



Plan Commission

Regular Meeting

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

Agenda

Monday, September 26, 2022

7:00 PM

Council Chambers and Virtual

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 26, 2022 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperecitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the August 22, 2022 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action on an amended Precise Implementation Plan for a 13 building Phase 2-3 storage condos establishment at 701 Millennium CT (Parcel WD-D0015-2-1). *
5. Consideration and possible action for a conditional use permit application for a new wireless telecommunication mobile service facility in an I-1 District at 747 Heritage RD (Parcel ED-F0103-2). *
6. Consideration and possible action for a site plan for a 135' tall new wireless telecommunication mobile service facility (cell tower), with a driveway and 50'x50' fence enclosure, at 747 Heritage RD (Parcel ED-F0103-2).
7. Consideration and possible action for a site plan for a three story 23,691 SF bank with 109 parking stalls at 1225 Lawrence DR (Parcel WD-D0014).
8. Consideration and possible action for a site plan for a one story 11,190 SF office and warehouse at 2051 Profit PL (Parcel ED-2382).

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Dave Anderson, Town and Country Development LLC

Mike Bieniek, LCC Telecom Services

Timothy Halbrook

Carmen Behm, MartinRiley Architects-Engineers

Bryan Ermeling, CoVantage Credit Union

Calvin L. Tollefson, Harris & Associates INC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 26, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the August 22, 2022 Plan Commission meeting.

ATTACHMENTS:

- PC_Aug2022_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, August 22, 2022

7:00 PM

Council Chambers and Virtual

Call to Order

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

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderman	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderman	Present	
Shane Raymaker	Commissioner	Excused	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schlein and members of the public.

2. Approval of the minutes of the July 25, 2022 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderman
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Schilling
EXCUSED:	Shane Raymaker

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

4. Consideration and possible action for a new 6-foot wide non-exclusive easement to be granted to AT&T for fiber-fed service under the sidewalk located south of 313-321 Main AV (Part of city-owned Parcel WD-917-2). *

City Planner Peter Schlein reviewed the request for a non-exclusive 6-foot wide easement to be granted to AT&T for fiber-fed service under the sidewalk located south of 313-321 Main AV. Staff recommended approval of the easement, subject to the conditions in the report. Grant Schilling asked for clarification on what non-exclusive means. Peter replied that the easement area is not exclusive for AT&T to use for fiber optics only: an easement can be created for others and the uses/users must be approved by the City first. Mayor Boyd moved, seconded by Mark Higgins, to approve the easement and forward to the Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Schilling
EXCUSED:	Shane Raymaker

5. Consideration and possible action on an amended Precise Implementation Plan for a proposed drive-in or convenience food establishment at 1610 Lawrence DR (Parcel WD-D0015-2-1). *

City Planner Peter Schleinz reviewed the amended Precise Implementation Plan for a proposed Taco Bell restaurant at 1610 Lawrence DR. He noted that staff does require that all conditions are met before the PIP is forwarded to the Common Council for final approval. These conditions will be reviewed at the staff level. Staff recommended approval of the PIP subject to the conditions in the report. Ald. Raasch moved, seconded by Grant Schilling, to approve the PIP and forward to the Council for final approval once all conditions have been addressed. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Schilling
EXCUSED:	Shane Raymaker

6. Discussion about the City's proposed DRAFT Zoning Map.

City Planner Peter Schleinz reviewed changes to the draft Zoning Map. Some of the proposed changes include changes to the zoning district colors, random polygons, and changes that may occur after the draft map. Peter stated that if the Plan Commission members have any changes that should be taken into consideration, they should let staff know before the final draft is approved. This is a discussion-only item so no action is needed.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 6:26 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 26, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 26, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

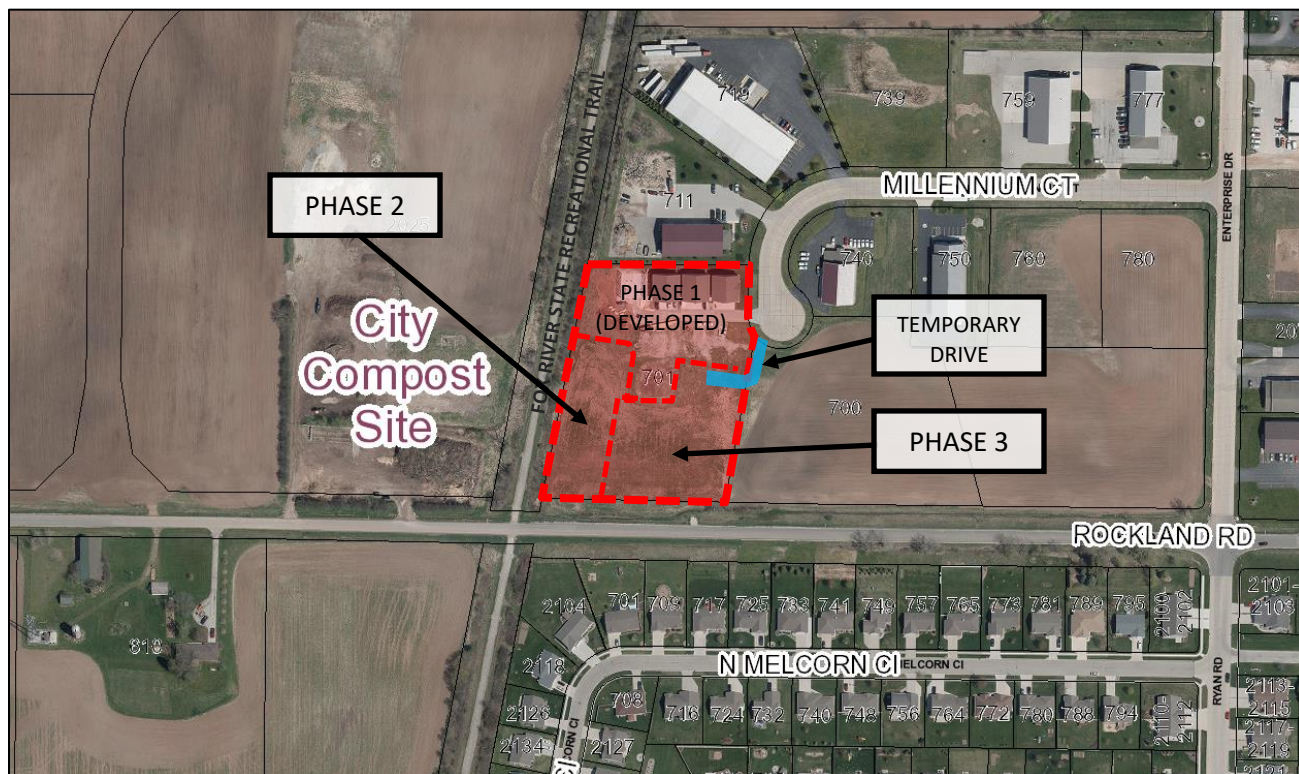
SUBJECT: Consideration and possible action on an amended Precise Implementation Plan for a 13 building Phase 2-3 storage condos establishment at 701 Millennium CT (Parcel WD-D0015-2-1). *

ATTACHMENTS:

- PC Report - Amended PIP - Storage Condos (DOCX)
- Application Form - PIP - No Fee Required (PDF)
- Amended PIP - REVISED4 PRELIMINARY - 09 Aug 2022 (PDF)

ITEM 4: Consideration and possible action on an amended Precise Implementation Plan for a 13 building Phase 2-3 storage condos establishment at 701 Millennium CT (Parcel WD-D0015-2-1). *

SITE MAP



REQUESTED ACTION: Amended Precise Implementation Plan (PIP) request.

Plan Commission reviewed a three phase PIP for storage condos in August 2006. This amendment is for Phases two and three.

COMMON DESCRIPTION: 701 Millennium CT, , located at the west end of Millennium CT, which intersects with Enterprise DR.

ZONING: I-3 PDD (General Industrial District with a with a Planned Development District overlay).

SURROUNDING LAND USES: Industrial Park (I-3) to the north and east.
Industrial Park (I-1) and Fox River State Recreational Trail (R-2) to the west.
Undeveloped Business Park (B-2) to the southwest.
Single Family Residential (R-1 PDD) to the south.

COMPREHENSIVE PLAN: Industrial Park.

APPLICANT / OWNER: Authorized Representative and Property Owner
Dave Anderson
Town and Country Development LLC
1855 Cottonwood CT
De Pere, WI 54115

SITE HISTORY:

The agricultural site was developed as an industrial park in the 1990's. The original PDD and PIP were approved in 2006. An amended PIP for Phase 1 was approved in 2013.

**PROJECT SUMMARY
AND STAFF REVIEW:**

The amended PIP proposes Phase 2 and Phase 3 in a similar layout and design to what was proposed in 2006. Due to time and changes in development requirements the following general items are different from the 2006 review:

- A water meter house has been added near the entry drive.
- The storm water management pond in the Phase 1 area has been updated to accommodate stormwater.
- Landscaping and trees have been added within the parking areas and along Rockland RD.
- A temporary drive has been added that provides construction access across City-owned property. Details for maintaining and removing the temporary drive will be established with a Revocable Occupancy Permit (ROP).

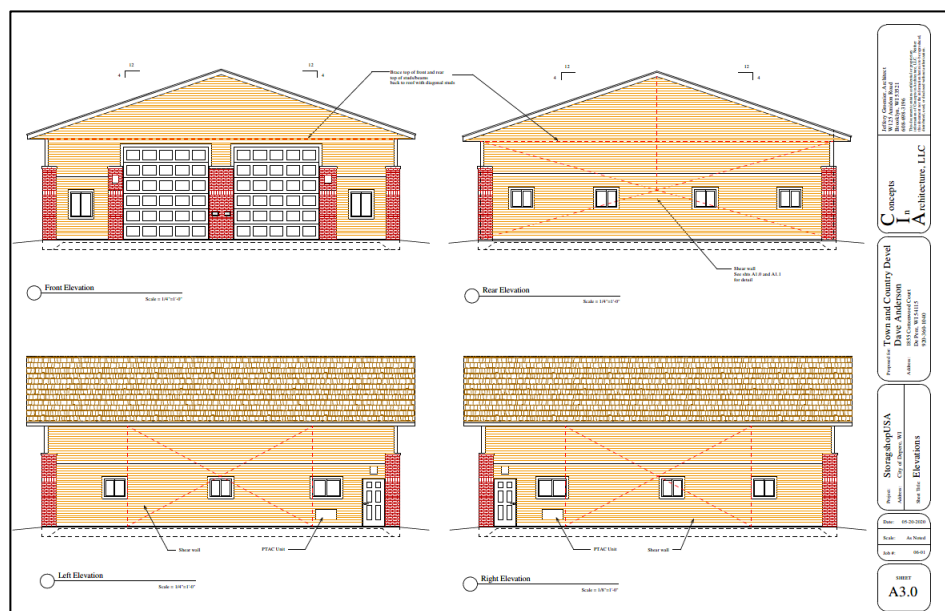
Proposed PIP Site Landscape Plan:



Project Summary

The applicant provided the attached information for the PIP review. The project scope includes constructing 13 new 2,500 SF buildings as two-unit condominiums. Each unit has its own warehouse, office, and at least 2 stalls for parking. The project will be completed in two phases within five years.

Phase Number	Number of Units	Number of Buildings	Completion Date
Phase 1	16	8	Complete
Phase 2	10	5	Aug 2022 – Sep 2024
Phase 3	16	8	Sep 2024 – Sep 2027
TOTAL	42	21	Sep 2027



Proposed Uses

The permitted in the I-3 District are allowed.

Proposed Yard Requirements

The yard requirements in the I-3 District. The following setbacks were previously established by Plan Commission for the property:

- Front Yard Setback (Millennium CT - northeast): 20'
- Interior Side Yard Setback (north): 15'
- Interior Side Yard Setback (east): 10'
- Rear Yard Setback (west): 15'
- Rear Yard Setback (Rockland RD - south): 25'

Proposed Building façade materials

To match the design from Phase 1, the building façade includes brick, LP Smartside (engineered wood), and glass windows. The driveway facing building front of each building has two 12' by 13' overhead doors for warehouse access. The doors face the private drives, not the public streets.

Proposed Parking

Phase 1 has 33 existing stalls, Phase 2 will add 29 stalls, and Phase 3 will add 41 more stalls for a total of 103 stalls, which exceeds the parking requirement of 88 parking stalls.

Proposed access

The primary access is from an existing drive at the west side of the Millennium CT cul-de-sac bulb. No new permanent drives are proposed; direct access to Rockland RD is restricted. A temporary drive will be added to the south end of the cul-de-sac bulb for construction purposes only during the spring to fall months. The temporary drive cuts across city-owned property.

Proposed Signage

The existing monument sign on Millennium CT is the only sign for the property.

No new signage is allowed. No signage facing Rockland RD is allowed.

Landscaping

The landscape plan identifies 17 new trees and 31 new shrubs. Four of the proposed trees are along Rockland Road at the side and rear of units 26-33.

Conclusion

The PIP complies with most of the City's development design standards including building design, landscaping, signage, parking/loading, and accommodation of pedestrian and bicycle traffic.

STAFF RECOMMENDATION: Staff recommends approval of the Precise Implementation Plan (PIP) for a 13 building Phase 2-3 storage condos establishment at 701 Millennium CT, subject to the conditions referenced below that are required prior to obtaining occupancy permits:

1. Provide the storm water maintenance agreement for this development. If none exists, a new agreement will need to be established. Engineering can provide a template for this agreement.
2. If the Precise Implementation Plan is approved by Common Council, a Revocable Occupancy Permit will be issued for the temporary driveway after the petitioner files for building permits with the Inspection Division. Conditions agreed upon by the petitioner and City will be included in the Revocable Occupancy Permit.

	CITY OF DE PERE REVISED APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		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) Town and County Development, LLC	Authorized Representative Dave Anderson	Title Owner	
Mailing Address 1855 Cottonwood Court	City DePere	State WI	ZIP Code 54115
Email Address dave@andersonhome.com	Phone Number (incl. area code) 920-360-1040	Fax Number (incl. area code)	

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

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

SECTION 3: Project or Site Location

Project Address/Description 701 Millennium Court	Parcel No. ED-3090
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SECTION 4: Project Information

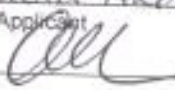
Existing Zoning:	I-3		
Present Use of Parcel:	VACANT		
Proposed Use of Parcel:	Industrial & Hobbyist Workshops		
Estimated Start Date:	APRIL, 2022	Estimated Completion Date:	APRIL, 2027

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) David Anderson	Title Managing Member	Phone Number 920-360-1040
Signature of Applicant 		Date Signed 3/15/22

TO BE COMPLETED BY CITY STAFF

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



Appleton Regional Office
 3215 W. Lawrence Street, Suite 6
 Appleton, WI 54914
 920.733.2800

August 9, 2022

Mr. Peter Schleinz
 City of De Pere
 335 South Broadway Street
 De Pere, WI 54115

Subject ***Town and Country - Storage Shop USA***
PIP Resubmittal: PIP Narrative and Response to City Comments
JSD Project No. 20-9800A

Dear Mr. Schleinz:

On behalf of Town and County Development, the enclosed information along with the narrative below is being submitted to support updating the previously approved Precise Implementation Plan (PIP) for the Storage Shop USA development located at 701 Millennium Court.

- Completed Site Plan Application
- Response letter addressing city comments (see below)
- Updated Site Development Plans (10 sheets), including the Existing Conditions Survey
- Building Elevations (3 sheets)
- Meter Building Plans (3 sheets)
- Stormwater Management Plan
- USLE Calculations
- Secondary Drive Request Letter

PIP NARRATIVE

The original PIP was submitted and approved in 2006. Phase 1 of the development has been completed. The developer is planning to complete the remaining buildings in two phases. Phase 2 will begin upon approval of the updated PIP with the intent to have the construction done over the next two or three years depending on demand. Phase 3 would follow with the ultimate goal of completing Phase 3 within five years. Estimated timeline for construction is listed on the plan sheets and as follows:

- Phase 2 - August 2022 to September 2024
- Phase 3 - September 2024 to September 2027

The plan is essentially the same as previously approved with the following exception: Phases 2 and 3 have been swapped (refer to the attached plans).

The utilities are private and will remain private. The plans include installing a master meter for the private water main.

One item to note. The original PIP approval, the building setback along Rockland Road was reduced from 40 feet to 25 feet.

**CITY COMMENTS**

The following are JSD's responses to the review comments provided by the city via email dated July 25, 2022.

Engineering Related

1. **Provide the stormwater management plan for the bioretention basin.**

JSD Response: A copy of the original Stormwater Management Plan (SWMP) is included.

2. **Provide the stormwater maintenance agreement for this development. If none exists, a new agreement will need to be established. Engineering can provide a template for this agreement.**

JSD Response: A Stormwater Maintenance Agreement is included within the SWMP.

3. **C2.0 - Provide WisDNR soil loss sediment discharge calculations and corresponding map.**

JSD Response: The USLE calculations are included in this submittal.

4. **If the developer installs their own water main, the main will need to be tested via pressure and safe sample prior to final loading.**

JSD Response: See note 3 on Utility Plan Sheet C3.0.

5. **The private sanitary sewer system both existing and proposed will need to be televised to inspect for inflow and infiltration.**

JSD Response: See note 4 on Utility Plan Sheet C3.0.

6. **The newly proposed sanitary sewer system will need to be air tested prior to occupancy.**

JSD Response: See note 5 on Utility Plan Sheet C3.0.

7. **No tees will be permitted to route water to the master meter room. The master meter already has a bypass, so a secondary bypass via tees is unnecessary. Route the water via bends in lieu of tees. The existing pipe between where the tees are proposed shall be removed.**

JSD Response: A note has been added to install 90 degree bends and remove a section of the existing water main. See Utility Plan Sheet C3.0.

8. **Identify the specified meter size. Some meters may take an extended lead-time due to global supply chain shortages.**

JSD Response: See details on Sheet C4.1. Required equipment is called out on the detail for the master meter.



Planning Related

1. The documents need to be clearly labeled "Precise Implementation Plan." Ensure that there is a document or a page that is dedicated to spelling out anything that is not conforming to the underlying zoning that is being specially requested as part of this project.

JSD Response: See Title Sheet: Precise Implementation Plan was added to the sheet.

2. Clarify that the Landscape Plan on Sheet L1.0 is to proper scale as the requested four trees (New Horizon Elm) on Rockland RD appear to be outside of the property boundaries.

JSD Response: Landscape Plan has been updated with the trees repositioned to be on the property.

3. The Legend needs to include a description for the no-access symbol to Rockland RD.

JSD Response: The legend has been updated to include the "No Access" to Rockland Road.

4. Specify the dates for the completion of Phase 2 and Phase 3 within the PIP supporting document and on the plans.

JSD Response: Dates have been added to the Site Plan Sheet C1.0 and in the PIP Narrative letter.

5. Note 12 on Sheet 1 of 1 should be removed as the note references the future expansion of "unit 50." It appears that the PIP is referencing that expansion. Please note that if the expansion is done as a "Condominium Plat," that plat will need to be reviewed and approved by the city and Brown County.

JSD Response: Note 12 has been removed. Noted the Condominium Plat will be expanded when/if needed.

6. The plans include a design for a temporary driveway; However, no formal request for the temporary driveway has been made. If the temporary driveway is no longer needed, then it should be removed from the plans.

JSD Response: Temporary drive entrance is shown on the plans and a copy of the formal request letter is included in the resubmittal documents.



If you have any questions or require additional information, please let me know. I can be reached by phone at 920-733-2800, ext. 221, or via email at paul.phillips@jsdinc.com.

Sincerely,

JSD Professional Services, Inc.

A handwritten signature in blue ink that reads 'Paul M. Phillips'.

Paul M. Phillips, P.E.
Senior Project Consultant

Enclosures

c: Dave Anderson, Town and County Development



City of De Pere
 c/o Peter Schlein, Senior Planner / Zoning Administrator
 335 South Broadway
 De Pere, WI 54115

To Whom It May Concern:

Town & Country Development, in conjunction with its 2022 Precise Implementation Plan submittal for 701 Millennium Court, De Pere, WI is requesting temporary drive / truck access via the parcel to the east (parcel ED-2311).

The reason for the second drive request is that the concrete trucks and truss delivery trucks are so heavy that they would damage the new asphalt just installed on the interior streets. Normally we would build our way out of a development to avoid this problem, but this development was started by a different developer. In addition to this rationale, temporary access to the development from Rockland Road was denied. So, the only access is via Millennium Court.

In preliminary discussions on this topic, the City has expressed specific concerns. Those concerns will be addressed below and a document will ultimately be created that details these usage agreements in some sort of Occupancy Permit addendum.

- 1) **Usage Duration**: The City has suggested a specific day/year be identified up front for how long we would need this secondary access. If we knew how quickly the condos would sell, we could and would provide these details. Unfortunately, we can only guess on sales forecasts. So in lieu of a specific end date, we are suggesting an annual agreement. The City would have the opportunity to review, adjust, and approve the details of the agreement annually. This will be stipulated in the Addendum.
- 2) **Usage Type**: The City is concerned that the access would be used by Condo owners, not just construction vehicles. We will post the entrance "For Construction Vehicles Only". We can also add removeable barriers to discourage casual usage. The City would be welcome to monitor the usage as they see fit, and incorporate the actual usage in their decision-making regarding any annual renewals. This will be stipulated in the Addendum. From a practical standpoint, the condo owners would much prefer to drive their vehicles on the installed asphalt roads versus the gravel temp drive.
- 3) **Seasonal Usage**: The City has commented that placement of a temporary driveway would only be allowed during the summer weather seasons. We are suggesting that no ramps would be placed in the street in fall/winter/spring seasons when there are

1855 Cottonwood Ct. De Pere, WI 54115
 920-360-1040



chances of snow removal in the street. The temporary drive would be blocked off from use, and the ramps would be removed during that time. We can stipulate specific days/months of usage in the Addendum.

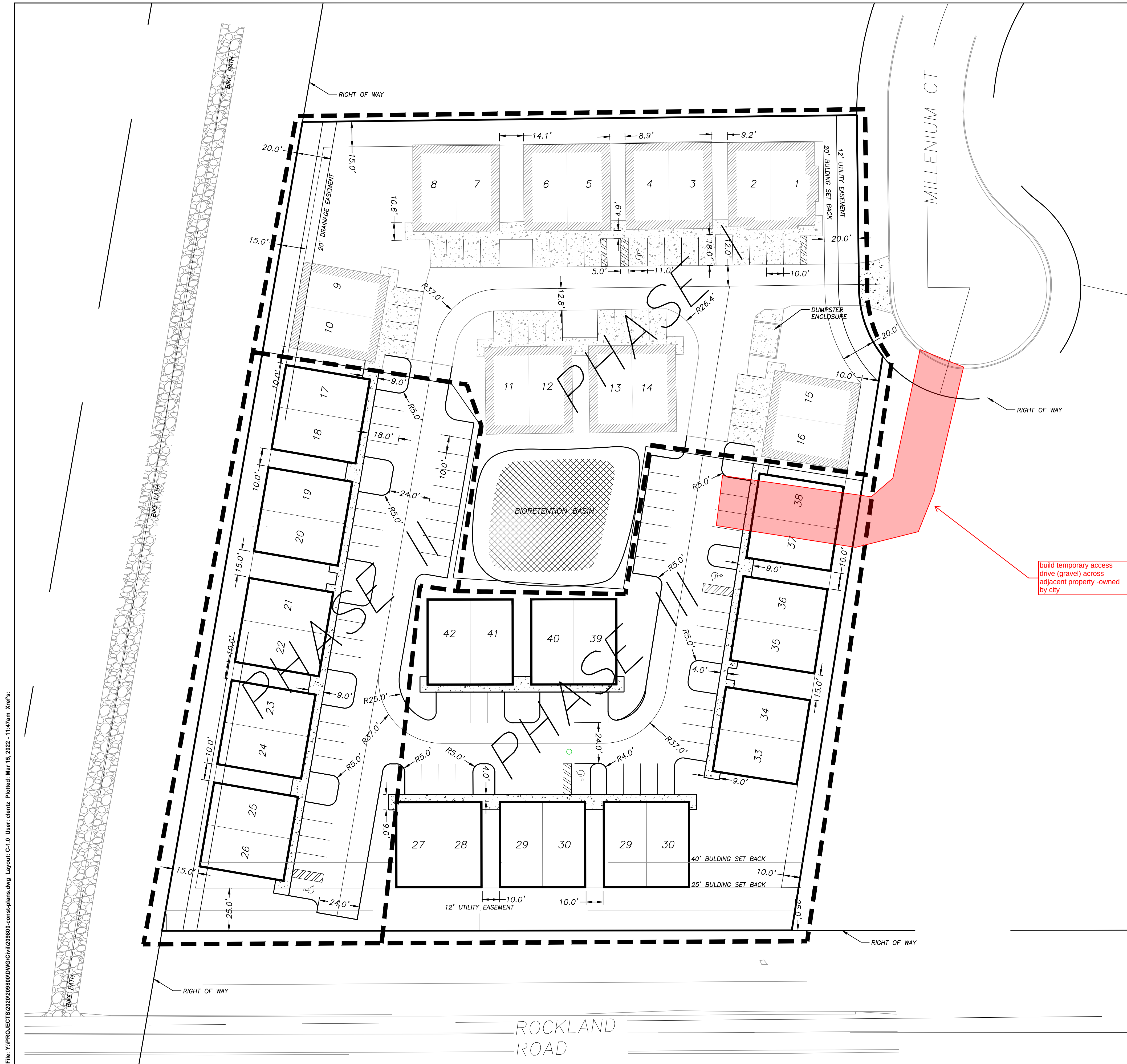
- 4) **Water Flow**: The City is concerned that the temporary curb ramps do not impede the natural storm water flow and management via curb & gutter. The ramps will be installed in such a manner that they do not impede the flow of storm water in the street, ROW, and on the property (e.g. water flowing along the gutters to a storm drain, dirt, etc.). This will be stipulated in the Addendum.
- 5) **Property Sale**: The City must be able to sell the property encumbrance-free from this agreement. In the event the City has an accepted offer to purchase Parcel Ed-2311, all rights and agreements of the contemplated Addendum would be void, and Town & Country Development would have 30-day's notice to restore said parcel to original condition. This will be stipulated in the Addendum.
- 6) **City Planning**: The City is concerned that some unplanned, unforeseeable event would require the Temporary Occupancy Permit to be revoked earlier than the proposed one-year period. We will stipulate in the Addendum that this agreement is revocable with a 30-day notice period. Town & Country Development would have 30-day's notice to restore said parcel to original condition. This will be stipulated in the Addendum.

We have attempted to address all known City concerns over this request. Please do reach out to us for any other concerns. We are flexible and looking for a win/win solution to completing this development project.

Kind Regards,

David Anderson
 Managing Member
 Town & Country Development, LLC

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LEGEND

PROPERTY LINE

RIGHT-OF-WAY

EASEMENT LINE

BUILDING SETBACK LINE

BUILDING OUTLINE

EDGE OF PAVEMENT

ASPHALT PAVEMENT

CONCRETE PAVEMENT

STORMWATER MANAGEMENT AREA

Parking Lot Plan Site Information Block

Site Address701 MILLENIUM CT

Site acreage (total)3.922

Number of building stories (above grade)1

DILHR type of construction (new structures or additions)N/A

Total square footage of building21 buildings at 2500

Use of propertyCondominium

Gross Square Feet of officeN/A

Gross Square Feet of retailN/A

Number of employees in warehouseN/A

Number of employees in production areaN/A

Capacity of restaurant/place of assemblyN/A

PARKING TABLE

	REGULAR	ADA
PHASE 1	32	1
PHASE 2	29	1
PHASE 3	39	2
TOTAL	100	104

north

SCALE IN FEET

30'

0

30'



CREATE THE VISION TELL THE STORY

jsdinc.com

APPLETON REGIONAL OFFICE
3215 WEST LAWRENCE STREET, SUITE 6
APPLETON, WI 54914
P. 920.733.2800

CLIENT:
TOWN & COUNTY
DEVELOPMENT

CLIENT ADDRESS:
1855 COTTONWOOD COURT
DE PERE, WI 54115

PROJECT:
STORAGE CONDOS
SITE IMPROVEMENTS

PROJECT LOCATION:
701 MILLENIUM COURT
DE PERE, WI 54115

PLAN MODIFICATIONS:		
#	Date:	Description:
1	03-15-2022	UPDATED PIP SUBMITTAL
2		
3		
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14		
15		

Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP

SHEET TITLE:
OVERALL SITE PLAN

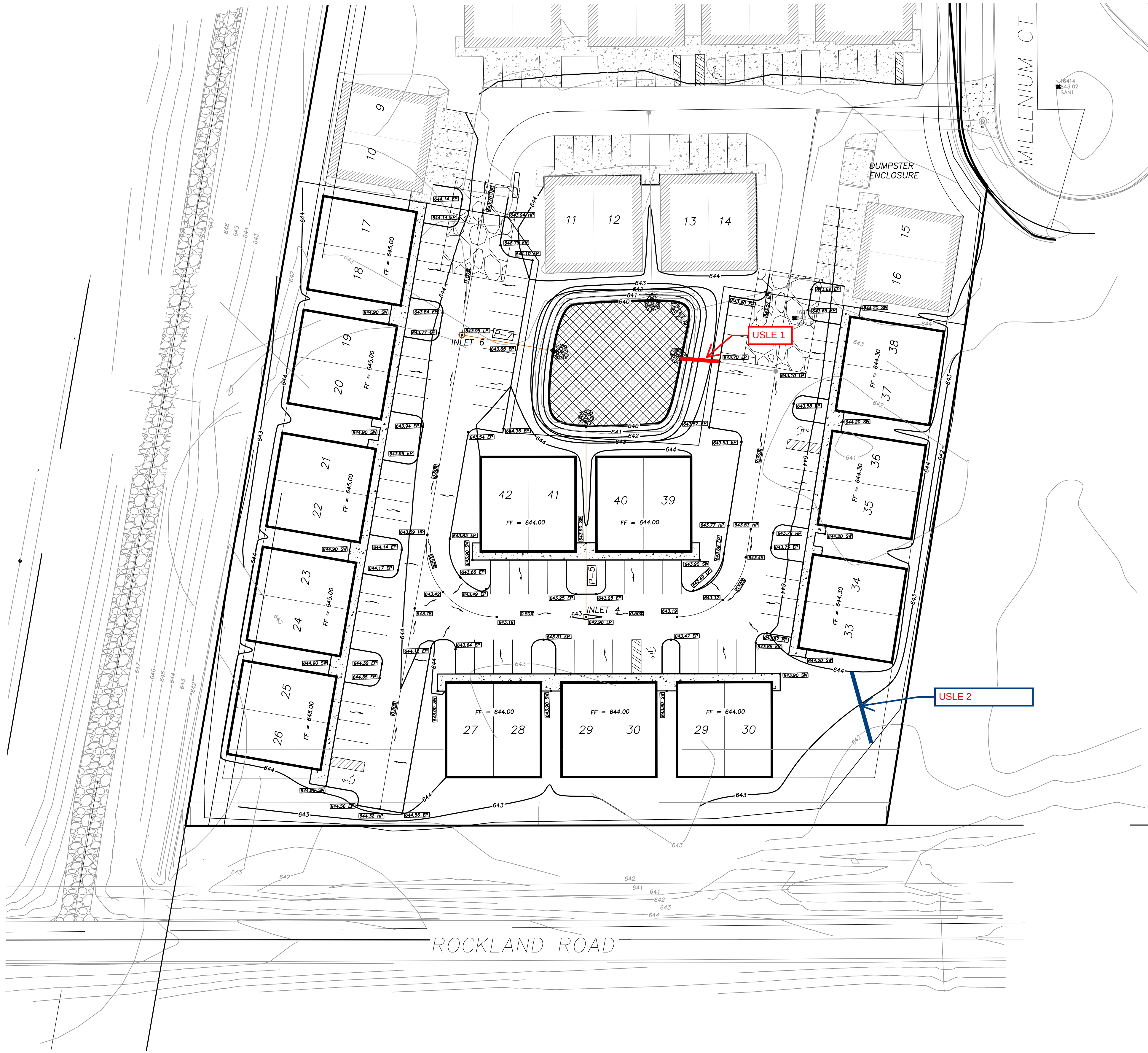
SHEET NUMBER:
C1.0

JSD PROJECT NO: 20-9800A



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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- STORMWATER MANAGEMENT AREA
- FENCE
- SILT FENCE
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- TURF REINFORCEMENT MATTING
- SPOT ELEVATION
 - EP - EDGE OF PAVEMENT
 - FG - FINISH GRADE
 - EC - EDGE OF CONCRETE
 - BOC - BACK OF CURB
 - MATCH - MATCH EXISTING GRADE
 - HP - HIGH POINT
 - SW - SIDEWALK
- DITCH CHECK

PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	NOTES
INLET NO. 4	640.63	642.96	2.33	36" DIA. CATCH BASIN	IN-BELL GRATE
INLET NO. 6	641.21	643.05	1.81	36" DIA. CATCH BASIN	IN-BELL GRATE

PROPOSED STORM SEWER PIPE SCHEDULE							
PIPE LABEL	TO	DISCHARGE (I.E.) (FT)	FROM	INVERT (I.E.) (FT)	LENGTH (FT)	SLOPE (%)	PIPE SIZE AND TYPE
P-5	BIORETENTION	640.23	INLET NO. 4	640.63	100	0.40%	15" HDPE
P-7	BIORETENTION	640.50	INLET NO. 6	641.21	47	1.50%	8" HDPE



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APPLETON REGIONAL OFFICE
3215 WEST LAWRENCE STREET, SUITE G
APPLETON, WI 54914
P. 920.733.2800

CLIENT:

TOWN & COUNTY
DEVELOPMENT

CLIENT ADDRESS:

1855 COTTONWOOD COURT
DE PERE, WI 54115

PROJECT:

STORAGE CONDOS
SITE IMPROVEMENTS

PROJECT LOCATION:

701 MILLENIUM COURT
DE PERE, WI 54115

PLAN MODIFICATIONS:

#	Date:	Description:
1	03-15-2022	UPDATED PIP SUBMITTAL
2		
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13		
14		
15		

Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP

SHEET TITLE:

GRADING & EROSION
CONTROL PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO: 20-9800A

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Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: TOWN & COUNTRY

Project: Storage Condos Site improvements - USLE 1

Date: 08/05/22

County: Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	08/22/22	09/30/22	15.5%	100	Sandy Clay Loam	0.37	18.5%	20	1.65	1.00	9.4	0.445	Sediment Basin	0.8
Seeding	09/30/22	12/01/22	8.3%	100	Sandy Clay Loam	0.37	18.5%	20	1.65	0.40	2.0	0.445	Sediment Basin	0.2
End	12/01/22	-----	-----	-----	-----	-----	18.5%	20	1.65	-----	-----	0.000	Sediment Basin	0.0
		-----	-----	-----	-----	-----	18.5%	20	1.65	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	18.5%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											11.5		TOTAL	1.0
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	PMP
Date	8/5/2022



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer:

TOWN & COUNTRY

Project:

Storage Condos Site improvements - USLE 2

Date:

08/05/22

County:

Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	08/22/22	09/30/22	15.5%	100	Sandy Clay Loam	0.37	6.0%	30	0.37	1.00	2.1	1.007	Silt Fence	1.3
Seeding	09/30/22	12/01/22	8.3%	100	Sandy Clay Loam	0.37	6.0%	30	0.37	0.40	0.5	1.007	Silt Fence	0.3
End	12/01/22	----	----	----	-----	----	6.0%	30	0.37	-----	----	0.000	Silt Fence	0.0
		----	----	----	-----	----	6.0%	30	0.37	-----	----	0.000		0.0
		----	----	----	-----	----	6.0%	0	----	-----	----	0.000		0.0
		----	----	----	-----	----	0.0%	0	----	-----	----	0.000		0.0
TOTAL												2.6	TOTAL	1.5
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

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4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	PMP
Date	8/5/2022

MILLENIUM COURT - EAST SIDE

INDUSTRIAL PARK

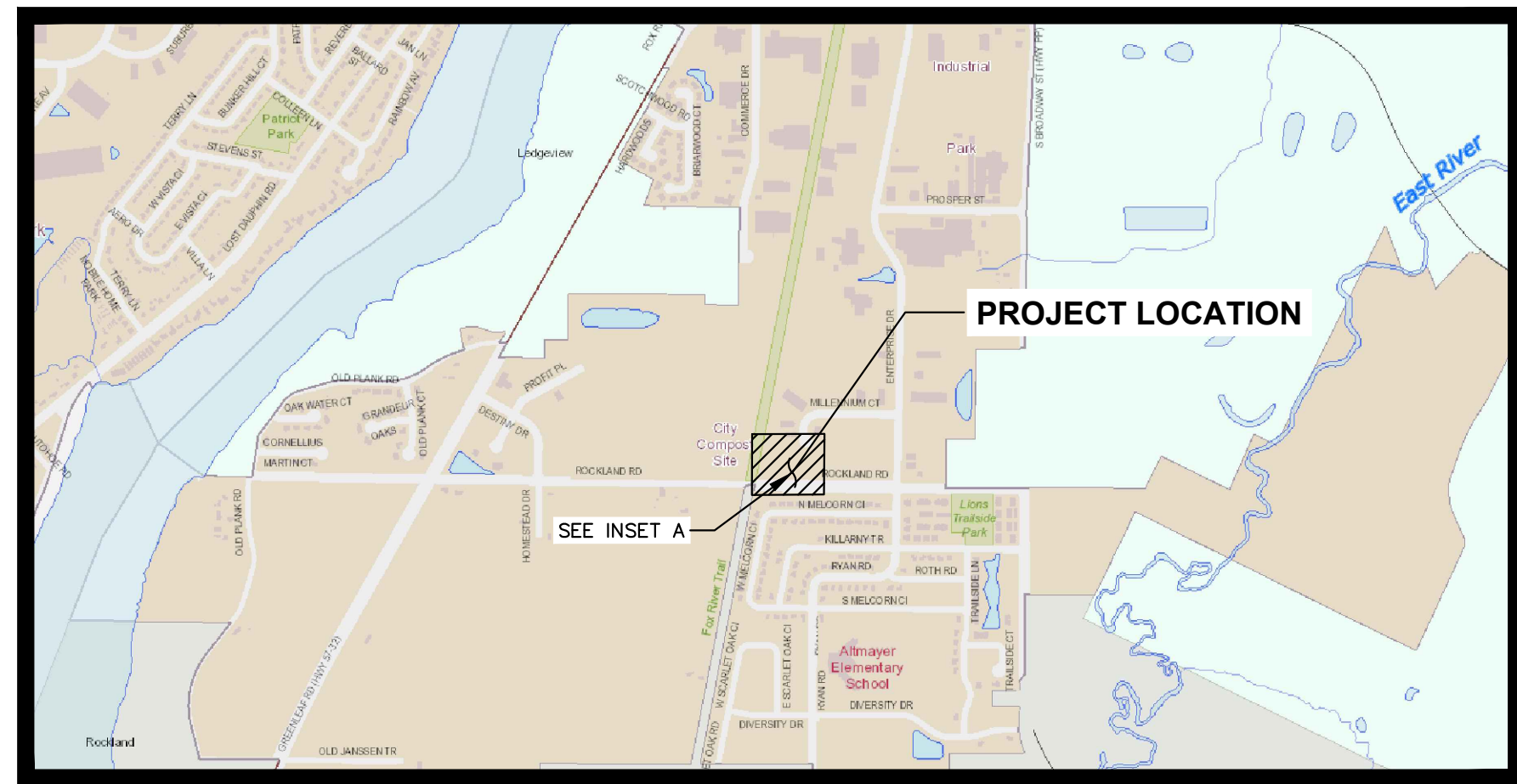
PRECISE IMPLEMENTATION PLAN

CITY OF DE PERE, WISCONSIN

DRAWING INDEX

C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C1.0	OVERALL SITE PLAN
C2.0	GRADING & EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C4.0	DETAILS
C4.1	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

ATTACHMENTS:
EXISTING CONDITIONS SURVEY BY JSD



PROJECT AREA
NOT TO SCALE



INSET A
NOT TO SCALE

PROJECT INFORMATION

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PROJECT:
STORAGE CONDOS
SITE IMPROVEMENTS

PROJECT LOCATION:
701 MILLENIUM COURT
DE PERE, WI 54115

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-09-2022	PIP FINAL SUBMITTAL
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Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

C0.0

JSD PROJECT NO: 20-9800A



GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. NO ADDITIONAL SIGNAGE AND NO ADDITIONAL DRIVE LANES ARE PERMITTED ALONG ROCKLAND RD.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 6.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 6.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 6.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 6.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
7. ANY UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
11. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
12. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
13. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES.
14. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
15. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.
8. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF DE PERE ORDINANCES.
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - 2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - 2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).
 - 2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - 2.4. CRUSHED AGGREGATE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - 2.5. BINDER COURSE AGGREGATE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - 2.6. SURFACE COURSE AGGREGATE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - 2.7. ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
 - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER COMING WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 25' ON CENTER.
 - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
 - 4.1. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROWSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
 - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 4.3. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
7. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
8. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
10. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1059 AND CITY OF DE PERE ORDINANCE.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - 2.5. NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
7. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
8. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
9. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES TO REMAIN TO THE UTILITY OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
11. STORM SEWER SPECIFICATIONS –

PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S". POLYVINYLCHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR 35 FOR PIPE SIZES 8"–15" WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212. ASTM 1785 SCHEDULE 40 FOR PIPE SIZES 4"–6".

INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 2'-0" X 3'-0" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH CLASS "B" BEDDING. TRENCHES CAN BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1556 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

12. WATER MAIN SPECIFICATIONS –

PIPE – DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, D 18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(b).

VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF DE PERE. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". BACKFILL WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

13. SANITARY SEWER SPECIFICATIONS –

PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212. ASTM 1785, SCHEDULE 40 FOR PIPE SIZES 4"–6".

BACKFILL AND BEDDING – SANITARY SEWER SHALL BE CONSTRUCTED WITH CLASS "B" BEDDING. TRENCHES CAN BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS"

MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF DE PERE.

MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1556 WITH TYPE "B" SELF SEALING LIDS, CONCEALED PICK HOLES, NON-ROCKING OR EQUAL.

14. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF DE PERE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF DE PERE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF DE PERE PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS NOT SHOWN ON THE PLANS MUST BE APPROVED BY THE MUNICIPALITY PRIOR TO INSTALLATION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF DE PERE.
9. INLET PROTECTION SHALL BE IMMEDIATELY INSTALLED AT ALL STORM INLETS AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER".
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE Dewatering TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNr TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNr TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNr REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNr REQUIREMENTS.
17. STABILIZATION PRACTICES:
 - 17.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - 17.2. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - * HYDRO-MULCHING WITH A TACKIFIER
 - * GEOTEXTILE EROSION MATTING
 - * SODDING



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P. 920.733.2800

CLIENT:

TOWN & COUNTY
DEVELOPMENT

CLIENT ADDRESS:

1855 COTTONWOOD COURT
DE PERE, WI 54115

PROJECT:

STORAGE CONDOS
SITE IMPROVEMENTS

PROJECT LOCATION:

701 MILLENIUM COURT
DE PERE, WI 54115

PLAN MODIFICATIONS:

#	Date:	Description:
1	08-09-2022	PIP FINAL SUBMITTAL
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Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C0.1

JSD PROJECT NO: 20-9800A



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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	NO ACCESS TO ROCKLAND ROAD

Parking Lot Plan Site Information Block		
Site Address	701 MILLENIUM CT	
Site acreage (total)	3.922	
Number of building stories (above grade)	1	
DSPS type of construction (new structures of additions)	N/A	
Total square footage of building	21 buildings at 2500 (52,500)	
Use of property	Condominium	
Gross Square Feet of office	N/A	
Gross Square Feet of retail	N/A	
Number of employees in warehouse	N/A	
Number of employees in production area	N/A	
Capacity of restaurant/place of assembly	N/A	
Required standard parking spaces	84	
Required ADA parking spaces	4	
Company truck space is located within warehouse.		
Assumed 2 warehouse employees per unit		
PARKING TABLE		
	REGULAR	ADA
PHASE 1	32	1
PHASE 2	28	1
PHASE 3	39	2
TOTAL	99	4

CONSTRUCTION TIMELINE		
	BEGIN	END
PHASE 1	COMPLETED	COMPLETED
PHASE 2	08/15/2022	09/15/2024
PHASE 3	09/16/2024	09/16/2027



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DE PERE, WI 54115**

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Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP

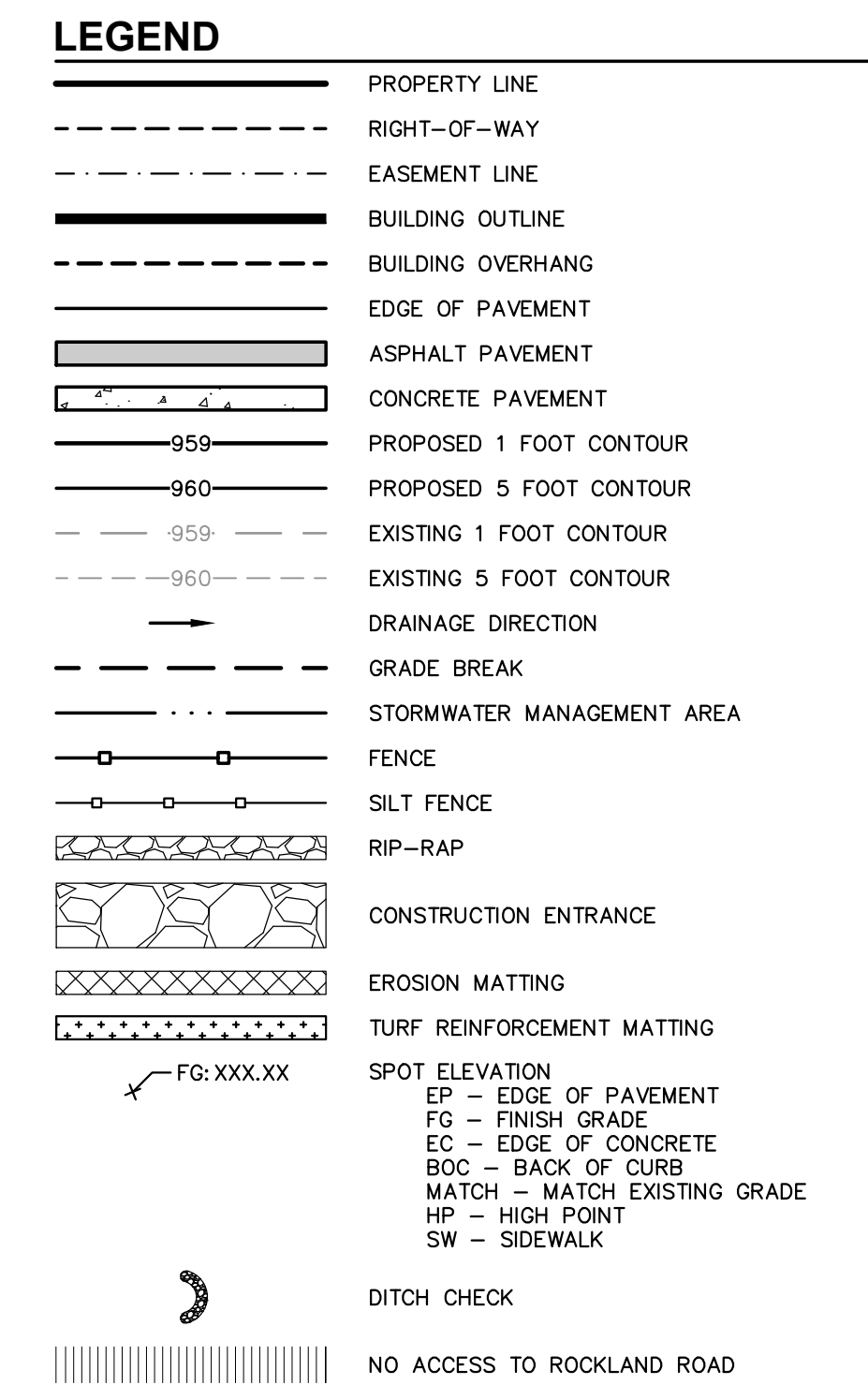
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 20-9800A



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PROPOSED STORM SEWER PIPE SCHEDULE							
PIPE LABEL	TO	DISCHARGE (I.E.) (FT)	FROM	INVERT (I.E.) (FT)	LENGTH (FT)	SLOPE (%)	PIPE SIZE AND TYPE
P-5	BIORETENTION	640.23	INLET NO. 4	640.63	100	0.40%	15" HDPE
P-7	BIORETENTION	640.50	INLET NO. 6	641.21	47	1.50%	8" HDPE

SCALE IN FEET

30' 0 30'



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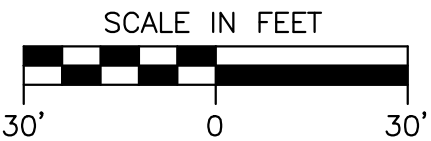


NOTES

1. CONTRACTOR SHALL LOCATE AND EXPOSE SANITARY SEWER STUB. VERIFY ELEVATION OF STUB. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL LOCATE AND EXPOSE WATERMAIN STUB. VERIFY ELEVATION OF STUB. NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. DEVELOPER TO INSTALL PRIVATE WATER MAIN. WATER MAIN TO BE PRESSURE TESTED AND PROVIDE SAFE SAMPLE BEFORE FINAL LOADING.
4. PROPOSED AND EXISTING PRIVATE SANITARY SEWER SYSTEM TO BE TELEVIEWED AND INSPECTED FOR INFLOW AND INFILTRATION.
5. NEW PROPOSED SANITARY SEWER SYSTEM TO BE AIR TESTED PRIOR TO OCCUPANCY.
6. DEVELOPER TO INSTALL MASTER METER NEAR PROPERTY LINE FOR WATER MAIN.
7. CONTRACTOR TO COORDINATE WITH LAND OWNERS PRIOR TO SHUTTING OFF WATER FOR NEW CONNECTION TO MASTER METER.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- FENCE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER



PROPOSED SANITARY SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	NOTES/GRATE
SAN MH NO. 4	637.77	644.21	6.44	4' DIA PRECAST MANHOLE	R-1550-A SOLID LID, NON-ROCKING
SAN MH NO. 5	636.77	643.70	6.93	4' DIA PRECAST MANHOLE	R-1550-A SOLID LID, NON-ROCKING
SAN MH NO. 6	637.09	643.19	6.10	4' DIA PRECAST MANHOLE	R-1550-A SOLID LID, NON-ROCKING

PROPOSED SANITARY SEWER PIPE SCHEDULE							
PIPE LABEL	FROM	INVERT (I.E.) (FT)	TO	INVERT (I.E.) (FT)	LENGTH (FT)	SLOPE (%)	PIPE SIZE & TYPE
S-4	SAN MH NO. 4	637.77	SAN MH NO. 3	636.46	328'	0.40	8" PVC
S-5	SAN MH NO. 5	636.77	SAN MH NO. 2	635.65	281'	0.40	8" PVC
S-6	SAN MH NO. 6	637.09	SAN MH NO. 5	636.87	56'	0.40	8" PVC



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DEVELOPMENT

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DE PERE, WI 54115

PROJECT:

STORAGE CONDOS
SITE IMPROVEMENTS

PROJECT LOCATION:

701 MILLENIUM COURT
DE PERE, WI 54115

PLAN MODIFICATIONS:

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1	08-09-2022	PIP FINAL SUBMITTAL
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Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

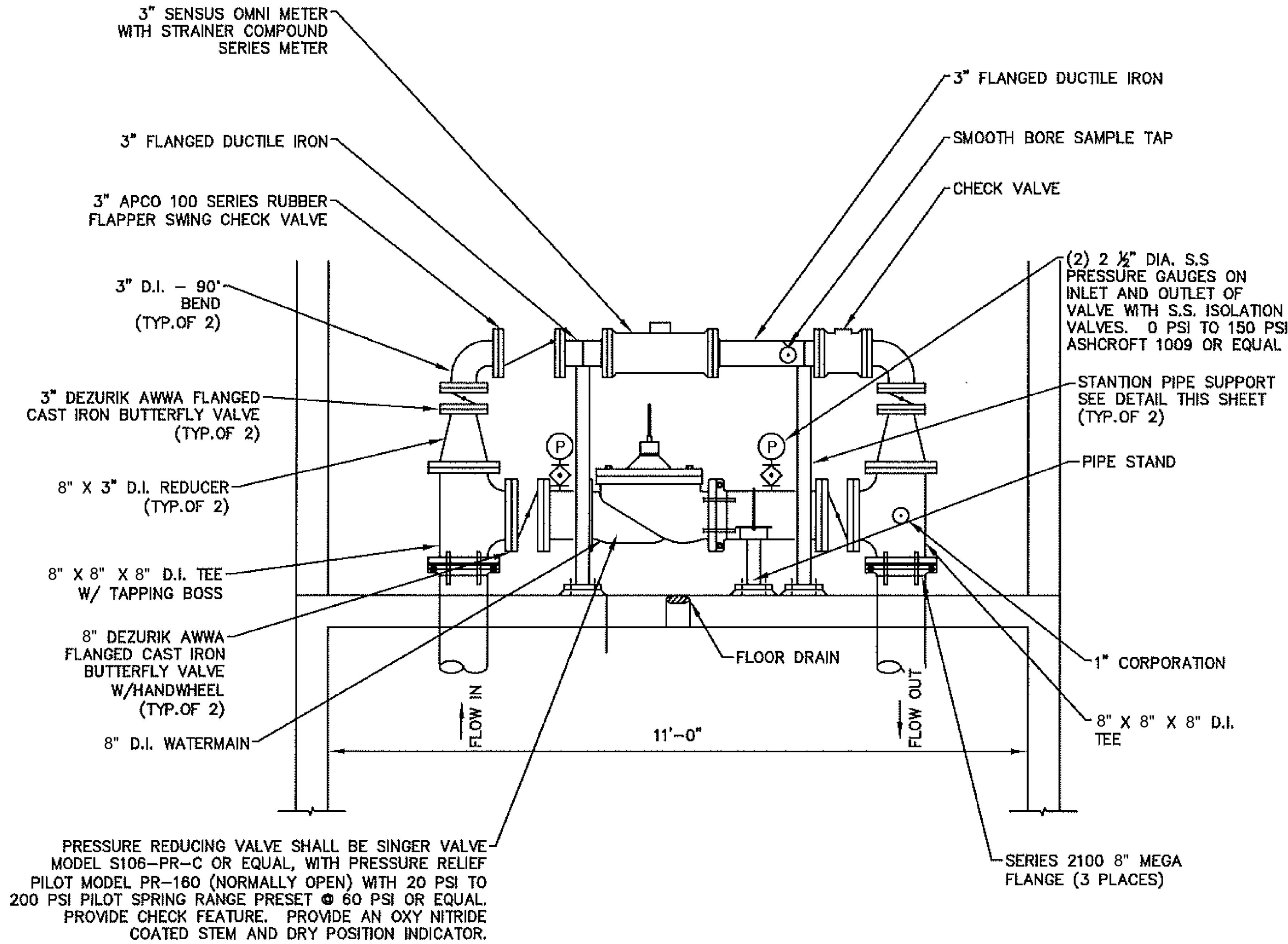
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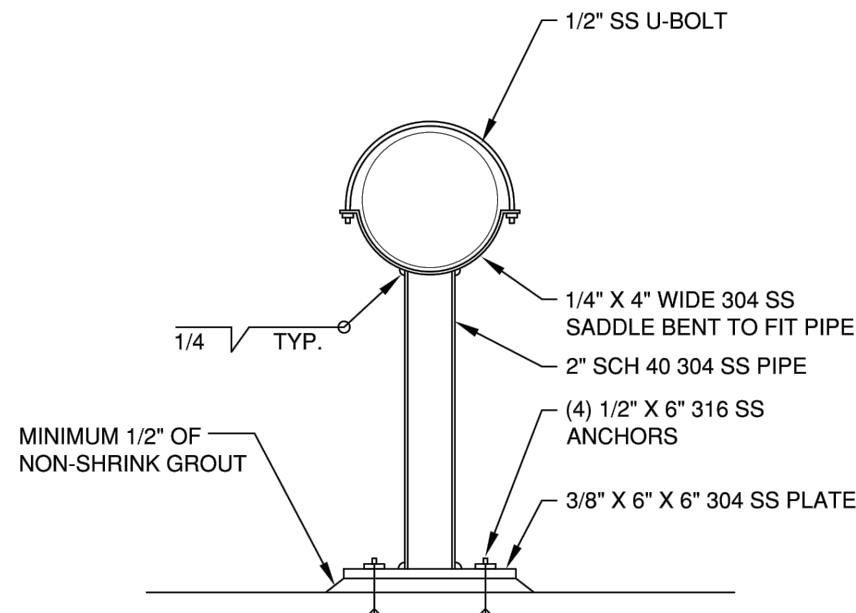


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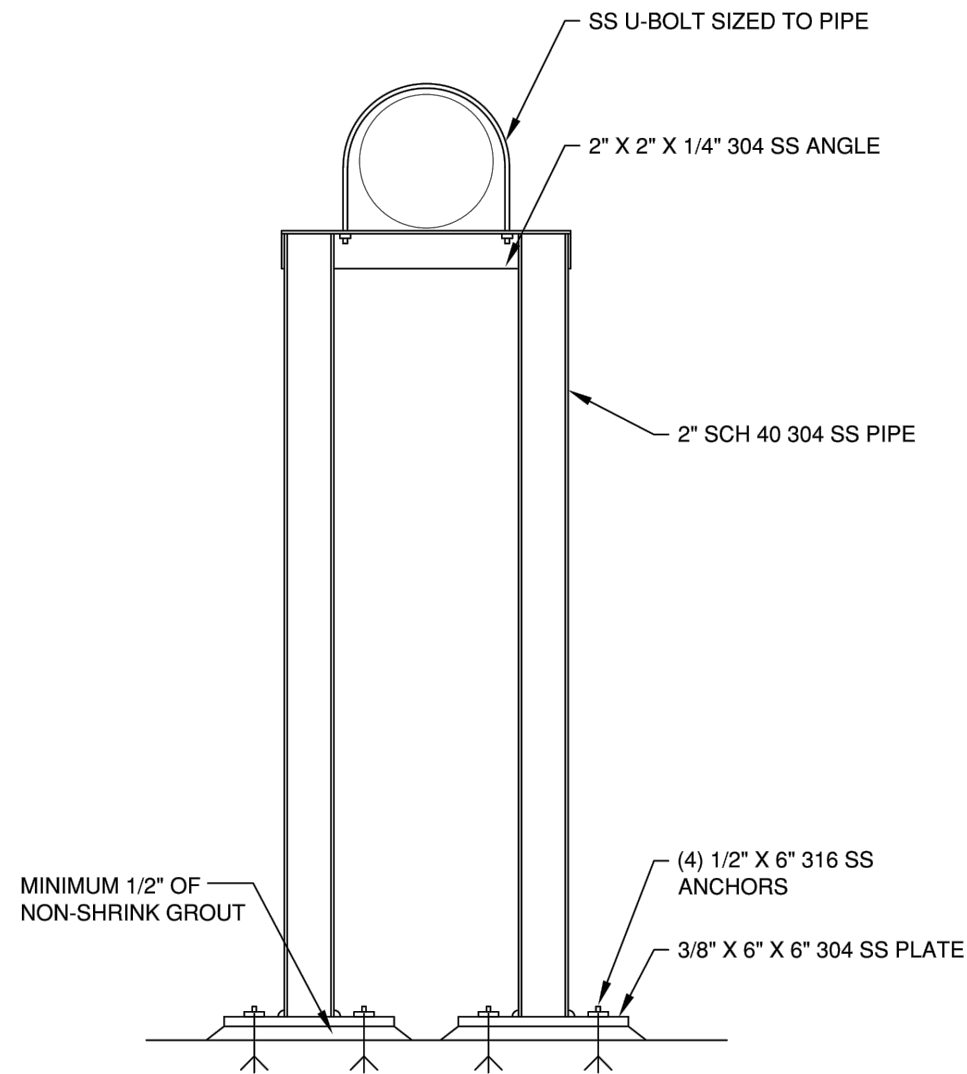
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1 3" WATER METER WITH 8" BY PASS
N.T.S.



2 PIPE STAND DETAIL
N.T.S.



3 STANTION PIPE SUPPORT DETAIL
N.T.S.



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Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP

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DETAILS

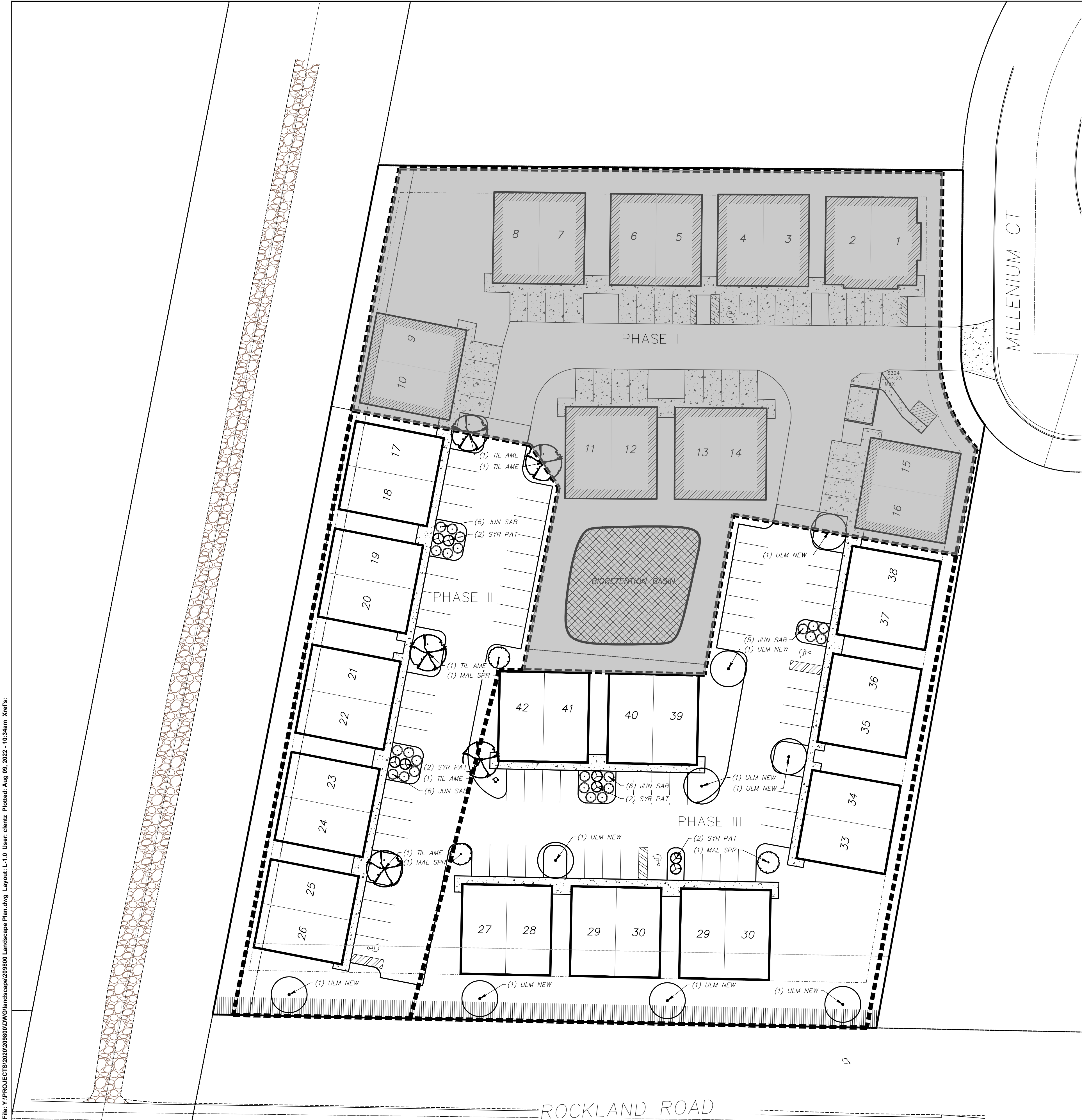
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LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	CONCRETE PAVEMENT
	BIORETENTION AREA
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	FENCE

PLANT SCHEDULE					
01-DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	TIL AME	5	Tilia americana 'Redmond' / Redmond American Linden	B & B	2.5"Cal
	ULM NEW	9	Ulmus x 'New Horizon' / New Horizon Elm	B & B	2.5"Cal
03-ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	MAL SPR	3	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	6' Tall
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	SYR PAT	8	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	Cont.	#3
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	JUN SAB	23	Juniperus sabina 'Buffalo' / Buffalo Juniper	Cont.	#5



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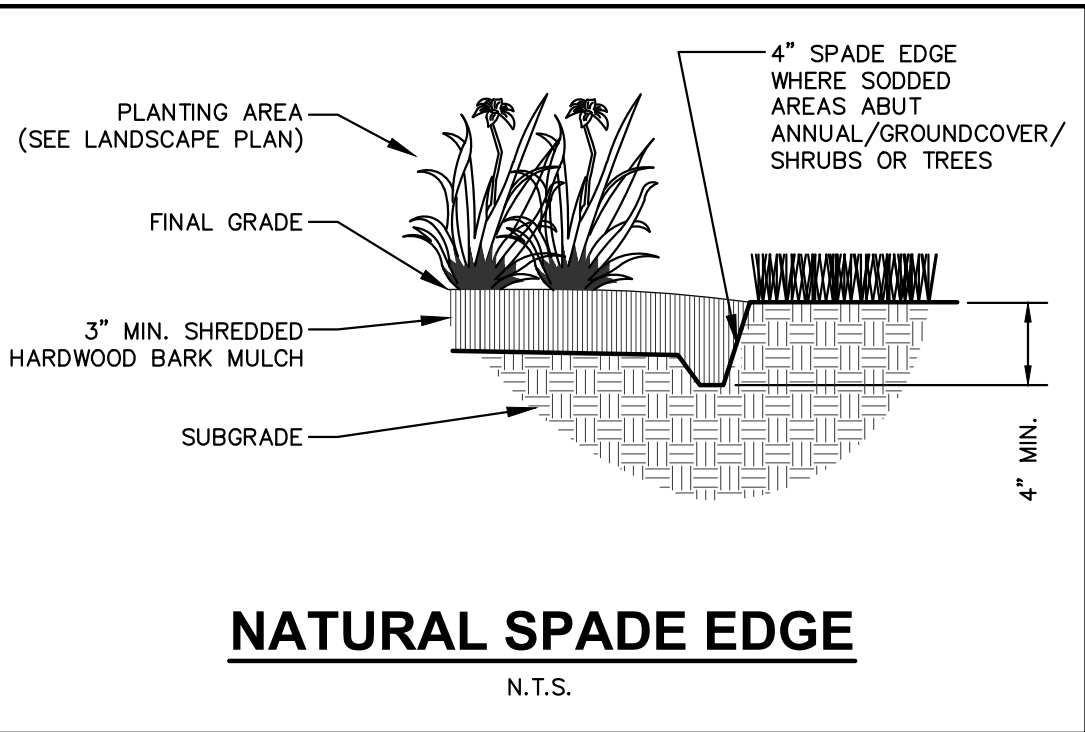
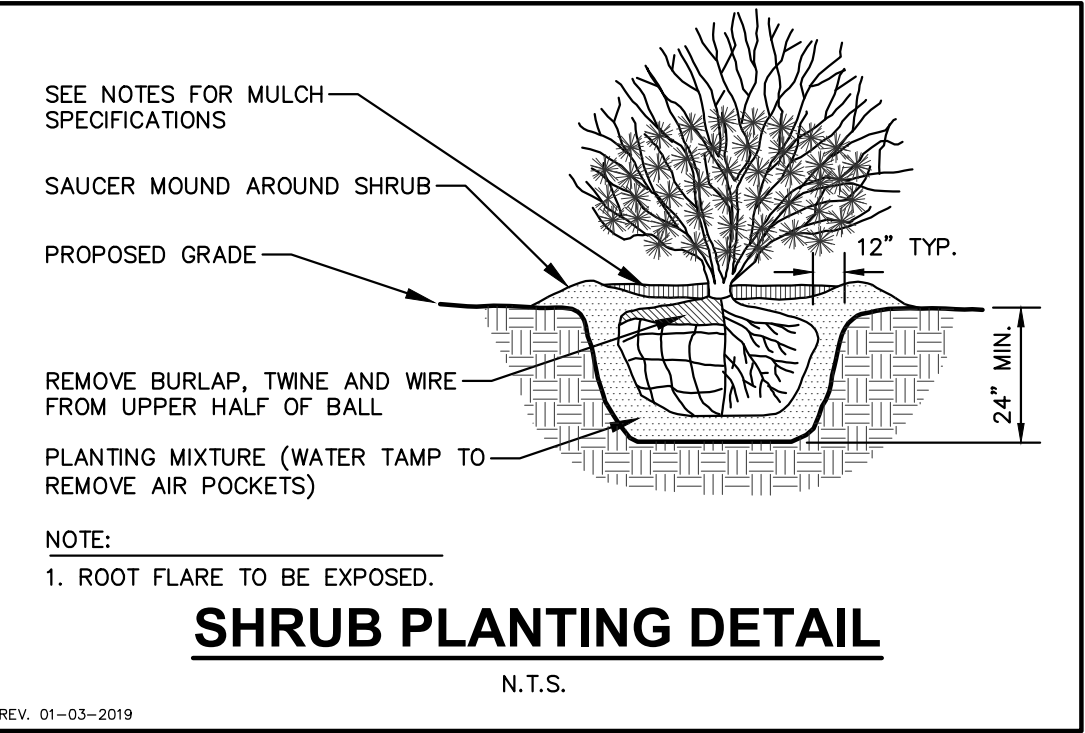
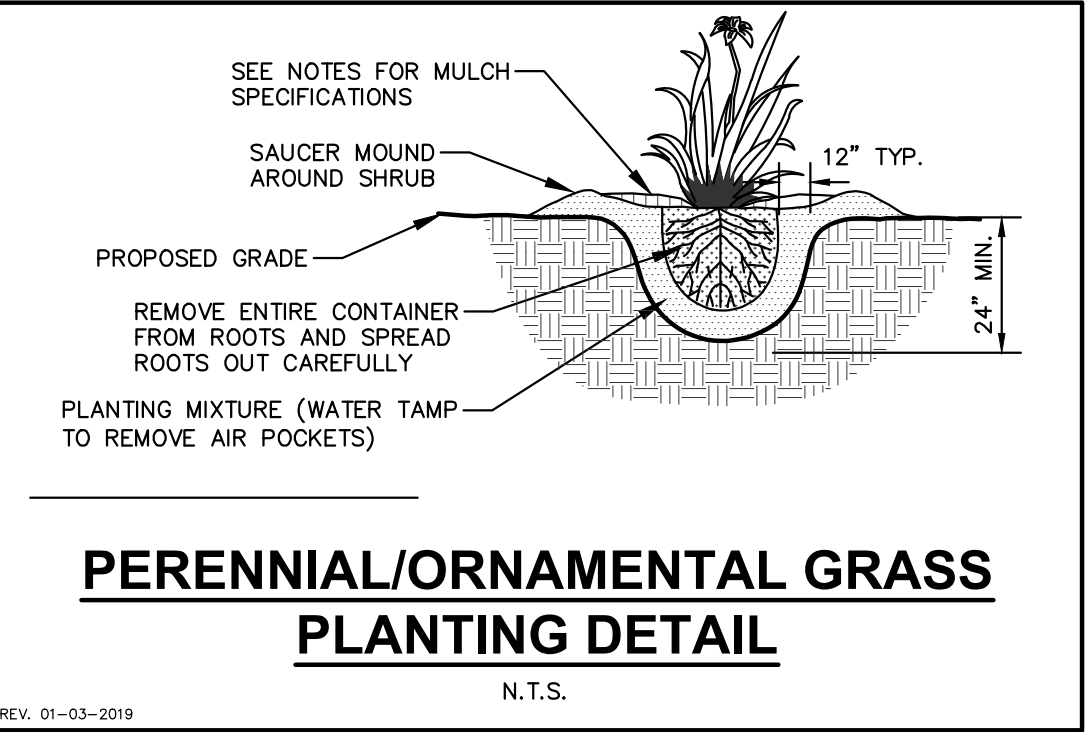
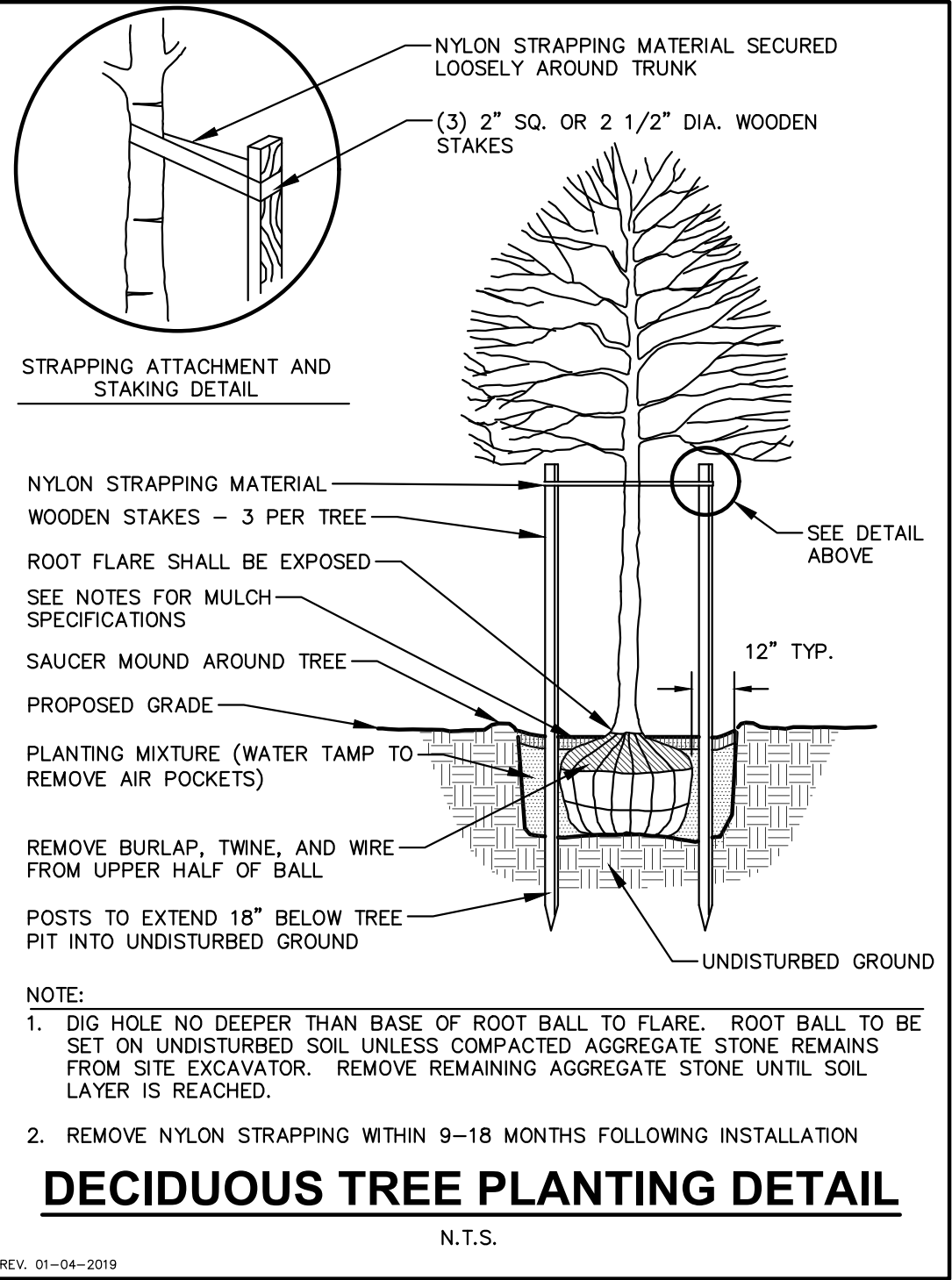
LANDSCAPE PLAN

SHEET NUMBER:

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JSD PROJECT NO: 20-9800A

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GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. THE PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPE MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



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P. 920.733.2800

CLIENT:

**TOWN & COUNTY
DEVELOPMENT**

CLIENT ADDRESS:

**1855 COTTONWOOD COURT
DE PERE, WI 54115**

PROJECT:

**STORAGE CONDOS
SITE IMPROVEMENTS**

PROJECT LOCATION:

**701 MILLENNIUM COURT
DE PERE, WI 54115**

PLAN MODIFICATIONS:

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1	08-09-2022	PIP FINAL SUBMITTAL
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Designed By: CGL
Reviewed By: PMP/EJD
Approved By: PMP

SHEET TITLE:

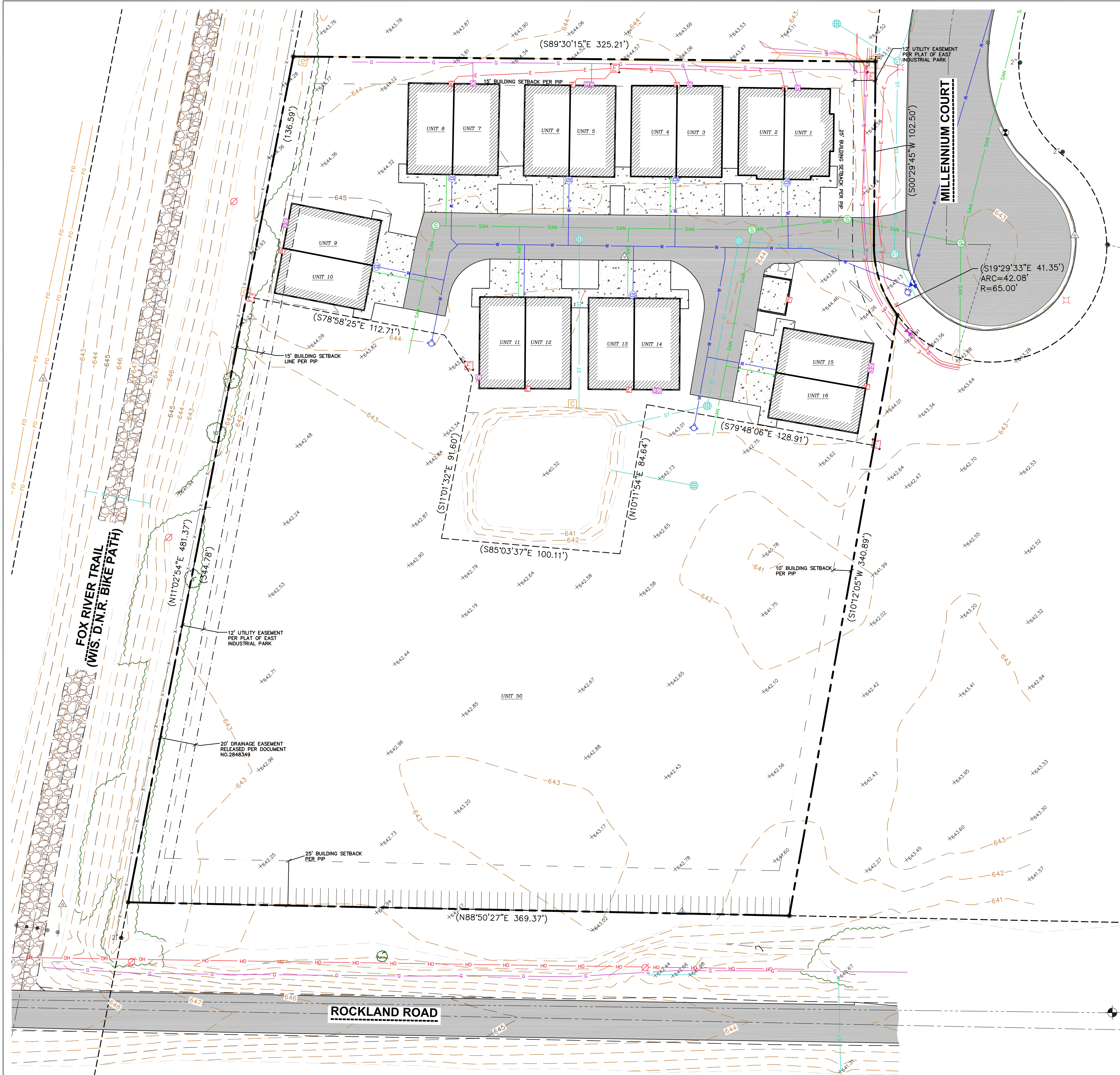
**LANDSCAPE NOTES &
DETAILS**

SHEET NUMBER:

L2.0

JSD PROJECT NO: 20-9800A

File: Y:\PROJECTS\2020\209800A\DWG\Survey\Survey Sheets\209800A TU Map.dwg Layout: 22x34 User: ceamoddy Plotted: Mar 16, 2022 - 4:11pm



EXISTING CONDITIONS SURVEY

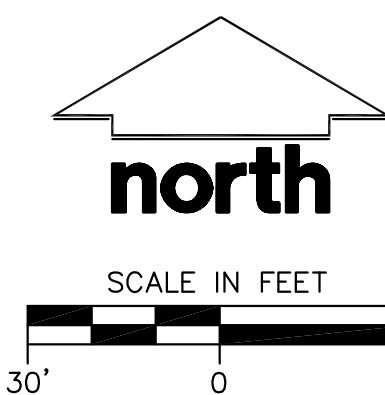
UNITS 1-16 AND 50, STORAGESHOPUSA-EAST DE PERE CONDOMINIUM,
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 23 NORTH, RANGE 20 EAST,
CITY OF DEPERE, BROWN COUNTY, WISCONSIN.

