



Plan Commission

335 South Broadway

Regular Meeting

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

Agenda

Monday, October 27, 2014	7:00 PM	De Pere City Hall Council Chambers
---------------------------------	----------------	---

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **October 27, 2014 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 September 22, 2014 meeting of the Plan Commission.
Approval of the minutes of the October 7, 2014 special meeting of the Plan Commission.
3. Review the Precise Implementation Plan for a 24 unit apartment building on College Ave. Applicant: Best Built.*
4. Review the Site Plan Application for a 3,277 sq ft building off Parkview Rd. Applicant: Corrigan's.
5. Review the Site Plan Application for a 5,511 sq ft expansion at De Pere Christian Outreach. Applicant: Mach IV.
6. Review the extra-territorial CSM application for a 2 lot CSM and road dedication off Swan Road in the Town of Ledgeview. Surveyor: Davel. *
7. Future agenda items.

Adjournment

*** Items with an asterisk require City Council approval.**

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, Monday October 27th, 2014 so that arrangements can be made.

AGENDA SENT TO:
Plan Commission members
Alderspersons
News Media
Best Built Inc.
Corrigan's CBS
Mach IV
Davel Engineering & Environmental Inc.

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

MEETING DATE: October 27, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Approval of the minutes of the September 22, 2014 meeting of the Plan Commission.

ATTACHMENTS:

- PC_Minutes_Sept2014_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, September 22, 2014

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

Attendee Name	Title	Status	Arrived
Derek Beiderwieden	Commissioner	Present	
James Boyd	Alderman	Present	
Jim Kalny	Commissioner	Present	
Larry Lueck	Alderman	Excused	
Elizabeth Runge	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: city Planning Director Ken Pabich and members of the public.

- Approval of the minutes of the August 25, 2014 joint meeting of the Plan Commission and the Redevelopment Authority.

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

Approval of the minutes of the September 16, 2014 special meeting of the Plan Commission.

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

- Public Hearing on the formation of a Business Improvement District (BID) for downtown De Pere.

A. Review of BID operating plan.*

Ken Pabich provided an overview of the proposed operating plan and the process for BID district formation. The City has received a petition for the creation of a district, and a certified mailing was sent on September 2nd to notify all property owners in the district. The Plan Commission will consider a resolution tonight as part of the process. If approved, there will be a 30 day period for protest petitions opposing the BID to be submitted. If no petition is submitted, the City Council would then act to create the BID at its November 5th meeting and make board appointments. The operating plan includes the goals of the BID, the boundary of the district, the financing model, and assessment rates (residential properties are excluded). The plan also includes a summary of responsibilities, performance measures, and the process by which the district could be discontinued.

B. Notice of Public Hearing.

The Public Hearing notice was published in the Green Bay Press Gazette on September 4th and 11th, 2014.

C. Public Hearing.

Mayor Walsh declared the public hearing open at 7:07 p.m.

Joe Secor came forward to express his opposition to the creation of the BID district.

Scott Hemauer, Definitely De Pere board member, spoke in favor of the proposed BID.

Ryan Jennings, Definitely De Pere board member, spoke in favor of the BID district.

James Kropp expressed his opposition to the plan.

Keith Vanden Avond came forward to express his support for the events hosted by Definitely De Pere.

Jerry Gillespie stated that he is not completely against the idea of the BID district, but has concerns about several items in the operating plan that he would like to see addressed: 1) the lack of benefit to non-retail businesses in the district; 2) the operating plan states that the BID has the power to acquire, improve, lease, and sell properties in the district, which could compete directly with the property owners that are paying the assessment; 3) The operating plan shows that 82% of assessment dollars are used for operations (salaries, rent, and professional development), while only 18% percent of the budget would benefit owners; and 4) the structure of the BID allows one property owner to initiate a petition to create the BID, but it requires 50% of owners to dissolve the district.

Julie Fronsee, president of Definitely De Pere, spoke in favor of the proposal.

Corey Kroll expressed his opposition to the BID; he also inquired whether the assessment rate could change in the future.

Ralph & Lynn Sanders came forward to speak in opposition to the project.

Kathy Rupiper expressed her support for the BID.

Pat Olejniczak spoke in favor of the BID district.

Rick Nell stated that he is in favor of the BID, but feels that the operating plan is incomplete. He suggested that the composition and selection of board members should be addressed to ensure that it contains a majority of landowners. He also recommended adding more detail to the operating plan regarding goals and strategies, addressing the loss of retail businesses on the West side, and including representation in the bylaws for all business types.

Two e-mails from affected property owners were also read into the record.

No one else wished to speak, so Mayor Walsh declared the public hearing closed at 8:00 pm.

Ken Pabich then responded to the comments from the public hearing:

The development committee analyzed BID assessment rates in other communities, and this information was included in the UW Extension handout in

the agenda packet. The committee is proposing a rate that is lower than many other average rates. Ken also pointed out a typographical error in the plan document: the \$250 cap is actually \$275. Regarding the budget percentage that is designated for operations, Ken stated that the city's contribution and other funding sources must also be taken into consideration. The total operating budget is \$142,000. The BID board would develop a new budget and plan each year that would be submitted to the Plan Commission and City Council. Ken also stated that it is not the intention of the group to include acquisition of property as part of the BID's functions.

In summary, Ken stated that the Plan Commission can consider changes to the operating plan, however the City attorney is recommending that amendments not be made tonight. After the 30 day petition period, the City Council could make amendments on the floor. Any input from Plan Commission members will be shared prior to that meeting. A protest petition must be signed by a certain number of property owners, or a percentage of the property values of the entire district. At its November 5th meeting, the City Council will provide an opportunity for the public to speak, and then could take action to adopt or oppose the BID. If adopted, the next step would be appointment of board members and establishment of bylaws. At that point the board could consider changes to the plan that would address some of the issues raised during the public hearing.

Aldersperson Boyd motioned, seconded by Derek Beiderwieden, to open the meeting for public comments. Upon vote, motion carried unanimously.

Alyson Watson provided additional information on the promotion and marketing activities conducted by Definitely De Pere. She also stated that other BID districts in the state have rarely raised assessment rates; it has usually only occurred in order to fund major projects.

Jerry Gillespie inquired when the assessments would be placed on the tax roll. If the Council delays action it would not occur until next December.

Mayor Walsh motioned, seconded by Jim Kalny, to return to regular order. Upon vote, motion carried unanimously.

Discussion followed regarding the public improvements section of the plan document and the involvement of the Plan Commission and Public Works in that process.

The city's ability to eliminate the BID in the case of unsatisfactory performance was also discussed. Ken Pabich will clarify this question with the city attorney and provide a response at the November Council meeting.

D. Resolution PC14-03, Designating Business Improvement District #1 and Adopting Proposed Initial Operating Plan.

Upon vote, motion carried unanimously to approve the resolution. Mayor Walsh stated that district property owners have until October 22nd, 2014 to initiate a protest petition opposing the BID; all are invited to attend the November 5th City Council meeting.

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

4. Review a Conditional Use Application for an Overnight Shelter Facility at 290 Reid Street (Pennings Building) in a Single & Two Family Residential District. Applicant: St. Norbert College.*

Ken Pabich reported that this item is the same as the one submitted by St. Norbert College last year, except for the dates of service and duration of operation. St. Norbert is also requesting to apply for multiple years instead of having to come back every year. It does provide for an option to reappear before the board earlier if there are concerns. Staff review and conditions did not change from last year's application. Discussion followed regarding time frame, hours of operation, transportation, and any potential problems from last winter. Elizabeth Runge motioned, second by Steve Taylor, to recommend approval of the request and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Elizabeth Runge, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Runge, Taylor, Walsh
EXCUSED:	Larry Lueck

5. Request for zoning code interpretation for screening of mechanicals for a future addition at Syble Hopp. Applicant: Performa.

The site plan for this project has not been submitted yet; the contractor is requesting guidance as to whether the mechanicals will require screening.

Mayor Walsh motioned, seconded by Jim Kalny, to open the meeting for public comments. Upon vote, motion carried unanimously.

Mark Robbins of Performa Inc. presented an overview of the project plans. The larger unit would be located on the new addition, and two smaller units would be added to the original structure. Adding screens would affect the integrity of the roof material and cause leaks over time. Discussion followed regarding unit location.

Mayor Walsh motioned, seconded by Jim Kalny, to return to regular order. Upon vote, motion carried unanimously.

Derek Beiderwieden motioned, seconded by Steve Taylor, to approve the request. Upon vote, motion carried unanimously.

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

6. Review the minor amendment to the Precise Implementation Plan for 150 S. Wisconsin St (Walgreens) to allow for a dumpster enclosure. Applicant: Midland Development.
- Ken Pabich explained that the amendment request is necessary because the original design concept that included interior garbage and recycling storage was not conveyed after the death of the project architect. Walgreens has made modifications so that materials can be processed inside by the loading dock, but they now require an exterior dumpster enclosure. They are proposing to use one parking stall, and are willing to increase the frequency of garbage pickup. The enclosure will be constructed of matching materials.
- Mayor Walsh motioned, seconded by Steve Taylor, to open the meeting for public comments. Upon vote, motion carried unanimously.
- Mark Robbins of Performa Inc. expressed concern about a potential blind spot for pedestrian traffic entering the crosswalk. Ken stated that the actual footprint of the enclosure doesn't extend past the edge of building.
- Mayor Walsh motioned, seconded by Jim Kalny, to return to regular order. Upon vote, motion carried unanimously.
- James Boyd motioned, seconded by Steve Taylor, to approve the minor amendment. Upon vote, motion carried unanimously.

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

7. Review the extra territorial CSM Application for a 2 outlot and road dedication CSM in the Town of Lawrence. Applicant: Mach IV.*
- Ken Pabich reviewed the CSM application and staff comments. Upon vote, motion carried unanimously to forward the CSM to Common Council for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Beiderwieden, Boyd, Kalny, Runge, Taylor, Walsh
EXCUSED:	Larry Lueck

Adjournment

Mayor Walsh motioned, seconded by Elizabeth Runge, to adjourn the meeting at 9:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: October 27, 2014

DEPARTMENT: Plan Commission

FROM: Ken Pabich

SUBJECT: Approval of the minutes of the October 7, 2014 special meeting of the Plan Commission.

ATTACHMENTS:

- PC_Minutes_Special_Oct2014_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Special Meeting

Draft Minutes

Tuesday, October 7, 2014

7:15 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:15 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Derek Beiderwieden	Commissioner	Present	
James Boyd	Alderman	Present	
Jim Kalny	Commissioner	Excused	
Larry Lueck	Alderman	Present	
Elizabeth Runge	Commissioner	Excused	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

2. Review the extra territorial Final Plat Application for Carpenter's Crossing North with 12 lots and a road dedication in the Town of Lawrence. Applicant: Mau & Associates.*
Ken Pabich reviewed the application and staff recommendations. Derek Beiderwieden motioned, seconded by Steve Taylor, to approve the Plat and forward to Common Council for approval. Upon vote, motion carried unanimously.

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

3. Future agenda items.
None.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:30 PM.
Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: October 27, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Precise Implementation Plan for a 24 unit apartment building on College Ave. Applicant: Best Built.*

ATTACHMENTS:

- PC_Staff_Memo_College (PDF)
- COLLEGE AVE APTS PIP (PDF)

Item 3: Review the Precise Implementation Plan for a 24 unit apartment building on College Ave. Applicant: Best Built.*

The General Development Plan was approved by the Plan Commission in August 2013. The project calls for a 3 story 24 unit apartment complex with both underground and surface parking. There would be a total of 42 bedrooms.

Public Works

Required Actions:

Sanitary Sewer

1. Provide the sanitary lateral size.
2. The sanitary lateral needs to be redesigned to be perpendicular to the sanitary sewer main. The lateral cannot be placed as shown with the flow from the apartment building discharging toward the upstream at the sewer main.

Water Main

3. Provide water service size.
4. Add a note on the plan to contact the City Engineer at least 24 hours prior to connecting to the water service. Work is to be completed under the observation of the City.
5. If a meter size large than 1" is required, a minimum of one month of advance notice is required so that the meter can be ordered.

Storm Water Management

6. Staff will need to verify that the maintenance agreement recently completed for the Grant Street Row Houses covers this site. If not, another maintenance agreement will be required.

Traffic/Vehicle Access:

7. A curb cut permit will be required for the driveways.
8. A revocable occupancy permit is required for the parking and trash enclosure in the City right-of-way.
9. A concrete driveway apron with sidewalk section will be required for the driveway to the parking lot. Provide the front of the sidewalk section 8 to 10 feet from the back of curb.
10. Please note that College Avenue is scheduled to be resurfaced in 2015. The water main will be relayed in conjunction with the re-surfacing.
11. Show and label the City and CBCWA easements.

Forestry & Parks

Required Actions:

1. None.

Fire

Required Actions:

1. Final plans should be submitted to the Fire Department for review of internal layout.

Planning & Building Inspection

Required Actions:

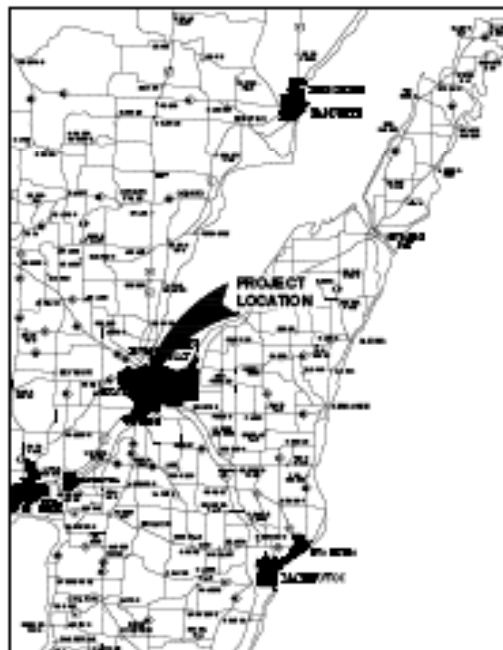
1. The Plan Commission will want to confirm the exterior elevation colors.
2. Provide information on any exterior lighting.

