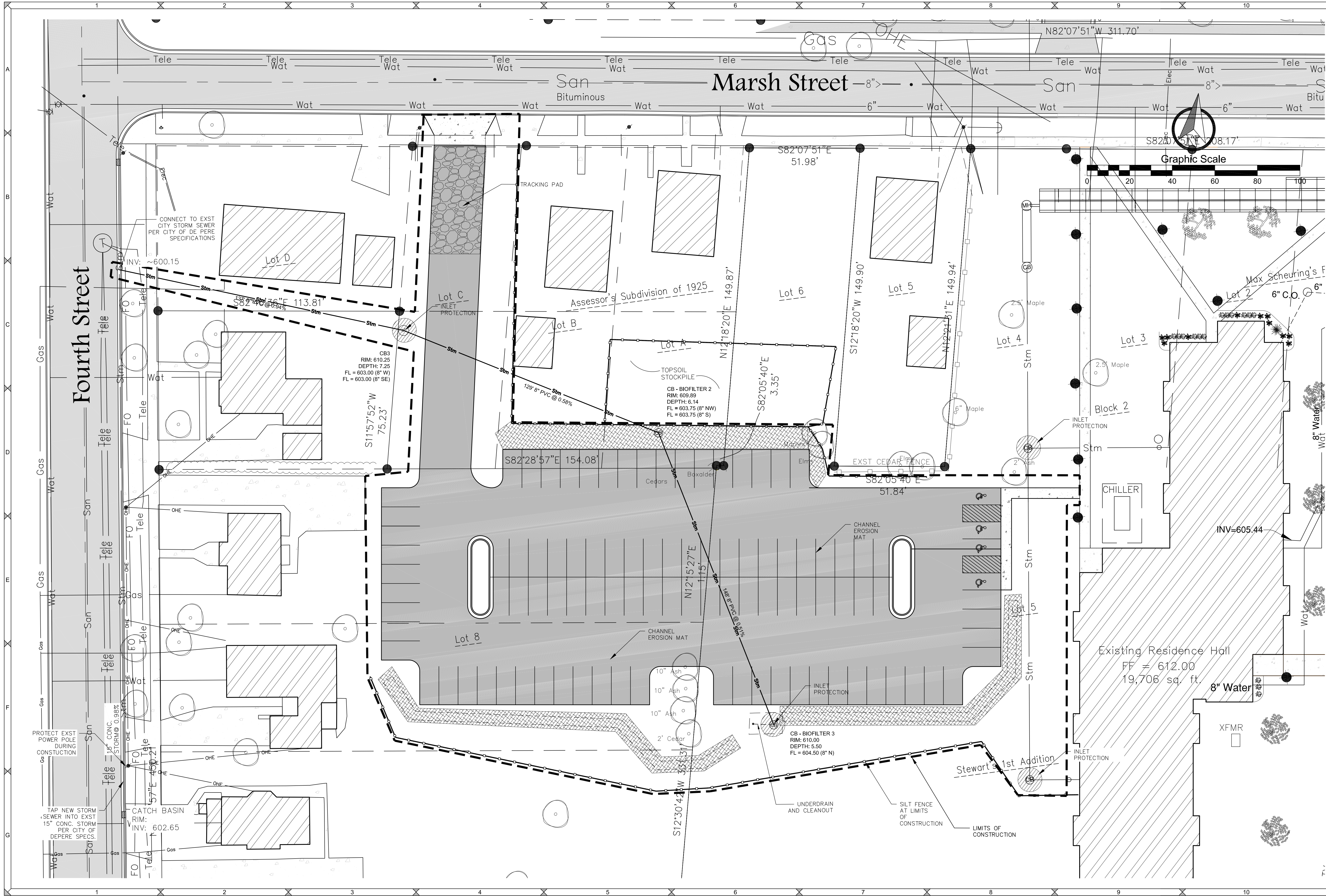
Marsh St. Parking Lot
Site and Landscape Plan
File: S-5608 Eng102416.dwg

PROJECT NO.
S-5608

SHEET NO.
2.0

DRAWING NO.
S-2678





DESIGNED BY
TAW

DATA FILE
S-5608.txt

DATE
10-26-2016

Number	Date	Comments

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

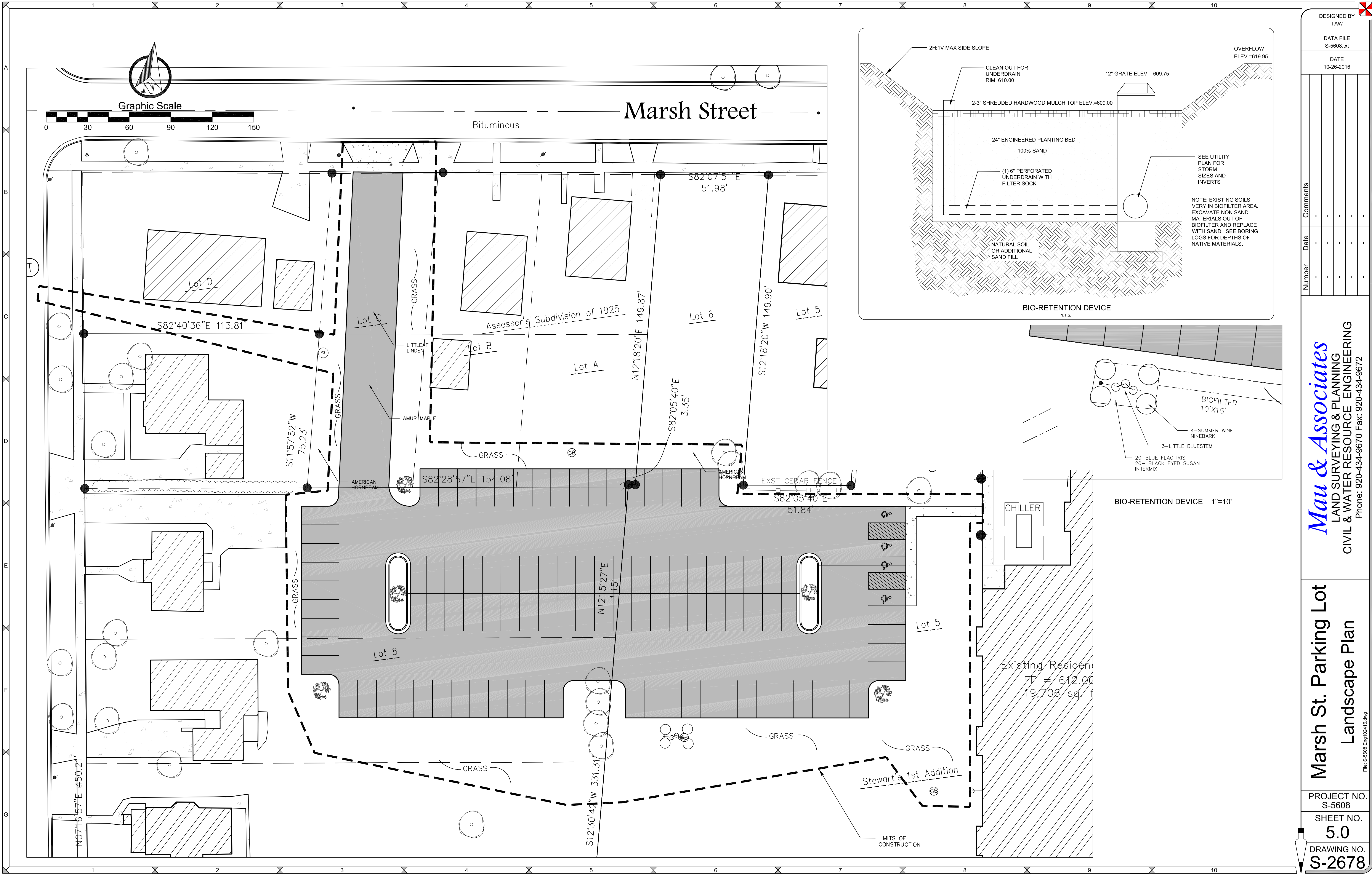
Marsh St. Parking Lot
Utility, and
Erosion Control Plan

PROJECT NO.
S-5608

SHEET NO.
4.0

DRAWING NO.
S-2678

Attachment: S-5608 102616 (5327 : Recommendation regarding a Site Plan request at 335 Marsh Street in De Pere for a St. Norbert C)



DESIGNED BY
TAW

DATA FILE
S-5608.txt

DATE
10-26-2016

Number

Date

Comments

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

Marsh St. Parking Lot
Landscape Plan
File: S-5608 Eng102416.dwg

PROJECT NO.
S-5608

SHEET NO.
5.0

DRAWING NO.
S-2678

	1	2	3	4	5	6	7	8	9	10	
A	SITE DEMOLITION GENERAL NOTES:										
	1. ALL SITE DEMOLITION AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF THE PROPOSED DUMP SITE IS PERMITTED.										
B	2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FIELD CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR OWNER PRIOR TO BIDDING. IF CONFLICTS EXIST APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.										
	3. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED DURING THE DEMOLITION OF SITE IMPROVEMENTS. IF A UTILITY INTERRUPTION IS REQUIRED THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THOSE AFFECTED. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.										
C	4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC WITHIN THE LIMITS OF THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED CURING DEMOLITION ACTIVITIES.										
	5. AS NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF, NUT NO BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL BE BORNE BY THE CONTRACTOR.										
D	6. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE UTILITIES WERE PLOTTED ON THE DRAWINGS USING DIGGER'S HOTLINE AND PREVIOUS BUILDING PLANS. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALL UTILITIES LOCATED WITHIN THE LIMITS OF SITE EXCAVATION. CONTRACTOR SHALL PLACE A DIGGER'S HOTLINE CALL PRIOR TO EXCAVATING AND LOCAL UTILITIES SHALL BE MARKED OR CLEARED BY UTILITY COMPANY PRIOR TO EXCAVATING.										
	7. CONTRACTOR SHALL FULLY EVALUATE CONSTRUCTION MEANS AND MEASURES WHEN DETERMINING THE REMOVAL LIMITS OF THE DEMOLITION ITEMS TO ACCOMMODATE CONSTRUCTION OF ILLUSTRATED AND SPECIFIED IMPROVEMENTS AND SAID WORK SHALL BE FACTORED INTO THE BID.										
E	9. DURING PRE-BID SITE INVESTIGATION AND DURING CONSTRUCTION IF THERE ARE ISSUES OR QUESTIONS PERTAINING TO THE CONTRACT DRAWINGS RELATED TO SITE WORK IMPROVEMENTS THE FOLLOWING ARE CONTACTS WHO CAN BE CONSULTED WITH TO RESOLVE QUESTIONS OR ISSUES: TONYA WAGNER, MAU & ASSOCIATES LLP-PROJECT ENGINEER, (920) 434-9670										
F											
G											
	1	2	3	4	5	6	7	8	9	10	

DESIGNED BY
TAW

DATA FILE
S-5608.txt

DATE
10-26-2016

Number	Date	Comments
.	.	.
.	.	.
.	.	.
.	.	.