LEGEND

- MAG NAIL SET
- GOVERNMENT CORNER
- WITNESS MONUMENT
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- IRON PIPE FOUND (SIZE NOTED)
- PK/MAG NAIL FOUND
- 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- CONTROL POINT
- BENCHMARK
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- GAS REGULATOR/METER
- GAS VALVE
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- PHASE LINE
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON FEBRUARY 21, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34-23-20, BEARS S89°19'18"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 2, T6N, R9E, ELEVATION = 899.17'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20220805528, WITH A CLEAR DATE OF 02/27/2022.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF DEPERE
AT&T DISTRIBUTION
TIME WARNER CABLE
UNIFIED SCHOOL DISTRICT OF DE PERE
WISCONSIN PUBLIC SERVICE CORP
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- ALL UNITS ARE PART OF STORAGESHOPUSA-EAST DE PERE CONDOMINIUM



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CLIENT:

TOWN AND COUNTRY
DEVELOPMENT, LLC

CLIENT ADDRESS:

1855 COTTONWOOD COURT
DE PERE, WI 54115

PROJECT:

COMMERCIAL CONDOS

PROJECT LOCATION:

701 MILLENNIUM COURT
DE PERE, BROWN COUNTY
WISCONSIN 54115

MODIFICATIONS:

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Prepared By: JNW 03/16/22
Reviewed By: TJB 03/16/22
Approved By: TJB 03/16/22

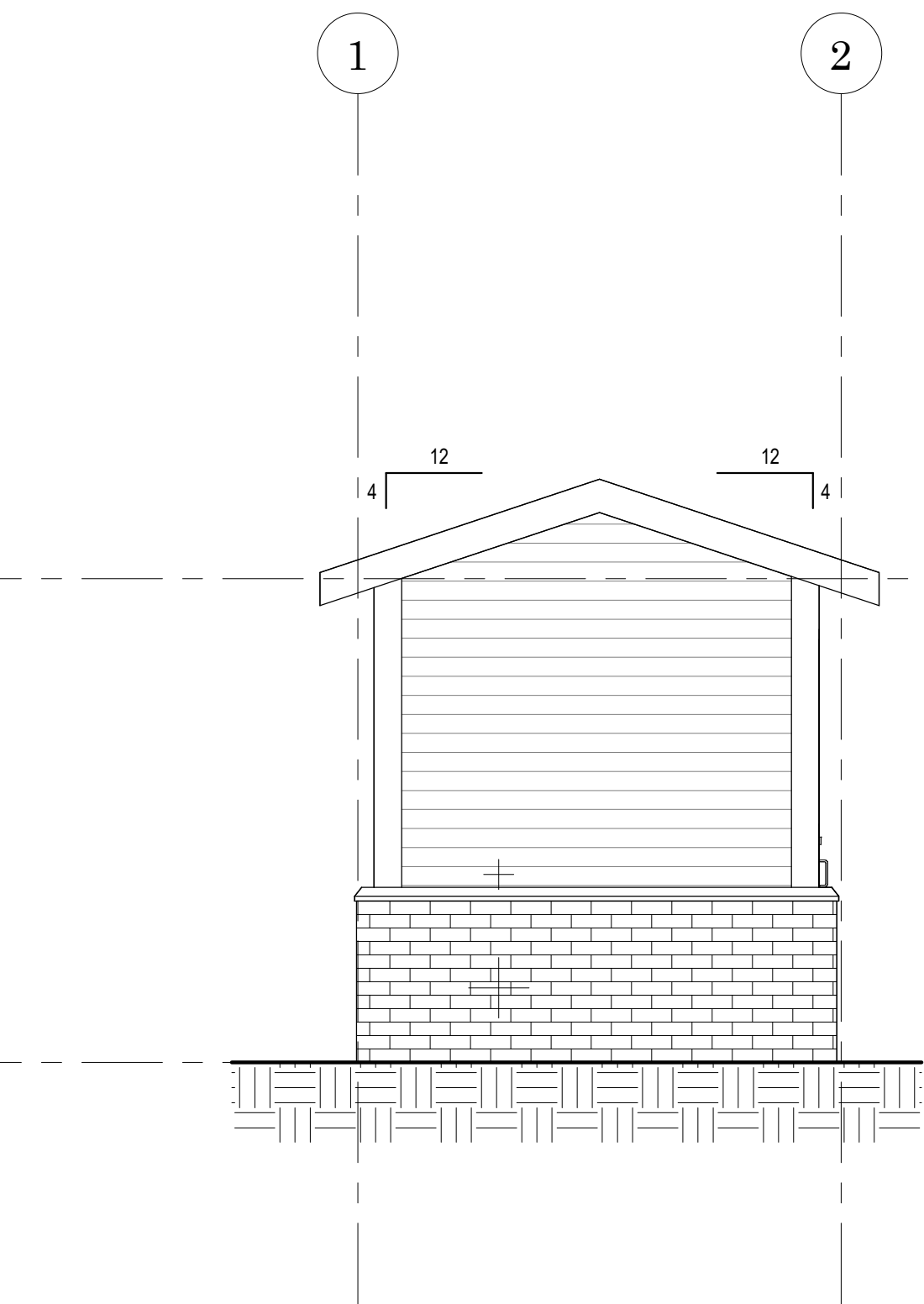
SHEET TITLE:

EXISTING CONDITIONS
SURVEY

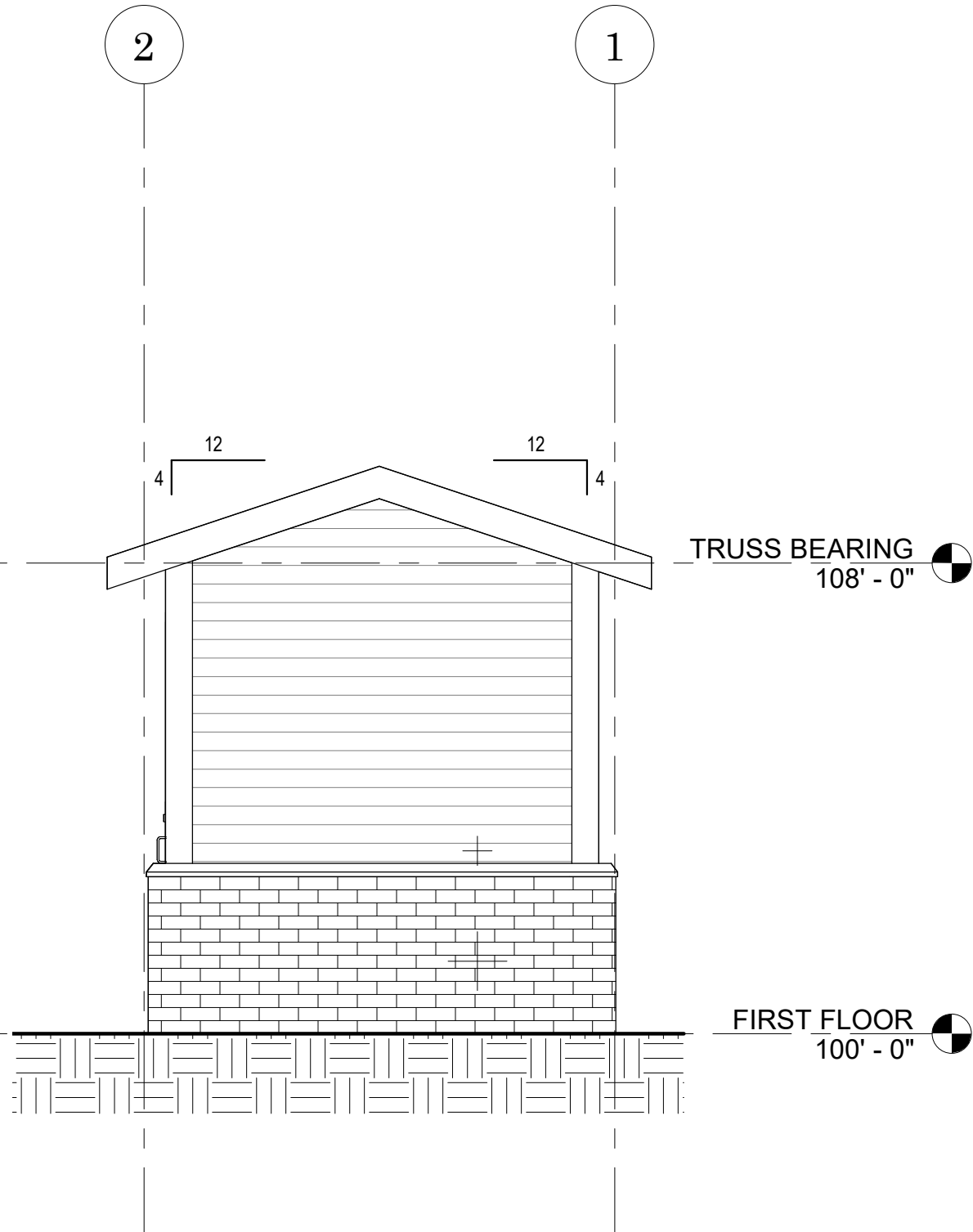
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1 OF 1

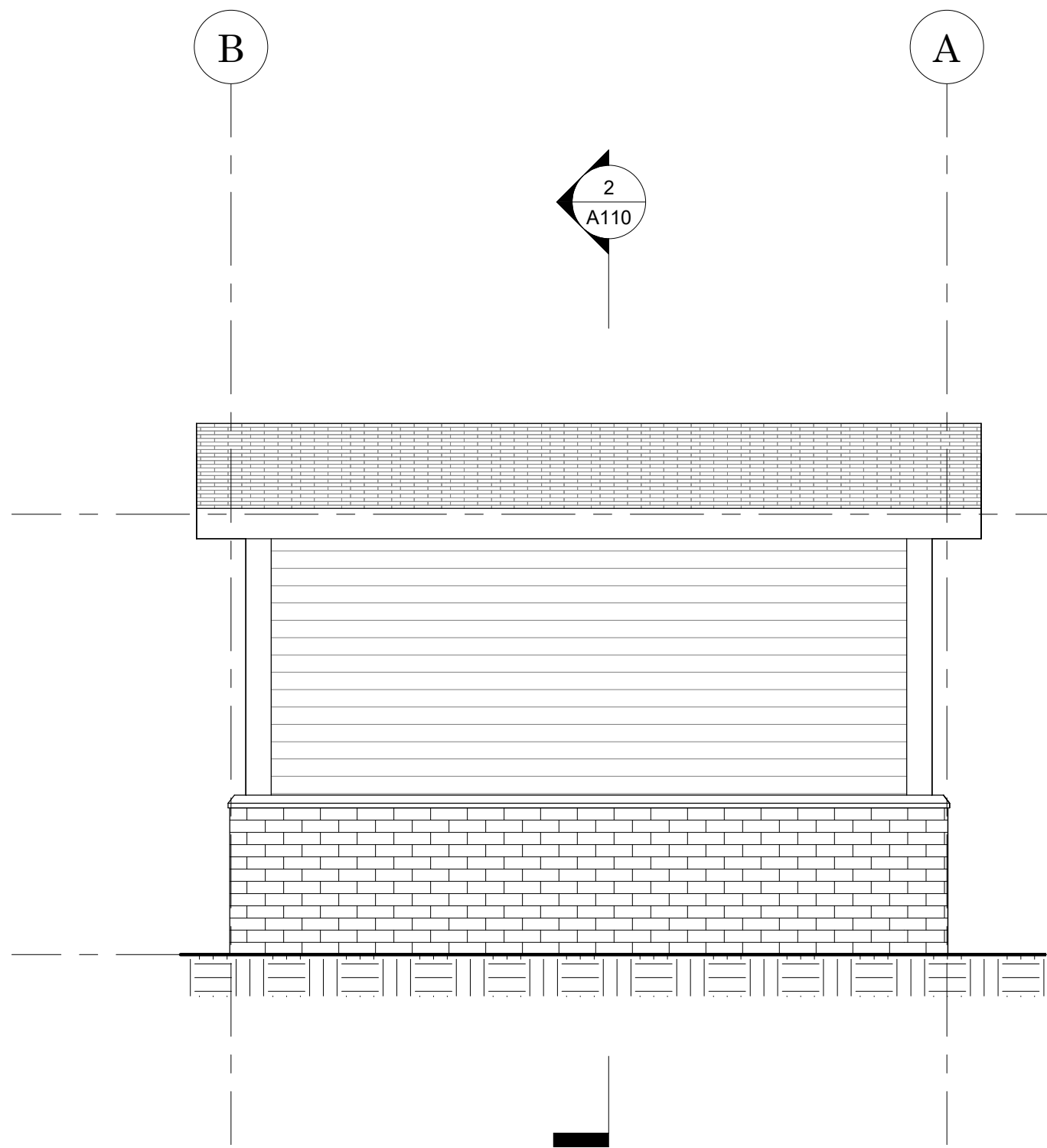
PROJECT NO: 20-9800A



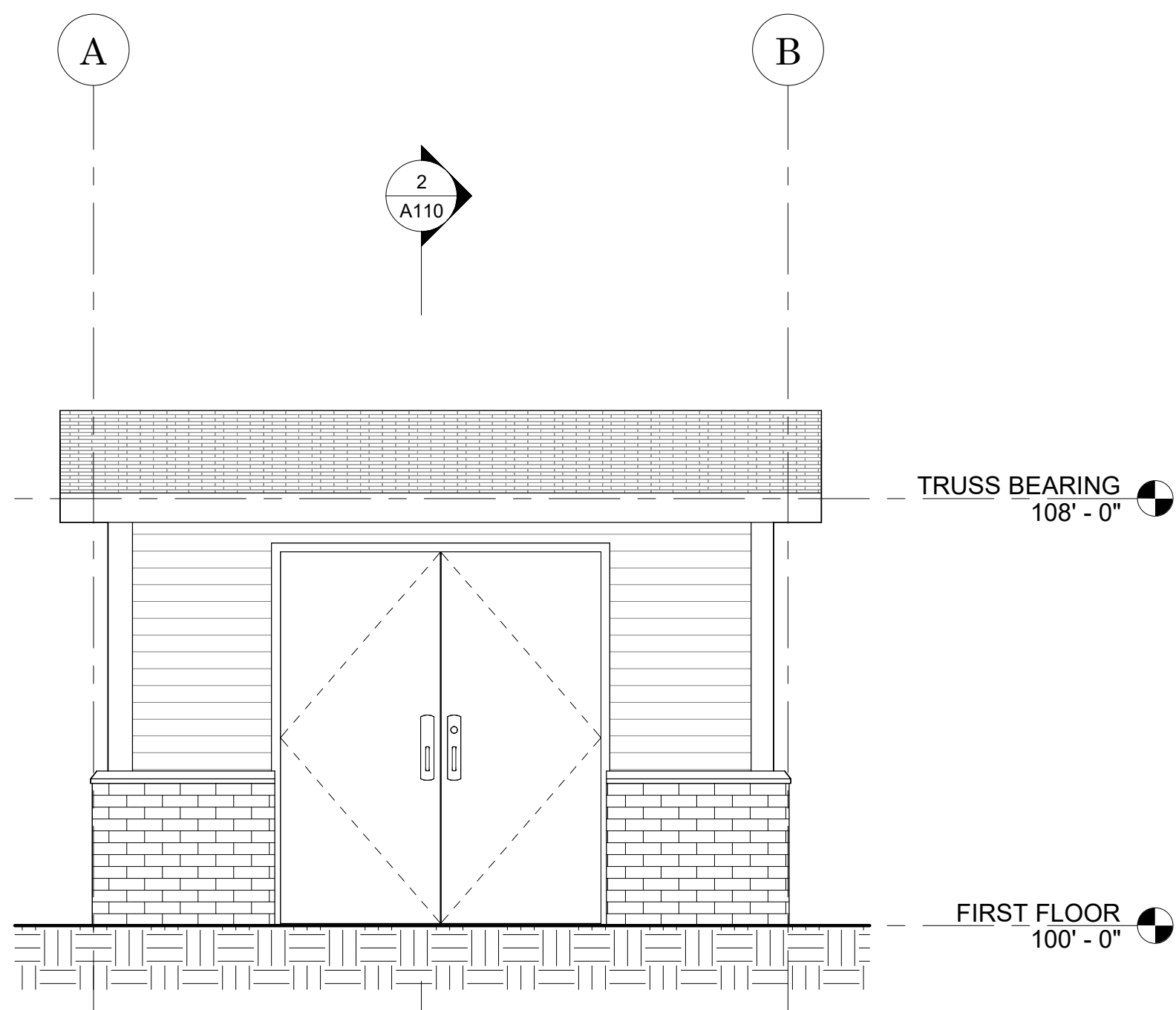
6 WEST ELEVATION
A100 3/8" = 1'-0"



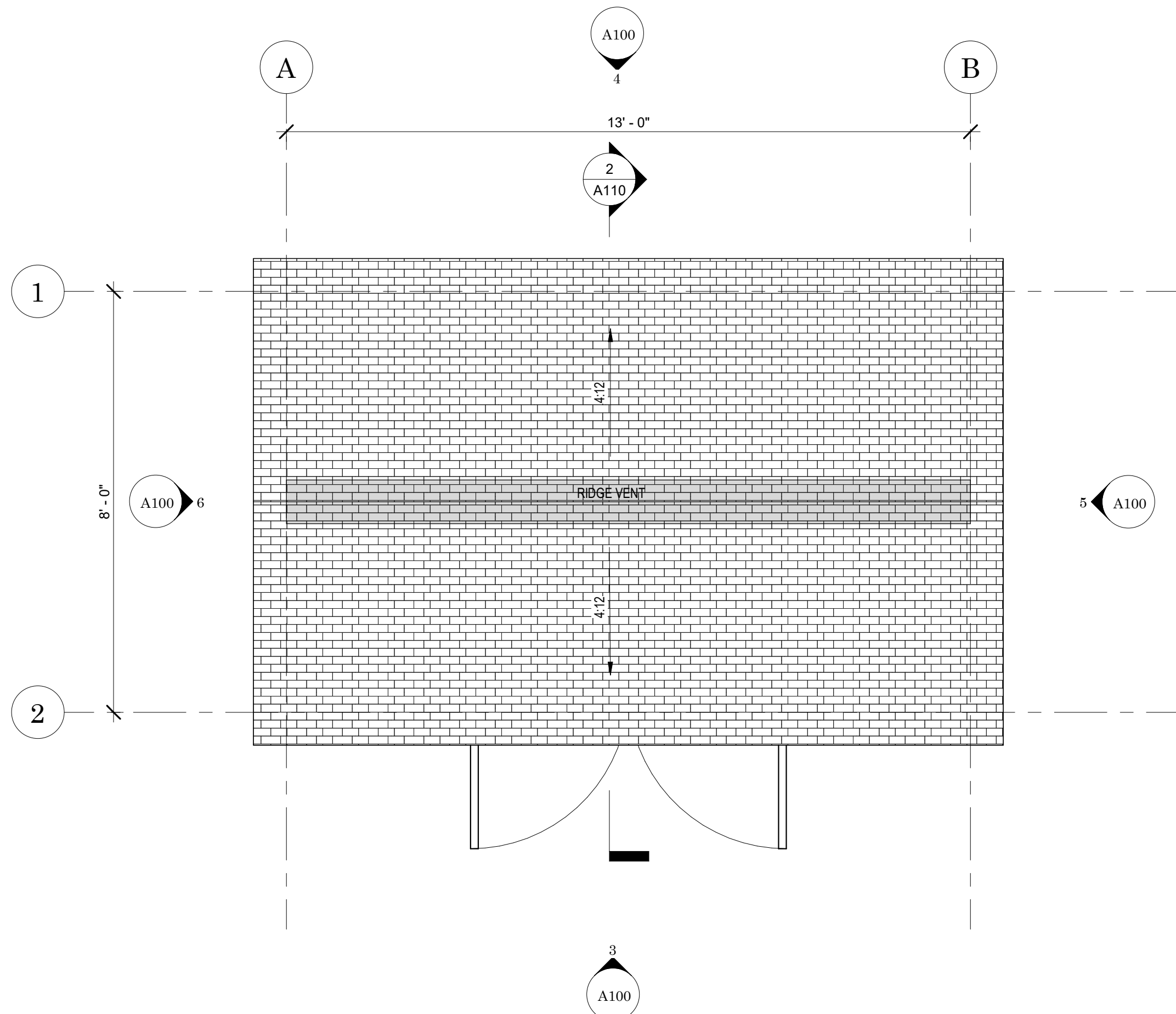
5 EAST ELEVATION
A100 3/8" = 1'-0"



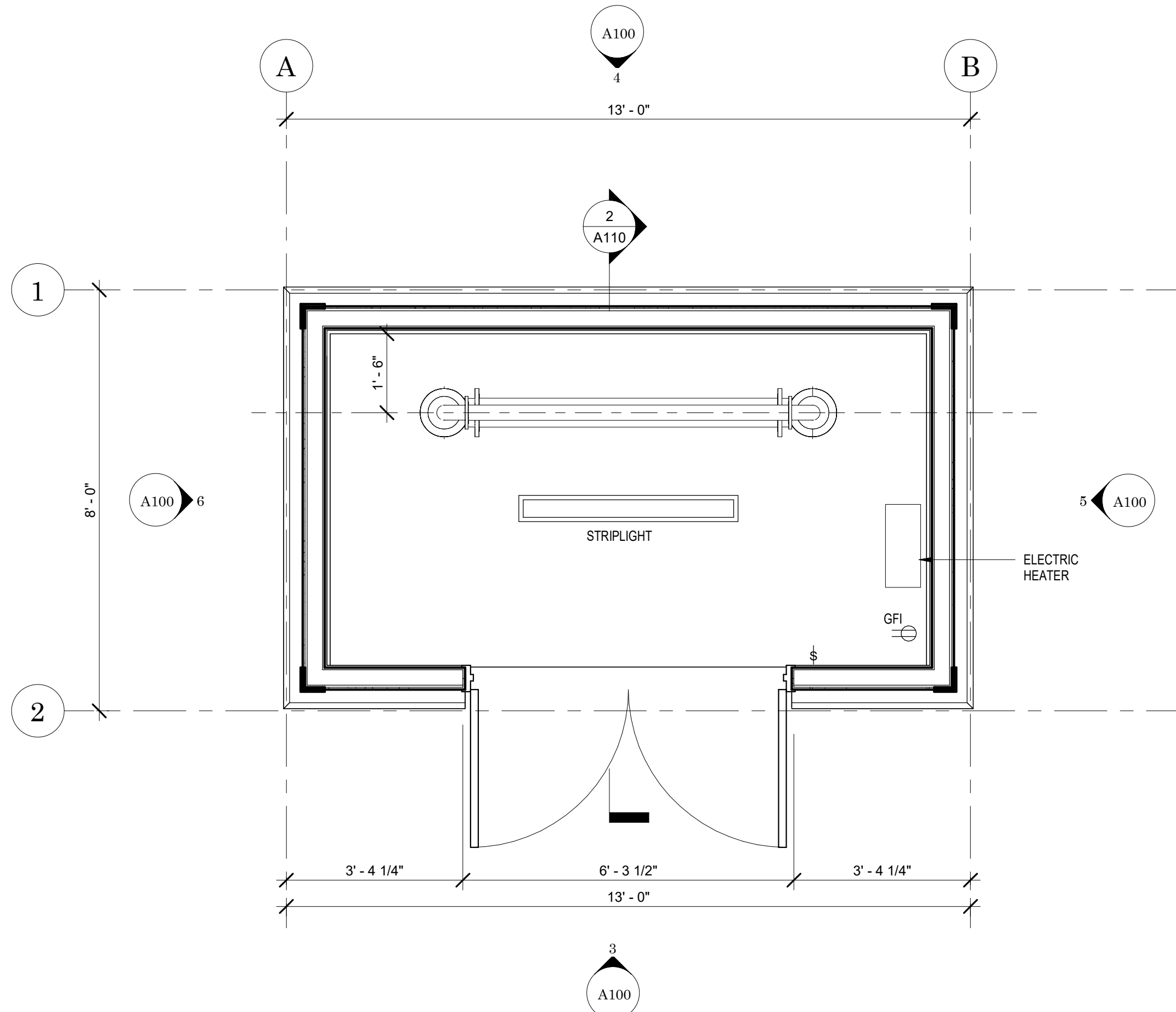
4 NORTH ELEVATION
A100 3/8" = 1'-0"



3 SOUTH ELEVATION
A100 3/8" = 1'-0"



2 ROOF PLAN
A100 1/2" = 1'-0"



1 FIRST FLOOR
A100 1/2" = 1'-0"



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P. 920.733.2800

CLIENT:
**TOWN & COUNTRY
DEVELOPMENT, LLC**

CLIENT ADDRESS:
**1855 COTTONWOOD COURT
DEPERE, WI 54115**

PROJECT:
**COMMERCIAL CONDOS
METER HOUSE**

PROJECT LOCATION:
**701 MILLENNIUM COURT
DEPERE, WI 54115**

PLAN MODIFICATIONS:

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Design/Drawn:

Approved:

Plan Created:

SHEET TITLE:

**FLOOR PLAN &
ELEVATIONS**

SHEET NUMBER:

A100

JSD PROJECT NO:

20-9800A

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Design/Drawn:

Approved:

Plan Created:

SHEET TITLE:

SECTIONS & DETAILS

SHEET NUMBER:

A110

JSD PROJECT NO:

20-9800A

DOOR SCHEDULE

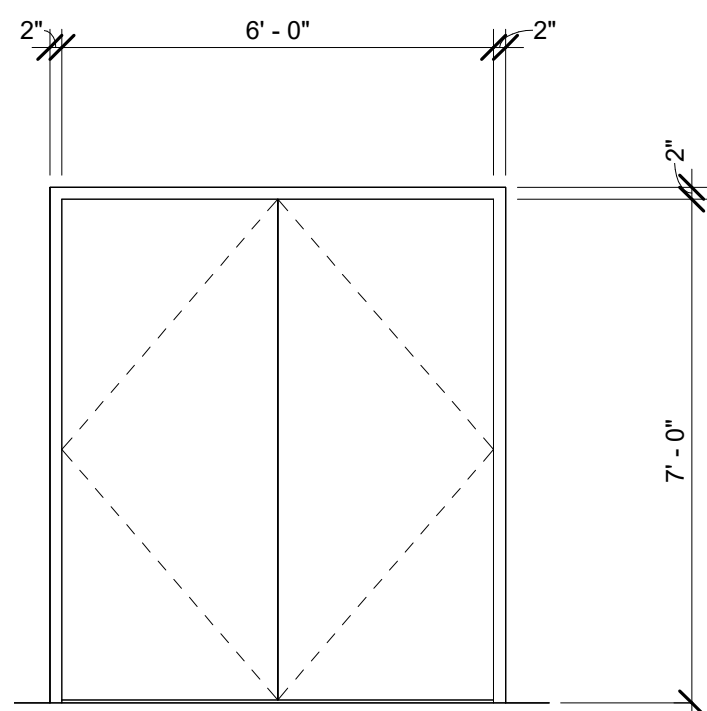
DOOR #	WIDTH	HEIGHT	THICKNESS	HANDING	FIRE RATING	DOOR MATERIAL	DOOR PANEL	FRAME MATERIAL	JAMB PROFILE	HARDWARE GROUP	NOTES
100	6' - 0"	7' - 0"	1 3/4"	RHR	N/A	HM - 16 GA.	SEE ELEVATION	HM - 16 GA.	Z	GROUP 1	

DOOR HARDWARE SCHEDULE

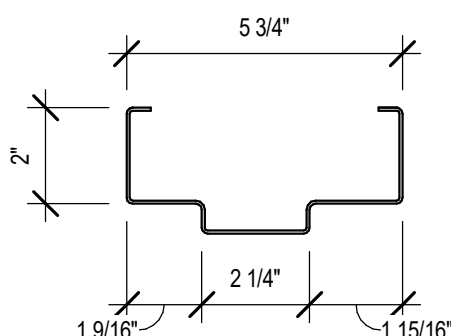
GROUP 1P (EXTERIOR DOUBLE DOOR - STOREROOM LOCKSET ACTION):

2	EA	CONTINUOUS HINGE	224HD	CLR	IVES
2	EA	PULL PLATE	8303	626	IVES
1		DEADLOCK	B661P	626	SCHLAGE
1		FLUSHBOLT	F661P		IVES
1	EA	CYLINDER	BY OWNER	626	SCHLAGE
1	SET	SEAL	160	AL	NGP
1	SET	ASTRAGAL	137N (SET)	AL	NGP
2	EA	SWEEP	200N	AL	NGP
1	EA	THRESHOLD	425	AL	NGP
1	EA	RAIN DRIP	16	AL	NGP

- ALL LOCKSET CORES TO BE SCHLAGE 20-030 CONVENTIONAL CHANGABLE CORES W. 626 FINISH.
MASTER KEYING TO BE COORDINATED WITH BUILDING OWNER



DOOR ELEVATION - TYPE F (FLUSH)
INSULATED HOLLOW METAL W/ STEEL
ASTRAGAL



JAMB PROFILE - Z
HOLLOW METAL

TRUSS BEARING AT EXTERIOR WALL

6
A110 1" = 1'-0"

LP SIDING
(MATCH EXISTING
BUILDING COLOR)

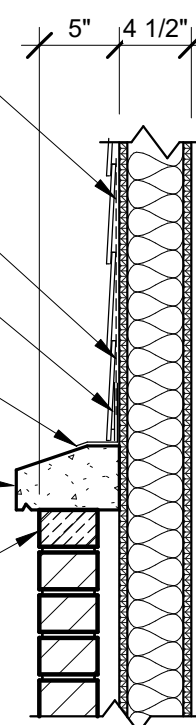
BUILDING WRAP
(W.R.B.) LAP OVER
VERTICAL LEG OF
FLASHING

FLEXILE FLASHING

ALUMINUM FLASHING W/
HEMMED EDGE

4" HIGH PRECAST
SILL W/ DRIP
EDGE

MORTAR VENT @ 24" ON CENTER



TRANSITION @ BRICK SILL

8
A110 1" = 1'-0"

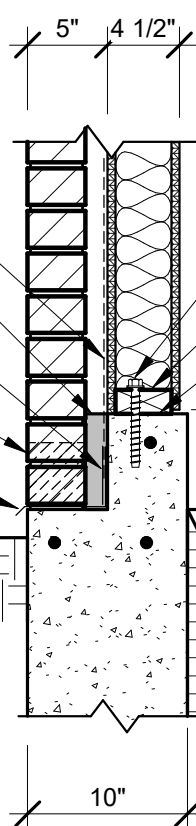
BUILDING WRAP
(W.R.B.) LAP OVER
VERTICAL LEG OF
FLASHING

MORTAR NET

FLEXILE FLASHING

MORTAR VENT @ 24" ON CENTER

ALUMINUM FLASHING W/
HEMMED EDGE



1/2" DIA x 5" SIMPSON TITEN HD
ANCHORS @ 48" OC

TREATED 2x4 SILL PLATE

SILL SEALER

1/4" GAP

T/WALL 100'-0"

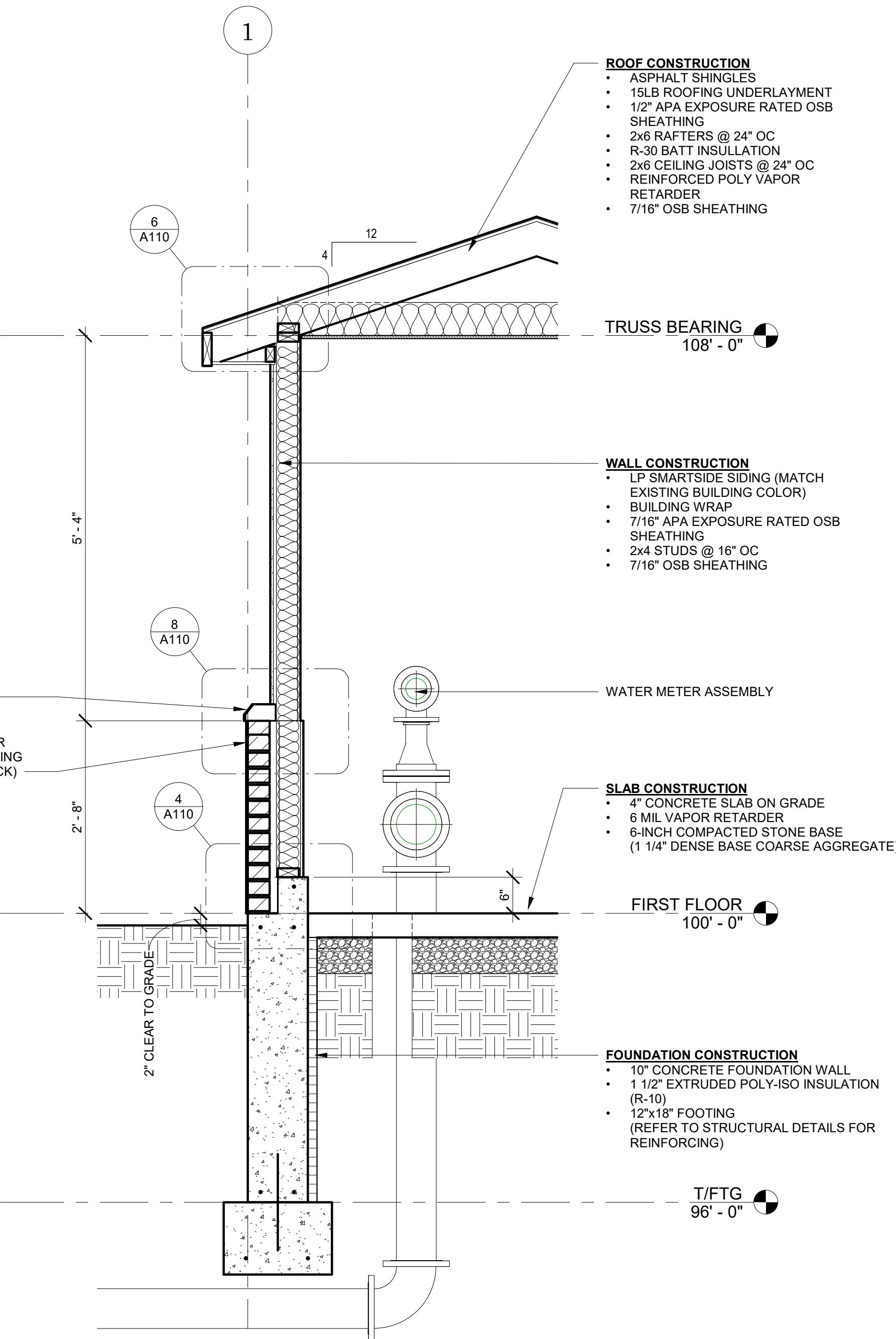
T/SLAB 100'-0"