Recommendation

Staff would recommend approval of the PIP and that the PIP be forwarded to the City Council for approval.

COLLEGE AVENUE APARTMENTS FOR BEST BUILT, INC. CITY OF DE PERE, BROWN COUNTY, WISCONSIN

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



VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR A PRELIMINARY EXISTING UTILITIES AND EXISTING UTILITIES
SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A PRELIMINARY
EXISTING UTILITIES AND EXISTING UTILITIES SHOWN ON PLANS. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR A PRELIMINARY EXISTING UTILITIES AND EXISTING
UTILITIES SHOWN ON PLANS.

NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION.
THE CONTRACTOR SHALL BE RESPONSIBLE
FOR A PRELIMINARY EXISTING UTILITIES
AND EXISTING UTILITIES SHOWN ON
PLANS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADATION EROSION CONTROL PLAN
6	LANDSCAPE PLAN
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	EROSION CONTROL - INLET PROTECTION AND MISCELLANEOUS DETAILS
10	EROSION CONTROL - SHEET PILE DETAILS



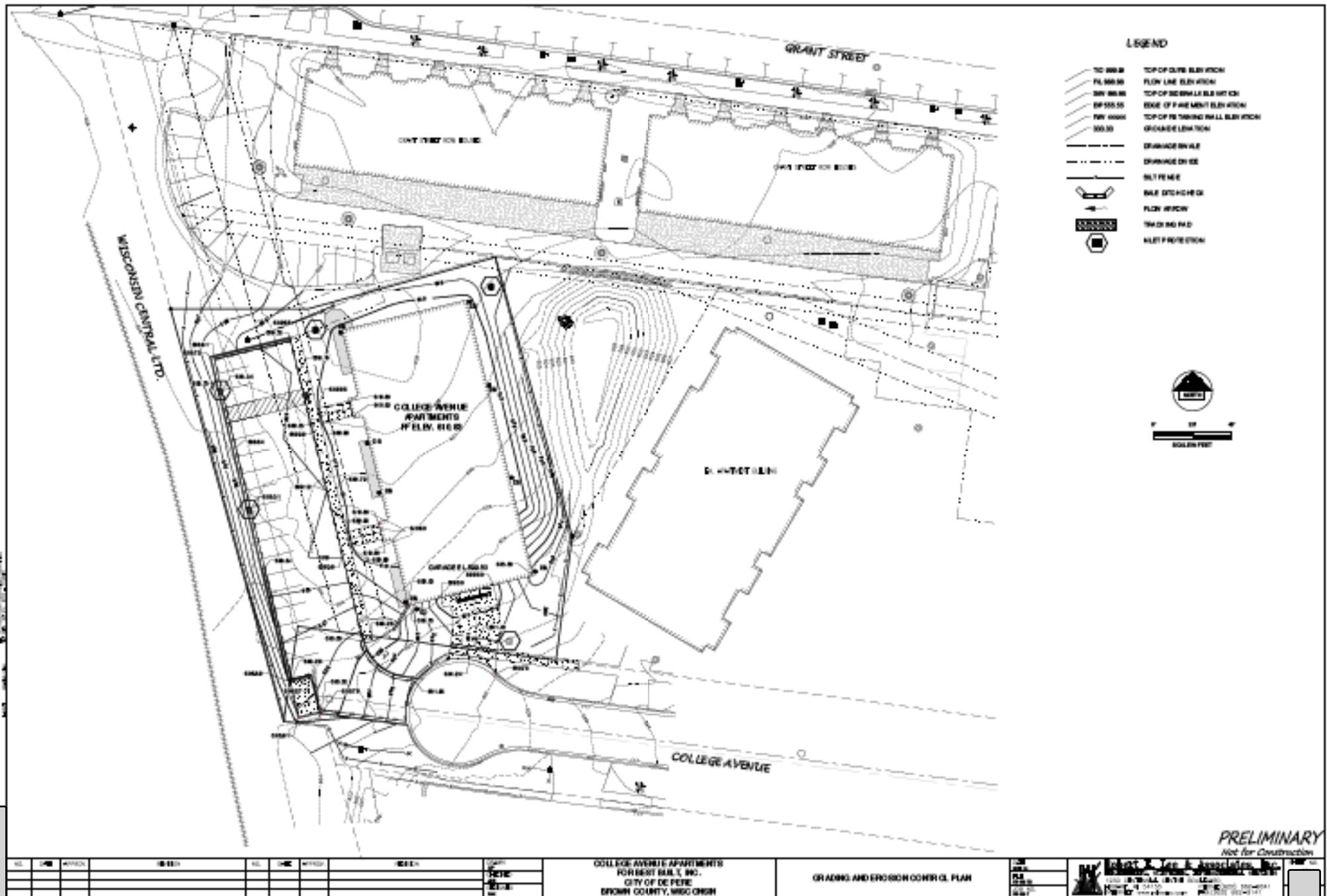
LOCATION MAP

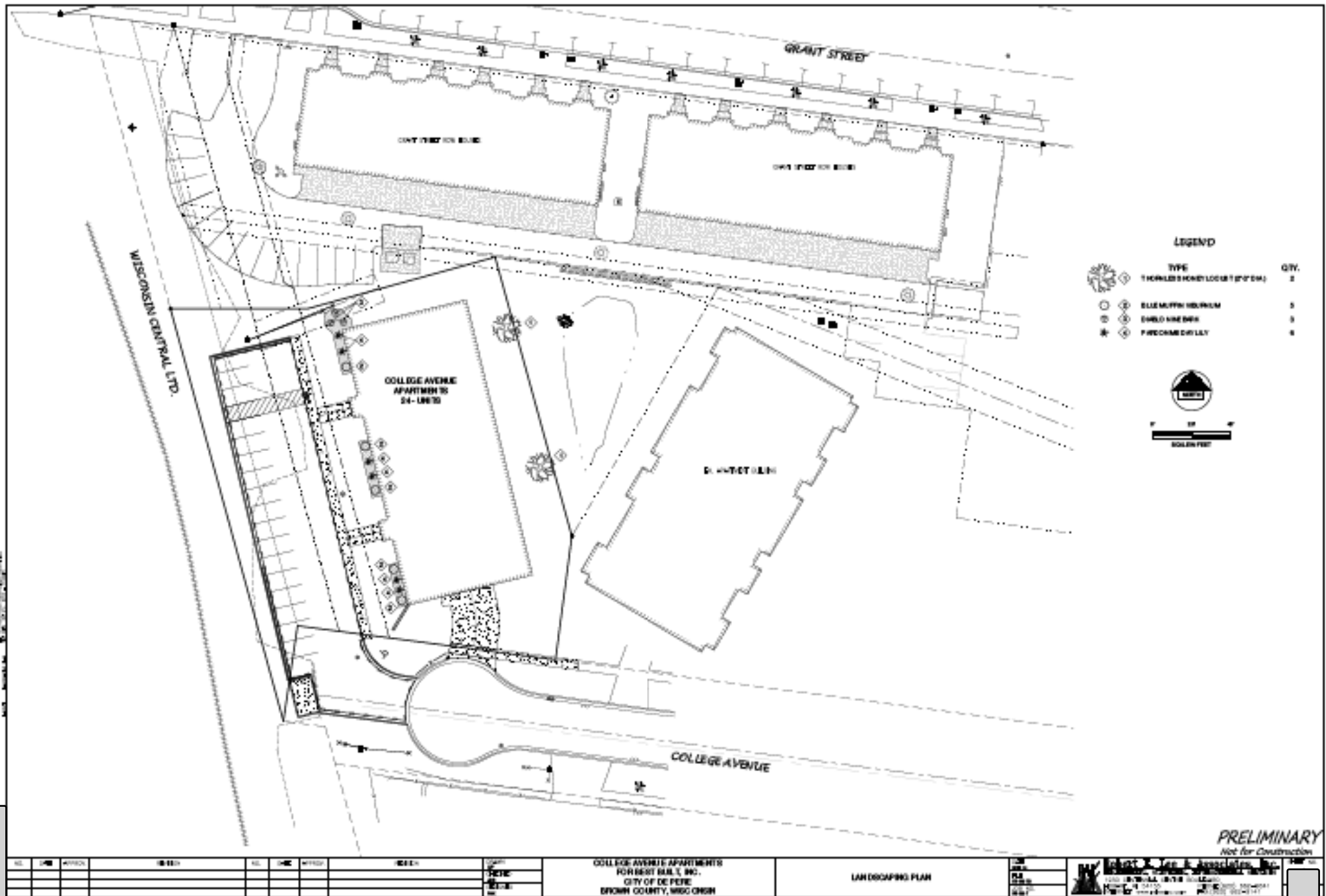
PRELIMINARY
Not for Construction

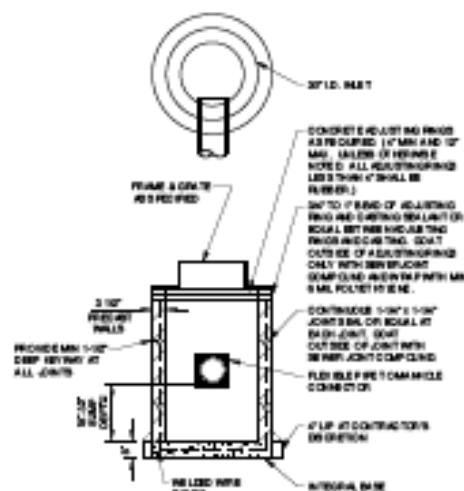
COLLEGE AVENUE APARTMENTS
FOR BEST BUILT, INC.
CITY OF DE PERE,
BROWN COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

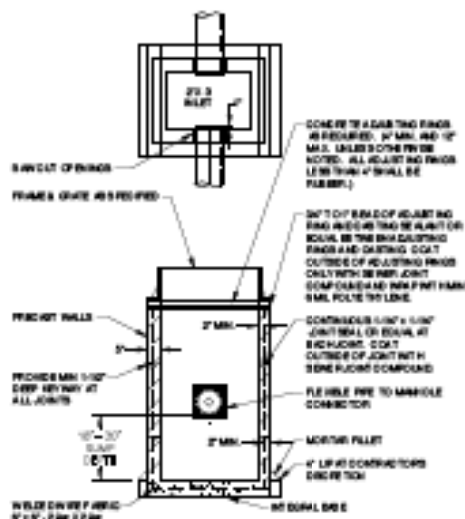
Best Built, Inc.
1000 CENTRAL AVENUE, SUITE 200
DE PERE, WISCONSIN 54227
TEL: 920.233.1111 FAX: 920.233.1112
WWW.BESTBUILTINC.COM



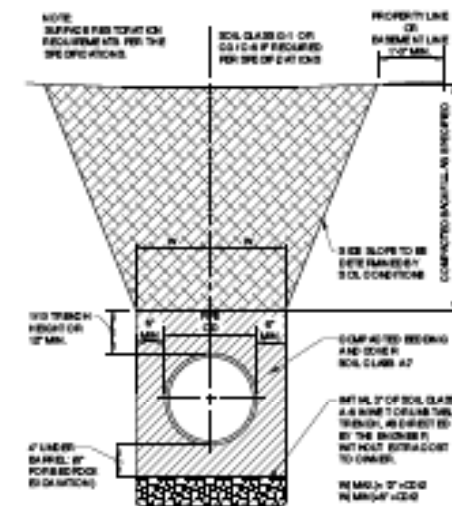




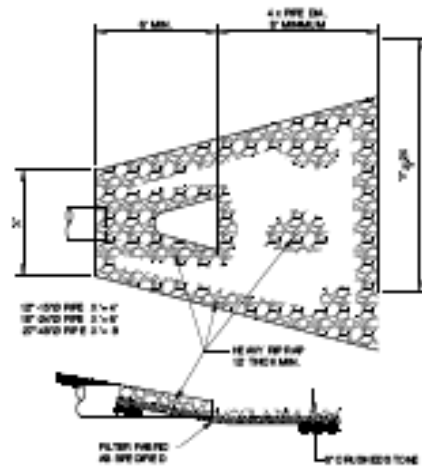
TYPE 'A' INLET DETAIL



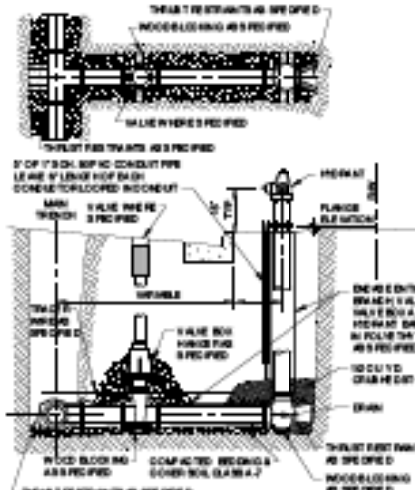
TYPE 'B' STORM INLET



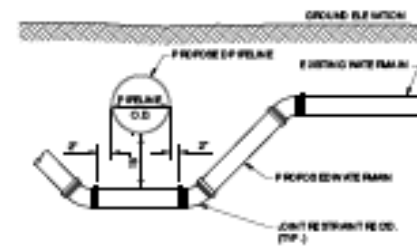
HDPE/PVC SEWER & WATERMAIN & FORCEMAIN BEDDING & TRENCH SECTION



ENDWALL RIP RAP DETAIL



STANDARD HYDRANT SETTING CURB SECTION



DETAIL FOR WATERMAIN OFFSET

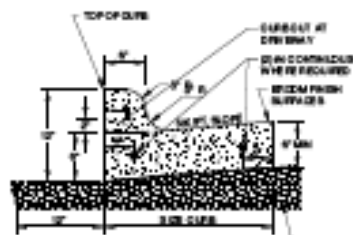
NO.	DATE	BY	CHKD	APP'D	REVISION
1					
2					
3					

COLLEGE AVE APTS PIP
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

PRELIMINARY
Not for Construction

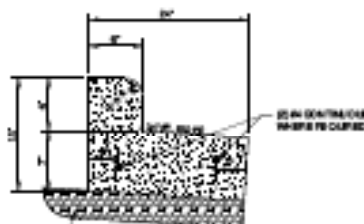
1200 CENTRAL AVENUE
DE PERE, WISCONSIN 54228
TEL: 920.241.1234
FAX: 920.241.1235
WWW.BESTBUILTINC.COM



1" MINIMUM COMPACTED SUBGRADE DRAINAGE GATE
BASE COURSE MATERIAL, DIVISION NO. 2

NOTE: PROVIDE 1" MINIMUM JOINTS AT 300' INTERVALS AND 1" MINIMUM JOINTS AT 10' INTERVALS. PROVIDE 1" MINIMUM JOINTS AT 10' INTERVALS. PROVIDE 1" MINIMUM JOINTS AT 10' INTERVALS.