Mau & Associates

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING

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

Marsh St. Parking Lot

Notes

File: S-5608 Eng\102416.dwg

PROJECT NO.
S-5608

SHEET NO.
6.0

DRAWING NO.
S-2678

GENERAL NOTES:

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

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

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

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

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

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

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

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

SEQUENCE OF CONSTRUCTION

A. INSTALL TRACKING PADS AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.

B. CONTACT THE CITY OF DE PERE AND WDNr TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.

C. REMOVE ITEMS AS NOTED ON THE SITE DEMOLITION PLAN. PROTECT TREES TO REMAIN.

D. EXCAVATE FOR PAVEMENT INSTALLATION AS SHOWN ON THE PLAN AND ON DETAIL SHEETS. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE SOILS AT OFF-SITE LOCATION.

E. INSTALL ADS STORM SYSTEM AND STORM LINES. CONNECT STORM TO EXISTING CITY SEWER PER CITY SPECIFICATIONS.

F. COMPLETE PAVEMENT BASE COURSE AND PAVING.

G. COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL, SEED, FERTILIZE AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

G. PERFORM STREET SWEEPING AND TEMPORARY MULCHING / SEEDING AS NEEDED AND REQUIRED.

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

INSPECTION AND MAINTENANCE

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

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:
NAME OF INDIVIDUAL PERFORMING INSPECTION;
DATE, TIME, AND PLACE OF INSPECTION;
A DESCRIPTION OF THE CONSTRUCTION PHASE;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

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

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

CONSTRUCTION SITE EROSION CONTROL

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

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057

STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.

WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.

STREET SWEEPING/CLEANING

SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

SILT FENCE - TECHNICAL STANDARD 1056

SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.

SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058

DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.

NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052

EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.

CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066

WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

DEWATERING - TECHNICAL STANDARD 1061

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

SEDIMENT ENTERING STORM DRAIN INLETS:

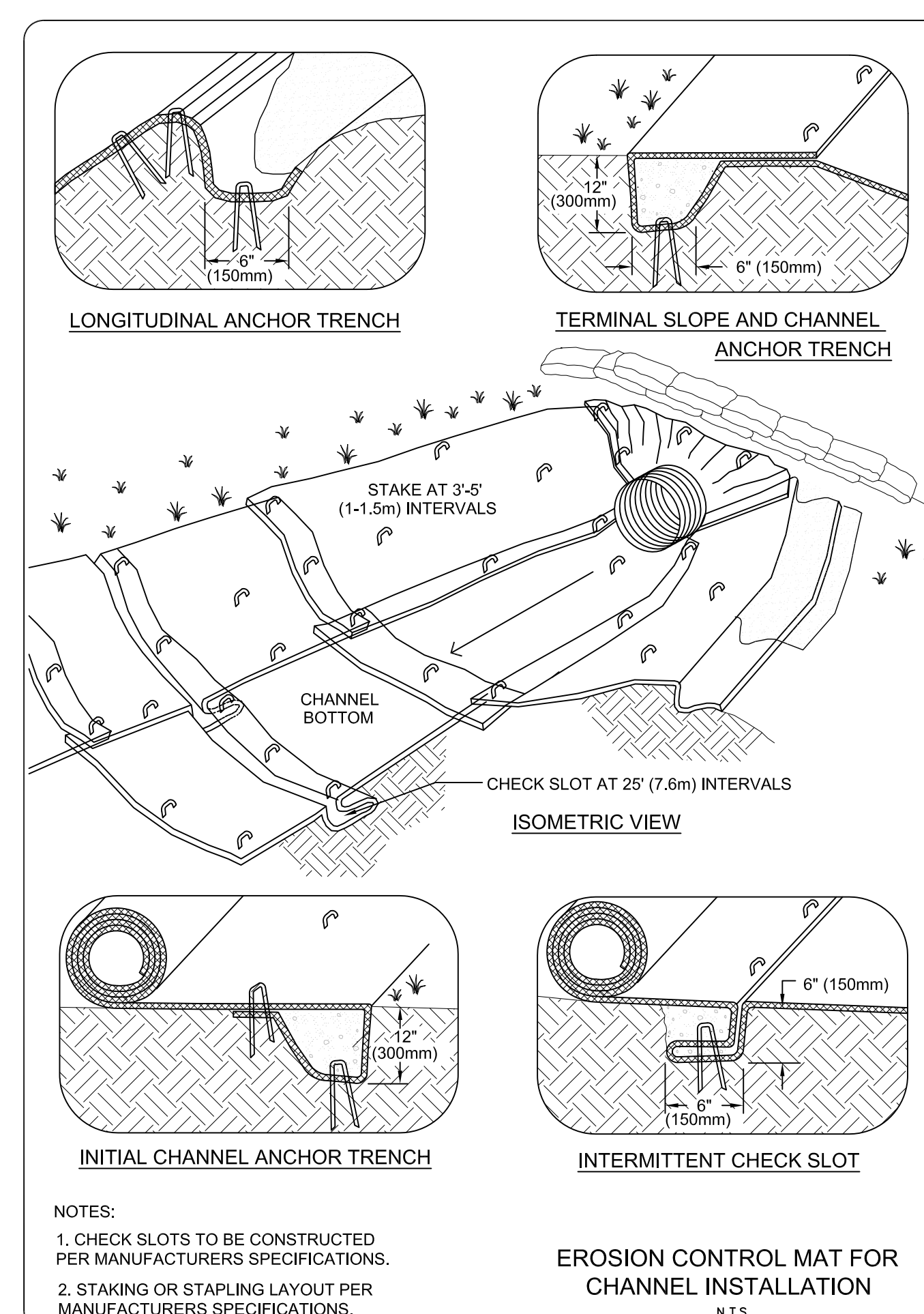
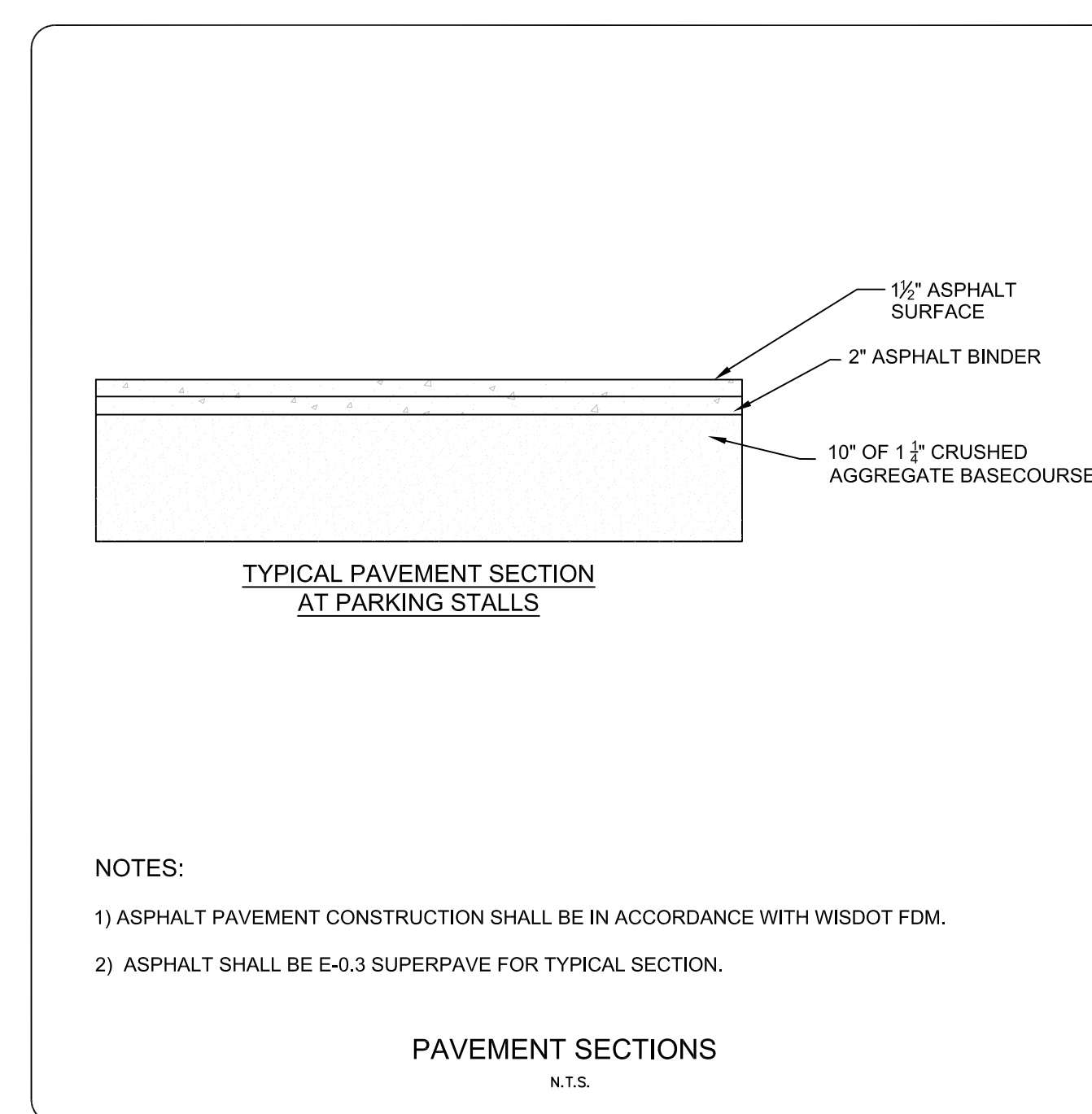
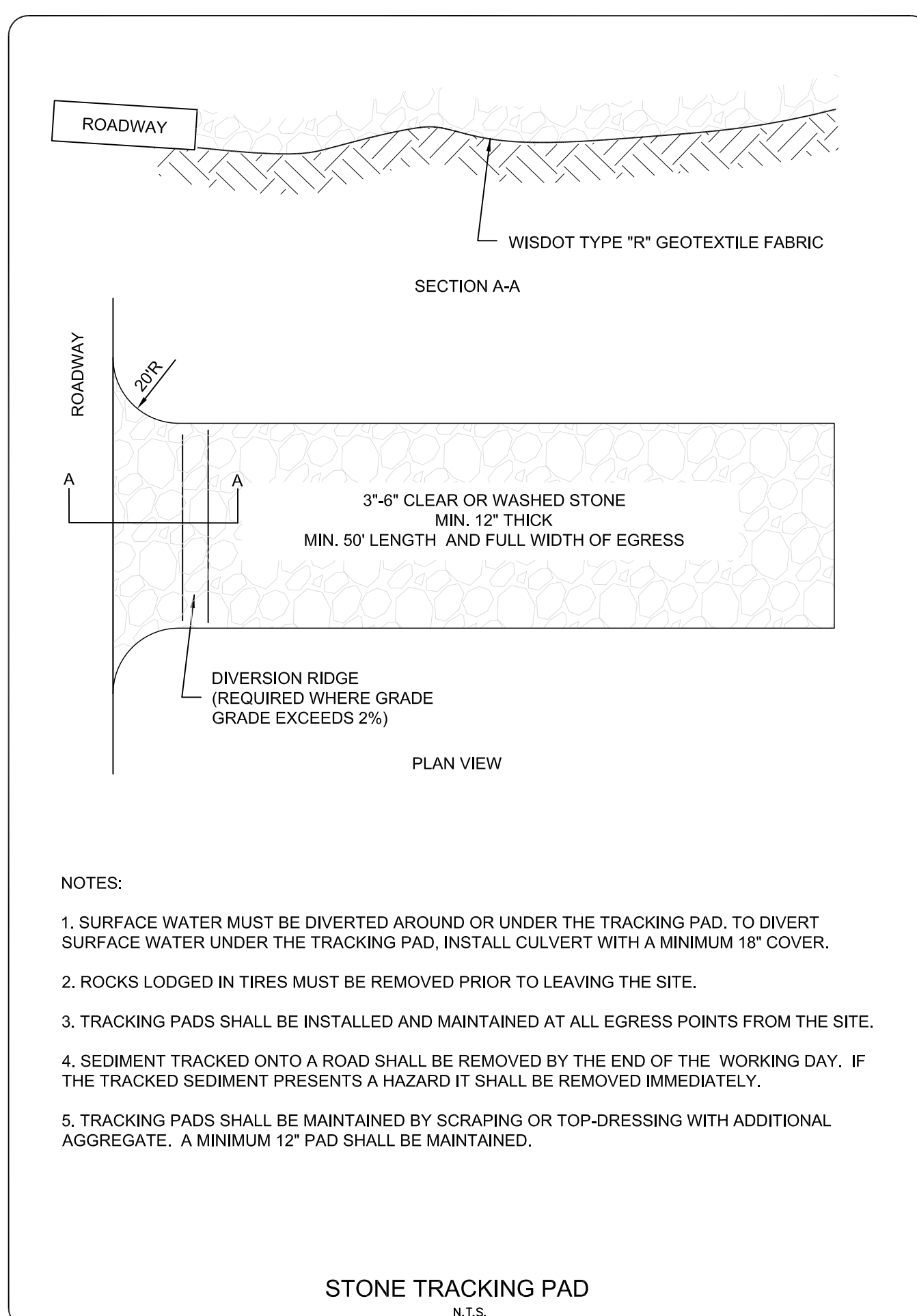
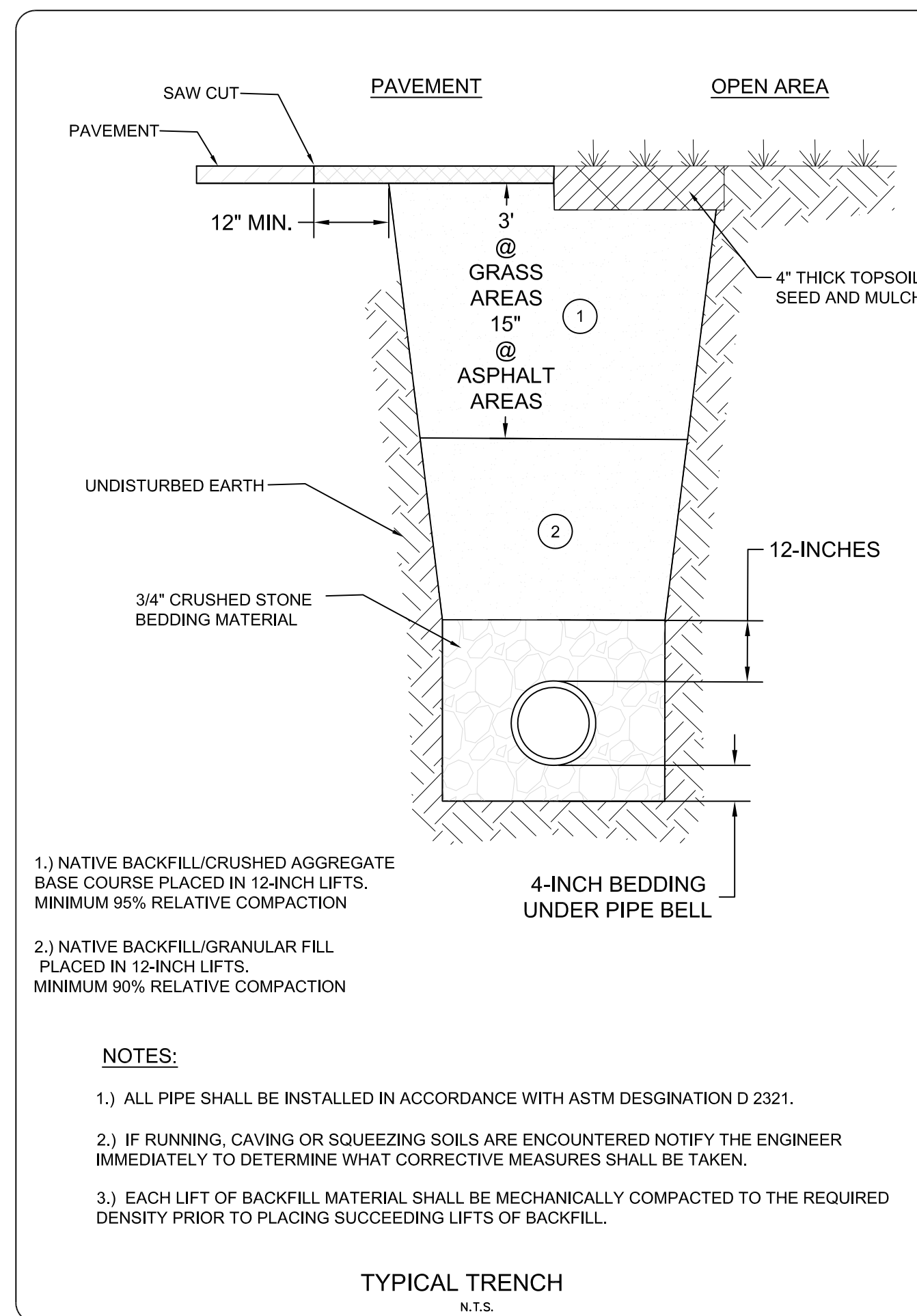
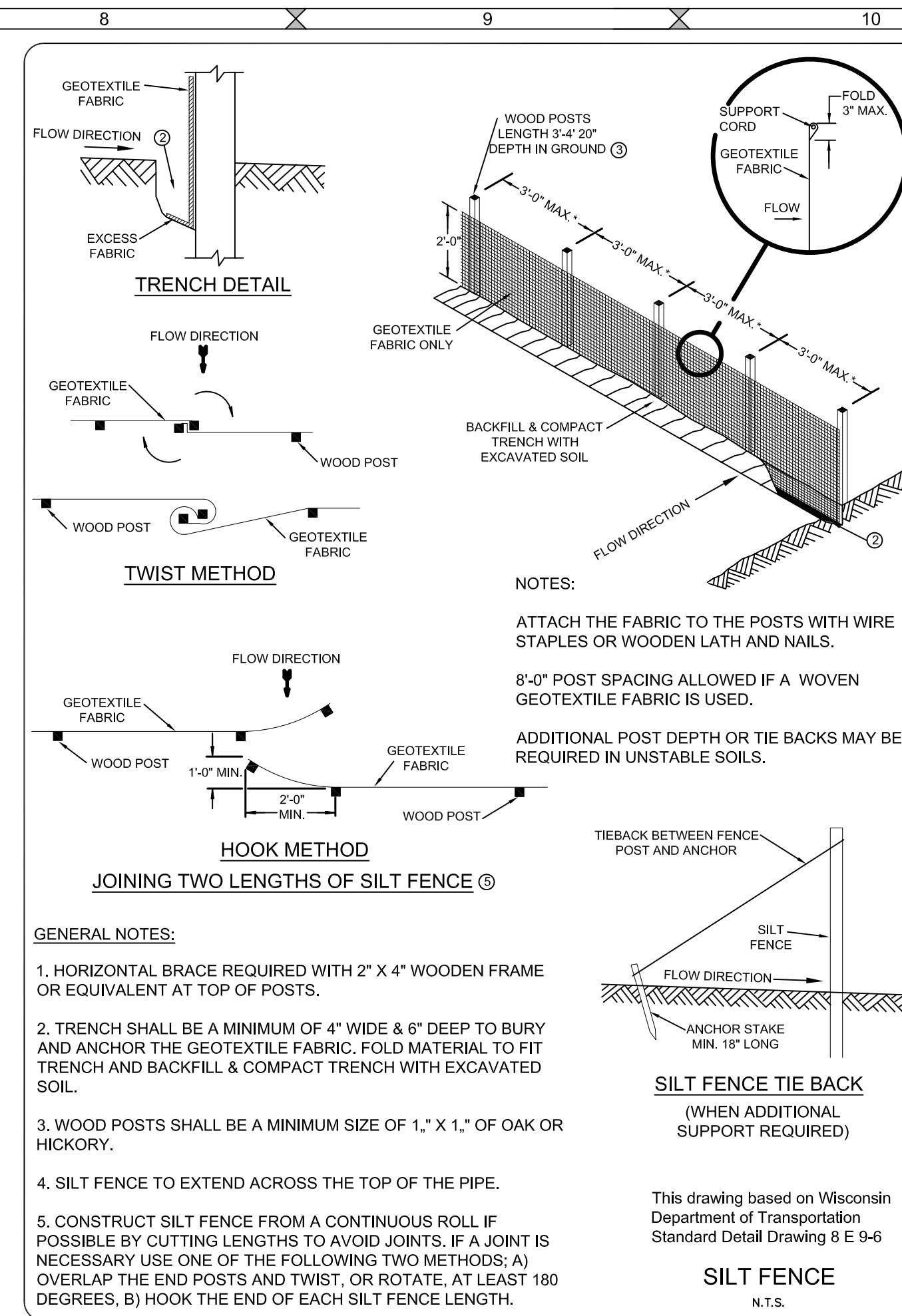
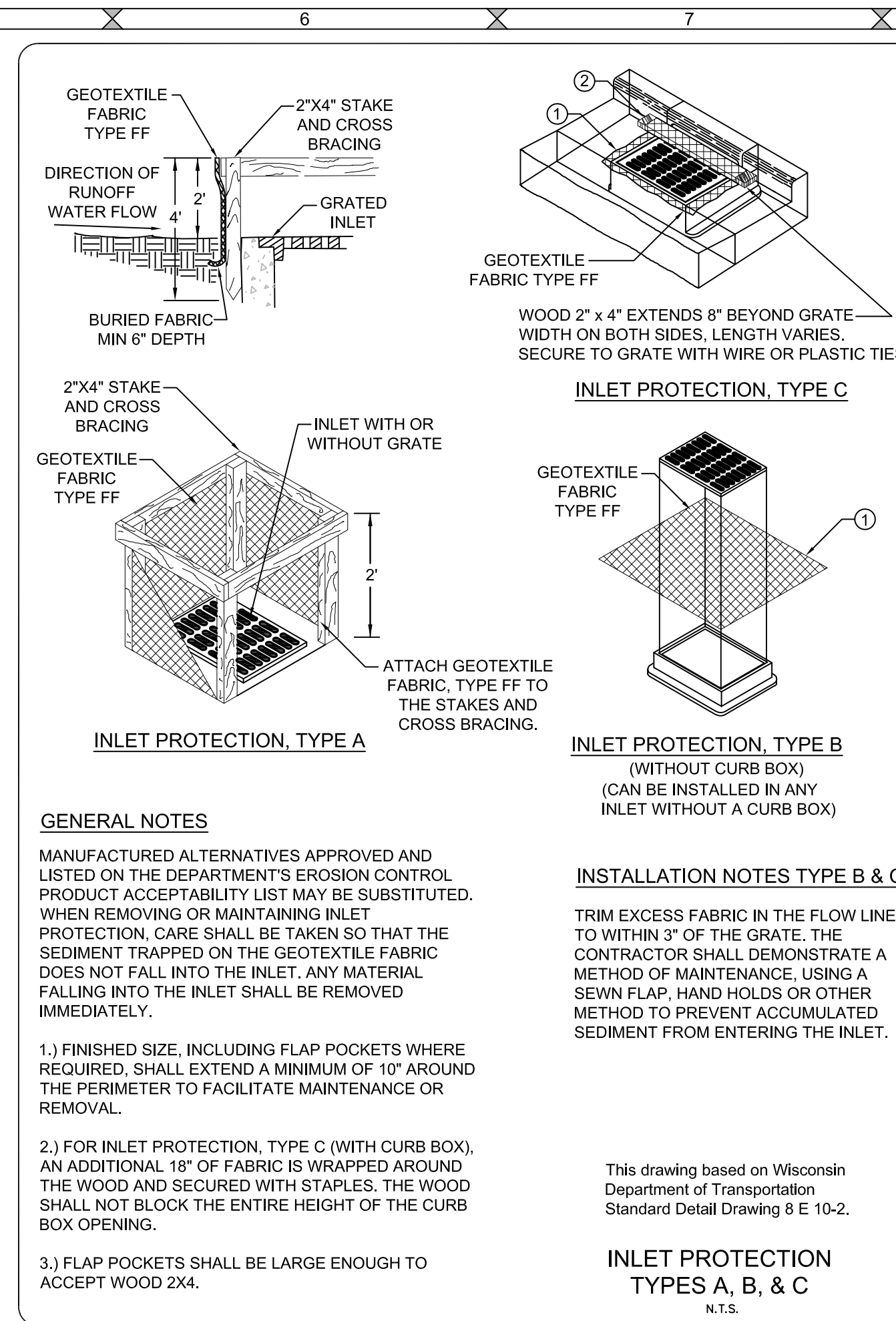
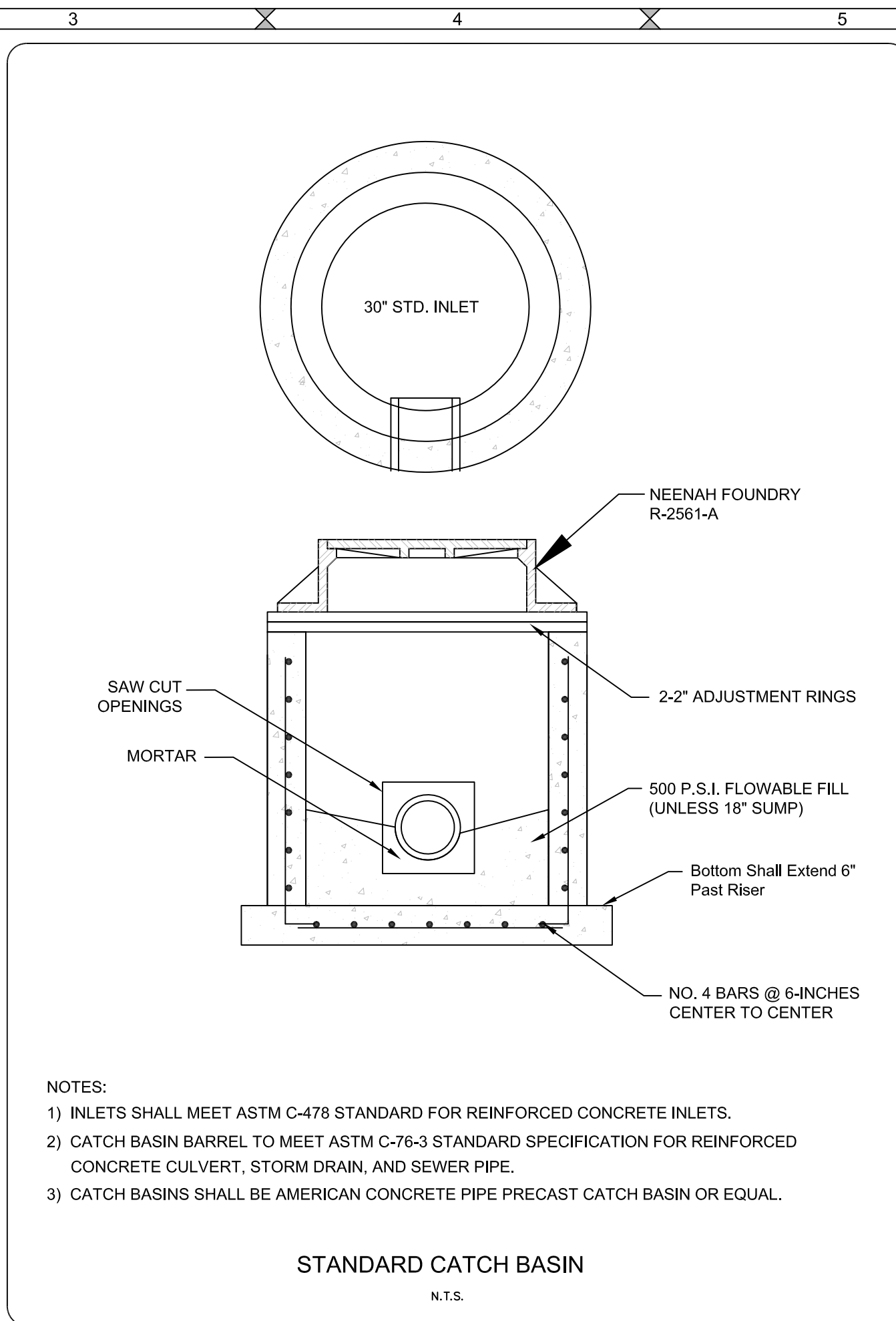
STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060