WALL CAVITY @ FOUNDATION

4
A110 1" = 1'-0"

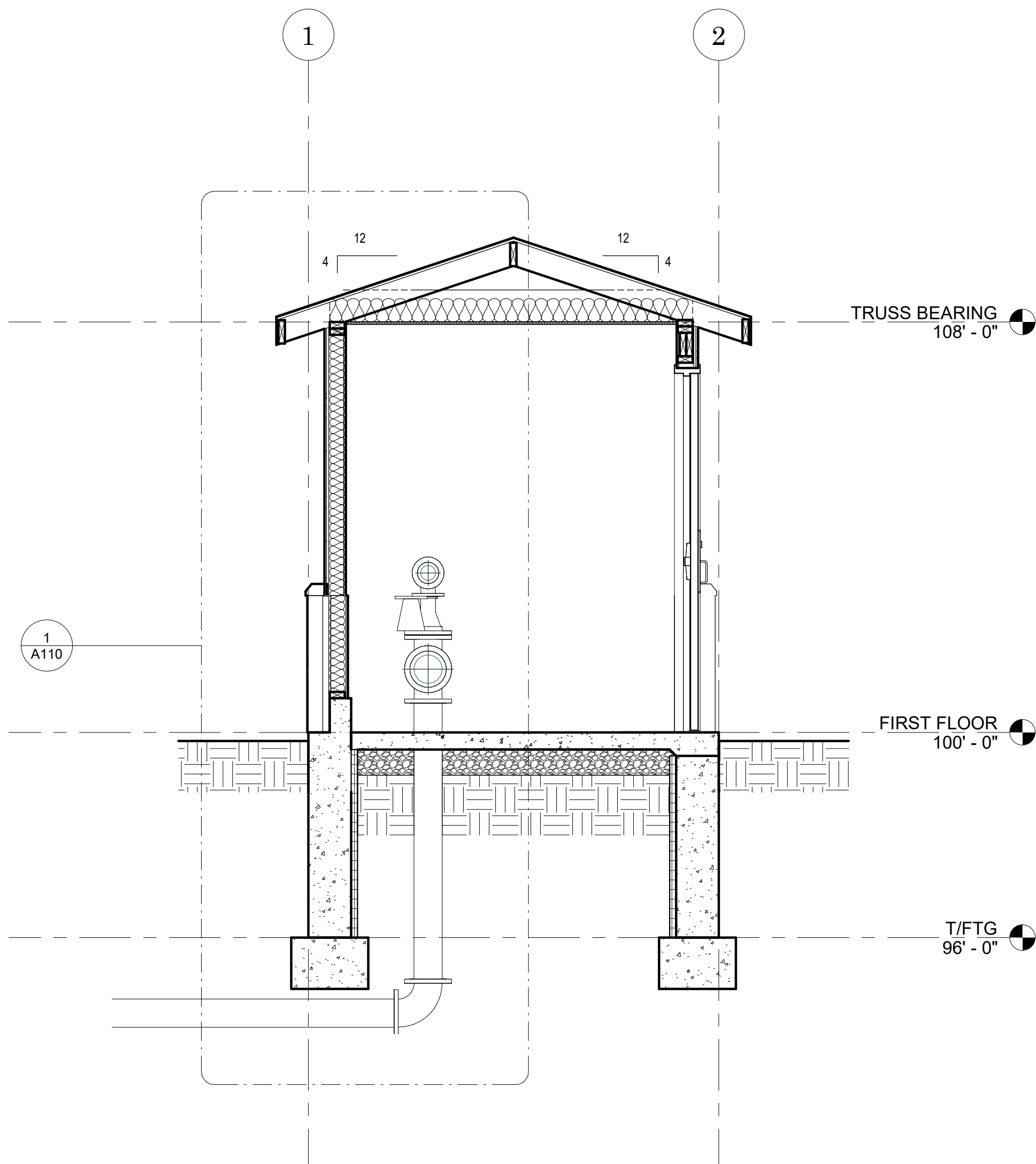
TYPICAL WALL SECTION

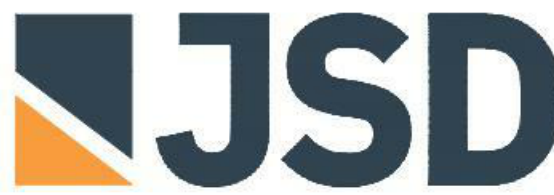
1
A110 3/4" = 1'-0"



BUILDING ECTION

2
A110 1/2" = 1'-0"





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Design/Drawn:

Approved:

Plan Created:

SHEET TITLE:

FOUNDATION PLAN &
DETAILS

SHEET NUMBER:

S100

JSD PROJECT NO:

20-9800A

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

CONCRETE SPECIFICATION

SLAB ON GRADE (INTERIOR)

- 4" CONCRETE SLAB ON GRADE
- 4,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- 3/4" MICRO FILIBRATED SYNTHETIC FIBER REINFORCING (1.5 LBS PER CU. YD.)
- W/C RATIO ≤ 0.48
- 15 MIL VAPOR BARRIER
- 6-INCH COMPACTED 1 1/4" DENSE BASE COURSE
- SMOOTH TROWEL FINISH
- CURING COMPOUND IS NOT ALLOWED

FOUNDATION WALLS

- 4,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- 6% AIR ENTRAINMENT +/- 1%
- W/C RATIO ≤ 0.48

FOOTINGS

- 3,000 PSI 28 DAY COMPRESSIVE STRENGTH
- 1 1/2" MAX AGGREGATE SIZE
- NO AIR ENTRAINMENT
- W/C RATIO ≤ 0.64

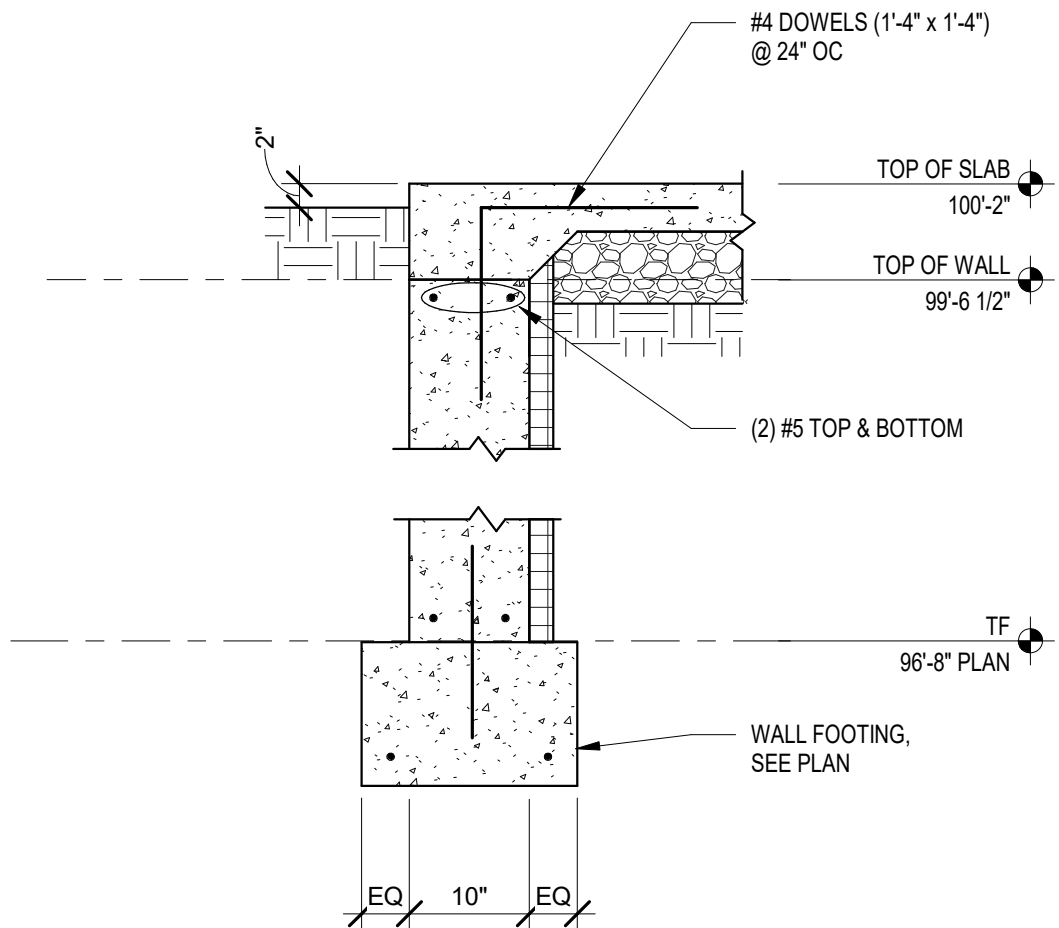
FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT
W1.6	CONT	1' - 6"	1'-0"	(2) #4 CONT

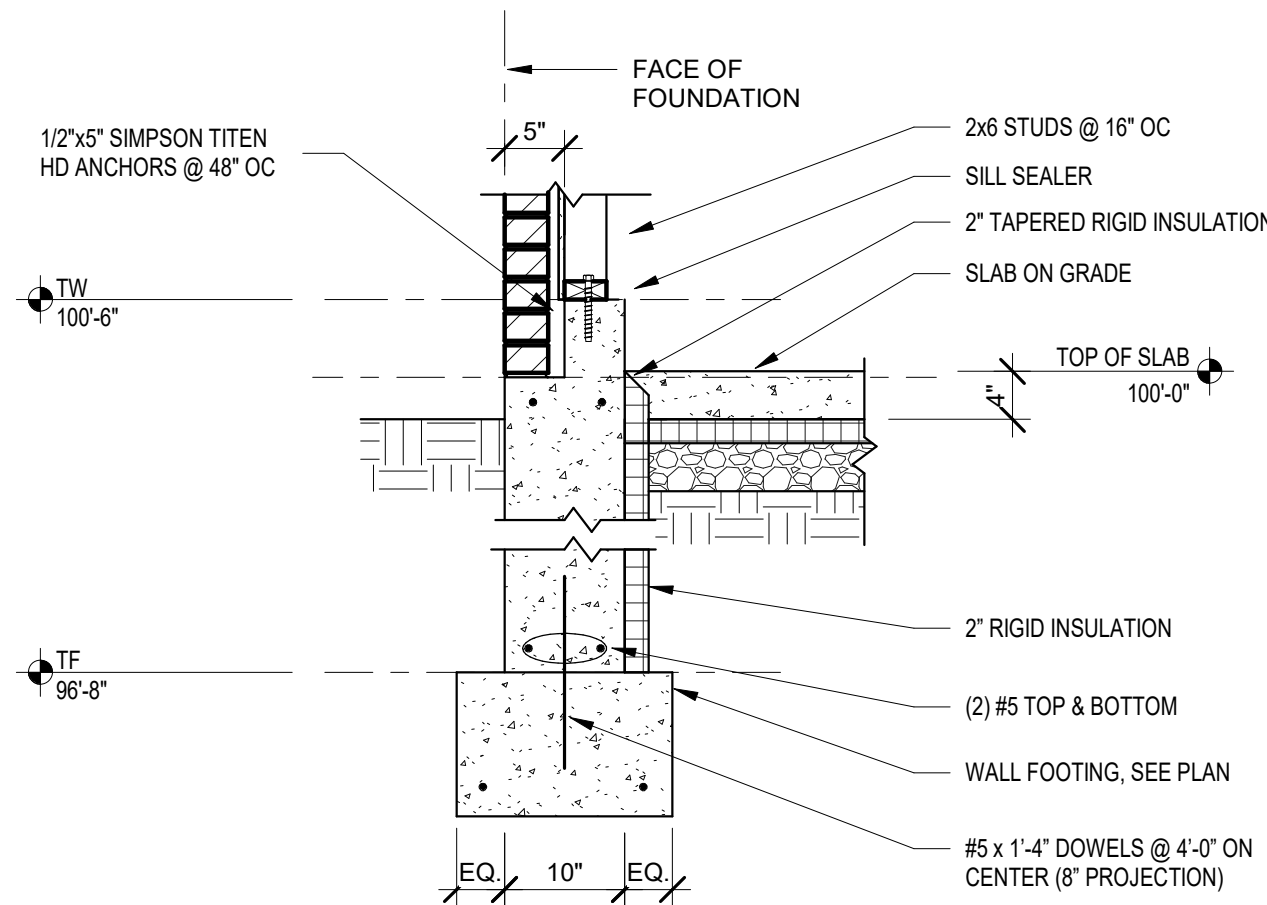
- NOTES:
- NET ALLOWABLE BEARING PRESSURE = 2,000 PSF.

FOUNDATION NOTES

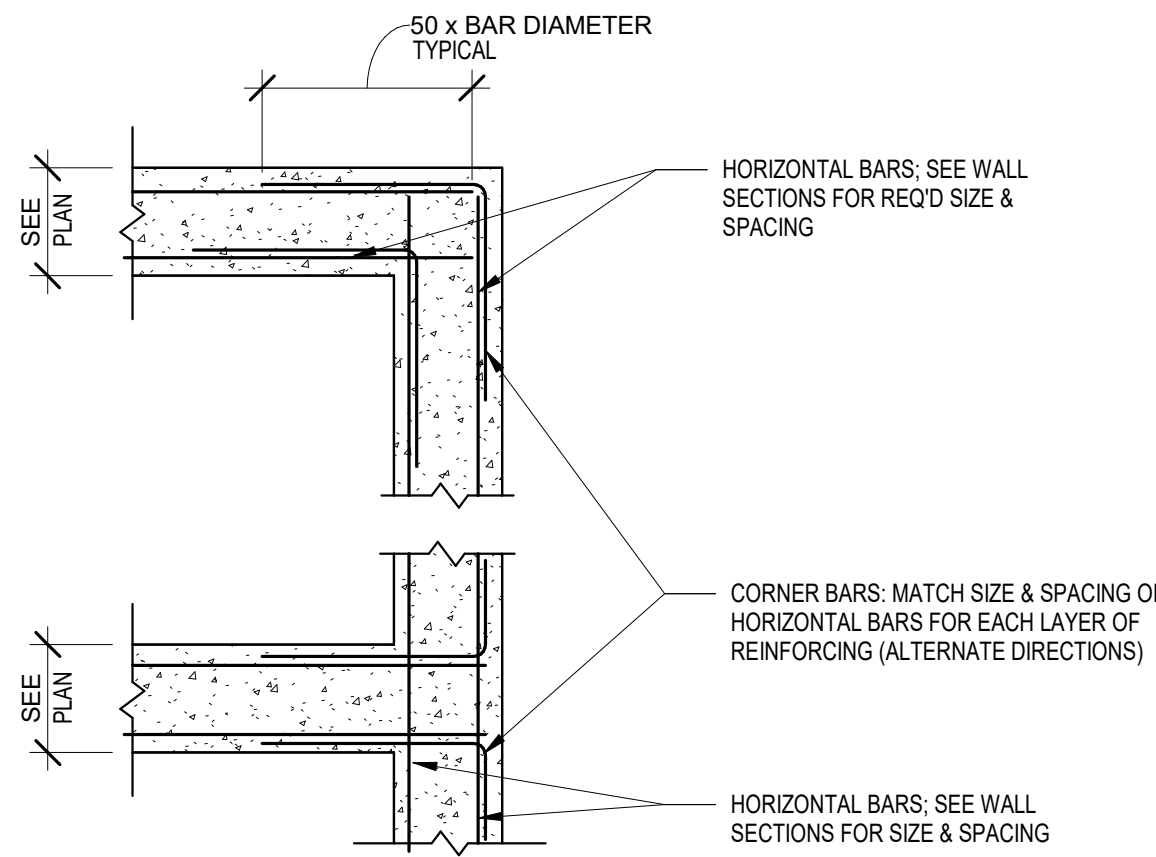
- TOP OF INTERIOR SLAB AT FIRST FLOOR DATUM ELEVATION (+) 0'-0" = XXX.XX FT.
- PROTECT IN-PLACE FOUNDATIONS AND SLABS ON GRADE FROM FROST PENETRATION UNTIL PROJECT COMPLETION.
- WHERE FILL MATERIAL IS REQUIRED ON BOTH SIDES OF FOUNDATION WALLS, IT SHALL BE PLACED SIMULTANEOUSLY. REFER TO PLANS AND SPECIFICATIONS FOR TYPE AND PLACING OF BACKFILL.
- CJ - DENOTES CONTROL JOINTS IN CONCRETE SLAB ON GRADE. CONTROL JOINTS TO BE SAW-CUT WITHIN 12 HOURS OF CONCRETE PLACEMENT.



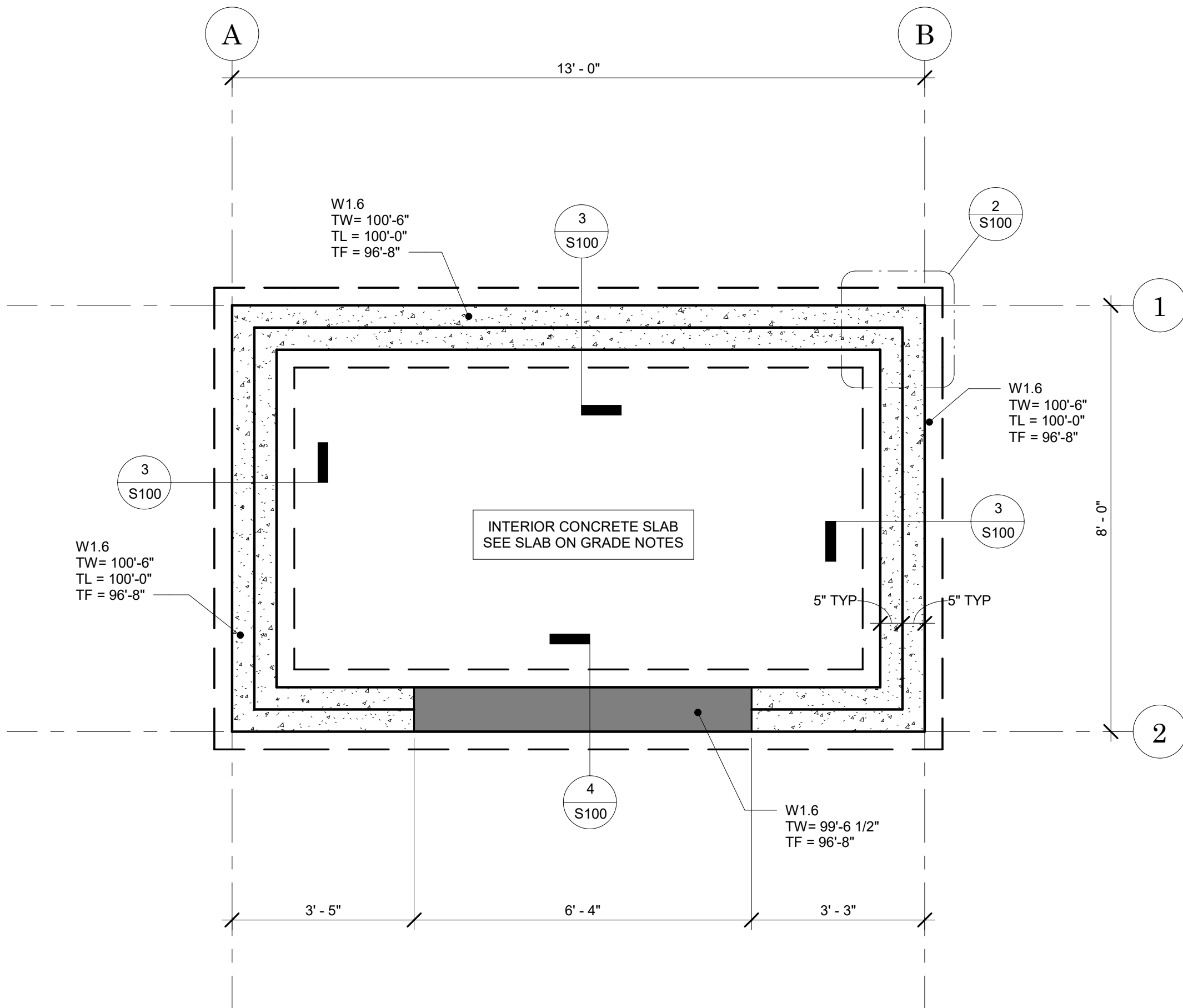
4 PERIMETER FOUNDATION WALL
3/4" = 1'-0"



3 PERIMETER FOUNDATION WALL
3/4" = 1'-0"

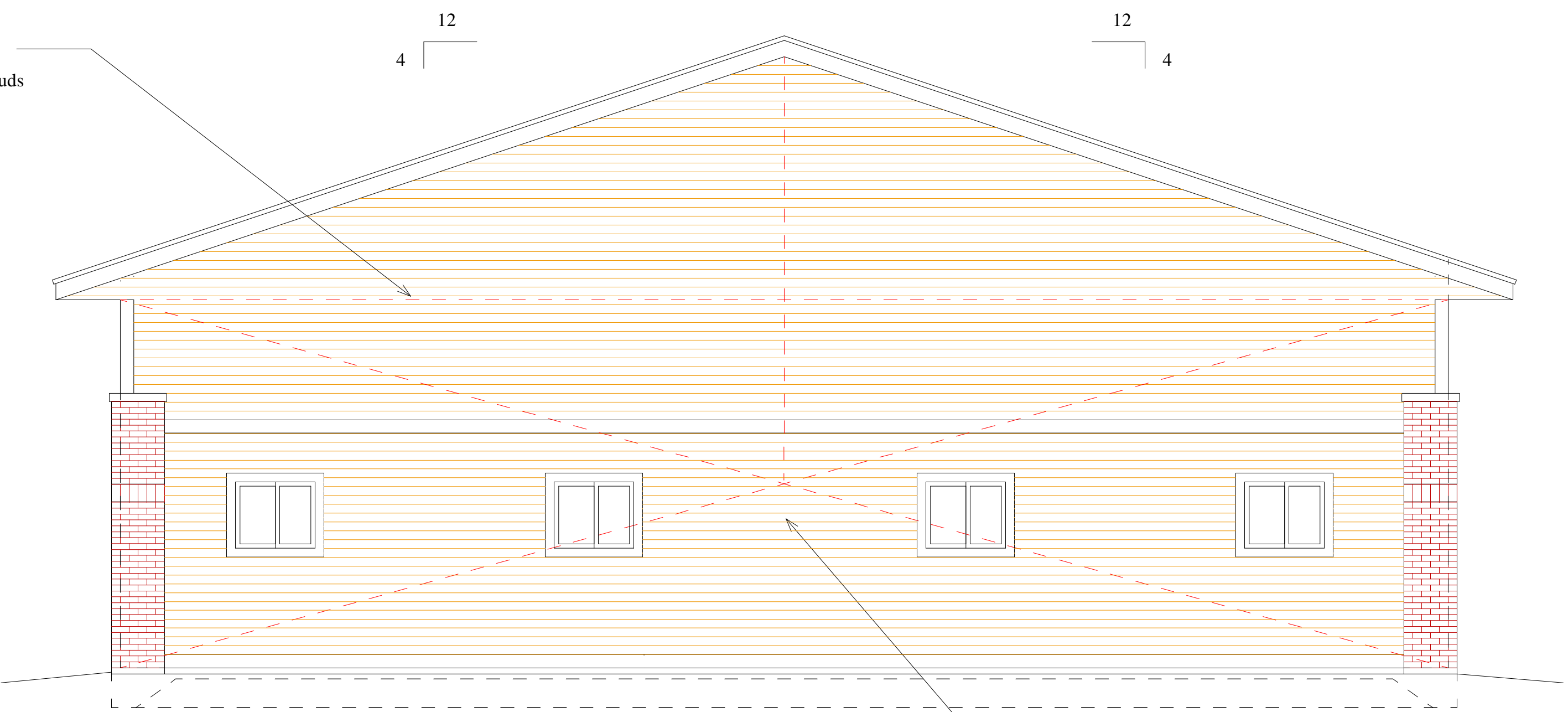
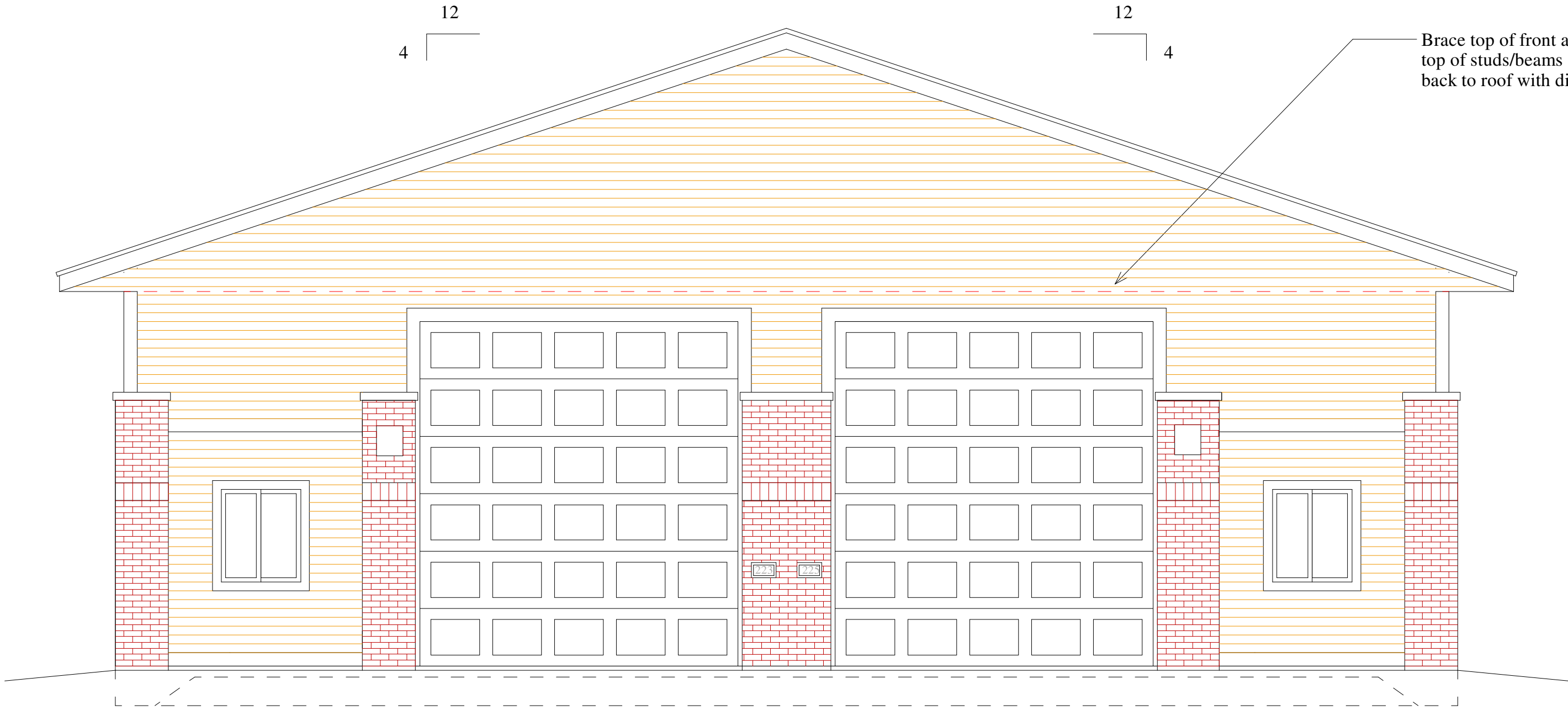


2 FOUNDATION WALL CORNER REINFORCING
3/4" = 1'-0"



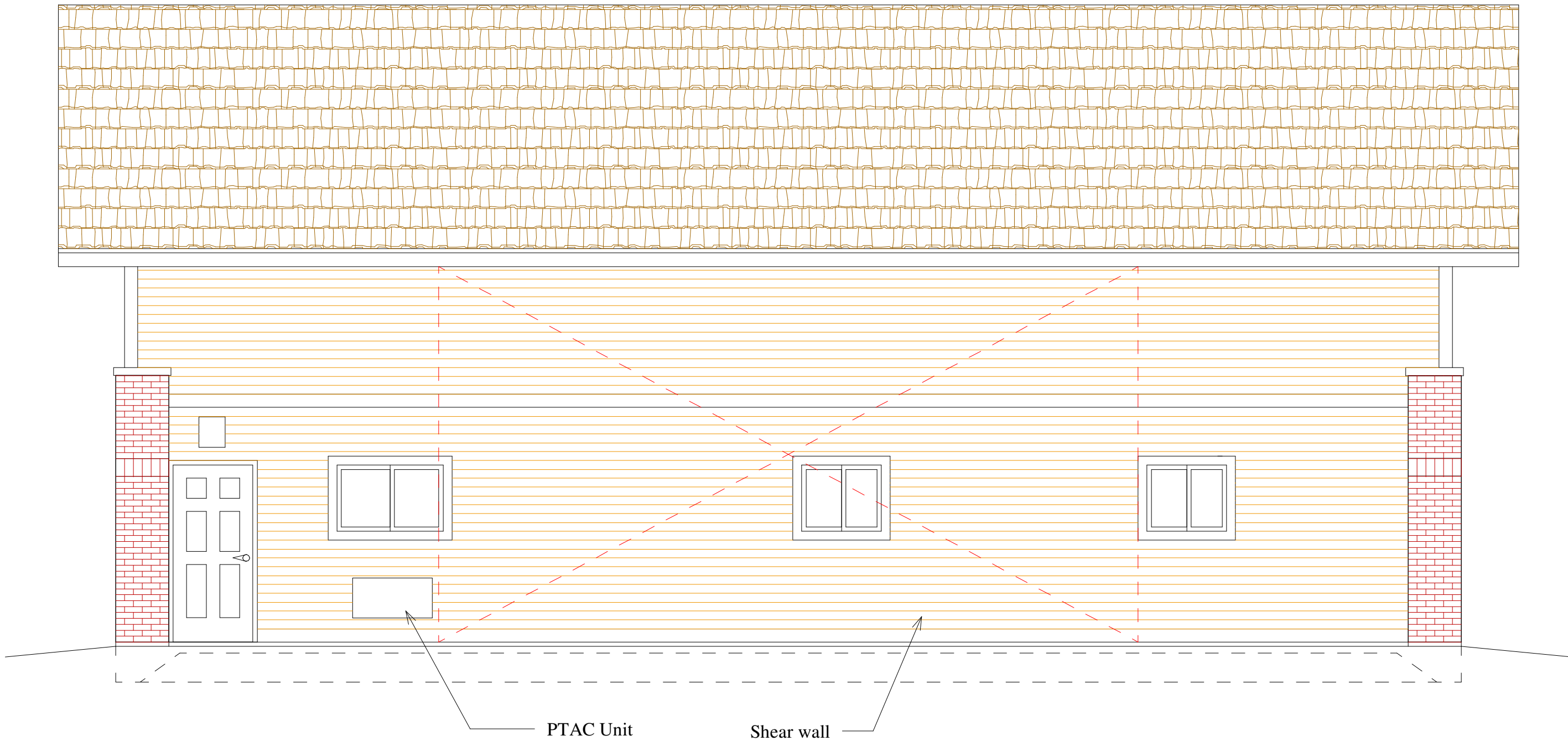
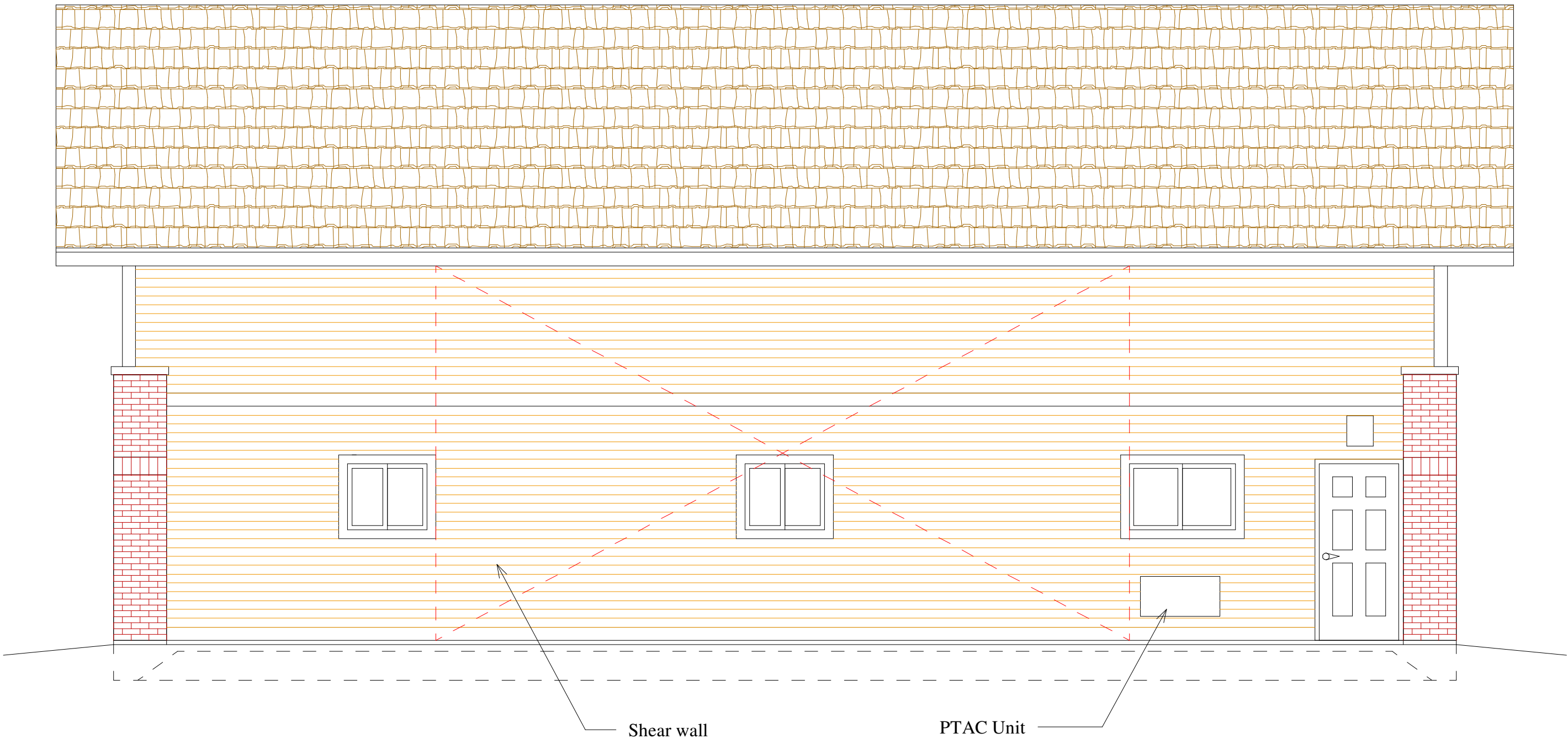
1 FOUNDATION PLAN
1/2" = 1'-0"





Front Elevation
Scale = 1/4"=1'-0"

Rear Elevation
Scale = 1/4"=1'-0"



Left Elevation
Scale = 1/4"=1'-0"

Right Elevation
Scale = 1/8"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

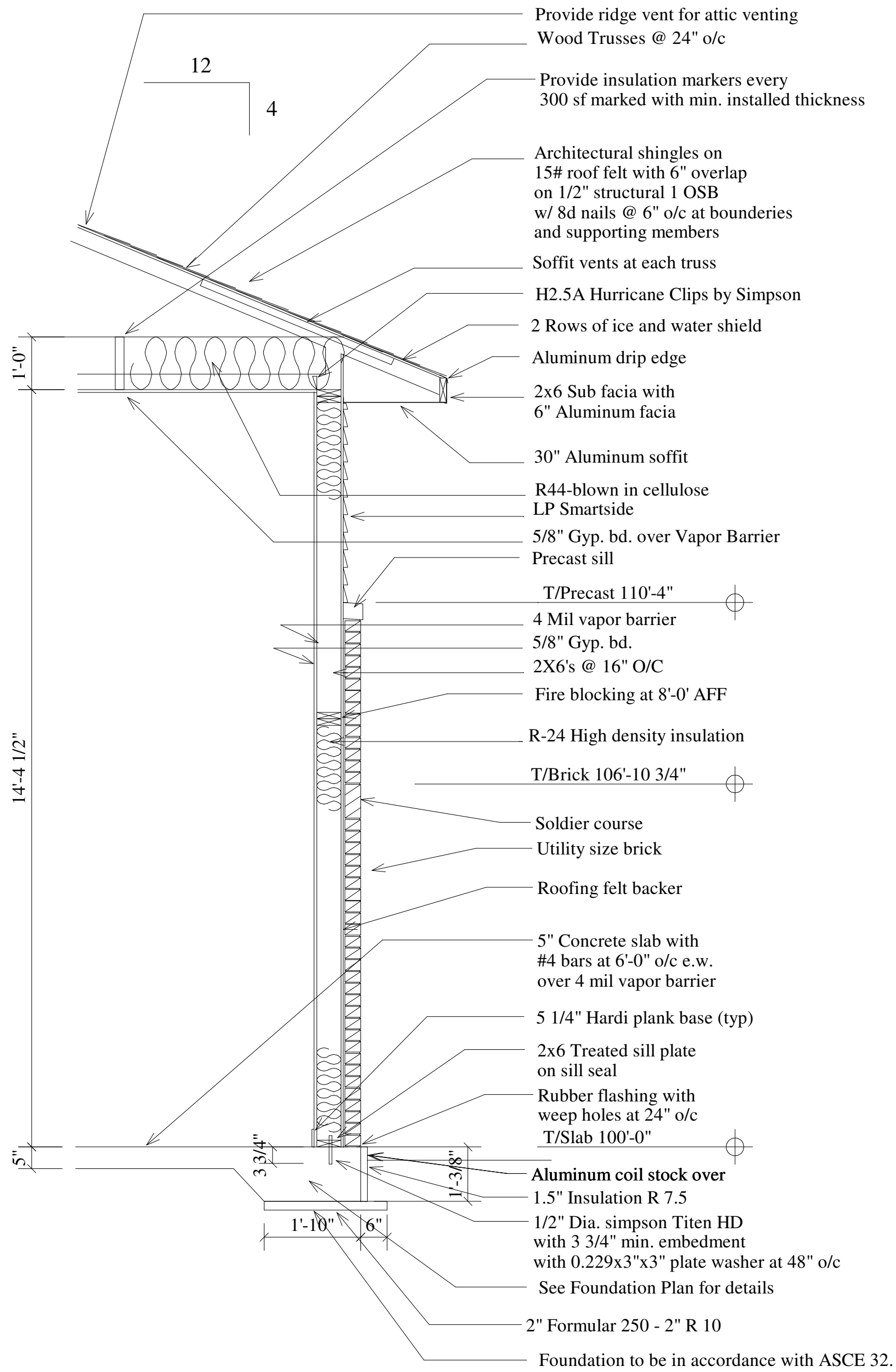
Concepts
In
Architecture, LLC

Proposed for: Town and Country Devel
Dave Anderson
Address: 1855 Cottonwood Court
De Pere, WI 54115
920-360-1040

