



Plan Commission

335 South Broadway

Regular Meeting

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

Agenda

Monday, September 28, 2015	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 **September 28, 2015** 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 August 24, 2015 Plan Commission meeting.
3. Review of 102 N. Broadway St Project:
 - A. Review the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second, third, and fourth floors of the proposed development. Applicant: City of De Pere. *
 - B. Review the Site Plan Application for 102 N. Broadway for a four story, 39,600 sq ft building, parcel ED-844. Applicant: Broadway Investment Partners LLC.
 - C. Review CSM for City Property Located at 102 N. Broadway St. (ED-844). Surveyor: REL.*
4. Review of Machine Plus (2130 American Blvd) Project:
 - A. Review the Site Plan Application for Machine Plus (2130 American Blvd.) for a 10,000+ sq ft building; parcel WD-L179-2. Applicant: Mau & Associates, LLP.
 - B. Review 3 Lot CSM for City Property located on American Blvd south of Southbridge Rd. (Parcels WD-L179 and WD-L179-2). Surveyor: REL.*
5. Review of the Precise Implementation Plan for Rennes Rehab Center (200 S. Ninth Street) for a 20,000 sq ft addition, parcel WD-D0201 and WD-D0204-2. Applicant: Plunkett Raysich Architects, LLP.*
6. Review the Site Plan Application for Creative Sign (505 Lawrence Dr.) for a 10,500+ sq. ft. addition; parcel WD-D0217-2. Applicant: Bayland Buildings, Inc.
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 City Planner's office at 339-4043 by Noon on Monday,

September 28, 2015 so that arrangements can be made.

AGENDA SENT TO:

Plan Commission Members

Alderspersons

News Media

Broadway Investment Partners LLC

N. Broadway area property owners

REL

Machine Plus

Mau & Associates LLC

TDR Properties LLC

Rennes Health & Rehab Center

S. Ninth St area property owners

Plunkett Raysich Architects LLP

Creative Signs

Bayland Buildings Inc.

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: September 28, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the August 24, 2015 Plan Commission meeting.

ATTACHMENTS:

- PC_Aug2015_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, August 24, 2015
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	Aldersperson	Excused	
Jim Kalny	Commissioner	Present	
Larry Lueck	Aldersperson	Present	
Elizabeth Runge	Commissioner	Excused	
Steve Taylor	Commissioner	Present	
Michael J. Walsh	Mayor	Present	

Also present: City Planner Sarah Wallace, City Administrator Larry Delo, Public Works Director Scott Thoresen, City Engineer Eric Rakers, and members of the public.

2. Approval of the minutes of the July 27, 2015 Plan Commission meeting.

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

3. A Public Hearing on the proposed boundary and project plan amendment to Tax Incremental Financing District #8 is scheduled for 7:00 p.m.

Recording secretary Carey Danen announced that the public hearing notice was published in the Green Bay Press Gazette on August 12th and 16th, 2015.

B. Review of Boundary and Project Plan Amendment for Tax Incremental Financing District #8

City Administrator Larry Delo explained that the City is proposing to expand the boundary of this existing TID District. The map provided in the packet indicates the existing boundary in red, with the proposed additions in blue. The lot furthest north is slated to be the future headquarters of Festival Foods. The City also has conceptual proposals for the southern expansion areas.

Mayor Walsh declared the public hearing open; no one wished to speak and he declared the public hearing closed.

C. Resolution PC15-01, Recommending Adoption of the Boundary and Project Plan Amendment (#2) for Tax Incremental Financing District #8*

Derek Beiderwieden motioned, seconded by Jim Kalny, to approve the boundary and project plan amendment. Upon vote, motion carried unanimously.

Attachment: PC_Aug2015_Minutes_Draft (3997 : minutes)

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

4. A Public Hearing on the proposed creation of Tax Incremental Financing District #11 is scheduled for 7:00 p.m., or as soon thereafter as can be heard.

Recording secretary Carey Danen announced that the public hearing notice was published in the Green Bay Press Gazette on August 12th and 16th, 2015.

B. Review of Tax Increment Financing Plan for Tax Incremental Financing District #11

City Administrator Larry Delo explained this is a new district for the city; it includes an overlay of properties that are currently in TID District #6. The expenditure period for TID #6 is ending in March of 2016. The City decided to go forward with a new TID at this time because of a pending property acquisition at the end of Fortune Av. The property, which has been vacant for several decades, is expected to close by the end of October. The land is currently in TID #6, and construction of a road through the property will be one of the expenditures of the old TID. TID District #11 will also pick up six other properties that the City felt needed additional incentives. Mayor Walsh declared the public hearing open; no one wished to speak and he declared the public hearing closed.

C. Resolution PC15-02, Recommending the Adoption of the Boundaries of Tax Incremental Financing District #11 and the Adoption of the Tax Incremental Financing District #11 Project Plan*

Steve Taylor motioned, seconded by Mayor Walsh, to approve the adoption of the boundaries and project plan for TID #11. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	Michael J. Walsh, Mayor
AYES:	Beiderwieden, Kalny, Lueck, Taylor, Walsh
EXCUSED:	James Boyd, Elizabeth Runge

5. A Public Hearing on the proposed creation of Tax Incremental Financing District #12 is scheduled for 7:00 p.m., or as soon thereafter as can be heard.

Recording secretary Carey Danen announced that the public hearing notice was published in the Green Bay Press Gazette on August 12th and 16th, 2015.

B. Review of Tax Increment Financing Plan for Tax Incremental Financing District #12

City Administrator Larry Delo explained that TID District #12 would also act as an overlap district until TID District #6 closes, and includes new areas as well. The current boundary of TID #6 is the end of American Blvd; the City has an

interest in continuing the business park further south. The Garrity family owns most if not all of this property, and while they are not currently interested in developing it, they would be willing to entertain an offer from an interested party.

Mayor Walsh declared the public hearing open; no one wished to speak and he declared the public hearing closed.

C. Resolution PC15-03, Recommending the Adoption of the Boundaries of Tax Incremental Financing District #12 and the Adoption of the Tax Incremental Financing District #12 Project Plan*

Mayor Walsh motioned, seconded by Derek Beiderwieden, to approve the boundaries and project plan for TID #12. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Beiderwieden, Kalny, Lueck, Taylor, Walsh
EXCUSED:	James Boyd, Elizabeth Runge

6. Land and Location Proposal for De Pere Fire Station 3.*

City Planner Sarah Wallace reported that Chief Rubin was hoping to be in attendance tonight but had another commitment. The City is requesting to place a hold on the property at Red Maple and Southbridge Rd for the future development of a third fire station. No specific plans or target dates have been established. Jim Kalny motioned, seconded by Steve Taylor, to approve the request. Discussion followed regarding the potential difficulty of marketing the site for another purpose due to its irregular shape and the existence of some contamination. City Administrator Larry Delo stated that the City has also discussed another potential site across the street; if at some point the decision is made to place a hold on that property instead, it would come back to the Plan Commission for a similar approval.

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

7. Review of the Precise Implementation Plan for 43,800 sqft Commercial Office Building located off of Lawrence Dr. Applicant: Mau & Associates. *

City Planner Sarah Wallace reported that staff received updated plans after the agenda packet was published: the front elevation was modified for a canopy and drive through, and the footprint of the dumpster storage area was reduced. Staff is recommending that any use for dumpster storage and/or parking would require a separate license agreement because it is located outside of property they own. This proposal is considered a major amendment due to the change of use from the General Development Plan that was approved in 2006. The site was originally identified as retail/service, and is now going forward as a corporate office.

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

Developer Bob Weyers expressed concern regarding the Engineering Department's requirement for a traffic impact study. He stated that Festival Foods is in growth mode and needs extra space; they would like to begin construction as soon as possible, and waiting for a traffic impact study would cause an unacceptable delay.

City Engineer Eric Rakers explained that the 2006 traffic impact study focused on the Scheuring/Lawrence intersection, which was signalized at that time. Staff is concerned that the addition of traffic to the Festival headquarters might necessitate the installation of a traffic signal at their entrance. Eric suggested that it would be acceptable for the traffic impact study to happen concurrently with the development instead.

Mr. Weyers stated that the developers are willing to do a traffic study prior to any future development at the site.

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

Mayor Walsh motioned, seconded by Steve Taylor, to approve the Precise Implementation Plan, with the amendment that a traffic impact study will be completed when the additional lots are developed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Kalny, Lueck, Taylor, Walsh
EXCUSED:	James Boyd, Elizabeth Runge

8. Review and Action for the Property at 1535 N. Ashland Avenue (Drift Inn) for modification of Building Design and Construction Requirements.

City Planner Sarah Wallace reviewed the two options being proposed for this project, and provided samples of the metal and woodgrain siding options. She noted that the lower 40" of the facade would be stone with either option. While not typically allowed in this district, staff is recommending approval of either material due to the fact that the owner is making substantial improvements to the building, and that similar materials have been used nearby. Sarah confirmed that Plan Commission approval of this material would be strictly for this property, and not for the entire zoning district.

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

Drift Inn owner Gail Kozlovsky and Mark Rukamp from Alliance Construction addressed the board. Mr. Rukamp explained that the owner is looking to do something unique; the vertical metal siding is their first choice due to cost, but also because they have a specific clientele and they don't want to stray by going with a look that is too ritzy or expensive. Mr. Rukamp noted that the higher cost of the cement board siding might postpone some of the decorative features in the plan such as the wood truss gables, masonry, and vestibule improvements. Discussion followed regarding maintenance requirements and lifespan of the product choices.

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

Mayor Walsh motioned, seconded by Steve Taylor, to approve the design with the metal siding material. Discussion followed regarding the history of similar requests in the past.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	Larry Lueck, Steve Taylor, Michael J. Walsh
NAYS:	Derek Beiderwieden, Jim Kalny
EXCUSED:	James Boyd, Elizabeth Runge

9. Review and Recommendation on Street Width Policy – Residential Urban Streets.

City staff are working to establish a City Street Policy; they have analyzed existing street widths through the years and developed a new guideline that narrows streets slightly. City Engineer Eric Rakers noted that one of the biggest complaints received by the Engineering department references speeding, and wider streets promote speeding. He explained that street width impacts many things in addition to traffic speed, including cost of construction, emergency and maintenance vehicle access, stormwater runoff, neighborhood aesthetics, on-street parking, and bike/pedestrian use. He noted that these new guidelines would pertain only to residential urban streets that are minor or connector; collector or arterial streets would have different specifications. The proposed policy would dictate the following widths: 23' clear (face of curb to face of curb) for streets with no parking; 28' clear for streets with parking on one side, and 30' clear for streets with parking on both sides.

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

10. Review and Action on Updated BID Bylaws.*

Last fall the City created a downtown Business Improvement District, which included the establishment of a BID Board. The original BID operating plan contained draft bylaws, which were amended by staff and approved by the BID Board at its August meeting. City Planner Sarah Wallace provided an overview of the changes, noting that there is no statutory requirement for the Plan Commission to approve bylaw amendments. If this request is approved, any future changes would forward directly to the Common Council.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	Beiderwieden, Kalny, Lueck, Taylor, Walsh
EXCUSED:	James Boyd, Elizabeth Runge

11. Review and Action on the 2016 De Pere Business Improvement District Operating Plan.*

City Planner Sarah Wallace reviewed the changes to the Year 2 Operating Plan, which included more measurables for reporting purposes. The Plan was approved by the BID board at its August meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Jim Kalny, Commissioner
AYES:	Beiderwieden, Kalny, Lueck, Taylor, Walsh
EXCUSED:	James Boyd, Elizabeth Runge

12. Future Agenda Items.

None.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:47 PM.
Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

Attachment: PC_Aug2015_Minutes_Draft (3997 : minutes)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: A. Review the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second, third, and fourth floors of the proposed development. Applicant: City of De Pere. *

ATTACHMENTS:

- PC_Staff_102 N Broadway_CU (PDF)

Item 3A: Review the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second, third, and fourth floors of the proposed development. Applicant: City of De Pere.*

A Conditional Use Application submitted by the City of De Pere requesting residential occupancy on the second, third, and fourth floors of the proposed development at 102 N. Broadway. Under City Code, residential uses above the first floor in a B-1 district are permitted by conditional use.

The table below summarizes some of the impacts related to the conditional use request.

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

The primary issue with residential occupancy in the downtown is the provision of parking. The code requires 1.75 parking stalls for a two bedroom unit and 1.5 for a one bedroom unit. The proposed project has identified 24 units (ranging from one to two bedrooms). This project would require 56 stalls for the apartments. The project is planning to provide underground and first floor parking with a total of 28 stalls. This property was also assessed for the improvements within Mission Square and thus is available to supplement the off-street parking for the development.

Recommendation:

Staff would recommend approval of the conditional use with no conditions to be forwarded to the City Council for final action.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: B. Review the Site Plan Application for 102 N. Broadway for a four story, 39,600 sq ft building, parcel ED-844. Applicant: Broadway Investment Partners LLC.

ATTACHMENTS:

- PC_Staff_102 N Broadway_SP (PDF)
- 026 - Site Plan Submittal (PDF)
- 026 - Plan Commission Submittal (09-18-15) - Architectural_updated (PDF)
- 026 - Site Plan Submittal - Architectural_updated (PDF)

Item 3B: Review the Site Plan Application for 102 N. Broadway for a four story, 39,600 sq ft building, parcel ED-844. Applicant: Broadway Investment Partners LLC.

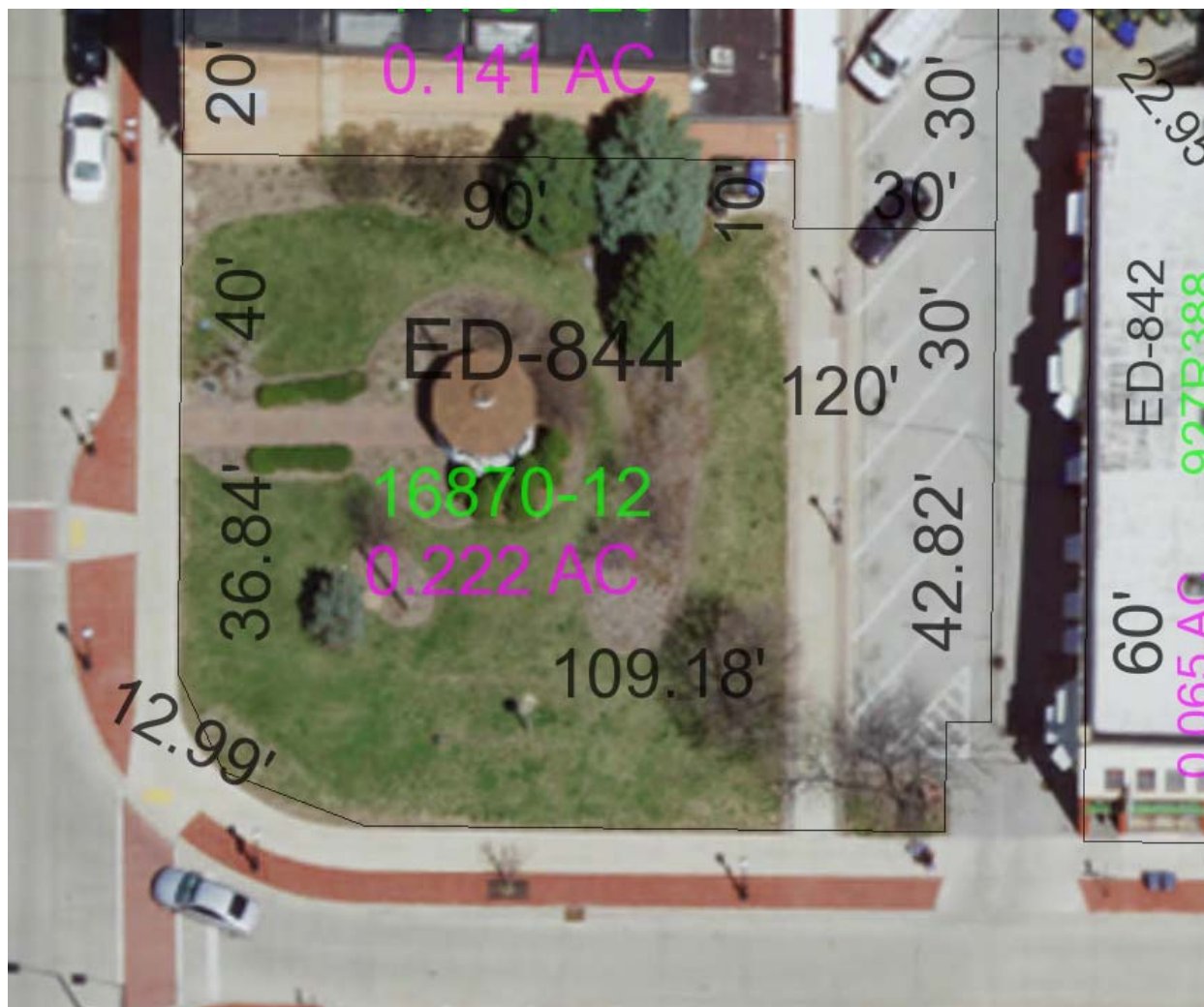


Figure 1. Image of existing site.

Overview of Project

Broadway Investments has proposed the attached development for 102 N. Broadway. The plan calls for 3,000 sq. ft. of office space, underground and first floor parking, along with residential apartments on the second, third and fourth floors.

Public Works:

1. List the site address as 102 N. Broadway on the plans.
2. The City made the request to WPS to remove the meter and disconnect the electric service to the former gazebo on 9/22/15. Once WPS removes the meter and disconnects the service the City will site clear the electrical box attached to the adjacent building. We anticipate completing this work by November 1, 2015.

3. Two (2) City Street lights along the alley will be removed by the City; the bases and wire will remain. Power will be disconnected in the alley at the next light pole north of the site. The street lighting along the alley does not connect to the street lighting on George Street as shown on the plan.
4. Two storm sewer connections are shown on the plan. One connection should be evaluated for maintenance purposes. Provide storm sewer calculations for the site to quantify the runoff to the City storm sewer from this development. The existing storm sewer in the alley has limited capacity. A relay of this pipe may be required or the City may consider a direct connection to the George Street storm sewer. Show the 48" storm pipe extending to the east into ST MH 4 on the plan. Verify the invert of the 12" storm pipe into this manhole from the alley. The elevation shown on the plan does not agree with our records.
5. Remove the note "Proposed Street Improvements by City of De Pere" from the plan. The City will need an AutoCAD file to evaluate impacts to westbound trucks turning from George Street to proceed northbound on Broadway as a result of the curb revisions. The planter box and building encroach into the right of way. The relocation of a street light on N. Broadway will be also be required to construct what is shown on the plan. The impacts and timing of these improvements will need to be discussed further.
6. Curb cut permits are required for new driveways. Remove the curb removal details shown on sheet 4 of the plan. New curb will be required along the alley that complies with the City of De Pere Construction Specifications. Show the width of the driveway flares on the plan.
7. No lighting or signage is shown, provide information.
8. Remove the portion of the 30' x 8' loading zone that encroaches into the public alley.
9. Show mailing address of developer/owner on the plan.
10. Water service to the property is shown as 8" connecting to the City 12" water main on George Street. Note on the plan that this connection will be made with a tapping sleeve and tapping valve. Provide documentation that the 8" pipe is needed to serve this development. There is a 6" pipe extending to the hydrant that will be relocated by the City of De Pere before November 1, 2015. This 6" connection could be used to provide water service to the site. Water meters larger than 1" will require one month advance notice.
11. Note on the plan that "All taps to the City water main are to be completed under the observation of City personnel".
12. Note on the plan that "All taps to the City sewer main are to be completed under the observation of City personnel".
13. An existing 6" lateral and valve are shown to this property on N Broadway. A 3/4" service tapped on the 6" pipe is extended to the property. Abandon all existing unused connections to the property at the main with a solid sleeve coupling and under the observation of City personnel.
14. All utility connections to be made within the street or alley right of way will require a street excavation permit. Submit all excavations in one application.
15. A 6" sanitary lateral is shown connecting to the City's 12" sanitary sewer on George Street. Show the 12" City sanitary sewer main extending to the east into SAN MH 3 on the plan. Make the connection using Saddle Connection and Wye as recommended by the manufacturer.
16. Maintain sidewalk connecting along the west side of the alley to George Street. Provide an easement to maintain sidewalk connectivity.
17. A street closure permit will be required for closing sidewalk on George Street and along the alley.

18. A Street closure permit will be required for closing George Street between the alley and Broadway Street.

Fire:

1. Access from the alley way is narrower than the recommendation and needed for Fire truck access. Provide information on the location for Fire Department connections.
2. Coordination with Fire Department to determine if a Stand Pipe is needed.
3. The building is required to be fully sprinklered.
4. Drawings signed by designer.
5. Coordination with hydrants and FDC.
6. Fire Department access minimum right hand turn radius 25 feet – proposed changes to the corner of Broadway and George will need to be reviewed.
7. Provide location for Knox Box Access.
8. Provide signage for internal fire suppression system.

Forestry:

No Comments

Building/Planning:

1. As identified in the Attached letter from Broadway Investments LLC, and as addressed as part of the developers agreement (approved by RDA and City Council on September 15, 2015). The building encroaches into the George Street ROW; the City has agreed to either convey additional land or provide an encroachment easement.
2. The site plan also indicates other areas of encroachments that will need to be addressed by providing easements and/or by a revocable occupancy permit(s):
 - a. On page 2 of the Site Plan Submittal, the 30' x 8, loading zone is located off of the property.
 - b. The northern entrance into the lower level parking. This access is located off of the property.
 - c. Planter boxes on the south side of the building.
 - d. The I-beam/awning of the building located on the West and South side.
3. Exterior lighting shall be submitted to City staff to review, if proposed.
4. Signage shall be submitted to City staff for review and approval.
5. The City will vacate the City Parking access along the alley as part of this proposal.
6. The Building exceeds the floor area ratio, and is approved for the proposed 3.47 ratio (Ordinance states not to exceed 2.8).

Recommendation

Staff would recommend approval of the site plan with the items identified above being addressed.



September 14, 2015

Ms. Sarah Wallace
City of De Pere
335 S. Broadway
De Pere, WI 54115

Re: 102 N. Broadway, De Pere, WI (the "Property")

Dear Sarah:

On behalf of Broadway Investment Partners, LLC ("Developer"), I have enclosed the following:

- Application for Site Plan Review for the Property;
- Check in the amount of \$275;
- One (1) 24" x 36" hard copy of the Plan Submittal; and
- One (1) 11" x 17" hard copy of the Plan Submittal

An electronic copy of the Plan Submittal in pdf format will be delivered to you via electronic mail.

I also offer the following narratives to address two items likely to trigger questions.

- *Off-Street Parking.* As we have discussed with various members of City Staff throughout the RFP process, the Plan Submittal does not provide all of the off-street parking required by Section 14-56 of the City Code. However, it is Developer's understanding that per Section 14-58 of the City Code, the parking lots owned by the City (Mission Square, the lot behind the Lee Building, and the lot across Broadway from the project) are available to supplement the off-street parking contemplated by the Plan Submittal.
- *Encroachments.* Based upon the current lot lines of the Property the southwest corner of the building encroaches into the George Street right-of-way. Per the terms of the Redevelopment Agreement (which is on the RDA and City Council agenda for approval on September 15, 2014) the City has agreed to either convey additional land or provide an encroachment easement so long as the Developer provides the title and survey work to accomplish the same.

Please let me know if you need any additional information to complete the Application for Site Plan Review. I look forward to working with you on this project.

Sincerely,

Jason T. Tadych
Principal
(920) 277-4739
Jason@tip-llc.com

Attachment: 026 - Site Plan Submittal (3994 : Site Plan 102 N Broadway)



CITY OF DE PERE
APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 275.00

Receipt #: _____

Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Broadway Investment Partners, LLC	Authorized Representative Jason Tadych	Title Principal	
Mailing Address 3032 Autumn Leaves Circle	City Green Bay	State WI	ZIP Code 54313
Email Address jason@tip-llc.com	Phone Number (incl. area code) 920 277 4739	Fax Number (incl. area code) N/A	

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

Name (Ind. Org. or Entity) City of De Pere	Contact Person Sarah Wallace	Title Planner	
Mailing Address 335 S. Broadway	City De Pere	State WI	ZIP Code 54115
Email Address swallace@mail.de-pere.org	Phone Number (incl. area code) 920 339 4043	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 102 N. Broadway	Parcel No. ED - 844
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SECTION 4: Project Information

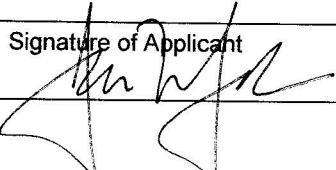
Existing Zoning:	B-1 Central Business District		
Present Use of Parcel:	Open Space		
Proposed Use of Parcel:	24 Luxury Apartment Residences; Approx. 3,000 SF Retail/Commercial Space		
Estimated Start Date:	November 15, 2015	Estimated Completion Date:	October 1, 2015

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)	Title	Phone Number
Signature of Applicant 		Date Signed September 14, 2015

TO BE COMPLETED BY CITY STAFF

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

Attachment: 026 - Site Plan Submittal (3994 : Site Plan 102 N Broadway)

TIP DEVELOPMENT LLC
3032 AUTUMN LEAVES CIR.
GREEN BAY, WI 54313

79-1793/759

1089

DATE September 14, 2015PAY TO
THE ORDER OFCity of De Pere\$ 275.00Two Hundred Seventy-Five

DOLLARS

Security Features
Included.
Details on Back.

Nicolet
NATIONAL BANK

MEMO

MP

⑆075917937⑆ 119 5913⑈ 1089

SPECIALTY GRAY



1 RENDERED BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

COMMERCIAL DEVELOPMENT
102 N. BROADWAY AVE.
DE PERE, WISCONSIN 54115

Attachment: 026 - Plan Commission Submittal (09-18-15) - Architectural_updated (3994 : Site Plan 102 N Broadway)

CCD

ISSUED FOR:
SITE PLAN SUBMITTAL
DATE: 9/4/2015

REVISIONS:

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

SHEET TITLE:

BUILDING
ELEVATION

SHEET NUMBER:

A4.1



COMMERCIAL DEVELOPMENT
102 N. BROADWAY AVE.
DE PERE, WISCONSIN 54115

Attachment: 026 - Plan Commission Submittal (09-18-15) - Architectural_updated (3994 : Site Plan 102 N Broadway)

CCD

ISSUED FOR:
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REVISIONS:

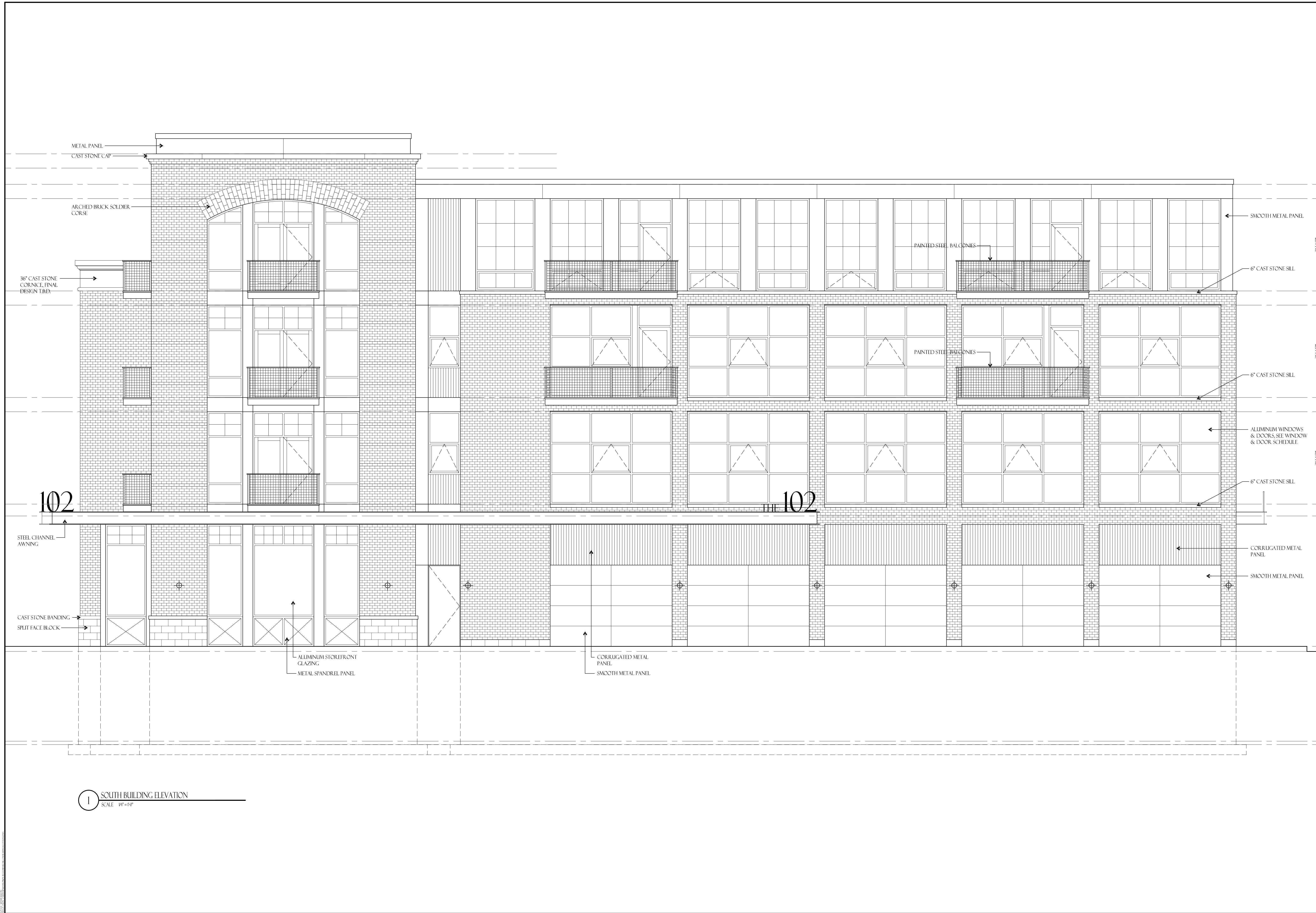
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SHEET TITLE:

BUILDING
ELEVATION

SHEET NUMBER:

A4.2



COMMERCIAL DEVELOPMENT
102 N. BROADWAY AVE.
DE PERE, WISCONSIN 54115

Attachment: 026 - Plan Commission Submittal (09-18-15) - Architectural - updated (3994 : Site Plan 102 N Broadway)

CCD

ISSUED FOR:
SITE PLAN SUBMITTAL
DATE: 9/4/2015

REVISIONS:

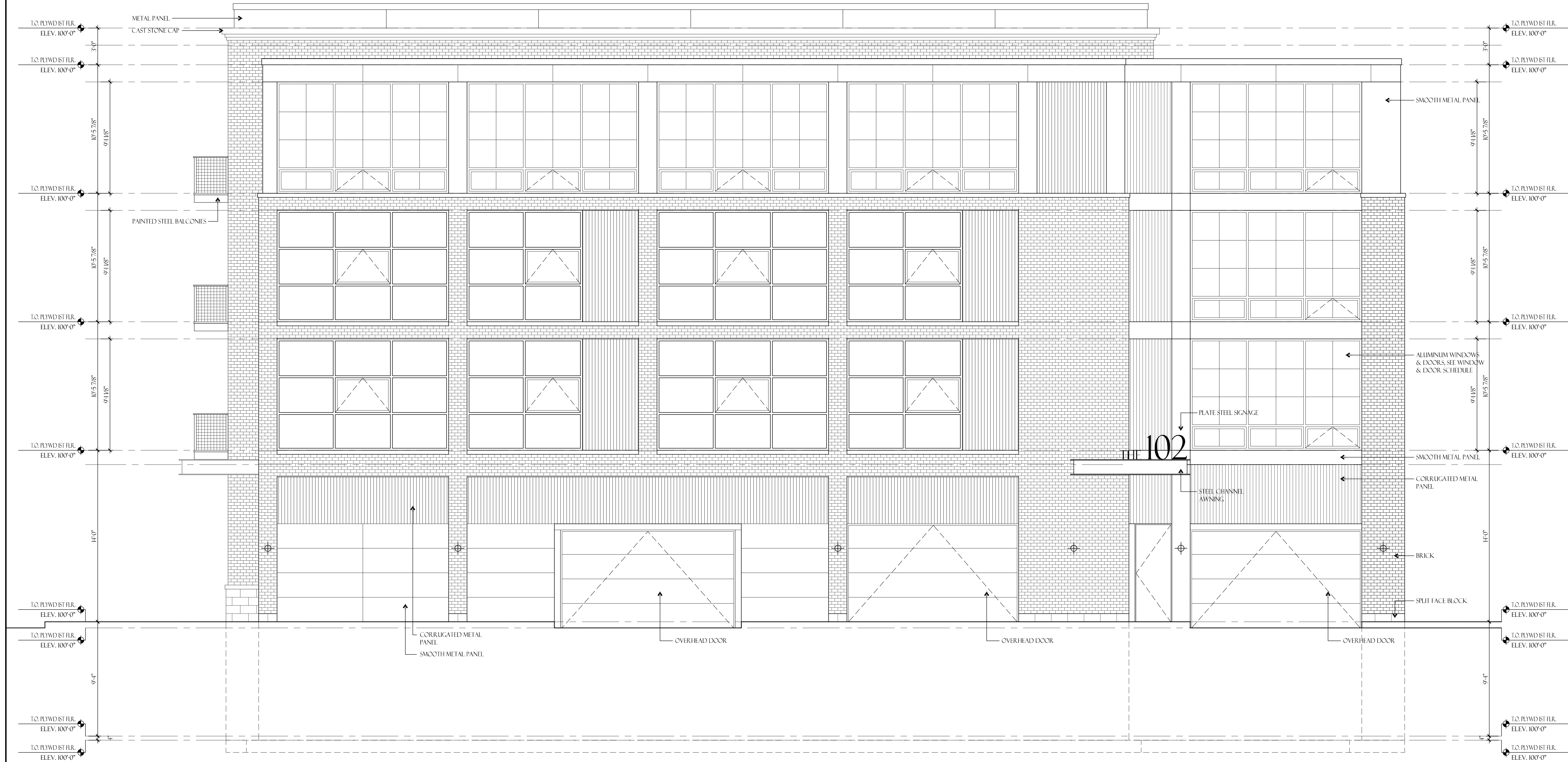
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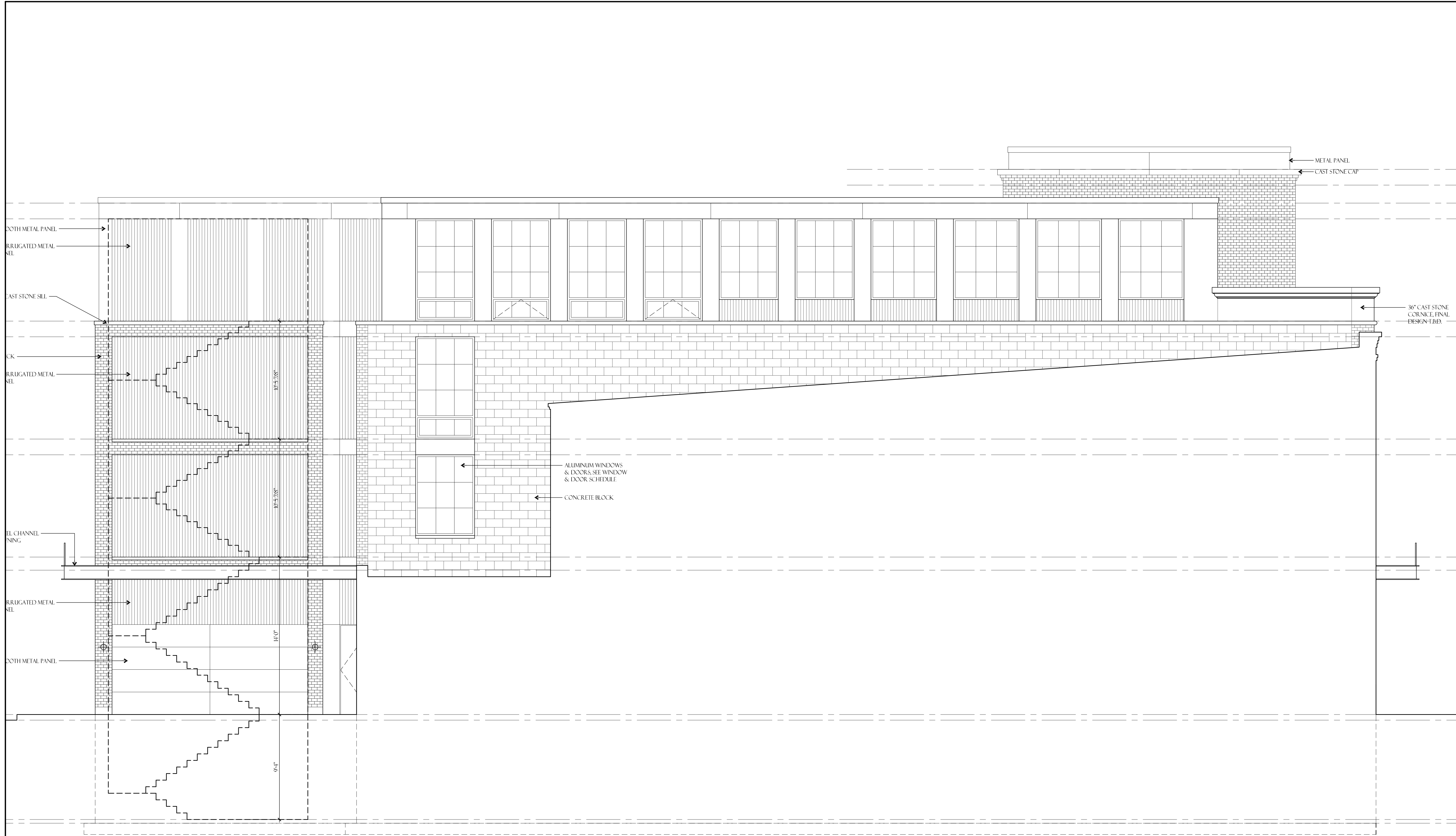
BUILDING
ELEVATION

SHEET NUMBER:

A4.3

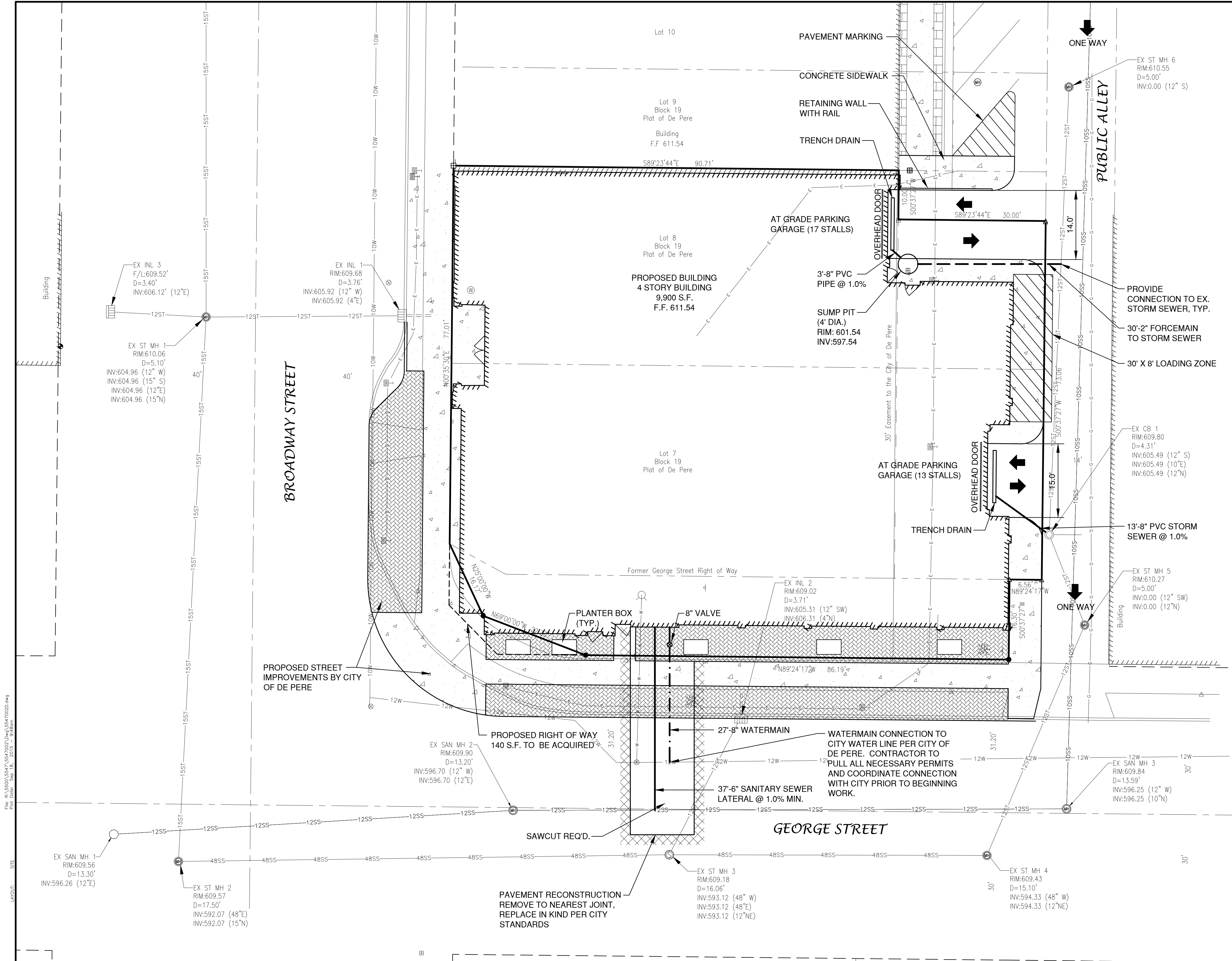


1 WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"





NOTE
ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
30 COVERED STALLS PROVIDED
26 SURFACE STALLS PROVIDED BY CITY OF DE PERE PUBLIC PARKING

REQUIRED:
RETAIL = 4.5 STALLS PER 1000 S.F.
4.5/3000 S.F. = 13.5 STALLS

RESIDENTIAL = 1.5 STALLS PER 1-BEDROOM UNIT
1.5 X (8) 1-BEDROOM UNITS = 12 STALLS

1 STALL PER STUDIO UNIT
1 X (5) STUDIO UNITS = 5 STALLS

1.75 STALLS PER 1.75 STALLS PER 2-BEDROOM UNIT
1.75 X (11) 2-BEDROOM UNITS = 19 STALLS

VISITOR = 0.25 STALLS PER UNIT
0.25 X 24 UNITS = 6 STALLS

TOTAL STALLS = 56 STALLS

FLOOR 1
3,000 S.F. RETAIL SPACE
6,300 S.F. PARKING GARAGE

FLOOR 2, 3, & 4
9,900 S.F. RESIDENTIAL PER FLOOR
29,700 S.F.- 24 UNITS

TOTAL S.F.
39,600 S.F.