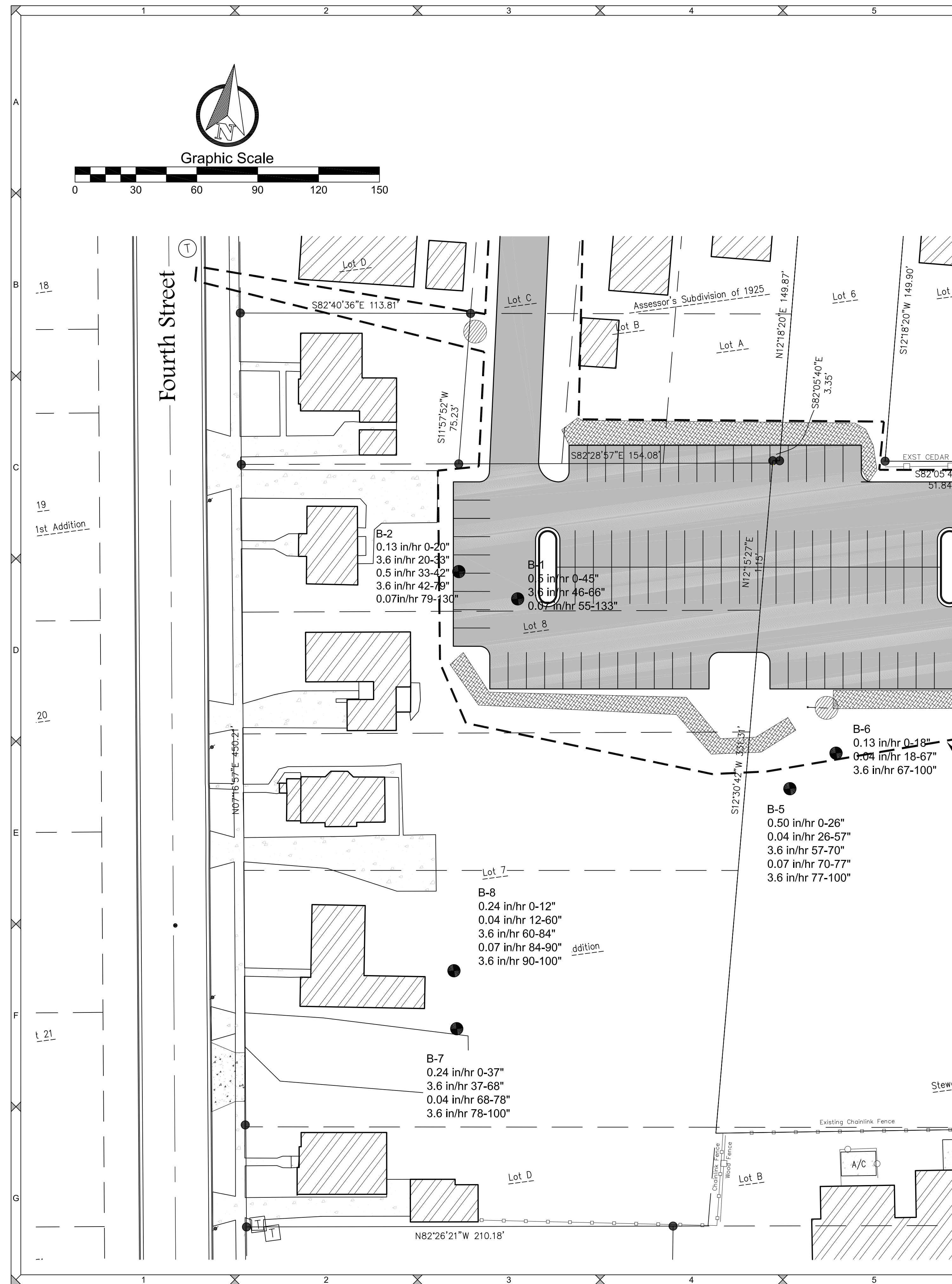
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

DUST CONTROL - TECHNICAL STANDARD 1068

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

[illegible]



Department of Commerce
Division of Water and Buildings

SOIL EVALUATION - STORM

in accordance with Correll 82-365 & 85, Wis. Admin. Code

#2303

Page 1 of

George & Hostet Soil Consultants

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to, vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes.