Project: StoragshopUSA
Address: City of Depere, WI
Sheet Title: Elevations

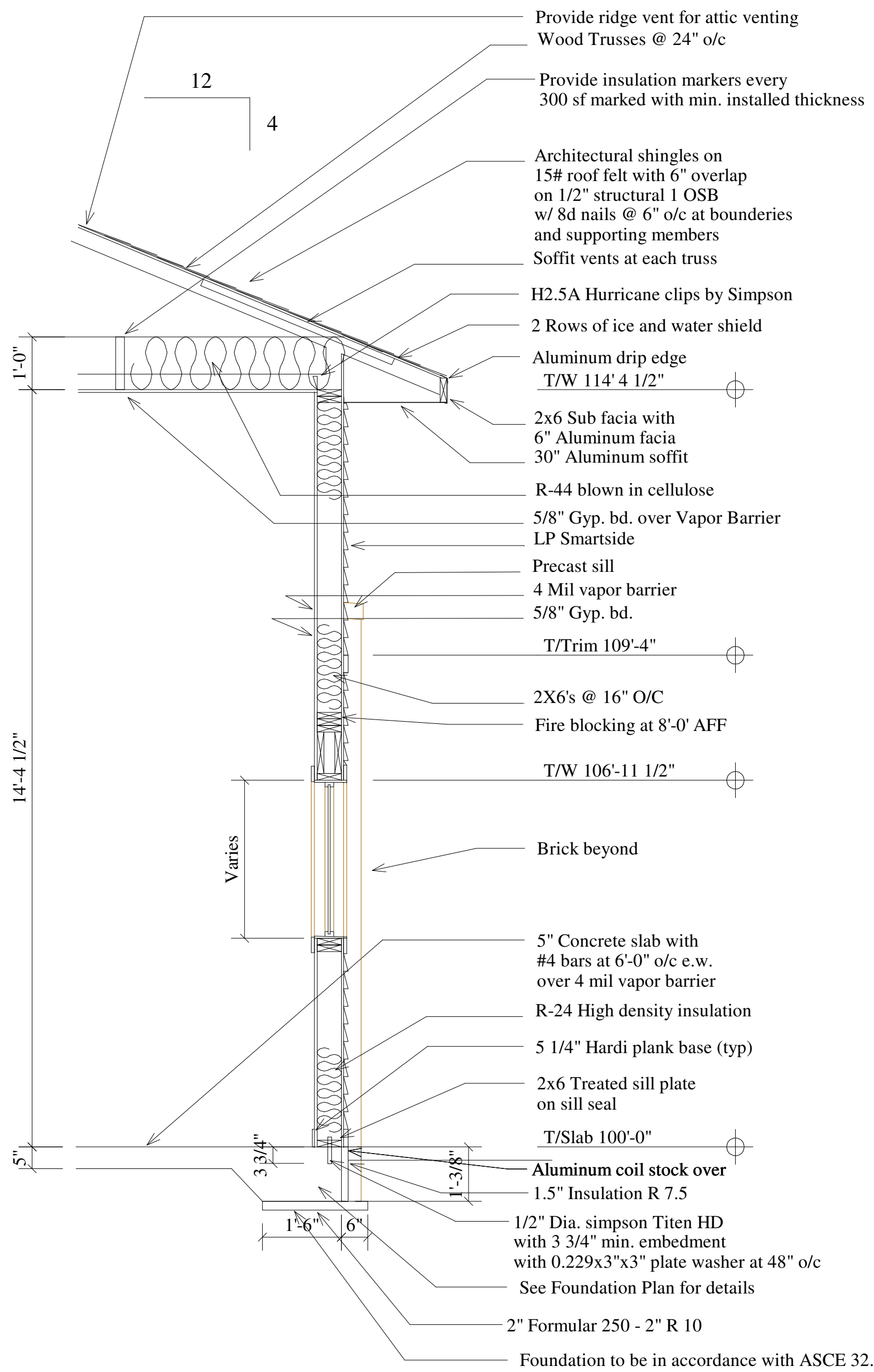
Date: 05-20-2020
Scale: As Noted
Job #: 06-01

SHEET
A3.0



2 Wall Section

Scale = 1/2"=1'-0"



1 Wall Section

Scale = 1/2"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts
In
Architecture, LLC

Proposed for: Town and Country Devel
Dave Anderson
Address: 1855 Cottonwood Court
De Pere, WI 54115
920-360-1040

Project: StoragshopUSA
Address: City of Deperte, WI

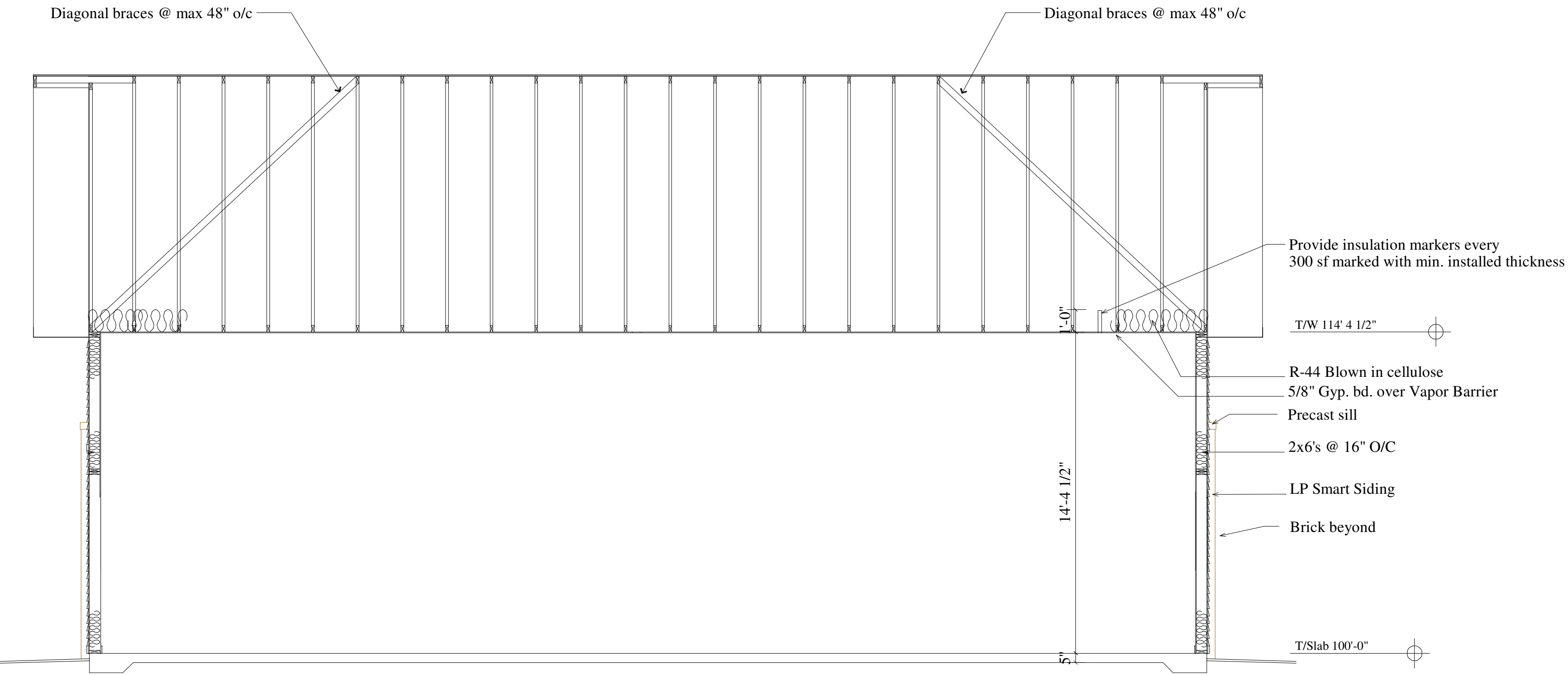
Sheet Title: Sections

Date: 05-17-2020

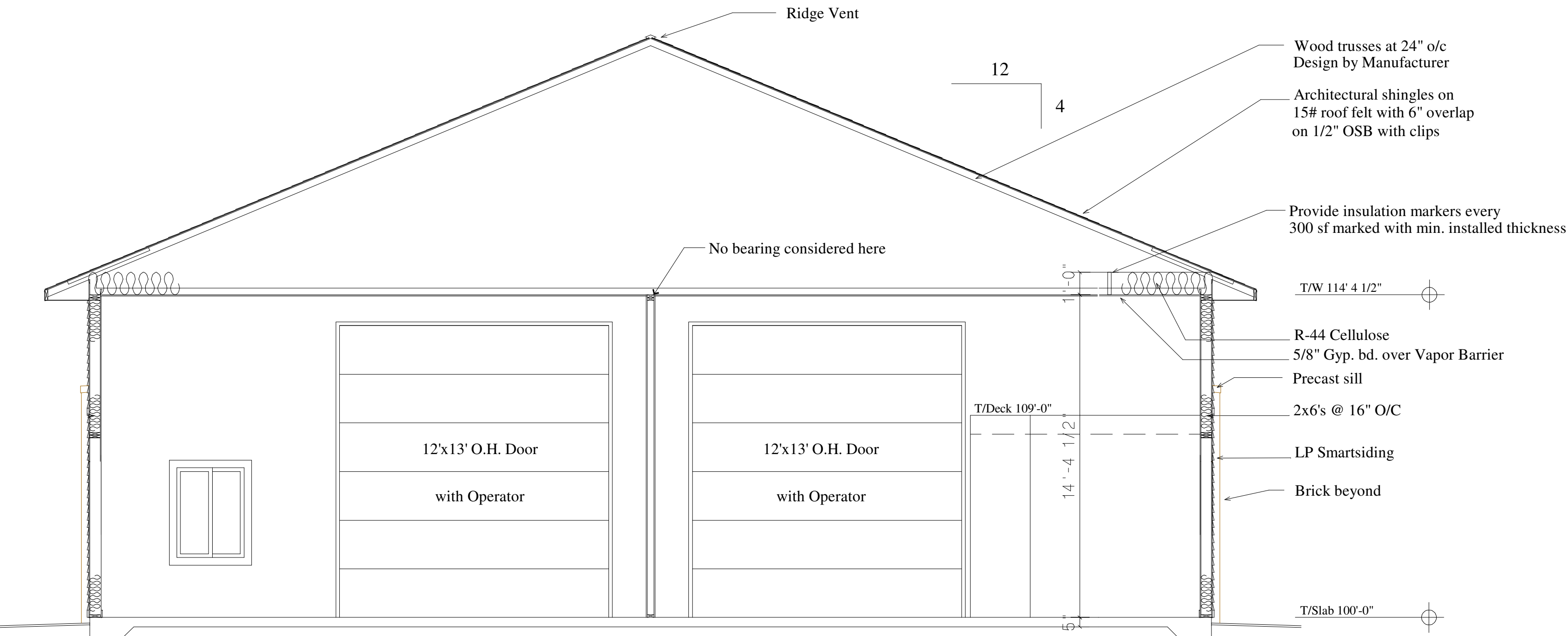
Scale: As Noted

Job #: 06-01

SHEET
A2.0



2 Building Section
Scale = 1/4"=1'-0"



1 Building Section
Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

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Concepts
In
Architecture, LLC

Proposed for: Town and Country Devel
Dave Anderson
Address: 1855 Cottonwood Court
De Pere, WI 54115
920-360-1040

Project: StoragshopUSA
Address: City of Deperte, WI
Sheet Title: Building Sections

Date: 05-20-2020

Scale: As Noted

Job #: 06-01

SHEET
A4.0



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 26, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

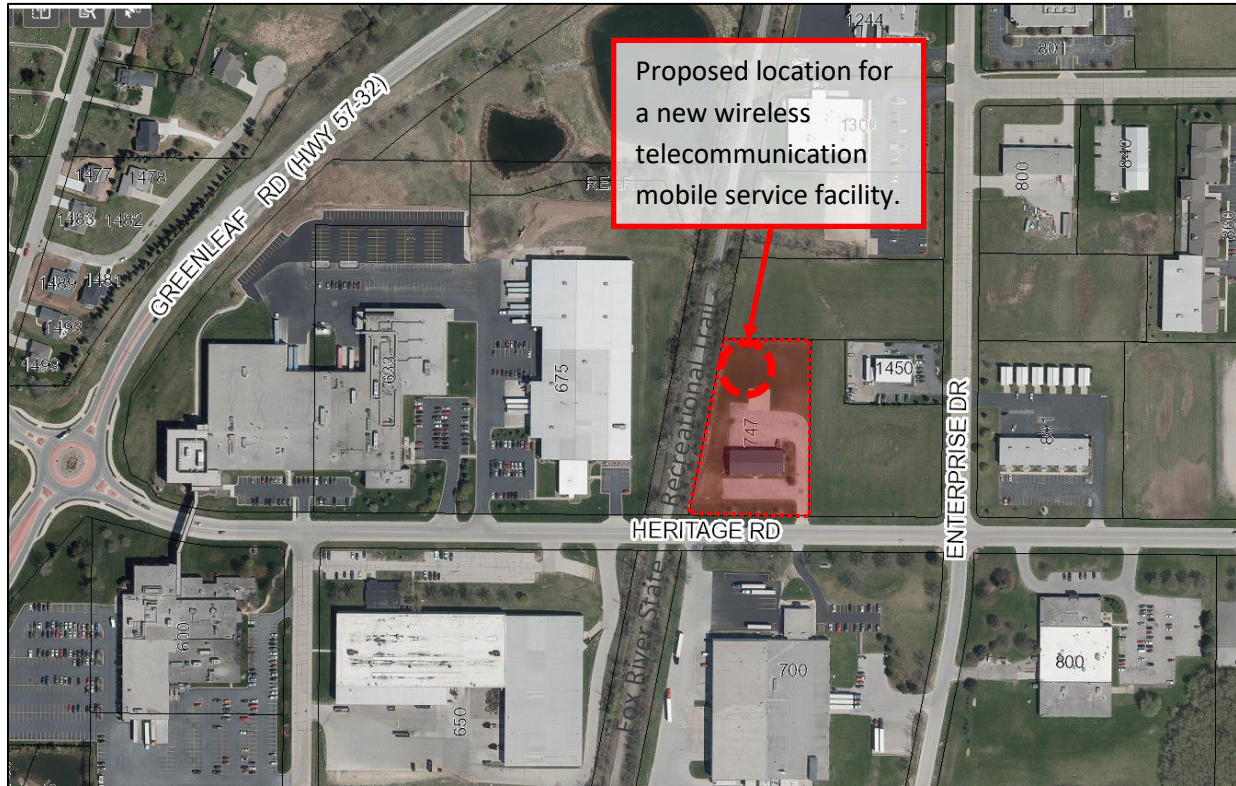
SUBJECT: Consideration and possible action for a conditional use permit application for a new wireless telecommunication mobile service facility in an I-1 District at 747 Heritage RD (Parcel ED-F0103-2). *

ATTACHMENTS:

- PC Report - CUP (DOCX)
- Conditional Use Request & Data - 09 Aug 2022 (PDF)

- ITEM 5:** Consideration and possible action for a conditional use permit application for a new wireless telecommunication mobile service facility in an I-1 District at 747 Heritage RD (Parcel ED-F0103-2). *

SITE MAP



- REQUESTED ACTION:** Conditional Use Permit Approval.
- COMMON DESCRIPTION:** 747 Heritage RD, located northwest from the Heritage RD and Enterprise RD intersection (east side of the Fox River State Recreational Trail).
- ZONING:** Industrial-Park District (I-1)
- SURROUNDING LAND USES:** Business Park (I-1) to the north , south, east, and west.
Business Park (I-3) to the southwest.
Fox River State Recreational Trail (R-1) to the west.
- COMPREHENSIVE PLAN:** Business Park.
- | | | |
|-------------------------|---|--|
| APPLICANT/OWNER: | <u>Authorized Representative</u>
Mike Bieniek, AICP, Zoning Director
LCC Telecom Services
10700 W Higgins RD
Rosemont, IL 60018 | <u>Property Owner</u>
Timothy J Halbrook
3681 Monroe RD
De Pere, WI 54115 |
|-------------------------|---|--|
- LAND USE SITE HISTORY:** The "Heritage Park" site plan was approved in 2003 and built in 2004.

STAFF REVIEW:

Municipal Code 14-37-1 requires new wireless telecommunication mobile service facilities to obtain a conditional use permit. If a conditional use permit is obtained, the '*public utilities*' use becomes an allowable use at 747 Heritage RD within the I-1 District.

A document, provided by the petitioner to summarize the conditional use submittal requirements, is attached to this report with a concept site plan. This review is for the conditional use permit only.

NOTE: The Plan Commission may review the related site plan as early as September 26, 2022, but a successful recommendation of approval of the conditional use permit must be obtained from Plan Commission first.

The following summarizes the proposed project:

- Proposed location in the northwest corner of the property.
- A 125' pole with a 10' lightning rod (total 135').
- Pads for three lease tenant structures/equipment.
- A 50'x50' fence enclosure.
- A gravel drive/turnaround area.

Note: The above design must meet all of the municipal Code design criteria for site plans when a site plan is submitted for review.

In order for a conditional use permit to be recommended by Plan Commission, the following six pieces of information must be provided by the petitioner per Wis. Stat. § 66.0404(2)(b)(1) through (6). The application and support data provided all of the needed information (Condition #4 does not apply to this project):

1. The name and business address of, and the contact individual for, the applicant.

Contact data provided on the city application form.

2. The location of the proposed or affected support structure.

Address provided with the city application. Site plan footprint for specific location provided in supporting document page 33 of 35 (Sheet C-101).

3. The location of the proposed mobile service facility.

Address provided with the city application. Site plan footprint for specific location provided in supporting document page 33 of 35 (Sheet C-101).

4. NOT APPLICABLE (applies if project is an existing support structure).
5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile

service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

Concept site plan provided in supporting document pages 29-35.

6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

Narrative overview provided in supporting document pages 12-13.

Conditional use standards narrative provided in supporting document pages 16-18.

Impact of Act 67 (2017) Conditional Use Permits:

Summary of new CUP Requirements:

- The requirements and conditions specified in the ordinance or imposed by the zoning board must be reasonable, and to the extent practicable, measurable.
- Any condition imposed must relate to the purpose of the ordinance and be based on substantial evidence.
- Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that a reasonable person would accept in support of a conclusion.
- If an applicant meets, or agrees to meet, all of the requirements and conditions specified in the ordinance or imposed by the zoning board, the local government must grant the CUP.
- The applicant must provide substantial evidence that the application and all requirements and conditions are, or shall be, satisfied.
- If an applicant does not meet one or more of the requirements (for example the application is incomplete) or conditions specified in the ordinance or imposed by the zoning board, the local government can deny the CUP.
- A local government's decision to approve or deny a conditional use permit must be supported by substantial evidence.

In addition to the staff review and report to Plan Commission, all property owners within 300' Of the subject area have been notified of this

application. Property owner responses will be summarized during the Plan Commission meeting.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Conditional Use Permit application to allow a for a new wireless telecommunication service facility in an I-1 District at 747 Heritage RD, subject to the following criteria:

1. Site plan approval required prior to construction. Site plans shall meet the criteria of the De Pere Municipal Code and per the plan materials submitted to the Plan Commission, any changes to the submitted and approved materials shall be reviewed by the Plan Commission.



APPLICANT: VB BTS, LLC



**APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL FOR
THE PROPOSED WIRELESS TELECOMMUNICATIONS MOBILE
SERVICE SUPPORT STRUCTURE FACILITY**

AT

**747 HERITAGE ROAD
DE PERE, WI 54115**

VB BTS, LLC SITE ID# – US-WI-5454 BROADWAY HERITAGE

Table of Contents

1. Letter of Application
2. Application Materials
3. Site Data Sheet
4. Legal Description
5. Narrative Overview
6. Compliance with State Statute and City Code
7. Conditional Use Permit Standards
8. Carrier Affidavit – Sworn Statement of Need
9. Carrier Propagation Maps
10. Fall Zone Certification
11. Site Plan

Letter of Application

June 29, 2022

Mr. Peter Schleinz, Senior Planner / Zoning Administrator
Development Services Department
City of De Pere
335 S. Broadway St.
De Pere, WI 54115

RE: Proposed Vertical Bridge Wireless Telecommunication Mobile Service Support Structure
VB BTS, LLC Site Number: US-WI-5454
747 Heritage Road, De Pere, WI 54115
Parcel No. ED-F0103-2

Dear Mr. Schleinz:

LCC Telecom Services, on behalf of the applicant VB BTS, LLC ("Vertical Bridge") has finalized a lease agreement with the property owners of the site referenced above to develop and construct a mobile service support structure and facility that will be available to be used by wireless carriers. The proposed shared use facility is designed to house the equipment necessary to provide clear and uninterrupted wireless telecommunications services to the residents of the City of De Pere.

This mobile service support structure is planned to be constructed pursuant to Section 66.0404 of the Wisconsin State Statutes, and Sections 14-37-1 (Radio and Television Antennas, Wireless Telecommunication Mobile Service Facilities) and 14-30 (Conditional Uses) of the City of De Pere Zoning Ordinance. According to these regulations, a Conditional Use Permit is required for the siting and construction of any new mobile service support structure and facility in the City of De Pere. The proposed mobile service support structure will consist of a 125'-0" tall monopole tower with a 10'-0" lightning rod for a total height of 135'-0" to be located within a 60'-0" x 60'-0" lease area. The proposed tower will be erected, owned, and operated by Vertical Bridge. Vertical Bridge has a commitment with Cellcom, a wireless services provider, for this site. Additionally, the facility will be open for collocation to other wireless providers.

On behalf of VB BTS, LLC ("Vertical Bridge"), LCC Telecom Services is submitting with this letter all required documentation for the proposed tower in accordance with Section 66.0404 of the Wisconsin State Statutes, and Sections 14-37-1 (Radio and Television Antennas, Wireless Telecommunication Mobile Service Facilities) and 14-30 (Conditional Uses) of the City of De Pere Zoning Ordinance for this application to be deemed complete. Should you have any questions

please feel free to contact me. I look forward to working with you during the approval process in order to provide the residents of the City of De Pere improved wireless coverage.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bieniek". The signature is fluid and cursive, with the first name "Mike" and last name "Bieniek" clearly distinguishable.

Michael Bieniek, AICP
Zoning Director
LCC Telecom Services
10700 Higgins Road, Suite 240 Rosemont, IL 60018
mbieniek@lcctelecom.com
Cell - (847) 287-1156
Fax - (847) 608-1299

cc: Steve Hedges, Project Manager, Vertical Bridge

Application Materials



CITY OF DE PERE

**APPLICATION FOR CONDITIONAL USE
FOR WIRELESS TELECOMMUNICATION MOBILE
SERVICE FACILITIES & MODIFICATIONS**

Fee: \$305.00

Receipt
#:

Date:

Read all instructions before completing. Complete all fields and check appropriate boxes. Type or use black ink.

SECTION 1: Applicant Business Name / Authorized Representative Information

Applicant Name (Ind., Org. or Entity) VB BTS, LLC	Authorized Representative (if any) Mike Bieniek, AICP, LCC Telecom Srvc.	Title Zoning Director	
Mailing Address 10700 W. Higgins Road	City Rosemont	State IL	ZIP Code 60018
Email Address mbieniek@lcctelecom.com	Phone Number (incl. area code) 847-287-1156	Fax Number (incl. area code) 847-608-1299	

SECTION 2: Property Owner Information (Complete Section 2 when landowner is different than applicant)

Name (Ind. Org. or Entity) VB BTS, LLC (lessee)	Contact Person Steve Hedges	Title Tower Development	
Mailing Address 750 Park of Commerce Drive, Suite 200	City Boca Raton	State FL	ZIP Code 33487
Email Address shedges@verticalbridge.com	Phone Number (incl. area code) 773-988-1715	Fax Number (incl. area code)	

SECTION 3: Site Location and Zoning Information

Site Address / Location 747 Heritage Road, De Pere, WI 54115	Parcel Number(s) ED-F0103-2	Zoning District(s) I-1, Industrial Park District	Is it a City Water Tower? YES ☐ NO ☒
---	---------------------------------------	---	--

SECTION 4: Development Services Information to Include with the Application

Attach information & scaled graphics listed in this column if the project is a new tower and/or facility:

- ☒ Written summary describing the project. Include a narrative explaining why the new location was chosen and why colocation was not utilized. The narrative must include sworn statements from the responsible party attesting that colocation within the applicant's service area would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome.
- ☒ Map of the proposed mobile service facility location
- ☒ Map of the proposed tower location, setbacks, and collapse radius
- ☒ A construction plan that describes the tower, equipment, network components, antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new tower
- ☒ A plan and narrative that addresses landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yard, or parking requirements

Attach information & scaled graphics listed in this column if the project is an existing facility modification:

- ☐ Written summary describing the project. Include a basis for concluding the modification may be not substantial
- ☐ A copy of any lease agreements with modification details specifically identified
- ☐ Map of the facility location
- ☐ Map of the structure location and setbacks
- ☐ Total Height of existing structure prior to modification
- ☐ Total Height of existing structure after modification
- ☐ Width of existing structure at the height of appurtenance
- ☐ Width of existing structure with appurtenance added
- ☐ Square footage of existing equipment compound
- ☐ Square footage of equipment compound with additions
- ☐ If the above information is within an attached site plan, reference the specific page(s) that the information is on

CONTINUED ON BACK OF THIS FORM

SECTION 5: Department of Public Works Information to Include with the Application**Attach information & scaled graphics listed in this column:**

- ☐ Evidence that the petitioner has consulted with Department of Public Works to facilitate a review
- ☒ Written request regarding the proposal that indicates that the petitioner agrees to pay all costs for engineering, labor and administrative expenses associated with the review of the project
 - ☐ Costs incurred by the City in obtaining legal, planning, engineering and other technical and professional advice in connection with the review and implementation of the conditional use shall be charged to the petitioner
 - ☐ The conditional use application review fee does not cover the referenced costs
- ☒ Preliminary plans that allow for project related project review costs to be estimated
 - ☐ Additional engineering plans and final approved plans may be required as part of the Department of Public Works review

SECTION 6: Inspection Division Information to Include with the Application**Attach information & scaled graphics listed in this column if the project is a new tower and/or facility:**

- ☒ Information identified in Application Section 4
- ☒ Please note that, if all necessary approvals are obtained, the petitioner must apply for an Alteration Permit for Radio/Television/Wireless Communication Towers (\$300)

Attach information & scaled graphics listed in this column if the project is an existing facility modification:

- ☐ Information identified in Application Section 4
- ☐ Please note that, if all necessary approvals are obtained, the petitioner must apply for an Alteration Permit (Electrical) for Cell Towers (\$100)

SECTION 7: 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 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.

Applicant Name (<i>print</i>) Michael Bieniek, AICP (Agent)	Applicant Signature 	Date Signed June 29, 2022
Property Owner Name (<i>print</i>) See Attached MOL for owners permission	Property Owner Signature	Date Signed

FOR OFFICE USE ONLY

Reviewing Agent	Application Data	Extra Needed Information	
Development Services Director	☐ Complete ☐ Incomplete		
Senior Planner / Zoning Administrator	☐ Complete ☐ Incomplete		
Director of Public Works	☐ Complete ☐ Incomplete		
Senior Inspector	☐ Complete ☐ Incomplete		
Other	☐ Complete ☐ Incomplete		
REVIEW DECISION	☐ APPROVAL	☐ DENIAL	DATE:

Is my wireless telecommunication mobile service facility a new construction project, a 'Substantial' modification, or a 'Not Substantial' modification In the City of De Pere?

A wireless telecommunication mobile service facility (or support structure) is a freestanding structure that is designed to support a wireless telecommunication mobile service facility in the City of De Pere. A freestanding structure may be a cell tower, a building façade or rooftop, a water tower, or other structure. Wireless telecommunications mobile service facilities are regulated by City of De Pere Municipal Code 14-37-1.

What kind of wireless telecommunication review processes are there?*

There are three types of reviews and all three use a conditional use permit application:

1. A new construction project requires a conditional use permit. The submitted application and support information is reviewed by city staff, the De Pere Plan Commission, and the De Pere Common Council. A public hearing will be held and property owners within 300 feet of the subject property (or further) may be notified.

Conditions may be applied to any project approval made by the Plan Commission and/or Common Council. Because of that, the project narrative and plans should clearly address the following: landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yard, or parking requirements, among other issues as deemed appropriate.

2. A substantial modification project requires a conditional use permit. The submitted application and support information follows the same review procedure as a new construction project, listed above.
3. A not substantial modification project requires a conditional use permit application and information that is reviewed by staff only. There are no meetings for the petitioner to attend and there is no public hearing.

**NOTE: There is an additional very lengthy process for review by the Public Works Department if facilities are on a city-owned water tower. Also, if new construction is proposed on a city-owned water tower, a lease agreement will need to be created or revised for review by the Board of Public Works and approval by the Common Council. The Public Works Department review can take 6 months or more.*

Does staff review all of the wireless telecommunication projects?

A Development Services review and Inspection permit is required for all reviews. A Department of Public Works review is also required, unless the proposal is a not substantial modification project that is a privately owned facilities on privately owned land.

Who determines the type of review I have and what is the review process?

The De Pere Development Services Department staff determines if a project is new, a substantial modification, or a not substantial modification. Submitting a complete application with all of the required support information is very important to expedite the determination. At a minimum a submittal should include the information on the application form in an orderly and easy-to-review format. NOTE: Staff may not recognize information that is hidden deep within a technical plan so calling out page numbers helps.

General Review Process Timeline*

Step	Department / Committee	Topic	New Project	Substantial	Not Substantial
1.	Development Services, DPW*, & Inspection	Determine completeness of application with application review fees	Within 10 Days	Within 10 Days	Within 5 Days
		Development Services review / approval	--	--	Within 45 Days
2.	Plan Commission	Plan Commission reviews Staff recommendation	Available Meeting	Available Meeting	--
		Review and recommendation forwarded to Common Council after Public Hearing is published	Required	Required	--
3	Public Hearing	Public Hearing before Common Council	Within 90 Days	Within 90 Days	--
4.	Common Council	Common Council review / approval	Within 90 Days	Within 90 Days	--
6.	Development Services – Inspection	Review and Issue permits with fees at petitioner's request	After above approval	After above approval	After above approval

*NOTE: The Public Works Department review of plans, which can take six months or more, is not part of this timeline.

Is there information that a petitioner can provide to help staff determine that a modification is not substantial?

Yes! The following scaled elevations and site plans should be provided:

- ☐ Both the existing and proposed structure height
 - If the structure is less than 200 feet tall the overall final height cannot be increased by more than 20 feet
 - If the structure is more than 200 feet tall the overall final height cannot be increased by more than 10%
- ☐ Both the existing and proposed appurtenance width
 - The width of the original appurtenance cannot be increased by 20 feet or more at the level of the appurtenance
- ☐ Site plan showing the square footage area of both the existing and proposed equipment compound
 - The area of the existing equipment compound cannot expand to a total area of more of 2,500 square feet

NOTE: If a project meets the above general criteria, it does not guarantee status as 'not substantial.'

What are the potential fees?

Development Services Conditional Use Application: \$305

Department of Public Works:

Fees and expenses vary depending on the project

Development Services – Inspection:

Either \$300 (Alteration Permit) or \$100 (Alteration Permit)

Other:

Unknown

NOTE: Costs that exceed any known review fees can be charged back to the petitioner.

Site Data Sheet

Applicant:	VB BTS, LLC (“Vertical Bridge”) 750 Park of Commerce Drive Suite 200 Boca Raton, FL 33487
Agent:	Michael Bieniek, AICP LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018
Tower Owner:	VB BTS, LLC 750 Park of Commerce Drive Suite 200 Boca Raton, FL 33487
Applicant’s Interest in the Property:	Leasehold
Property Owner:	Timothy J. Halbrook
Address of Property:	747 Heritage Road De Pere, WI 54115
Parcel Number:	ED-F0103-2
Request:	Application for a Conditional Use Permit and any other approvals or permits necessary to erect a 125’-0” monopole tower with a 10’-0” lightning rod for a total height of 135’-0” to be located within a 60’-0” x 60’-0” lease parcel.

Legal Description

Lot One (1), Volume 36 Certified Survey Maps, Page 86, Map No. 5486, recorded as Document No. 1566707; said map being part of the NE1/4 of the NW1/4, Section 34, Township 23 North, Range 20 East, in the City of De Pere, East side of Fox River, Brown County, Wisconsin.

Parcel ID#: ED-F0103-2

This being the same property conveyed to Timothy J. Halbrook from Karen L. Classon, as Special Trustee as Trustee of Stephen J. Classon Family Trust as established under the Last Will and Testament of Stephen J. Classon dated 12/10/1996 in a Trustee's Deed dated April 28, 2017 and recorded May 1, 2017 as Instrument No. 2784226 in Brown County, Wisconsin.

This further being the same property conveyed to Stephen J. Classon and Timothy J. Halbrook, as tenants in common, from the City of De Pere, WI, in a Warranty Deed dated May 24, 2000 and recorded June 28, 2000 as Instrument No. 1760399 in Brown County, Wisconsin.

Narrative Overview

VB BTS, LLC (“Vertical Bridge”) seeks approval of a Conditional Use Permit and any other permits or approvals necessary in order to install a wireless telecommunications mobile service facility on property located at 747 Heritage Road, De Pere, WI 54115. Vertical Bridge proposes to erect this tower and will be offering it as a shared facility to Cellcom (with whom Vertical Bridge already has a commitment for collocation) and any other communication carriers that have a need for a facility in this area. Vertical Bridge thus submits this Application (as that term is defined in Section 66.0404 of the Wisconsin State Statutes) seeking the necessary zoning approvals for the siting and construction of a new mobile service support structure and facilities.

The proposed site is located in Industrial Park District (I-1). Pursuant to Section 66.0404 of the Wisconsin State Statutes, and Sections 14-37-1 (Radio and Television Antennas, Wireless Telecommunication Mobile Service Facilities) and 14-30 (Conditional Uses) of the City of De Pere Zoning Ordinance, wireless telecommunications mobile service facilities are allowed in this district with Conditional Use Permit approval. The proposed site consists of an office/warehouse building on an open grass parcel with an existing helipad located behind the building. Trees line the property on the west and northwest edges.

In accordance with the City of De Pere Zoning Ordinance and Section 66.0404 of the Wisconsin State Statutes, Vertical Bridge has made application to install a wireless telecommunications mobile service facility. The proposed facility will consist of a 125’-0” tall monopole tower with a 10’-0” lightning rod for a total height of 135’-0” to be located within a 60’-0” x 60’-0” lease area. The proposed siting of this facility is in the northwest corner of the site to better camouflage the tower by being adjacent to a tree-lined background. This will also help create the most separation distance between the tower and the existing helipad on site. Lastly, the proposed wireless telecommunications mobile service facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Vertical Bridge will comply with all Federal Aviation Administration (“FAA”) and FCC rules and regulations regarding construction requirements and technical standards. Any height, lighting, or

marking requirements are subject to the exclusive jurisdiction of the FAA. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC.

The wireless telecommunications facility Vertical Bridge is proposing to install on the property for Cellcom is necessary to provide uninterrupted PCS services to the residents of the City of De Pere, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission.

Wireless communications systems operate on a grid system where overlapping cell sites mesh together, forming a seamless network. No single cell site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 747 Heritage Road, De Pere, WI 54115 is within the geographic area deemed necessary for the anchor wireless telecommunications providers to provide uninterrupted services.

The facility is unstaffed and after the construction is complete will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement and the proposed property entry off of Heritage Road. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. There is no need for additional police or fire support. Additionally, there is no impact on the city's utilities such as water or sanitation as they are not used at the site. The only utilities used in connection with the mobile service facility are power and land-line telephone.

In accordance with FCC regulations, the mobile service facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television, and radio broadcasts. PCS technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance goals of providing the most reliable network possible in this area.

The addition of this mobile support structure facility will ensure the best uninterrupted wireless services for the city. This application addresses all standards and satisfies the requirements of both the City of De Pere Zoning Ordinance and Section 66.0404 of the Wisconsin State Statutes.

Compliance with State Statute and City Code

§66.0404(2)(b) of the Wisconsin State Statute and 14-37-1(c)(1) of the De Pere Zoning Ordinance sets out specific requirements and timelines for an application to construct a new mobile service support structure. These requirements are defined by Wis. Stat. § 66.0404(2)(b)(1-6), and City of De Pere Zoning Ordinance Section 14-37-1(c)(1)(a-f), which identify six categories of information. Therefore, the following six categories are required for an application to be complete. The statute requirement is listed below, with the compliant document or information identified or outlined below the requirement in bold.

1. The name and business address of, and the contact individual for, the applicant. Wis. Stat. § 66.0404(2)(b)(1) and Section 14-37-1(c)(1)(a-f) of the City of De Pere Zoning Ordinance.

The applicant is VB BTS, LLC (“Vertical Bridge”). Michael Bieniek, AICP, of LCC Telecom Services is the agent of and contact individual for VB BTS, LLC. His business address is 10700 W. Higgins Road, Suite 240 Rosemont, IL 60018.

2. The location of the proposed tower. Wis. Stat. § 66.0404(2)(b)(2) and Section 14-37-1(c)(1)(a-f) of the City of De Pere Zoning Ordinance.

The tower is proposed to be located at 747 Heritage Road, De Pere, WI 54115. The tower will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease area is part of a larger parent parcel at the above address. The support structure location is depicted on the site plans that have been submitted as part of this application.

3. The location of the proposed mobile service facility. Wis. Stat. § 66.0404(2)(b)(3) and Section 14-37-1(c)(1)(a-f) of the City of De Pere Zoning Ordinance.

A mobile service facility is defined in Wis. Stat. §66.0404(1)(l) as “a set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discreet geographic area.” In this case, the equipment consists of base station equipment, along with antennas, transmitters, receivers, power supplies, cabling, and associated equipment. All the equipment is necessary to operate the facility.

The proposed mobile service facility is also to be located at 747 Heritage Road, De Pere, WI 54115. The mobile service facility will be located within an equipment compound as defined in Wis. Stat. §66.0404(1)(h). This fenced lease parcel is part of a larger parent parcel at the above address. The location of the mobile service facility is depicted on the site plans that have been submitted as part of this application.

4. A construction plan which describes the tower, equipment, network components, antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new tower. Wis. Stat. § 66.0404(2)(b)(4) and Section 14-37-1(c)(1)(a-f) of the City of De Pere Zoning Ordinance.

The construction plan required for a new wireless telecommunications mobile service tower and facility under Wis. Stat. §66.0404(2)(b)(4) and Section 14-37-1(c)(1)(a-f) of the City of De Pere Zoning Ordinance has been submitted as part of this application. The construction plan includes all the elements required under the state statute.

5. An explanation as to why the applicant chose the proposed location, and why the applicant did not choose collocation, including a sworn statement from the responsible party attesting that collocation within the applicant's service area would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome. Wis. Stat. § 66.0404(2)(b)(6) and Section 14-37-1(c)(1)(a-f) of the City of De Pere Zoning Ordinance.

A sworn statement as described above from Cellcom (with whom Vertical Bridge has a commitment for collocation) has been attached to this application for the proposed mobile support structure to be located at 747 Heritage Road, De Pere, WI 54115.

6. The application shall be accompanied by a fee as set from time-to-time by the Common Council to defray the cost of notification and holding of public hearing. Costs incurred by the City in obtaining legal, planning, engineering and other technical and professional advice in connection with the review and implementation of the conditional use shall be charged to the Petitioner. Such fee shall be established by resolution of the common council and shall not exceed the limits established by Wis. Stats. § 66.0404(4)(d). Wis. Stat. § 66.0404(2)(b)(6) and Section 14-37-1(c)(1)(a-f) of the City of De Pere Zoning Ordinance.

An application fee as described above has been paid as part of this application for the proposed mobile support structure to be located at 747 Heritage Road, De Pere, WI 54115.

Conditional Use Permit Standards

For each application for a Conditional Use, the Zoning Administrator verifies if the application is complete, and then forwards the complete applications to the City Plan Commission who reports to the City Council its findings and recommendations. The findings and recommendations from the City Plan Commission include any stipulations of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest. The Plan Commission will not recommend a conditional use to the City Council unless the following standards are met:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The proposed wireless telecommunications mobile service facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. To the contrary, enhanced wireless telecommunications will be beneficial to the health, safety, morals, comfort, and welfare of the area. Due to the diminutive size of the proposed equipment and lease area, it will not have an adverse effect on the surrounding properties nor the character of the area. Wireless facilities do not interfere with any other form of communications whether public or private, or in any way endanger the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. Wireless facilities also provide an alternate communication system which has repeatedly proven its effectiveness in emergency situations and is commonly being used by police and fire departments to protect the general public's health, safety, and welfare. Lastly, all wireless telecommunications mobile service facilities are governed by FCC and FAA regulations. As such, all spectrum used to provide a wireless signal are allocated by the FCC which has deemed the signals will not cause any health-related affects.