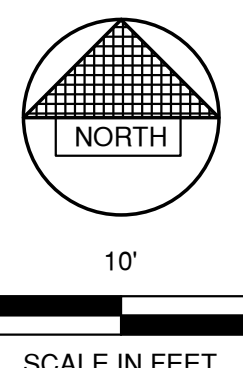
SITE DATA
TOTAL AREA = 11,399 S.F.
BUILDING AREA = 9,900 S.F. (86.8%)
SIDEWALK/PARKING LOT AREA = 806 S.F. (7.1%)
DECORATIVE LANDSCAPING = 693 S.F. (6.1%)

ZONING
B-1
PARCEL NO.
ED-844

FLOOR AREA RATIO
3.47
TRASH ENCLOSURE LOCATED IN COVERED PARKING AREA

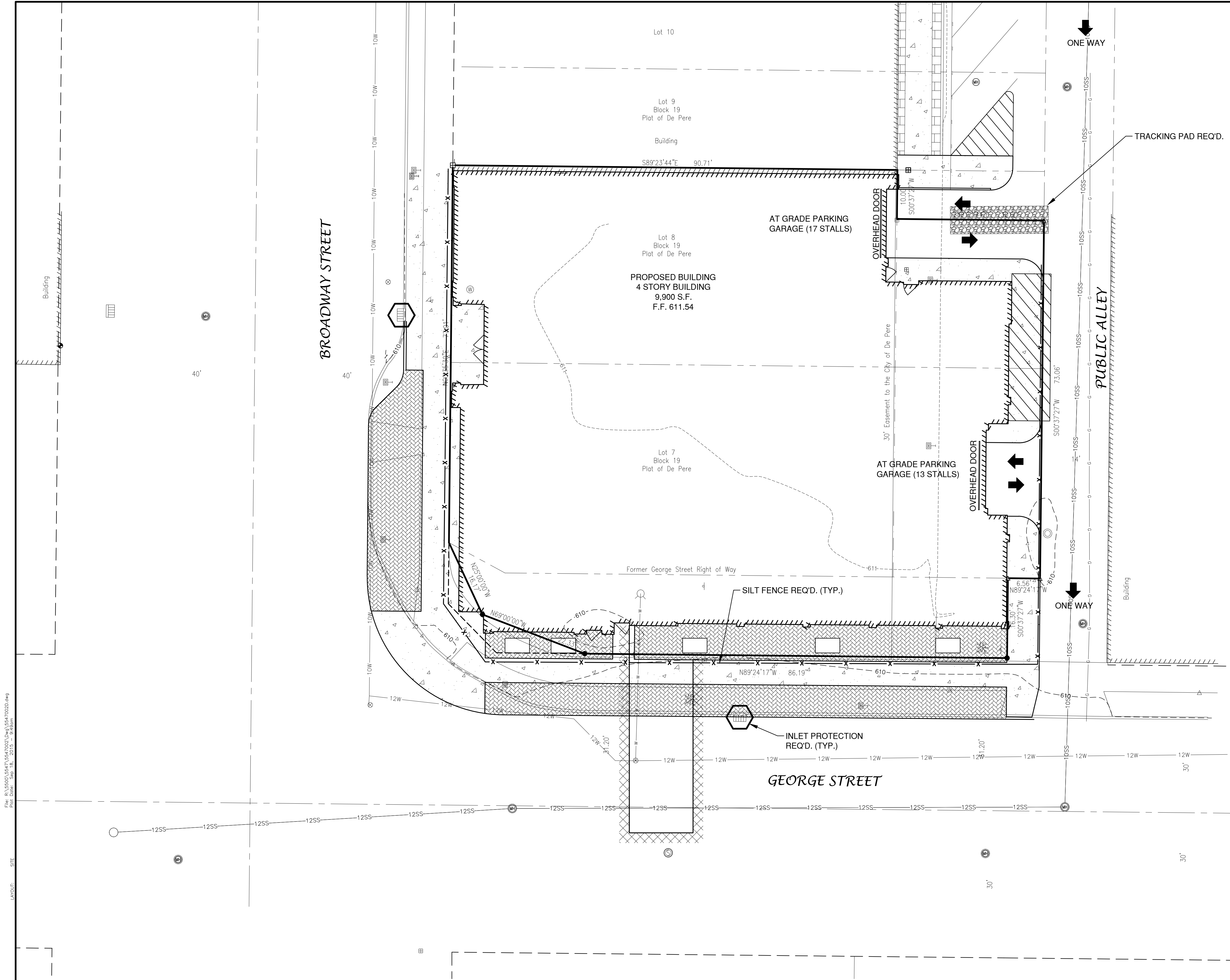
LEGEND

- CONCRETE PAVEMENT
- STAMPED COLORED CONCRETE
- GREEN SPACE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED
- EXISTING
- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- STORM INLET
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT



- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	DE PERE DEVELOPMENT - 102 BROADWAY TADYCH INVESTMENT PARTNERS CITY OF DE PERE BROWN COUNTY, WISCONSIN	SITE AND UTILITY PLAN	DATE 09/2015 FILE 5547002D JOB NO. 5547003	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 PHONE: (920) 662-9641 INTERNET: www.releeinc.com FAX: (920) 662-9141	SHEET NO. 2
								CHECKED JGS					
								DESIGNED JGS					



EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1061.

LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- - - DRAINAGE DIVIDE
- x SILT FENCE
- [Symbol] BALE DITCH CHECK
- [Symbol] FLOW ARROW
- [Symbol] TRACKING PAD
- [Symbol] INLET PROTECTION

File: P:\2020\5547\55477020.dwg Plot Date: Sep 18, 2015 9:43am LAYOUT: SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED JGS
								DESIGNED JGS

DE PERE DEVELOPMENT - 102 BROADWAY
TADYCH INVESTMENT PARTNERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

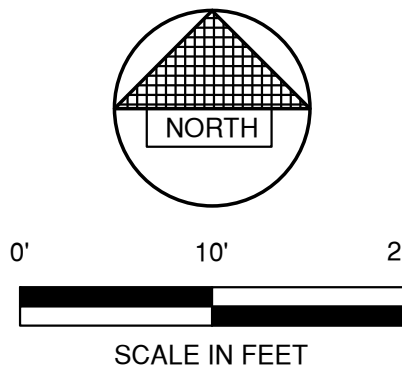
GRADING AND EROSION CONTROL PLAN

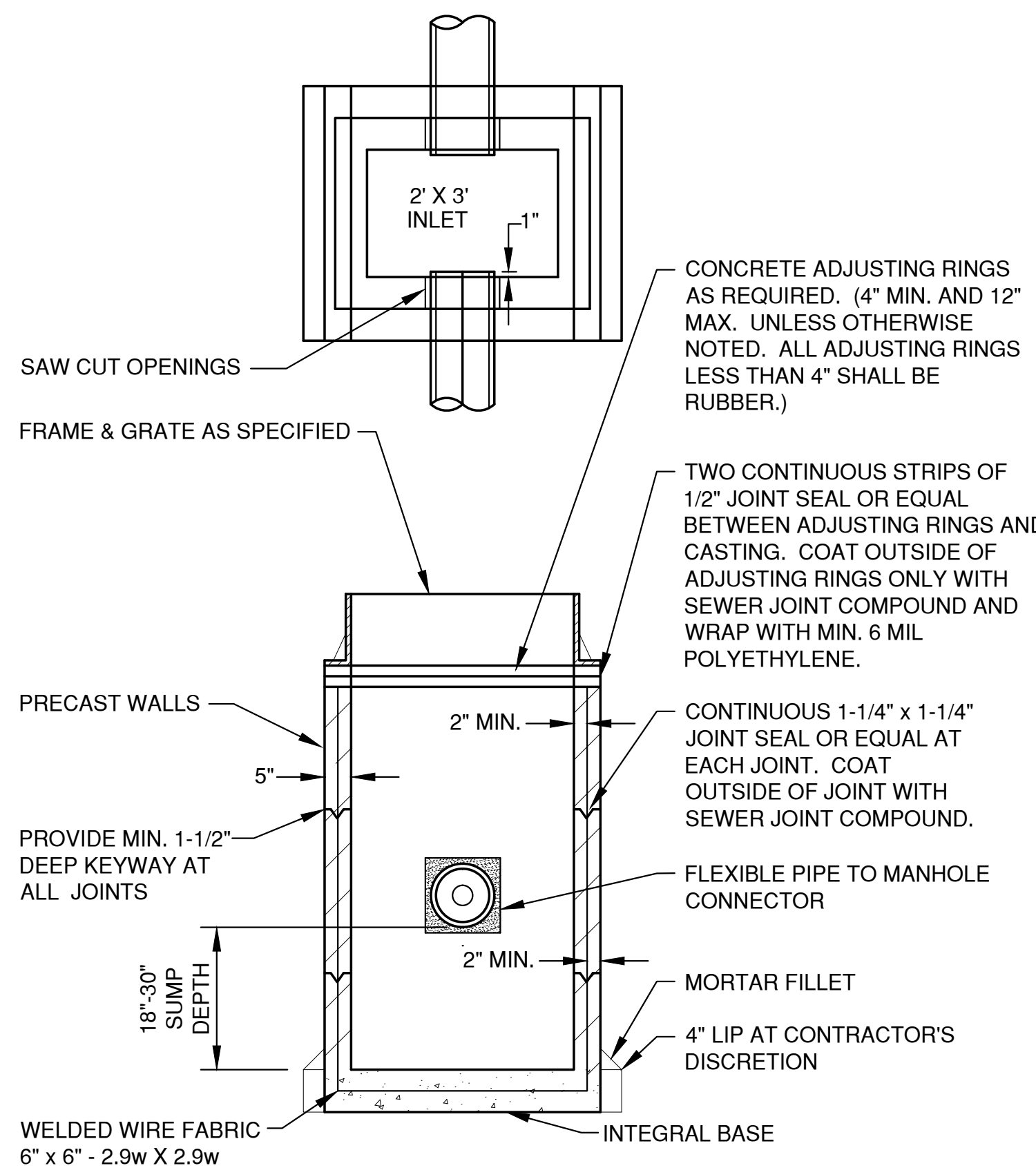
DATE 09/2015
FILE 55470020
JOB NO. 5547003



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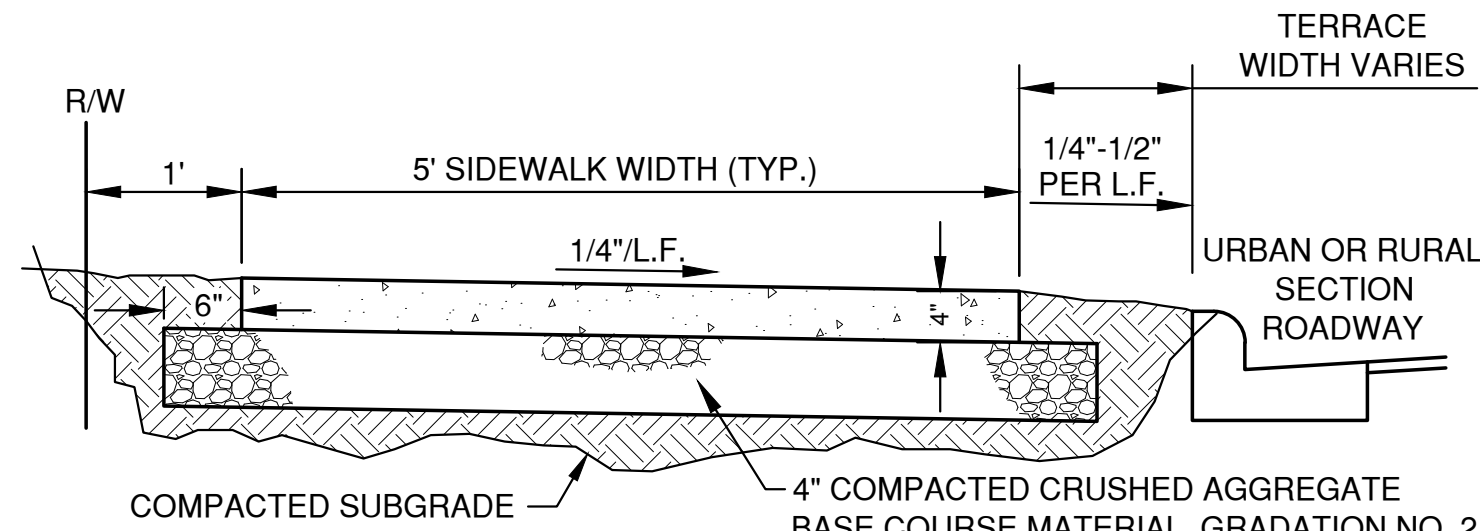
SHEET NO.
3





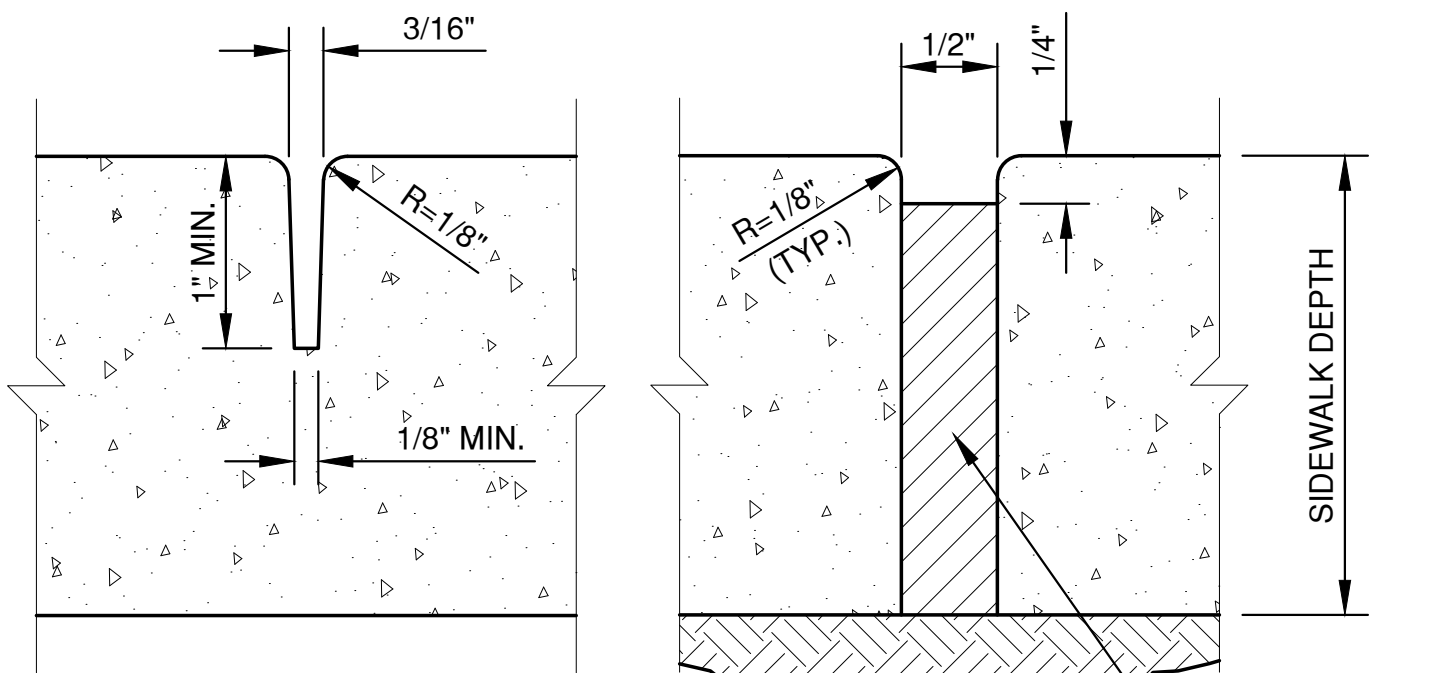
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



TYPICAL SECTION

NOTE: REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

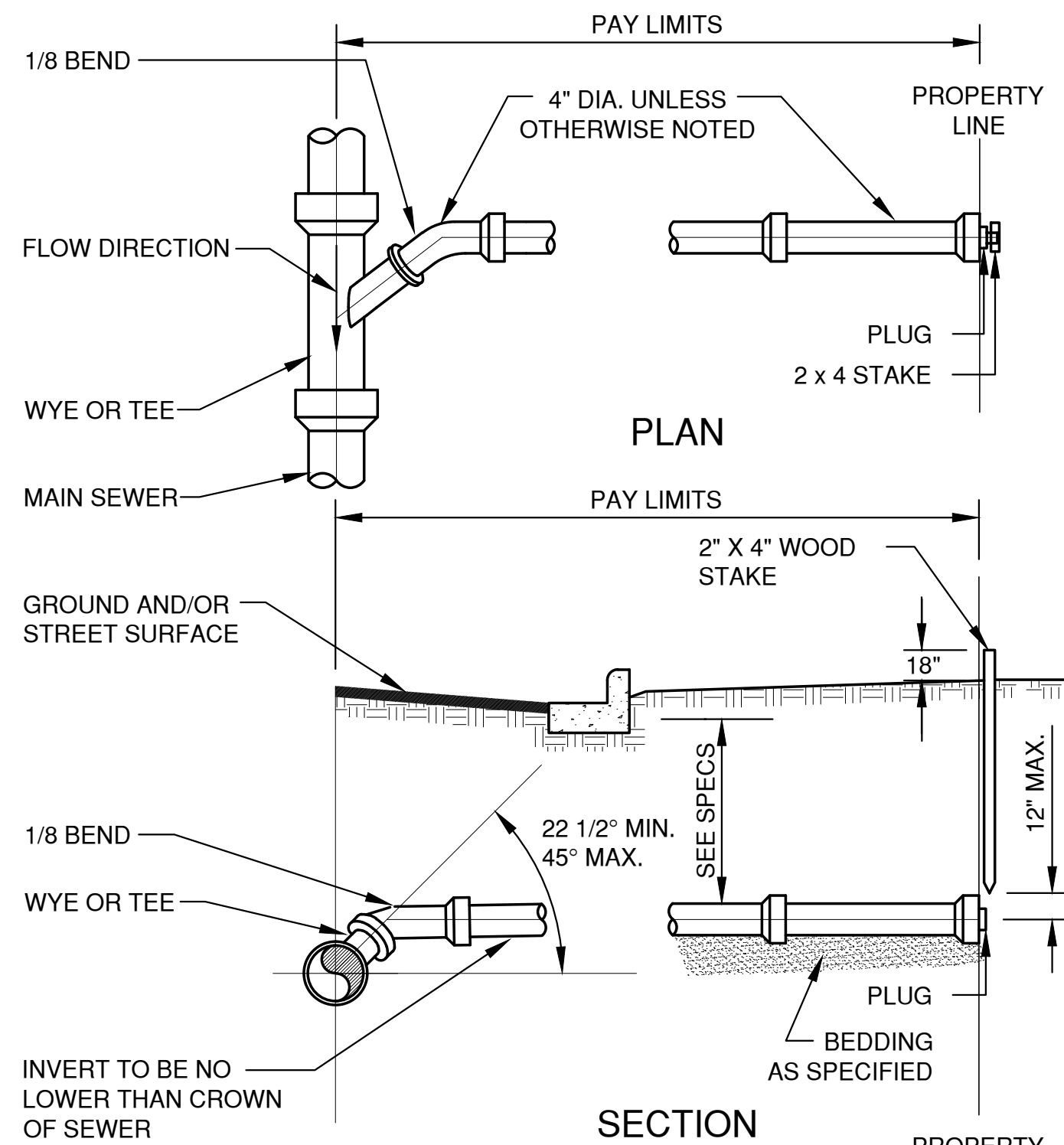


TOOLED CONTRACTION JOINT

EXPANSION JOINT

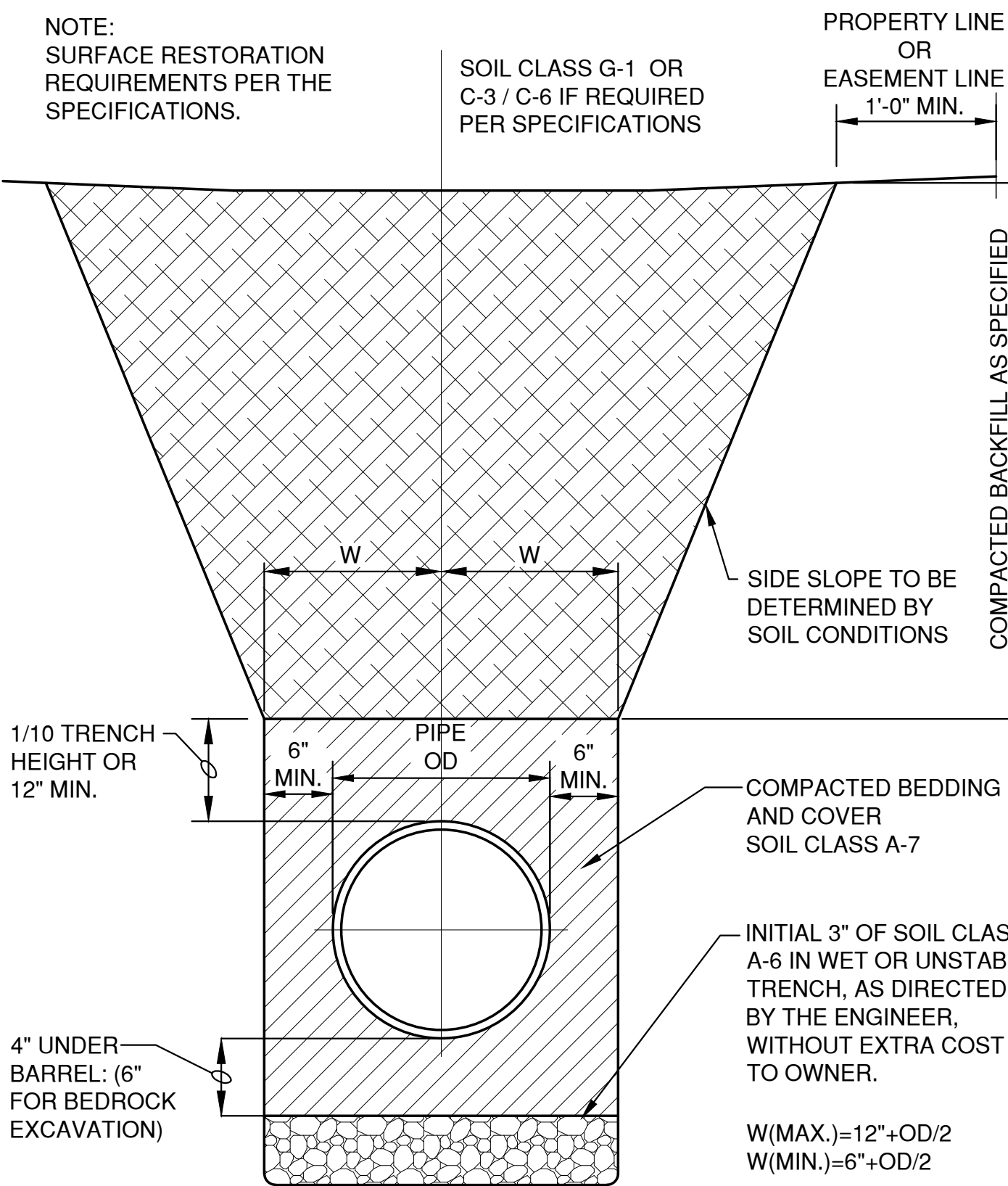
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D	100' MAX.
6'	6'	NOT REQ'D	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

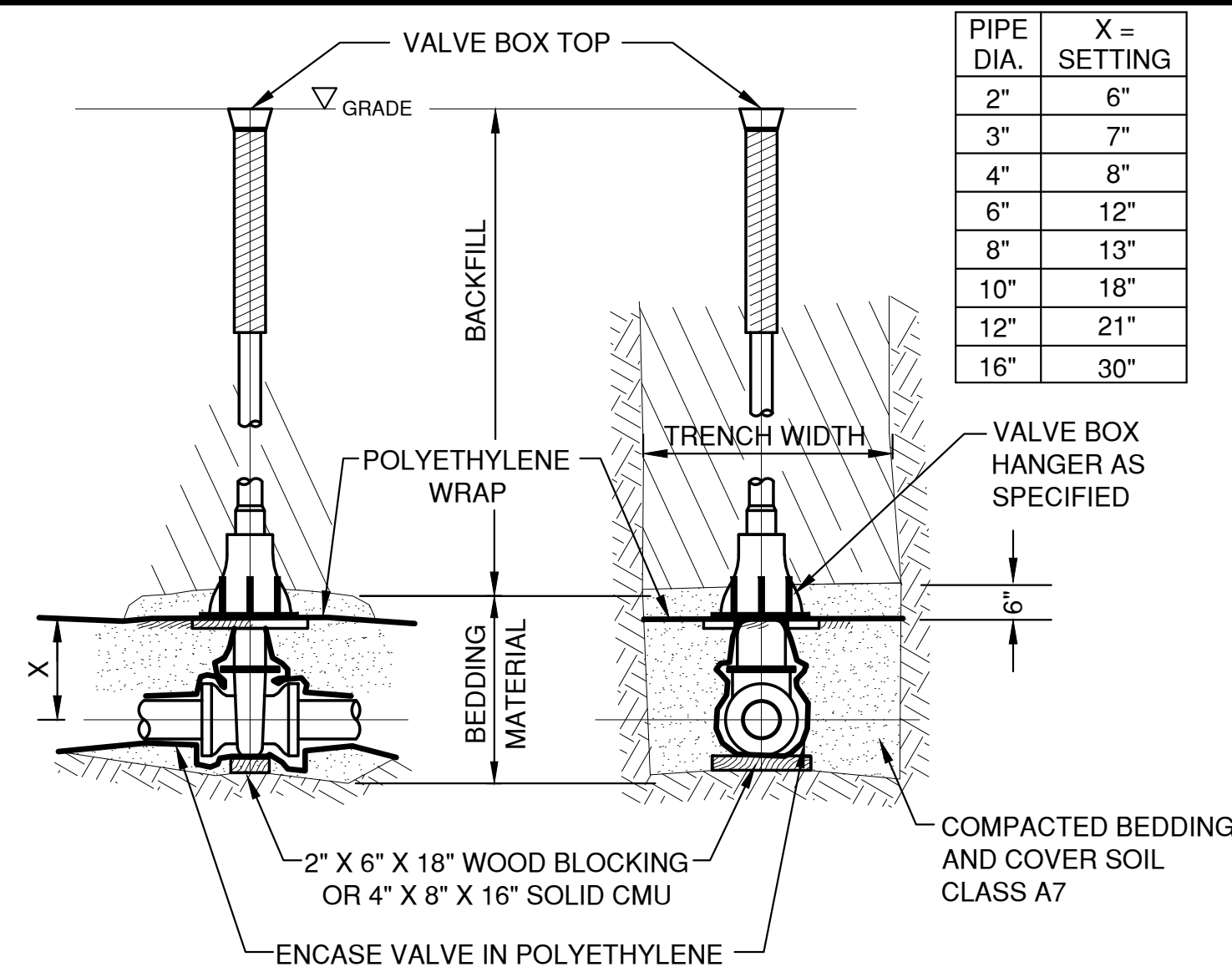


- NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
 2. BACKFILL TO CONFORM TO MAIN SEWER.
 3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
 4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL



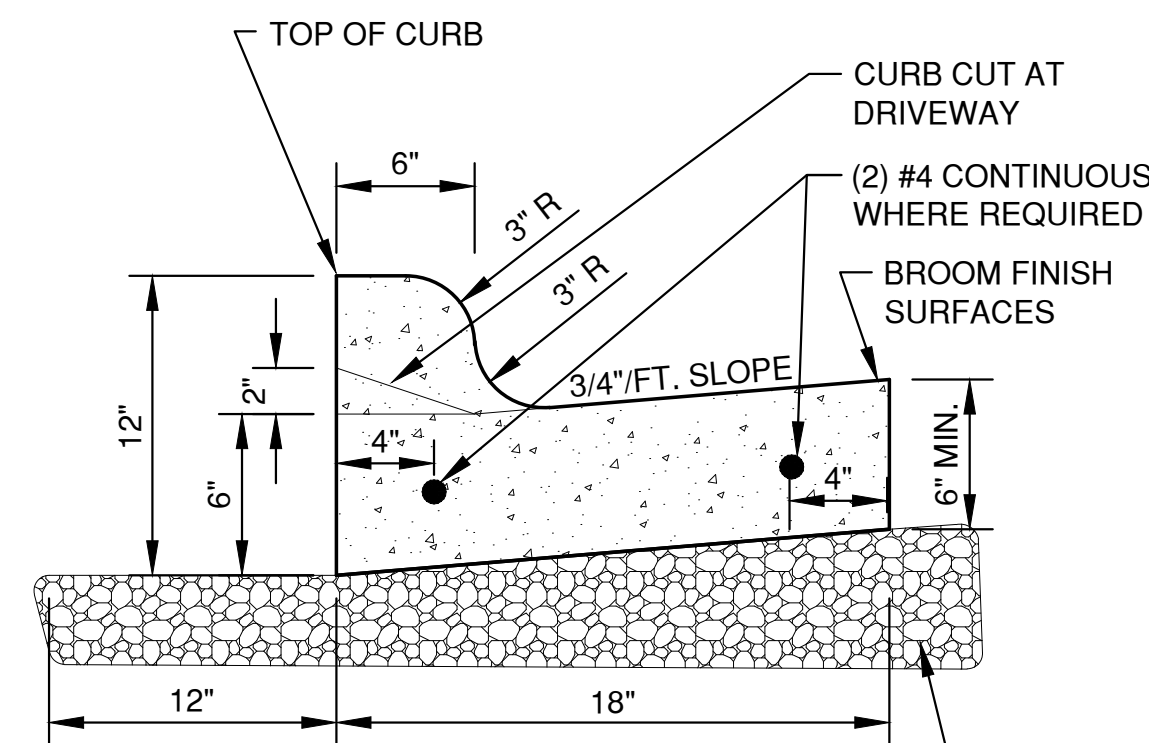
HDPE /PVC SEWER & WATERMAIN & FORCEMAIN BEDDING & TRENCH SECTION



SIDE VIEW

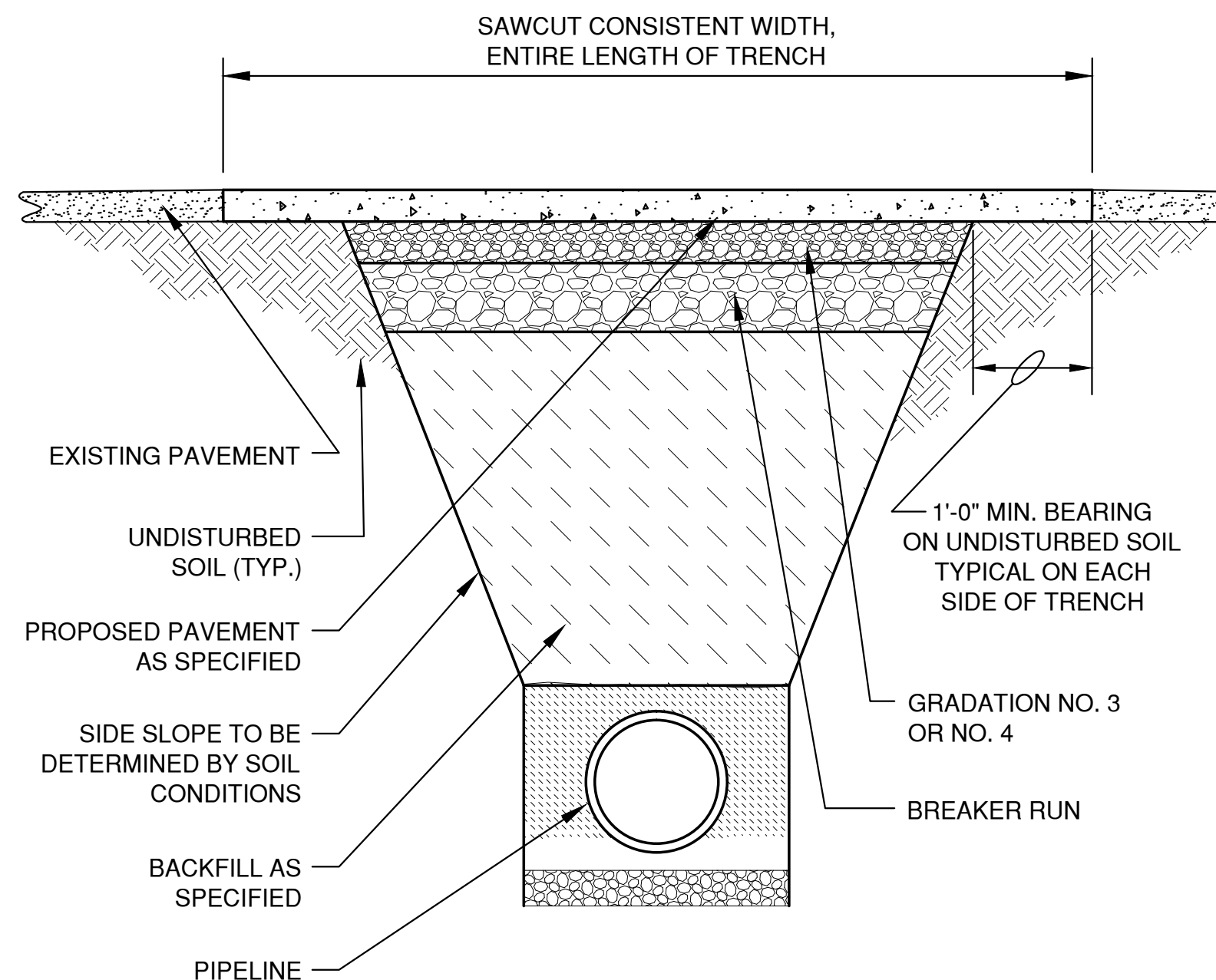
FRONT VIEW

VALVE BOX SETTING

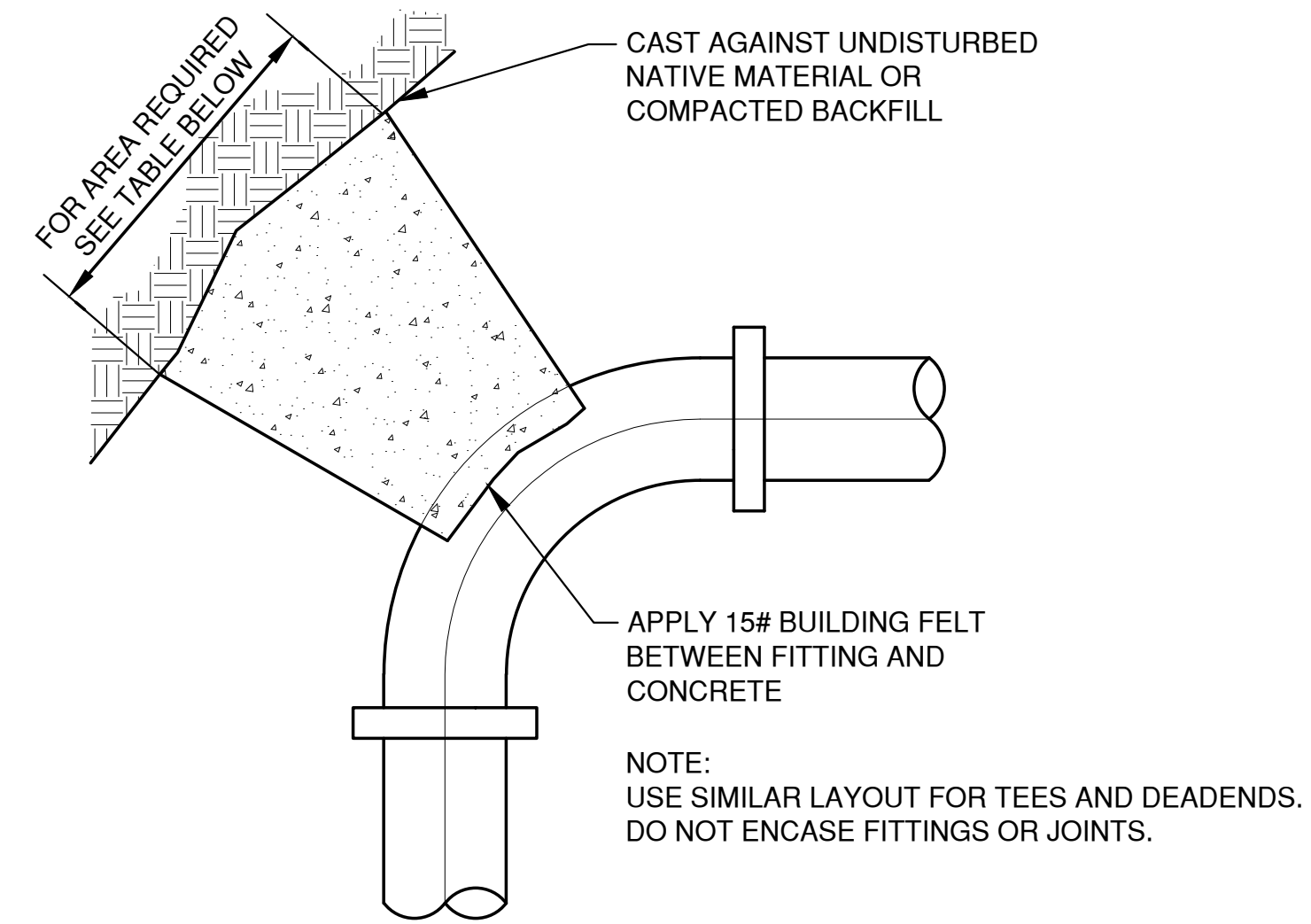


- NOTE:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTINGS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

STANDARD CURB & GUTTER



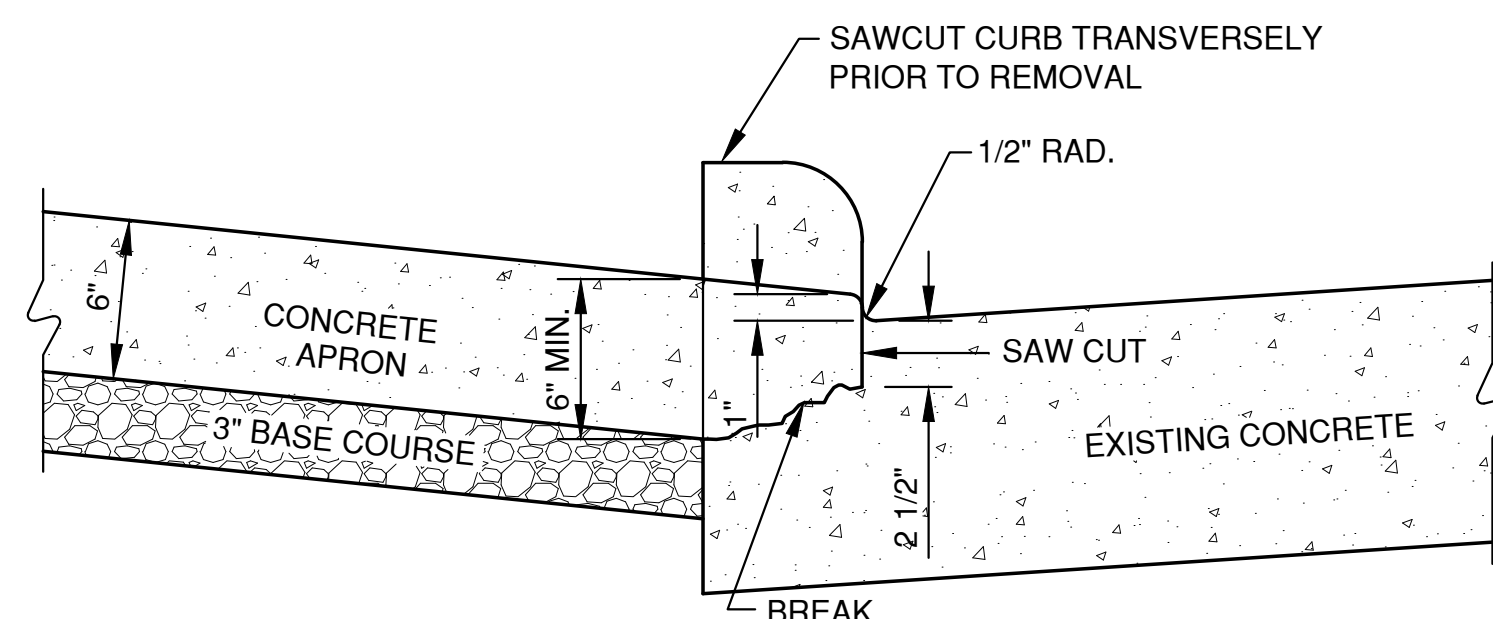
UTILITY TRENCH PAVEMENT RESTORATION



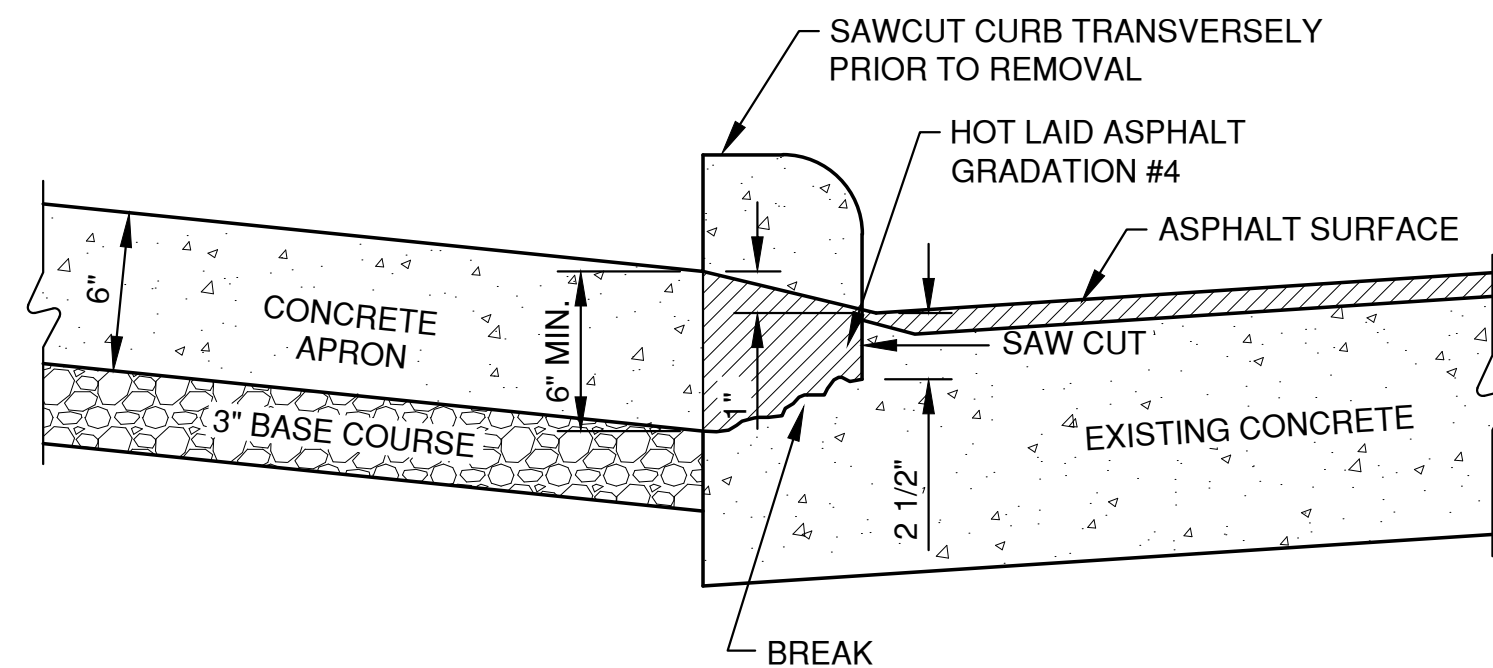
THRUST BLOCK AREA REQUIREMENTS, S.F.

DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

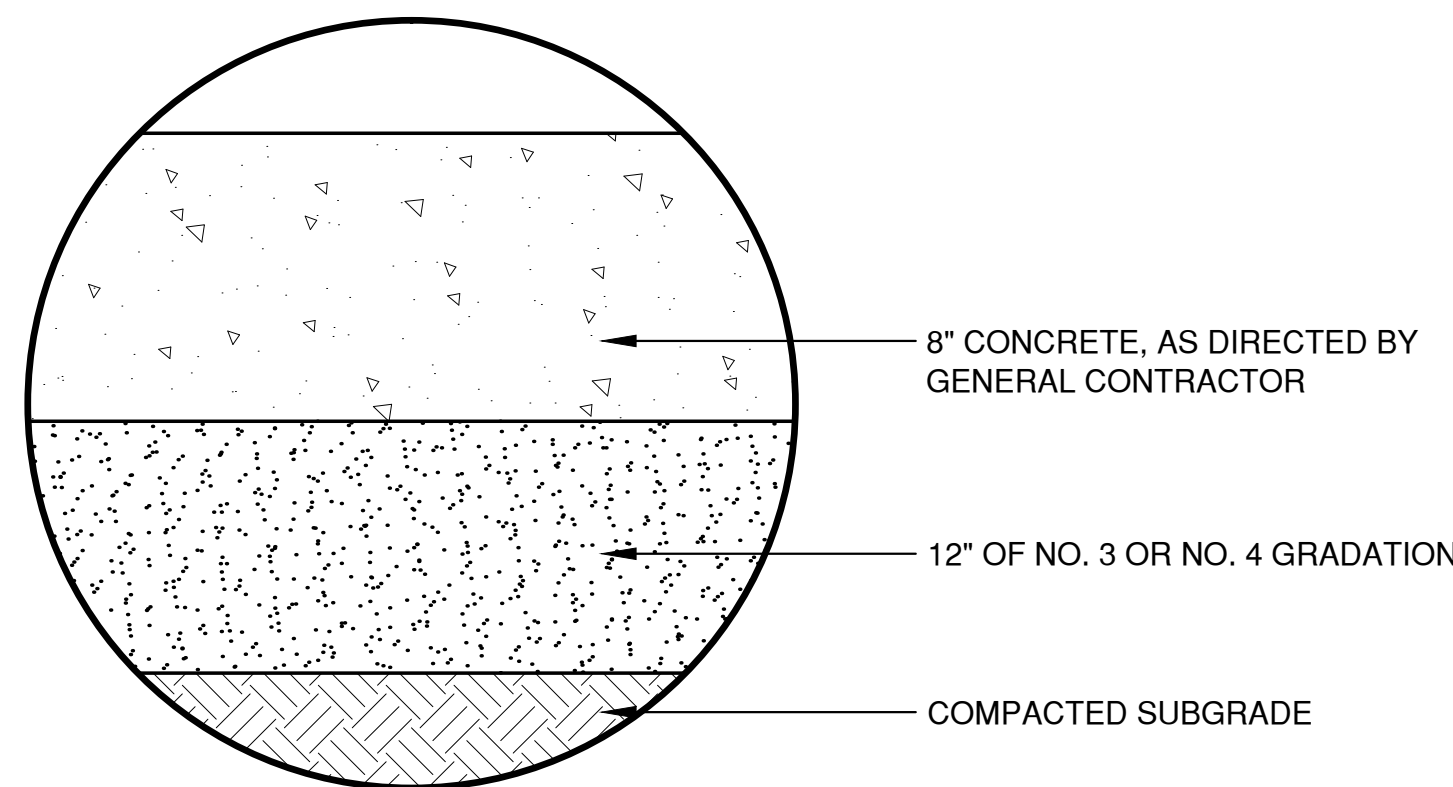


CURB REMOVAL FOR DRIVEWAY OPENING WITH CONCRETE APRON ON CONCRETE SURFACE STREETS



CURB REMOVAL FOR DRIVEWAY OPENING WITH CONCRETE APRON ON ASPHALT OVER CONCRETE SURFACE STREETS

CURB REMOVAL DETAIL



CONCRETE PAVEMENT

File: R:\30201\5547\15472020\DWG\DETAILS.dwg
Plot Date: Sep 14, 2015 4:13pm
LAYOUT: DETAILS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								LLP
								CHECKED
								JGS
								DESIGNED
								JGS

DE PERE DEVELOPMENT - 102 BROADWAY
TADYCH INVESTMENT PARTNERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

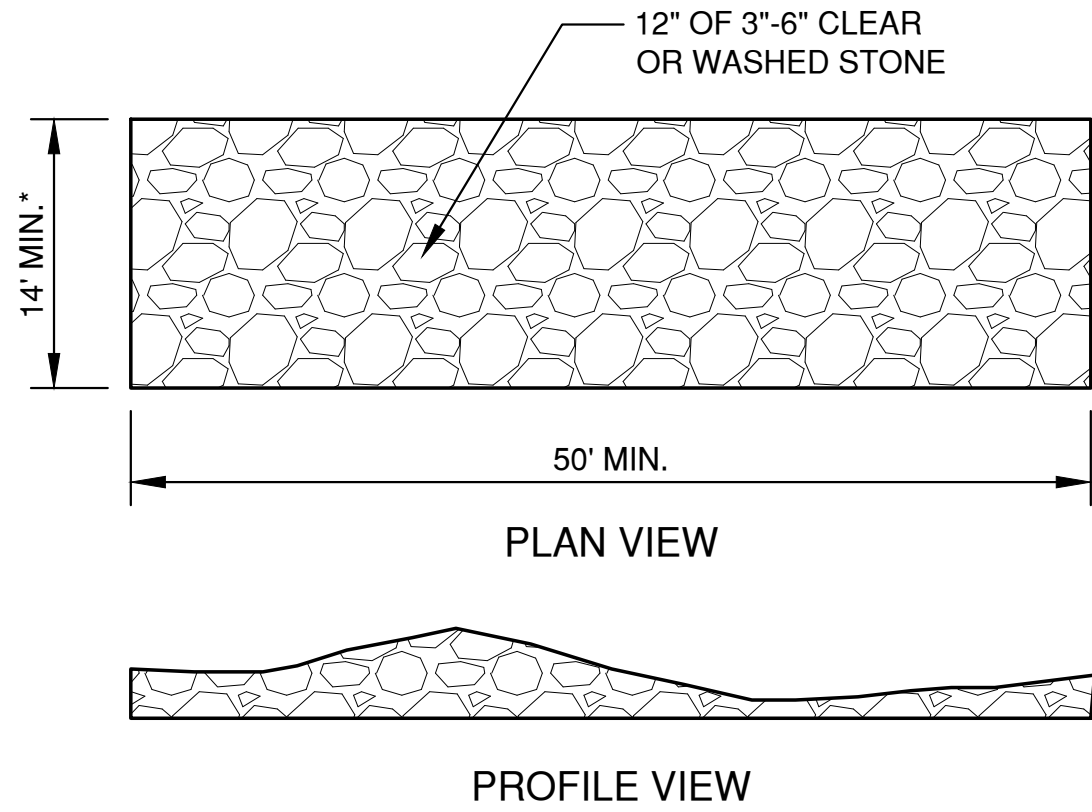
MISCELLANEOUS DETAILS

DATE	09/2015
FILE	
DETAILS	
JOB NO.	5547202



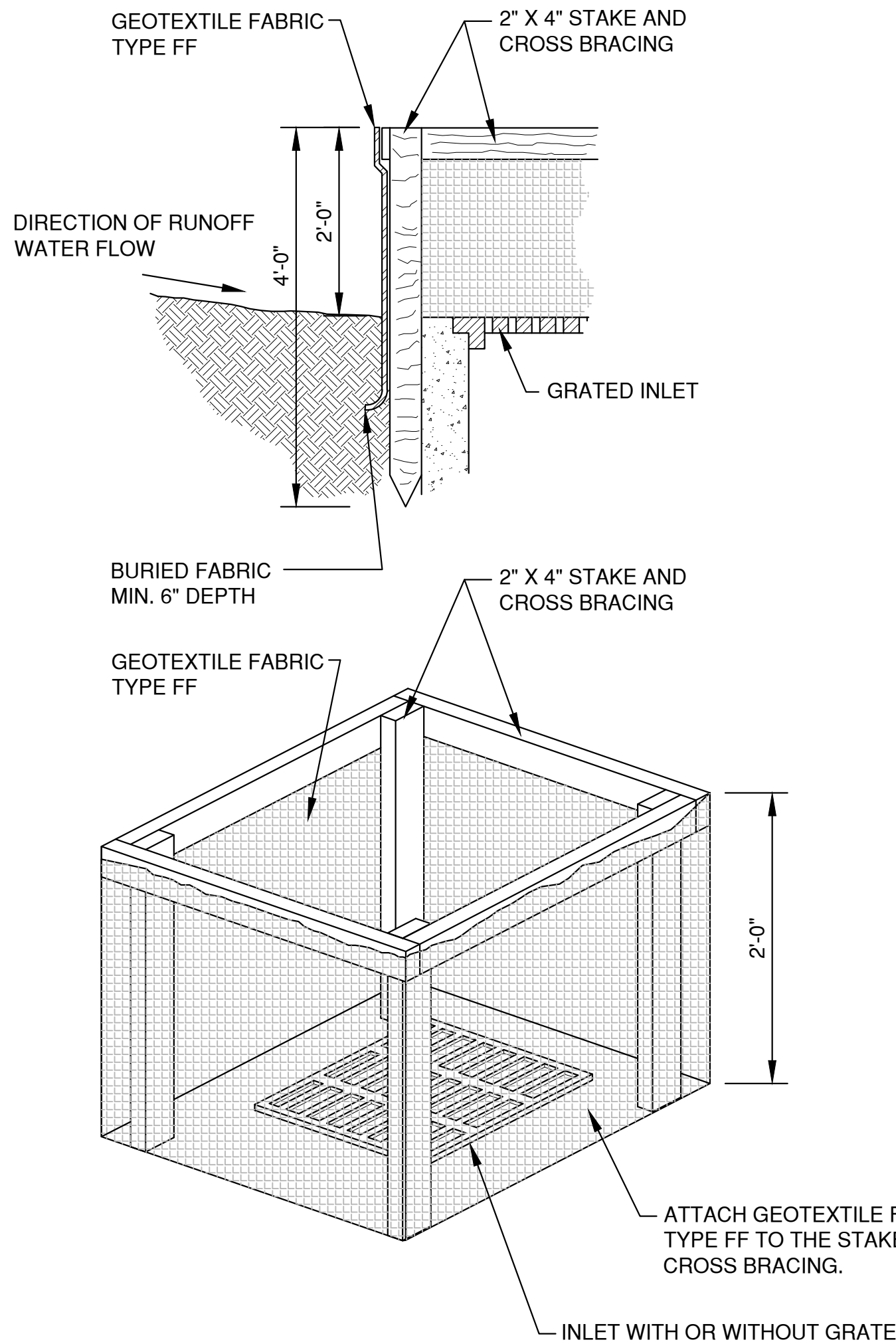
Robert E. Lee & Associates, Inc.
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HOBART, WI 54155
PHONE: (920) 662-9641
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SHEET NO.	4
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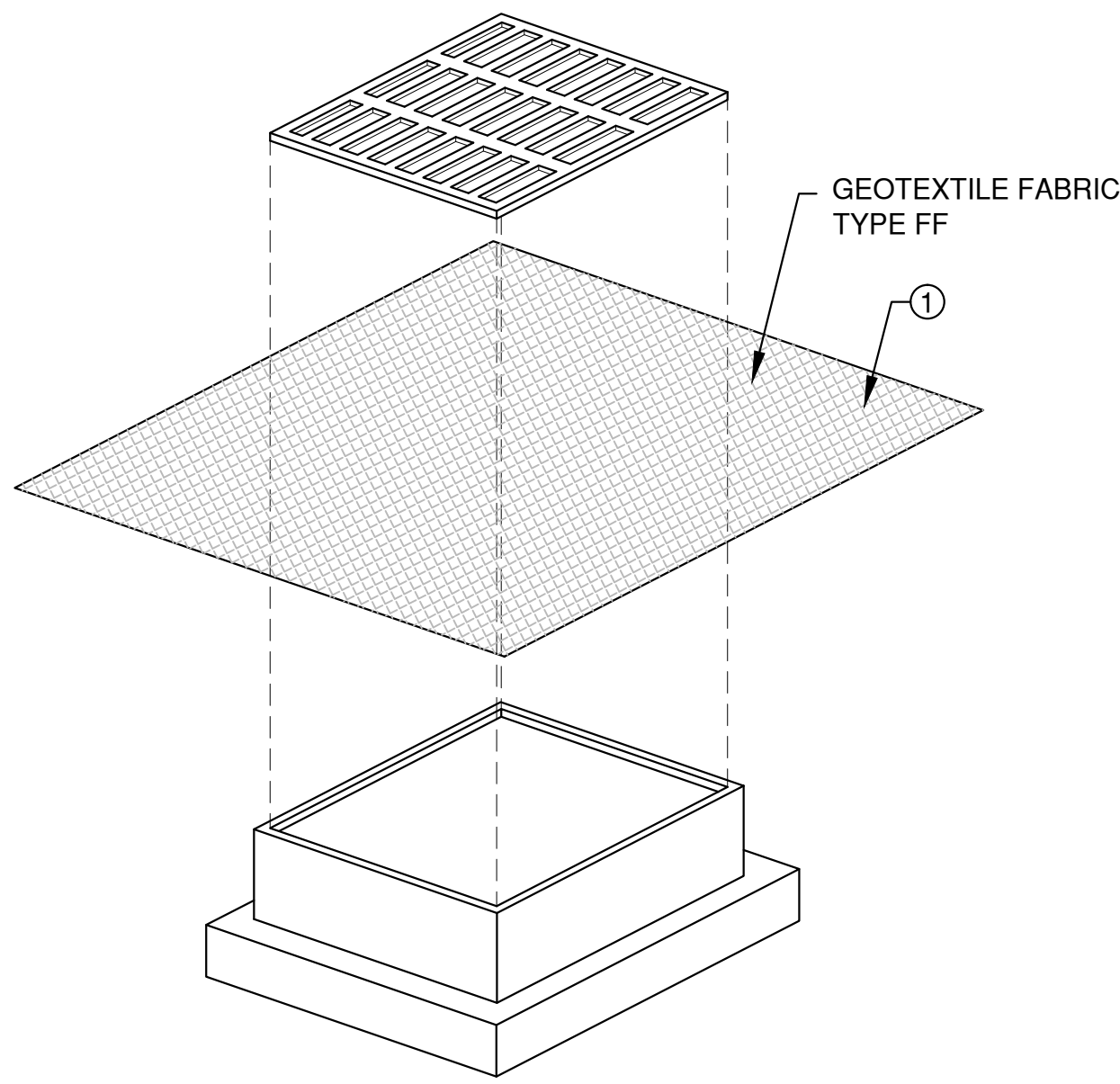


*14' MIN. OR FULL WIDTH OF THE EGRESS POINT.
REFERENCE WDNR TECHNICAL STANDARD 1057.

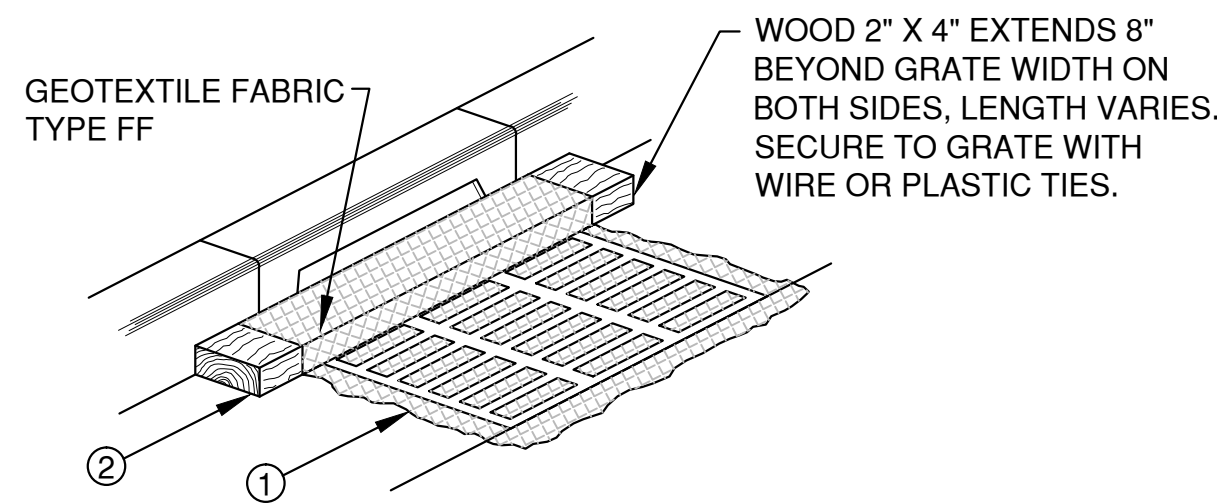
TRACKING PAD DETAIL
(IF APPLICABLE)



INLET PROTECTION, TYPE A



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



**INLET PROTECTION, TYPE C
(WITH CURB BOX)**

INLET PROTECTION NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- 1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".

INSTALLATION NOTES:
TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

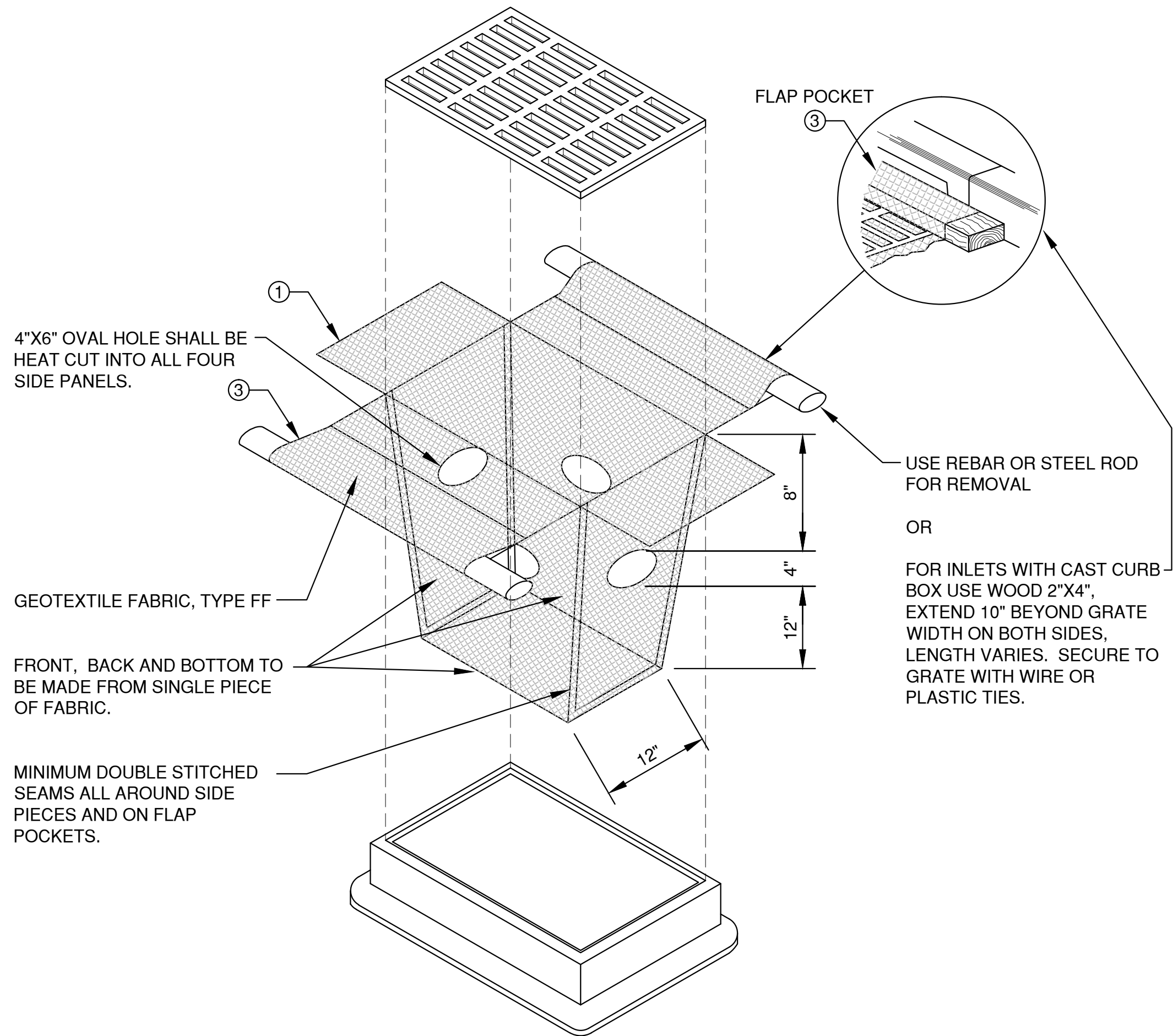
DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

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.

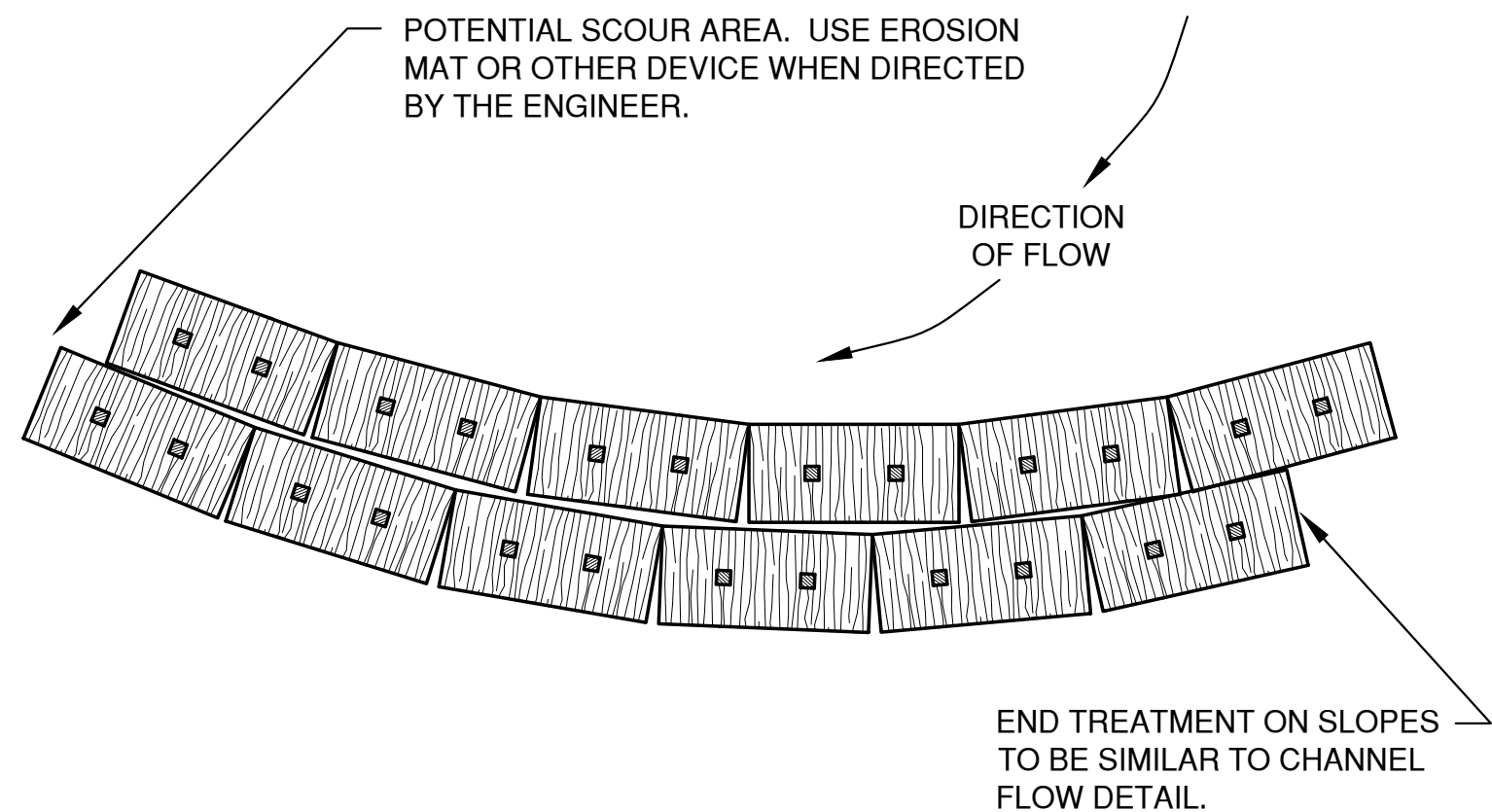
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



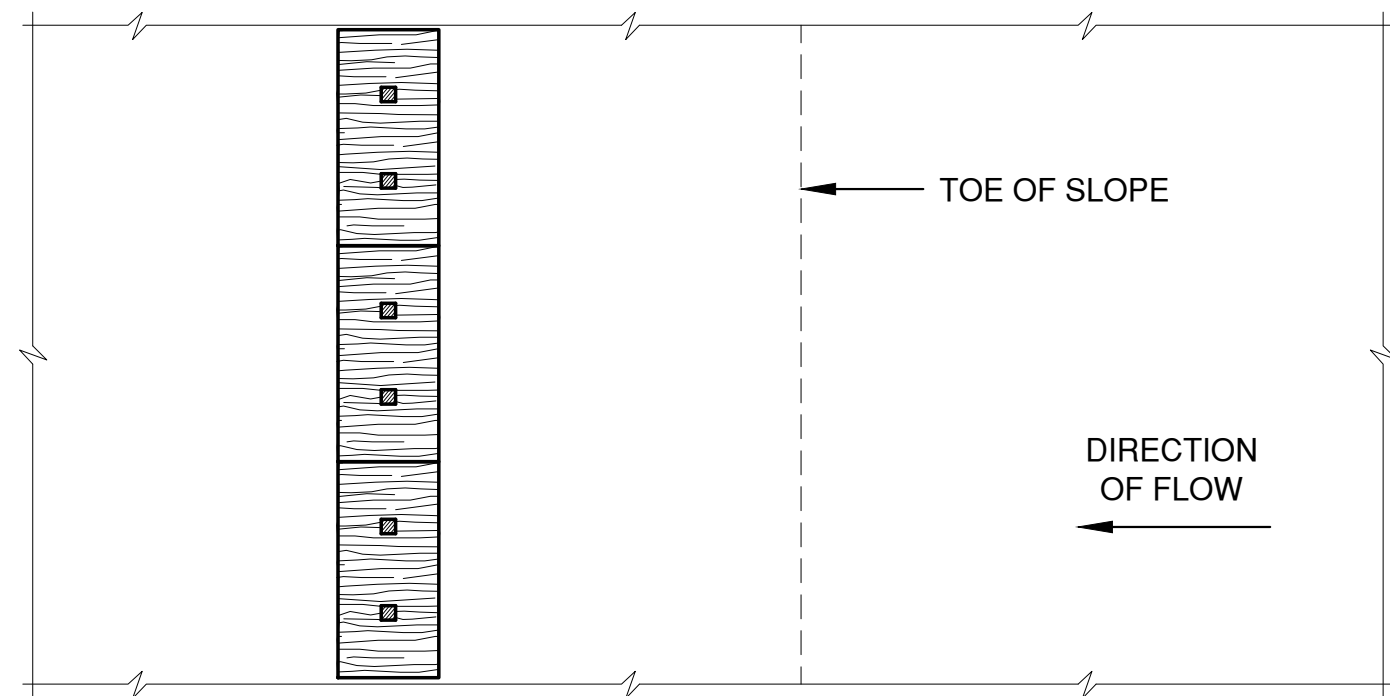
INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT CURB BOX AS PER NOTE "2")

File: P:\3000\5547\55477002\04\EROSION CONTROL.dwg
Plot Date: Sep 14, 2015 1:12:50pm
LAYOUT: INLET PROTECTION
PLAN VIEW: INLET PROTECTION

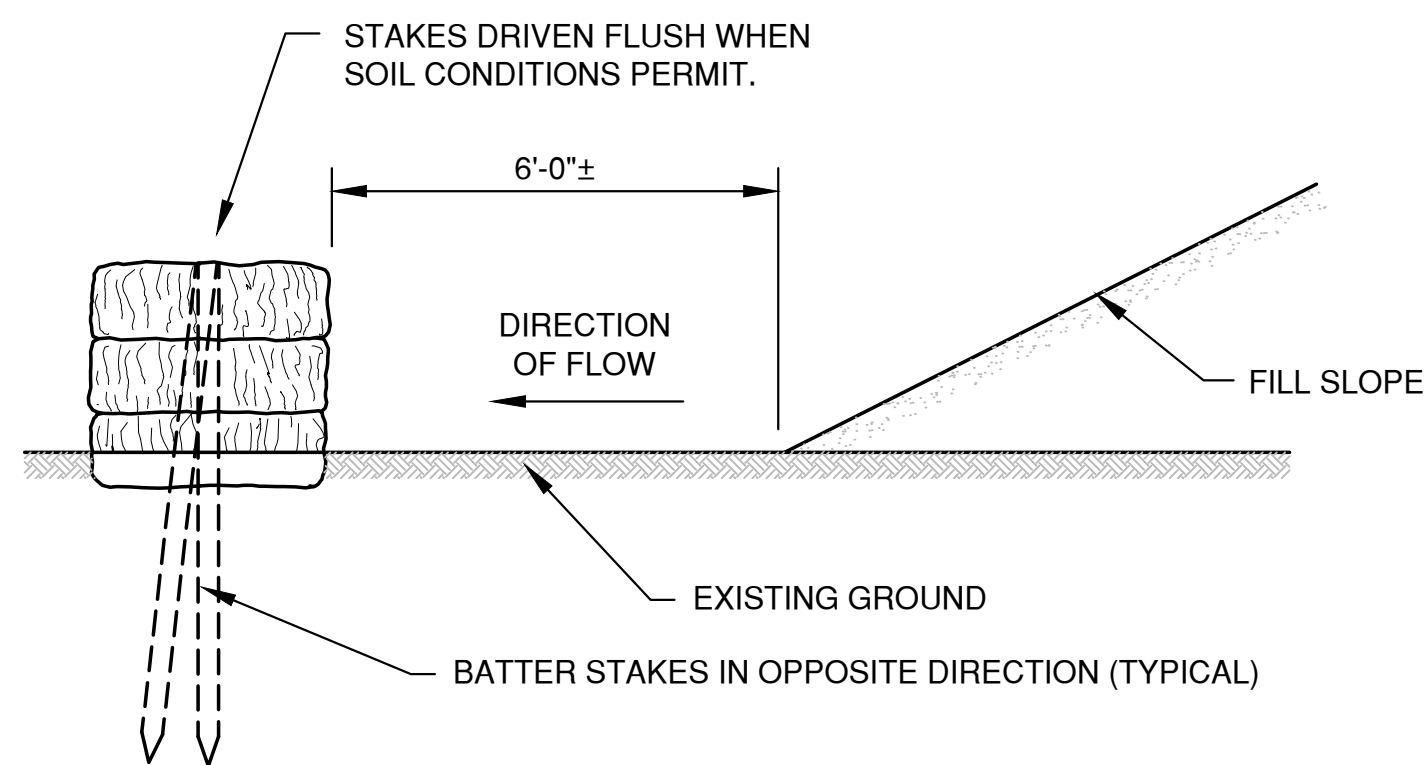
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	DE PERE DEVELOPMENT - 102 BROADWAY TADYCH INVESTMENT PARTNERS CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL INLET PROTECTION AND MISCELLANEOUS DETAILS	DATE 09/2015 FILE EROSION CONTROL JOB NO. 55477002	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 INTERNET: www.releeinc.com	PHONE:(920) 662-9641 FAX:(920) 662-9141	SHEET NO. 5
								CHECKED JGS						
								DESIGNED JGS						