County Brown
Parcel ID
Reviewed By Date

Property Owner ST. NORBERT COLLEGE		Property Location Covt. Lot <u>1/4, 1/4, S, TN, R</u>	
Property Owner's Mailing Address 100 GORDON STREET		Lot # <u> </u>	Block # <u> </u>
City <u>DE PERE</u> State <u>WI</u> Zip Code Phone Number <u>54115 920-403-3178</u>		Soil Survey Sheet for Legal Desc. <u>SEED HARBOR SHEET FOR LEGAL DESC.</u>	
City <u>DE PERE</u> State <u>WI</u> Zip Code Phone Number <u>54115 920-403-3178</u>		Nearest Road <u>MARSH ST. & COLLEGE AVE</u>	

Drainage area <u> </u> sq. ft. acres	Hydraulic Application Test Method: ☐ Morphological Evaluation ☐ Double-Ring Infiltrometer ☐ Other (specify) <u> </u>
Optional <u> </u>	
Test Site Suitable for (check all that apply) ☐ Irrigation ☐ Bioretention trench ☐ Trench(es) ☐ Rain garden ☐ Grassed swale ☐ Reuse ☐ Infiltration trench ☐ SDS (< 15' wide) ☐ Other <u> </u>	

1	Obs.		Ground surface elev.	611.00	ft.	Depth to limiting factor	NA	in	Hydraulic App. Rate
Horizon	Depth in ft.	Dominant Color (Munsell)	Relief Description Qu. St. Cont. Color	Texture	Structure Gr. St. Sh.	Consistency	Boundary	% Rock Frag.	Inches/hr
Ap	0-12	10YR3/2	NONE	SL	2MR	MVFR	AS	0	0.50
Bt	12-32	7.5YR4/4	NONE	SL	2MSBK	MFR	CW	0	0.50
BC	32-45	7.5YR5/4	NONE	SL	1MSBK	MFR	CW	0	0.50
C	45-66	7.5YR6/4	NONE	S	SG	ML	AW	0	3.60
2C	66-133	5YR5/3	M2P 5YR5/8	SIC	MSV	MFI	---	1	0.07

2	Obs.		Ground surface elev.	611.00	ft.	Depth to limiting factor	NA	in	Hydraulic App. Rate
Horizon	Depth in ft.	Dominant Color (Munsell)	Relief Description Qu. St. Cont. Color	Texture	Structure Gr. St. Sh.	Consistency	Boundary	% Rock Frag.	Inches/hr
Fill	0-20	10YR3/2	NONE	SIL	2MR	MVFR	AS	0	0.13
Bt	20-33	7.5YR4/4	NONE	S	SG	ML	CW	0	3.60
C	33-42	7.5YR5/4	NONE	SL	MSV	MFR	AW	0	0.50
C	42-51	7.5YR5/6	NONE	LS	SG	ML	CW	0	3.60
2C	51-79	5YR5/3	NONE	S	SG	ML	AW	0	3.60
3C	79-130	5YR5/3	M2P 5YR5/8	SIC	MSV	MFI	---	1	0.07

CST/SPS Name (Please Print)

David A. George

Signature

[Handwritten Signature]

CST/SPS Number

3676 27114

Designing George & Hostet Soil Consultants

6350 Neno Lane, Sobeke, WI 54182

Date Evaluated/Produced

9/15/2016 7:30-1:00

Telephone Number

920-822-9918

9/15/2016 10:05

Property Owner <u>ST. NORBERT COLLEGE</u>				Parcel ID # <u> </u>				Page <u>3</u> of <u> </u>			
7	Obs. #	Boring PI#	Ground surface elev.	ft.	Depth to limiting factor	NA	in.	Hydraulic Ap. Rate			
Horizon	Depth in	Dominant Color Munsell	Redox Description Qu. Co. Cont. Color	Texture	Structure Gr. Sz. Sh	Consistence	Boundary	% Rock Frag.	Indic./hr		
Fill	0-12	10YR3/2	NONE	L	2MGR	MVFR	AS	0	0.24		
Fill	12-37	Mixed Fill	NONE	L/FS	NA	MVFR	AW	0	0.24*		
C	37-68	7.5YR6/4	NONE	S	SG	ML	AW	0	3.60		
2C	68-78	5YR5/3	NONE	SiCL	MSV	MFI	AW	0	0.04		
3C	78-100	7.5YR6/4	NONE	S	SG	ML	---	0	3.60		
				Saturated @90"							
				*Adjusted							

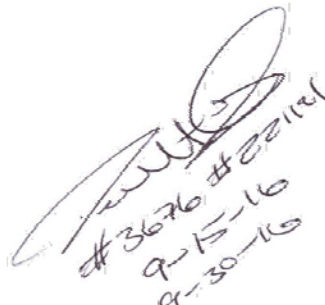
8	Obs. #	Boring PI#	Ground surface elev.	ft.	Depth to limiting factor	NA	in.	Hydraulic Ap. Rate	
Horizon	Depth in	Dominant Color Munsell	Redox Description Qu. Co. Cont. Color	Texture	Structure Gr. Sz. Sh	Consistence	Boundary	% Rock Frag.	Indic./hr
Ap	0-12	10YR3/2	NONE	L	2MGR	MVFR	AS	0	0.24
Bt	12-25	5YR4/4	NONE	SiCL	2MSBK	MFR	AS	0	0.04
C	25-60	5YR5/3	FIP 5YR5/3**	SiCL	MSV	MFI	AW	0	0.04
2C	60-84	7.5YR6/4	NONE	S	SG	ML	AW	0	3.60
3C	84-90	5YR5/4	NONE	SIC	MSV	MFI	AW	0	0.07
4C	90-100	7.5YR5/2	NONE	S	SG	ML	---	---	3.60
				H20@110"					

Test Results and/or Summary Comments

All borings conducted with a track excavator. Soils are not uniform in regards to morphology but all borings did reveal sandy wash deposits at varying depths. Redox features, noted in the fine textured lacustrine deposits are a result of slow permeability through the dense, silt/clay deposits and have been noted with "*" in the soil logs. Areas of entry fill were addressed and a hydraulic application rate was assigned based upon consistence and dominant soil textures of the entry fill material (8P).

The Department of Consistence is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-7151 or TTY: 608-264-8777.

George J. Hohl SS, Geologist


 #3076 of 82214
 9-15-16
 9-20-16

Property Owner: ST. NORBERT COLLEGE

Parcel ID #

Page 2 of

3	Obs. #	Boring Pt	Ground surface elev.	600.80	ft.	Depth to limiting factor	NA	in	Hydraulic App. Rate
Horizon	Depth in	Dominant Color Munsell	Redox Description Ox. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh	Consistence	Boundary	% Rock Frag	Inches/ft
Ap	0-12	10YR3/2	NONE	SIL	2MGR	MVFR	AS	0	0.13
Bt	12-30	5YR4/4	NONE	SICL	2MSBK	MFR	CW	0	0.04
C	30-41	5YR5/4	NONE	SIL	MSV	MFI	CW	0	0.13
2C	41-70	5YR5/3	F1P 5YR5/8	SICL	MSV	MFI	CW	0	0.04
3C	70-134	5YR5/3	M2P 5YR5/8	SIL	MSV	MFI	---	1	0.07

FREE CO₂ THROUGHOUT THE 2C AND 3C

NOTE: BORE # 3 AT A DIFFERENT SITE - NOT THIS PROJECT

5	Obs. #	Boring Pt	Ground surface elev.	610.00	ft.	Depth to limiting factor	NA	in	Hydraulic App. Rate
Horizon	Depth in	Dominant Color Munsell	Redox Description Ox. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh	Consistence	Boundary	% Rock Frag	Inches/ft
Ap	0-8	10YR3/2	NONE	LFS	2MGR	MVFR	AS	0	0.50
Bt	8-26	7.5YR4/6	NONE	LFS	1MSBK	MFR	CW	0	0.50
C	26-57	5YR5/3	F1P 5YR5/8**	SICL	MSV	MFI	AW	0	0.04
2C	57-70	7.5YR6/4	NONE	S	SG	ML	CW	0	3.60
3C	70-77	5YR4/4	NONE	SIC	MSV	MFI	AW	0	0.07
4C	77-100	7.5YR6/4	NONE	S	SG	ML	CW	8	3.60

H20@100"

6	Obs. #	Boring Pt	Ground surface elev.	610.00	ft.	Depth to limiting factor	NA	in	Hydraulic App. Rate
Horizon	Depth in	Dominant Color Munsell	Redox Description Ox. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh	Consistence	Boundary	% Rock Frag	Inches/ft
Ap	0-18	10YR3/2	NONE	SIL	2MGR	MVFR	AS	0	0.13
Bt	18-36	5YR4/4	NONE	SICL	2MSBK	MFR	CW	0	0.04
C	36-67	5YR5/3	F1P 5YR5/8**	SICL	MSV	MFI	AS	0	0.04
2C	67-100	7.5YR6/4	NONE	CS	SG	ML	---	0	3.60

**Lacustrine material, redox associated with permeability and varve like deposits (plate like).

Handwritten signature: *[Signature]*
 # 26765 # 26764
 9-15-14
 9-30-14

[illegible]

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

MEETING DATE: November 28, 2016

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 11-28-16 Becker PC Report (DOCX)
- Becker Annexation Submittal (PDF)
- ANNEXATION EXHIBIT A -- Revised Submittal (PDF)