2. That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood.

The proposed wireless telecommunications mobile service facility will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used, enjoyed, and developed as zoned. As stated previously, the property facility will be situated on a portion of the parent parcel lined with trees which will minimize the visual impact from ground level. The site does not generate noise or traffic which would be detrimental to surrounding properties. The proposed wireless telecommunications mobile service facility also will not impair an

adequate supply of light and air to adjacent property, increase the danger of fire, nor will it substantially diminish or impair property values within the neighborhood. Overall, the improved wireless signal aims to enhance the usage and development of the surrounding properties.

3. That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided.

The design of this proposed wireless telecommunications tower has adequate facilities, access roads, and drainage, as subsequently described. This wireless telecommunications mobile service facility is unstaffed and entirely self-monitored. The only public utilities needed are power and teleco/fiber which are readily available to the site. Because the facility is unstaffed, there will be no impact to the existing traffic patterns nor will there be any need for additional access roads. The proposed access road is an existing entrance located off of Heritage Road. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility. The wireless telecommunications mobile service facility is connected to a central switch facility to ensure no unauthorized persons enter the lease parcel. In the unlikely event that this occurs, the switch facility will notify police and fire if services are needed. Therefore, there will be no additional requirements at public cost for public facilities and services.

4. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed access road is an existing entrance located off Heritage Road. The proposed wireless telecommunications facility is unstaffed and will be visited approximately once per month by a technician in a van sized vehicle. There will be no traffic congestion in the public streets as a result of the installation at this property.

5. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

The proposed wireless telecommunications mobile service facility is permitted as a conditional use in the I-1, Industrial Park District. The proposed use will comply with all appropriate regulations and conditions of the City of De Pere Zoning Ordinance and Section 66.0404 of the Wisconsin State Statutes.

In addition to meeting the conditional use legal standards outlined above, this application also meets the requirements of conditional use approval outlined in Section 14.37.1(2)(c)(3)(c) of the City of De Pere Zoning Ordinance:

1. The tower is located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property, subject to the following. If an applicant provides the City with engineering certification showing that the tower is designed to collapse within a smaller area than the radius equal to the height of the tower, the smaller area shall be used unless the City has and provides the applicant substantial evidence that the engineering certification is flawed.

An engineer certified fall zone letter that certifies the monopole would buckle upon itself has been submitted as part of this application.

2. Setback distances shall be required according to the regulations of this Chapter.

The proposed wireless telecommunications mobile service facility will comply with all appropriate setback requirements of the City of De Pere Zoning Ordinance, except where reduced by providing an engineer certified fall zone letter. Section 66.0404(2)(g) of the Wisconsin State Statutes states that if an applicant provides the municipality with an engineer certified letter showing that the proposed tower is designed to collapse within a smaller area than the set back or fall zone area required in the municipality's zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.

3. All facilities shall meet all State and Federal codes.

The proposed wireless telecommunications mobile service facility will comply with all appropriate regulations of State and Federal Codes, including Section 66.0404 of the Wisconsin State Statutes, the FCC, and the FAA.

Carrier Affidavit – Sworn Statement of Need

AFFIDAVIT
SWORN STATEMENT OF NEED FOR A NEW MOBILE SERVICE SUPPORT STRUCTURE
IN SUPPORT OF NEW TOWER CONSTRUCTION PURSUANT TO WIS. STAT. §66.0404

STATE OF WISCONSIN)
)
 COUNTY OF BROWN)

The undersigned, Arthur Hall, being first duly sworn on oath, deposes and states as follows:

1. My name is Arthur Hall and I am employed by Nsighttel Wireless, LLC (d/b/a and hereinafter referred as "Cellcom") as its Director of RF Engineering. My Cellcom job duties include, among other things, responsibility and oversight of Cellcom's wireless network. This includes responsibility over the placement of the newly proposed mobile service support structure and facilities at address of 747 Heritage Rd, De Pere, WI 54115 in the City of De Pere, Brown County, with a property parcel ID number of ED-F0103-2, and Lat/Long coordinates of 44.429214, -88.063108 (the "New Tower Location").

2. This Sworn Statement is made pursuant to Wis. Stat. §66.0404(2)(b)6.

3. I make and submit this Sworn Statement in support of the accompanying application and supplement documents for the request of zoning approval submitted by applicant VB BTS, LLC ("Vertical Bridge"), and pursuant to which Vertical Bridge proposes to develop and construct a 125-foot monopole tower (overall structure height 135' with lightning rod attachment) and related telecommunications equipment at the New Tower Location described in Section 1 above and depicted on the site plans submitted along with the application.

4. Vertical Bridge is in the business of, among other things, developing, constructing and operating mobile service support structures and facilities (a/k/a telecommunications towers or cell towers) and leasing space on those structures and facilities to wireless carriers such as Cellcom. Relevant to the present application, Cellcom and Vertical Bridge desire that Vertical Bridge develop and build the referenced tower and lease space thereupon to Cellcom as part of improving Cellcom's wireless telecommunications network in the surrounding area of the New Tower Location.

5. Cellcom is improving and upgrading its network's wireless coverage and capacity in the area of the New Tower Location to provide needed improvement to signal strength, in-building penetration, and reliable, high-speed wireless data capability. In order to accomplish these objectives, Cellcom and Vertical Bridge are proposing the new mobile support structure tower and related telecommunications site at the New Tower Location described in Section 1 above.

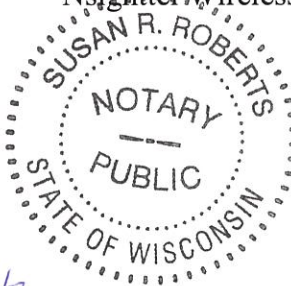
6. The proposed mobile service support structure and facilities at the New Tower Location is a necessary infrastructure addition and will become an integral part of Cellcom's wireless network. The primary functions of the proposed site are to provide enhanced, reliable wireless coverage and additional capacity which will help ensure seamless wireless data capabilities and connectivity to Cellcom's customers in the area. Without this site, the signal strength and data capacity in the area will not be adequate for a reliable network. As consumption of data services surge, the importance of this site also surges. Cellcom has evaluated the existing structure locations in the search ring. There are no existing towers or other tall structures within the search ring that could accommodate Cellcom's equipment to achieve these network improvements, including the same mobile service functionality, coverage, and capacity, so collocation is technically infeasible. Consequently, because collocation on existing structures would not provide the required wireless coverage, signal strength, or data speeds to the coverage objective and intended areas, the proposed new mobile service support structure is necessary to provide the coverage and capacity required for a fully functioning wireless network.

Dated this 28th day of March, 2022.


 Arthur Hall
 Director of RF Engineering
 Nsighttel Wireless, LLC d/b/a Cellcom

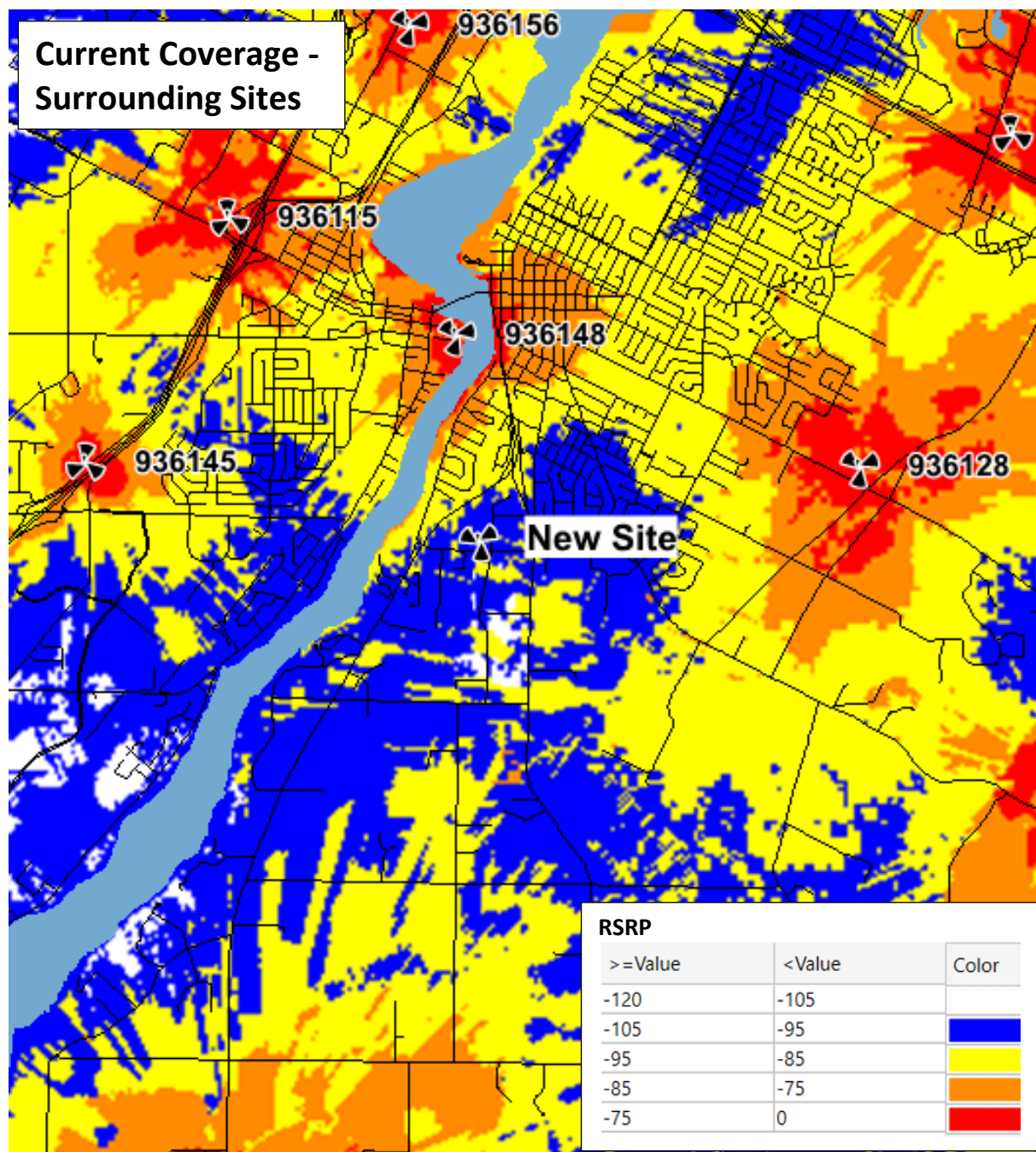
Subscribed and sworn before me this
25 day of March, 2022.

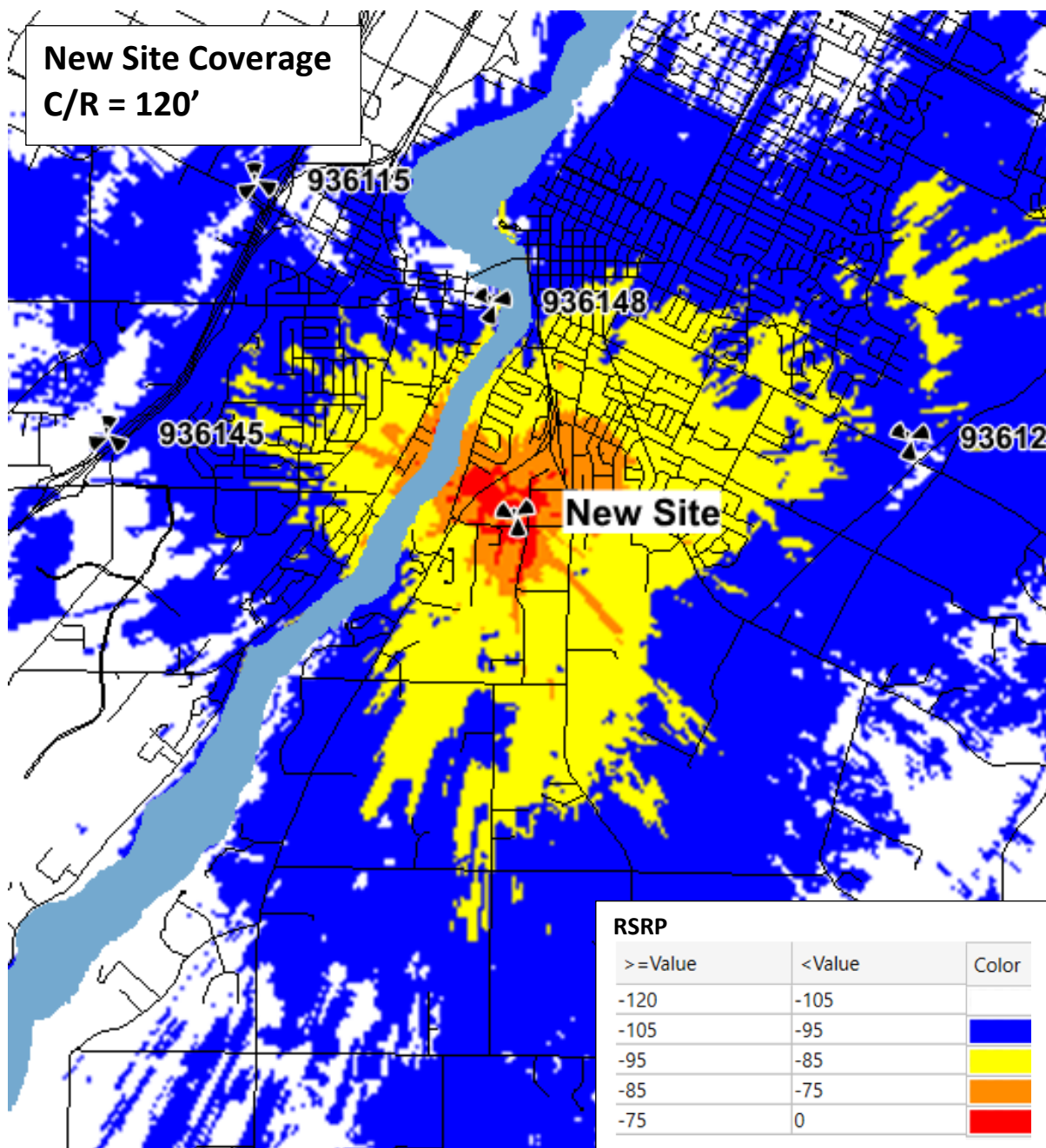
Susan R. Roberts
 Notary Public, State of Wisconsin

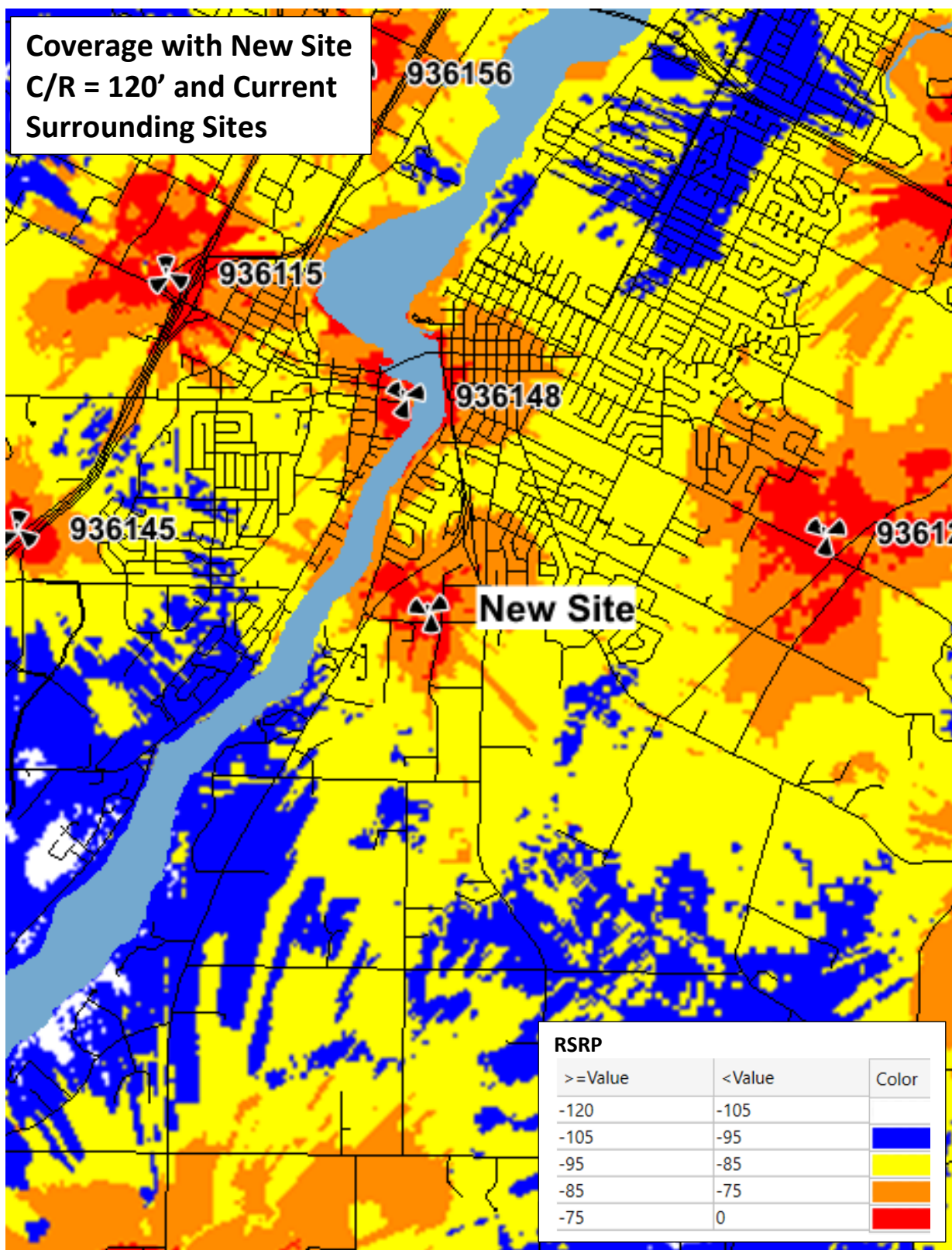


My commission: expires 3/17/26

Carrier Propagation Maps







Fall Zone Certification

May 19, 2022

Mr. Steve Hedges
Tower Development
Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487

RE: Proposed 125' Monopole for US-WI-5454 Broadway Heritage, WI

Dear Mr. Hedges,

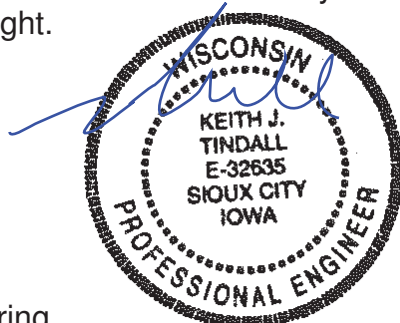
Upon receipt of order, we propose to design and supply the above-referenced monopole for an Ultimate Wind Speed of 106 mph without ice and 50 mph with 1.5" ice, Structure Classification II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius less than or equal to 50% of the monopole height.

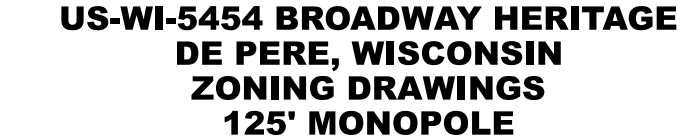
Sincerely,

Keith J. Tindall, P.E., S.E.
Vice President, Telecom Engineering



5/19/22

Site Plan

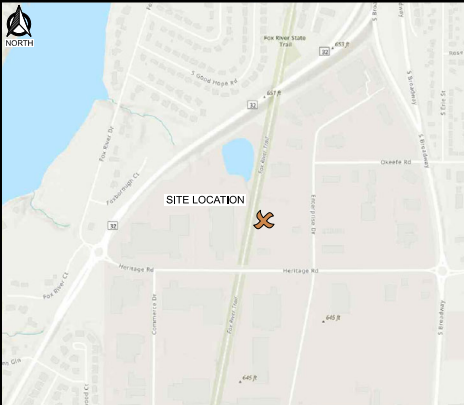


**US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN
ZONING DRAWINGS
125' MONOPOLE**

verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

RESULTS

SITE LOCATION MAPS



SHEET INDEX

NO.:	SHEET TITLE
------	-------------

G-001	TITLE SHEET
-	SURVEY *
C-101	SITE PLAN
C-102	ENLARGED S
C-501	CONSTRUCT
T-201	SITE ELEVAT

* COMPLETED BY OTHERS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

DIRECTORY

SURVEYOR:
MERIDIAN SURVEYING, LLC.
N9637 FRIENDSHIP DRIVE
KAUKAUNA, WI 54130
CONTACT: CRAIG KEACH
PHONE: 920.993.0881

PROJECT INFO

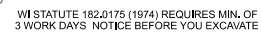
TAX KEY NUMBER:
ED-F0103-2 (LEASE & EASEMENT)

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
ZONING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

UTILITY INFORMATION

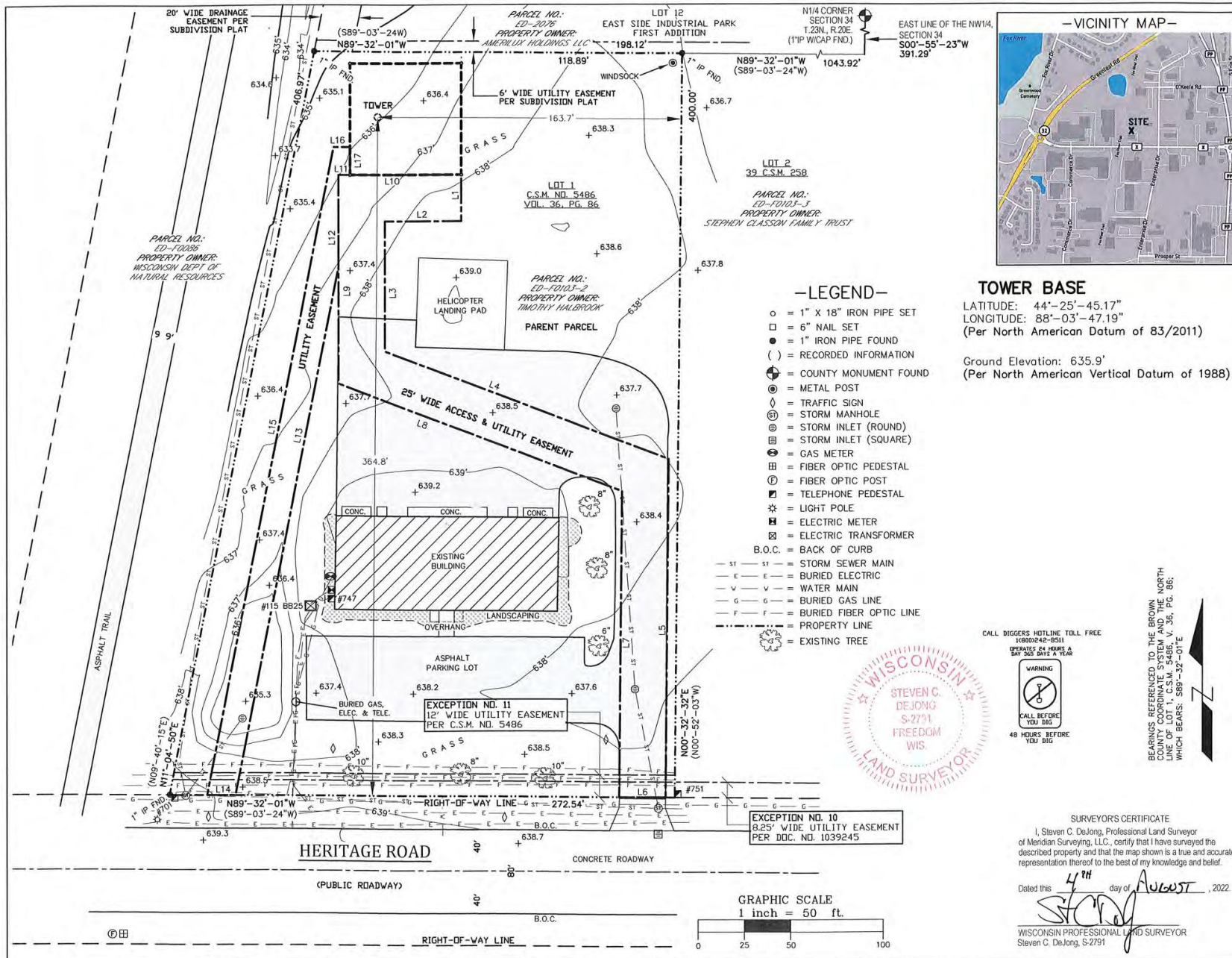
ELECTRIC SERVICE PROVIDER: WISCONSIN PUBLIC SERVICE
KENNETH OEHLER
920.660.0161



**PRELIMINARY -
NOT FOR CONSTRUCTION**

DATE: _____

CHECKED BY	KCB
PLOT DATE	8/2/2022
PROJECT NUMBER	32091
SET TYPE	PRELIM. DWGS.
SHEET NUMBER	G-001



SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Profilie du Soc. WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BROADWAY HERITAGE

SITE NUMBER:
US-W-5454

SITE ADDRESS:
747 HERITAGE ROAD
DE PERE, WI 54115

PROPERTY OWNER:
TIMOTHY HALBROOK
3681 MONROE ROAD
DE PERE, WI 54115

PARCEL NO.:
ED-F0103-2

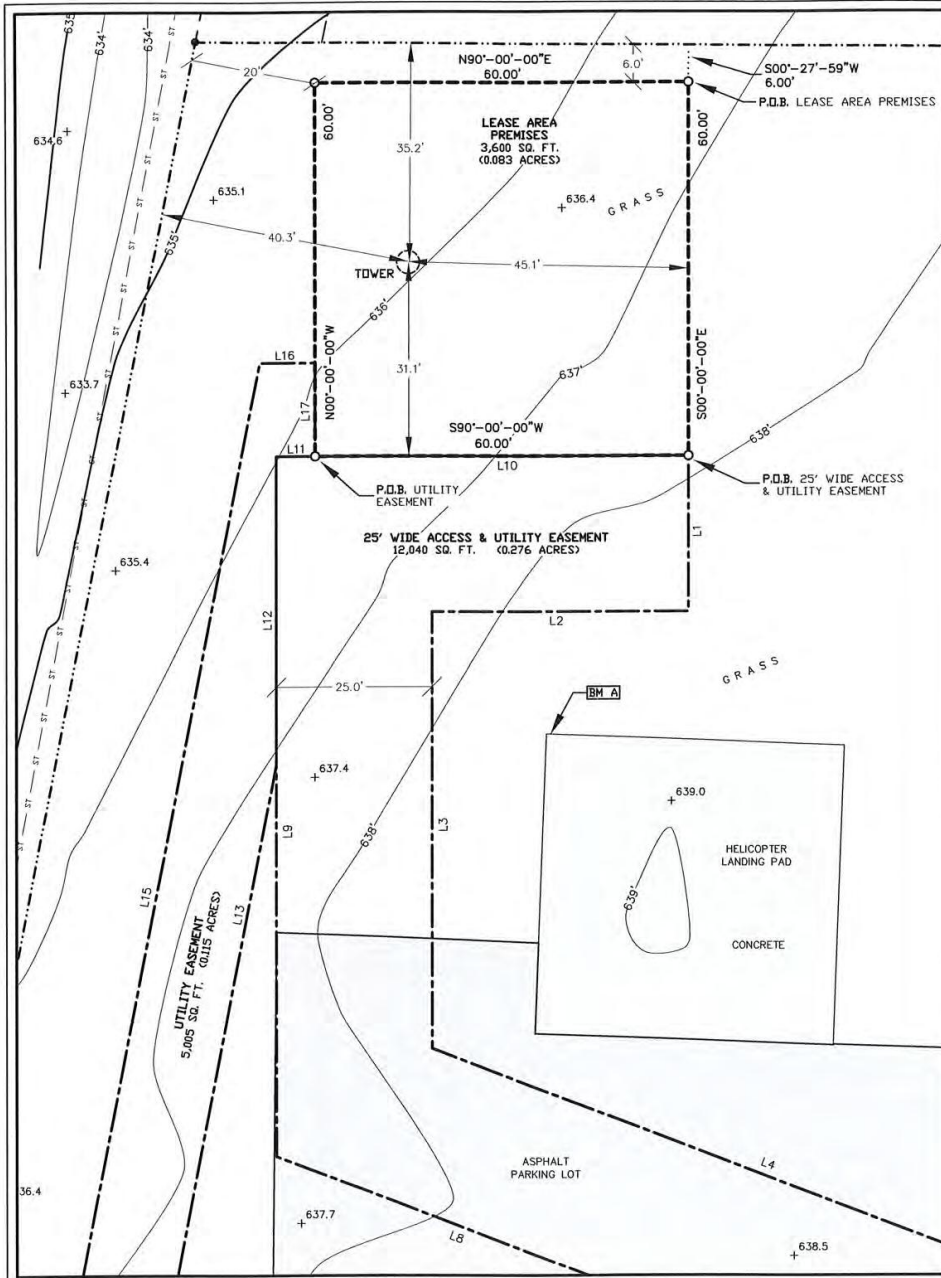
DEED REFERENCE:
DOC. NO. 2784226 & DOC. NO. 1760399

SURVEY PLAT
FOR
VB BTS, LLC.

BEING A PART OF THE NE1/4 OF THE
NW1/4, SECTION 34, T.23N., R.20E.,
CITY OF DE PERE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	8-4-22	Revised Lease and Easements	JD
2	2-15-22	Added Lease and Easements	JD
1	2-10-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 2-9-22
CHECKED BY: C.A.K.	FIELD BOOK: M-64, PG. 67
JOB NO.: 13415	SHEET 1 OF 3



CERTIFICATION:

I, STEVEN C. DEJONG, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2791, HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-124100-C ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING WITH AN EFFECTIVE DATE OF JANUARY 5, 2022 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

—LEGEND—

- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- = 1" IRON PIPE FOUND
- () = RECORDED INFORMATION
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = METAL POST
- ⚡ = TRAFFIC SIGN
- ⊙ = STORM MANHOLE
- ⊙ = STORM INLET (ROUND)
- ⊙ = STORM INLET (SQUARE)
- ⊙ = GAS METER
- ⊙ = FIBER OPTIC PEDESTAL
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊙ = ELECTRIC METER
- ⊙ = ELECTRIC TRANSFORMER
- ⊙ = BACK OF CURB
- ST — = STORM SEWER MAIN
- E — = BURIED ELECTRIC
- V — = WATER MAIN
- G — = BURIED GAS LINE
- F — = BURIED FIBER OPTIC LINE
- — — = PROPERTY LINE
- ⊙ = EXISTING TREE

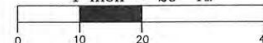
BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE NORTH ARROW OF THE COUNTY CORNER WHICH BEARS: S89°-32'-01"E



BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
NW CORNER OF CONCRETE LANDING PAD
ELEVATION: 639.31'

GRAPHIC SCALE
1 inch = 20 ft.



SURVEY NOTES:

—THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

—DIGGERS HOTLINE TICKET NO. 20220701930.

—ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55009C0262F, DATED AUGUST 18 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

—NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

—THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES, UTILITY EASEMENT AND 25' WIDE ACCESS & UTILITY EASEMENT.

—THE LEASE AREA PREMISES, UTILITY EASEMENT AND 25' WIDE ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

—THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES, UTILITY EASEMENT AND 25' WIDE ACCESS & UTILITY EASEMENT.

—THE ACCESS & UTILITY EASEMENT RUNS TO HERITAGE ROAD RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

LINE TABLE		
Line #	Direction	Length
L1	S00°00'00"E	25.00'
L2	S90°00'00"W	41.26'
L3	S00°00'00"E	69.97'
L4	S69°10'45"E	163.83'
L5	S00°32'32"W	181.73'
L6	N89°32'01"W	25.00'
L7	N00°32'32"E	164.34'
L8	N69°10'45"W	163.65'
L9	N00°00'00"W	112.21'
L10	N90°00'00"E	66.26'
L11	S90°00'00"W	6.26'
L12	S00°00'00"E	49.50'
L13	S11°04'50"W	288.91'
L14	N89°32'01"W	15.26'
L15	N11°04'50"E	354.51'
L16	N90°00'00"E	8.91'
L17	S00°00'00"E	15.00'

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 4th day of August, 2022.

STEVEN C. DEJONG
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53579
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BROADWAY HERITAGE

SITE NUMBER:
US-W-5454

SITE ADDRESS:
747 HERITAGE ROAD
DE PERE, WI 54115

PROPERTY OWNER:
TIMOTHY HALBROOK
3681 MONROE ROAD
DE PERE, WI 54115

PARCEL NO.:
ED-F0103-2

DEED REFERENCE:
DOC. NO. 2784226 & DOC. NO. 1760399

SURVEY PLAT
FOR
VB BTS, LLC.

BEING A PART OF THE NE1/4 OF THE
NW1/4, SECTION 34, T.23N., R.20E.,
CITY OF DE PERE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	8-4-22	Revised Lease and Easements	JD
2	2-15-22	Added Lease and Easements	JD
1	2-10-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 2-9-22
CHECKED BY: C.A.K.	FIELD BOOK: M-64, PG. 67
JOB NO.: 13415	SHEET 2 OF 3

LEASE AREA PREMISES

Being a part of Lot One (1) of Certified Survey Map No. 5486 as recorded in Volume 36 on Page 86 as Document No. 1566707, located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Twenty (20) East, City of De Pere, Brown County, Wisconsin containing 3,600 square feet (0.083 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 34; thence S00°-55'-23"W 391.29 feet along the east line of the NW1/4 of said Section 34; thence N89°-32'-01"W 1043.92 feet to the northeast corner of said Lot 1 of Certified Survey Map No. 5486; thence continuing N89°-32'-01"W 118.89 feet along the north line of said Lot 1; thence S00°-27'-59"W 6.00 feet to the point of beginning; thence S00°-00'-00"E 60.00 feet; thence S90°-00'-00"W 60.00 feet; thence N00°-00'-00"W 60.00 feet; thence N90°-00'-00"E 60.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

25 FOOT WIDE ACCESS AND UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 5486 as recorded in Volume 36 on Page 86 as Document No. 1566707, located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Twenty (20) East, City of De Pere, Brown County, Wisconsin containing 12,040 square feet (0.276 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 34; thence S00°-55'-23"W 391.29 feet along the east line of the NW1/4 of said Section 34; thence N89°-32'-01"W 1043.92 feet to the northeast corner of said Lot 1 of Certified Survey Map No. 5486; thence continuing N89°-32'-01"W 118.89 feet along the north line of said Lot 1; thence S00°-27'-59"W 6.00 feet; thence S00°-00'-00"E 60.00 feet to the point of beginning; thence continuing S00°-00'-00"E 25.00 feet; thence S90°-00'-00"W 41.26 feet; thence S00°-00'-00"E 69.97 feet; thence S69°-10'-45"E 163.83 feet; thence S00°-32'-32"W 181.73 feet to a point on the north line of Heritage Road; thence N89°-32'-01"W 25.00 feet along said north line of Heritage Road; thence N00°-32'-32"E 164.34 feet; thence N69°-10'-45"W 163.65 feet; thence N00°-00'-00"W 112.21 feet; thence N90°-00'-00"E 66.26 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 5486 as recorded in Volume 36 on Page 86 as Document No. 1566707, located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Twenty (20) East, City of De Pere, Brown County, Wisconsin containing 5,005 square feet (0.115 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 34; thence S00°-55'-23"W 391.29 feet along the east line of the NW1/4 of said Section 34; thence N89°-32'-01"W 1043.92 feet to the northeast corner of said Lot 1 of Certified Survey Map No. 5486; thence continuing N89°-32'-01"W 118.89 feet along the north line of said Lot 1; thence S00°-27'-59"W 5.00 feet; thence S00°-00'-00"E 60.00 feet; thence S90°-00'-00"W 60.00 feet to the point of beginning; thence continuing S90°-00'-00"W 6.26 feet; thence S00°-00'-00"E 49.50 feet; thence S11°-04'-50"W 288.91 feet to a point on the north line of Heritage Road; thence N89°-32'-01"W 15.26 feet along said north line of Heritage Road; thence N11°-04'-50"E 354.51 feet; thence N90°-00'-00"E 8.91 feet; thence S00°-00'-00"E 15.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

Lot One (1), Volume 36 Certified Survey Maps, Page 86, Map No. 5486, recorded as Document No. 1566707; said map being part of the NE1/4 of the NW1/4, Section 34, Township 23 North, Range 20 East, in the City of De Pere, East side of Fox River, Brown County, Wisconsin.

Parcel ID#: ED-F0103-2

This being the same property conveyed to Timothy J. Halbrook from Karen L. Classon, as Special Trustee as Trustee of Stephen J. Classon Family Trust as established under the Last Will and Testament of Stephen J. Classon dated 12/10/1996 in a Trustee's Deed dated April 28, 2017 and recorded May 1, 2017 as Instrument No. 2784226 in Brown County, Wisconsin.

This further being the same property conveyed to Stephen J. Classon and Timothy J. Halbrook, as tenants in common, from the City of De Pere, WI, in a Warranty Deed dated May 24, 2000 and recorded June 28, 2000 as Instrument No. 1760399 in Brown County, Wisconsin.

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company and Auro Solutions, LLC dba Tower Title and Closing

Commitment No. VTB-124100-C

Effective Date: January 5, 2022

Fee Simple Title Vested In: Timothy J. Halbrook

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

Schedule B-II

(1-9) These are general statements and not specific encumbrances.

(10) Right-of-Way Grant between Phillip Morris Industrial Incorporated; and Wisconsin Bell, Inc. dated November 15, 1984 and recorded December 11, 1984 in (book) 8621 (page) 33 (instrument) 1039245, in Brown County, Wisconsin. **Applies to the parent parcel and is plotted and shown. Affects the Parent Parcel, 25 Foot Wide Access and Utility Easement and Utility Easement but not the Lease Area Premises.**

(11) Any and all matters disclosed on the map entitled "Certified Survey Map" dated August 20, 1997 and recorded August 22, 1997 in (book) 36 (page) 86, (instrument) 1566707 in Brown County, Wisconsin. **Applies to the parent parcel and is plotted and shown. Affects the Parent Parcel, 25 Foot Wide Access and Utility Easement and Utility Easement but not the Lease Area Premises.**



SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Plover du Soc, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BROADWAY HERITAGE

SITE NUMBER:
US-W-5454

SITE ADDRESS:
747 HERITAGE ROAD
DE PERE, WI 54115

PROPERTY OWNER:

TIMOTHY HALBROOK
3681 MONROE ROAD
DE PERE, WI 54115

PARCEL NO.:
ED-F0103-2

DEED REFERENCE:
DOC. NO. 2784226 & DOC. NO. 1760399

SURVEY PLAT

FOR
VB BTS, LLC.