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

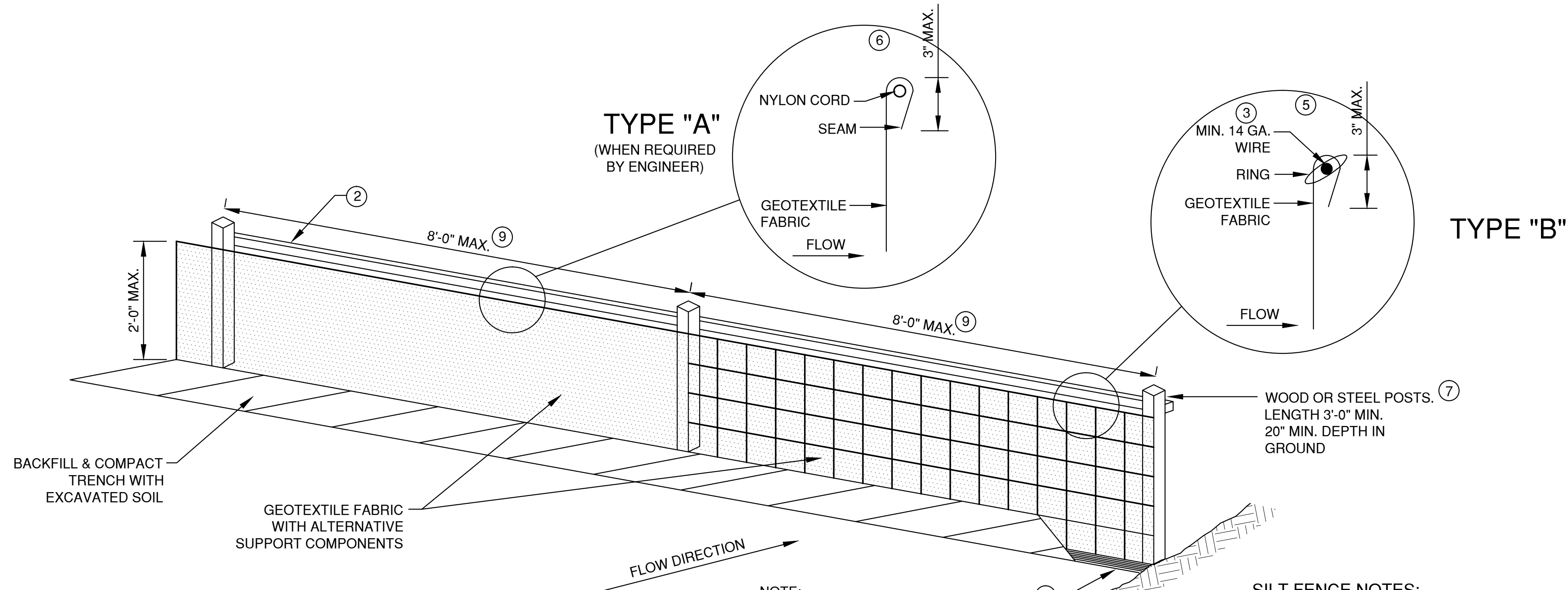


PLAN VIEW

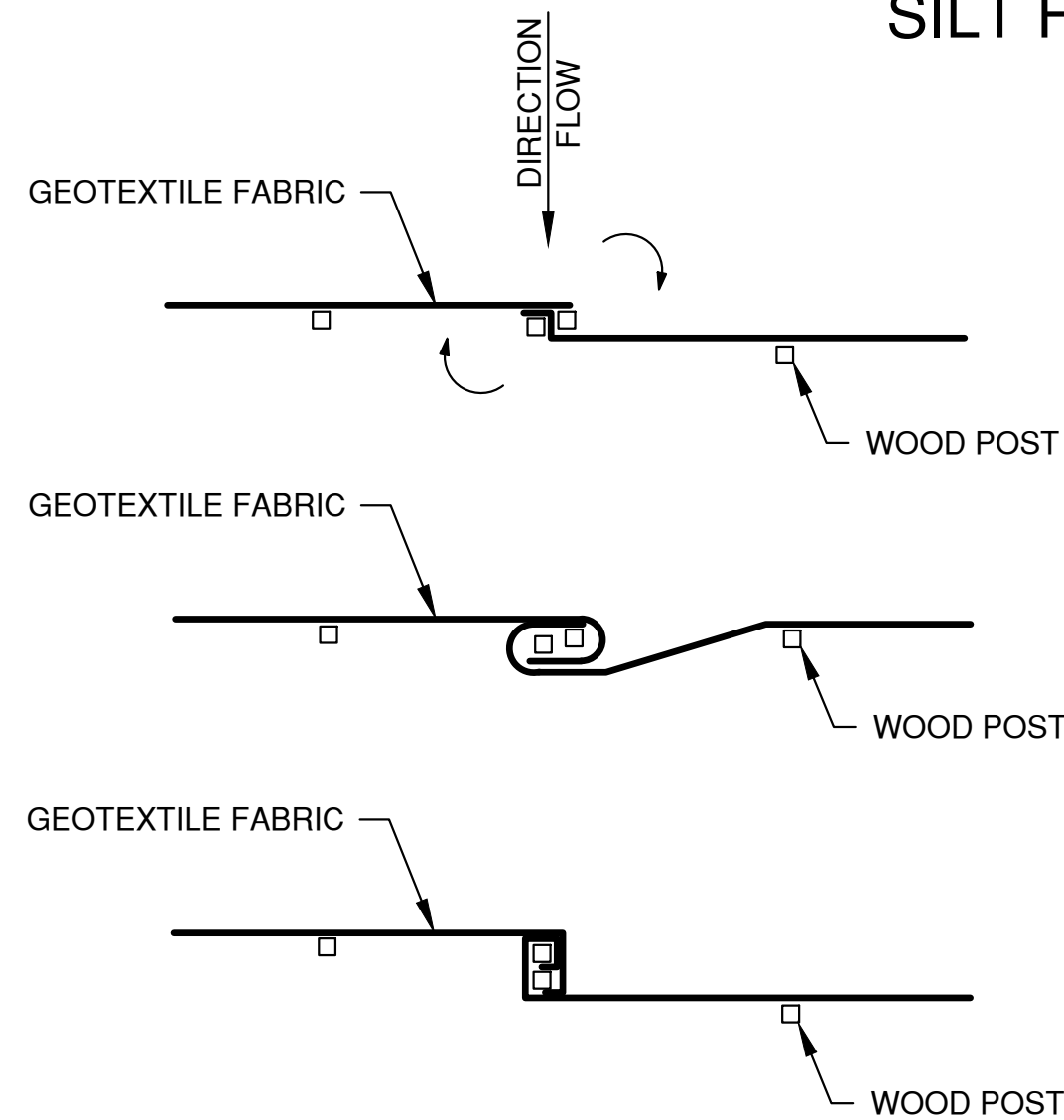


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

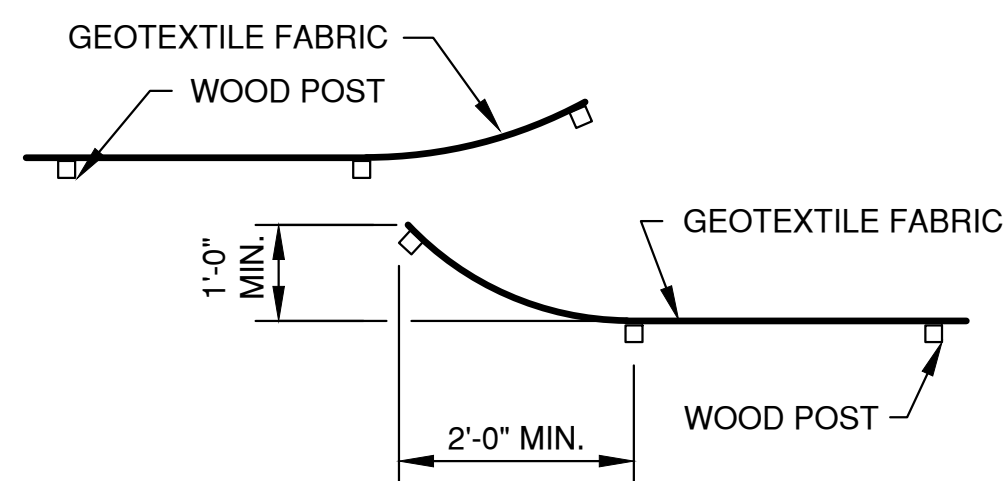
EROSION BALES FOR SHEET FLOW



SILT FENCE DETAIL

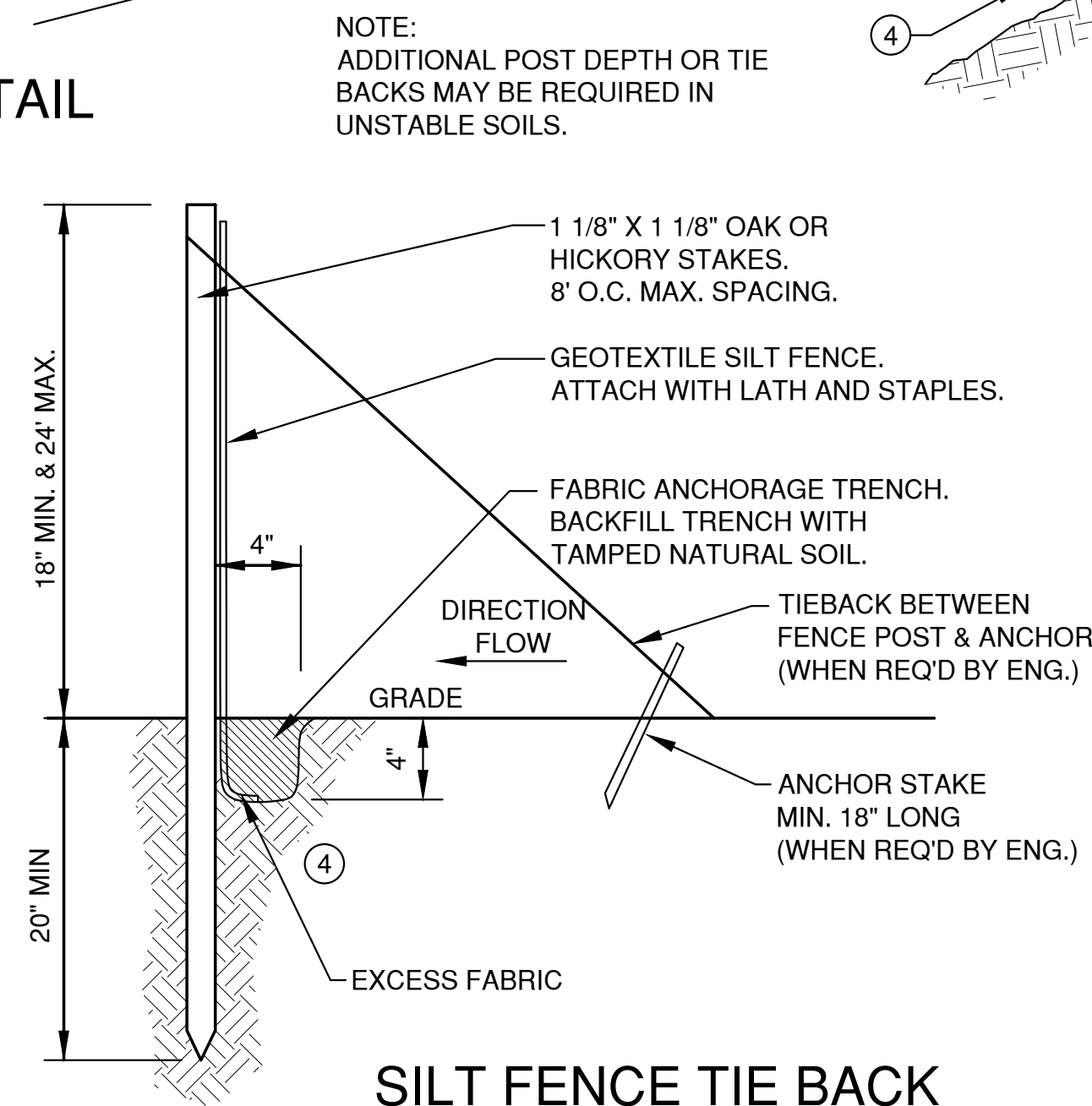


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

SILT FENCE NOTES:

- ① EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD.
- ② CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- ③ MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
- ④ EXCAVATE A TRENCH 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.
- ⑤ WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
- ⑥ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- ⑦ STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- ⑧ 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.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
- ⑨ THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE DNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS, LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE PER WEEK AND BEFORE ALL IMMINENT RAINS.
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5 INCH OR MORE.

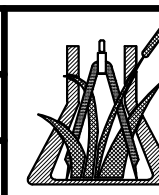
File: R:\2020\5547\020\047\EROSION CONTROL.dwg
Plot Date: Sep 14, 2015 1:14:00pm
LAYOUT: SHEET FLOW
PLAN VIEW: SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED JGS
								DESIGNED JGS

DE PERE DEVELOPMENT - 102 BROADWAY
TADYCH INVESTMENT PARTNERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

DATE 09/20/15
FILE EROSION CONTROL
JOB NO. 5547002



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

SHEET NO.
6



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2015

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: C. Review CSM for City Property Located at 102 N. Broadway St.
(ED-844). Surveyor: REL.*

ATTACHMENTS:

- PC_Staff_102 N Broadway_CSM (PDF)
- CSM_102 N Broadway (PDF)

CERTIFIED SURVEY MAP

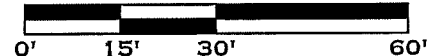
PART OF LOT 7 AND 8, BLOCK 19, PART OF VACATED GEORGE STREET, ALL BEING PART OF THE ORIGINAL PLAT OF DE PERE, EAST SIDE OF FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

LEGEND

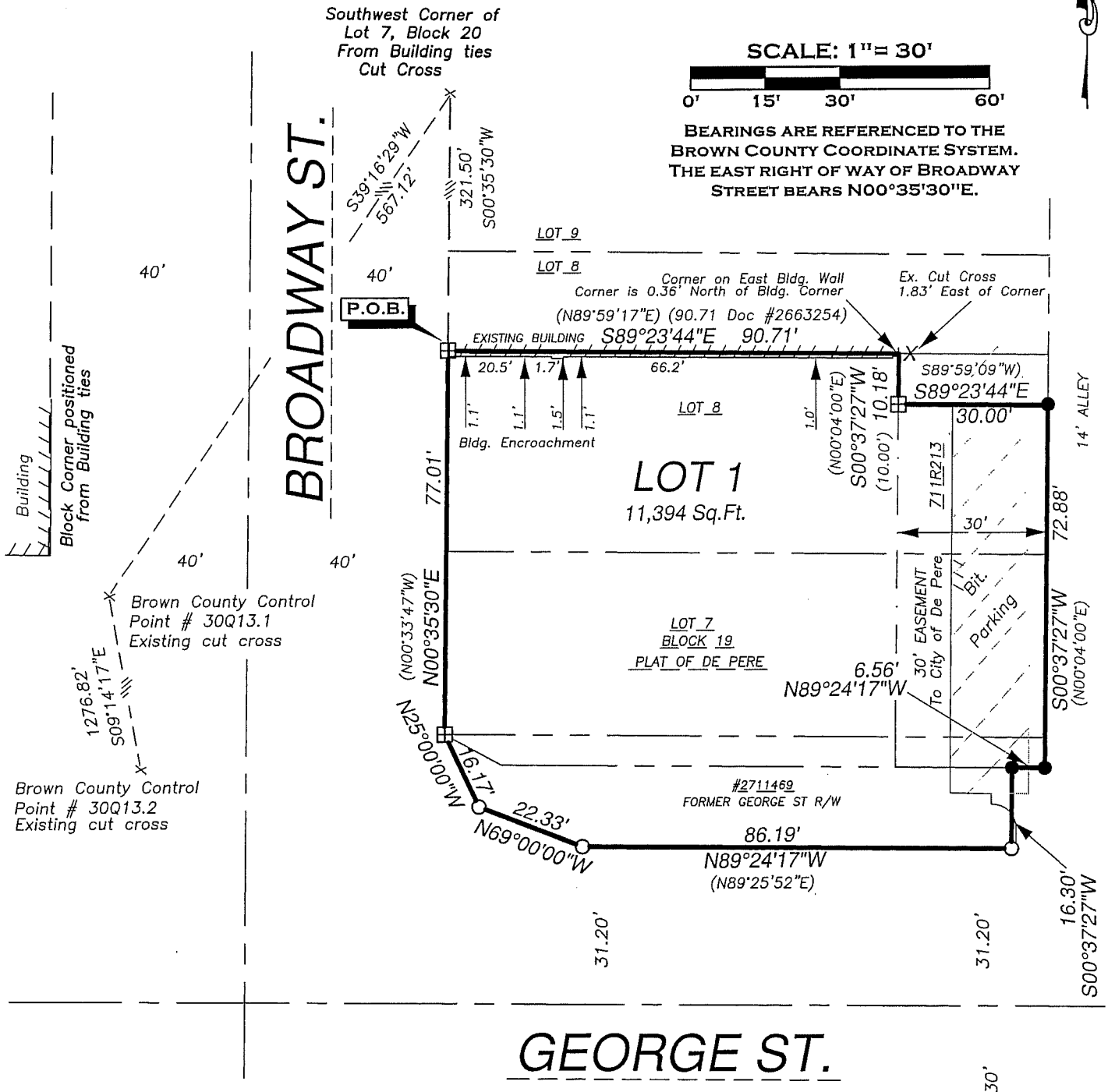
P.O.B. POINT OF BEGINNING

- SET 1" X 24" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
- SET PK NAIL IN PAVEMENT
- ⊕ SET CROSS IN CONCRETE
- ⊙ RECORDED COUNTY MONUMENT

SCALE: 1" = 30'



BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE EAST RIGHT OF WAY OF BROADWAY STREET BEARS N00°35'30"E.



ROBERT E. LEE & ASSOCIATES, INC
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: WWW.RELEEINC.COM

PHONE: (920) 662-964
FAX: (920) 662-9141

SHEET 1 OF 3

Packet Pg. 32

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE:

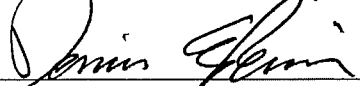
I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that by the order and under the direction of Judy Schmidt-Lehman, City of De Pere, I have surveyed, divided, dedicated and mapped a parcel of land being part of Lot 7 and Lot 8, and part of vacated George Street, Block 19, Original Plat of De Pere, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows:

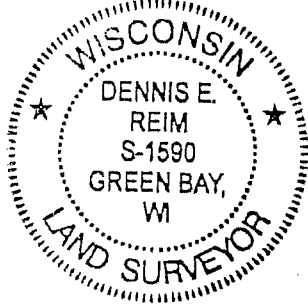
Commencing at the Southwest Corner of Lot 7, Block 20, Original Plat of De Pere;
thence S00°35'30"W, 321.50 feet to the northwest corner of said Lot 8, the POINT OF BEGINNING;
thence S89°23'44"E, 90.71 feet on the north line of said Lot 8;
thence S00°37'27"W, 10.18 feet;
thence S89°23'44"E, 30.00 feet to the west line of a public alley;
thence S00°37'27"W, 72.88 feet on said west line to the north right of way of George Street;
thence N89°24'17"W, 6.56 feet on said north line;
thence S00°37'27"W, 16.30 feet;
thence N89°24'17"W, 86.19 feet on the north right of way line of George Street;
thence N69°00'00"W, 22.33 feet on said north line;
thence N25°00'00"W, 16.17 feet on said north line;
thence N00°35'30"E, 77.01 feet on the east line of Broadway Street to the POINT OF BEGINNING.

Said parcel contains 11,394 square feet or 0.26 acres of land more or less.

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

Dated this 14 day of September, 2015.


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



Attachment: CSM_102 N Broadway (3981 : Review CSM for City Property Located at 102 N. Broadway St. (ED-844))



CERTIFIED SURVEY MAP

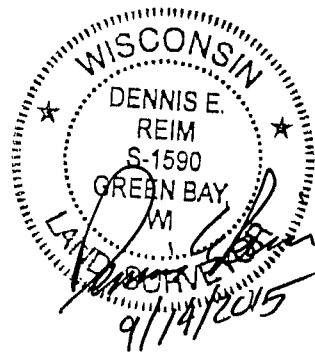
OWNER'S CERTIFICATE

As Owner's, we hereby certify that we caused the land described on this plat to be surveyed, divided, and mapped as represented on the plat. We also certify that this plat is required by S-236.10 or S236.12 to be submitted to the following for approval or objection: CITY OF DE PERE

CITY OF DEPERE
A MUNICIPAL CORPORATION

MICHAEL WALSH, MAYOR DATE

ATTEST: _____
SHANA DEFNET
CLERK-TREASURER



STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this _____ day of _____, 2015, the above named Michael Walsh, Mayor and Shana Defnet, Clerk-Treasurer, of the City of De Pere, Wisconsin to me known to be the same person's who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, State of _____.

My commission expires _____

CITY BOARD APPROVAL CERTIFICATE

Approved by the City of De Pere this _____ day of _____, 2015.

Shana Defnet, Clerk-Treasurer

TREASURER'S CERTIFICATE

As duly appointed City of De Pere Treasurer, I hereby certify that the records in my office show no unpaid tax sales and no unpaid or special assessments affecting any of the lands included in this plat, as of the date listed below.

SHANA L. DEFNET
CLERK-TREASURER

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, Register of Deeds



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBBART, WI 54155
PHONE: (920) 662-96
FAX: (920) 662-9141
INTERNET: WWW.RELEINC.COM

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: September 28, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: A. Review the Site Plan Application for Machine Plus (2130 American Blvd.) for a 10,000+ sq ft building; parcel WD-L179-2. Applicant: Mau & Associates, LLP.

ATTACHMENTS:

- PC_Staff_Machine Plus_SP (PDF)
- Site Plan Application (PDF)
- S-2532 (PDF)
- S-2530 (PDF)
- Machine Plus (PDF)
- Elevations_Machine Plus (PDF)
- Building Plans (PDF)

Item 4A: Review the Site Plan Application for Machine Plus (2130 American Blvd.) for a 10,000+ sq ft building; parcel WD-L179-2. Applicant: Mau & Associates, LLP.



Figure 1. Image of existing site.

Overview:

Machine Plus is in the process of acquiring land from the City to build their 10,000 plus sq. ft. building. The site is zoned I-B-1 (Industrial Business Park 1 District).

Public Works:

1. A 6" sanitary sewer lateral is extended to the site on American Boulevard. It is located approximately 300 LF south of the manhole at the intersection of Southbridge Drive & American Boulevard. Show the sanitary sewer main and lateral on the plan.
2. 12" PVC water main is located on the near side of American Boulevard. Show the location of the existing water main along with the location and size of the proposed water lateral on the plan. Make the connection with a tapping sleeve and tapping valve. A street excavation permit will be required to perform this work. Water meter size greater than 1" will require 1 month advance notice prior to installation.
3. Note on the plan that, "All taps to the City water main are to be completed under the observation of City personnel".
4. Storm water will be treated by regional storm water management ponds located on parcels WD-1139 and WD-1050 that are owned and maintained by the City. The proposed development will discharge

to the ponds via an internal storm sewer system. The computed maximum storage elevations of the City's detention pond adjacent to the site computed for the 2-, 10-, and 100-year storms are 630.00, 631.22, 632.12 feet. The dry pond shown could have water backing surfacing to these elevations.

5. All utility connections to be made within the street or alley right of way will require a street excavation permit. Submit all excavations in one application.
6. Approximately 2,433 square feet +/- of right of way will need to be dedicated to the public near the intersection.
7. Show asphalt and concrete surfaces on the plan.
8. Show dimensions of driveway flare. Concrete pavement is required for driveways within the street right of way. A curb cut permit will be required for the new driveway shown connecting to American Boulevard. Complete new curb cuts to comply with the City curb cut permit requirements.
9. Show tax parcel ID on plan.
10. Specify site address on the plan.
11. Show dimensions of parking lot spaces on the plan.

Fire:

1. Note: Future additions to the building may require fire access. If the building set back is more than 150 feet from the paved Fire Department access, a Fire lane will be needed. If the building is over 30 feet in height and a setback of more than 50 feet from the paved Fire Department Access, a Fire lane will need to be provided
2. Fire Department Vehicle access.
3. Drawings signed by designer.
4. Coordination with hydrants and FDC.
5. Provide location for Knox Box Access, when needed.
6. Provide signage for internal fire suppression system, if needed.

Forestry:

No comments

Health:

No comments

Building/Planning:

1. A completed and approved landscaping plan shall be submitted for review and approval.
2. A completed and approved lighting plan shall be submitted for review and approval.
3. Details pertaining to building materials needed.
4. Signage will need to be submitted and reviewed and approved by Staff.

Recommendation

Staff recommends approval of the proposed site plan with the above comments and conditions.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 275.00
		Receipt #: _____
		Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates, LLP	Authorized Representative Steve Bieda	Title Professional Land Surveyor	
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) City of DePere	Contact Person	Title	
Mailing Address 335 S Broadway	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2130 American Boulevard, De Pere, WI	Parcel No. WD-L179-2
---	-------------------------

SECTION 4: Project Information

Existing Zoning:	E4 - Exempt - Municipality		
Present Use of Parcel:	Farm Field		
Proposed Use of Parcel:	Shop / Office building		
Estimated Start Date:		Estimated Completion Date:	

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) Steven M. Bieda	Title Professional Land Surveyor	Phone Number 920-434-9670
Signature of Applicant		Date Signed 9/17/15

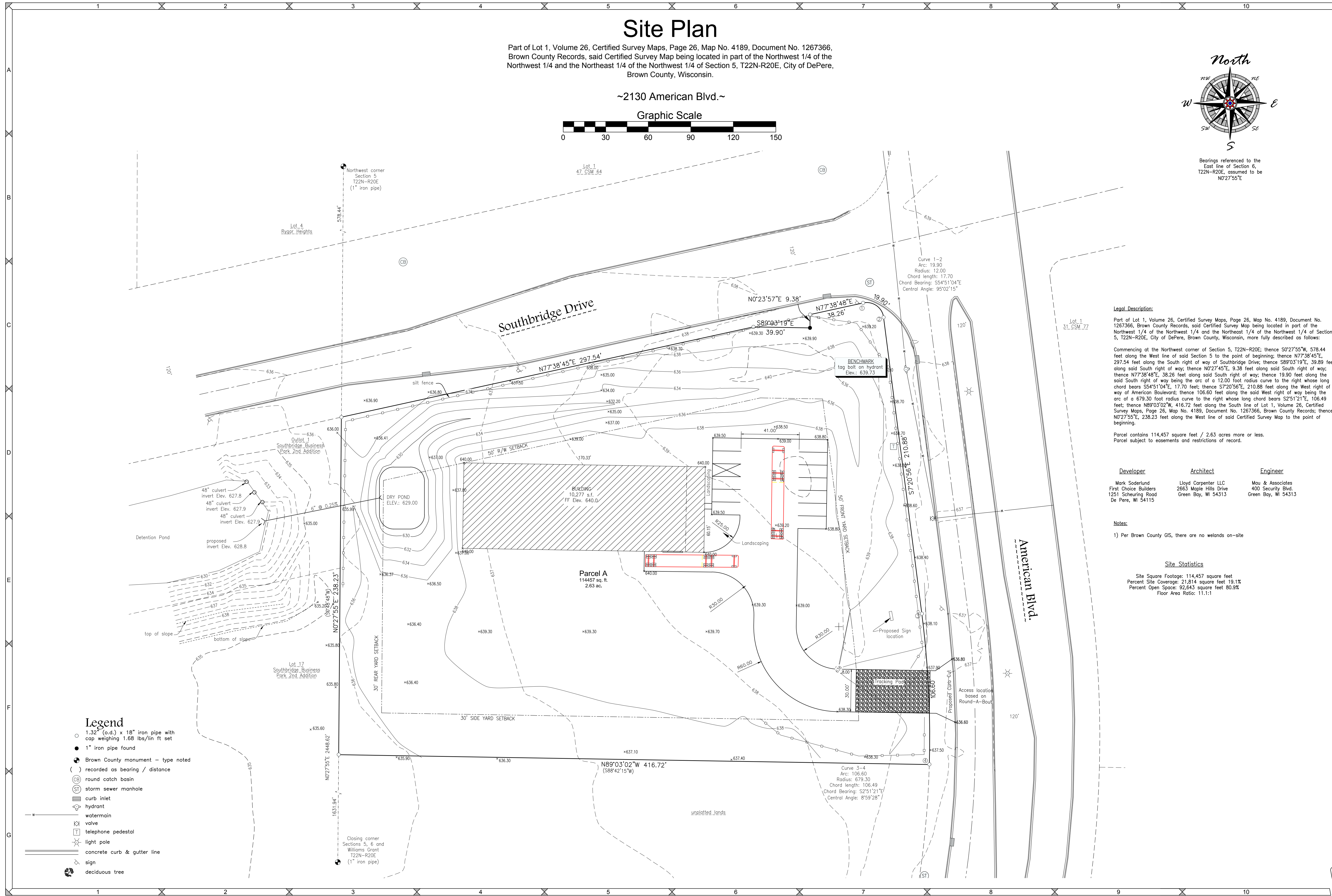
TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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Attachment: Site Plan Application (4000 : Site Plan Application for Machine Plus)

SITE PLAN REVIEW REQUIREMENTS

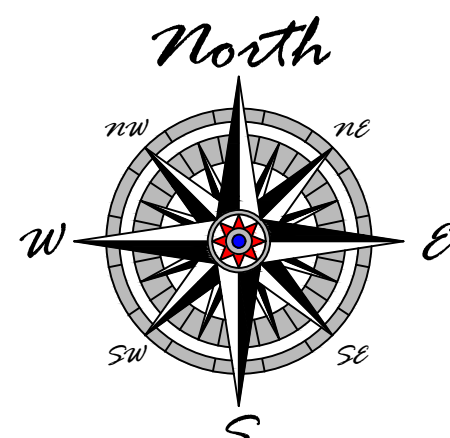
- 1) Preliminary consultation. Prior to the submittal of a site plan, it is recommended that the developer meet with the Director of Planning, the Building Inspector, and/or other appropriate city staff to discuss zoning district, site plan, and landscaping plan requirements.
- 2) Plan submittal. Submit 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.



Site Plan

Part of Lot 1, Volume 26, Certified Survey Maps, Page 26, Map No. 4189, Document No. 1267366, Brown County Records, said Certified Survey Map being located in part of the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 5, T22N-R20E, City of DePere, Brown County, Wisconsin.

~2130 American Blvd.~



Bearings referenced to the East line of Section 6, T22N-R20E, assumed to be N0°27'55"E

SCALE
1"=30'

DRAWN BY
MRA

Site Plan

TAX PARCEL NO. WD-L-175-2

File: F-11015ENG 091616.dwg

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

First Choice Builders
Machine Plus

PROJECT NO.
F-11015

SHEET NO.
1 of 1

DRAWING NO.
S-2532

Legal Description:

Part of Lot 1, Volume 26, Certified Survey Maps, Page 26, Map No. 4189, Document No. 1267366, Brown County Records, said Certified Survey Map being located in part of the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 5, T22N-R20E, City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Section 5, T22N-R20E; thence S0°27'55"W, 578.44 feet along the West line of said Section 5 to the point of beginning; thence N77°38'45"E, 297.54 feet along the South right of way of Southbridge Drive; thence S89°03'19"E, 39.89 feet along said South right of way; thence N0°27'45"E, 9.38 feet along said South right of way; thence N77°38'48"E, 38.26 feet along said South right of way; thence 19.90 feet along the said South right of way being the arc of a 12.00 foot radius curve to the right whose long chord bears S54°51'04"E, 17.70 feet; thence S72°05'E, 210.88 feet along the West right of way of American Boulevard; thence 106.60 feet along the said West right of way being the arc of a 679.30 foot radius curve to the right whose long chord bears S25°12'1"E, 106.49 feet; thence N89°03'02"W, 416.72 feet along the South line of Lot 1, Volume 26, Certified Survey Maps, Page 26, Map No. 4189, Document No. 1267366, Brown County Records; thence N0°27'55"E, 238.23 feet along the West line of said Certified Survey Map to the point of beginning.

Parcel contains 114,457 square feet / 2.63 acres more or less.
Parcel subject to easements and restrictions of record.

Developer	Architect	Engineer
Mark Soderlund First Choice Builders 1251 Scheuring Road De Pere, WI 54115	Lloyd Carpenter LLC 2663 Maple Hills Drive Green Bay, WI 54313	Mau & Associates 400 Security Blvd. Green Bay, WI 54313

Notes:

1) Per Brown County GIS, there are no wetlands on-site

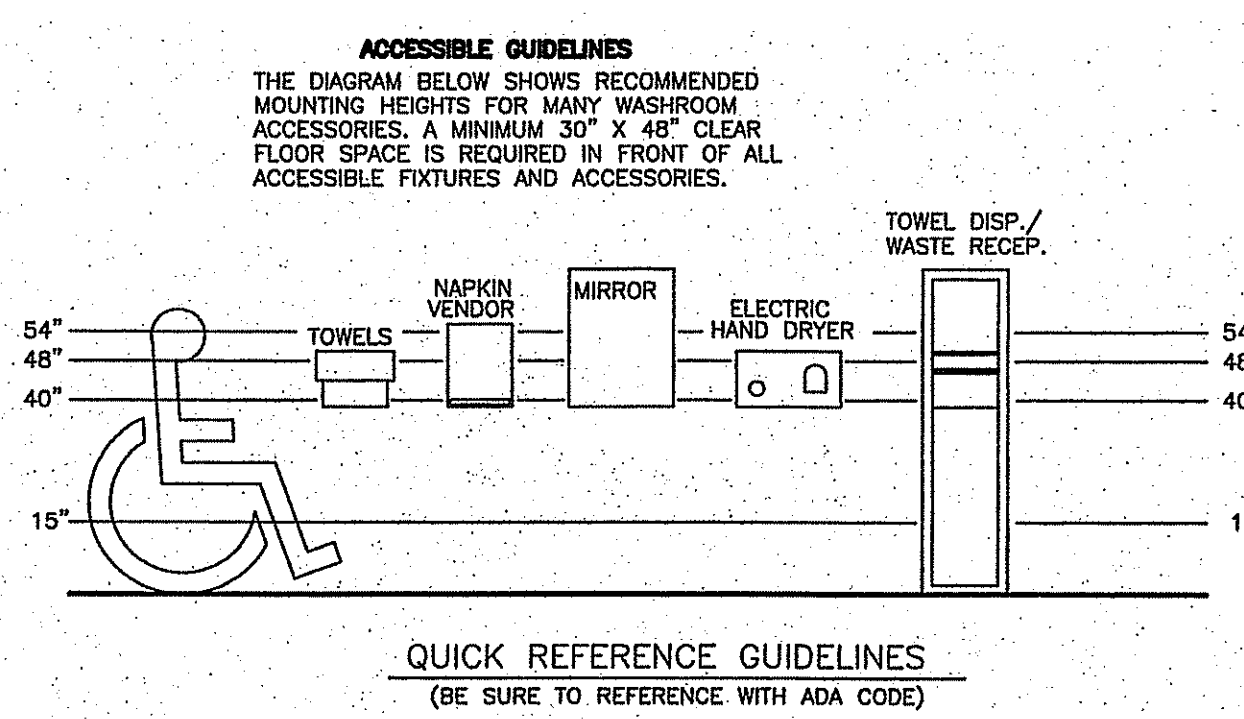
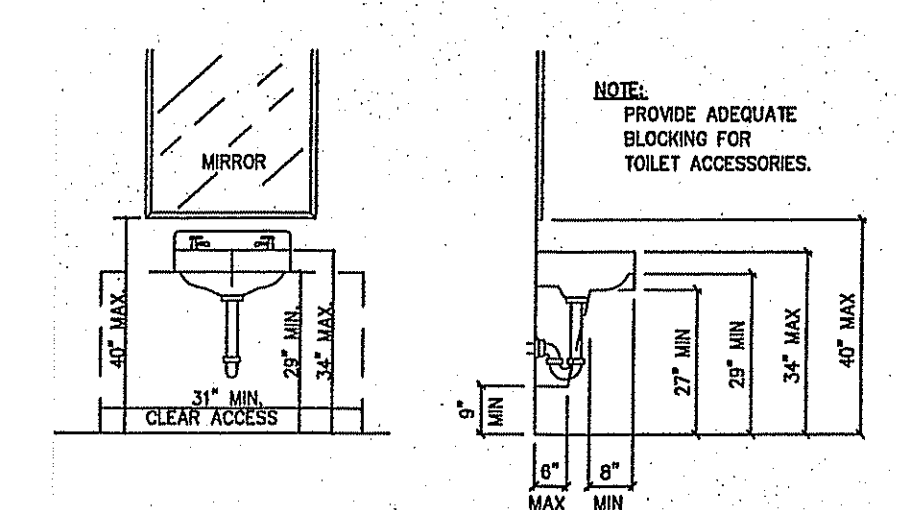
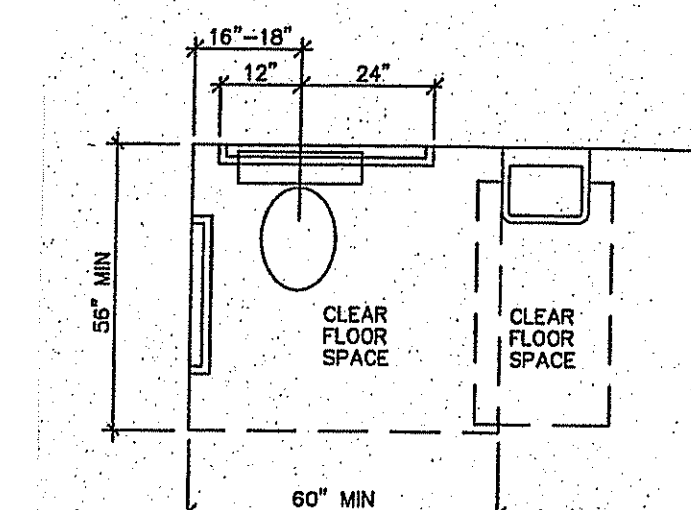
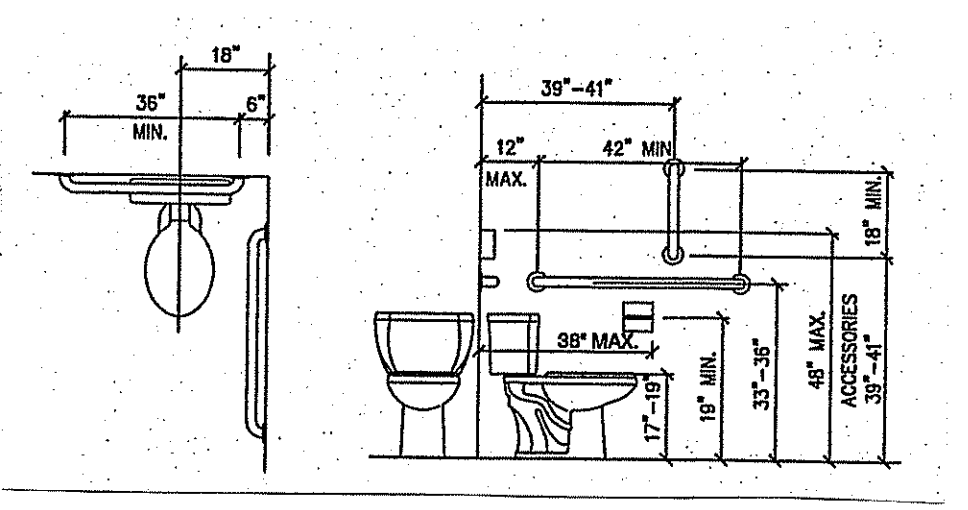
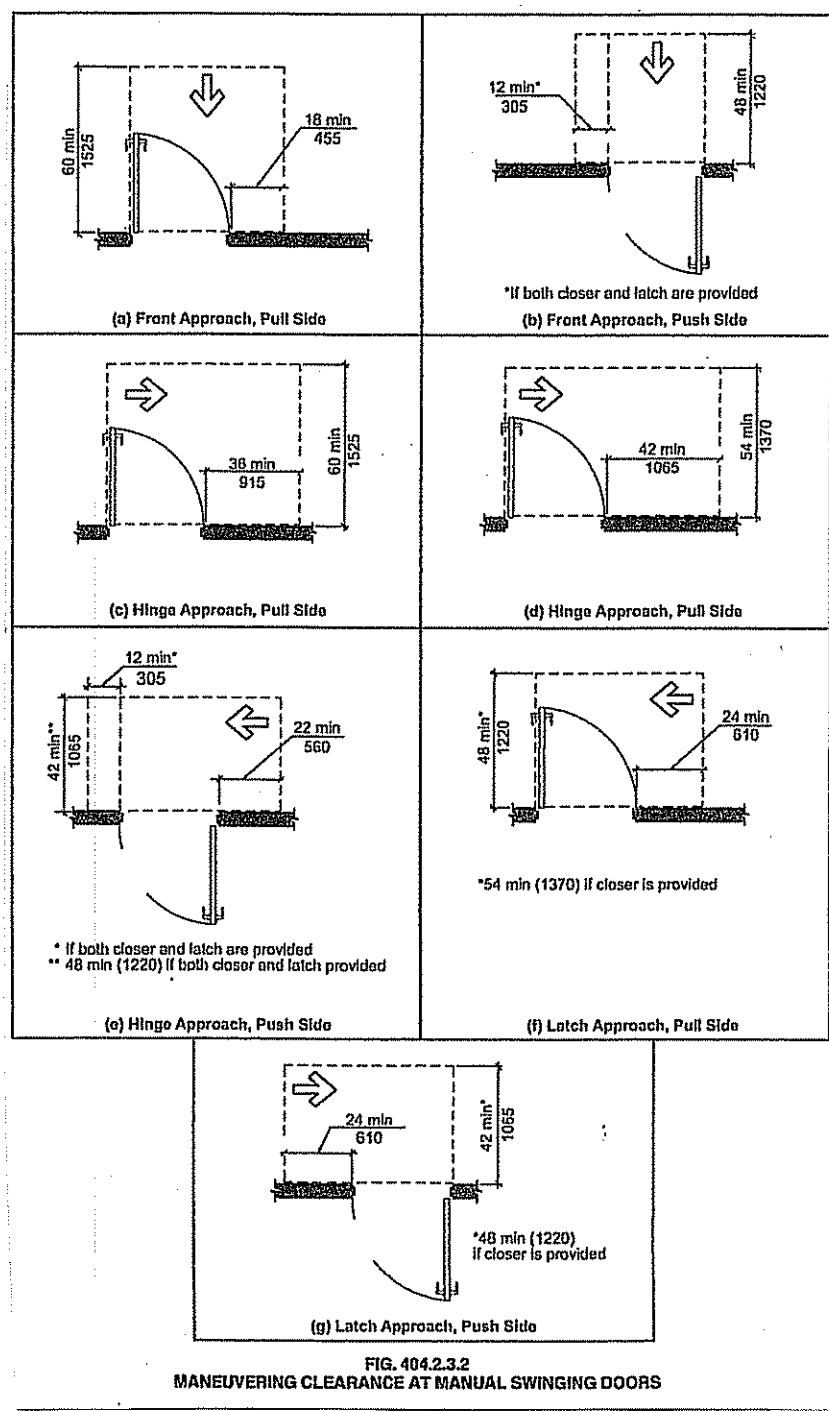
Site Statistics

Site Square Footage: 114,457 square feet
Percent Site Coverage: 21,814 square feet 19.1%
Percent Open Space: 92,643 square feet 80.9%
Floor Area Ratio: 11.1:1

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- Brown County monument - type noted
- () recorded as bearing / distance
- round catch basin
- storm sewer manhole
- curb inlet
- hydrant
- watermain
- valve
- telephone pedestal
- light pole
- concrete curb & gutter line
- sign
- deciduous tree





GENERAL NOTES

All heating equipment shall be sealed combustion/direct vent, electric or roof top mounted.