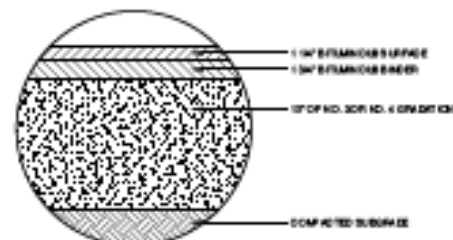
STANDARD CURB & GUTTER



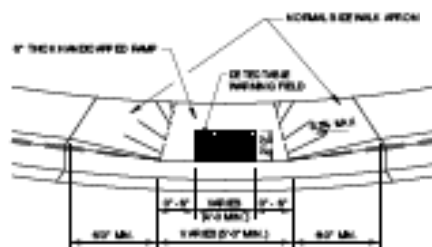
NOTE: 1. PROVIDE 1" MINIMUM JOINTS AT 300' INTERVALS AND 1" MINIMUM JOINTS AT 10' INTERVALS. PROVIDE 1" MINIMUM JOINTS AT 10' INTERVALS. PROVIDE 1" MINIMUM JOINTS AT 10' INTERVALS.

2. AT MINIMUM AND MAXIMUM JOINTS, PROVIDE 1" MINIMUM JOINTS AT 10' INTERVALS. PROVIDE 1" MINIMUM JOINTS AT 10' INTERVALS.

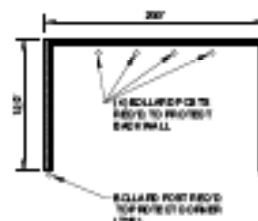
SHEDDING CURB DETAIL



ASPHALT PAVEMENT DETAIL



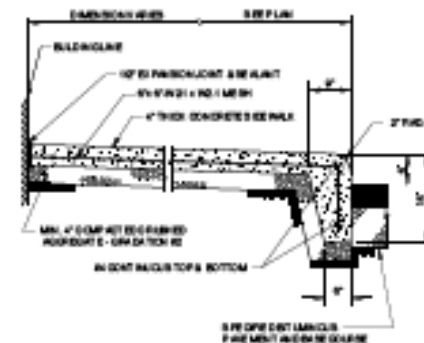
TYPE III HAND CAPPED CURB RAMP



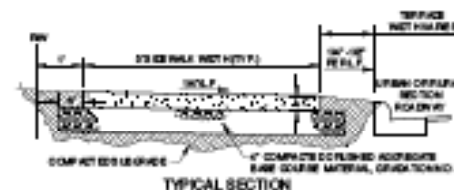
TRASH ENCLOSURE DETAIL



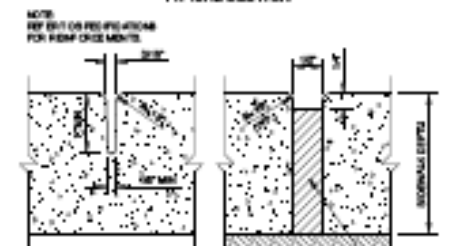
SIDEWALK DETAIL



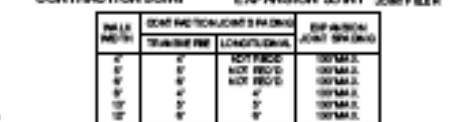
SIDEWALK WITH INTEGRAL CURB



TYPICAL SECTION



TYPICAL SECTION



TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

TYPICAL SECTION

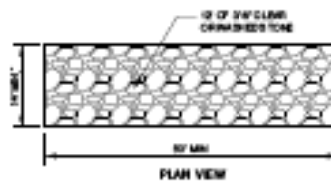
TYPICAL SECTION

TYPICAL SECTION

PRELIMINARY
Not for Construction

SITE EARTHWORK SPECIFICATIONS

- CONTRACTOR SHALL VERIFY AND COMPACT EXISTING GROUND PRIOR TO PLACING FILL MATERIAL.
- COMPACT FILL IN LAYER NOT TO EXCEED 8 INCHES WITHIN 10%.
- COMPACT SUBGRADE TO A DENSITY OF NOT LESS THAN 95 PERCENT OF MODIFIED PROCTOR.
- GRADE, TRIM, AND SHAPE SUBGRADE TO REQUIRE DRAINAGE AND DETENTION.
 - ADJUST SLOPES BY GRADING SO THAT TRANSITIONS SMOOTH AND GRADUAL.
 - THE CROWN OF DUT DRAINAGE SHALL BE ROUNDED AND SHARP.
 - SHOULDER AND DUTS SHALL BE FILLED, RE-GRADED, AND PROPERLY DRAINAGE.
 - REMOVAL OF ALL STONES 3 INCHES DIAMETER FROM GRADE SURFACE.
- MINIMUM PERCENTAGE FOR PERCENT DENSITY IS 95% FOR ALL GRADES SHALL BE 95% AS PER TABLE TEST PER PERCENT DENSITY FOLLOWING IN THE HIGHER NUMBER FOR GRADE.
 - PERFORM ONE (1) DENSITY TEST PER 1000 SQUARE YARDS PER LIFT OF FILL MATERIAL. PERCENT OF FILL MATERIAL SHALL BE 95% FOR ALL GRADES SHALL BE 95% AS PER TABLE TEST PER PERCENT DENSITY FOLLOWING IN THE HIGHER NUMBER FOR GRADE.
- THE PROVISIONS OF THE SPECIFICATIONS REQUIREMENTS MAY BE WAIVED BY THE ENGINEER IN THE EVENT OF THE FOLLOWING TESTS:
 - THE SUBGRADE CONDITION AND ALL WHICH SHALL BE CHECKED BY THE ENGINEER PRIOR TO PLACEMENT OF BASE COURSE MATERIAL. THE ENGINEER SHALL BE PROVIDED WITH A THREE (3) INCH DUMP FILL FULLY COVERED WITH BASE COURSE MATERIAL TO THE MINIMUM LEGAL HEIGHT LIMIT. THE BASE COURSE CONDITION AND ALL WHICH SHALL BE CHECKED BY THE ENGINEER PRIOR TO PLACEMENT OF THE FINAL FINISH MATERIAL.



TRACKING PAD DETAIL
(IF APPLICABLE)

INLET PROTECTION NOTES:

MANUFACTURED ALTERNATES OF PRODUCTS ACCEPTED ON THE LIST MAY BE SUBSTITUTED.

WHEN PERMITS AND CRANES ARE REQUIRED FOR THE PROTECTION, CARE SHALL BE TAKEN NOT TO HIT THE SIDE OF THE PAD OR THE GEOTILE PAD AND SOIL IS NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. PERMITS AND CRANES ARE REQUIRED FOR THE PROTECTION, CARE SHALL BE TAKEN NOT TO HIT THE SIDE OF THE PAD OR THE GEOTILE PAD AND SOIL IS NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
2. PERMITS AND CRANES ARE REQUIRED FOR THE PROTECTION, CARE SHALL BE TAKEN NOT TO HIT THE SIDE OF THE PAD OR THE GEOTILE PAD AND SOIL IS NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. PERMITS AND CRANES ARE REQUIRED FOR THE PROTECTION, CARE SHALL BE TAKEN NOT TO HIT THE SIDE OF THE PAD OR THE GEOTILE PAD AND SOIL IS NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INSTALLATION NOTES:

TYPE "A"

TEAM SHALL BE PLACED WITH THE LOW LINE CONTAINING OF THE GATE.

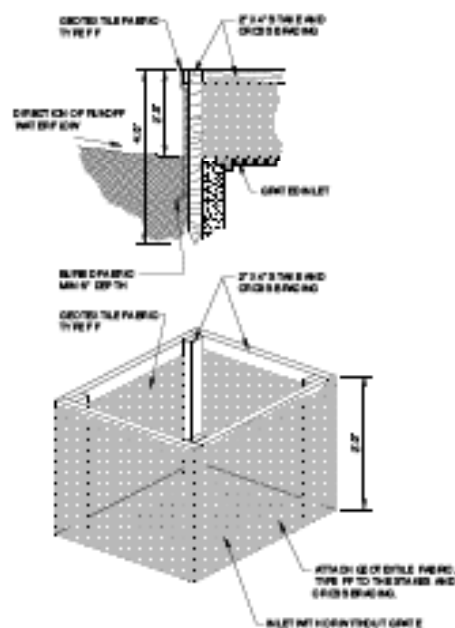
DO NOT HIT THE SIDE OF THE GATE OR THE SIDE OF THE PAD OR THE GEOTILE PAD AND SOIL IS NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

TYPE "B"

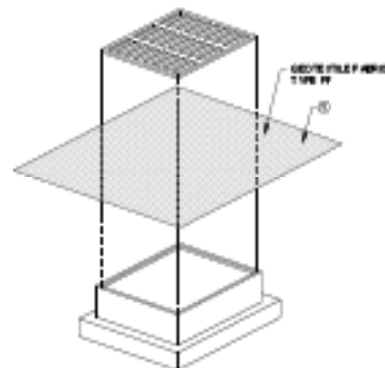
DO NOT HIT THE SIDE OF THE GATE OR THE SIDE OF THE PAD OR THE GEOTILE PAD AND SOIL IS NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

TEAM SHALL BE PLACED WITH THE LOW LINE CONTAINING OF THE GATE.

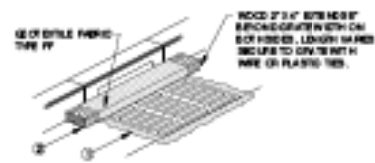
THE INSTALLATION SHALL HAVE A MINIMUM OF 1/2" CLEARANCE BETWEEN THE WALLS AND THE GATE. THE WALLS SHALL BE PLACED WITH THE LOW LINE CONTAINING OF THE GATE. THE WALLS SHALL BE PLACED WITH THE LOW LINE CONTAINING OF THE GATE.



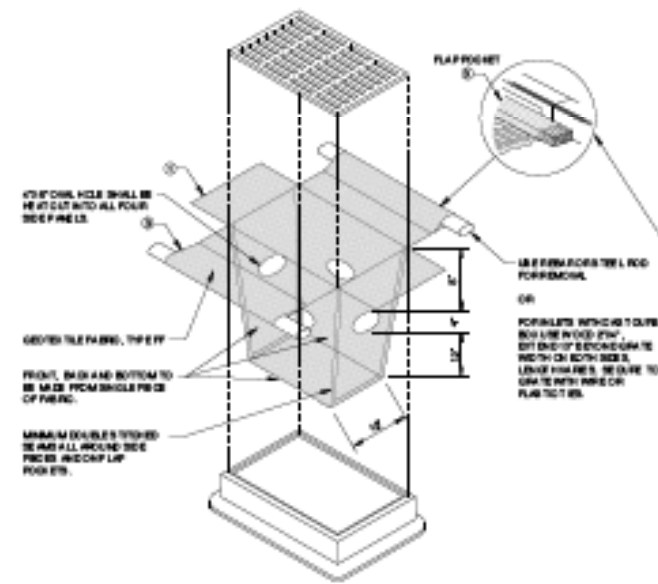
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET IN YOUR JURISDICTION)

NO.	DATE	REVISION	BY	CHKD	DATE	REVISION	BY	CHKD	DATE
1									
2									
3									

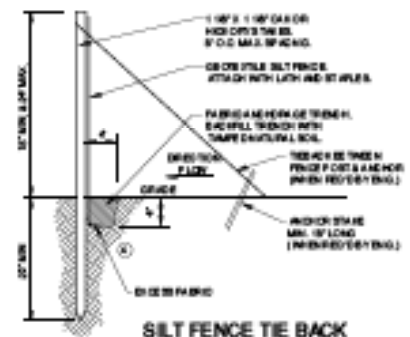
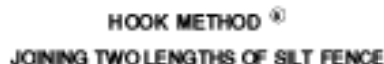
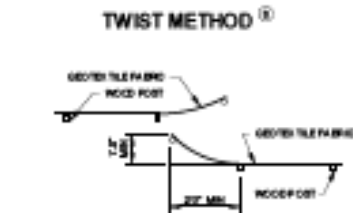
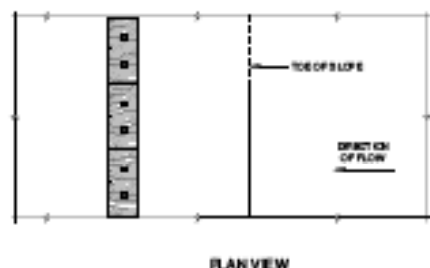
COLLEGE AVENUE APARTMENTS
FOR BEST BUILD, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION AND
MISCELLANEOUS DETAILS

NO.	DATE	REVISION	BY	CHKD	DATE	REVISION	BY	CHKD	DATE
1									
2									
3									



PRELIMINARY
Not for Construction



- [illegible]

- [illegible]

KL	D-DE	WFFRQ	RECEIVED	KL	D-DE	WFFRQ	RECEIVED	DATE TIME BY
								DATE
								TIME
								BY

COLLEGE AVENUE APARTMENTS
FOR RENT BLDG. INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET PILE DETAILS

PRELIMINARY
Not for Construction

3.b

COLLEGE AVENUE APARTMENTS BEST BUILT, INC.