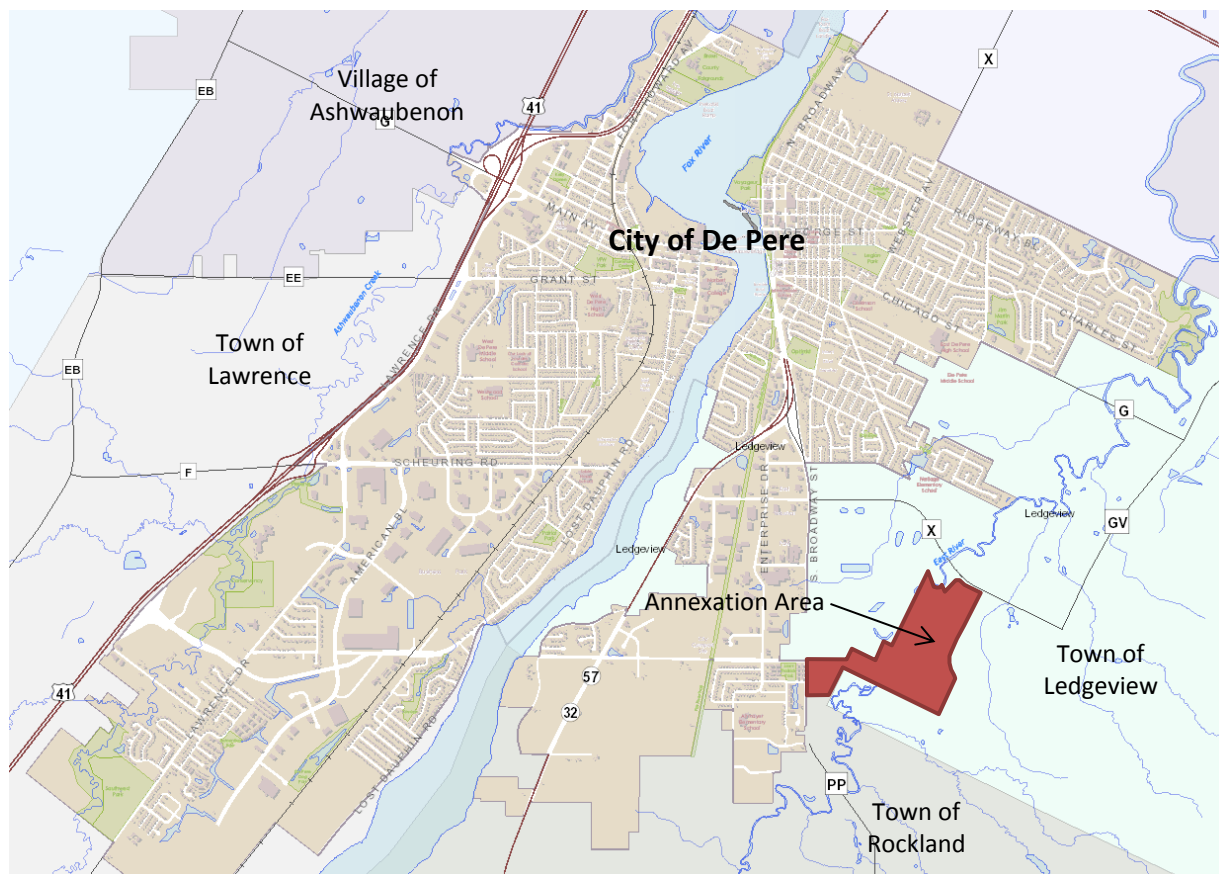
Item 6: Review the Annexation Request for Parcels R-20, D-393-3, D-393-4, D-394, D-409, D-411-1, D-411-2. *

Annexation Type: Direct annexation by unanimous approval of two abutting properties. Part of the annexation area is located in the Town of Rockland and part of the annexation area is located in the Town of Ledgeview.

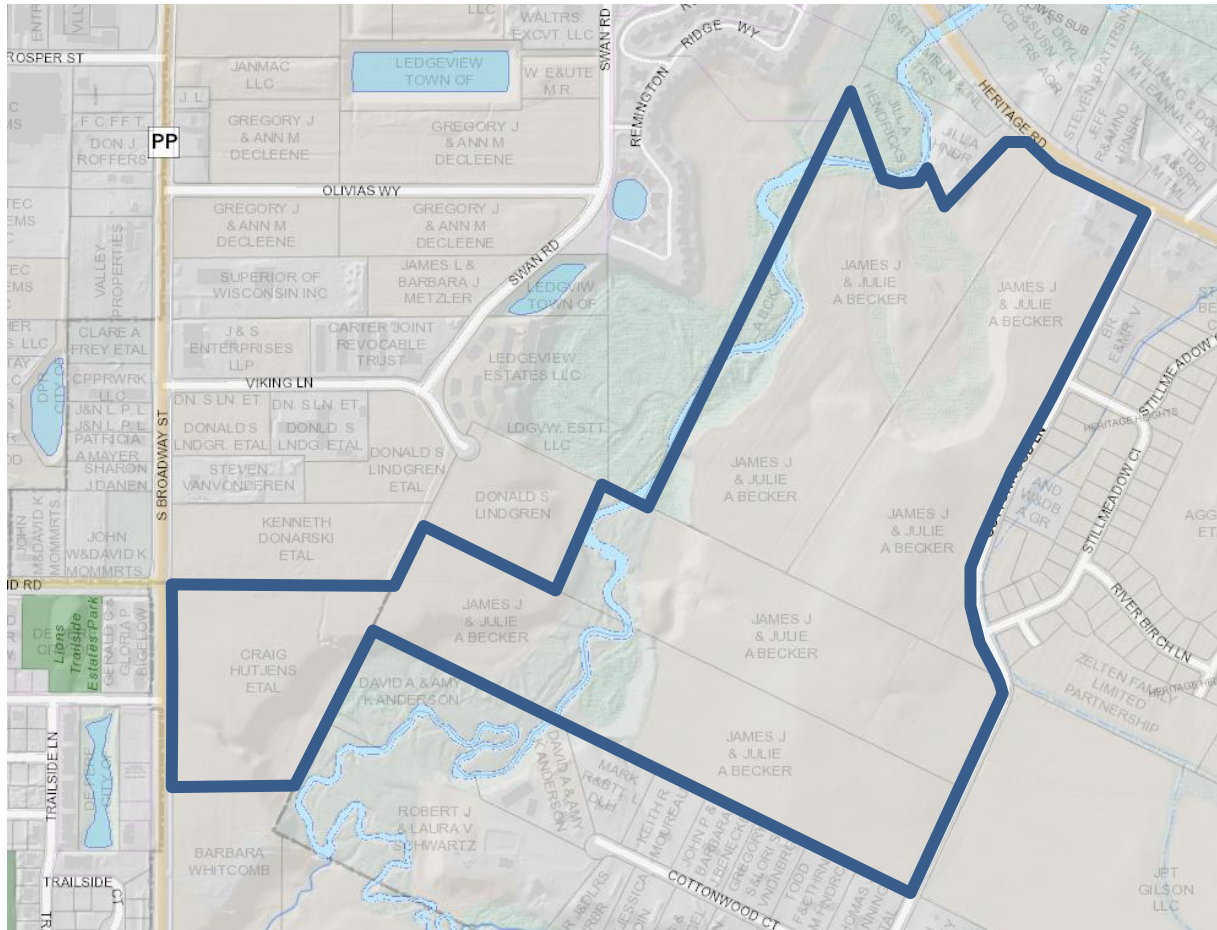
Property Owners:
 James J. & Julie Becker
 Craig Hutjens & Theresa Clancy
 Richard & Michelle Kerkoff

Annexation Petition prepared by: Richard Huxford, PLS.

OVERVIEW MAP



SITE MAP

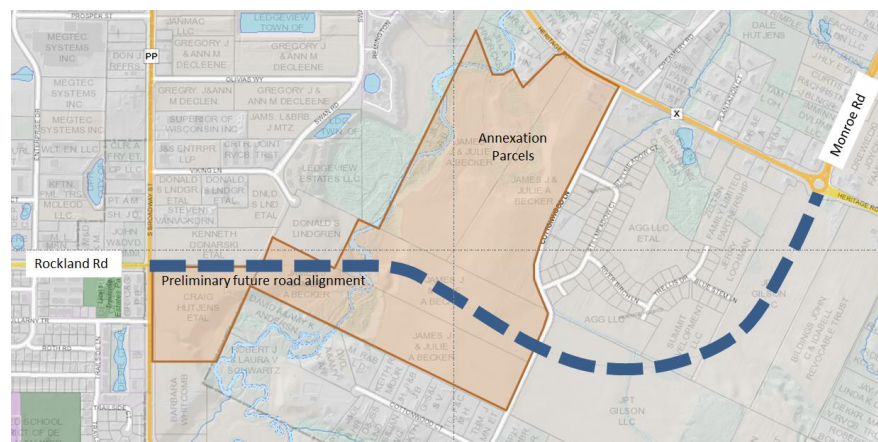


- REQUESTED ACTION:** The City of De Pere has received the attached petition for direct annexation by unanimous approval of 160.98 acres of land from the Town of Ledgeview and 21.97 acres of land from the Town of Rockland.
- COMMON DESCRIPTION:** A series of parcels generally located at the southwest corner of Cottonwood Lane and Heritage Road, then extending south and west, joining the De Pere Municipal Boundary near the intersection of County Road PP (S Broadway Street) and Rockland Road. The annexation area has street frontage along County PP (S Broadway St), County X (Heritage Road), and Cottonwood Lane.
- PARCEL NUMBERS:** Town of Rockland: R-20 (21.97 acres)
Town of Ledgeview: D-393-3, D-393-4, D-394, D-409, D-411-1, D-411-2 (160.98 acres)

EXISTING ZONING:	Town of Ledgeview: A-2 Agricultural and C-1 Conservancy Town of Rockland: Non-Participating WLI (NPWLI)
PROPOSED ZONING:	Parcel R-20 – R-1 Residential Parcels D-393-3, D-393-4, D-394, D-409, D-411-1, D-411-2 – A-1 Agricultural
EXISTING LAND USES:	R-20 – Agricultural, Crops D-393-3, D-393-4, D-394, D-409, D-411-1, D-411-2 - Agricultural, General Farming & 1 Single Family Home
COMPREHENSIVE PLAN:	Future Land Use Map designates parcel R-20 as commercial and does not provide a designation for the Town of Ledgeview parcels.
APPLICANT NAMES:	James J. & Julie A. Becker 2022 Heritage Road De Pere, WI 54115 Craig Hutjens & Theresa Clancy 3493 Old Military Road De Pere, WI 54115 Richard & Michelle Kerkoff 2943 Glenrock Road De Pere, WI 54115 Richard Huxford, authorized agent for owners/electors Huxford Surveyors, Inc. 2589 Oak Ridge Circle De Pere, WI 54115
MUNICIPAL SERVICES & PLANNING ANALYSIS:	The services that will need to be provided to this area should it be annexed are listed below. For each service, an assessment of the City's ability to provide this service is noted. No development is proposed for the annexation parcels at this time. 1. <u>Sanitary Sewer</u> – Single family home on parcel D-394 is currently served by Town of Ledgeview via County X (Heritage Road). The City and Town Sanitary District currently have an arrangement for payment of Sanitary District charges for property located in the City. This agreement will be extended to this property. No services are provided to the rest of the properties, which are utilized for agricultural use. If property is developed in the future, connections to City utilities, or an intergovernmental agreement with the Town of Ledgeview, will be required. Cottonwood Lane, which is adjacent to the east edge of the annexation parcel, is proposed to be improved with both water and sewer utilities. If the property annexes to the City of De Pere prior to the Town of Ledgeview applying the

assessment, City reimbursement of this cost will require an intergovernmental agreement with the Town of Ledgeview.