All doors shall have lever type handles, pulls, latches, locks per ANSI 404.2.7 for handicapped accessibility.

All toilet room finishes shall be impervious to water (no 12" x 12" vinyl comp. tile or wood base).

All rooms are on handicapped accessible routes, unless otherwise noted.

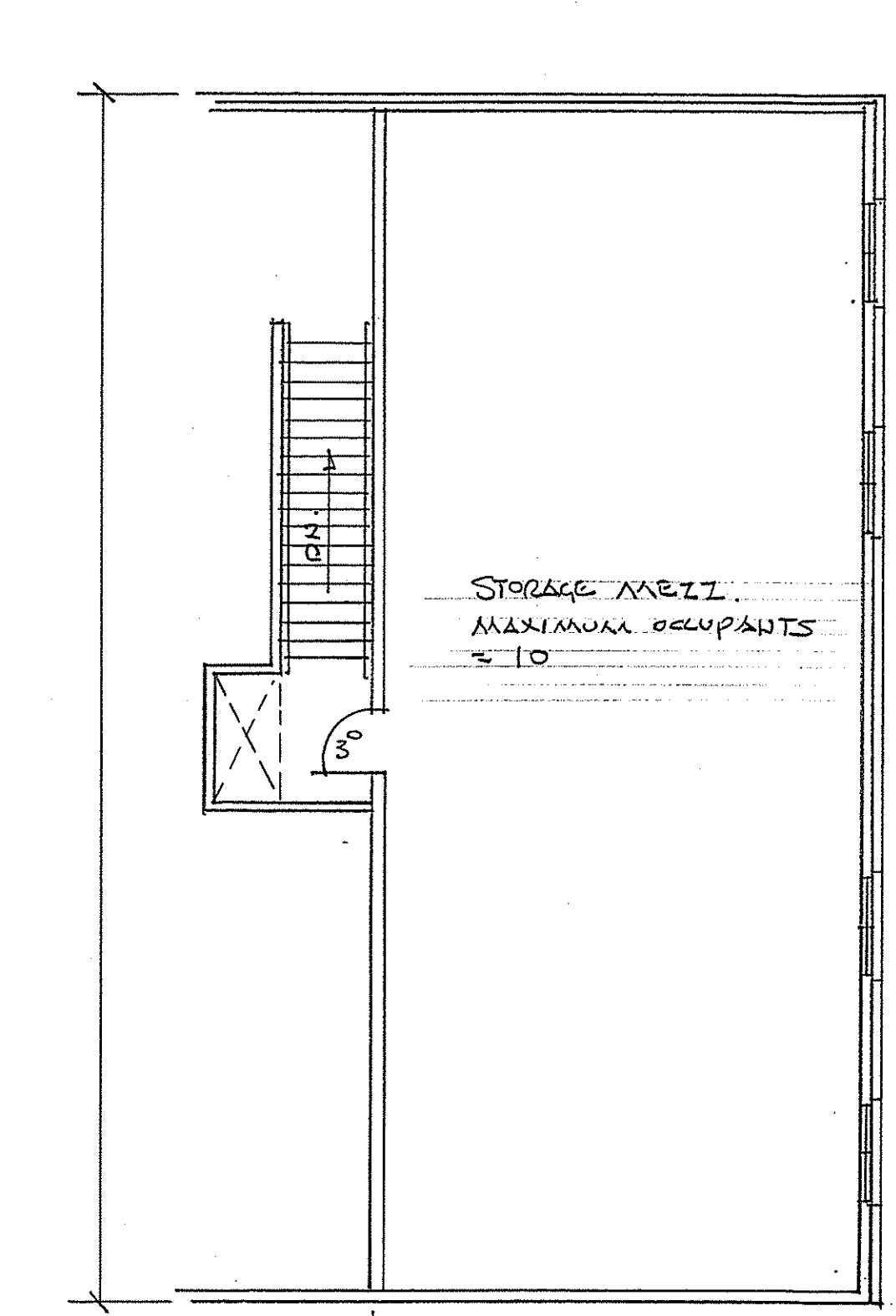
Emergency egress illumination lights shall be provided per IBC 1006 & 1011 for not less than 1 foot-candle at the walking surface level along the egress path and at the exterior side of exit doors.

ALL INTERIOR WALLS ARE 2X4 STUDS @ 16" W/ DRYWALL FINISH UNLESS OTHERWISE NOTED.

ALL WINDOWS SHALL BE THERMAL BREAK-INSULATING GLASS.

ALL EXTERIOR DOORS SHALL BE INSULATED, GLASS DOOR.

* Sidelights shall be tempered.



NOTE:

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. INTERNATIONAL BUILDING CODE (2009) WITH ST. OF WI. SUPPLEMENTS.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.

CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

NEW BUILDING

FIRST FLOOR : 10,276 SF.

MEZZANINE : 1,572 SF.

IBC USE GROUP = F-1 FACTORY

TYPE OF CONSTRUCTION = "VB"

SINGLE STORY

NON-SPRINKLERED

SITE ADDRESS

2130 AMERICAN BLVD.

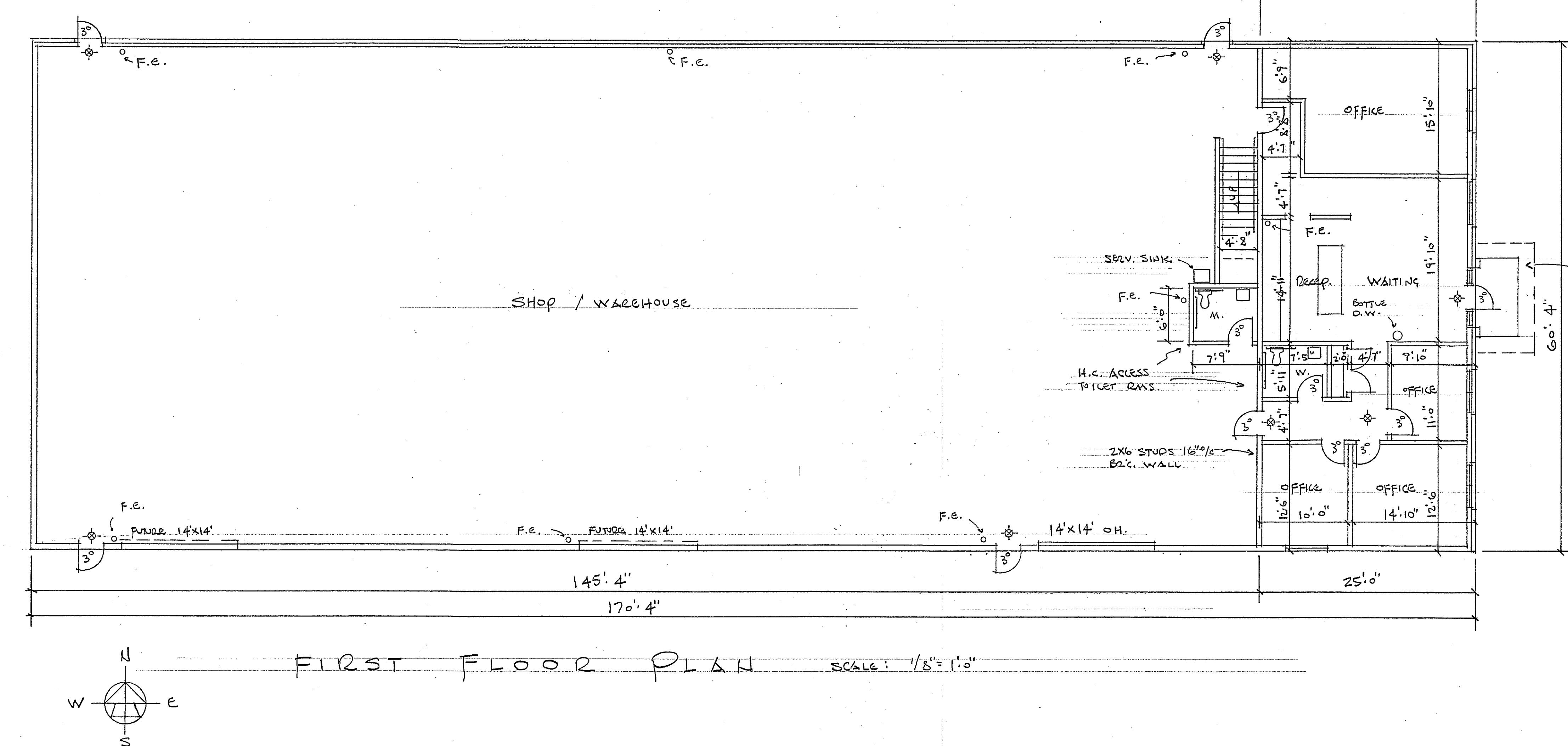
DE PERE, WI. 54115

INDEX OF SHEETS

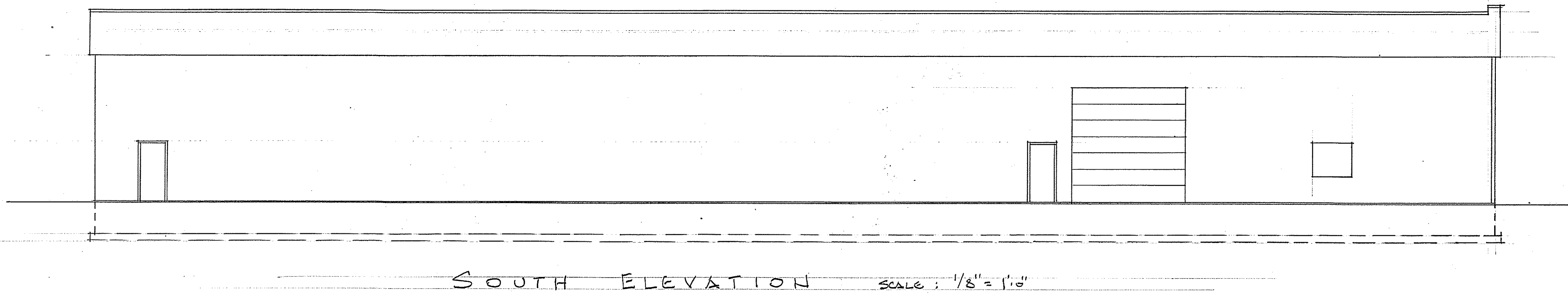
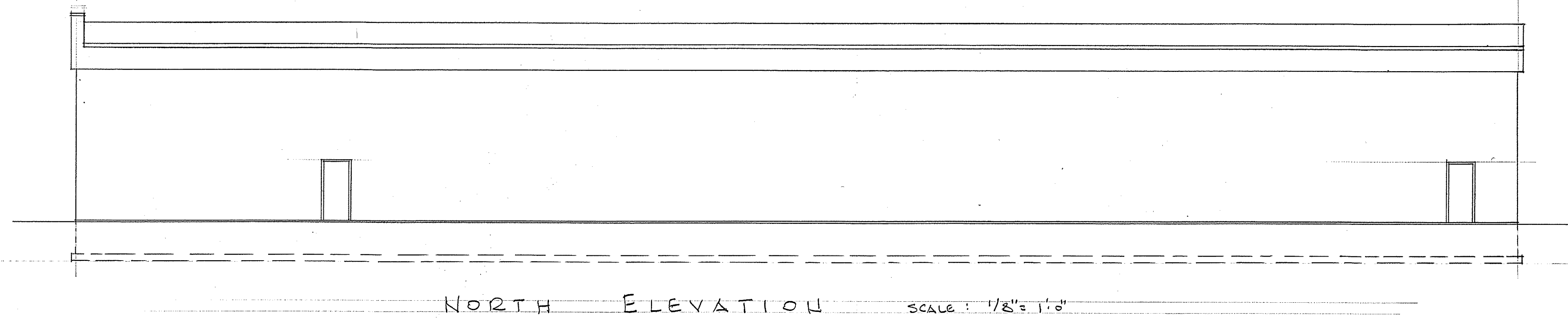
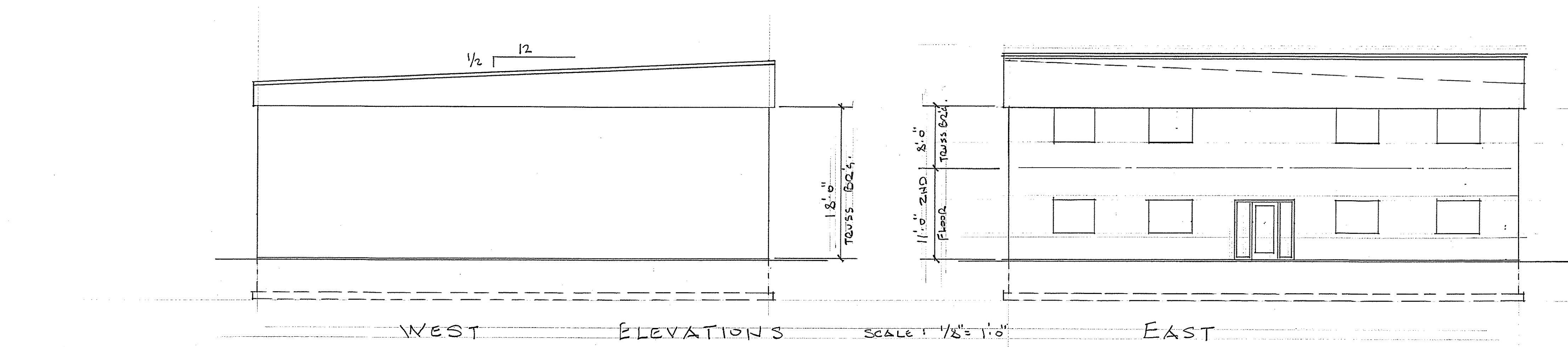
1. FLOOR PLANS, DETAILS, NOTES

2. ELEVATIONS

3. FOUNDATION PLAN

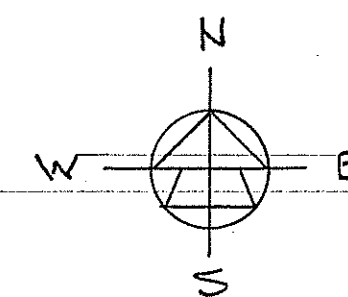
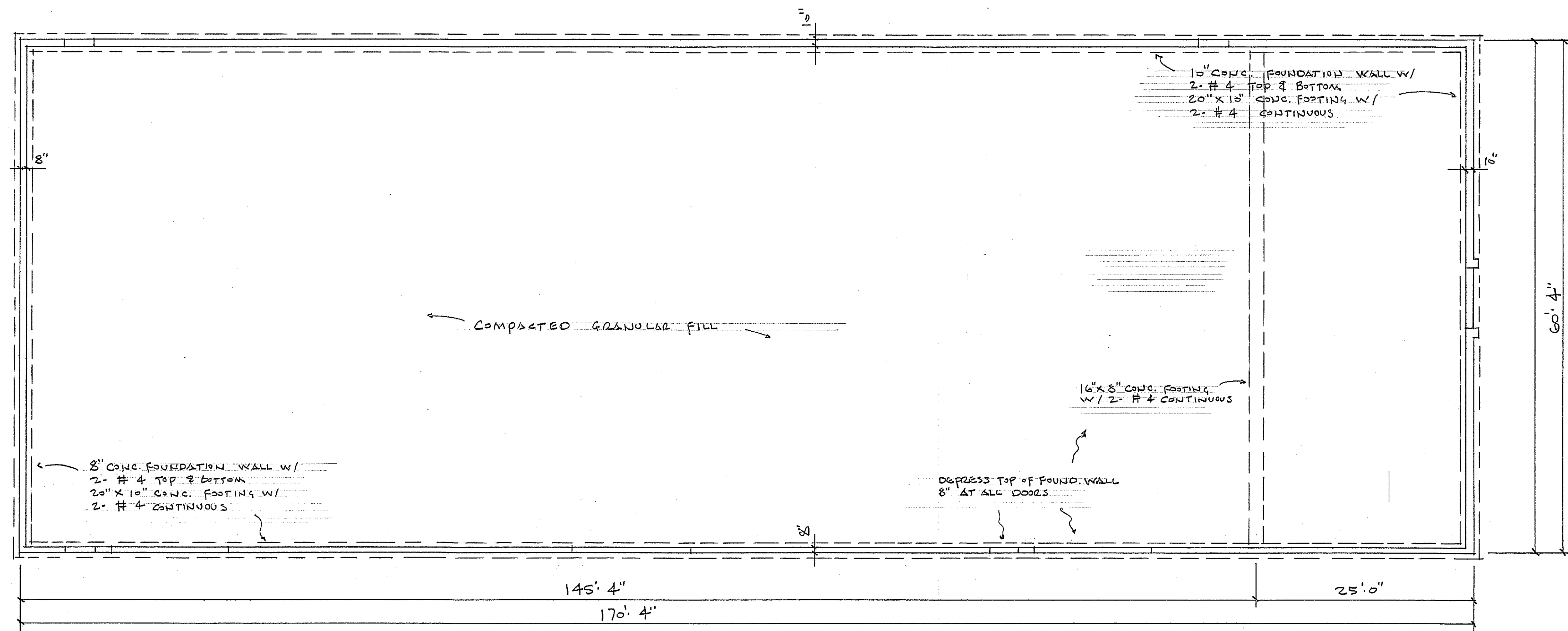


NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION	LLOYD CARPENTER ARCHITECT LLC 2663 Maple Hills Dr., Green Bay, WI 54313 Office: (920) 434-0753 Cell: (920) 655-3829 Carp.arch@gmail.com	DATE: 5
	NEW BUILDING FOR	FILE: 1
	MACHINE PLUS	JOB NO. 1
	JAMIE VEESEER RENTAL LLC.	



NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION	LLOYD CARPENTER ARCHITECT LLC	DATE:
	2663 Maple Hills Dr., Green Bay, WI 54313	FILE: 5
	Office: (920) 434-0753 Cell: (920) 655-3829	JOB NO.
	Carp.arch@gmail.com	2

NEW BUILDING FOR
MACHINE PLUS
JAMIE VEESER RENTAL LLC
DE PERE, WI.



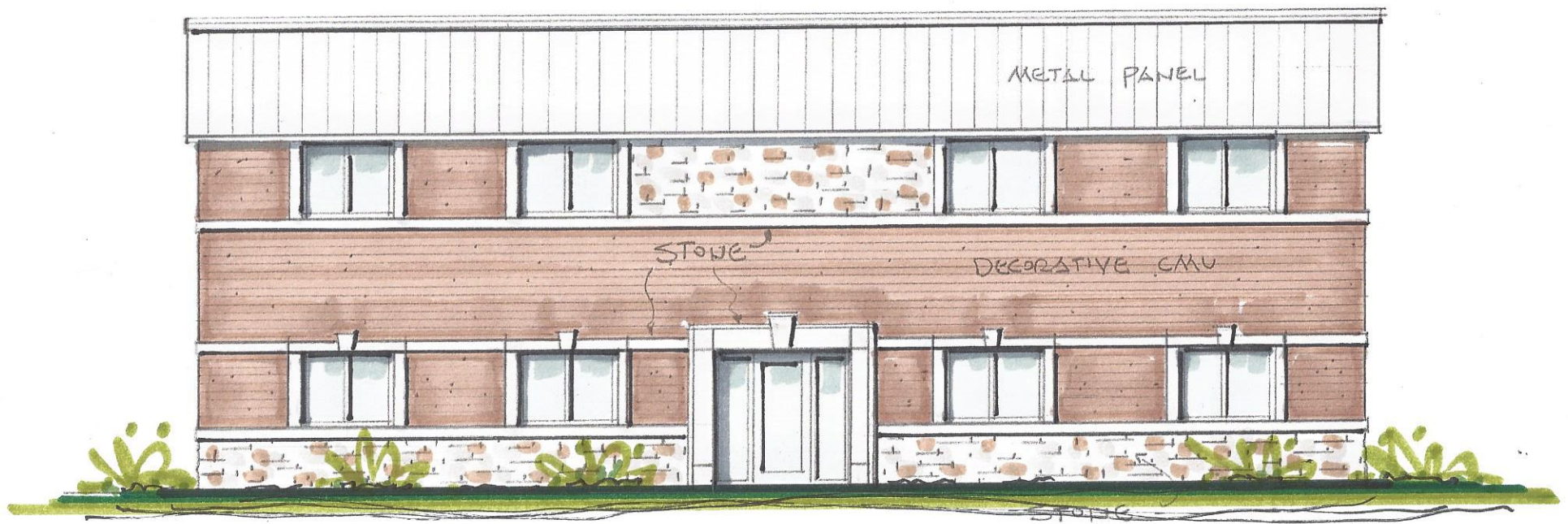
FOUNDATION PLAN scale: 1/8" = 1'-0"

NOTE:
ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN PREPARING
THESE PLANS AND CHECKING
THEM FOR ACCURACY, THE
CONTRACTOR MUST CHECK ALL
DETAILS, DIMENSIONS &
CONDITIONS AND REPORT ANY
DISCREPANCIES TO THE
ARCHITECT BEFORE
CONSTRUCTION

LLOYD CARPENTER ARCHITECT LLC
2663 Maple Hills Dr., Green Bay, WI 54313
Office: (920) 434-0753 Cell: (920) 655-3829
Carp.arch@gmail.com
NEW BUILDING FOR
MACHINE PLUS
JAMIE VEESER RENTAL LLC
DE PERE, WI.

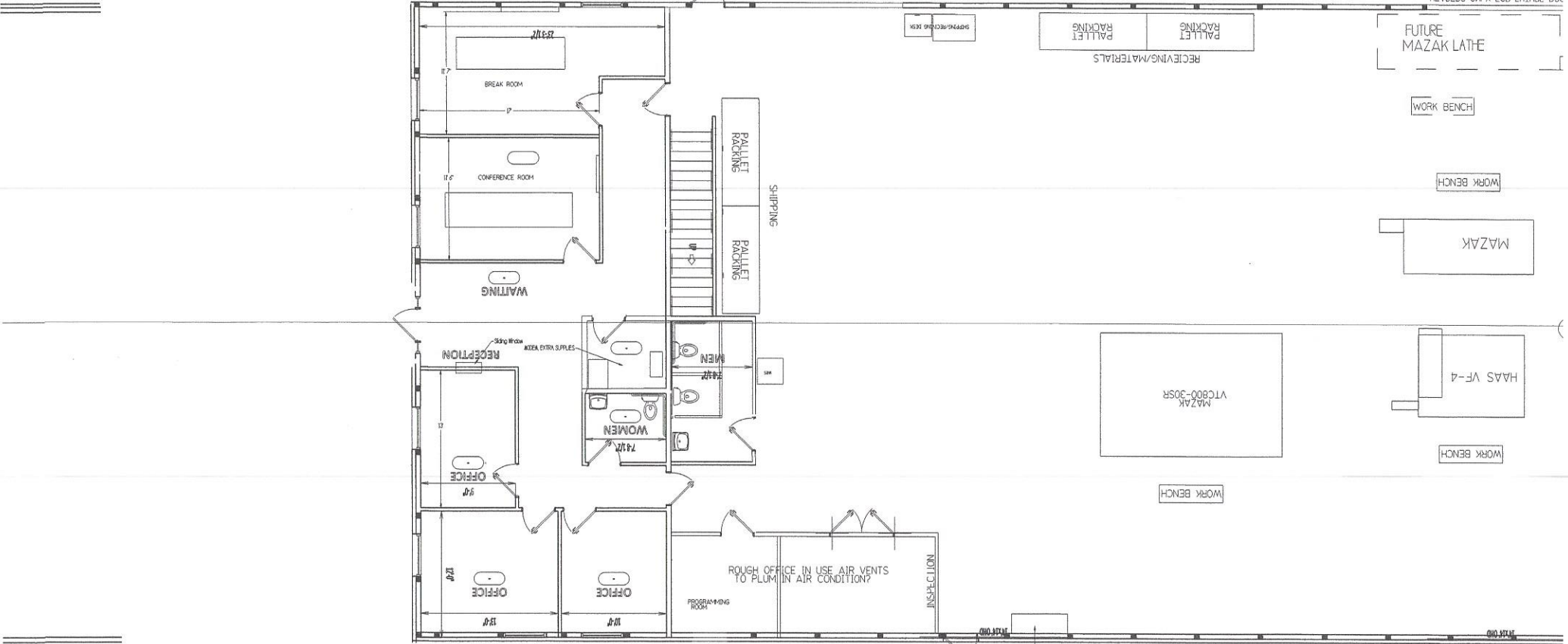
DATE: _____
FILE: **5**
JOB NO. _____

3

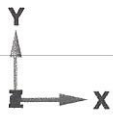
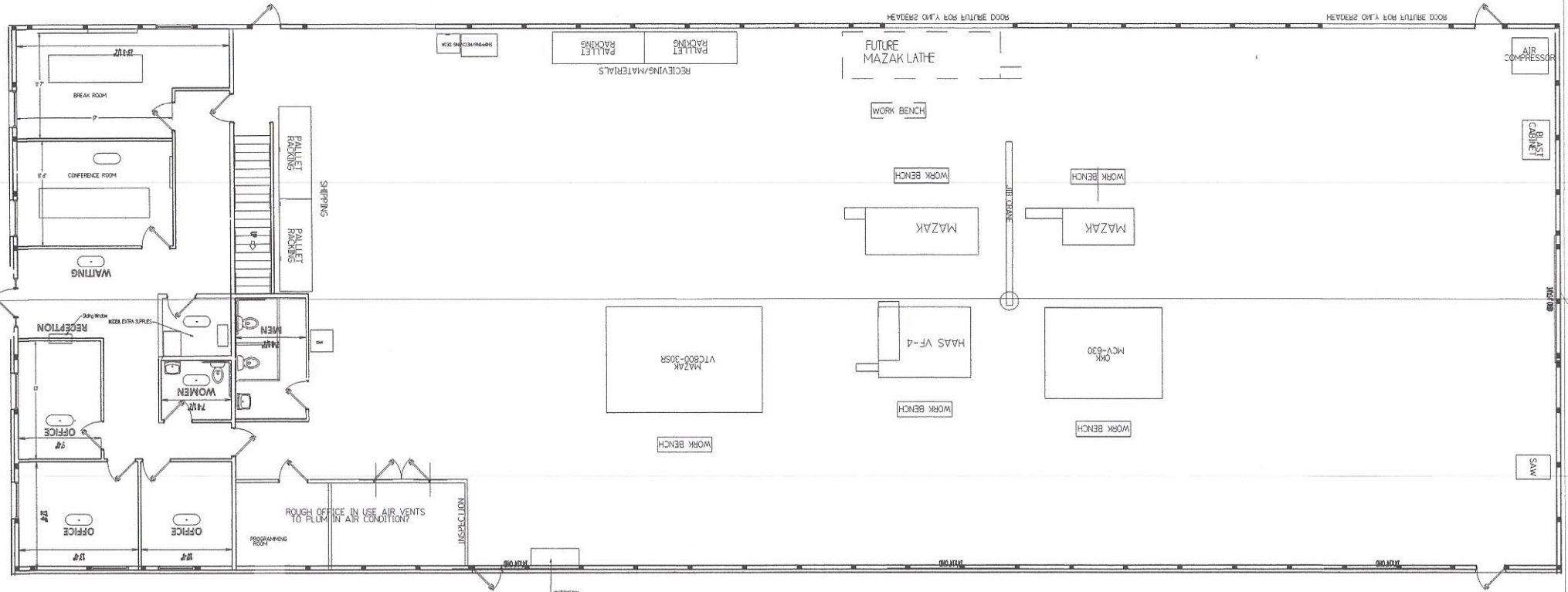


FRONT ELEVATION
SCALE: 1/8" = 1'-0"





164.6318 in
Inch



195.2765 in
Inch



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 28, 2015

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: B. Review 3 Lot CSM for City Property located on American Blvd south of Southbridge Rd. (Parcels WD-L179 and WD-L179-2).
Surveyor: REL.*

ATTACHMENTS:

- PC_Staff_Machine Plus_CSM (PDF)
- CSM_American Blvd (PDF)

Item 4B: Review the CSM Application for a single lot CSM on the corner of American Blvd. and Southbridge Rd. Surveyor: REL.*

Dennis Reim has completed a CSM with three lots in the Southbridge and American Blvd. area. Lot 1 is 2.57 acres, lot 2 is 3.18 acres, and lot 3 is 3.48 acres. The lots are being created for development along this corridor, Lot 1 is for Machine Plus, along with an option for a portion of lot 2.



Figure 1. Location of proposed CSM.

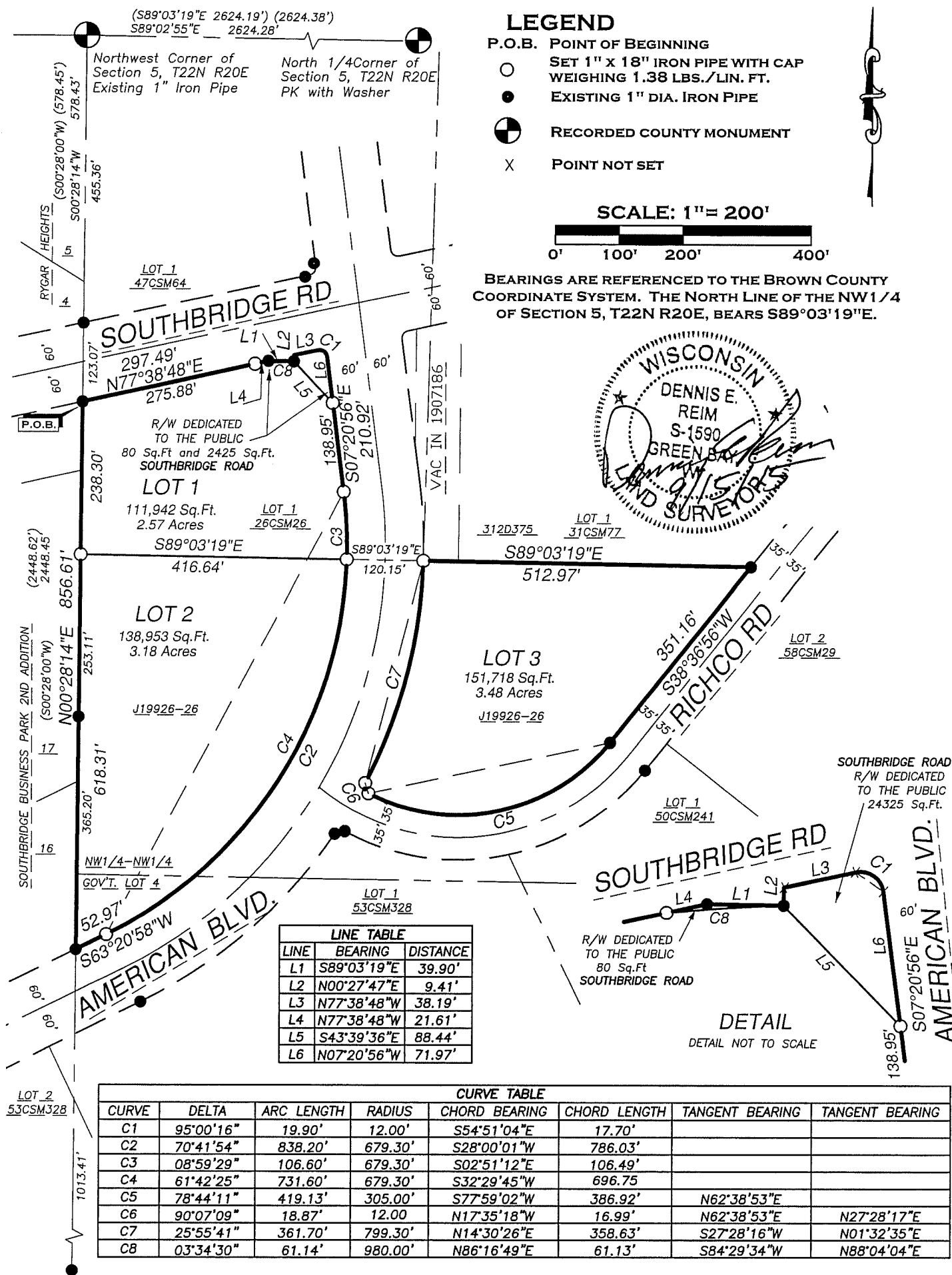
Recommendation

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.
2. Certificate for City of De Pere should be Shana Defnet, City Clerk.

CERTIFIED SURVEY MAP

PART OF LOT 1, VOLUME 26 OF CERTIFIED SURVEY MAPS, PAGE 26, MAP NUMBER 4189, DOC.# 1267366,
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, PART OF GOVERNMENT LOT 4, SECTION 5
TOWNSHIP 22 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



Attachment: CSM_American Blvd (3982 : Review 3 Lot CSM for City Property located on American Blvd south of Southbridge Rd.)



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

FILE: R:\0400\0404\0404409\dwg\0404409CSM.DWG

SHEET 1 OF 3

Packet Pg. 51

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that under the direction of Judy Schmidt-Lehman, City of De Pere, owner, I have surveyed, divided and mapped part of Lot 1, Volume 26 of Certified Survey Maps, Page 26, Map Number 4189, Document Number 1267366, part of the Northwest ¼ of the Northwest ¼, part of Government Lot 4, all being a part of Section 5, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northwest corner of said Section 5;

thence S00°28'14"W, 578.43 feet on the west line of said Section 5 to the southerly right of way of Southbridge Road, the POINT OF BEGINNING;

thence N77°38'48"E, 297.49 feet on said southerly right of way;

thence S89°03'19"E, 39.90 feet on said southerly right of way;

thence N00°27'47"E, 9.41 feet on said southerly right of way;

thence N77°38'48"E, 38.19 feet on said southerly right of way;

thence continuing on said southerly right of way 19.90 feet on the arc of a 12 foot radius curve to the right, having a long chord that bears S54°51'04"E, 17.70 feet;

thence S07°20'56"E, 210.92 feet on the westerly right of way of American Boulevard;

thence continuing on said westerly right of way 106.60 feet on the arc of a 679.30 foot radius curve to the right, having a long chord that bears S02°51'12"E, 106.49 feet;

thence S89°03'19"E, 120.15 feet to the easterly line of American Boulevard;

thence S89°03'19"E, 512.97 feet to the westerly right of way of Richco Road;

thence S38°36'56"W, 351.16 feet on said westerly right of way;

thence continuing on said westerly right of way 419.13 feet on the arc of a 305.00 foot radius curve to the right, having a long chord that bears S77°59'02"W, 386.92 feet;

thence continuing on said westerly right of way 18.87 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N17°35'18"W, 16.99 feet to the easterly right of way of American Boulevard;

thence continuing on said easterly right of way 361.70 feet on the arc of a 799.30 foot radius curve to the left, having a long chord that bears N14°30'26"E, 358.63 feet;

thence N89°03'19"W, 120.15 feet to the westerly right of way of American Boulevard;

thence continuing on said westerly right of way 731.60 feet on the arc of 679.30 foot radius curve to the right, having a long chord that bears S32°29'45"W, 696.75 feet;

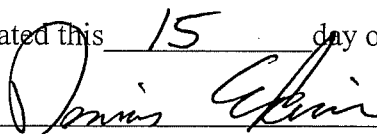
thence S63°20'58"W, 52.97 feet on said westerly right of way to the east line of Southbridge Business Park 2nd Addition;

thence N00°28'14"E, 856.61 feet on said east line to the POINT OF BEGINNING.

Parcel contains 449,758 square feet or 10.325 acres of land more or less.

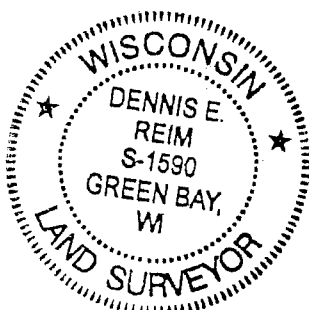
That the within map is a true and correct representation of all the exterior boundaries of the land survey and division thereof. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and Chapter 14 of the General Ordinances of the City of De Pere in the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

Dated this 15 day of September, 2015.



Dennis E. Reim RLS #1590

ROBERT E. LEE & ASSOCIATES, INC.



Sheet 2 of 3

CERTIFIED SURVEY MAP

MUNICIPAL CORPORATE OWNERS CERTIFICATE

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

City of De Pere

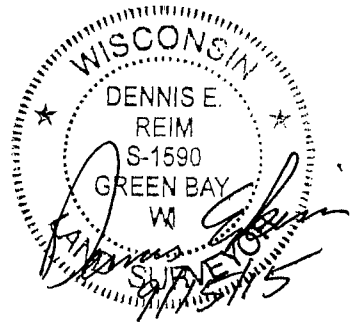
Michael Walsh, Mayor

Shana L. Defnet, Clerk-Treasurer

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this _____ day of _____, 2015, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____
(print name)
Brown County, Wisconsin.
My commission expires: _____



TREASURER'S CERTIFICATE

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

Shana L. Defnet Date
City of De Pere Clerk-Treasurer

COMMON COUNCIL APPROVAL CERTIFICATE

Approved for the City of De Pere this _____ day of _____, 2015.

Shana L. Defnet, Clerk-Treasurer

Attachment: CSM_American Blvd (3982 : Review 3 Lot CSM for City Property located on American Blvd south of Southbridge Rd.)

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: September 28, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review of the Precise Implementation Plan for Rennes Rehab Center (200 S. Ninth Street) for a 20,000 sq ft addition, parcel WD-D0201 and WD-D0204-2. Applicant: Plunkett Raysich Architects, LLP.*

ATTACHMENTS:

- PC_Staff_Rennes_PIP (PDF)
- 150138-01_City Submittal Zoning Letter_09-11-15 (PDF)
- 150138-01_City Submittal Drawing Set_09-11-15 (PDF)
- Rennes Expansion 9-18-15 (DOC)

Public Works:

1. Specify the site address and tax parcel ID on the plan.
2. Show dimensions of the proposed driveway and curb opening on the plan. A curb cut permit will be required for the new driveway shown connecting to Lois Street. Remove the note on the plan that specifies to remove and replace the curb. Complete the new curb cut to comply with the City curb cut permit requirements.
3. The lighting plan shows more than 1 footcandle at property line on Lois Street. Revise and resubmit calculations to limit the light reflection to less than 1 footcandle.
4. Show dimensions of the property line on the plan.
5. No water main or sanitary sewer extension is shown for this addition.
6. Specify the name and mailing address of developer/owner, and engineers on the plan.
7. Show the adjacent street right-of-way on the plan.
8. Submit storm water calculations to show the peak post development discharge rates for the 2-, 10-, and 100-year storms does not exceed a 5-year post developed runoff rate for this site or provide a storm water management plan and calculations for the existing pond that show the site will meet the requirements of Chapter 28 of the City of De Pere Municipal Code.
9. Show the dimensions of the parking spaces on the plan.

Fire:

1. This addition may need an additional hookup, Fire recommends a Knox Box.
2. Fire Department Vehicle access.
3. Drawings signed by designer.
4. Coordination with hydrants and FDC.
5. Turnarounds for dead ends 150 feet or more in length.
6. Fire Department access minimum right hand turn radius 25 feet.
7. If the building set back is more than 150 feet from the paved Fire Department access, a Fire lane will be needed.
8. If the building is over 30 feet in height and a setback of more than 50 feet from the paved Fire Department Access, a Fire lane will need to be provided.
9. Provide location for Knox Box Access, if needed.
10. Provide signage for internal fire suppression system.

Forestry:

See attached comments

Health:

No Health Dept. Permits needed, as this facility is regulated by the State Division of Health Bureau of Quality Assurance

Building/Planning:

1. A permanent access easement needs to be provided for the new driveway along Lois Street to the rear of the proposed addition. To allow Police and Fire Departments access.

Recommendation

Staff recommends approval of the proposed Precise Implementation Plan with the above comments and conditions; and to forward on to City Council for final review and approval.

Rennes Rehab Center Addition
200 South Ninth Street, De Pere, Wisconsin

Precise Implementation Plan Submittal
Statement of Intent

11 September, 2015

PRA Project No. 150138-01

Submittal Intent: Purpose of this submittal is for approval of the Precise Implementation Plan (Phase 1) as required to continue with the 2004 approved General Development Plan with an approximate 20,000sf building one-story with lower level addition for expansion of the Rennes Health Center Skilled Nursing Facility. This addition does not increase the number of residents on the Campus, which the intent is to convert existing semi-private units to private units. Along with the building addition, is increased parking in the rear of the facility and a new access drive to a new delivery and trash pick-up location.