DEFERE, WISCONSIN



PLANNERS + ARCHITECTS + ENGINEERS

124 N. BROADWAY P.O. BOX 556 DE PERE, WISCONSIN 54119
420-556-9121 FAX: 420-556-2344 www.performa-inc.com

PROJECT TEAM

PROJECT MANAGER
STRUCTURAL

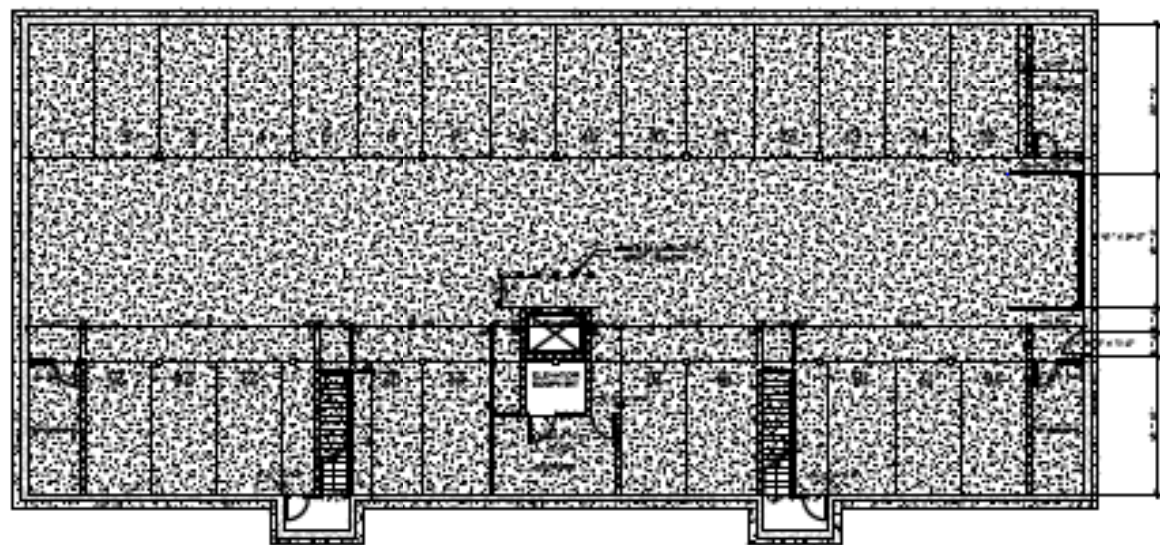
BRIAN NETZEL
BILL PAULSON (RABBIT ASSOCI.)

SHEET INDEX

LIFE SAFETY	
101	LIFE SAFETY PLAN
CIVIL	
101	GENERAL
ARCHITECTURAL	
101	FIRST FLOOR FLOOR PLAN
102	SECOND FLOOR FLOOR PLAN
103	THIRD FLOOR FLOOR PLAN
104	FOURTH FLOOR FLOOR PLAN
105	FIFTH FLOOR FLOOR PLAN
106	SIXTH FLOOR FLOOR PLAN
107	SEVENTH FLOOR FLOOR PLAN
108	EIGHTH FLOOR FLOOR PLAN
109	NINTH FLOOR FLOOR PLAN
110	TENTH FLOOR FLOOR PLAN
STRUCTURAL	
101	GENERAL NOTES AND SPECIFICATIONS
102	FIRST FLOOR STRUCTURAL PLAN
103	SECOND FLOOR STRUCTURAL PLAN
104	THIRD FLOOR STRUCTURAL PLAN
105	FOURTH FLOOR STRUCTURAL PLAN
106	FIFTH FLOOR STRUCTURAL PLAN
107	SIXTH FLOOR STRUCTURAL PLAN
108	SIXTH FLOOR STRUCTURAL PLAN
109	SIXTH FLOOR STRUCTURAL PLAN
110	SIXTH FLOOR STRUCTURAL PLAN