BEING A PART OF THE NE1/4 OF THE
NW1/4, SECTION 34, T.23N., R.20E.,
CITY OF DE PERE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	8-4-22	Revised Lease and Easements	JD
2	2-15-22	Added Lease and Easements	JD
1	2-10-22	Preliminary Survey	JD

DRAWN BY:	J.D.	FIELD WORK DATE:	2-9-22
CHECKED BY:	C.A.K.	FIELD BOOK:	M-64, PG. 67
JOB NO.:	13415	SHEET	3 OF 3



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verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

SITE PLAN
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

SHEET TITLE:

INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B

CHECKED BY: KCB

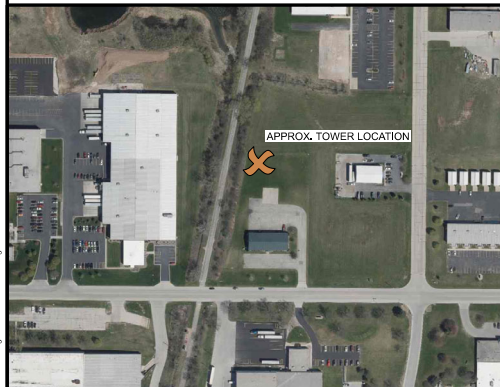
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PROJECT NUMBER: 32091

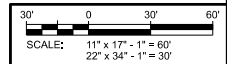
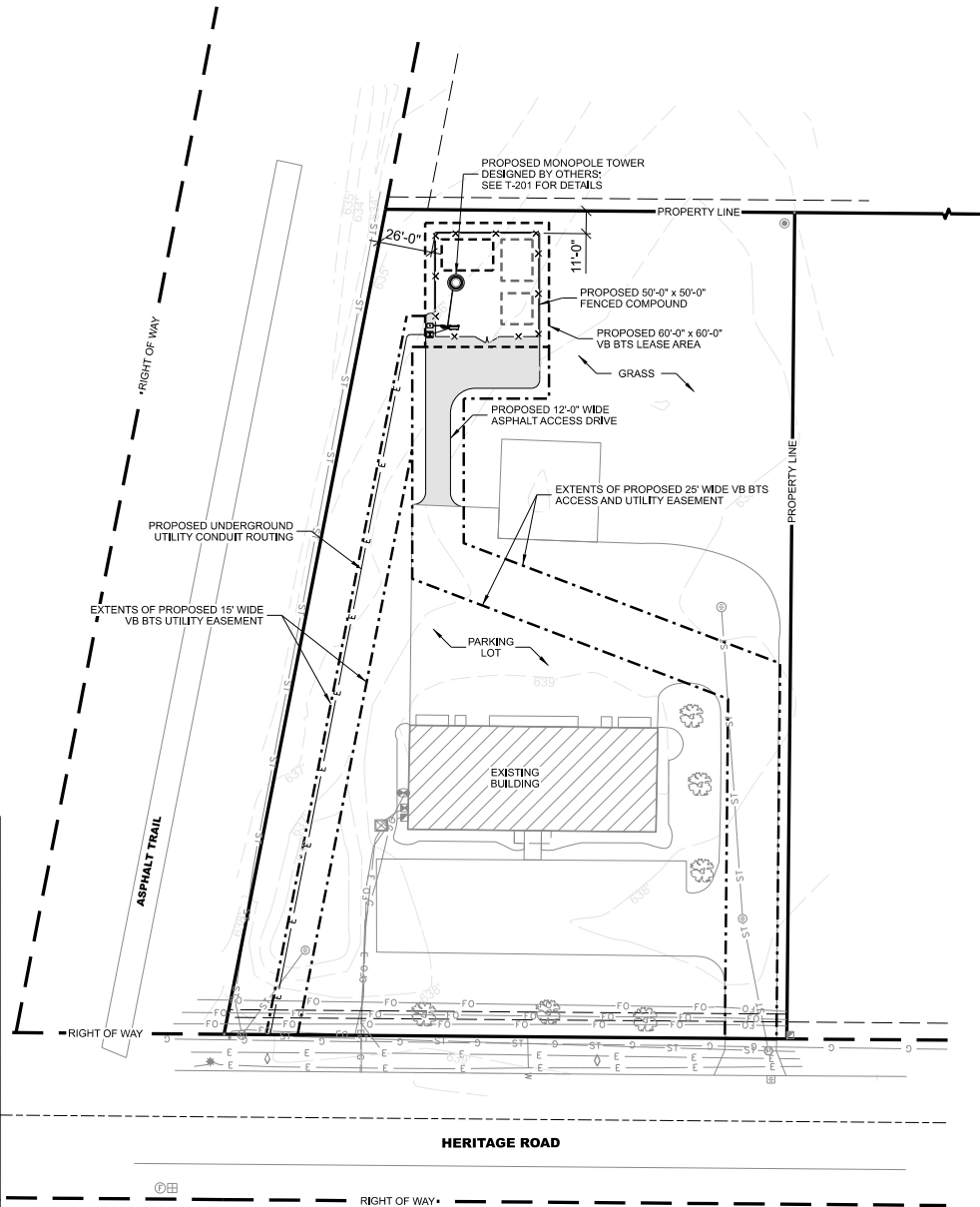
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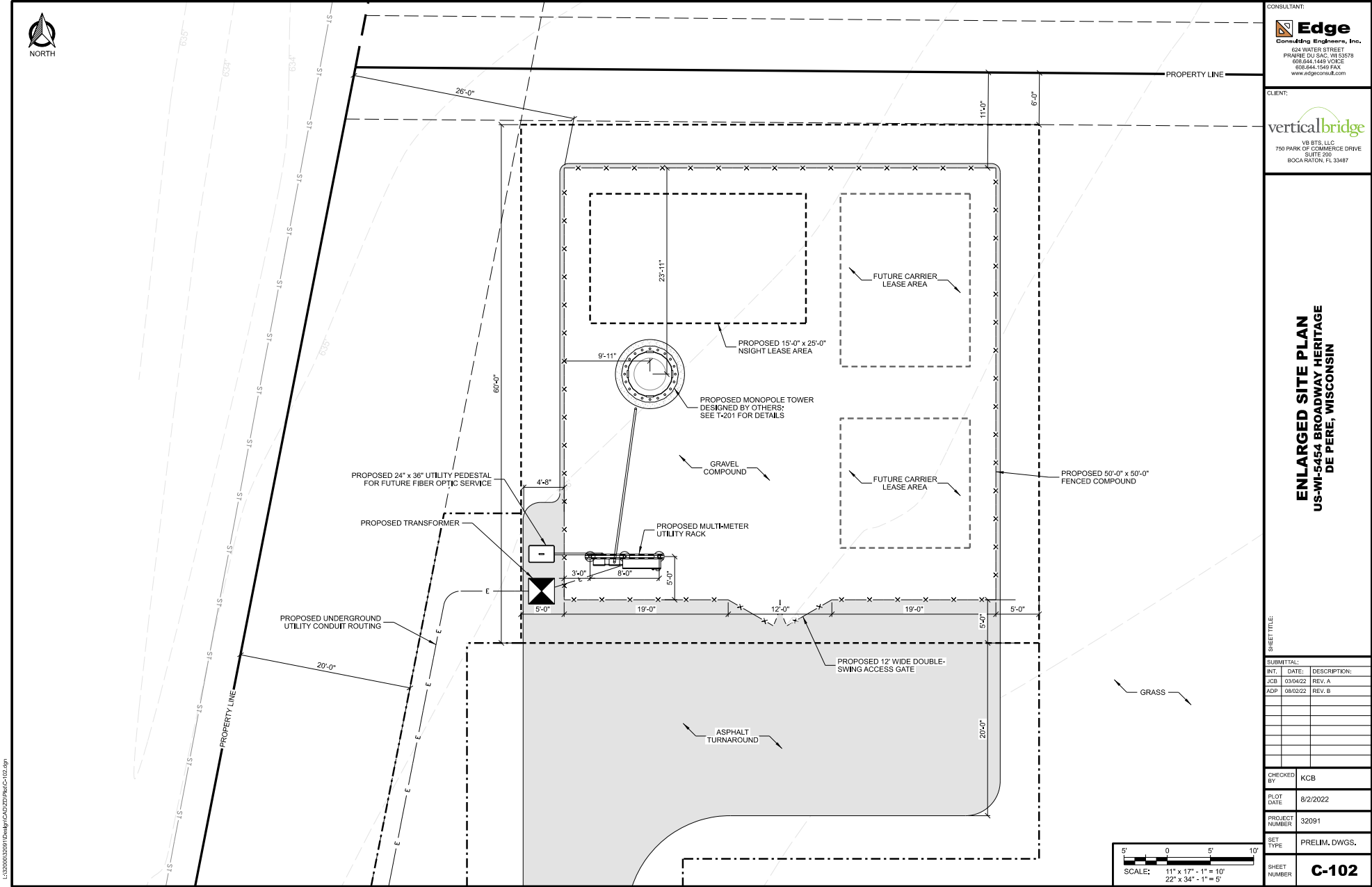
SHEET NUMBER: **C-101**

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A AERIAL OVERVIEW OF SITE





CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.844.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

 **verticalbridge**

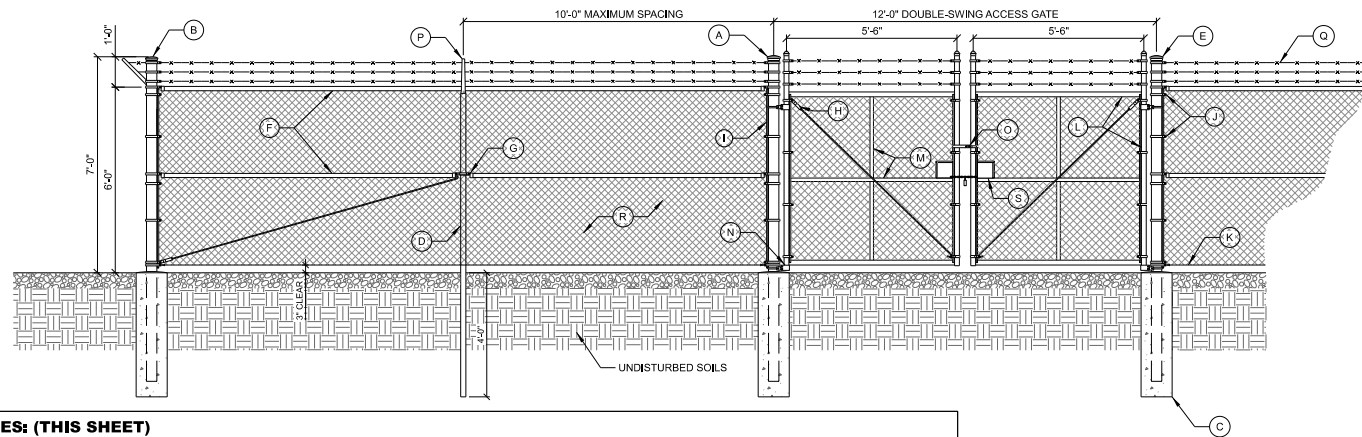
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

ENLARGED SITE PLAN
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

: 7711137HS

SUBMITTAL:	
INT.	DATE:
KCB	03/04/22
DP	08/02/22
	REV. A
	REV. B
CHECKED BY	KCB
PLOT DATE	8/2/2022
PROJECT NUMBER	32091
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SHEET NUMBER	C-102

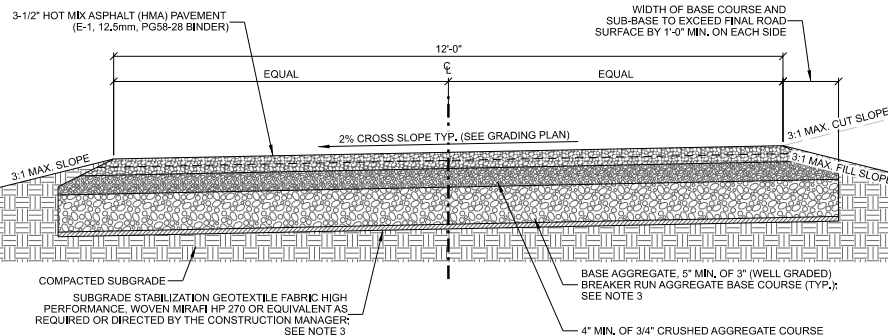
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REFERENCE NOTES: (THIS SHEET)

- | | | |
|---|---|---|
| (A) 4" (4-1/2" O.D.) SCH. 40 GALV. STEEL GATE POST | (G) OFFSET BRACE RAIL ENDS FOR MID BRACE RAIL | (N) MALLEABLE BUTT HINGES (TYP.) |
| (B) 4" (4-1/2" O.D.) SCH. 40 GALV. STEEL CORNER POST | (H) 5/16" O.D. TRUSS ROD WITH TRUSS TIGHTENER ASSEMBLY | (O) GATE LATCH- VERIFY REQUIREMENTS WITH FENCE MANUFACTURER |
| (C) CONCRETE PIER FOUNDATION: SEE DETAIL BELOW | (I) 3/16" x 3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE FABRIC | (P) 45° BARB ARM FENCE POST CAP |
| (D) 2" (2-3/8" O.D.) SCH. 40 GALV. STEEL INTERMEDIARY LINE POSTS: LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C. | (J) 3/4" TENSION BAND (TYP.). | (Q) (3) STRANDS OF 4 PT. GALV. BARB WIRE |
| (E) FENCE POST CAP (SIZE VARIES) | (K) TENSION WIRE | (R) #9 GAUGE GALV. CHAIN LINK FENCE FABRIC WITH TWISTED TOP SELVAGE AND KNUCKLED BOTTOM SELVAGE |
| (F) 1-1/4" (1.66" O.D.) TOP RAIL & MID BRACE RAIL PIPE | (L) 1-1/2" (1.9" O.D.) SCH. 40 GALV. STEEL FENCE GATE FRAME | (S) 6" x 6" HANDHOLE FOR CHAIN LOCK |
| | (M) 1-1/4" (1.66" O.D.) SCH. 40 GALV. STEEL HORIZONTAL AND VERTICAL GATE BRACES | |

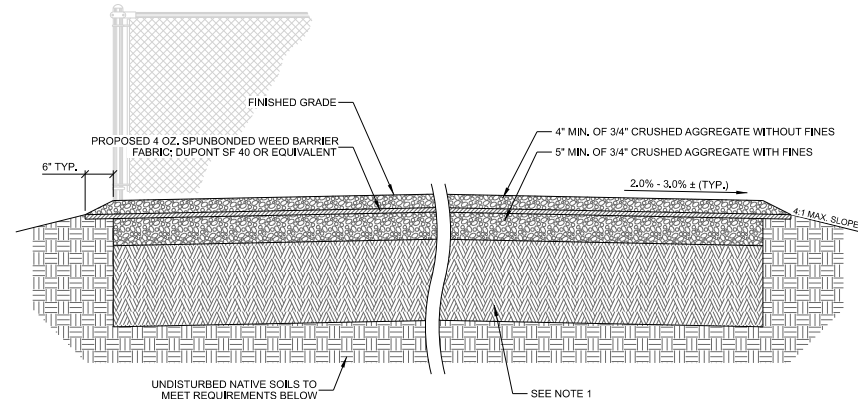
A COMPOUND FENCE



GENERAL NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 12", CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR AND VERIFIED BY PROOF-ROLL WITH LOADED TRI-AXLE DUMP TRUCK. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE FOR FAILING SUBGRADE SOILS.
3. FAILING AREAS OF SUBGRADE SHALL BE UNDERCUT TO A MINIMUM DEPTH OF 18" BELOW FINISH AGGREGATE AND STABILIZED WITH 3" (WELL GRADED) BREAKER RUN AGGREGATE OVER SUBGRADE STABILIZATION GEOTEXTILE FABRIC.
4. CONSULT GRADING PLAN OR SITE PLAN FOR FINAL SITE GRADES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT ACCESS DRIVE REPAIR AND RESTORATION FOLLOWING CONSTRUCTION COMPLETION. ANY DISTURBED OR DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION UPON COMPLETION OF WORK.

B ASPHALT DRIVE CROSS SECTION



NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA, CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL, IF POOR SOILS ARE ENCOUNTERED SELECT FILL MAY BE REQUIRED, CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.

C COMPOUND CROSS SECTION

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.844.1449 VOICE
608.844.1540 FAX
www.edgeconsult.com

CLIENT:

verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

CONSTRUCTION DETAILS
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B

CHECKED BY:

KCB

PLOT DATE:

8/2/2022

PROJECT NUMBER:

32091

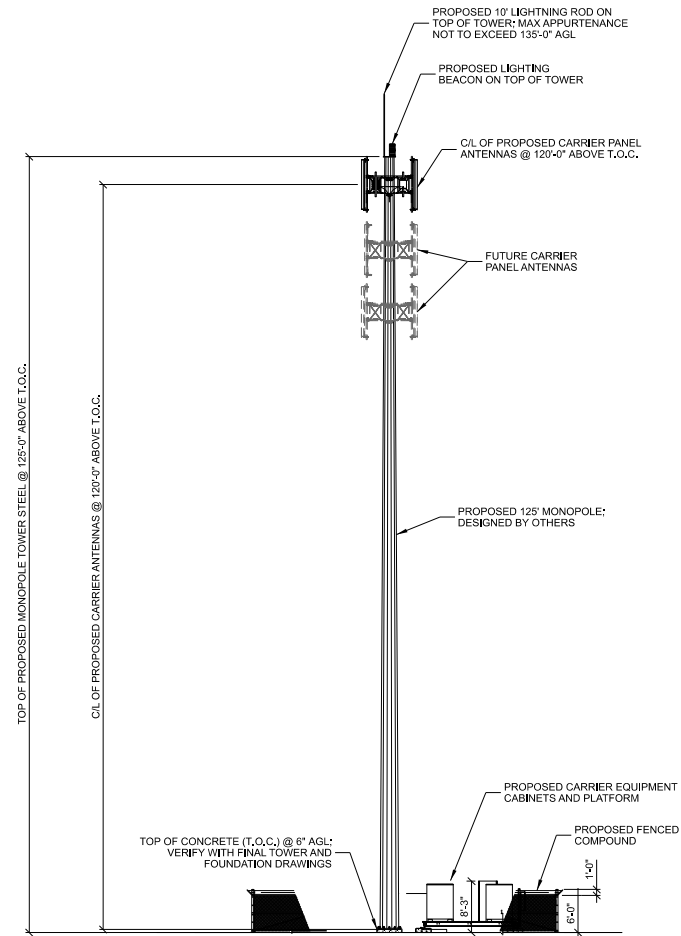
SET TYPE:

PRELIM. DWGS.

SHEET NUMBER:

C-501

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NOTES:

1. ANCHOR BOLTS AND NUTS TO BE MARKED WITH INDELIBILE INK, 1/8" LINE.

A

SITE ELEVATION

SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.544.1445 VOICE
608.544.1540 FAX
www.edgecorpwi.com

CLIENT:

verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

**SITE ELEVATION
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN**

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B

CHECKED BY: KCB

PLOT DATE: 8/2/2022

PROJECT NUMBER: 32091

SET TYPE: PRELIM. DWGS.

SHEET NUMBER: **T-201**

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 26, 2022

DEPARTMENT: Planning

FROM: Peter Schlein

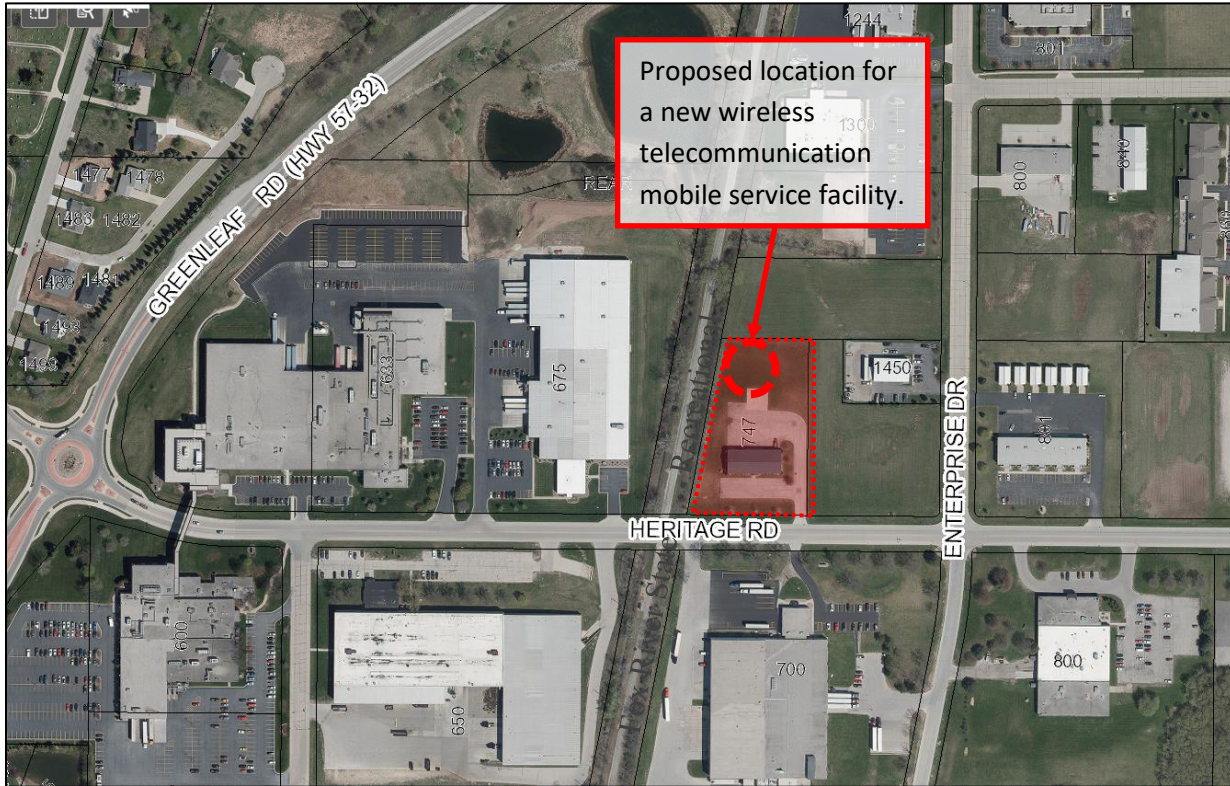
SUBJECT: Consideration and possible action for a site plan for a 135' tall new wireless telecommunication mobile service facility (cell tower), with a driveway and 50'x50' fence enclosure, at 747 Heritage RD (Parcel ED-F0103-2).

ATTACHMENTS:

- PC Report - Cell Tower (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY2 - 21 Sep 2021 (PDF)

ITEM 6: Consideration and possible action for a site plan for a 135' tall new wireless telecommunication mobile service facility (cell tower), with a driveway and 50'x50' fence enclosure, at 747 Heritage RD (Parcel ED-F0103-2).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Property details are included in the Conditional Use Permit report.

APPLICANT / OWNER:

Authorized Representative

Mike Bieniek, AICP, Zoning Director
LCC Telecom Services
10700 W Higgins RD
Rosemont, IL 60018

Property Owner

Timothy J Halbrook
3681 Monroe RD
De Pere, WI 54115

STAFF REVIEW:

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

The following summarizes the proposed project:

- Proposed location in the northwest corner of the property.
- A 125' pole with a 10' lightning rod (total 135').
- Pads for three lease tenant structures/equipment.
- A 50'x50' fence enclosure.
- A paved drive/turnaround area.

Façade materials

No new structures with façade materials requiring review.

Signage

No new signage. Existing monument signs remain.

Driveways and parking

The proposed drive and turnaround area on the south side of the fence enclosure is paved with asphalt. There are no new street connections.

Fences, refuse, and other outdoor facilities

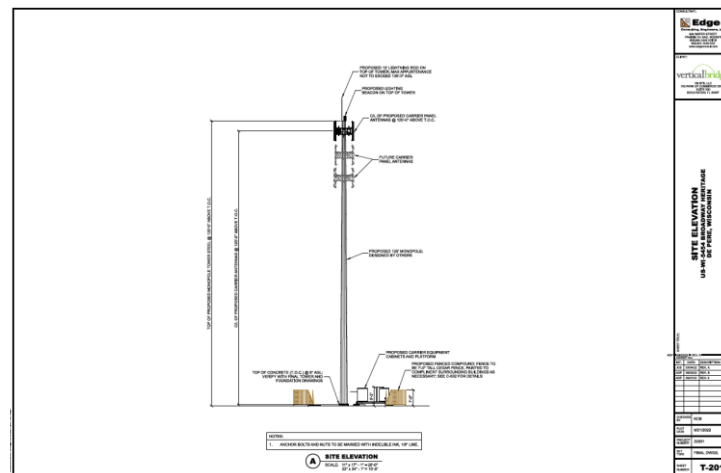
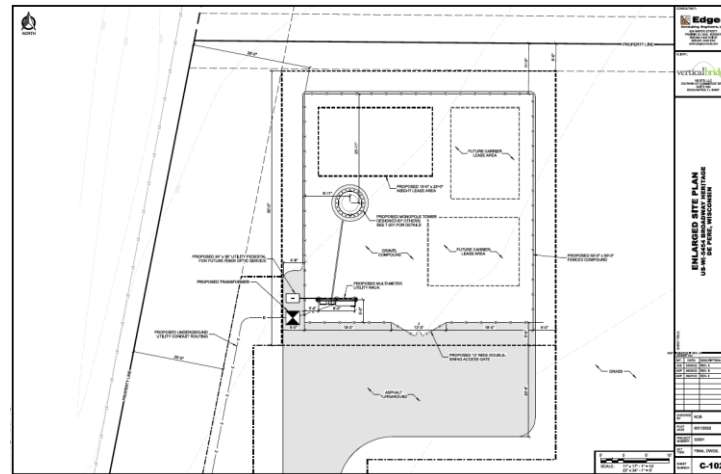
The fence shown is 7' tall and made of wood, which is allowed. A separate fence permit is required from Inspection Division.

There are no additional proposed refuse and recycle storage areas. Future facilities typically added near a wireless telecommunication mobile service facility in the future are proposed to be within the fence.

Landscaping

Staff suggested additional landscaping on the west, north, and south sides of the fence to beautify the view between the fence and the Fox River State Recreational Trail. No additional landscaping is shown, but the fence was changed from see-through chain link to solid wood.

Site Plan and Elevation Plan:



STAFF COMMENTS:

Planning:

1. Subject to successful final approval of a conditional use permit that allows public utilities (a cell tower) on the subject property.
2. Prior to occupancy permits:
 - a. If there are structures (buildings) within the lease area, provide scaled elevations with building materials and colors identified for the structures. The I-1 District has specific façade material requirements.
 - b. The site is near the Fox River State Recreational Trail, the most popular trail in Wisconsin. Consider adding landscaping outside of the west and north sides of the fence to assist with screening the equipment inside the fence from the trail and from adjacent properties.

Inspection:

1. Prior to occupancy permits:
 - a. If there is any electrical equipment associated with the project an electrical permit shall be obtained prior to any work conducted.
 - b. A fence is shown on the site plan; therefore, a fence permit and review are required.

Engineering, Fire, Forestry, Health, Parks, Water, Police: None.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a 135' tall new wireless telecommunication mobile service facility (cell tower), with a driveway and 50'x50' fence enclosure, at 747 Heritage RD, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

NOTE: Plan Commission cannot approve this site plan if the related conditional use permit was denied.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 175729
		Date: 9-14-22

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) VB BTS, LLC	Authorized Representative Julie Baniqued	Title LCC Telecom Zoning Manager	
Mailing Address 10700 W. Higgins Rd, Suite 240	City Rosemont	State IL	ZIP Code 60018
Email Address JBaniqued@lcctelecom.com	Phone Number (incl. area code) (580) 352-2718	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Timothy J. Halbrook	Contact Person Julie Baniqued	Title Zoning Manager	
Mailing Address 10700 W. Higgins Rd, Suite 240	City Rosemont	State IL	ZIP Code 60018
Email Address jbaniqued@lcctelecom.com	Phone Number (incl. area code) (580) 352-2718	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 747 Heritage Road, De Pere, WI 54115	Parcel No. ED-F0103-2
---	--------------------------

SECTION 4: Project Information

Existing Zoning:	Industrial Park District (I-1)		
Present Use of Parcel:	Office/warehouse building with a helipad located behind the building		
Proposed Use of Parcel:	Same existing uses + new cell tower located behind the building		
Estimated Start Date:	November 1, 2022	Estimated Completion Date:	November 30, 2022

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

SECTION 5: Certification and Permission

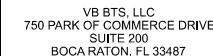
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with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

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

Name of Owner/Authorized Representative (please print) Julie Baniqued	Title LCC Telecom Zoning Manager	Phone Number (580) 352-2718
Signature of Applicant <i>Julie Baniqued</i>		Date Signed 09/13/2022

TO BE COMPLETED BY CITY STAFF

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



CHECKED BY	KCB
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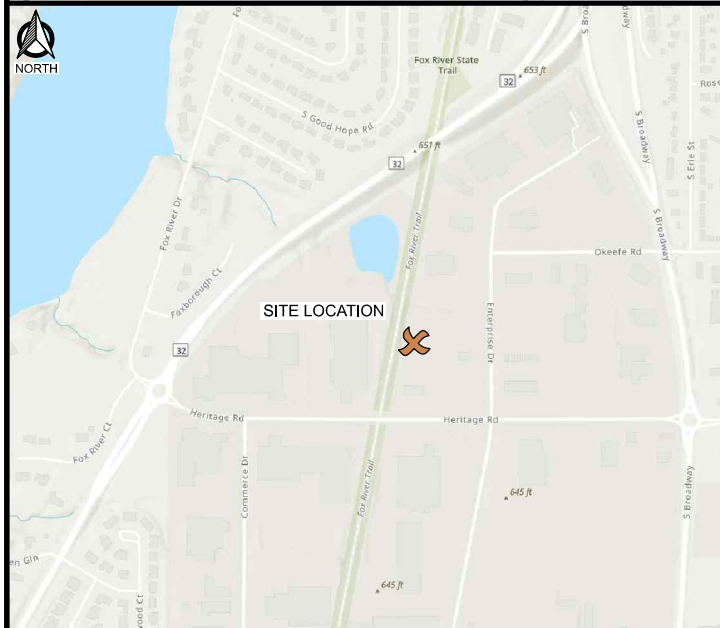
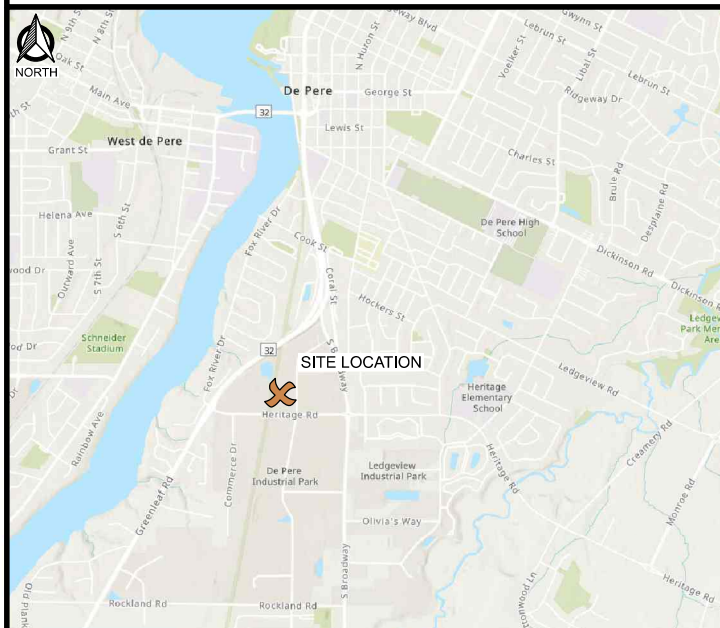
PROJECT NUMBER	32091
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SHEET **G-001**



US-WI-5454 BROADWAY HERITAGE DE PERE, WISCONSIN ZONING DRAWINGS 125' MONOPOLE

SITE LOCATION MAPS



SHEET INDEX

[illegible]

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

DIRECTORY

CLIENT:
VB BTS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
CONTACT: STEVE HEDGES
PHONE: 773.988.1715

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: ANDREW PORN
PHONE: 608.644.1449

SITE ACQUISITION:
LCC TELECOM SERVICES
10700 HIGGINS ROAD, SUITE 240
ROSEMONT, IL 60018
CONTACT: MIKE BIENIEK
PHONE: 847.380.5569

SURVEYOR:
MERIDIAN SURVEYING, LLC.
N9637 FRIENDSHIP DRIVE
KAUKAUNA, WI 54130
CONTACT: CRAIG KEACH
PHONE: 920.993.0881

PROJECT INFO

SITE LOCATION:
747 HERITAGE ROAD
DE PERE, WI 54115

PROPERTY OWNER:
TIMOTHY HALBROOK
3681 MONROE ROAD
DE PERE, WI 54115

SITE COORDINATES (PER 1-A CERTIFICATE):
LAT (NAD 1983/2011): 44°-25'-45.17"
LONG (NAD 1983/2011): 88°-03'-47.19"
GROUND ELEVATION (NAVD 88): 635.9'

PLSS INFORMATION:
PART OF THE NE1/4 OF THE NW1/4,
SECTION 34, T.23N., R.20E.,
CITY OF DE PERE,
BROWN COUNTY
WISCONSIN

TAX KEY NUMBER:
ED-F0103-2 (LEASE & EASEMENT)

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	REVISION
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐ A
ZONING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

UTILITY INFORMATION

ELECTRIC SERVICE PROVIDER: WISCONSIN PUBLIC SERVICE
KENNETH OEHLER
920.660.0161



TO OBTAIN LOCATION OF PARTICIPANTS'
UNDERGROUND FACILITIES BEFORE YOU DIG IN
WISCONSIN, CALL DIGGER'S HOTLINE

TOLL FREE: 1-800-242-8511
FAX A LOCATE: 1-800-338-3860

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

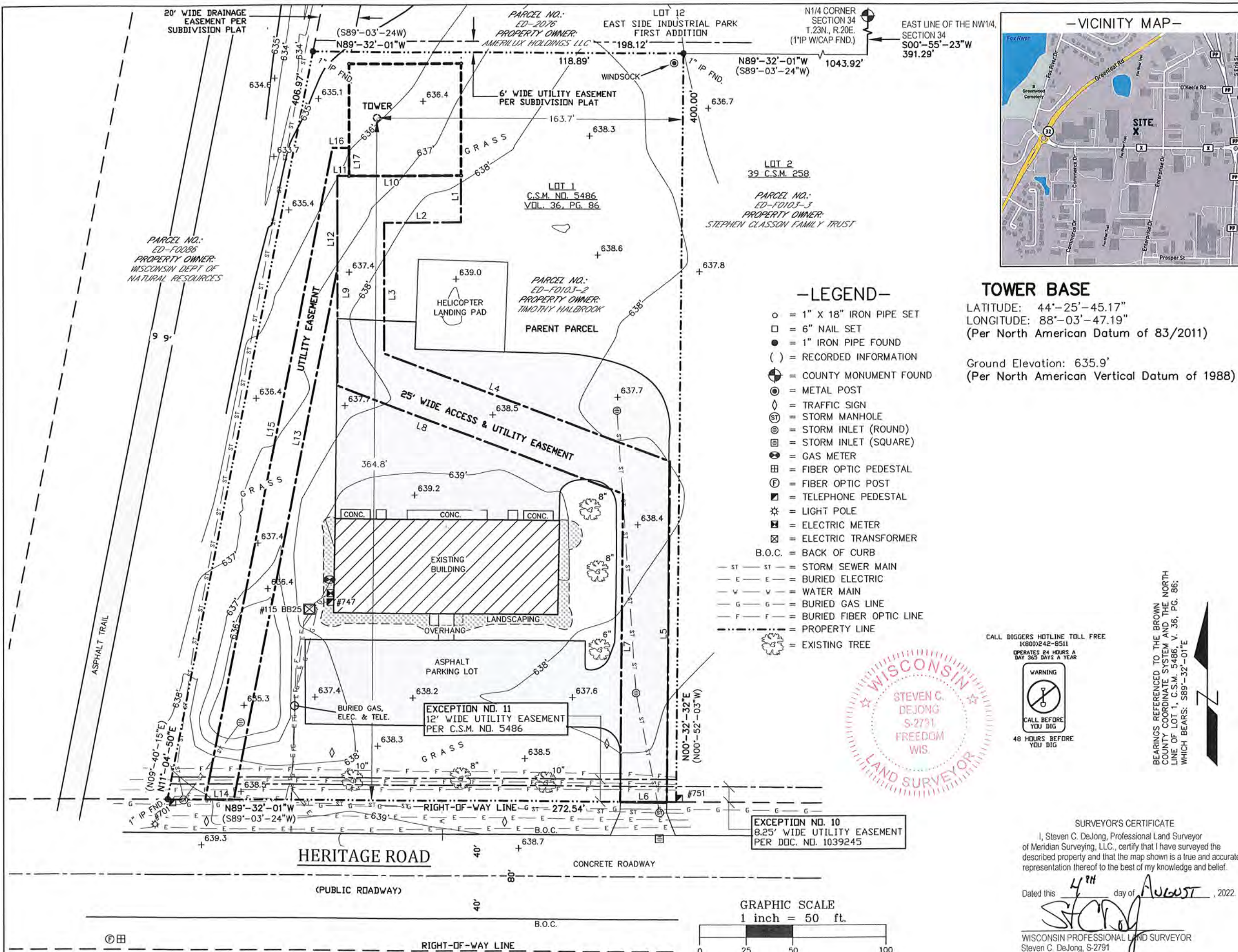
ENGINEER SEAL:

**PRELIMINARY -
NOT FOR CONSTRUCTION**

I HEREBY CERTIFY THAT THIS PLAN SET WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF WISCONSIN

SIGNATURE: _____

DATE: _____



SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BROADWAY HERITAGE

SITE NUMBER:
US-WI-5454

SITE ADDRESS:
747 HERITAGE ROAD
DE PERE, WI 54115

PROPERTY OWNER:
TIMOTHY HALBROOK
3681 MONROE ROAD
DE PERE, WI 54115

PARCEL NO.:
ED-F0103-2

DEED REFERENCE:
DOC. NO. 2784226 & DOC. NO. 1760399

SURVEY PLAT
FOR
VB BTS, LLC.