Also indicated on the plan are potential future developments (Phase 2) of exterior improvements to the existing Health Center. We plan to submit a Precise Implementation Plan for approval when these future developments are pursued.

Zoning: R-3 Planned Development District (PDD)

Site: Approx. 12 Acres located at the Corner of South Ninth Street and Lois Street

Type of Facility: See Attached Letter from Administrator.

Building Footprint, Paved Area, Impervious Area, Green Space: See Attached Plan Sheet A002

Floor Area Ratio: See Attached Plan Sheet A002

Site Unit Density: See Attached Plan Sheet A002

Rehab Center Unit Mix Totals:

Existing: 122 Total Skilled Nursing Resident Capacity (82 Units)
Proposed: 122 Total Skilled Nursing Resident Capacity (97 Units)

Assisted Living Resident Unit Mix Totals:

Existing: 71 Total Resident Units

Parking:

Existing Total: Surface - 170 Stalls
Proposed Total: Surface - 189 Stalls

Setbacks: See Attached Plan Sheet A002 for setback requirements.

11000 west park place milwaukee, wisconsin 53224 t 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 t 941 348 3618

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Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Kim D. Hassell, Mark C. Herr, John J. Holz,
Nicholas D. Kent, Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

RENNES HEALTH & REHAB CENTER

DEPERE 15 BED SNF & DINING ADDITION

200 SOUTH NINTH STREET
DE PERE, WISCONSIN 54115

CITY SITE PLAN REVIEW - PRECISE IMPLEMENTATION PLAN



PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1613 fruitville road suite 3 sarasota, florida 34236 941 348 3618

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Sheet Index

General

000 Title Sheet

Civil

C1 Existing Site Plan
C2 Demolition Plan
C3 Proposed Site Plan
C4 Proposed Grading Plan
C5 Demolition Plan

Landscape

L1.0 Landscape Plan
L2.0 Landscape Details and Plant Schedule

Architectural

A002 Architectural Site Plan
A400 Exterior Elevations

Electrical

E1.0 Site Plan - Electrical
E1.1 Site Lighting Photometric Plan

Project Information

Project Date: 09-11-15
PRA Project Number: 150138-01

Applicable Codes and Zoning

Wisconsin enrolled commercial building code 2014 (2009 International Building Code)
SNF (Skilled Nursing Facility) - DHS 132, Institutional occupancy, Group I-2, Life Safety Code (NFPA101 2000)
Zoning: City of De Pere ordinances

Type of Construction

New Construction
Type of construction: IBC type VA (combustible)
Fully-Sprinklered (NFPA 13)

Building Area

Existing First Floor Skilled Nursing: 64,307 SQ. FT.

15 Bed Unit Addition: 10,660 SQ. FT.
Dining Addition: 663 SQ. FT.
Lower Level Addition: 9,684 SQ. FT.
New SNF Total: 21,007 SQ. FT.

Level 2 Renovation: 156 SQ. FT.

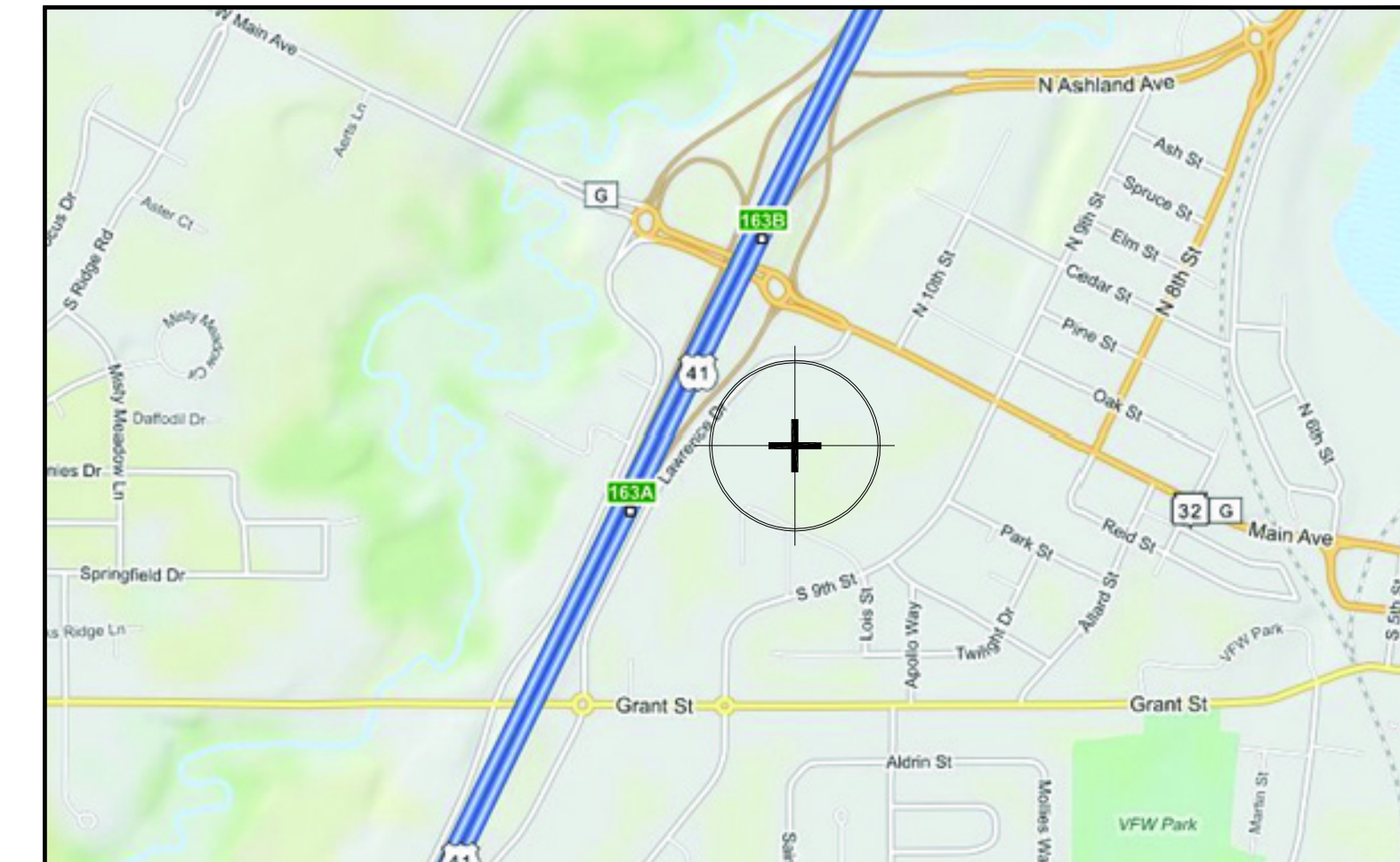
Total Skilled Nursing/ Commons Building Footprint: 75,580 SQ. FT.

Construction Classification/ Fire Resistance Rating Requirements

New Construction - Type VA (Wood Frame Protected) - Fully Sprinklered

Structural Frame -	1 Hour (2 hour for Lower Level Precast Floor Support)
Exterior Bearing Walls -	1 Hour (2 hour for Lower Level Precast Floor Support)
Interior Bearing Walls -	1 Hour (2 hour for Lower Level Precast Floor Support)
Exterior Non-Bearing Walls -	1 Hour @ 0-30 Foot Separation 0 Hour @ 30+ Foot Separation
Interior Non-Bearing Walls/Partitions) -	0 Hour
Floor Construction -	1 Hour (2 hour separation to Lower Level)
Roof Construction -	1 Hour @ 0-20 Foot above finished floor 0 Hour @ 20+ Foot above finished floor
Roof Covering -	Class B

Project Location



Project Team

Owner

Rennes Development Company, LLC
Tel 715 582-2200
Fax 715 582-2222

Structural Engineer

R.A. Smith National
Tel 262 781-1000
Fax 262 781-8466

Civil Engineer - Design under separate contract with Owner

Marathon Technical Services, LLC
Tel 715 843-7292
Fax 715 843-7292

Landscape Designer

Paragon Design Group, LLC
Tel 414 449-1555
Fax 414 449-2425

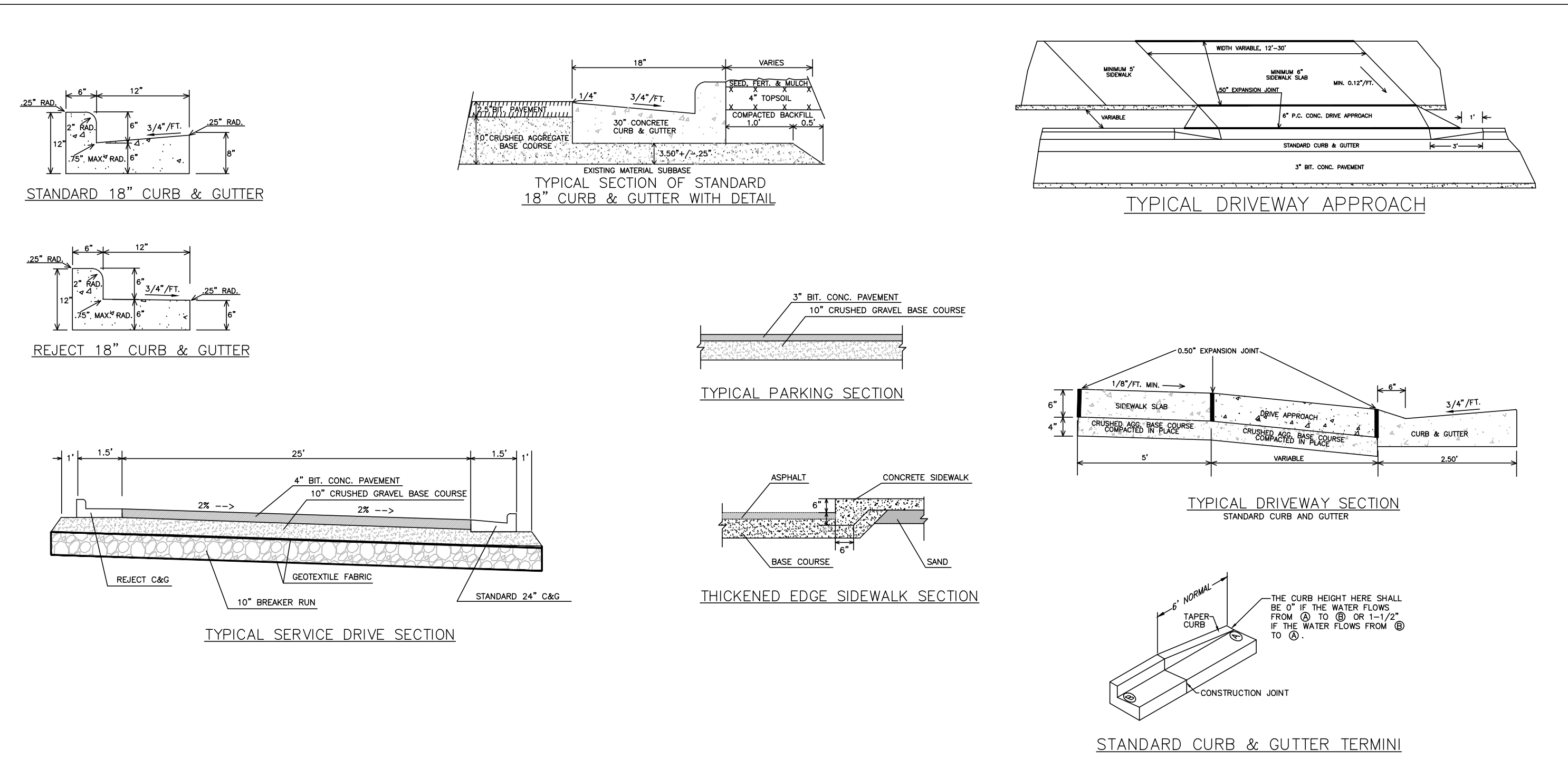
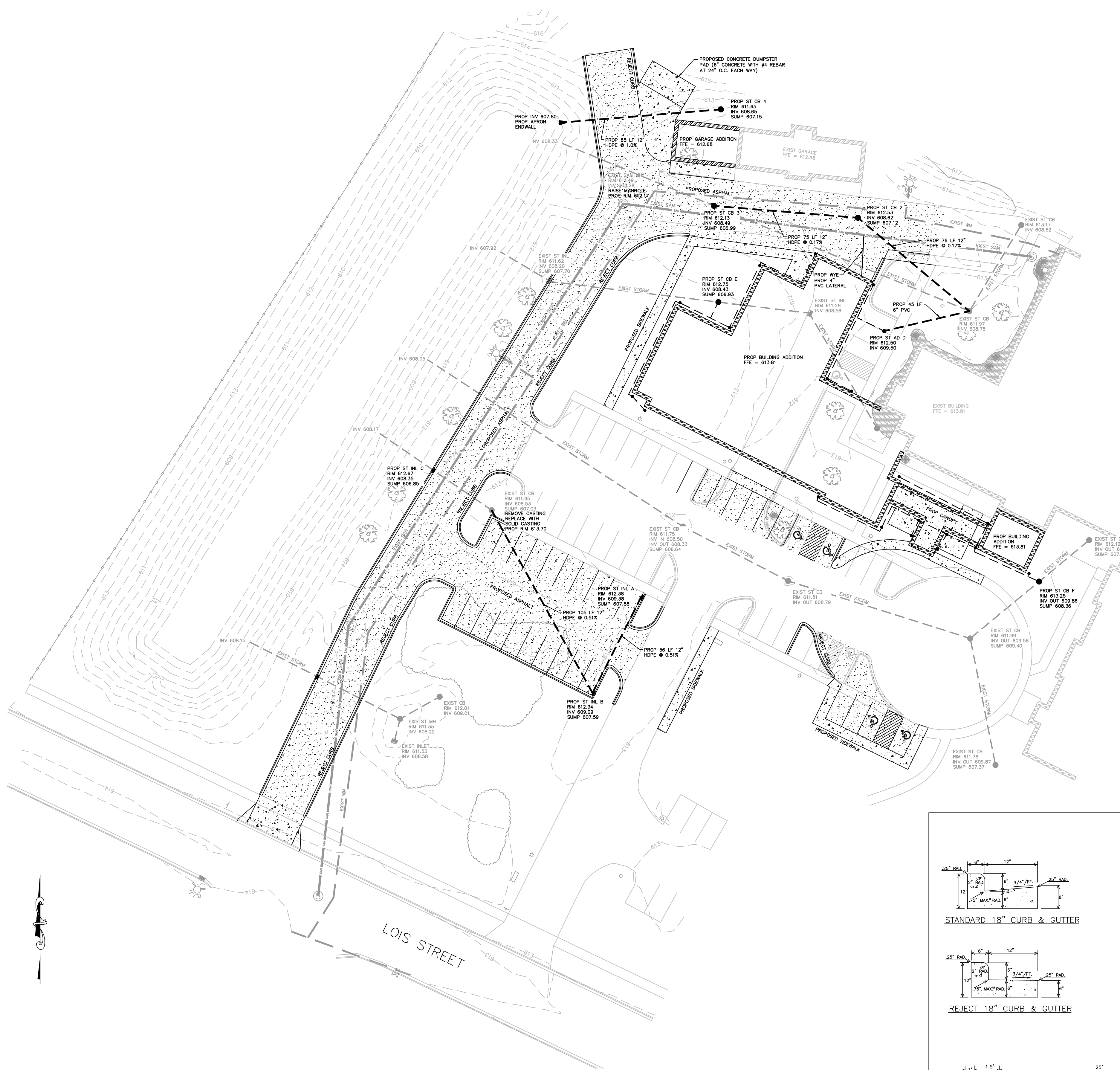
Plumbing, Fire Protection, Mechanical, & Electrical

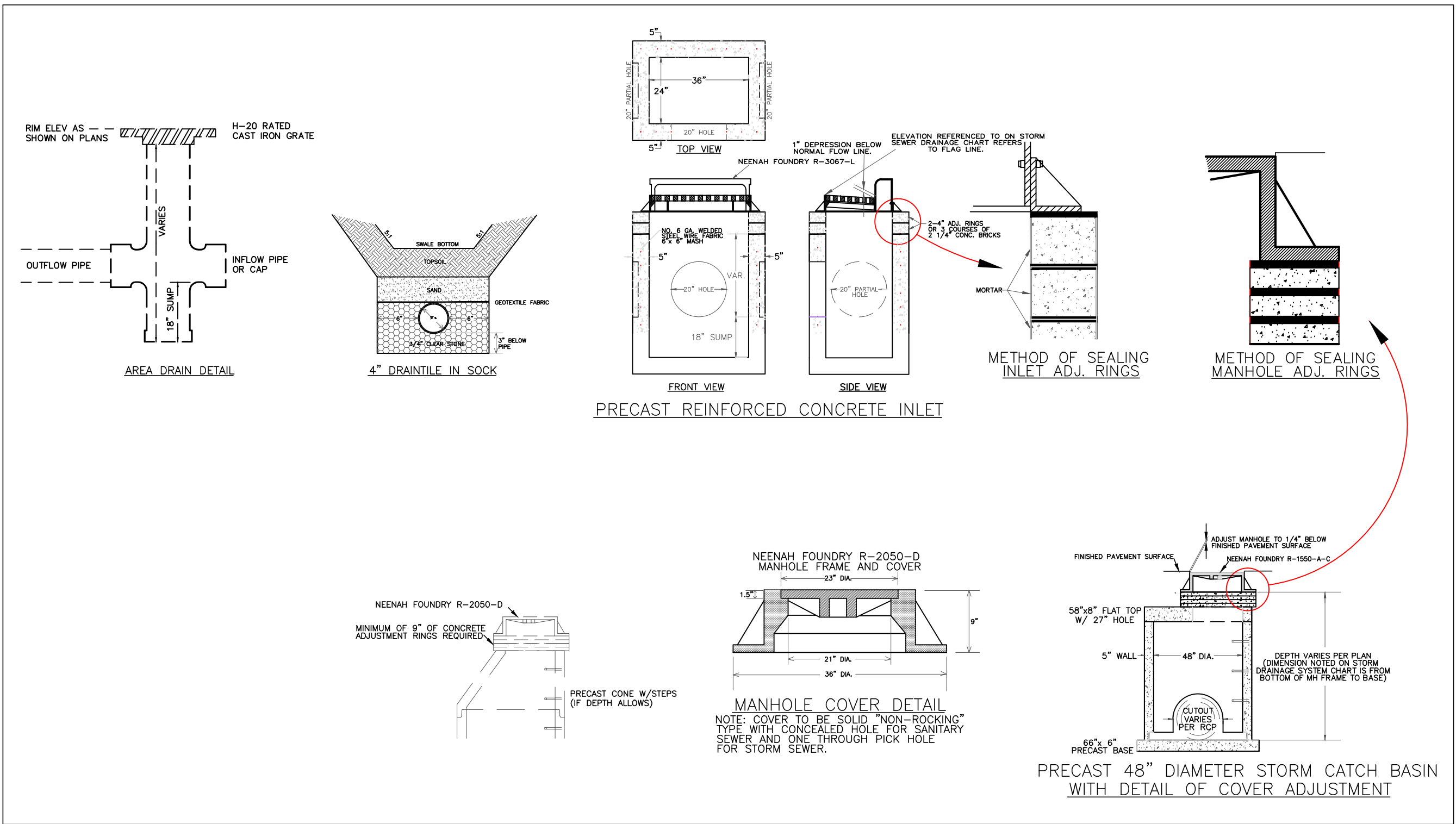
Design build, not the responsibility of the architect of record

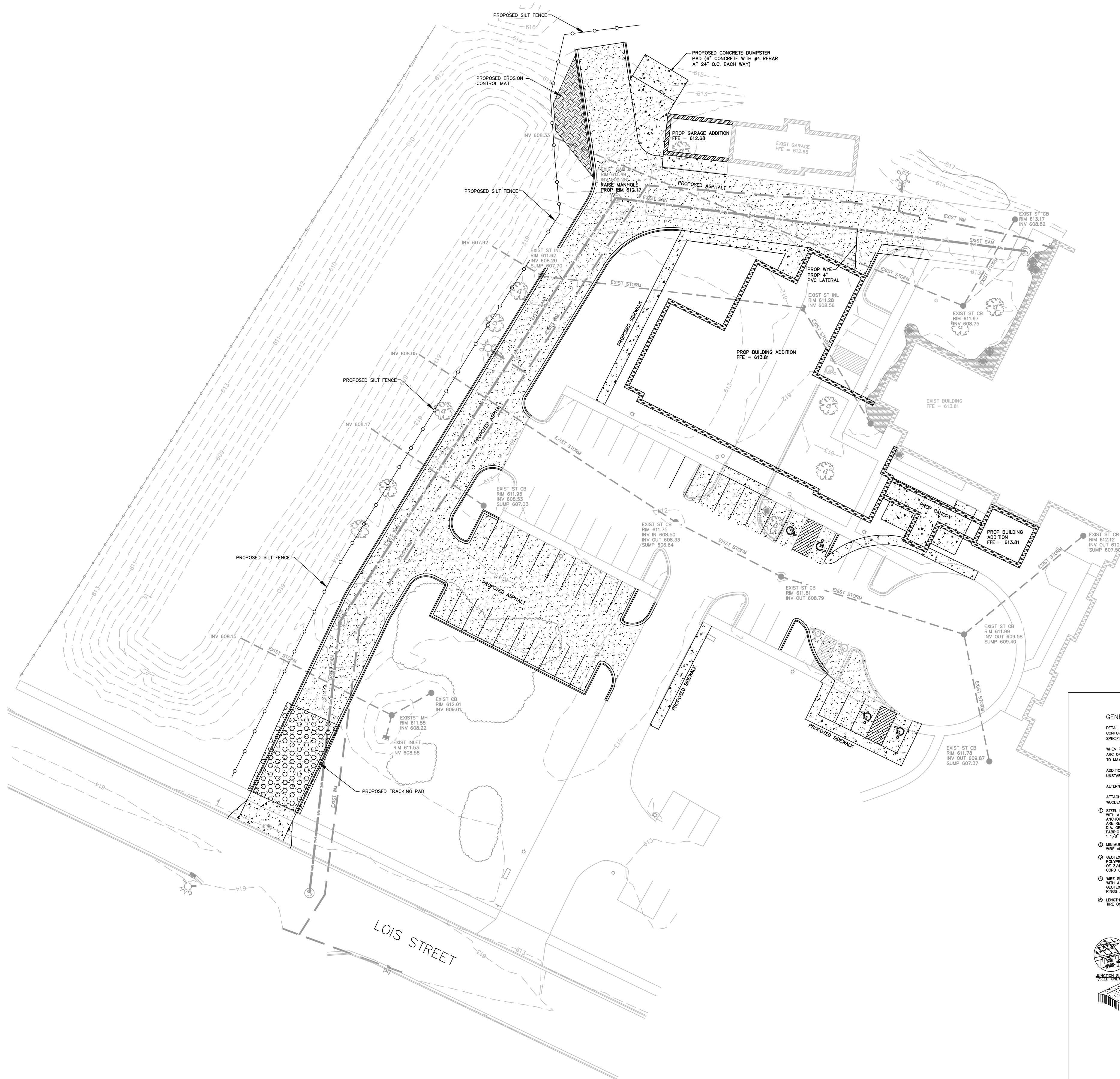




DEMOLITION PLAN RENNES - SNF ADDITION DE PERE WL BROWN CO.	SURVEYED: RIVERSIDE DESIGNED: MTS CHECKED: MMT APPROVED: MMT	REVISION DATE	BROWN TECHNICAL SERVICES LLC CONSULTING ENGINEERS 404 FRANKLIN ST. WAUSAU, WI 54403 PHONE & FAX: (715) 843-7292 WWW.MTSLLC.NET
	SCALE 1" = 30'		
SHEET NO. C2			





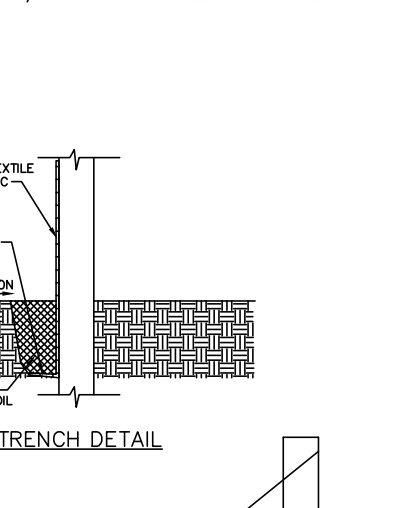
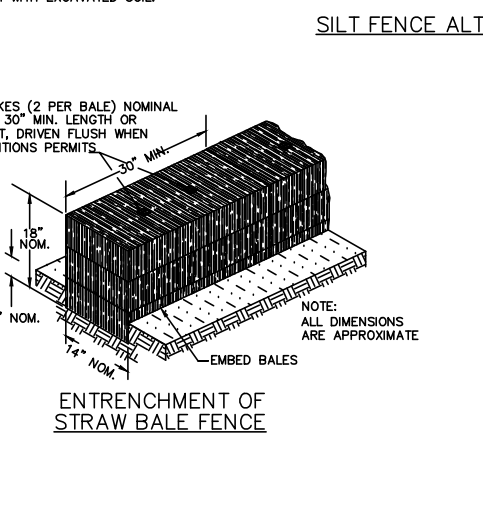
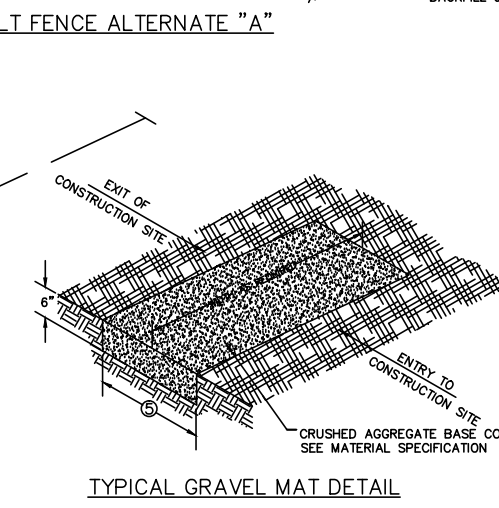
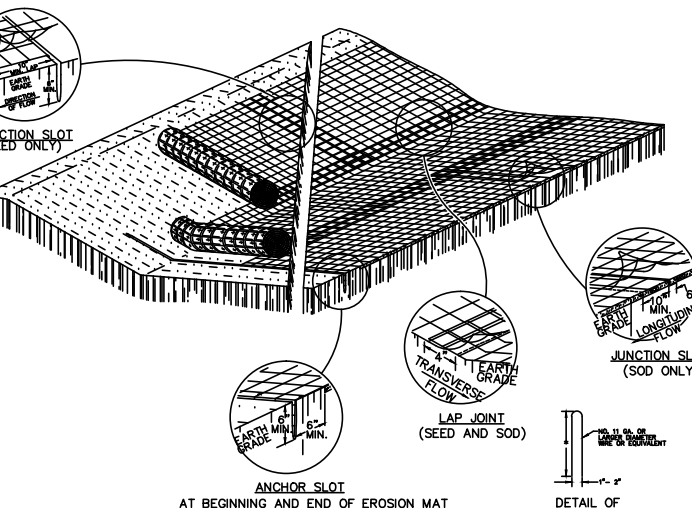
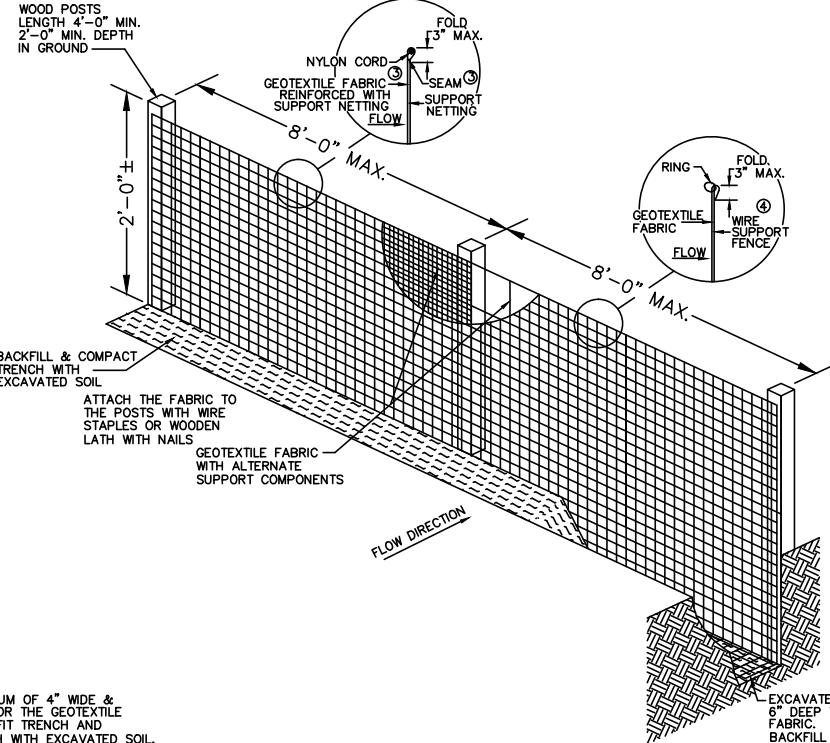
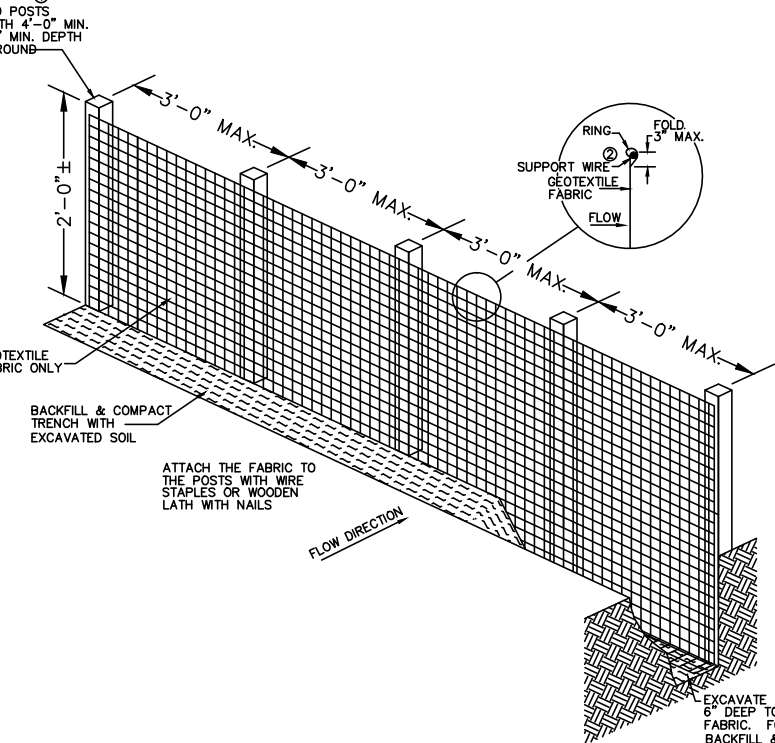


PROPOSED EROSION CONTROL AND CONSTRUCTION SCHEDULE

- *WEEKLY EROSION CONTROL LOGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. INSPECT EROSION CONTROL PRACTICES WEEKLY AND AFTER RAINFALL EVENTS. MAKE ANY REPAIRS IMMEDIATELY.
- MARK THE WORK LIMITS AND AREAS TO REMAIN UNDISTURBED.
- INSTALL SILT FENCE WHERE SHOWN.
- INSTALL TEMPORARY TRACKING PADS WHERE SHOWN FOR CONSTRUCTION ENTRANCE AND EXIT.
- STRIP TOPSOIL AND STOCKPILE IN LOCATION APPROVED BY ENGINEER AND OWNER.
- INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILE. SEED WITH ANNUAL RYE AFTER COMPLETION OF STOCKPILING OR IF LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
- INSTALL UNDERGROUND UTILITIES.
- CONSTRUCT BASEMENT AND BACKFILL.
- ROUGH GRADE SITE.
- STABILIZE PROPOSED PAVEMENT AREAS WITH CRUSHED AGGREGATE BASE COURSE.
- FINAL GRADE SITE AND PLACE REQUIRED TOPSOIL.
- SEED FERTILIZE AND MULCH.
- INSTALL EROSION CONTROL MAT ON ANY SLOPES GREATER THAN 1:5.
- INSTALL RIPRAP WHERE SHOWN.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED.
- REMOVE EXCESS MATERIALS OFFSITE.
- INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARDS.

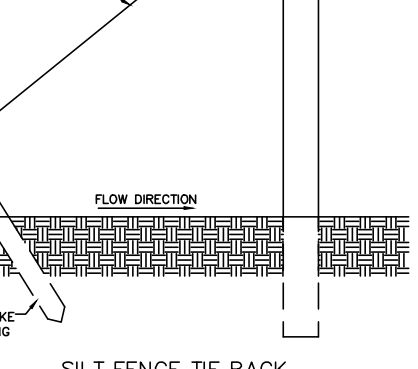
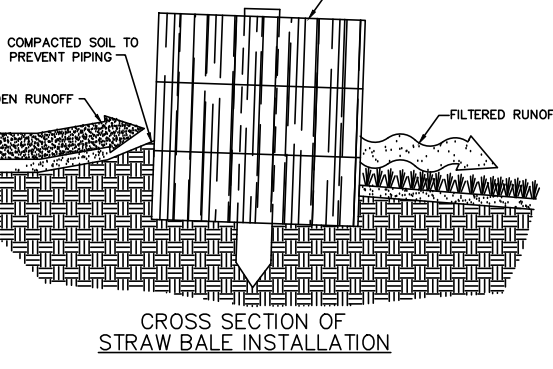
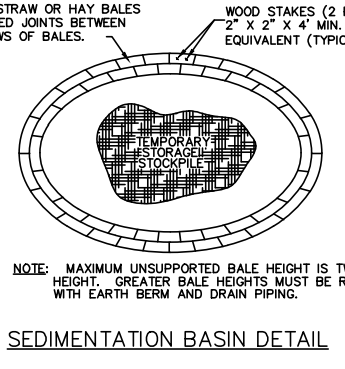
GENERAL NOTES:

- DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PRESENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
- WHEN FORMING THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAINTAIN BOTH STRENGTH AND EFFECTIVENESS.
- ADDITIONAL POST STOPS OR RE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.
- ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.
- ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
- STEEL POSTS SHALL BE A STUDDED "T" OR "V" TYPE WITH A MINIMUM HEIGHT OF 3/8" USE CHEMICAL POST (WITHOUT ANCHORS) WITH ANCHORS EQUIVALENT TO POSTS FOR MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE MINIMUM SIZE OF 4" DIA. OR 1 1/2" x 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/2" x 1 1/4" OAK OR HICKORY.
- WHEN A V-GRADE WIRE REQUIRED TIED FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 1/4" OR EQUAL. A HEAVY DUTY WOODEN TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- WIRE SUPPORT FENCE SHALL BE 14 INCHES MINIMUM WIDTH WITH A MAXIMUM MESH SPACING OF 2" SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



SOIL REINFORCEMENT MATTING

- GENERAL NOTES:
- VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.
- LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.
- ANCHOR SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (MIN).
- EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.
- EROSION MAT SHALL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- EROSION MAT OVER SOIL:
- A. ONLY LIVE FABRIC WILL BE PERMITTED OVER SOIL.
- B. WOOD STAKES FOR SOIL MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS ARE SUITABLE.
- C. THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOIL WIDTH.
- D. SOIL STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.
- EROSION MAT OVER SEEDING
- ANCHOR OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3% AND 50 FEET ON GRADES EXCEEDING 3%.



NOTE: NOT TO SCALE

BROWN TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST. WAUSAU, WI 54403
PHONE & FAX: (715) 843-7292
WWW.MTSLC.NET

REVISION DATE

SURVEYED RIVERSIDE

DESIGNED MTS

APPROVED MMT

EROSION CONTROL PLAN

RENNES - SNF ADDITION

DE PERE, WI BROWN CO.

SCALE

1" = 30'

SHEET NO.

C5



• SITE DESIGN •
• LANDSCAPE ARCHITECTURE •
• PLANNING •

2776 North Shales Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425
www.paragondg.com

209 south water street milwaukee, wisconsin 53204 414.359.5600
2310 crossroads drive suite 2000 madison, wisconsin 53718 608.240.9900
1613 hawthorne road suite 3 sarasota, florida 34236 941.546.8616
www.prach.com

prach
PLUNKETT RAYSICH
ARCHITECTS, LLP

Attachment: 150138-01 City Submittal Drawing Set 09-11-15 (9986 : Precise Implementation Plan for Rennes Rehab Center)

THE RENNES GROUP - DE PERE SNF ADDITION
200 SOUTH 9TH STREET
DE PERE, WI 54115

Revisions:

Drawn By:
BJB
Date:
09-11-15

Job No.:
150138-01
Sheet No.:
L1.0

PROGRESS PLOT DATE: 9-10-2015
© 2015 Plunkett Raysich Architects, LLP

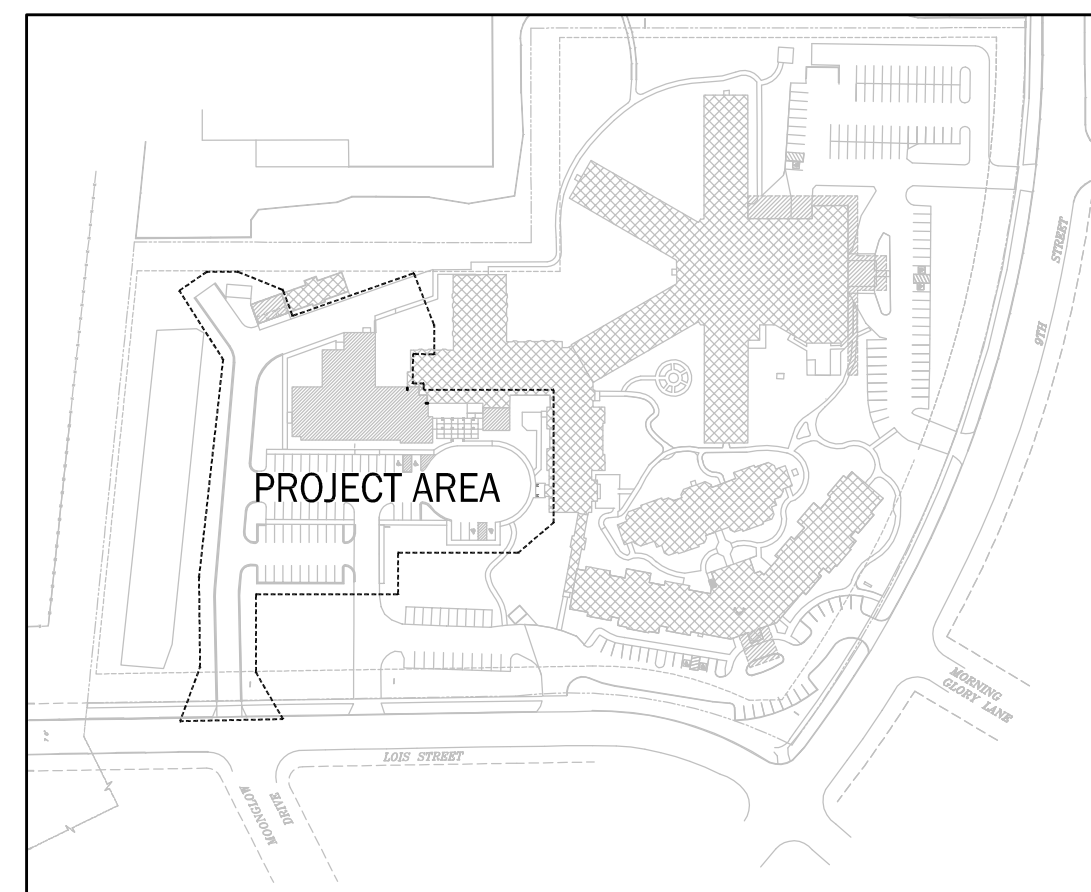
LANDSCAPE LEGEND

- EXISTING LANDSCAPE (TO REMAIN UNLESS INDICATED TO BE REMOVED)
- TURF SOD
- TURF SEEDING
- EROSION MAT
- TREE PROTECTION FENCE - SHALL REMAIN UNDISTURBED ON PROTECTED SIDE OF FENCE
- PLASTIC EDGING FOR PLANTING BEDS
- PROJECT LIMIT LINE
- PROJECT LIMIT LINE
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE IN THE PLANT GROUPING LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES PER PLANT)

GENERAL NOTES:

1. THE PLANT SCHEDULE IS FOUND ON SHEET L2.0. THE PLANT SCHEDULES ARE PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY SHOWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.