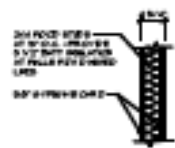
ABBREVIATIONS

AC	ALUMINUM CLADDING	CC	CONCRETE
AD	ALUMINUM DRAINAGE	CD	CONCRETE DRAINAGE
AF	ALUMINUM FINISH	CE	CONCRETE EXTERIOR
AG	ALUMINUM GLAZING	CF	CONCRETE FINISH
AL	ALUMINUM	CG	CONCRETE GROUND
AP	ALUMINUM PANEL	CH	CONCRETE HATCH
AR	ALUMINUM RAILING	CI	CONCRETE INTERIOR
AS	ALUMINUM SILL	CJ	CONCRETE JOINT
AT	ALUMINUM TIE	CK	CONCRETE KEY
AV	ALUMINUM VENT	CL	CONCRETE LIFT
AW	ALUMINUM WINDOW	CM	CONCRETE MASONRY
AX	ALUMINUM X-RAY	CN	CONCRETE NAIL
AY	ALUMINUM YARD	CO	CONCRETE OUTLET
AZ	ALUMINUM ZONE	CP	CONCRETE PILE
BA	BALCONY	CQ	CONCRETE QUARTER
BB	BALCONY BALUSTRADE	CR	CONCRETE RAILING
BC	BALCONY CANTILEVER	CS	CONCRETE SILL
BD	BALCONY DRAIN	CT	CONCRETE TIE
BE	BALCONY ELEVATOR	CU	CONCRETE UNDER
BF	BALCONY FINISH	CV	CONCRETE VENT
BG	BALCONY GLAZING	CW	CONCRETE WINDOW
BH	BALCONY HATCH	CX	CONCRETE X-RAY
BI	BALCONY INTERIOR	CY	CONCRETE YARD
BJ	BALCONY JOINT	CZ	CONCRETE ZONE
BK	BALCONY KEY	DA	DRAINAGE
BL	BALCONY LIFT	DB	DRAINAGE BALANCE
BM	BALCONY MASONRY	DC	DRAINAGE CANTILEVER
BN	BALCONY NAIL	DD	DRAINAGE DRAIN
BO	BALCONY OUTLET	DE	DRAINAGE ELEVATOR
BP	BALCONY PILE	DF	DRAINAGE FINISH
BQ	BALCONY QUARTER	DG	DRAINAGE GLAZING
BR	BALCONY RAILING	DH	DRAINAGE HATCH
BS	BALCONY SILL	DI	DRAINAGE INTERIOR
BT	BALCONY TIE	DJ	DRAINAGE JOINT
BU	BALCONY UNDER	DK	DRAINAGE KEY
BV	BALCONY VENT	DL	DRAINAGE LIFT
BW	BALCONY WINDOW	DM	DRAINAGE MASONRY
BX	BALCONY X-RAY	DN	DRAINAGE NAIL
BY	BALCONY YARD	DO	DRAINAGE OUTLET
BZ	BALCONY ZONE	DP	DRAINAGE PILE
CA	CANTILEVER	DQ	DRAINAGE QUARTER
CB	CANTILEVER BALUSTRADE	DR	DRAINAGE RAILING
CC	CANTILEVER CANTILEVER	DS	DRAINAGE SILL
CD	CANTILEVER DRAIN	DT	DRAINAGE TIE
CE	CANTILEVER EXTERIOR	DU	DRAINAGE UNDER
CF	CANTILEVER FINISH	DV	DRAINAGE VENT
CG	CANTILEVER GROUND	DW	DRAINAGE WINDOW
CH	CANTILEVER HATCH	DX	DRAINAGE X-RAY
CI	CANTILEVER INTERIOR	DY	DRAINAGE YARD
CJ	CANTILEVER JOINT	DZ	DRAINAGE ZONE
CK	CANTILEVER KEY	EA	ELEVATOR
CL	CANTILEVER LIFT	EB	ELEVATOR BALANCE
CM	CANTILEVER MASONRY	EC	ELEVATOR CANTILEVER
CN	CANTILEVER NAIL	ED	ELEVATOR DRAIN
CO	CANTILEVER OUTLET	EE	ELEVATOR ELEVATOR
CP	CANTILEVER PILE	EF	ELEVATOR FINISH
CQ	CANTILEVER QUARTER	EG	ELEVATOR GLAZING
CR	CANTILEVER RAILING	EH	ELEVATOR HATCH
CS	CANTILEVER SILL	EI	ELEVATOR INTERIOR
CT	CANTILEVER TIE	EJ	ELEVATOR JOINT
CU	CANTILEVER UNDER	EK	ELEVATOR KEY
CV	CANTILEVER VENT	EL	ELEVATOR LIFT
CW	CANTILEVER WINDOW	EM	ELEVATOR MASONRY
CX	CANTILEVER X-RAY	EN	ELEVATOR NAIL
CY	CANTILEVER YARD	EO	ELEVATOR OUTLET
CZ	CANTILEVER ZONE	EP	ELEVATOR PILE
DA	DRAINAGE	EQ	ELEVATOR QUARTER
DB	DRAINAGE BALANCE	ER	ELEVATOR RAILING
DC	DRAINAGE CANTILEVER	ES	ELEVATOR SILL
DD	DRAINAGE DRAIN	ET	ELEVATOR TIE
DE	DRAINAGE ELEVATOR	EU	ELEVATOR UNDER
DF	DRAINAGE FINISH	EV	ELEVATOR VENT
DG	DRAINAGE GLAZING	EW	ELEVATOR WINDOW
DH	DRAINAGE HATCH	EX	ELEVATOR X-RAY
DI	DRAINAGE INTERIOR	EY	ELEVATOR YARD
DJ	DRAINAGE JOINT	EZ	ELEVATOR ZONE
DK	DRAINAGE KEY	FA	FLOOR
DL	DRAINAGE LIFT	FB	FLOOR BALANCE
DM	DRAINAGE MASONRY	FC	FLOOR CANTILEVER
DN	DRAINAGE NAIL	FD	FLOOR DRAIN
DO	DRAINAGE OUTLET	FE	FLOOR ELEVATOR
DP	DRAINAGE PILE	FF	FLOOR FINISH
DQ	DRAINAGE QUARTER	FG	FLOOR GLAZING
DR	DRAINAGE RAILING	FH	FLOOR HATCH
DS	DRAINAGE SILL	FI	FLOOR INTERIOR
DT	DRAINAGE TIE	FJ	FLOOR JOINT
DU	DRAINAGE UNDER	FK	FLOOR KEY
DV	DRAINAGE VENT	FL	FLOOR LIFT
DW	DRAINAGE WINDOW	FM	FLOOR MASONRY
DX	DRAINAGE X-RAY	FN	FLOOR NAIL
DY	DRAINAGE YARD	FO	FLOOR OUTLET
DZ	DRAINAGE ZONE	FP	FLOOR PILE
EA	ELEVATOR	FQ	FLOOR QUARTER
EB	ELEVATOR BALANCE	FR	FLOOR RAILING
EC	ELEVATOR CANTILEVER	FS	FLOOR SILL
ED	ELEVATOR DRAIN	FT	FLOOR TIE
EE	ELEVATOR ELEVATOR	FU	FLOOR UNDER
EF	ELEVATOR FINISH	FV	FLOOR VENT
EG	ELEVATOR GLAZING	FW	FLOOR WINDOW
EH	ELEVATOR HATCH	FX	FLOOR X-RAY
EI	ELEVATOR INTERIOR	FY	FLOOR YARD
EJ	ELEVATOR JOINT	FZ	FLOOR ZONE
EK	ELEVATOR KEY	GA	GENERAL
EL	ELEVATOR LIFT	GB	GENERAL BALANCE
EM	ELEVATOR MASONRY	GC	GENERAL CANTILEVER
EN	ELEVATOR NAIL	GD	GENERAL DRAIN
EO	ELEVATOR OUTLET	GE	GENERAL ELEVATOR
EP	ELEVATOR PILE	GF	GENERAL FINISH
EQ	ELEVATOR QUARTER	GG	GENERAL GROUND
ER	ELEVATOR RAILING	GH	GENERAL HATCH
ES	ELEVATOR SILL	GI	GENERAL INTERIOR
ET	ELEVATOR TIE	GJ	GENERAL JOINT
EU	ELEVATOR UNDER	GK	GENERAL KEY
EV	ELEVATOR VENT	GL	GENERAL LIFT
EW	ELEVATOR WINDOW	GM	GENERAL MASONRY
EX	ELEVATOR X-RAY	GN	GENERAL NAIL
EY	ELEVATOR YARD	GO	GENERAL OUTLET
EZ	ELEVATOR ZONE	GP	GENERAL PILE
FA	FLOOR	GQ	GENERAL QUARTER
FB	FLOOR BALANCE	GR	GENERAL RAILING
FC	FLOOR CANTILEVER	GS	GENERAL SILL
FD	FLOOR DRAIN	GT	GENERAL TIE
FE	FLOOR ELEVATOR	GU	GENERAL UNDER
FF	FLOOR FINISH	GV	GENERAL VENT
FG	FLOOR GLAZING	GW	GENERAL WINDOW
FH	FLOOR HATCH	GX	GENERAL X-RAY
FI	FLOOR INTERIOR	GY	GENERAL YARD
FJ	FLOOR JOINT	GZ	GENERAL ZONE
FK	FLOOR KEY	HA	HATCH
FL	FLOOR LIFT	HB	HATCH BALANCE
FM	FLOOR MASONRY	HC	HATCH CANTILEVER
FN	FLOOR NAIL	HD	HATCH DRAIN
FO	FLOOR OUTLET	HE	HATCH ELEVATOR
FP	FLOOR PILE	HF	HATCH FINISH
FQ	FLOOR QUARTER	HG	HATCH GLAZING
FR	FLOOR RAILING	HH	HATCH HATCH
FS	FLOOR SILL	HI	HATCH INTERIOR
FT	FLOOR TIE	HJ	HATCH JOINT
FU	FLOOR UNDER	HK	HATCH KEY
FV	FLOOR VENT	HL	HATCH LIFT
FW	FLOOR WINDOW	HM	HATCH MASONRY
FX	FLOOR X-RAY	HN	HATCH NAIL
FY	FLOOR YARD	HO	HATCH OUTLET
FZ	FLOOR ZONE	HP	HATCH PILE
GA	GENERAL	HQ	HATCH QUARTER
GB	GENERAL BALANCE	HR	HATCH RAILING
GC	GENERAL CANTILEVER	HS	HATCH SILL
GD	GENERAL DRAIN	HT	HATCH TIE
GE	GENERAL ELEVATOR	HU	HATCH UNDER
GF	GENERAL FINISH	HV	HATCH VENT
GG	GENERAL GROUND	HW	HATCH WINDOW
GH	GENERAL HATCH	HX	HATCH X-RAY
GI	GENERAL INTERIOR	HY	HATCH YARD
GJ	GENERAL JOINT	HZ	HATCH ZONE
GK	GENERAL KEY	IA	INTERIOR
GL	GENERAL LIFT	IB	INTERIOR BALANCE
GM	GENERAL MASONRY	IC	INTERIOR CANTILEVER
GN	GENERAL NAIL	ID	INTERIOR DRAIN
GO	GENERAL OUTLET	IE	INTERIOR ELEVATOR
GP	GENERAL PILE	IF	INTERIOR FINISH
GQ	GENERAL QUARTER	IG	INTERIOR GLAZING
GR	GENERAL RAILING	IH	INTERIOR HATCH
GS	GENERAL SILL	II	INTERIOR INTERIOR
GT	GENERAL TIE	IJ	INTERIOR JOINT
GU	GENERAL UNDER	IK	INTERIOR KEY
GV	GENERAL VENT	IL	INTERIOR LIFT
GW	GENERAL WINDOW	IM	INTERIOR MASONRY
GX	GENERAL X-RAY	IN	INTERIOR NAIL
GY	GENERAL YARD	IO	INTERIOR OUTLET
GZ	GENERAL ZONE	IP	INTERIOR PILE
HA	HATCH	IQ	INTERIOR QUARTER
HB	HATCH BALANCE	IR	INTERIOR RAILING
HC	HATCH CANTILEVER	IS	INTERIOR SILL
HD	HATCH DRAIN	IT	INTERIOR TIE
HE	HATCH ELEVATOR	IU	INTERIOR UNDER
HF	HATCH FINISH	IV	INTERIOR VENT
HG	HATCH GLAZING	IW	INTERIOR WINDOW
HH	HATCH HATCH	IX	INTERIOR X-RAY
HI	HATCH INTERIOR	IY	INTERIOR YARD
IJ	HATCH JOINT	IZ	INTERIOR ZONE
IK	HATCH KEY	JA	JOB
IL	HATCH LIFT	JB	JOB BALANCE
IM	HATCH MASONRY	JC	JOB CANTILEVER
IN	HATCH NAIL	JD	JOB DRAIN
IO	HATCH OUTLET	JE	JOB ELEVATOR
IP	HATCH PILE	JF	JOB FINISH
IQ	HATCH QUARTER	JG	JOB GLAZING
IR	HATCH RAILING	JH	JOB HATCH
IS	HATCH SILL	JI	JOB INTERIOR
IT	HATCH TIE	JJ	JOB JOINT
IU	HATCH UNDER	JK	JOB KEY
IV	HATCH VENT	JL	JOB LIFT
IW	HATCH WINDOW	JM	JOB MASONRY
IX	HATCH X-RAY	JN	JOB NAIL
IY	HATCH YARD	JO	JOB OUTLET
IZ	HATCH ZONE	JP	JOB PILE
JA	JOB	JQ	JOB QUARTER
JB	JOB BALANCE	JR	JOB RAILING
JC	JOB CANTILEVER	JS	JOB SILL
JD	JOB DRAIN	JT	JOB TIE
JE	JOB ELEVATOR	JU	JOB UNDER
JF	JOB FINISH	JV	JOB VENT
JG	JOB GLAZING	JW	JOB WINDOW
JH	JOB HATCH	JX	JOB X-RAY
JI	JOB INTERIOR	JY	JOB YARD
IJ	JOB JOINT	JZ	JOB ZONE
IK	JOB KEY	KA	KITCHEN
IL	JOB LIFT	KB	KITCHEN BALANCE
IM	JOB MASONRY	KC	KITCHEN CANTILEVER
IN	JOB NAIL	KD	KITCHEN DRAIN
IO	JOB OUTLET	KE	KITCHEN ELEVATOR
IP	JOB PILE	KF	KITCHEN FINISH
IQ	JOB QUARTER	KG	KITCHEN GLAZING
IR	JOB RAILING	KH	KITCHEN HATCH
IS	JOB SILL	KI	KITCHEN INTERIOR
IT	JOB TIE	KJ	KITCHEN JOINT
IU	JOB UNDER	KK	KITCHEN KEY
IV	JOB VENT	KL	KITCHEN LIFT
IW	JOB WINDOW	KM	KITCHEN MASONRY
IX	JOB X-RAY	KN	KITCHEN NAIL
IY	JOB YARD	KO	KITCHEN OUTLET
IZ	JOB ZONE	KP	KITCHEN PILE
KA	KITCHEN	KQ	KITCHEN QUARTER
KB	KITCHEN BALANCE	KR	KITCHEN RAILING
KC	KITCHEN CANTILEVER	KS	KITCHEN SILL
KD	KITCHEN DRAIN	KT	KITCHEN TIE
KE	KITCHEN ELEVATOR	KU	KITCHEN UNDER
KF	KITCHEN FINISH	KV	KITCHEN VENT
KG	KITCHEN GLAZING	KW	KITCHEN WINDOW
KH	KITCHEN HATCH	KX	KITCHEN X-RAY
KI	KITCHEN INTERIOR	KY	KITCHEN YARD
KJ	KITCHEN JOINT	KZ	KITCHEN ZONE
KK	KITCHEN KEY	LA	LANDSCAPE
KL	KITCHEN LIFT	LB	LANDSCAPE BALANCE
KM	KITCHEN MASONRY	LC	LANDSCAPE CANTILEVER
KN	KITCHEN NAIL	LD	LANDSCAPE DRAIN
KO	KITCHEN OUTLET	LE	LANDSCAPE ELEVATOR
KP	KITCHEN PILE	LF	LANDSCAPE FINISH
KQ	KITCHEN QUARTER	LG	LANDSCAPE GLAZING
KR	KITCHEN RAILING	LH	LANDSCAPE HATCH
KS	KITCHEN SILL	LI	LANDSCAPE INTERIOR
KT	KITCHEN TIE	LJ	LANDSCAPE JOINT
KU	KITCHEN UNDER	LK	LANDSCAPE KEY
KV	KITCHEN VENT	LL	LANDSCAPE LIFT
KW	KITCHEN WINDOW	LM	LANDSCAPE MASONRY
KX	KITCHEN X-RAY	LN	LANDSCAPE NAIL
KY	KITCHEN YARD	LO	LANDSCAPE OUTLET
KZ	KITCHEN ZONE	LP	LANDSCAPE PILE
LA	LANDSCAPE	LQ	LANDSCAPE QUARTER
LB	LANDSCAPE BALANCE	LR	LANDSCAPE RAILING
LC	LANDSCAPE CANTILEVER	LS	LANDSCAPE SILL
LD	LANDSCAPE DRAIN	LT	LANDSCAPE TIE
LE	LANDSCAPE ELEVATOR	LU	LANDSCAPE UNDER
LF	LANDSCAPE FINISH	LV	LANDSCAPE VENT
LG	LANDSCAPE GLAZING	LW	LANDSCAPE WINDOW
LH	LANDSCAPE HATCH	LX	LANDSCAPE X-RAY
LI	LANDSCAPE INTERIOR	LY	LANDSCAPE YARD
LJ	LANDSCAPE JOINT	LZ	LANDSCAPE ZONE
LK	LANDSCAPE KEY	MA	MATERIAL
LL	LANDSCAPE LIFT	MB	MATERIAL BALANCE
LM	LANDSCAPE MASONRY	MC	MATERIAL CANTILEVER
LN	LANDSCAPE NAIL	MD	MATERIAL DRAIN
LO	LANDSCAPE OUTLET	ME	MATERIAL ELEVATOR
LP	LANDSCAPE PILE	MF	MATERIAL FINISH
LQ	LANDSCAPE QUARTER	MG	MATERIAL GLAZING
LR	LANDSCAPE RAILING	MH	MATERIAL HATCH
LS	LANDSCAPE SILL	MI	MATERIAL INTERIOR
LT	LANDSCAPE TIE	MJ	MATERIAL JOINT
LU	LANDSCAPE UNDER	MK	MATERIAL KEY
LV	LANDSCAPE VENT	ML	MATERIAL LIFT
LW	LANDSCAPE WINDOW	MM	MATERIAL MASONRY
LX	LANDSCAPE X-RAY	MN	MATERIAL NAIL
LY	LANDSCAPE YARD	MO	MATERIAL OUTLET
LZ	LANDSCAPE ZONE	MP	MATERIAL PILE
MA	MATERIAL	MQ	MATERIAL QUARTER
MB	MATERIAL BALANCE	MR	MATERIAL RAILING
MC	MATERIAL CANTILEVER	MS	MATERIAL SILL
MD	MATERIAL DRAIN	MT	MATERIAL TIE
ME	MATERIAL ELEVATOR	MU	MATERIAL UNDER
MF	MATERIAL FINISH	MV	MATERIAL VENT
MG	MATERIAL GLAZING	MW	MATERIAL WINDOW
MH	MATERIAL HATCH	MX	MATERIAL X-RAY
MI	MATERIAL INTERIOR	MY	MATERIAL YARD
MJ	MATERIAL JOINT	MZ	MATERIAL ZONE
MK	MATERIAL KEY	NA	NOTES
ML	MATERIAL LIFT	NB	NOTES BALANCE
MM	MATERIAL MASONRY	NC	NOTES CANTILEVER
MN	MATERIAL NAIL	ND	NOTES DRAIN
MO	MATERIAL OUTLET	NE	NOTES ELEVATOR
MP	MATERIAL PILE	NF	NOTES FINISH
MQ	MATERIAL QUARTER	NG	NOTES GLAZING
MR	MATERIAL RAILING	NH	NOTES HATCH
MS	MATERIAL SILL	NI	NOTES INTERIOR
MT	MATERIAL TIE	NJ	NOTES JOINT
MU	MATERIAL UNDER	NK	NOTES KEY
MV	MATERIAL VENT	NL	NOTES LIFT
MW	MATERIAL WINDOW	NM	NOTES MASONRY
MX	MATERIAL X-RAY	NO	NOTES NAIL
MY	MATERIAL YARD	NP	NOTES OUTLET
MZ	MATERIAL ZONE	NQ	NOTES PILE
NA	NOTES	NR	NOTES RAILING
NB	NOTES BALANCE	NS	NOTES SILL
NC	NOTES CANTILEVER	NT	NOTES TIE
ND	NOTES DRAIN	NU	NOTES UNDER
NE	NOTES ELEVATOR	NV	NOTES VENT
NF	NOTES FINISH	NW	NOTES WINDOW
NG	NOTES GLAZING	NX	NOTES X-RAY
NH	NOTES HATCH	NY	NOTES YARD
NI	NOTES INTERIOR	NZ	NOTES ZONE
NJ	NOTES JOINT	OA	OVER

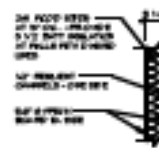


PARKING GARAGE FLOOR
PLAN
SCALE: 1/8" = 1'-0"

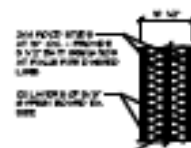
ROOM FINISH SCHEDULE									
ROOM	FINISH	WALL	FLOOR	CEILING	DOOR	WINDOW	STAIR	TOILET	ENTRY
APARTMENT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
ENTRY	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
LIVING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
DINING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
KITCHEN	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
BEDROOM	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
BATH	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
TOILET	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
HALLWAY	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
STAIR	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
CL. (CLOSET)	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
STORAGE	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
ENTRY	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
TOILET	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
BATH	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
BEDROOM	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
LIVING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
DINING	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
KITCHEN	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
BEDROOM	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
BATH	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
TOILET	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
HALLWAY	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
STAIR	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
CL. (CLOSET)	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
STORAGE	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT



WALL TYPE 1



WALL TYPE 2



WALL TYPE 3

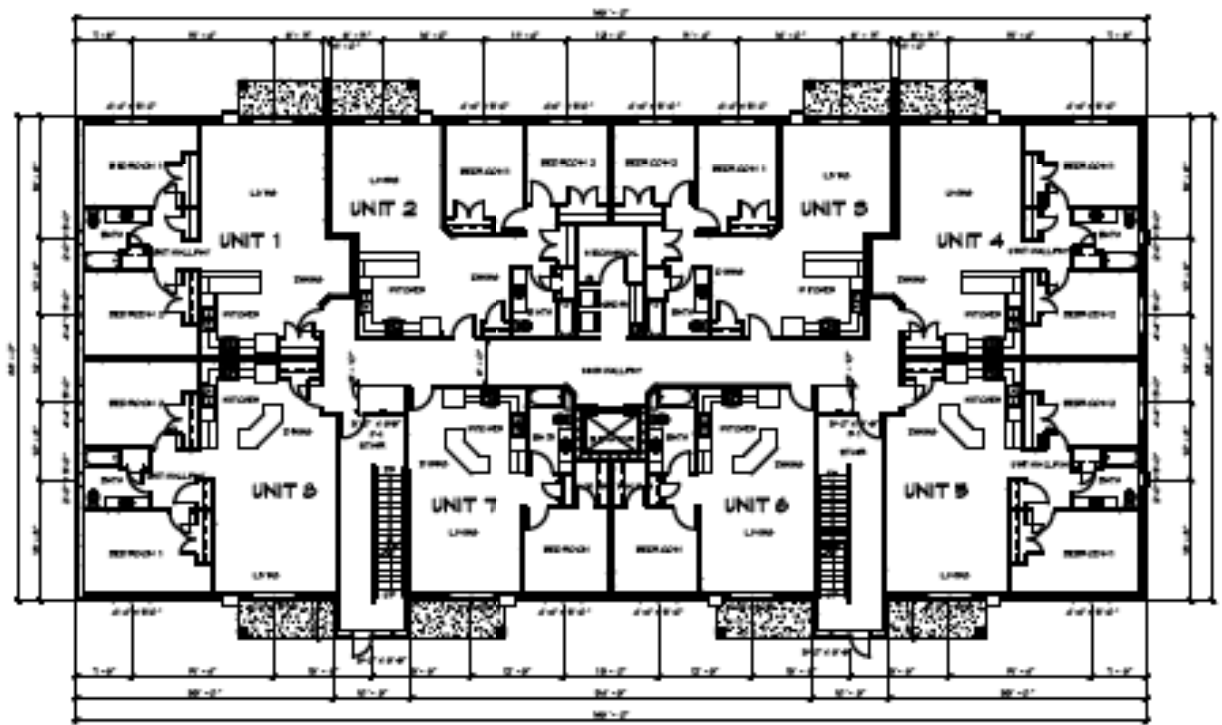
WALL TYPES
SCALE: 1/4" = 1'-0"