2. Municipal Water Service – Single family home on parcel D-394 is currently served by Town of Ledgeview via County X (Heritage Road). The City and Town Sanitary District currently have an arrangement for payment of Sanitary District charges for property located in the City. This agreement will be extended to this property. No services are provided to the rest of the properties, which are utilized for agricultural use. If property is developed in the future, connections to City utilities, or an intergovernmental agreement with the Town of Ledgeview, will be required. Cottonwood Lane, which is adjacent to the east edge of the annexation parcel, is proposed to be improved with both water and sewer utilities. A public hearing held on October 3, 2016 estimated \$122,641.60 in assessments for the annexation parcel. If the property annexes to the City of De Pere prior to the Town of Ledgeview applying the assessment, City reimbursement of this cost will require an intergovernmental agreement with the Town of Ledgeview
3. Storm Sewer - The annexed area will be incorporated into the City's Storm Water Management Plan.
4. Road Service – The properties are served by County PP (S Broadway Street), County X (Heritage Road), and Cottonwood Lane. The annexation property extends to the right of way centerline of County PP and County X, but does not include Cottonwood Lane right of way. As shown in the below diagram, the preliminary future right of way connecting Rockland Road to Monroe Road, and associated with the Southern Bridge corridor, bisects this property.



5. Weed Cutting – Not applicable. County currently mows right of way on County Roads.

6. Snow Plowing – At this time there will be no roads for the City to plow until the area develops.
7. Solid Waste Collection – City will provide collection services for existing properties being served and for all future developed properties. City will need to determine and coordinate transferring collection services.
8. Street Lighting – Street lighting is not applicable because property is not proposed to be developed at this time. Improvements are planned for Cottonwood Lane that may result in an intergovernmental agreement with Ledgeview.
9. Sidewalks – Sidewalks would be added if the site is developed.
10. Parks – The Town of Rockland portion of the property is located near Lions Trailside Estates Park and Altmayer Elementary School. Generally, existing park services are not applicable due to the agricultural land use. If development occurs on the property, future park needs must be addressed. The City of De Pere future park location map does include a new neighborhood park to be located somewhere south of Altmayer Elementary school.
11. Police – These properties are currently served by the county sheriff (except for County PP, where the City maintains jurisdiction on both sides of the street for traffic jurisdiction). Police service would need to be provided but is expected to be minimal due to the existing land use.
12. Fire/Rescue – The Fire Department would provide service to the property. Heritage Road has numerous hydrants that are the property of the Town of Ledgeview. Until development occurs, the fire department considers this area very low risk as related to fire service.

The City of De Pere is currently experiencing a dearth of developable land, particularly for residential development. Additionally, the City's Comprehensive Plan emphasizes the southeast quadrant as the future growth area for the community. Although the property is not proposed to be developed at this time, the addition of this land to the City of De Pere helps fulfill a need for future developable property within the City boundary.

Because the City of De Pere does not have boundary agreements with the Town of Ledgeview or the Town of Rockland, the City is responsible for paying the towns five years of property taxes if the properties are annexed.

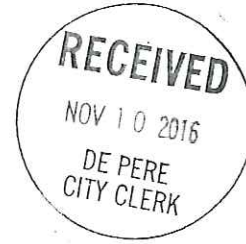
STAFF RECOMMENDATION: If the State Department of Administration finds that the annexation is in the public interest, we recommend that the area be annexed based on the following:

- 1) Conformance of the petitioned area to the City of De Pere Comprehensive Plan.
- 2) Ability of the City to adequately provide services to the area without adversely affecting existing levels of services.

We also recommend that the Town of Ledgeview portion of the annexation area be zoned as A-1 Agricultural and that the Town of Rockland portion of the annexation area be zoned R-1 Residential.

We also recommend that the Plan Commission recommendation be forwarded to the De Pere Common Council for the required final action.

Thursday, November 10, 2016



Shana Defnet, Clerk-Treasurer
City of De Pere

On behalf of James J. Becker and his wife Julie A. Becker, Richard Kerkoff and his wife Michelle Kerkoff and Craig Hutjens and his wife Theresa Clancy, I herewith submit a packet containing a " Petition of Electors and Property Owners for Direct Annexation ", a boundary survey map of the petitioned area, a tax parcel map from the Brown County Property Listing Department and an aerial map from the Brown County Planning Department.

Identical packets will be hand delivered to the offices of the Clerks of the Town of Rockland and the Town of Ledgeview on Monday, November 14, 2016.

An identical packet will be sent by registered mail to the Wisconsin Department of Administration, Division of Intergovernmental Relations in Madison on Thursday, November 10, 2016.

Respectfully submitted on behalf of the Petitioners.

A handwritten signature in cursive script that reads "Richard A. Huxford".

Richard A. Huxford, PLS

PETITION OF ELECTORS AND PROPERTY OWNERS FOR DIRECT ANNEXATION

We, the undersigned, respectfully petition the Common Council of the City of De Pere to annex the territory described hereon and shown on the attached map to the City of De Pere, Brown County, Wisconsin.

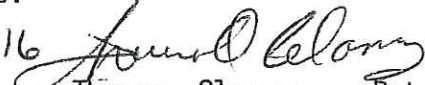
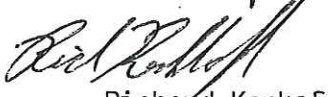
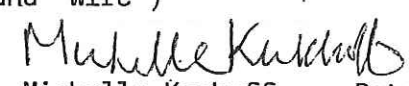
This request is for Direct Annexation by Unanimous Approval of two (2) abutting properties. One property lies within the Town of Rockland adjacent to a boundary of the City of De Pere. The second property is located in the Town of Ledgeview and abuts the Town of Rockland property. The owners of both properties are herewith petitioning to be annexed in their entirety to the City of De Pere. Both properties are located within Brown County.

The Town of Rockland property (the entirety of tax parcel R-20) contains 21.97 acres. The acreage includes lands within and up to the centerline of County Trunk Highway "PP" (South Broadway) which is the present abutting City of De Pere boundary.

The Town of Ledgeview property (the entirety of tax parcels D-393-3, D-393-4, D-394, D-409, D-411-1 and D-411-2) contains 160.98 acres. The acreage includes lands within and up to the centerline of County Trunk Highway "X".

The Town of Rockland property is vacant land and has no population. The Town of Ledgeview property has a voter population of two (2).

Town of Rockland Property Owners:

	11/5/16		11/5/16
Craig Hutjens	Date	Theresa Clancy	Date
	(Husband	and Wife)	
	11-5-16		11/5/16
Richard Kerkoff	Date	Michelle Kerkoff	Date
	(Husband	and Wife)	

Town of Ledgeview Property Owners:& Electors

	11-5-16		11-5-16
James J. Becker	Date	Julie A. Becker	Date
Elector	(Husband	and Wife)	Elector

Addresses of Petitioners

James J. & Julie A. Becker 2022 Heritage Road De Pere, Wi. 54115

Craig Hutjens & Theresa Clancy, 3493 Old Military Road De Pere, Wi. 54115

Richard & Michelle Kerkoff 2943 Glenrock Road De Pere, Wi. 54115

We, the Petitioners, affirm that within five (5) days of the filing of this petition we will mail a copy of the Notice of Intent, scale map and legal description of the territory proposed to be annexed to the Department of Administration.

Request for
Annexation Review

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
http://doa.wi.gov/municipalboundaryreview/

Wisconsin Department of Administration

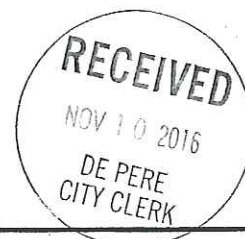
Petitioner Information

Name:

Address:

Email:

Office use only:



1. Town where property is located:

2. Petitioned City or Village:

3. County where property is located:

4. Population of the territory to be annexed:

5. Area (in acres) of the territory to be annexed:

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel):

Petitioners phone:

JAMES BECKER 920-336-4435

Town clerk's phone:

ROCKLAND 920-336-2814
LEDGEVIEW 920-336-3360

City/Village clerk's phone:

DEPERE 920-339-4050

Contact Information if different than petitioner:

Representative's Name and Address:

N/A

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:

RICHARD A. HUXFORD, P.L.S.

HUXFORD SURVEYORS, INC.

2589 OAK RIDGE CIRCLE

DEPERE, WI. 54115

Phone: 920-336-4011

E-mail: wasesdas937@gmail.com

Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
 - OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ Check or money order covering review fee [see next page for fee calculation]

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) **THE PETITION**☒ State the purpose of the petition:

-Direct annexation by unanimous approval; OR
~~-Direct annexation by one-half approval; OR~~
~~-Annexation by referendum.~~

☒ Petition must be signed by:

-All owners and electors, if by unanimous approval.
~~-Sec 66.0217 (3) (a), if by one-half approval.~~
~~-Sec 66.0217 (3) (b), if by referendum.~~

☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) **THE DESCRIPTION**

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☐ The land may NOT be described by: -Aliquot part;
 -Reference to any other document (plat of survey, deed, etc.);
 -Exception or Inclusion;
 -Parcel ID or tax number.

s. 66.0217 (1) (g) **THE MAP**

☒ The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:

-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 -Bearings and distances along all parcel boundaries as described.
 -All adjoining as referenced in the description.

☒ The map must include a **graphic scale**.☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 **FILING**

☒ The petition must be filed with the Clerk of the annexing City ~~or Village~~ and with the Clerk of the Town in which the land is located.

☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

LANDS TO BE ATTACHED TO THE CITY OF DE PERE FROM THE TOWN OF ROCKLAND

ANNEXATION BOUNDARY DESCRIPTION TOWN OF ROCKLAND
PART OF LOT 1 OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 20 EAST, TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, T23N, R20E; THENCE S89°25'41"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 492.22 FEET TO THE CENTER OF COUNTY TRUNK HIGHWAY "PP" (SOUTH BROADWAY STREET) AND TO THE POINT OF BEGINNING; THENCE CONTINUING S89°25'41"E ALONG THE SAID SOUTH LINE A DISTANCE OF 1179.24 FEET TO THE WEST LINE OF PRIVATE CLAIM 40, EAST SIDE FOX RIVER; THENCE S25°55'27"W ALONG SAID WEST LINE, A DISTANCE OF 1137.89 FEET; THENCE S89°59'27"W, A DISTANCE OF 681.53 FEET TO THE SAID CENTER OF COUNTY TRUNK HIGHWAY "PP"; THENCE N00°00'39"W ALONG SAID CENTER OF COUNTY TRUNK HIGHWAY "PP", A DISTANCE OF 1035.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22.02 ACRES MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY.
BEING LANDS DESCRIBED IN DOCUMENT NUMBER 2660398 OF BROWN COUNTY RECORDS.