2. SEE PLANTING DETAILS ON SHEET L2.0.



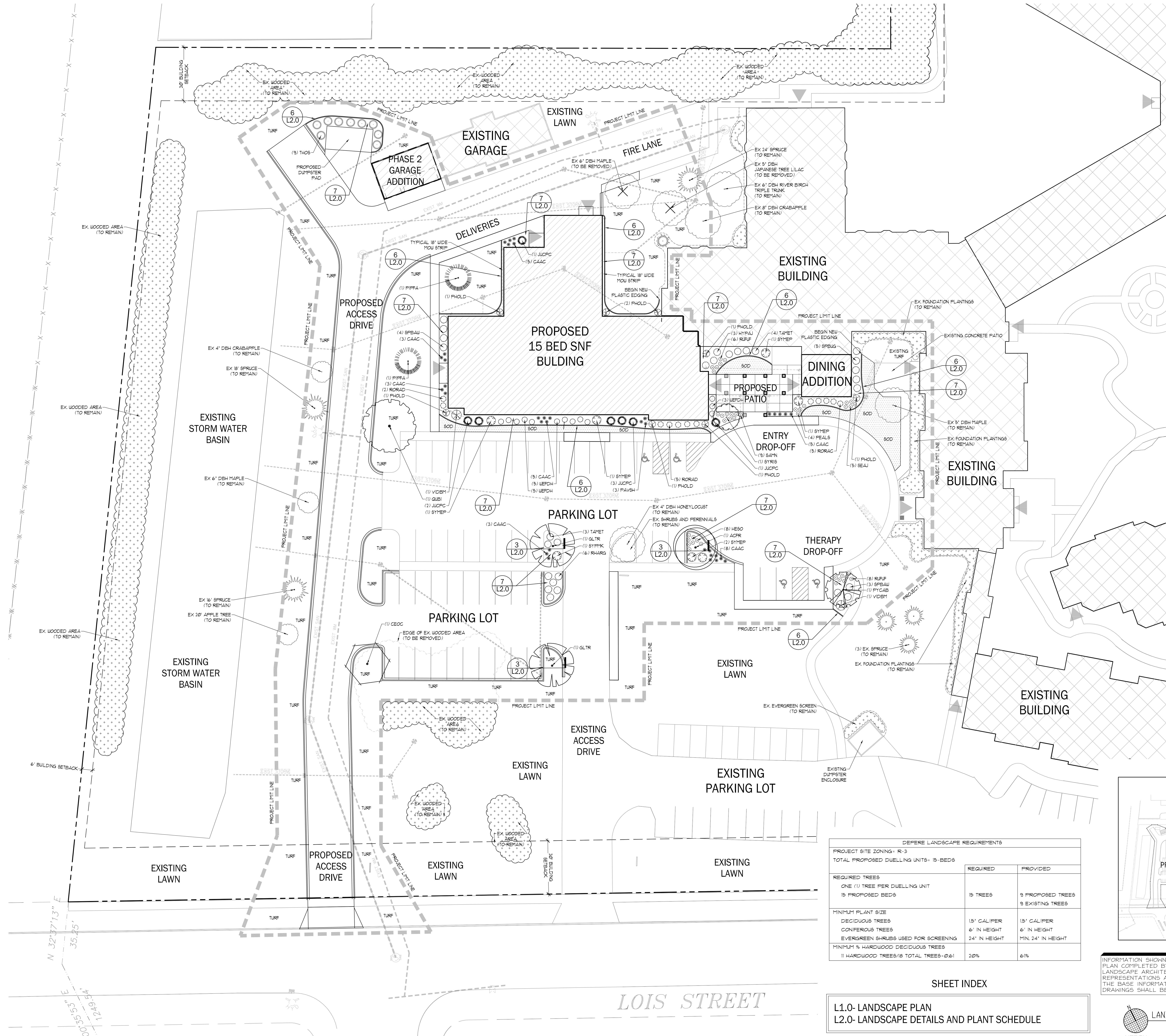
INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SITE PLAN COMPLETED BY PLUNKETT RAYSICH ARCHITECTS. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.



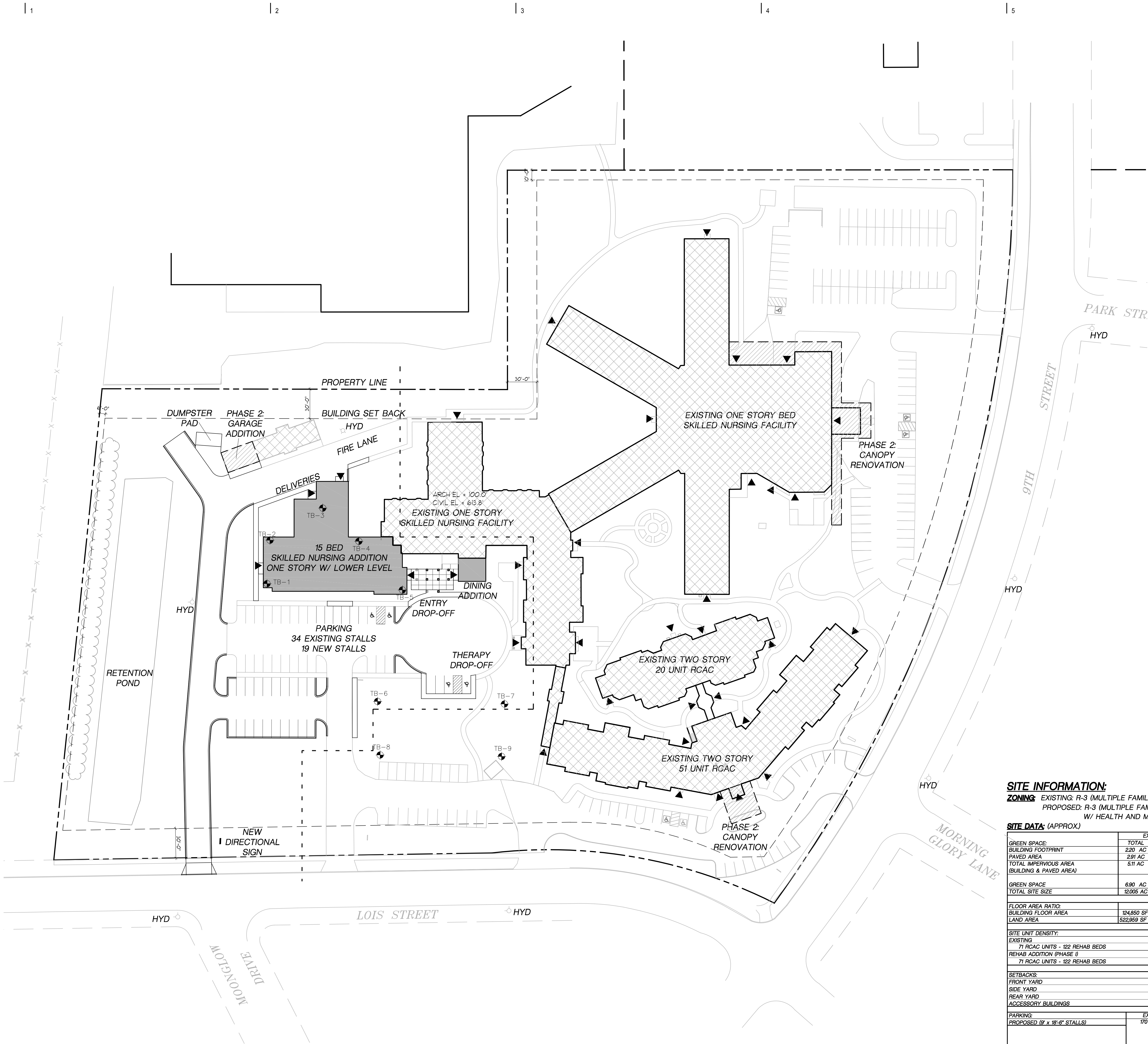
DEPERE LANDSCAPE REQUIREMENTS		
PROJECT SITE ZONING = R-3		
TOTAL PROPOSED DWELLING UNITS = 15-BEDS		
REQUIRED TREES	REQUIRED	PROVIDED
ONE (1) TREE PER DWELLING UNIT	15 TREES	9 PROPOSED TREES
15 PROPOSED BEDS		9 EXISTING TREES
MINIMUM PLANT SIZE		
DECIDUOUS TREES	15" CALIPER	15" CALIPER
CONIFEROUS TREES	6" IN HEIGHT	6" IN HEIGHT
EVERGREEN SHRUBS USED FOR SCREENING	24" IN HEIGHT	MIN. 24" IN HEIGHT
MINIMUM % HARDWOOD DECIDUOUS TREES	11 HARDWOOD TREES/10 TOTAL TREES = 0.61	20%
		61%

SHEET INDEX

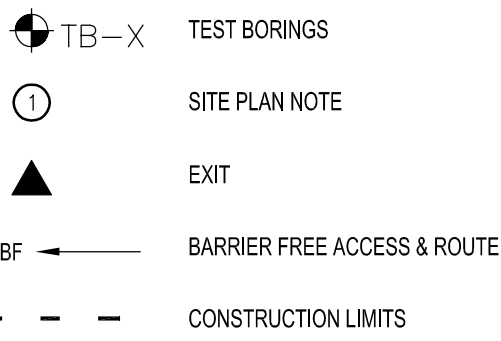
L1.0- LANDSCAPE PLAN
L2.0- LANDSCAPE DETAILS AND PLANT SCHEDULE



LOIS STREET



SITE PLAN - SYMBOLS LEGEND



SITE PLAN - GENERAL NOTES

- A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.
B. REFER TO SITE SURVEY, GRADING PLAN, SITE UTILITIES PLAN, STORMWATER MANAGEMENT PLAN, EROSION CONTROL PLAN, LANDSCAPING PLAN, PLUMBING PLAN, HVAC PLAN AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING.
C. MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
D. FIELD VERIFY EXISTING FLOOR ELEVATIONS.



SITE PLAN NOTES

- NOTE

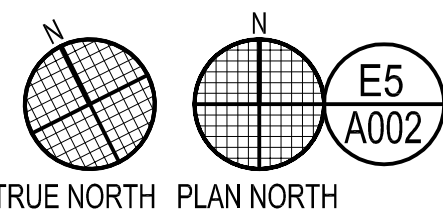
INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED THEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND PROVIDES THIS INFORMATION ONLY AS A CONVENIENCE TO THE CONTRACTOR.

SITE INFORMATION:

ZONING: EXISTING: R-3 (MULTIPLE FAMILY RESIDENCE DISTRICT)
PROPOSED: R-3 (MULTIPLE FAMILY RESIDENCE DISTRICT) / PDD (PLANNED DEVELOPMENT DISTRICT)
W/ HEALTH AND MEDICAL INSTITUTION CONDITIONAL USE

SITE DATA: (APPROX)

	EXISTING		PHASE I		REQUIRED	EXISTING- PROVIDED	PROPOSED - PHASE I
	TOTAL	% OF TOTAL SITE	TOTAL	% OF TOTAL SITE	R-3	R-3/PDD/COND. USE	R-3/PDD/COND. USE
GREEN SPACE:	220 AC	18.3% APPROX.	246 AC	20.5% APPROX.			
BUILDING FOOTPRINT	291 AC	24.2% APPROX.	332 AC	27.7% APPROX.			
PAVED AREA	511 AC	42.5% APPROX.	578 AC	48.2% APPROX.			
TOTAL IMPERVIOUS AREA (BUILDING & PAVED AREA)	6.90 AC	57.5% APPROX.	6.23 AC	51.8% APPROX.	10%	57.5% APPROX.	51.8% APPROX.
TOTAL SITE SIZE	12005 AC	100%	12005 AC	100%			
FLOOR AREA RATIO:							
BUILDING FLOOR AREA	124,850 SF	23.9% APPROX.	145,857 SF	27.9% APPROX.	75% MAX	23.9% APPROX.	27.9% APPROX.
LAND AREA	522,959 SF		522,959 SF				
SITE UNIT DENSITY:							
EXISTING	71 RCAC UNITS - 122 REHAB BEDS						
REHAB ADDITION (PHASE II)	71 RCAC UNITS - 122 REHAB BEDS						
SETBACKS:							
FRONT YARD					30 FT	SEE PLAN	SEE PLAN
SIDE YARD					10 FT	SEE PLAN	SEE PLAN
REAR YARD					30 FT	SEE PLAN	SEE PLAN
ACCESSORY BUILDINGS					4 FT	SEE PLAN	SEE PLAN
PARKING:							
PROPOSED (8' x 18'-6" STALLS)	EXISTING 170 STALLS		PHASE I 189 STALLS		REHAB: 1 PER 4 BEDS & 1 PER 2 EMPLOYEES RCAC: 1 PER 4 RESIDENTS & 1 PER EMPLOYEE	140 STALLS (9 HANDICAP ACCESSIBLE)	189 STALLS (9 HANDICAP ACCESSIBLE)



ARCHITECTURAL SITE PLAN

1"=40'

1

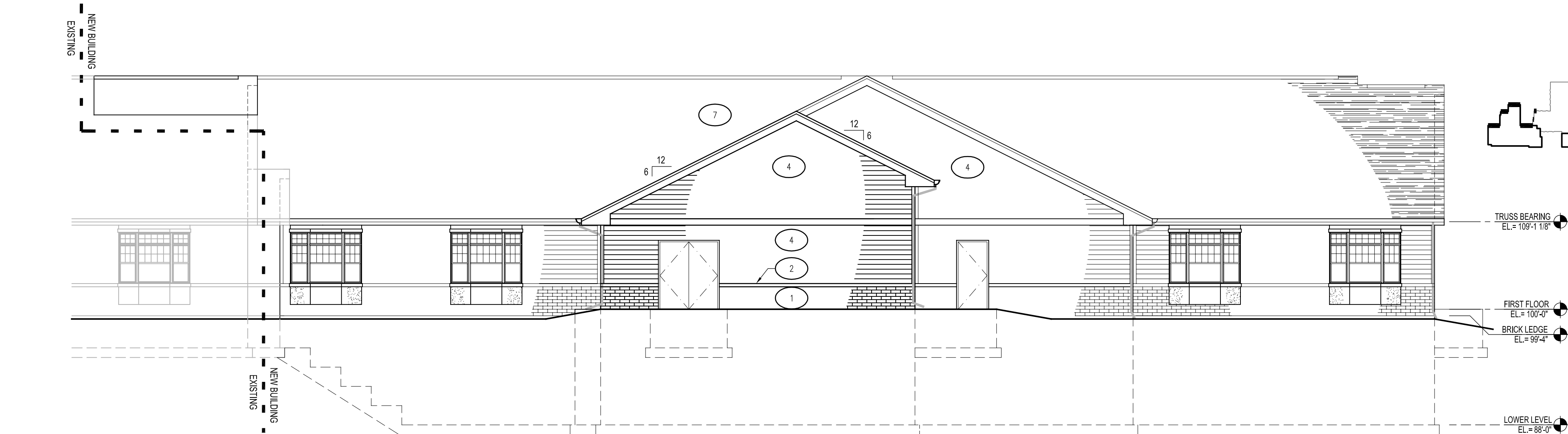
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3

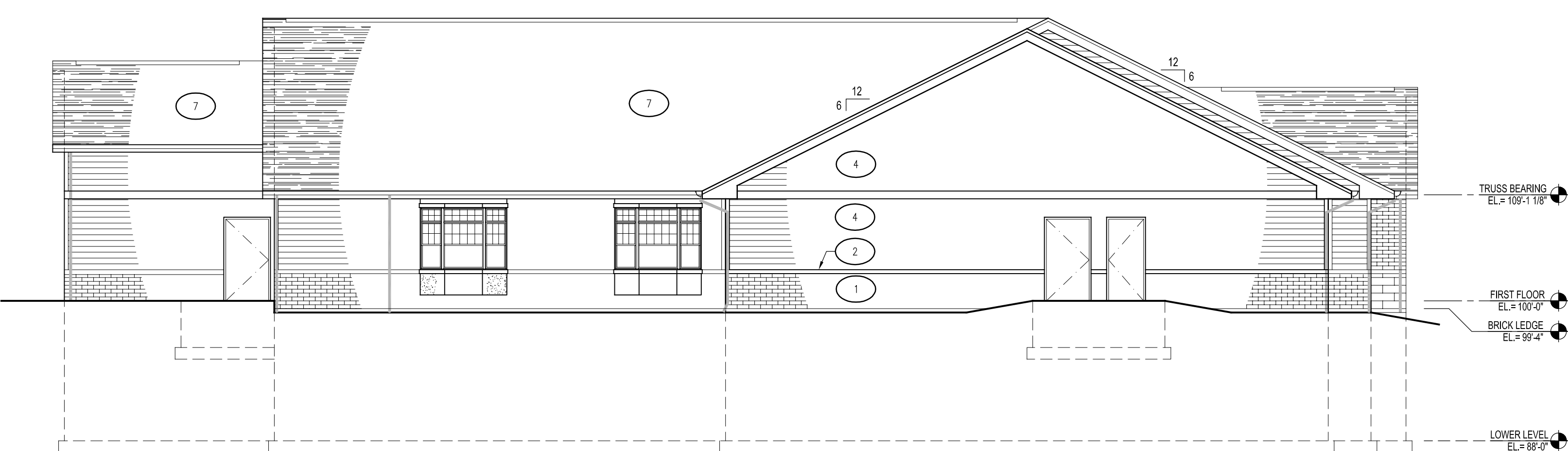
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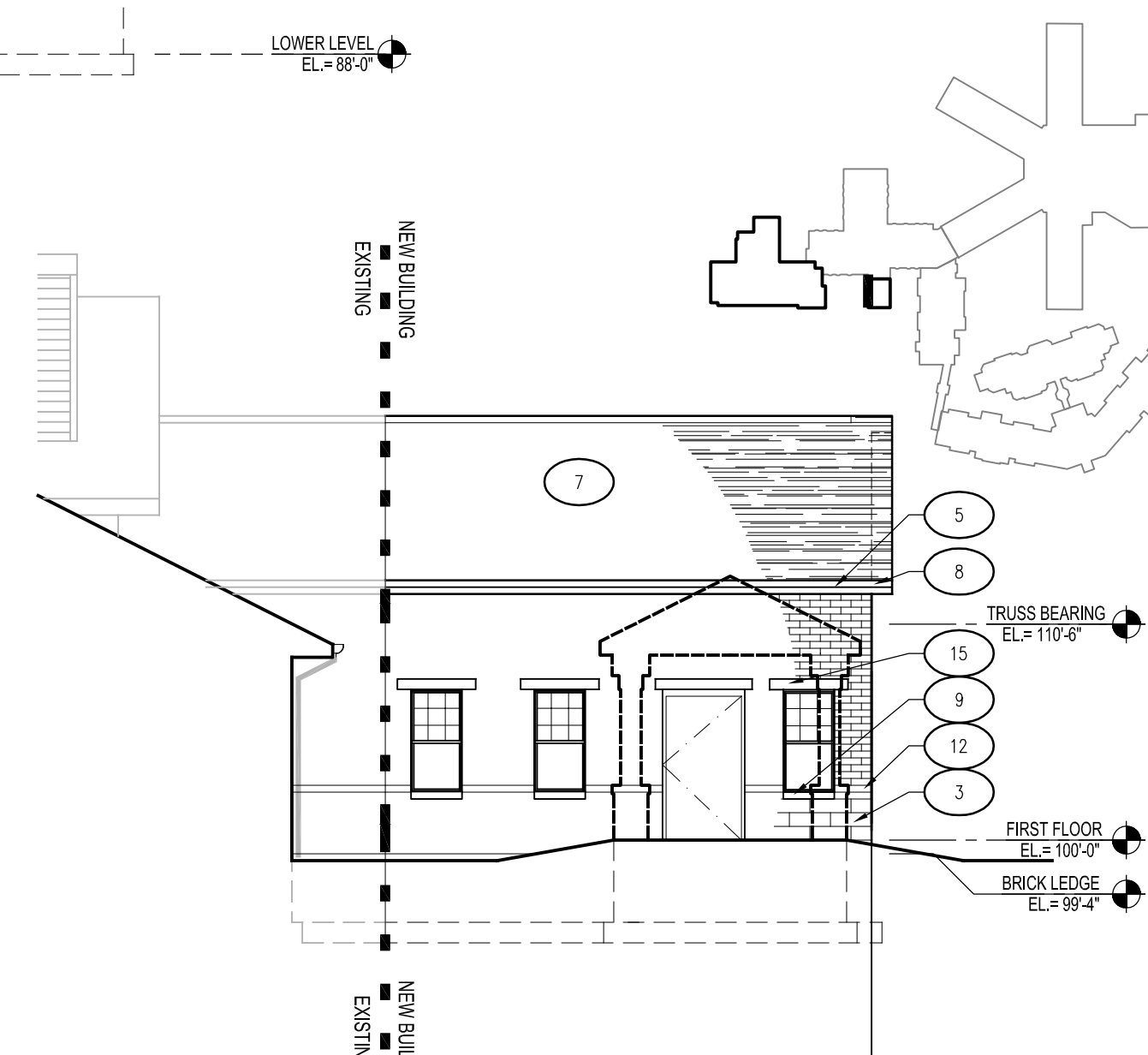
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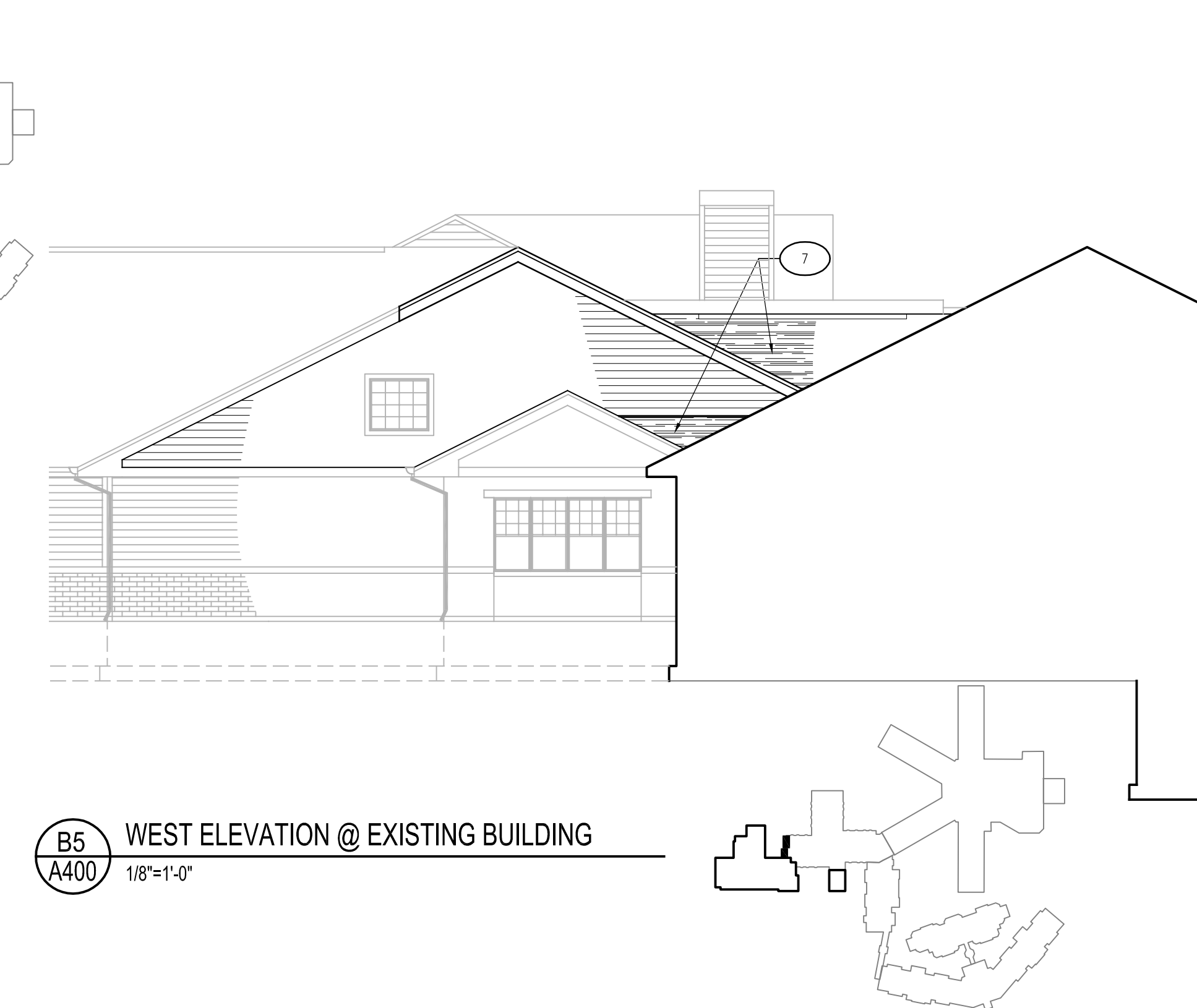
A1
A400 NORTH ELEVATION
1/8"=1'-0"



B1
A400 WEST ELEVATION
1/8"=1'-0"

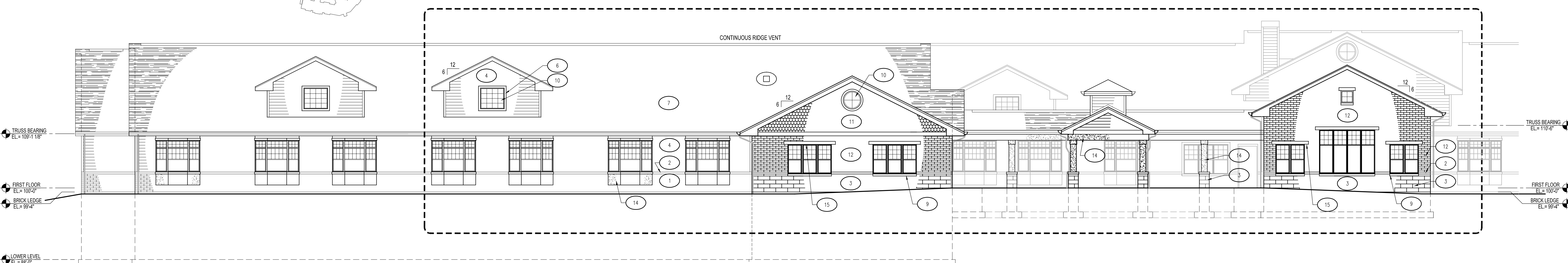


B4
A400 WEST ELEVATION @ DINING ROOM ADDITION
1/8"=1'-0"

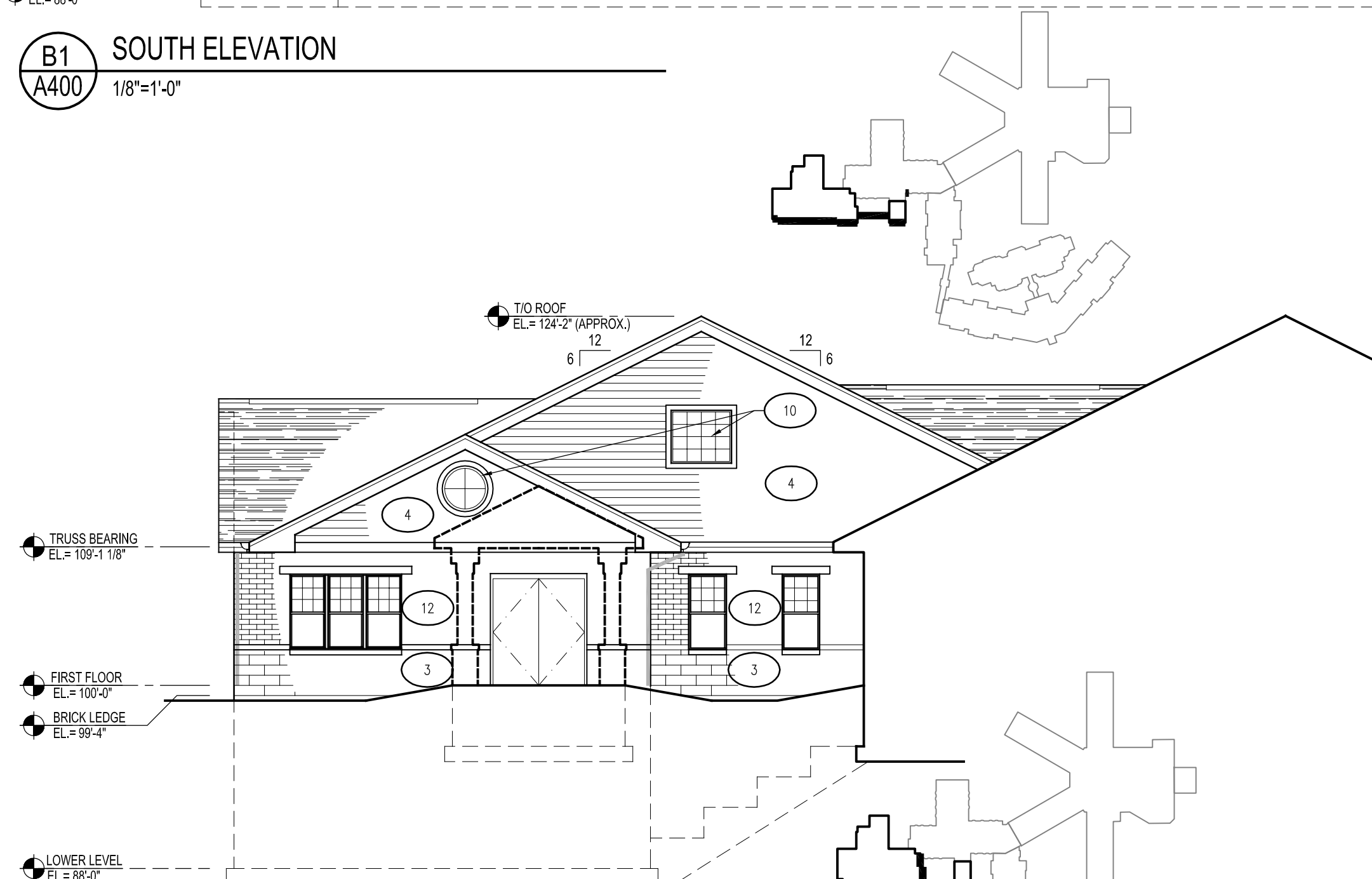


B5
A400 WEST ELEVATION @ EXISTING BUILDING
1/8"=1'-0"

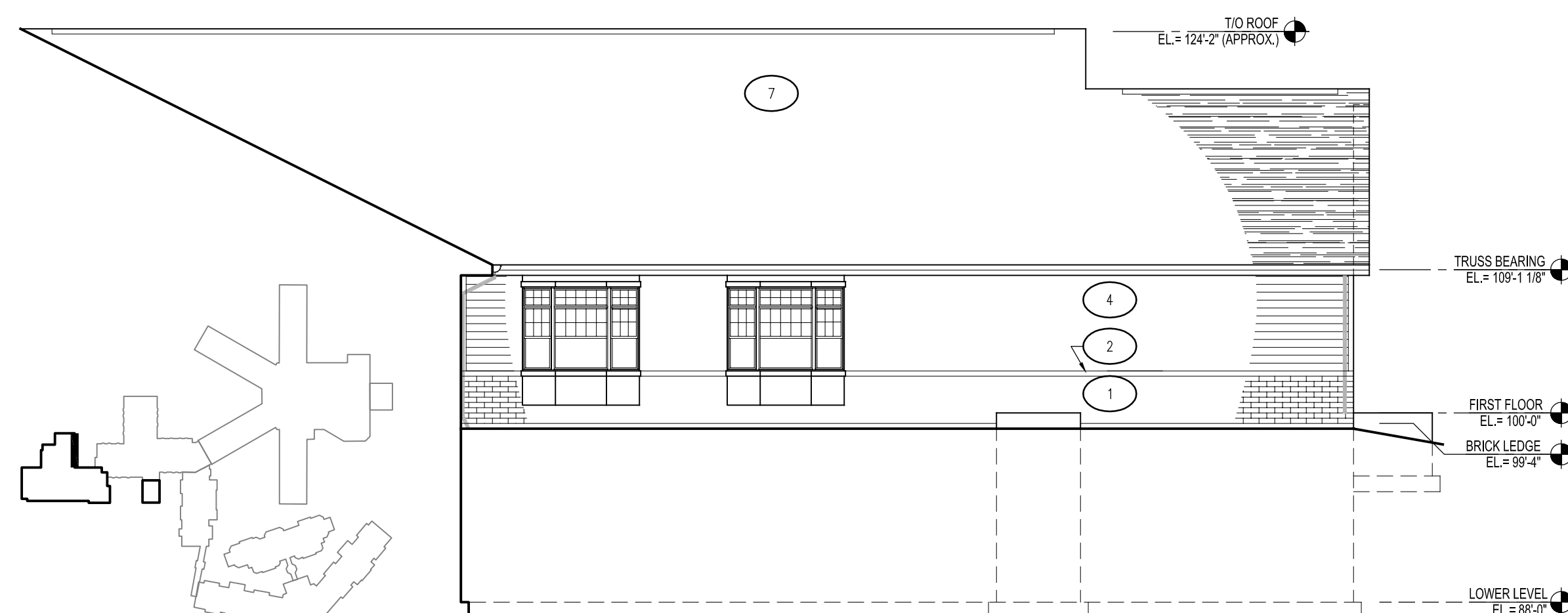
TYPICAL MATERIALS & COLOR LEGEND



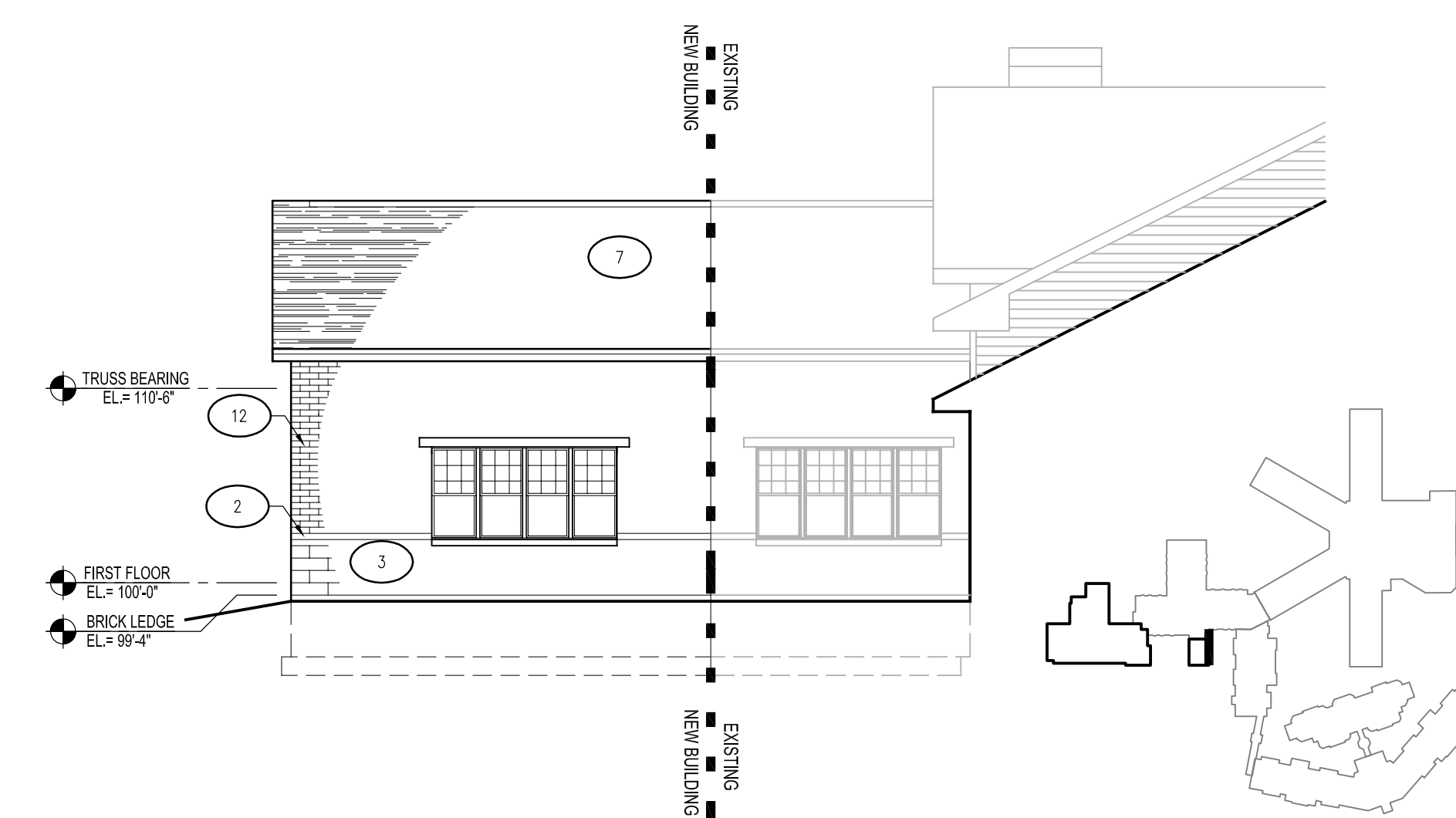
B1
A400 SOUTH ELEVATION
1/8"=1'-0"



E1
A400 PARTIAL EAST ELEVATION
1/8"=1'-0"



E3
A400 PARTIAL EAST ELEVATION
1/8"=1'-0"



E5
A400 EAST ELEVATION @ DINING ROOM ADDITION
1/8"=1'-0"

EXTERIOR FINISH MATERIALS SCHEDULE	
1	FACE BRICK 1
2	CAST STONE BANDING
3	CAST STONE VENEER
4	VINYL SIDING 1
5	FASCIA
6	4" VINYL TRIM
7	ASPHALT SHINGLED ROOF
8	GUTTER & DOWNSPOUT W/ HARD PIPE
9	CAST STONE SILL
10	SPANDREL GLASS
11	VINYL SIDING 2
12	FACE BRICK 2
13	PREFINISHED METAL TRIM
14	EFS
15	CAST STONE LINTEL
16	NOT USED

ALL NEW EXTERIOR FINISHES TO
MATCH EXISTING BUILDING

A

B

C

D

THE RENNES GROUP - DE PERE SNF ADDITION
200 SOUTH 9TH STREET
DE PERE, WI 54115

Revisions:

Drawn By:

SRC

Date:

09-11-15

Job No.:

150138-01

Sheet No.:

A400

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2310 crescent drive suite 200 madison, wisconsin 53718 608.240.9900
1615 hwy 101 suite 3 san jose, california 95131 415.940.5616

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS. ALL MOUNTING HEIGHTS ARE TYPICAL UNLESS OTHERWISE NOTED.

SYM.	IDENTIFICATION
WIRING DEVICES	
S	SINGLE POLE SWITCH MOUNTED @ 46" AFF TO CENTER, 3=3 WAY, 4=4 WAY, P=PILOT, D=DIMMER, T=TIMER
SS	DUAL LEVEL SWITCHING MOUNTED @ 46" AFF TO CENTER SEE DETAIL
SW	LOW VOLTAGE SWITCH MOUNT @ 46" AFF TO CENTER
Φ	DUPLEX RECEPTACLE MOUNTED @ 18" AFF TO CENTER
ΦΦ	DOUBLE DUPLEX RECEPTACLE MOUNTED @ 18" AFF TO CENTER
Φ	DUPLEX RECEPTACLE MOUNTED VERTICALLY 6" ABOVE BACKSPASH TO CENTER. IF NO BACKSPASH MOUNT 6" ABOVE COUNTER.
Φ	DUPLEX RECEPTACLE MOUNTED IN CEILING/SOFFIT.
Φ	DUPLEX RECEPTACLE MOUNTED @ 42" AFF TO CENTER
Φ	DUPLEX RECEPTACLE MOUNTED IN CABINET BEHIND MICROWAVE. FIELD VERIFY HEIGHT.
Φ	POWER RECEPTACLE MTD @ 18" AFF TO CENTER
Φ	SWITCH BOTTOM HALF OF RECEPTACLE. TOP HALF UNSWITCHED.
Φ	SPECIAL OUTLET
Φ	JUNCTION BOX
Φ	IN-FLOOR RECEPTACLE
Φ	COMBINATION FLOOR OUTLET/BLANK JUNCTION BOX - WIRELESS RESOURCE RFB / SERIES OR EQUIVALENT. PROVIDE 1" CONDUIT STUB TO NEAREST ACCESSIBLE SPACE.
Φ	BLANK BOX 4" EXTRA DEEP BOX, SINGLE GANG RING, BLANKPLATE, 1" C. STUBBED INTO ACCESSIBLE SPACE. MOUNTED @ 18" AFF TO CENTER
Φ	ABOVE COUNTER BLANK BOX 4" EXTRA DEEP BOX, SINGLE GANG RING, BLANKPLATE, 1" C. STUBBED INTO ACCESSIBLE SPACE. MTD 6" ABOVE BACKSPASH TO CENTER

MISC	
→	CONDUIT STUB THROUGH WALL BUSHED EACH END
→	CONDUIT WITH BUSHING ON END.
	REFERS TO NOTE WITH NUMBER "X"
—	ELECTRICAL HOMERUN, CIRCUIT AS SHOWN
—	SHARED ELECTRICAL HOMERUN, CIRCUIT AS SHOWN
—	CONNECTED TO CIRCUIT BUT NOT SWITCHED WITH CIRCUIT.
—	ITEMS AND/OR DEVICES SWITCHED, CONTROLLED OR CONNECTED TOGETHER
■	PUSHBUTTON PROVIDE JUNCTION BOX AND CONDUIT. MOUNT AT SWITCH HEIGHT.