ADA ACCESSIBILITY NOTES:

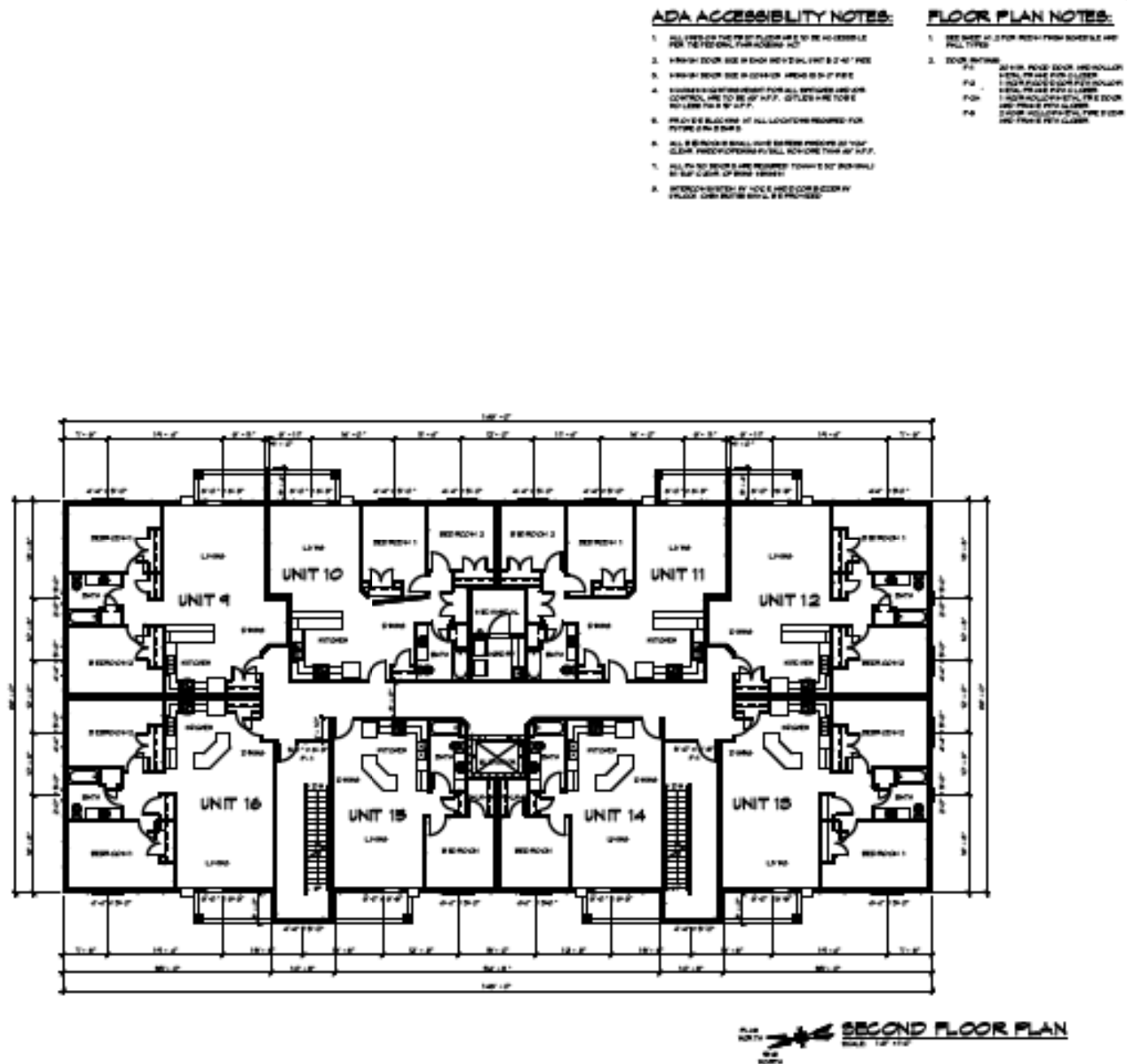
1. ALL DOORS ON THE FIRST FLOOR ARE TO BE ACCESSIBLE FOR THE PHYSICALLY HANDICAPPED.
2. HINGED DOORS SHALL BE OPENED 90 DEGREES.
3. HINGED DOORS SHALL BE OPENED 90 DEGREES.
4. HINGED DOORS SHALL BE OPENED 90 DEGREES.
5. HINGED DOORS SHALL BE OPENED 90 DEGREES.
6. HINGED DOORS SHALL BE OPENED 90 DEGREES.
7. HINGED DOORS SHALL BE OPENED 90 DEGREES.
8. HINGED DOORS SHALL BE OPENED 90 DEGREES.

FLOOR PLAN NOTES:

1. SEE SHEET A1.2 FOR ROOM FINISH SCHEDULE AND WALL TYPE.
2. DIMENSIONS:



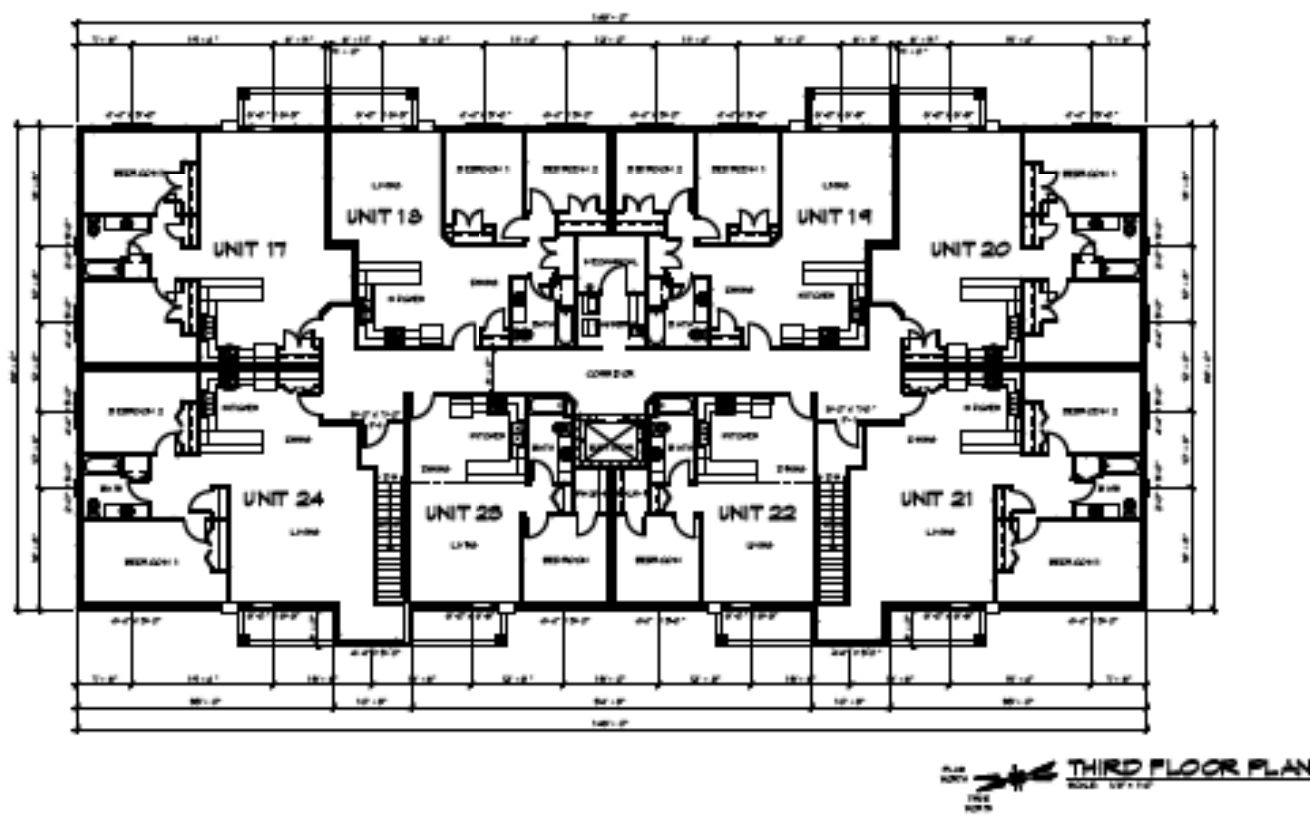
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN NOTES:

1. ALL BIRDS AT THE FIRST FLIGHT ARE TO BE HOBBLEABLE FOR THE TESTING, AND NOT HOBBLED ANY
2. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
3. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
4. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
5. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
6. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
7. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
8. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
9. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN
10. BIRDS TO BE HOBBLED IN 20-30 MINUTES, AND IN 20-30 MIN

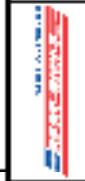
1. SEE SHEET 102 FOR APPROXIMATE LOCATION OF THIS
PILL TO BE SET
2. DIMENSIONS ARE:
- | | |
|------|---|
| P-1 | 25.44 INCHES LONG AND 10.00 INCHES
WIDE AND 1.00 INCHES HIGH |
| P-2 | 10.00 INCHES LONG AND 10.00 INCHES
WIDE AND 1.00 INCHES HIGH |
| P-3a | 10.00 INCHES LONG AND 10.00 INCHES
WIDE AND 1.00 INCHES HIGH |
| P-4 | 10.00 INCHES LONG AND 10.00 INCHES
WIDE AND 1.00 INCHES HIGH |





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

COLLEGE AVENUE APARTMENTS
BEST BUILT, INC.
DENVER, COLORADO



Performa
PLANNING + ARCHITECTURE + ENGINEERING

ARCHITECTURAL RENDERING

A3.2

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

MEETING DATE: October 27, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Site Plan Application for a 3,277 sq ft building off
Parkview Rd. Applicant: Corrigans.

ATTACHMENTS:

- PC_Staff_Memo_Performance(PDF)
- Performance Diesel (PDF)
- C01 - Site Plan_amended (PDF)

Item #4: Review the Site Plan Application for a 3,277 sq ft building off Parkview Rd. Applicant: Corrigan's.

Performance Diesel needs a location that they can use to store inventory. The proposed building is 3,277 sq ft and it is located on an I-3 zoned lot (the lots along Ashland are B-2). The proposed building will be on a separate parcel and for the site plan review it is being treated like a new development.

Public Works

Required Actions:

Sanitary Sewer

1. The site plan includes connection to the Green Bay Metropolitan Sewerage District (GBMSD) sanitary interceptor sewer. GBMSD approval will be required for this connection.

Water Main

2. The proposed water service is extending from the water main off of Ashland Avenue. A private easement between property owners is required. This document is to be recorded with a copy provided to the City. Future facility expansion will require extension of a water main down Parkview and a water service off of Parkview. The water main will be assessed to the property owner.
3. Provide water service sizing.

Storm Water Management

4. Provide an erosion control pond.
5. Provide site drainage information. Discharge paved areas to grass swales.
6. Additional topographic/contour information will be required to complete item #4 and #5.

Traffic/Vehicle Access:

7. Provide verification that the private drive can be used for this site. A recorded copy of the easement shall be provided to the City.
8. Show parking stall information.

Forestry & Parks

Required Actions:

1. None.

Fire

Required Actions:

1. None

Planning & Building Inspection

Required Actions:

1. The building elevations show the use of all metal on the north, south and west elevations. This is only permitted by permission of the Plan Commission. Staff feels that given the location of the site in relation to Ashland that it is a responsible request.
2. The front elevation (east elevation) is required to be all non-metal. In this case, the plan shows the use of metal above and between the overhead doors. The thought is that the metal panels are placed horizontal as a design feature. The Plan Commission would need to approve the use of the material as a design element.
3. Given the time of the construction, staff is recommending that asphalt is not required to be installed until one year from the time of completion of the project.
4. Before permits are issued the owner shall provide a letter with the following:
 - a. The asphalt shall be installed within one year of completion of the project (occupancy).
 - b. The utilities (sewer and water) shall be installed within one year of completion of the project (occupancy).
 - c. The building cannot be used or rented as a mini-warehouse.