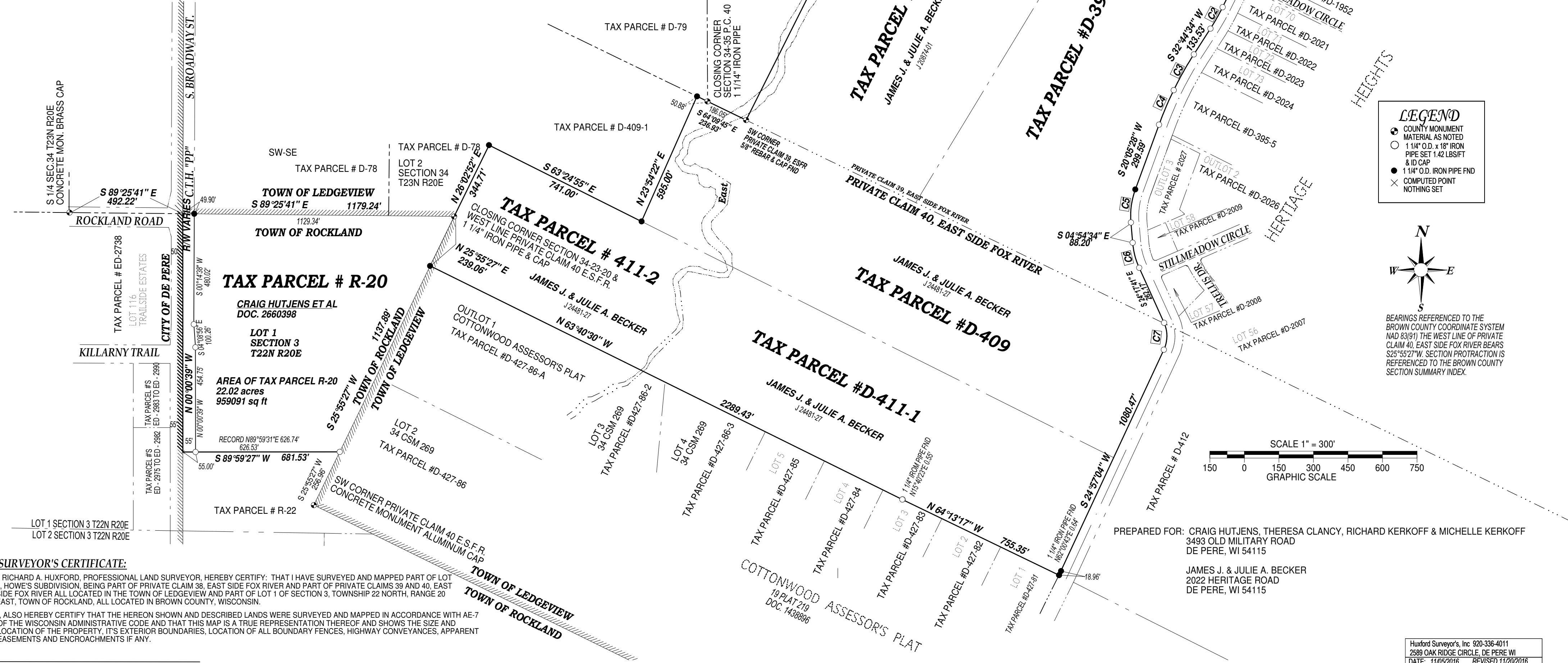
LANDS TO BE ATTACHED TO THE CITY OF DE PERE FROM THE TOWN OF LEDGEVIEW
ANNEXATION BOUNDARY DESCRIPTION TOWN OF LEDGEVIEW

PART OF LOT 1, HOWE'S SUBDIVISION, BEING PART OF PRIVATE CLAIM 38, EAST SIDE FOX RIVER AND PART OF PRIVATE CLAIMS 39 AND 40, EAST SIDE FOX RIVER ALL LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

BEGINNING AT THE CLOSING CORNER OF SECTION 34, T23N, R20E AND THE WEST LINE OF PRIVATE CLAIM 40, EAST SIDE FOX RIVER; THENCE N26°02'52"E ALONG SAID WEST LINE OF PRIVATE CLAIM 40, A DISTANCE OF 344.71 FEET; THENCE S63°24'55"E, A DISTANCE OF 741.00 FEET; THENCE N23°54'22"E, A DISTANCE OF 595.00 FEET; THENCE S64°09'45"E, A DISTANCE OF 236.93 FEET TO THE SOUTHWEST CORNER OF PRIVATE CLAIM 39, EAST SIDE FOX RIVER; THENCE N26°38'33"E ALONG THE WEST LINE OF SAID PRIVATE CLAIM 39, A DISTANCE OF 2370.66 FEET; THENCE S20°18'24"E, A DISTANCE OF 491.16 FEET; THENCE S88°32'17"E, A DISTANCE OF 65.42 FEET; THENCE N67°47'11"E, A DISTANCE OF 63.27 FEET; THENCE N63°32'33"E, A DISTANCE OF 75.01 FEET; THENCE N38°15'10"E, A DISTANCE OF 58.05 FEET; THENCE S21°51'15"E, A DISTANCE OF 230.84 FEET; THENCE N42°42'01"E, A DISTANCE OF 491.12 FEET; THENCE S73°22'33"E, A DISTANCE OF 81.72 FEET TO THE SOUTH LINE OF COUNTY TRUNK HIGHWAY "X" (HERITAGE ROAD); THENCE N53°52'17"E, A DISTANCE OF 51.33 FEET TO THE CENTER OF SAID COUNTY TRUNK HIGHWAY "X" AND TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1909.86 FEET A CENTRAL ANGLE OF 14°31'25" AND A CHORD OF 482.83 FEET BEARING S56°36'55"E; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 484.12 FEET; THENCE CONTINUING ALONG SAID CENTER OF COUNTY TRUNK HIGHWAY "X" S63°52'37"E, A DISTANCE OF 194.88 FEET; THENCE THE FOLLOWING TWELVE (12) COURSES ALONG THE WEST LINE OF COTTONWOOD LANE AND THE EXTENSION THEREOF AS DESCRIBED IN JACKET 16710 IMAGE 55 OF BROWN COUNTY RECORDS, S26°23'33"W, A DISTANCE OF 1155.54 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET AND A CENTRAL ANGLE OF 06°21'00" AND A CHORD OF 106.90 FEET BEARING S29°34'03"W; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 106.95 FEET; THENCE S32°44'34"W, A DISTANCE OF 133.53 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1509.81 FEET AND A CENTRAL ANGLE OF 06°45'30" AND A CHORD OF 177.96 FEET BEARING S29°21'49"W; THENCE ALONG SAID CURVE, A DISTANCE OF 178.07 FEET, TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1589.00 FEET A CENTRAL ANGLE OF 05°53'36" AND A CHORD OF 163.37 FEET BEARING S23°02'16"W; THENCE ALONG SAID CURVE, A DISTANCE OF 163.44 FEET; THENCE S20°05'28"W, A DISTANCE OF 299.59 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 25°00'01" AND A CHORD OF 145.02 FEET BEARING S07°35'27"W; THENCE ALONG SAID CURVE, A DISTANCE OF 146.17 FEET; THENCE S04°54'34"E, A DISTANCE OF 88.20 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 19°23'08" AND A CHORD OF 112.80 FEET BEARING S14°36'07"E; THENCE ALONG SAID CURVE, A DISTANCE OF 113.34 FEET; THENCE S24°17'41"E, A DISTANCE OF 262.17 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 140.11 FEET AND A CENTRAL ANGLE OF 49°14'45" AND A CHORD OF 116.75 FEET BEARING S00°19'41"E; THENCE ALONG SAID CURVE, A DISTANCE OF 120.42 FEET; THENCE S24°57'04"W, A DISTANCE OF 1080.47 FEET TO THE END OF SAID COURSES AND TO THE NORTH LINE OF COTTONWOOD ASSESSOR'S PLAT, VOLUME 19 PAGE 219 OF PLATS, DOCUMENT NUMBER 1438896 OF BROWN COUNTY RECORDS; THENCE N64°13'17"W ALONG SAID NORTH LINE, A DISTANCE OF 755.35 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, N63°40'30"W, A DISTANCE OF 2289.43 FEET TO THE SAID WEST LINE OF PRIVATE CLAIM 40; THENCE N25°55'27"E ALONG SAID WEST LINE, A DISTANCE OF 239.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 160.98 ACRES MORE OR LESS.
SAID PARCEL BEING LANDS DESCRIBED IN JACKET 20874 IMAGE 01 AND JACKET 24481 IMAGE 27 OF BROWN COUNTY RECORDS.

CURVE TABLE								
Id	Delta	Radius	Arc Length	Tangent	Degree	Chord	Ch Bear	PC Tangent
C1	14°31'25"	1909.86'	484.12'	243.36'	03°00'00"	482.83'	S 56°36'55" E	S 49°21'13" E
C2	06°21'00"	965.00'	106.95'	53.53'	05°56'15"	106.90'	S 29°34'03" W	S 26°23'33" W
C3	06°45'30"	1509.81'	178.07'	89.14'	03°47'43"	177.96'	S 29°21'49" W	S 32°44'34" W
C4	05°53'36"	1589.00'	163.44'	81.79'	03°36'21"	163.37'	S 23°02'16" W	S 25°59'04" W
C5	25°00'01"	335.00'	146.17'	74.27'	17°06'12"	145.02'	S 07°35'27" W	S 20°05'28" W
C6	19°23'08"	335.00'	113.34'	57.22'	17°06'12"	112.80'	S 14°36'07" E	S 04°54'34" E
C7	49°14'45"	140.11'	120.42'	64.22'	40°53'36"	116.75'	S 00°19'41" W	S 24°17'41" E
C8	14°52'01"	1959.86'	508.54'	255.70'	02°55'24"	507.11'	S 56°26'37" E	S 49°00'37" E



SURVEYOR'S CERTIFICATE:
I, RICHARD A. HUXFORD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED AND MAPPED PART OF LOT 1, HOWE'S SUBDIVISION, BEING PART OF PRIVATE CLAIM 38, EAST SIDE FOX RIVER AND PART OF PRIVATE CLAIMS 39 AND 40, EAST SIDE FOX RIVER ALL LOCATED IN THE TOWN OF LEDGEVIEW AND PART OF LOT 1 OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 20 EAST, TOWN OF ROCKLAND, ALL LOCATED IN BROWN COUNTY, WISCONSIN.
I, ALSO HEREBY CERTIFY THAT THE HEREON SHOWN AND DESCRIBED LANDS WERE SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THAT THIS MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, LOCATION OF ALL BOUNDARY FENCES, HIGHWAY CONVEYANCES, APPARENT EASEMENTS AND ENCROACHMENTS IF ANY.

RICHARD A. HUXFORD PLS 937 DATE

EXHIBIT "A" - ANNEXATION EXHIBIT

LANDS TO BE ATTACHED TO THE CITY OF DE PERE

PART OF LOT 1, HOWE'S SUBDIVISION, BEING PART OF PRIVATE CLAIM 38, EAST SIDE FOX RIVER AND PART OF PRIVATE CLAIMS 39 AND 40, EAST SIDE FOX RIVER ALL LOCATED IN THE TOWN OF LEDGEVIEW AND PART OF LOT 1 OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 20 EAST, TOWN OF ROCKLAND, ALL LOCATED IN BROWN COUNTY, WISCONSIN.