EQUIPMENT	
■	SURFACE MOUNTED PANELBOARD
■	RECESSED PANELBOARD
●	EQUIPMENT CONNECTION
■	SURFACE MOUNTED RACEWAY

MOTOR CONTROL	
■	DISCONNECT FURNISHED BY E.C. F=FUSIBLE
■	NON-COMBINATION STARTER
■	COMBINATION STARTER
■	MANUAL STARTER
○	MOTOR CONNECTION

ONELINE DIAGRAM	
⌋	BREAKER
⌋	CURRENT LIMITING BREAKER
⌋	FUSED SWITCH
⌋	ELECTRONIC BREAKER WITH C/T'S AND GROUND FAULT PROTECTION

SYM.	IDENTIFICATION
LIGHTING	
○	RECESSED, SURFACE, OR PENDANT MOUNTED LIGHT FIXTURE
○	WALL MOUNTED LIGHT FIXTURE MOUNTED @ 7'-0" AFF OR 8" ABOVE MIRROR
□	FLUORESCENT FIXTURE
⌋	EMERGENCY LIGHT. 11"-0" AFF TO TOP OR 8" BELOW CEILING WHICHEVER IS LOWER
⌋	RECESSED EMERGENCY LIGHT
⌋	EXIT LIGHT
⌋	OCCUPANCY SENSOR C=CORRIDOR SPECIFIC DL=DAYLIGHT SENSOR
⌋	WALL MOUNTED OCCUPANCY SENSOR DL=DAYLIGHT SENSOR
⌋	DUAL LEVEL/CIRCUIT OCCUPANCY SENSOR WITH SWITCH
⌋	PHOTO CONTROL
⌋	EXTERIOR WALL MOUNTED FIXTURE OR INTERIOR WALL WASH FIXTURE
⌋	FLUORESCENT STRIP
⌋	2-LAMP FIXTURE CONNECTED TO NIGHT LIGHT CIRCUIT. 3 AND 4 LAMP FIXTURE CENTER LAMP(S) CONNECTED TO NIGHT LIGHT CIRCUIT
⌋	4 FOOT WALL MOUNTED LIGHT FIXTURE MOUNTED @ 7'-6" AFF OR 8" ABOVE MIRROR
⌋	CEILING FAN PROVIDE RATED BOX ROUGH-IN
⌋	BATH EXHAUST FAN
⌋	BATH EXHAUST FAN/LIGHT
⌋	BATH EXHAUST FAN/LIGHT/HEAT
⌋	SINGLE HEAD POLE
⌋	TWIN HEAD POLE MOUNTED FIXTURE

FIRE ALARM / LIFE SAFETY	
⌋	STROBE MOUNTED @ 84" AFF TO TOP OR 6" BELOW CEILING WHICHEVER IS LOWER
⌋	SPEAKER CEILING MOUNTED W = WALL MOUNTED
⌋	HORN/STROBE MOUNTED @ 84" AFF TO TOP OR 6" BELOW CLG WHICHEVER IS LOWER.
⌋	STROBE/SPEAKER MOUNTED @ 84" AFF TO TOP OR 6" BELOW CLG WHICHEVER IS LOWER.
⌋	ROOM SOUNDER 90 db MIN.
⌋	PULL STATION MOUNTED @ 46" AFF TO CENTER
⌋	HEAT DETECTOR F=FIXED
⌋	SMOKE DETECTOR SB=SOUNDER BASE, CO=COMBO CO
⌋	DUCT SMOKE DETECTOR
⌋	ELEVATOR SMOKE DETECTOR
⌋	CARBON MONOXIDE DETECTOR
⌋	MAGNETIC DOOR HOLDER
⌋	SPRINKLER FLOW SWITCH
⌋	SPRINKLER TAMPER SWITCH
⌋	SPRINKLER BELL
⌋	FIRE ALARM CONTROL PANEL
⌋	FIRE ALARM ANNUCIATOR PANEL
⌋	AREA OF REFUGE STATION
⌋	AREA OF REFUGE LIGHTING
⌋	AREA OF REFUGE MASTER PANEL

SECURITY	
⌋	DOOR CONTACT
⌋	ELECTRIC STRIKE
⌋	CARD READER
⌋	MAG LOCK
⌋	PATIENT WANDERING CONTROLLER
⌋	PATIENT WANDERING MAG LOCK
⌋	PATIENT WANDERING KEYPAD
⌋	STAND-ALONE KEYPAD
⌋	PATIENT WANDERING SENSOR
⌋	DOOR OPENER ACTUATOR
⌋	DOOR OPENER MOTOR

COMMUNICATION	
⌋	TELEPHONE OUTLET WITH 1" C. STUBBED INTO AN ACCESSIBLE SPACE. MOUNTED 18" AFF TO CENTER. W = WALL MOUNTED @ 52" AFF TO CENTER
⌋	DATA OUTLET WITH 1" C. STUBBED INTO AN ACCESSIBLE SPACE. MOUNTED 18" AFF TO CENTER. X = NUMBER OF DATA DROPS PER BOX.
⌋	COMBINATION TELEPHONE/DATA WITH 1" C. STUBBED INTO AN ACCESSIBLE SPACE. MOUNTED @ 18" AFF TO CENTER.
⌋	CEILING MOUNTED SPEAKER
⌋	TELEVISION OUTLET MOUNTED @ 18" AFF TO CENTER
⌋	VOLUME CONTROL 52" AFF.
⌋	WIRELESS ACCESS POINT

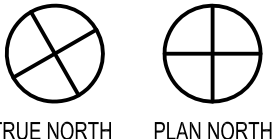
SYM.	IDENTIFICATION
ABBREVIATIONS	
AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BRD	BOARD
C	CONDUIT
C/T	CURRENT TRANSFORMER
DISC	DISCONNECT
DSHWSH	DISHWASHER
EC	ELECTRICAL CONTRACTOR
ELEV	ELEVATION
EM	EMERGENCY
ETR	EXISTING TO REMAIN
EW	ELECTRIC WATER COOLER
FBO	FURNISHED BY OTHERS
FLA	FULL LOAD AMPS
FPC	FIRE PROTECTION CONTRACTOR
G.C.	GENERAL CONTRACTOR
GDSP	GARBAGE DISPOSAL
GFI	GROUND FAULT INTERRUPTED
GND	GROUND
HC	HVAC CONTRACTOR
HP	HORSE POWER
IG	ISOLATED GROUND
LCP	LIGHTING CONTROL PANEL
MCA	MINIMUM CIRCUIT AMPS
MTD	MOUNTED
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
PC	PLUMBING CONTRACTOR
PH	PHASE
PNL	PANELBOARD
REF	REFRIGERATOR
SS	STAINLESS STEEL
UC	UNDER COUNTER
WP	WEATHER PROOF
WT	WATER TIGHT
XFMR	TRANSFORMER

NURSECALL	
⌋	VISUAL DOME LIGHT 2-LAMP, 4-LAMP
⌋	AUDIO DOME LIGHT 4-LAMP
⌋	DOMELSS CONTROLLER
⌋	PATIENT BED STATION 1 BED, 2 BED
⌋	PULL CORD
⌋	DRY CONTACT FOR DOOR
⌋	CANCEL STATION
⌋	PUSH FOR HELP
⌋	STAFF STATION
⌋	DUTY STATION
⌋	R4000 NURSE CALL CONSOLE

SECURITY	
⌋	DOOR CONTACT
⌋	ELECTRIC STRIKE
⌋	CARD READER
⌋	MAG LOCK
⌋	PATIENT WANDERING CONTROLLER
⌋	PATIENT WANDERING MAG LOCK
⌋	PATIENT WANDERING KEYPAD
⌋	STAND-ALONE KEYPAD
⌋	PATIENT WANDERING SENSOR
⌋	DOOR OPENER ACTUATOR
⌋	DOOR OPENER MOTOR



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



- GENERAL NOTES:
- UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)#10 AND #10 GROUND IN 1" PVC.
 - INSTALL PULL CORD IN ALL EMPTY CONDUITS.
 - UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED MIN. 2'-0" BELOW FINISHED GRADE.
- PLAN NOTES: (X)
- REROUTE EXISTING CONDUITS AND CIRCUITS FEEDING EXISTING SITE LIGHTING TO FEED NEW LIGHTING/REVISED LOCATIONS. RECORD CHANGES ON AS-BUILT DRAWINGS.
 - REMOVE AND RELOCATE LIGHT POLE. GENERAL CONTRACTOR TO REMOVE AND DISPOSE OF OLD CONCRETE BASE.
 - EXISTING LIGHT POLE TO REMAIN.
 - SEE PANEL SCHEDULES FOR CIRCUIT TO FEED NEW LIGHTING. ROUTE THROUGH CONTACTOR CONTROLLED BY EXISTING SITE LIGHTING CONTROLS.

PROJECT:

RENNES HEALTH & REHAB CENTER
2015 SNF ADDITION
200 SOUTH 9TH STREET
DE PERE, WI 54115

OWNER:

RENNES GROUP
261 FRENCH STREET
PESHIGO, WI 54157

DATE:

SEPT 10, 2015

DESIGN NO.:

E1.0

SHEET

Packet Pg. 68

1807 W. Veterans Parkway
Marshfield, WI 54449
Phone: 715-384-3311
Fax: 715-384-8167

TOTAL ELECTRIC

ELECTRICAL TECHNOLOGY SOLUTIONS



City of De Pere

925 South Sixth Street
De Pere, WI 54115-1199
Phone: 920-339-8362
Fax: 920-339-4071

Don Melichar
City Forester
dmelichar@mail.de-pere.org
www.de-pere.org

RENNES EXPANSION Site Plan Requirements And Recommendations City Forester – Don Melichar September 18, 2015

Requirements

1. All planting, mulching and staking should be in accordance with, or similar to, WDNR recommendations and current proper practices. The guidelines that are included on the Landscape Plan are very well diagramed and within proper practices. Please be sure to follow these guidelines and/or specifications, as proper procedures are critical for the long-term health of the plants.
2. All plant material and beds should have a follow-up schedule for maintenance and replacement. It is essential that this schedule be established to ensure that the plants are maintained for health and any compromised plants are to be replaced in a timely manner. This maintenance schedule should include provisions to protect plants in the winter, as some of these may be susceptible to animal feeding or damage.
3. A preservation and protection plan for existing vegetation and trees, including City owned trees and shrubs, should be included on plans when applicable.

Recommendations

1. It appears the plantings will perform well in our environment. The diversity is noted and appreciated.

If you should have any questions, comments or concerns regarding any of these requirements or recommendations, please contact me.

Sincerely,

Don Melichar
De Pere City Forester

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

MEETING DATE: September 28, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review the Site Plan Application for Creative Sign (505 Lawrence Dr.) for a 10,500+ sq. ft. addition; parcel WD-D0217-2. Applicant: Bayland Buildings, Inc.

ATTACHMENTS:

- PC_Staff_Creative Sign_SP (PDF)
- 14-8188 - Creative Sign - 09-08-2015 (PDF)

- Item 6:** Review the Site Plan Application for Creative Sign (505 Lawrence Dr.) for a 10,500+ sq. ft. addition; parcel WD-D0217-2. Applicant: Bayland Buildings, Inc.



Figure 1. Image of existing site.

Overview:

Creative Signs is proposing a 10,500+ sq. ft. addition to the existing facility located along Lawrence Dr. The plans also call for an expansion of the parking area (adding 22 new parking stalls) and the pavement area on the south of the building. The property is zoned Hwy 41-Business Corridor: District B. The proposed expansion calls for metal siding to be on all sides of the addition. The zoning district only allows for metal siding to be used in combination with one of the approved materials and with approval of the Plan Commission. Metal siding may be utilized only on the side and rear building walls that do not face an adjacent street. The first 25 feet of any building side wall for 25 percent of the side wall surface, whichever is greater, and 25 percent of the rear wall (excluding door, window or other openings), shall be entirely coated with a colorfast, abrasion and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Such panels shall be insulated (facing shall carry a U.L. Approval), have a vapor barrier and have a minimum 8 foot (from floor) interior wear wall. Any material utilized to attach the metal siding to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required. The proposed plans, do not meet the above requirements.

Public Works:

1. Show name of project/development on the plan.
2. Show the project location by street address on the plan.
3. Show the name and mailing address of developer/owner on the plan.
4. Show the gross square footage of existing and proposed buildings on the plan.

5. Provide an erosion control plan for the site.
6. Provide topographic contours (two foot minimum).
7. Show the adjacent street right-of-way on the plan.
8. Show electric, gas, telephone, water, sanitary sewer, fiber, and other transmission lines on the plan.
9. No driveway improvements are shown, this will need to be provided and approved.
10. Show asphalt and concrete surfaces on the plan.
11. Part of the site drains to the regional detention ponds between USH 41 and Lawrence Drive. Post development discharges for the 2-, 10-, and 100-year storms cannot exceed a 5-year post developed runoff rate for this area. The proposed addition is considered new development. A storm water management plan is required and total suspended solids load reduction of 80% is required along with control of peak discharge rates. Provide a storm water management plan meeting the requirements of Chapter 28 of the City of De Pere Municipal Code.
12. No lighting plan is provided for the site, this will need to be provided and approved.
13. All off-street parking shall have a perimeter concrete curb and gutter around the entire parking lot unless the site plan shows that runoff from the parking lot will not cause erosion or adversely affect adjacent properties.
14. No landscaping plan is provided; this will need to be provided and approved.
15. Provide the number of existing and proposed parking lot spaces on the plan.
16. Provide the dimensions of parking lot spaces on the plan.
17. No new sanitary sewer, water main, or storm sewer connections are proposed for this addition.

Fire:

1. Building is not fully sprinklered, the project has proposed a three (3) hour wall between the existing building and the proposed addition, Fire Department recommends for the addition to be fully sprinklered.
2. Fire Department Vehicle access.
3. Drawings signed by designer.
4. Coordination with hydrants and FDC.
5. Provide location for Knox Box Access, when needed.
6. Provide signage for internal fire suppression system.

Forestry:

No comments

Health:

No Health permits/requirements needed, unless they have planned cafeteria to serve employees.

Building/Planning:

1. Submittal of an approved lighting plan.
2. Dumpster pad, located on the east side of the parcel, is located within the setback area. This will need to be relocated.
3. The additional paved area on the southeast side of the lot is for access to the building, and is not for parking as portions of the paved area are within the setback area.
4. Building materials to meet standards of ordinance (as outline above).

Recommendation

Staff recommends approval of the proposed site plan with the above comments and conditions.



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

14-8188

, WISCONSIN, COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER:

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SALES REP:

JIM ROGERS
(920) 246-1840

DRAWN BY:

DBV

DATE:

09-04-2014

REVISIONS:

ISSUED FOR:

- ☒ PRELIMINARY
☐ BID SET
☐ CONSTRUCTION

SHEET

C1.0



86,950 SQ. FT. = LOT AREA
31,943 SQ. FT. = GREEN SPACE
28,851 SQ. FT. = PROPOSED PAVEMNET

1 SITE PLAN
C1.0 1" = 20'-0"



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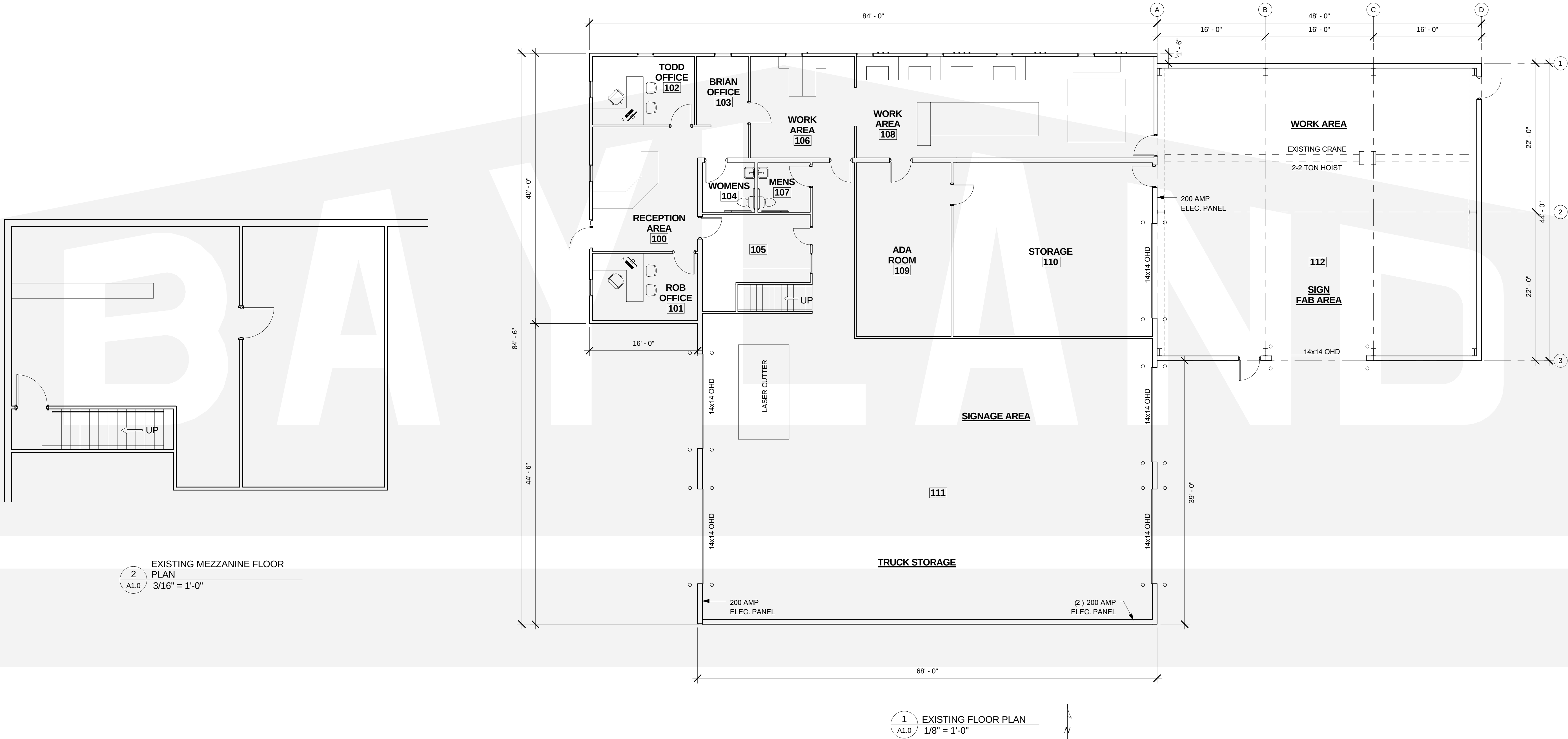
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SALES REPRESENTATIVE _____ DATE _____

A1.0



2
A1.0 EXISTING MEZZANINE FLOOR
PLAN
3/16" = 1'-0"

1
A1.0 EXISTING FLOOR PLAN
1/8" = 1'-0"

BUILDING DATA		
BUILDING USE	☒ ASSEMBLY ☒ BUSINESS ☐ EDUCATIONAL ☐ FACTORY	☐ INSTITUTIONAL ☐ MERCANTILE ☐ RESIDENTIAL ☐ STORAGE
CONSTRUCTION CLASS	IIB, IIIB, VA, VB	
BUILDING AREAS:		
FIRST FLOOR OR EXISTING	X0,000 SQ. FT.	
MEZZANINE OR ADDITION	X0,000 SQ. FT.	
SECOND FLOOR	X0,000 SQ. FT.	
TOTAL AREA	X0,000 SQ. FT.	
ALLOWABLE AREA DETERMINED BY	NON-SEPERATED USE, SEPERATED USE	
SPRINKLER COVERAGE	NONE, COMPLETE	
SPRINKLER DESIGN	NFPA 13, NFPA 13R	
MAX. NUMBER OF EMPLOYEES PER SHIFT-PRESENT	XX	



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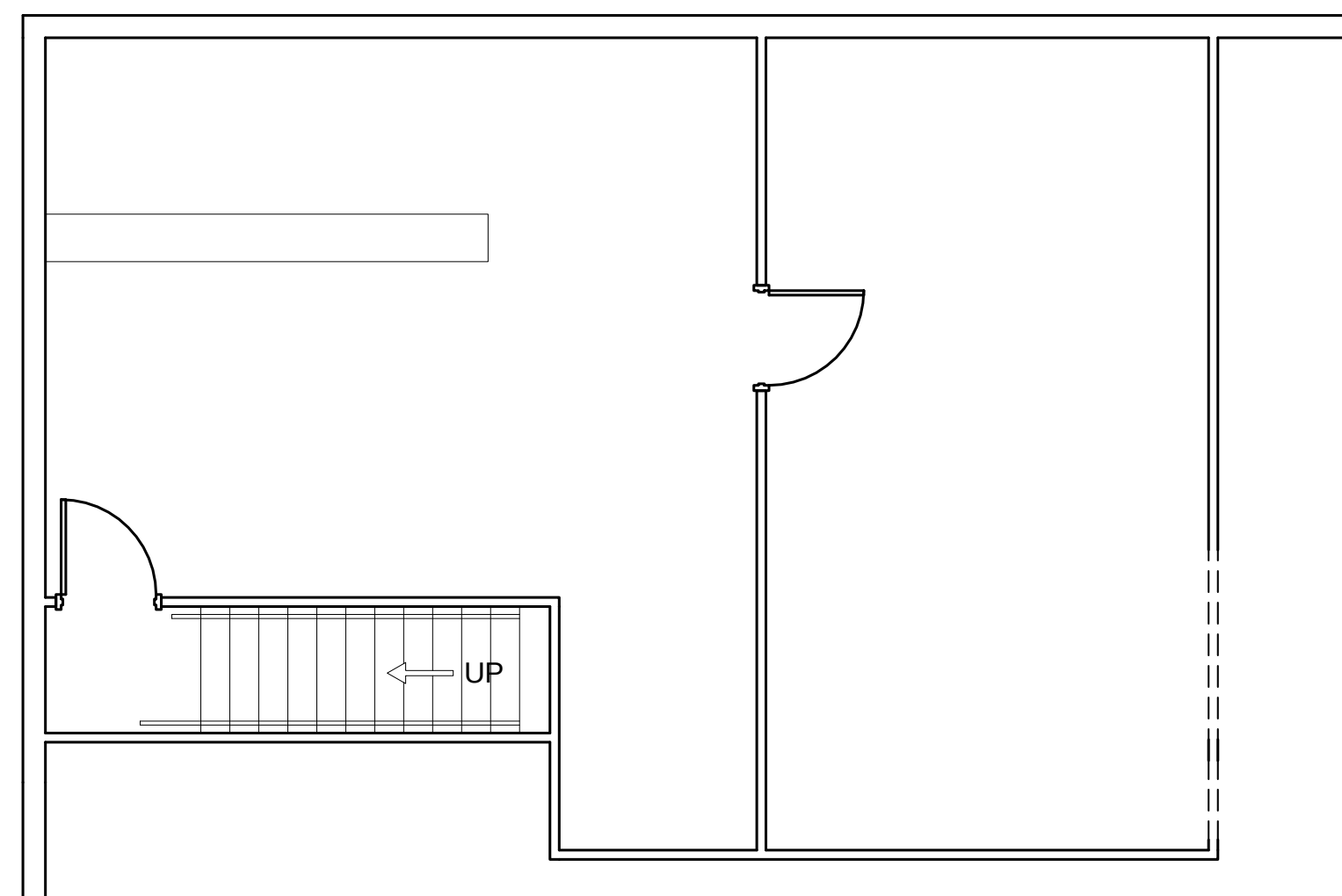
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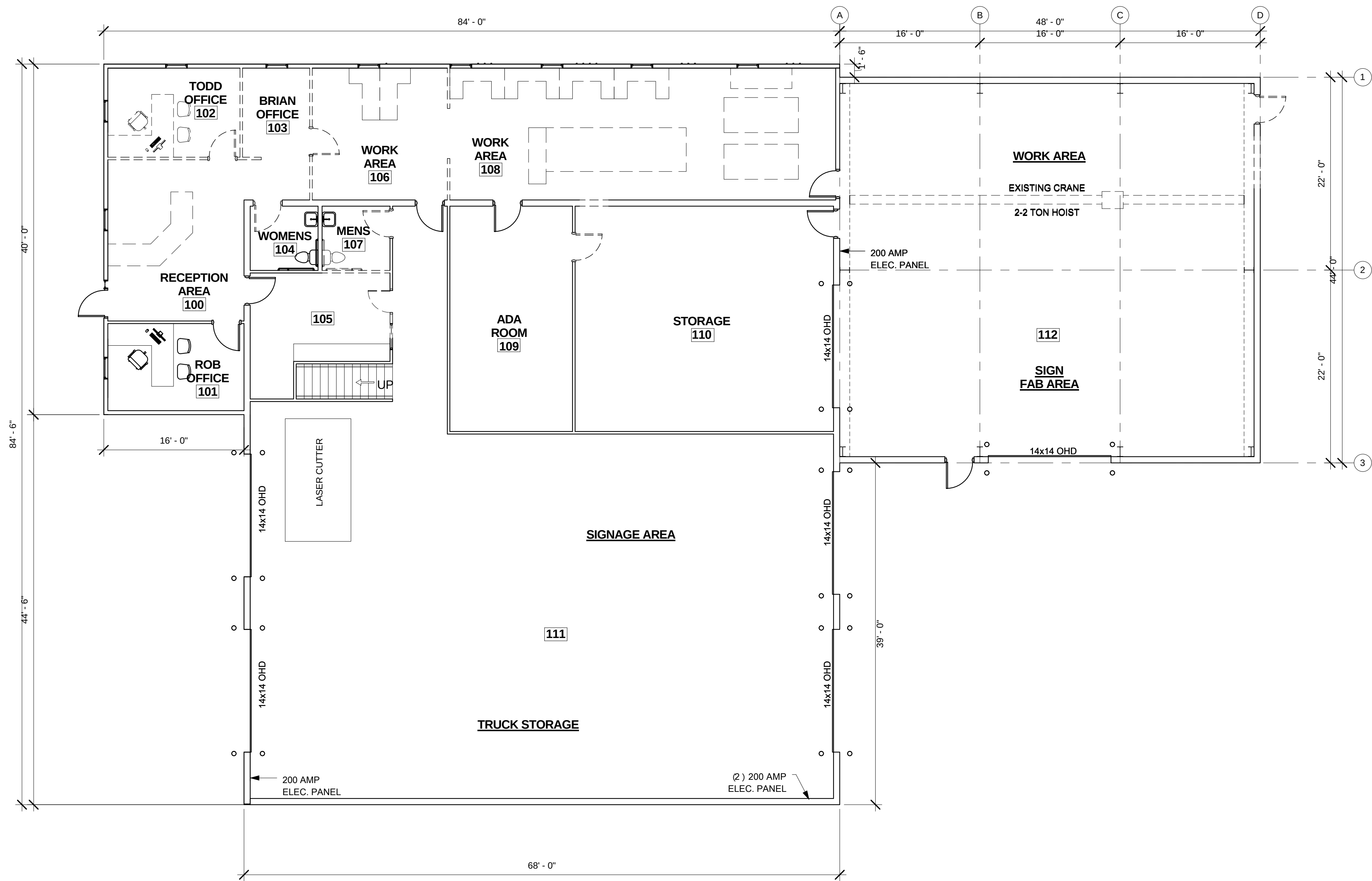
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A1.1



2 DEMO MEZZANINE FLOOR PLAN
A1.1 3/16" = 1'-0"



1 DEMO FLOOR PLAN
A1.1 1/8" = 1'-0"

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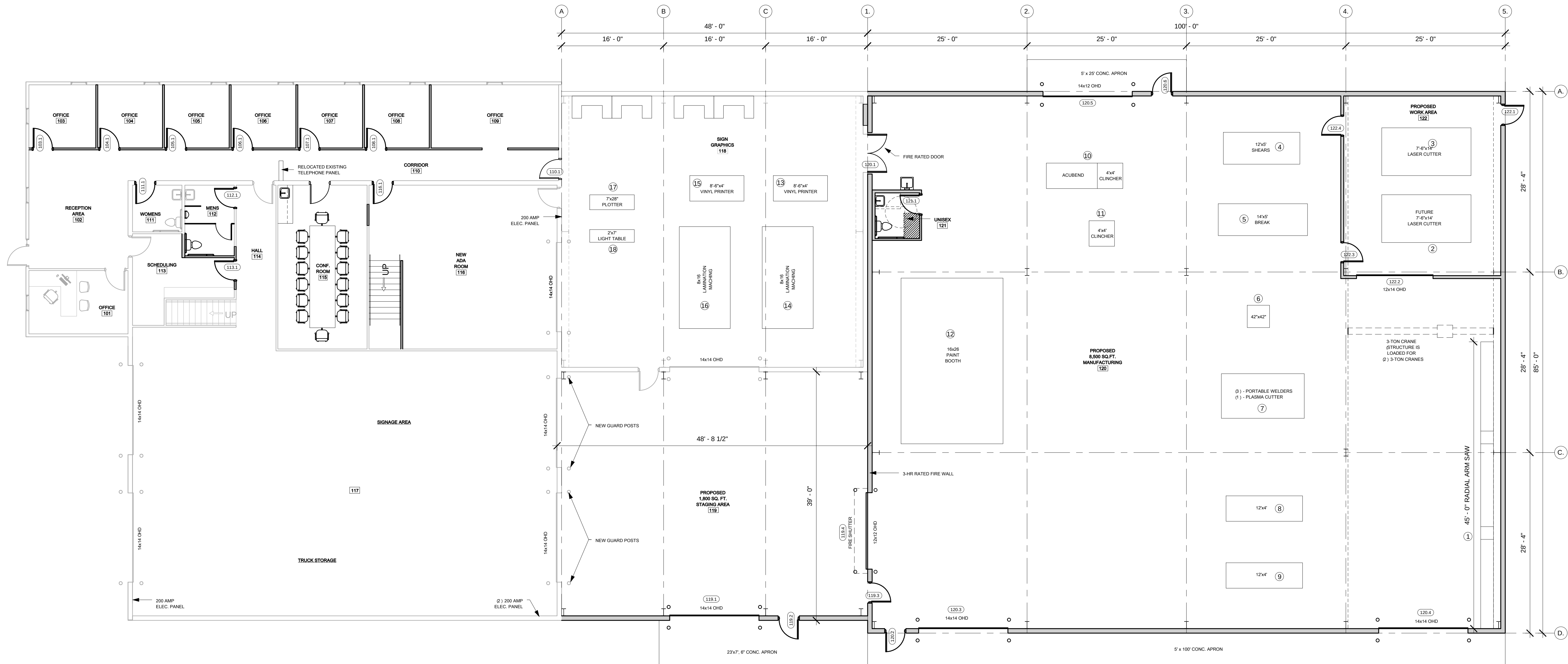
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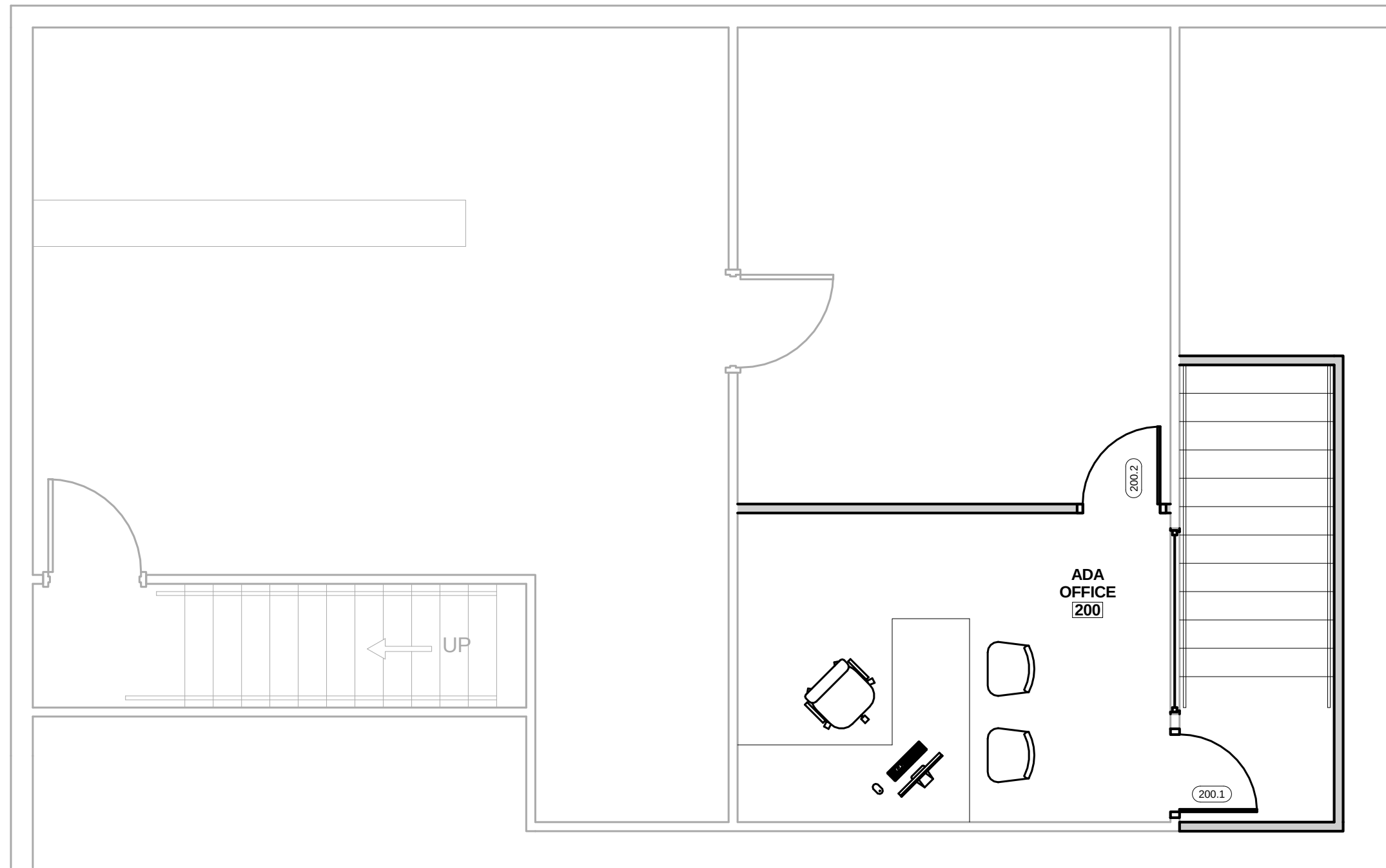
A1.2



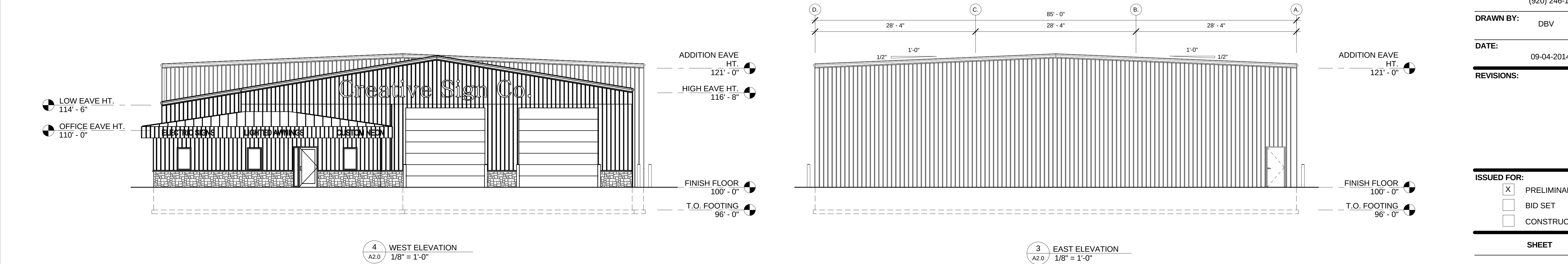
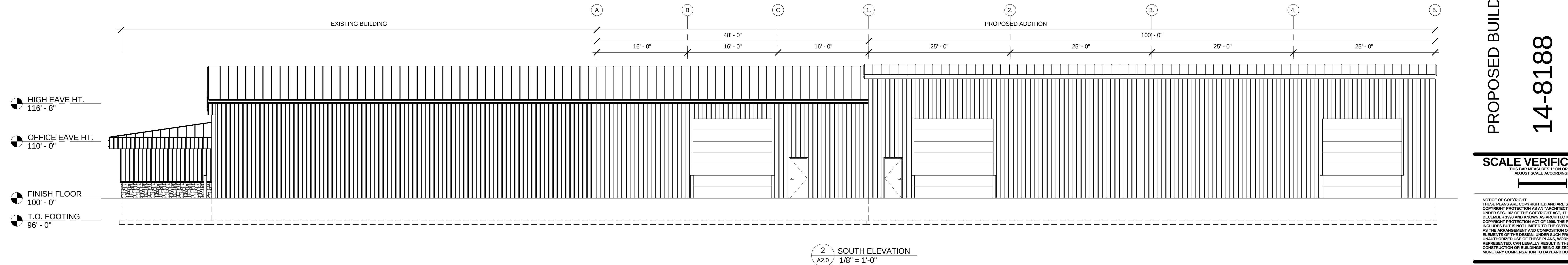
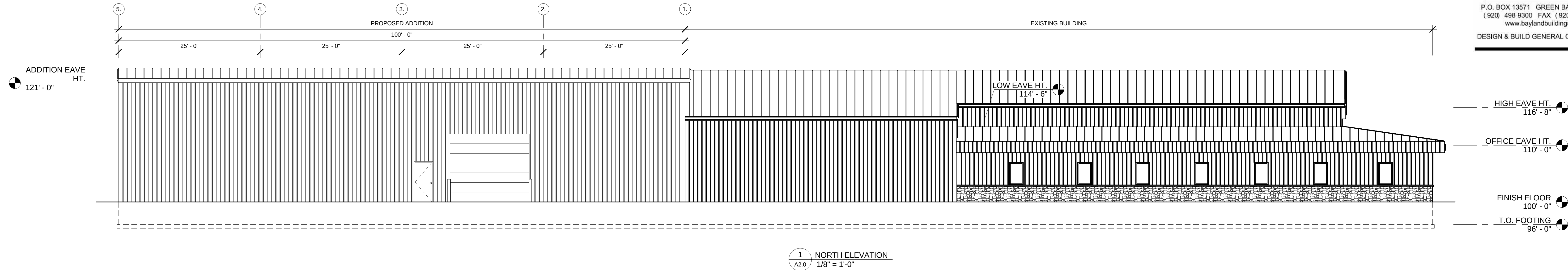
1 PROPOSED FLOOR PLAN
A1.2 1/8" = 1'-0"

EQUIPMENT LIST

1. RADIAL ARM SAW
2. LASER CUTTER
3. FUTURE LASER CUTTER
4. SHEARS
5. BREAK
6. IRON WORKER
7. PORTABLE WELDERS / PLASMA CUTTER
8. WORK TABLE
9. WORK TABLE
10. ACUBEND / CLINCHER
11. CLINCHER
12. PAINT BOOTH
13. VINYL PRINTER
14. LAMINATING MACHINE
15. VINYL PRINTER
16. LAMINATING MACHINE
17. PLOTTER
18. LIGHT TABLE



2 PROPOSED MEZZANINE FLOOR
A1.2 PLAN
1/4" = 1'-0"



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A2.0



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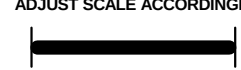
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A3.0

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: September 28, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Future Agenda Items.