Recommendation

Staff would recommend approval of the project with the conditions outlined above being required.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 260.00
		Receipt #: 97246
		Date: 10-10-14

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) PERFORMANCE DIESEL	Authorized Representative CORRIGAN'S CBS	Title CONTRACTOR	
Mailing Address 4424 DICKINSON RD	City DE PERE	State WI	ZIP Code 54115
Email Address brad.westfahl@corriganascbs.com	Phone Number (incl. area code) 920-371-2709	Fax Number (incl. area code) 920-336-4052	

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

Name (Ind. Org. or Entity) PERFORMANCE DIESEL	Contact Person JEFF MEYER	Title OWNER	
Mailing Address 1501 N ASHLAND AV	City DE PERE	State WI	ZIP Code 54115
Email Address jeff.perfdiesel@tcs.net	Phone Number (incl. area code) 920-330-0183	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description PARLUEW RD	Parcel No. WD-68
---	---------------------

SECTION 4: Project Information

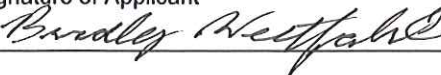
Existing Zoning:	1-3		
Present Use of Parcel:	VACANT LOT		
Proposed Use of Parcel:			
Estimated Start Date:	ASAP	Estimated Completion Date:	TBD

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

SECTION 5: Certification and Permission

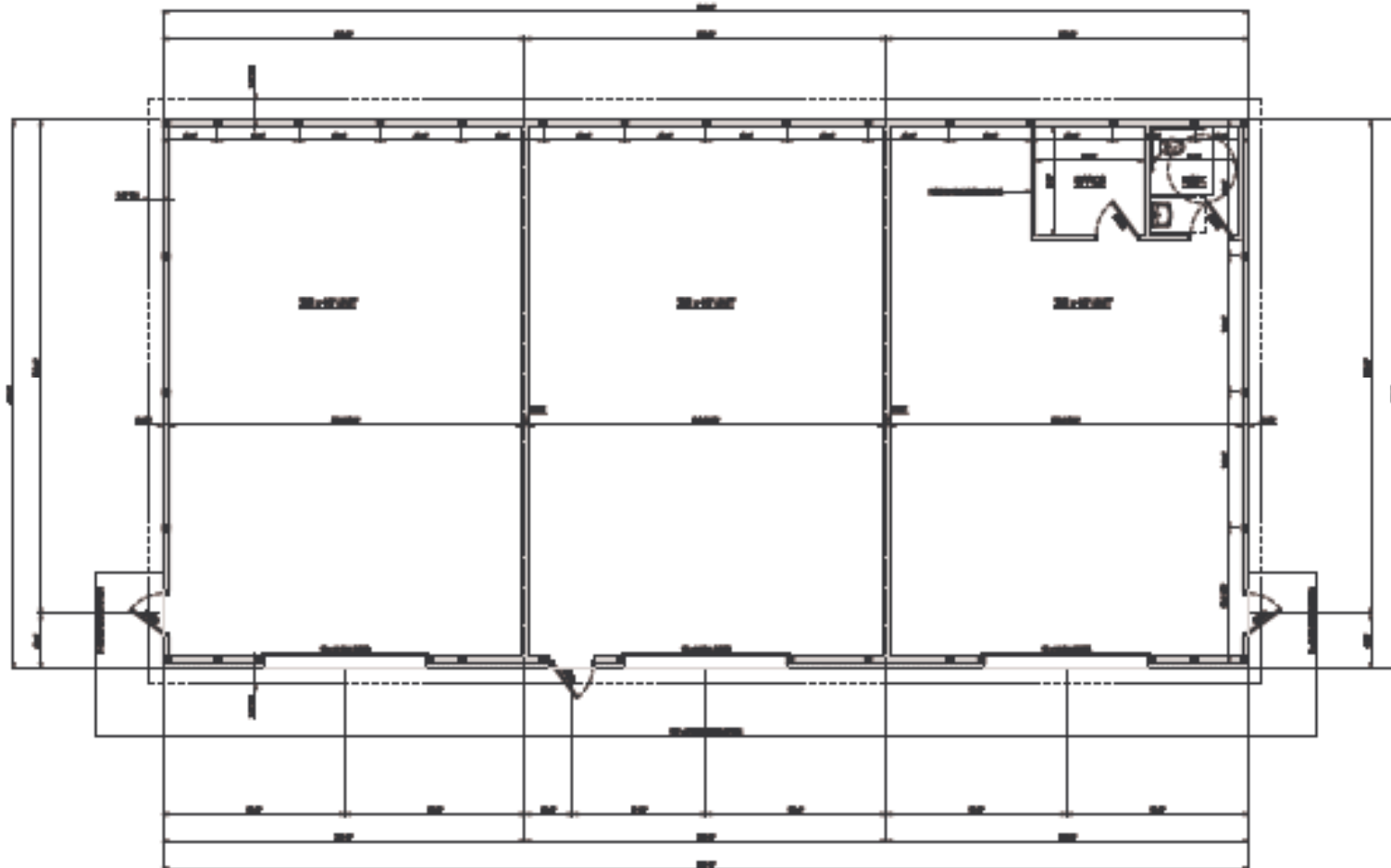
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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) BRAD WESTFAHL	Title DESIGNER	Phone Number 920-371-2709
Signature of Applicant 		Date Signed 10-7-14

TO BE COMPLETED BY CITY STAFF

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



Corrigan's
Custom Bath Windows
215-215-1111
www.corrigan.com

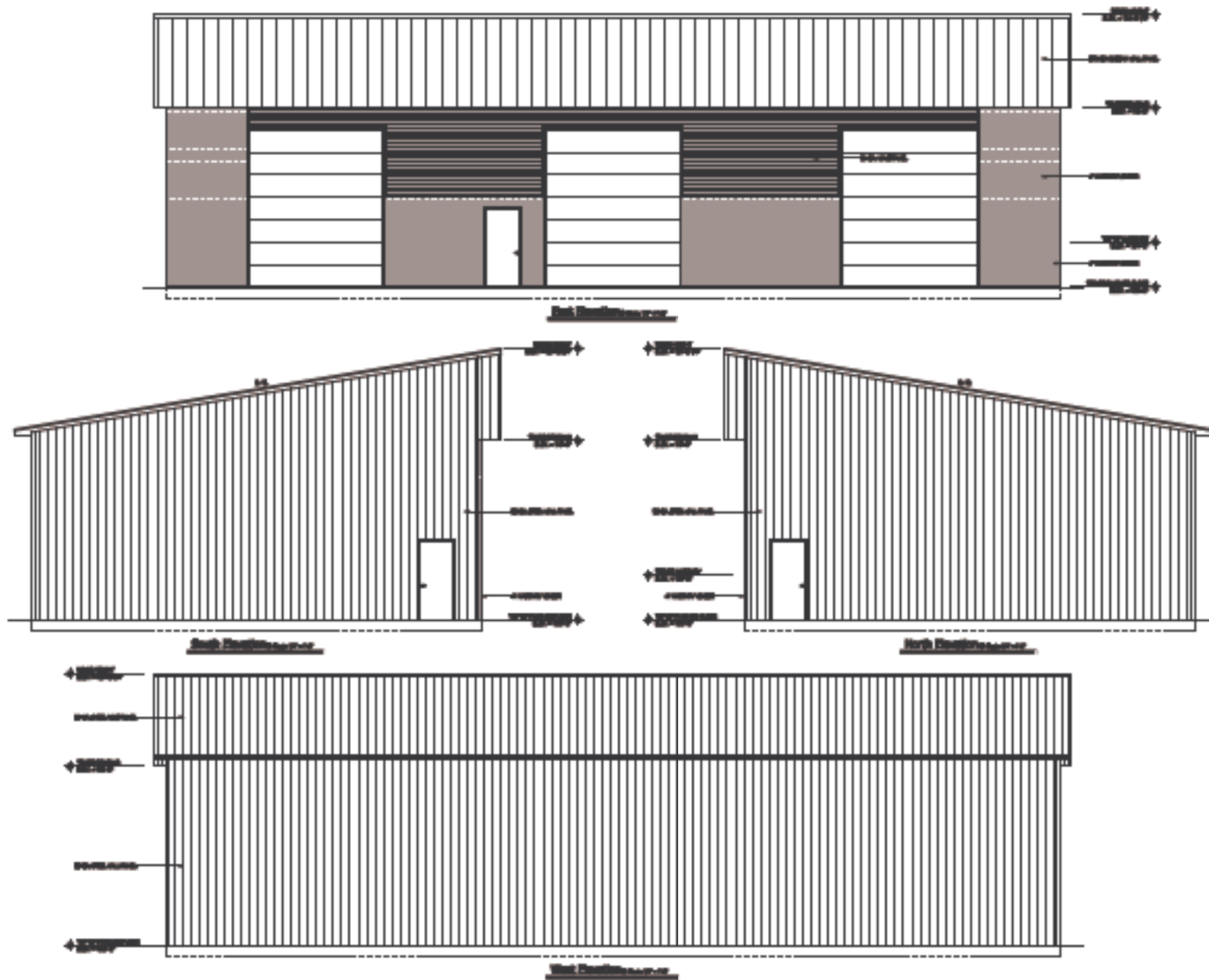


ANY
ADDITIONAL
WORK
CALL 215-215-1111
FOR A QUOTE

RECORDED NEW BUILDING
JOB NO. 14-XXXX

FLOOR PLAN

A10



Corrigan's
Custom Metal Buildings
2150 W. 10th St.
Tulsa, OK 74106
918.438.1111

ANY
ADDITIONAL
SPECIALTY
EQUIPMENT
AVAILABLE
FOR YOUR BUILDING

**RECORDED NEW BUILDING
JOB NO. 14-XXXX**

ELEVATIONS
A20

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

MEETING DATE: October 27, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Site Plan Application for a 5,511 sq ft expansion at De Pere Christian Outreach. Applicant: Mach IV.

ATTACHMENTS:

- PC_Staff_Memo_Christian_Outreach (PDF)
- Christian Outreach (PDF)

Item #5: Review the Site Plan Application for a 5,511 sq ft expansion at De Pere Christian Outreach. Applicant: Mach IV.

De Pere Christian Outreach is planning to put on two small additions which total 5,511 sq ft. There would be an addition to the north and west side of the existing structure with new parking added to an adjacent parcel which is owned by De Pere Christian Outreach.

Public Works

Required Actions:

Sanitary Sewer

1. No change.

Water Main

2. No change.

Storm Water Management

3. The building cannot be constructed on the storm sewer.

4. Provide information on the existing manhole on Parcel B.

5. The new impervious surface on Parcel B needs to be discussed. The paved surface is over 20,000 SF. If this site is considered a redevelopment, a 40% TSS reduction is required.

Traffic/Vehicle Access:

6. Provide parking lot stall dimensions.

7. Add dimensions to the driveway off of Sixth Street. Note that a curb cut permit is required for this. The back of the curb head is to be profile cut.

8. A Revocable Occupancy Permit is required for the parking on Butler since the parking extends into the right of way.

9. Provide parking lot stall dimensions.

10. Show the dimension for the opening on Butler from the last stall to the edge of the new paved surface.

11. Add the City detail for curb head profile cuts.

Forestry & Parks

Required Actions:

1. Plans do not show a berm or landscaping on the south side of the parking lot. Some type of effective screening shall be provided for the home to the south.

Fire

Required Actions:

2. None.

Planning & Building Inspection

Required Actions:

1. A sign permit will need to be issued separately.

2. The donation location on the north elevation should be moved to the east elevation. At the current location, it requires the use of property to the north which is not owned by De Pere Christian Outreach.

Recommendation

Staff would recommend approval of the project with the conditions outlined above being required.

0676

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: <u>\$ 260.00</u>
		Receipt #: <u>97307</u>
	Date: 10/13/2014	

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	Authorized Representative Robert Mach	Title PE	
Mailing Address 211 N. Broadway, Suite 114	City Green Bay	State WI	ZIP Code 54303
Email Address rmach@mach-iv.com	Phone Number (incl. area code) 920-569-5765	Fax Number (incl. area code) 920-569-5767	

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

Name (Ind. Org. or Entity) De Pere Christian Outreach	Contact Person	Title	
Mailing Address 506 Butler Street	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) (920) 339-1060	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 506 Butler	Parcel No. WD-103, WD-104, WD-100-3
---	--

SECTION 4: Project Information

Existing Zoning:	B-2 General Business		
Present Use of Parcel:	Thrift Shop		
Proposed Use of Parcel:	Expansion of Store and Parking		
Estimated Start Date:	11/15/14	Estimated Completion Date:	06/01/2015

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) <u>ROBERT MACH</u>	Title <u>P.E.</u>	Phone Number <u>920-569-5765</u>
Signature of Applicant <u>Robert U. Mach</u>		Date Signed <u>10/13/14</u>

TO BE COMPLETED BY CITY STAFF

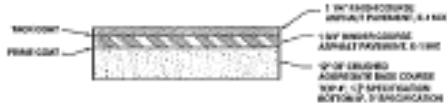
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Keller Inc.
De Pere Christian
Outreach Site
Site and Utility Plan

	REASON FOR DISCONTINUATION

Owner
De Pore Christian Outreach
506 Butler Street
De Pere, WI 54115
Phone: (920) 329-3000
e-mail: deporechristian@wi.net

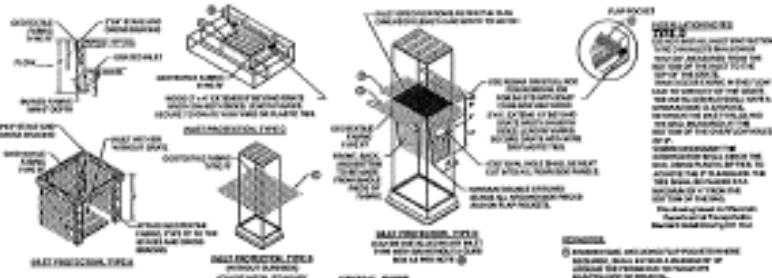
C2.0



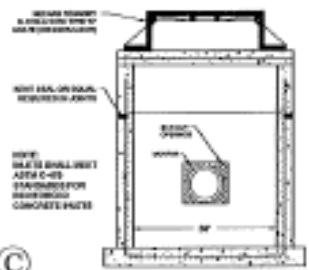
A STANDARD ASPHALT PAVEMENT SECTION



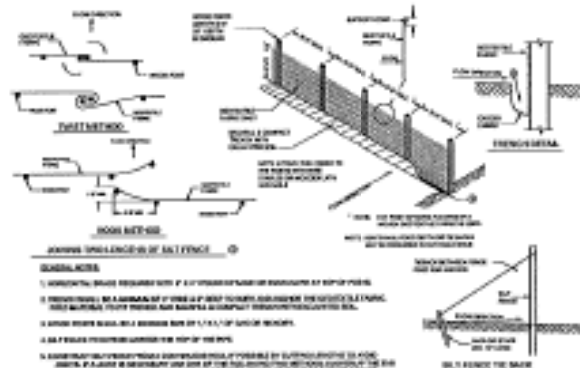
B STANDARD CONCRETE PAVEMENT/SLAB SECTION



D INLET PROTECTION



C PRECAST CONCRETE CATCH BASIN



E SILT FENCE

CONSTRUCTION NOTES

1. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
2. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
3. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
4. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
5. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
6. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
7. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
8. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
9. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
10. EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.

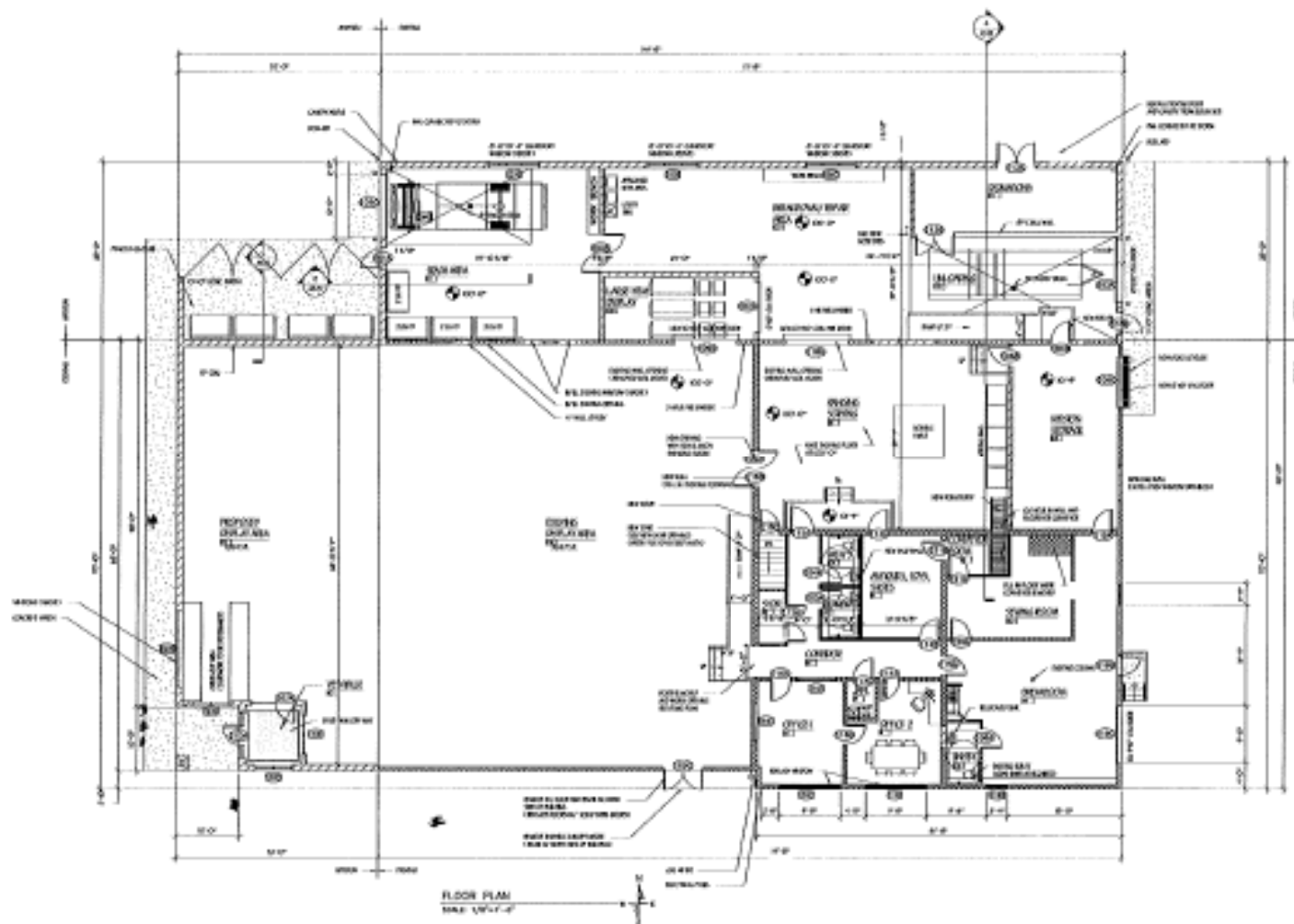
MAINTENANCE PLAN

1. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
2. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
3. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
4. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
5. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
6. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
7. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
8. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
9. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
10. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.

PLANNED FUTURE CONSTRUCTION PROJECTS

1. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
2. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
3. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
4. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
5. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
6. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
7. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
8. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
9. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.
10. ALL EXISTING PAVEMENT SURFACES SHALL BE MAINTAINED AS MUCH AS POSSIBLE.

DATE	11/11/2011
DRAWN BY	SPK
CHECKED BY	
PROJECT NO.	11111-11
CONTRACT NUMBER	876
SHEET NUMBER	C4.0



Keller
 PLANNING ARCHITECTS KALAMAZOO
 1000 E. STATE ST. SUITE 200
 KALAMAZOO, MI 49001
 TEL: 268.3000 FAX: 268.3001
 WWW.KELLERARCHITECTS.COM

PROPOSED ADDITION FOR:
DE PERE CHRISTIAN OUTREACH
 205 BUTLER ST
 DE PERE, WI
 WISCONSIN

"COPYRIGHT NOTICE"
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

"NOT FOR CONSTRUCTION"
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE NECESSARY PERMITS AND TO FOLLOW ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

PROJECT NUMBER: C. 1000000000
DESIGNER: A. 1000000000
ARCHITECT: T. 1000000000
ENGINEER: _____
CONTRACT NO.: _____
DATE: _____
REVISION: _____
DATE: _____
SCALE: **A1.0**



City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: October 27, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the extra-territorial CSM application for a 2 lot CSM and road dedication off Swan Road in the Town of Ledgeview.
Surveyor: Davel. *

ATTACHMENTS:

- PC_Staff_Memo_ExtraCSM (PDF)
- EX_CSM_Ledgeview (PDF)

Item #6: Review the extra-territorial CSM application for a 2 lot CSM and road dedication off Swan Road in the Town of Ledgeview. Surveyor: Davel. *

Davel has completed a CSM with two lots and a dedication to the public for a new street (Storage Court). The lots are 8.19 and 2.52 acres respectively and the new court will be off of Swan Road.

Recommendation:

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

1. CSM must meet the requirements specified by Brown County Planning.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 300.00
		Receipt #: 97309
		Date: 9/22/14

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) Walter's Excavating, LLC	Authorized Representative Jesse Jossart	Title Owner	
Mailing Address 1682 Swan Road	City De Pere	State WI	ZIP Code 54115
Email Address jjhermsen@tds.net	Phone Number (incl. area code) (920) 339-8500	Fax Number (incl. area code) (920) 339-5200	

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

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

SECTION 3: Project or Site Location

Project Address/Description	Parcel No. All of D-56-2 All D-56-3 and Part of D-56
-----------------------------	---

SECTION 4: CSM Information

Existing Zoning:	Light Industrial L1
Present Use of Parcel:	Existing Business/Vacant Land
Proposed Use of Lots:	Light Industrial

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.

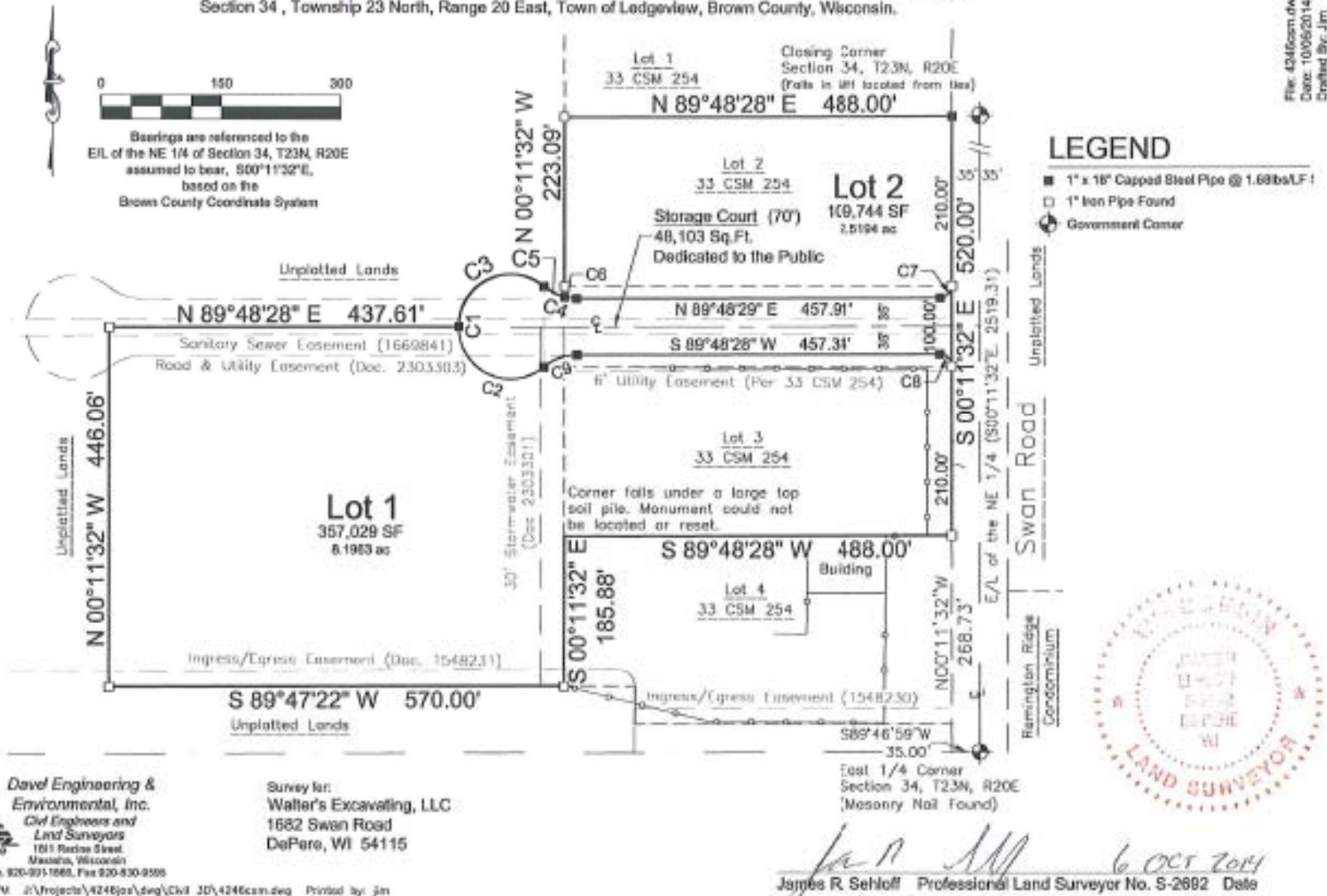
Name of Owner/Authorized Representative (please print) Jesse Jossart	Title Owner	Phone Number (920) 339-8500
Signature of Applicant 		Date Signed 9/22/14

TO BE COMPLETED BY CITY STAFF

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

Certified Survey Map No. _____

All of Lot 2 and Lot 3, Volume 33 Certified Survey Maps Page 254 and part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin.



File: 4246csn.dwg
Date: 10/06/2014
Drafted By: Jim
Sheet: 1 of 4

Davel Engineering & Environmental, Inc.
Civil Engineers and Land Surveyors
1611 Redine Street
Madison, Wisconsin
PH: 608-991-1868, Fax: 608-930-9588

Survey for:
Waller's Excavating, LLC
1682 Swan Road
DePere, WI 54115

10/6/2014 3:40 PM a:\projects\4246\csn.dwg\civil 3d\4246csn.dwg Printed by: Jim

10/7/2014 10:58 AM J:\Projects\4246\gas\dwg\Div 30\4246gas.dwg Printed by: j...

Certified Survey Map No. _____

All of Lot 2 and Lot 3, Volume 33 Certified Survey Maps Page 254 and part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin.

Owner's Certificate of Dedication

Walter's Excavating, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

In the presence of: Walter's Excavating, LLC

Managing Member Date

State of Wisconsin)
)SS

County)

Personally came before me on the _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin My Commission Expires _____

Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Ledgeview, Brown County, Walter's Excavating, LLC and WEL Real Estate, LLP, the property owners, the property owner, is hereby approved by the Town Board of the Town of Ledgeview.

Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Ledgeview.

Clerk Date

City of De Pere Approval (Extraterritorial)

Resolved, that this Certified Survey Map in the Town of Ledgeview, Brown County, Walter's Excavating, LLC and WEL Real Estate, LLP, the property owners, is hereby approved by the City of De Pere.

Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the the City of De Pere.

Clerk Date


James R. Sehloff Professional Land Surveyor No. S-2692 Date 6 OCT 2014



File: 4246cm.dwg
Date: 10/06/2014
Drafted By: Jim
Sheet: 3 of 4

Attachment: EX_CSM_Ledgeview (2773 : Extra CSM)

Certified Survey Map No. _____

All of Lot 2 and Lot 3, Volume 33 Certified Survey Maps Page 254 and part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin.

Treasurers' Certificate

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

County Treasurer _____

Date _____

County Planning Agency Approval Certificate

Resolved, that this certified survey map in the Town of Ledgeview, Brown County, Walter's Excavating, LLC and WEL Real Estate, LLP, the property owners, is hereby approved by Brown County Planning Commission.

Peter Schlein, Senior Planner _____

Date _____

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:
Walter's Excavating, LLC
WEL Real Estate, LLP
WEL Real Estate, LLP

Recording Information:
Doc No. 2303301
Doc No. 2105720
Doc No. 2105719

Parcel Number(s):
D-56-3
Part of D-56
D-56-2

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	65.00'	N 00°11'31" W	100.00'	294.31'	259°25'49"
C2	65.00'	N 65°02'56" W	117.68'	147.16'	129°43'00"
C3	65.00'	N 64°39'56" E	117.68'	147.16'	129°42'48"
C4	65.00'	S 70°06'59" E	43.69'	44.56'	39°16'45"
C5	65.00'	S 63°21'27" E	28.98'	29.23'	25°45'42"
C6	65.00'	S 82°59'50" E	15.30'	15.34'	13°31'03"
C7	15.00'	N 44°38'11" E	21.15'	23.47'	89°38'25"
C8	15.00'	N 45°22'39" W	21.27'	23.65'	90°19'58"
C9	65.00'	S 69°54'17" W	44.06'	44.95'	39°37'26"



James R. Schloff
James R. Schloff Professional Land Surveyor No. 5-2692 Date 6 Oct 2014

File: 4246cam.dwg
Date: 10/06/2014
Drafted By: Jim
Sheet: 4 of 4

Attachment: EX_CSM_Ledgeview (2773 : Extra CSM)

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: October 27, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Future agenda items.