BEING A PART OF THE NE1/4 OF THE
NW1/4, SECTION 34, T.23N., R.20E.,
CITY OF DE PERE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	8-4-22	Revised Lease and Easements	JD
2	2-15-22	Added Lease and Easements	JD
1	2-10-22	Preliminary Survey	JD
NO.	DATE	DESCRIPTION	BY

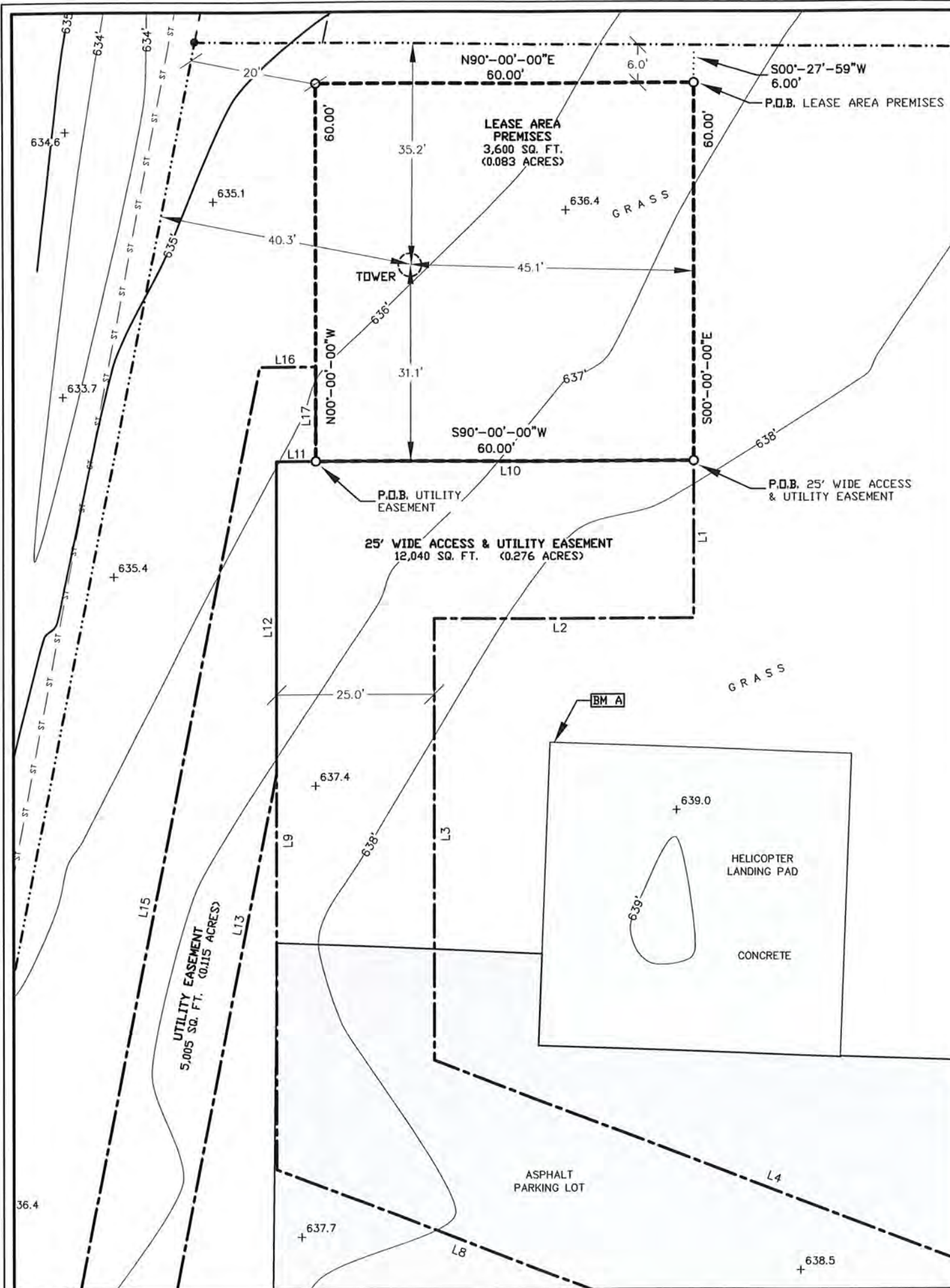
DRAWN BY: J.D.	FIELD WORK DATE: 2-9-22
CHECKED BY: C.A.K.	FIELD BOOK: M-64, PG. 67
JOB NO.: 13415	SHEET 1 OF 3

SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC., certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 4th day of AUGUST, 2022.

Steven C. DeJong
WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791



CERTIFICATION:

I, STEVEN C. DEJONG, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2791, HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-124100-C ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING WITH AN EFFECTIVE DATE OF JANUARY 5, 2022 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 6" NAIL SET
- = 1" IRON PIPE FOUND
- () = RECORDED INFORMATION
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = METAL POST
- ◇ = TRAFFIC SIGN
- ⊙ = STORM MANHOLE
- ⊙ = STORM INLET (ROUND)
- ⊙ = STORM INLET (SQUARE)
- ⊙ = GAS METER
- ⊙ = FIBER OPTIC PEDESTAL
- ⊙ = FIBER OPTIC POST
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊙ = ELECTRIC METER
- ⊙ = ELECTRIC TRANSFORMER
- ⊙ = B.O.C. = BACK OF CURB
- ST — ST — = STORM SEWER MAIN
- E — E — = BURIED ELECTRIC
- W — W — = WATER MAIN
- G — G — = BURIED GAS LINE
- F — F — = BURIED FIBER OPTIC LINE
- — — = PROPERTY LINE
- ⊙ = EXISTING TREE

BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE NORTH LINE OF LOT 1, C.S.M. 5486, V. 36, PG. 86; WHICH BEARS: S89°-32'-01"E

SURVEY NOTES:

—THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

—DIGGERS HOTLINE TICKET NO. 20220701930.

—ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55009C0262F, DATED AUGUST 18 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

—NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

—THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES, UTILITY EASEMENT AND 25' WIDE ACCESS & UTILITY EASEMENT.

—THE LEASE AREA PREMISES, UTILITY EASEMENT AND 25' WIDE ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

—THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES, UTILITY EASEMENT AND 25' WIDE ACCESS & UTILITY EASEMENT.

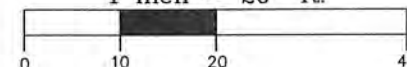
—THE ACCESS & UTILITY EASEMENT RUNS TO HERITAGE ROAD RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

LINE TABLE		
Line #	Direction	Length
L1	S00°00'00"E	25.00'
L2	S90°00'00"W	41.26'
L3	S00°00'00"E	69.97'
L4	S69°10'45"E	163.83'
L5	S00°32'32"W	181.73'
L6	N89°32'01"W	25.00'
L7	N00°32'32"E	164.34'
L8	N69°10'45"W	163.65'
L9	N00°00'00"W	112.21'
L10	N90°00'00"E	66.26'
L11	S90°00'00"W	6.26'
L12	S00°00'00"E	49.50'
L13	S11°04'50"W	288.91'
L14	N89°32'01"W	15.26'
L15	N11°04'50"E	354.51'
L16	N90°00'00"E	8.91'
L17	S00°00'00"E	15.00'

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
NW CORNER OF CONCRETE LANDING PAD
ELEVATION: 639.31'

GRAPHIC SCALE
1 inch = 20 ft.



SURVEYOR'S CERTIFICATE

I, Steven C. DeJong, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 4TH day of August, 2022.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Steven C. DeJong, S-2791

SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

MERIDIAN
SURVEYING, LLC

N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
BROADWAY HERITAGE

SITE NUMBER:
US-W-5454

SITE ADDRESS:
747 HERITAGE ROAD
DE PERE, WI 54115

PROPERTY OWNER:
TIMOTHY HALBROOK
3681 MONROE ROAD
DE PERE, WI 54115

PARCEL NO.:
ED-F0103-2

DEED REFERENCE:
DOC. NO. 2784226 & DOC. NO. 1760399

SURVEY PLAT
FOR
VB BTS, LLC.

BEING A PART OF THE NE1/4 OF THE
NW1/4, SECTION 34, T.23N., R.20E.,
CITY OF DE PERE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	8-4-22	Revised Lease and Easements	JD
2	2-15-22	Added Lease and Easements	JD
1	2-10-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 2-9-22
CHECKED BY: C.A.K.	FIELD BOOK: M-64, PG. 67
JOB NO.: 13415	SHEET 2 OF 3

LEASE AREA PREMISES

Being a part of Lot One (1) of Certified Survey Map No. 5486 as recorded in Volume 36 on Page 86 as Document No. 1566707, located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Twenty (20) East, City of De Pere, Brown County, Wisconsin containing 3,600 square feet (0.083 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 34; thence S00°-55'-23"W 391.29 feet along the east line of the NW1/4 of said Section 34; thence N89°-32'-01"W 1043.92 feet to the northeast corner of said Lot 1 of Certified Survey Map No. 5486; thence continuing N89°-32'-01"W 118.89 feet along the north line of said Lot 1; thence S00°-27'-59"W 6.00 feet to the point of beginning; thence S00°-00'-00"E 60.00 feet; thence S90°-00'-00"W 60.00 feet; thence N00°-00'-00"W 60.00 feet; thence N90°-00'-00"E 60.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

25 FOOT WIDE ACCESS AND UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 5486 as recorded in Volume 36 on Page 86 as Document No. 1566707, located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Twenty (20) East, City of De Pere, Brown County, Wisconsin containing 12,040 square feet (0.276 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 34; thence S00°-55'-23"W 391.29 feet along the east line of the NW1/4 of said Section 34; thence N89°-32'-01"W 1043.92 feet to the northeast corner of said Lot 1 of Certified Survey Map No. 5486; thence continuing N89°-32'-01"W 118.89 feet along the north line of said Lot 1; thence S00°-27'-59"W 6.00 feet; thence S00°-00'-00"E 60.00 feet to the point of beginning; thence continuing S00°-00'-00"E 25.00 feet; thence S90°-00'-00"W 41.26 feet; thence S00°-00'-00"E 69.97 feet; thence S69°-10'-45"E 163.83 feet; thence S00°-32'-32"W 181.73 feet to a point on the north line of Heritage Road; thence N89°-32'-01"W 25.00 feet along said north line of Heritage Road; thence N00°-32'-32"E 164.34 feet; thence N69°-10'-45"W 163.65 feet; thence N00°-00'-00"W 112.21 feet; thence N90°-00'-00"E 66.26 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

UTILITY EASEMENT

Being a part of Lot One (1) of Certified Survey Map No. 5486 as recorded in Volume 36 on Page 86 as Document No. 1566707, located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Twenty (20) East, City of De Pere, Brown County, Wisconsin containing 5,005 square feet (0.115 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 34; thence S00°-55'-23"W 391.29 feet along the east line of the NW1/4 of said Section 34; thence N89°-32'-01"W 1043.92 feet to the northeast corner of said Lot 1 of Certified Survey Map No. 5486; thence continuing N89°-32'-01"W 118.89 feet along the north line of said Lot 1; thence S00°-27'-59"W 5.00 feet; thence S00°-00'-00"E 60.00 feet; thence S90°-00'-00"W 60.00 feet to the point of beginning; thence continuing S90°-00'-00"W 6.26 feet; thence S00°-00'-00"E 49.50 feet; thence S11°-04'-50"W 288.91 feet to a point on the north line of Heritage Road; thence N89°-32'-01"W 15.26 feet along said north line of Heritage Road; thence N11°-04'-50"E 354.51 feet; thence N90°-00'-00"E 8.91 feet; thence S00°-00'-00"E 15.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

PARENT PARCEL

Lot One (1), Volume 36 Certified Survey Maps, Page 86, Map No. 5486, recorded as Document No. 1566707; said map being part of the NE1/4 of the NW1/4, Section 34, Township 23 North, Range 20 East, in the City of De Pere, East side of Fox River, Brown County, Wisconsin.

Parcel ID#: ED-F0103-2

This being the same property conveyed to Timothy J. Halbrook from Karen L. Classon, as Special Trustee as Trustee of Stephen J. Classon Family Trust as established under the Last Will and Testament of Stephen J. Classon dated 12/10/1996 in a Trustee's Deed dated April 28, 2017 and recorded May 1, 2017 as Instrument No. 2784226 in Brown County, Wisconsin.

This further being the same property conveyed to Stephen J. Classon and Timothy J. Halbrook, as tenants in common, from the City of De Pere, WI, in a Warranty Deed dated May 24, 2000 and recorded June 28, 2000 as Instrument No. 1760399 in Brown County, Wisconsin.

TITLE REPORT REVIEW

Title Report: Fidelity National Title Insurance Company and Auro Solutions, LLC dba Tower Title and Closing

Commitment No. VTB-124100-C

Effective Date: January 5, 2022

Fee Simple Title Vested In: Timothy J. Halbrook

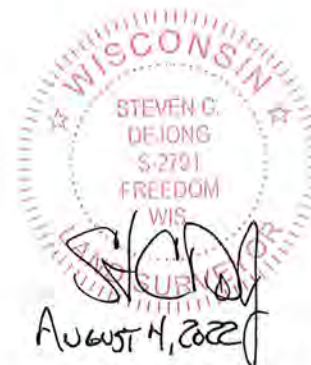
NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereunto Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

Schedule B-II

(1-9) These are general statements and not specific encumbrances.

(10) Right-of-Way Grant between Phillip Morris Industrial Incorporated; and Wisconsin Bell, Inc. dated November 15, 1984 and recorded December 11, 1984 in (book) 8621 (page) 33 (instrument) 1039245, in Brown County, Wisconsin. **Applies to the parent parcel and is plotted and shown. Affects the Parent Parcel, 25 Foot Wide Access and Utility Easement and Utility Easement but not the Lease Area Premises.**

(11) Any and all matters disclosed on the map entitled "Certified Survey Map" dated August 20, 1997 and recorded August 22, 1997 in (book) 36 (page) 86, (instrument) 1566707 in Brown County, Wisconsin. **Applies to the parent parcel and is plotted and shown. Affects the Parent Parcel, 25 Foot Wide Access and Utility Easement and Utility Easement but not the Lease Area Premises.**



SURVEYED FOR:

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:

verticalbridge

750 PARK OF COMMERCE DRIVE
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MERIDIAN
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SITE NAME:
BROADWAY HERITAGE

SITE NUMBER:
US-WI-5454

SITE ADDRESS:
**747 HERITAGE ROAD
DE PERE, WI 54115**

PROPERTY OWNER:
TIMOTHY HALBROOK
3681 MONROE ROAD
DE PERE, WI 54115

PARCEL NO.:
ED-F0103-2

DEED REFERENCE:
DOC. NO. 2784226 & DOC. NO. 1760399

SURVEY PLAT
FOR
VB BTS, LLC.

BEING A PART OF THE NE1/4 OF THE
NW1/4, SECTION 34, T.23N., R.20E.,
CITY OF DE PERE, BROWN COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	8-4-22	Revised Lease and Easements	JD
2	2-15-22	Added Lease and Easements	JD
1	2-10-22	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 2-9-22
CHECKED BY: C.A.K.	FIELD BOOK: M-64, PG. 67
JOB NO.: 13415	SHEET 3 OF 3



CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

SITE PLAN
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

SHEET TITLE:

ADP 08/02/22 REV. B

INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B
ADP	09/21/22	REV. 0

CHECKED BY: KCB

PLOT DATE: 9/21/2022

PROJECT NUMBER: 32091

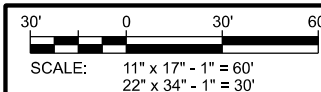
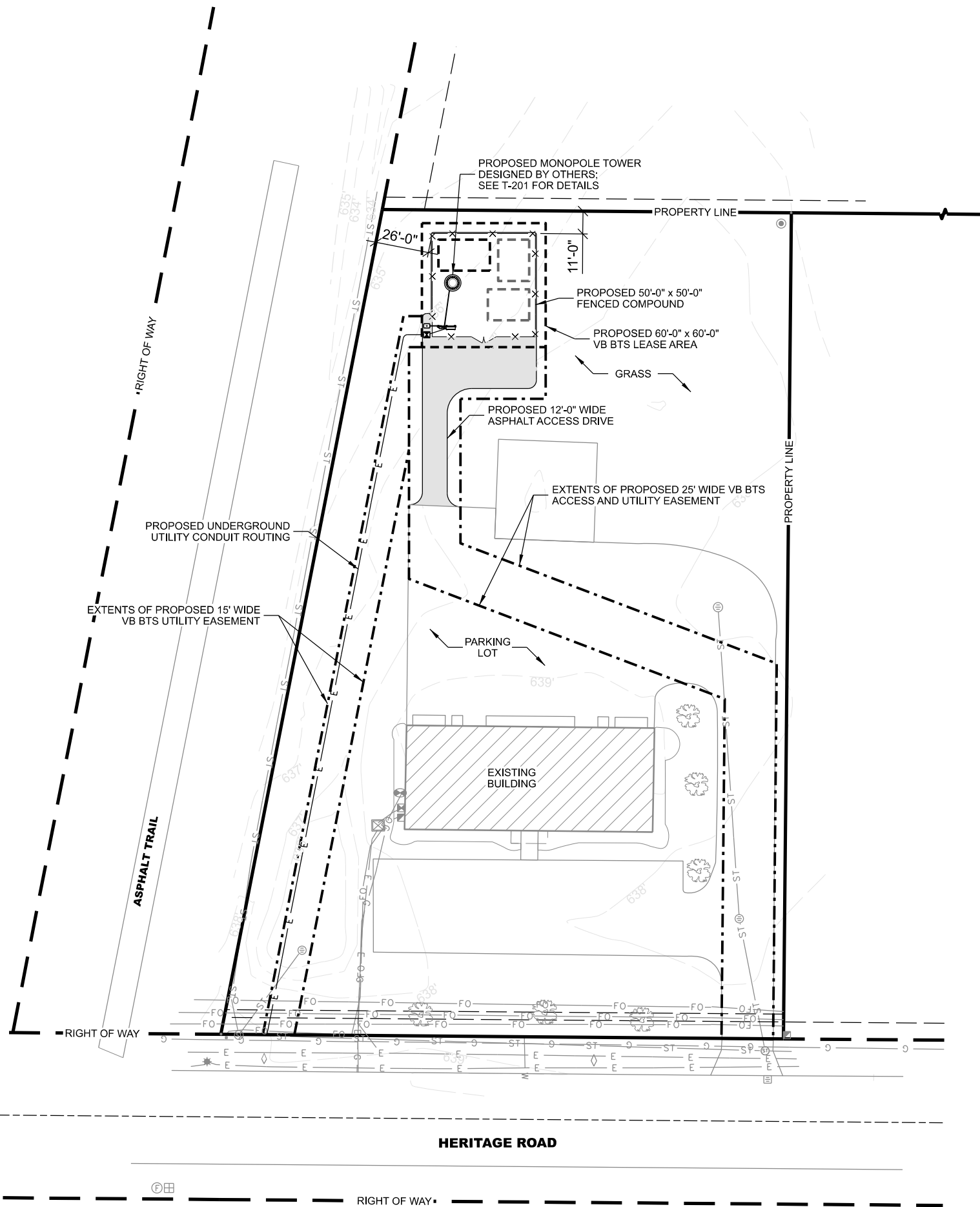
SET TYPE: FINAL DWGS.

SHEET NUMBER: **C-101**



A

AERIAL OVERVIEW OF SITE





CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

ENLARGED SITE PLAN
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

SHEET TITLE:

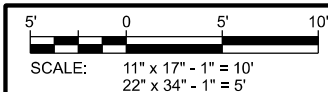
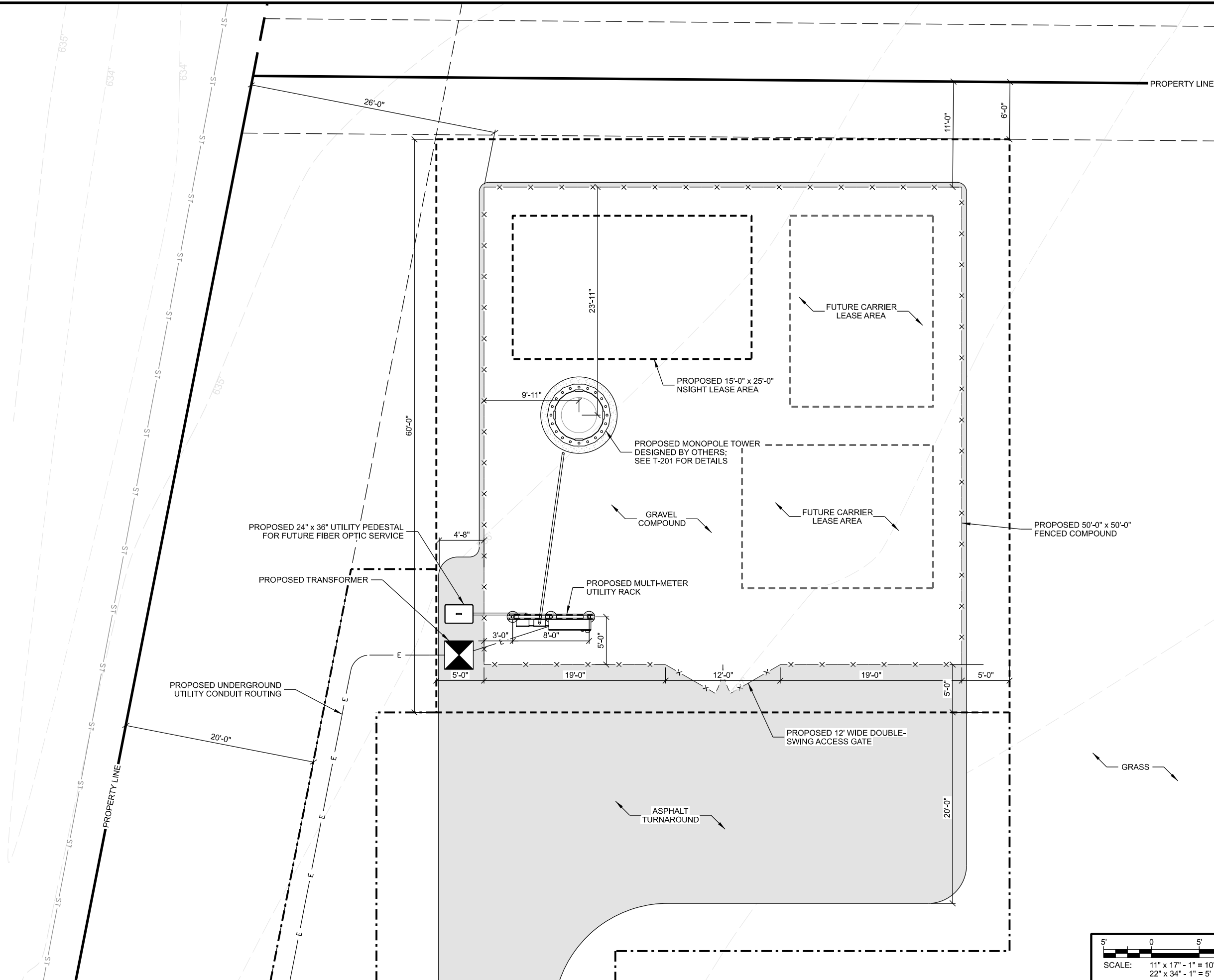
ADP 08/02/22 REV. B

INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B
ADP	09/21/22	REV. 0

CHECKED BY:	KCB
PLOT DATE:	9/21/2022
PROJECT NUMBER:	32091
SET TYPE:	FINAL DWGS.

SHEET NUMBER **C-102**

L:\32000\32091\Design\CAD\2D\Plot\C-102.dgn





NORTH

NOTE:

1. THIS GRADING PLAN WAS PREPARED PRIOR TO RECEIPT OF TOWER FOUNDATION DESIGN AND GEOTECHNICAL REPORT. PROPOSED GRADES, ELEVATIONS AND CORRESPONDING SOIL COVER MAY REQUIRE FINAL ADJUSTMENT ONCE THE ABOVE NOTED DOCUMENTS ARE AVAILABLE. RECOMMENDATIONS IN THIS GRADING PLAN SHOULD NOT SUPERCEDE ANY REQUIREMENTS SPECIFIED IN THE FOUNDATION DESIGN.

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

GRADING PLAN
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

LEGEND: (THIS SHEET)

- ~ 973' ~ EXISTING CONTOUR GRADES
~ 973' ~ PROPOSED CONTOUR GRADES
X SPOT ELEVATIONS
→ PROPOSED DRAINAGE PATH
○ SILT FENCE
■ EROSION MAT

GRADING NOTES: (THIS SHEET)

1. CONTOUR INTERVAL IS 1 FOOT.
2. CONTRACTOR SHALL GRADUALLY MATCH INTO EXISTING GRADE.
3. NO PROPOSED EARTHWORK SHALL HAVE A GREATER SLOPE THAN 4:1.
4. DRIVEWAY GRADE WITHIN 25 FEET OF PUBLIC ROAD ACCESS POINT SHALL BE LESS THAN 10% (10:1).
5. FINISHED GRADE SLOPES GREATER THAN 4:1, DITCH BOTTOMS AND GRASS SURFACES WITHIN 6 FEET OF ANY PAVED OR GRAVEL SURFACE REQUIRE EROSION MAT (WDOT CLASS 1 TYPE B).
6. ALL DISTURBED GRASS/TURF AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND MULCH. TOPSOIL TO BE 6-INCHES MINIMUM. SEED TO BE WDOT NO. 40 MIX. MULCH TO BE WEED-FREE GRAIN STRAW.
7. INSTALL DITCH CHECKS EVERY 300 FEET AND IMMEDIATELY UPSTREAM OF CULVERTS TO PREVENT EXCESSIVE EROSION.
8. CONTRACTOR TO PERFORM MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AND EXPOSED GRADE THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL CONTINUE MAINTENANCE AND INSPECTION UNTIL FULL VEGETATION ESTABLISHMENT AND/OR PROJECT ACCEPTANCE.

PROPOSED SILT FENCE BARRIER, APPROXIMATELY
126'-0" TOTAL LENGTH; CONTRACTOR TO INSTALL
PRIOR TO ALL CONSTRUCTION ACTIVITIES TO
AVOID DISTURBANCE; SEE C-503 FOR DETAILS

PROPERTY LINE

P: 636.2
E: 635.3

14:1 MAX.
SLOPE

T.O.C.: 637.3
P: 636.8
E: 635.9

P: 636.9
E: 636.6

GRAVEL COMPOUND

TIE INTO EXISTING GRADE

GRADING EXTENTS

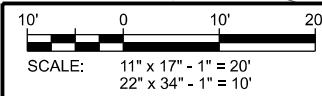
P: 638.3
E: 637.6

PROPOSED EROSION MAT

PROPOSED ASPHALT
TURN AROUND AREA

P: 637.4
E: 637.4

2% +/-



SHEET TITLE:

ADP 08/02/22 REV. B

INT.	DATE	DESCRIPTION
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B
ADP	09/21/22	REV. 0

CHECKED BY: KCB

PLOT DATE: 9/21/2022

PROJECT NUMBER: 32091

SET TYPE: FINAL DWGS.

SHEET NUMBER: C-103

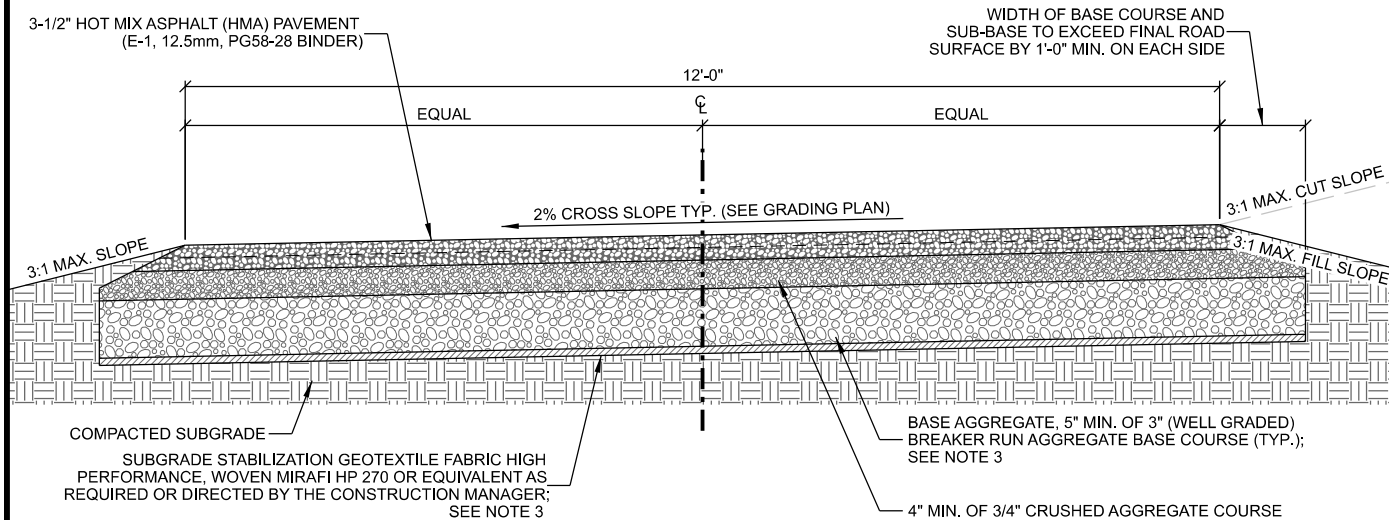
CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgesconsult.com

CLIENT:

verticalbridge
VB B7S, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

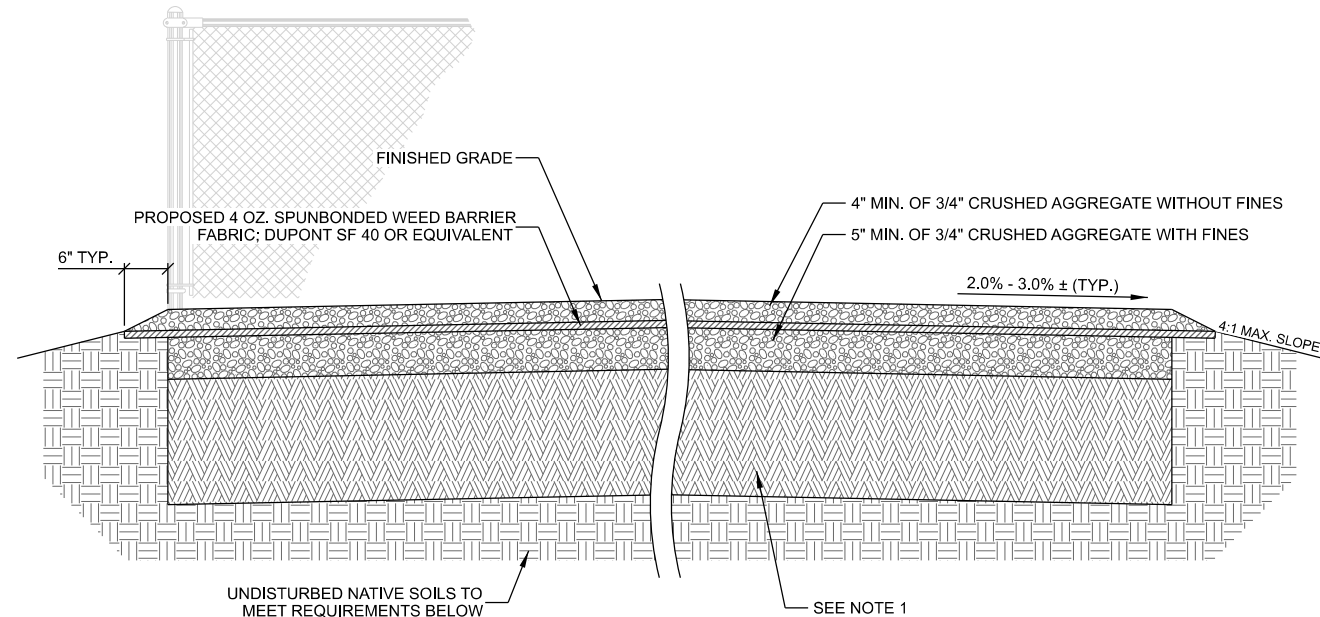
CONSTRUCTION DETAILS
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN



GENERAL NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 12", CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR AND VERIFIED BY PROOF-ROLL WITH LOADED TRI-AXLE DUMP TRUCK. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE FOR FAILING SUBGRADE SOILS.
3. FAILING AREAS OF SUBGRADE SHALL BE UNDERCUT TO A MINIMUM DEPTH OF 18" BELOW FINISH AGGREGATE AND STABILIZED WITH 3" (WELL GRADED) BREAKER RUN AGGREGATE OVER SUBGRADE STABILIZATION GEOTEXTILE FABRIC.
4. CONSULT GRADING PLAN OR SITE PLAN FOR FINAL SITE GRADES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT ACCESS DRIVE REPAIR AND RESTORATION FOLLOWING CONSTRUCTION COMPLETION. ANY DISTURBED OR DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION UPON COMPLETION OF WORK.

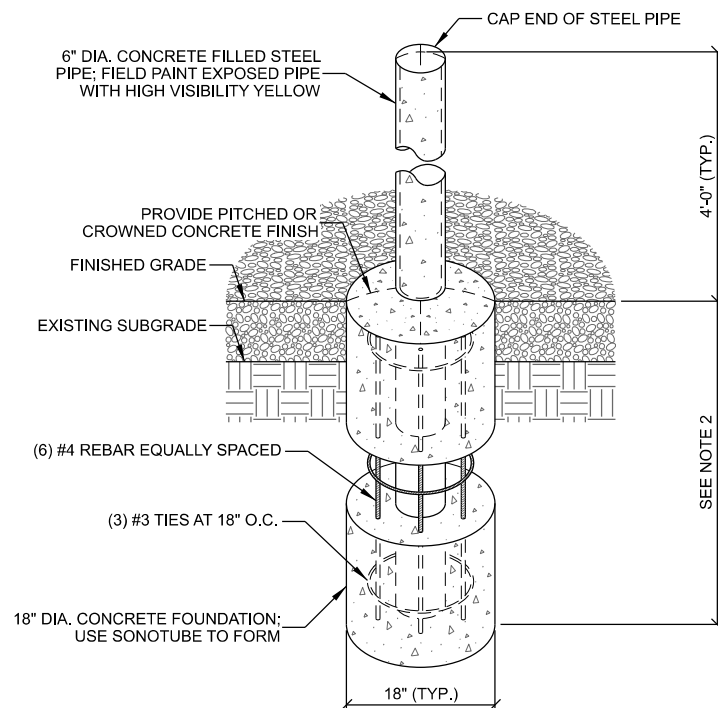
A ASPHALT DRIVE CROSS SECTION



NOTES:

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED SELECT FILL MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.
2. FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.

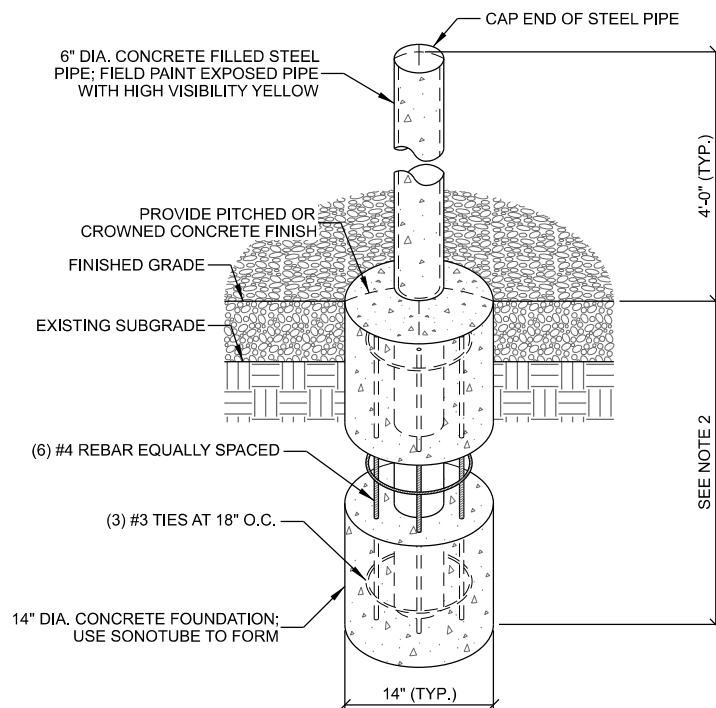
B COMPOUND CROSS SECTION



NOTES:

1. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTION
2. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH
3. CONCRETE TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS

C PIPE BOLLARD



NOTES:

1. MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTION
2. PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH
3. CONCRETE TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS

D UTILITY PIER FOUNDATION

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SHEET TITLE:

ADP	08/02/22	REV. B
SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B
ADP	09/21/22	REV. 0

CHECKED BY: KCB

PLOT DATE: 9/21/2022

PROJECT NUMBER: 32091

SET TYPE: FINAL DWGS.

SHEET NUMBER: **C-501**

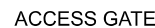
- A. 4" DIA. SCHEDULE 40 GALVANIZED STEEL CORNER AND GATE POSTS; PROVIDE END CAP.
- B. 3" DIA. SCHEDULE 40 GALVANIZED STEEL INTERMEDIARY LINE POSTS, TO BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.; PROVIDE END CAP.
- C. 2" WELDED STEEL GATE FRAME
- D. HEAVY DUTY BUTT HINGES
- E. 3/8" DIA. TENSION ROD
- F. 1" x 6" DOG-EARED VERTICAL CEDAR PLANKS SECURED TO HORIZONTAL RAILS. FINISH WITH CLEAR WOOD SEALER.
- G. 2" x 4" HORIZONTAL CEDAR BACKING RAILS SECURED TO FENCE POSTS WITH MANUFACTURER APPROVED HARDWARE. FINISH WITH CLEAR WOOD SEALER.
- H. LATCH WITH PADLOCK ON EXTERIOR GATE (GRAINGER @1XMM8 OR EQUIVALENT).
- I. 6" x 6" HANDHOLE FOR CHAIN LOCK
- J. TAYHOPE MULTI-TENANT LOCK (OR EQUIVALENT)
- K. 10" x 10" HINGED OPENING FOR ELECTRICAL METER READ-OUT. VERIFY EXACT POSITION AND HEIGHT WITH SITE PLAN
- L. 12" DIA. AT GATE & CORNER POSTS, 10" DIA. AT LINE POSTS
SEE DETAIL BELOW

1. CONTRACTOR TO FOLLOW MANUFACTURER
INSTALLATION RECOMMENDATIONS. ALL HARDWARE
TO FOLLOW MANUFACTURER SPECIFICATIONS.



- | | |
|--------|---|
| NOTES: | |
| 1. | MAINTAIN 3" MINIMUM REBAR COVER WITH CONCRETE IN ALL DIRECTIONS |
| 2. | CONCRETE MIX TO BE 4,000 PSI @ 28 DAYS. |
| 3. | FOUNDATION DEPTH TO EXCEED LOCAL FROST DEPTH. OR 48" MINIMUM. |

B



©

- | | |
|----------------|---|
| GENERAL NOTES: | |
| 1. | THE ANTENNA STRUCTURE REGISTRATION NUMBER SHALL BE DISPLAYED PER 47 CFR 17.4 (g). |
| 2. | THE ASR NUMBER SHALL BE POSTED ON THE PERIMETER FENCE OR ACCESS GATE SO THAT IT IS CONSPICUOUSLY VISIBLE AND LEGIBLE FROM THE PUBLICLY ACCESSIBLE AREA NEAREST THE BASE OF THE ANTENNA STRUCTURE ALONG A PUBLICLY ACCESSIBLE ROADWAY OR PATH. |
| 3. | MATERIALS USED TO DISPLAY THE ANTENNA STRUCTURE REGISTRATION NUMBER MUST BE WEATHER-RESISTANT AND OF SUFFICIENT SIZE TO BE EASILY SEEN WHERE POSTED. |

SCOPE:
1.1 THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING.

- SPECIAL REQUIREMENTS:**
- 2.1 ALL FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING, SHALL BE HOT DIPPED GALVANIZED (ASTM A153) OR OTHER APPROVED NON CORROSIVE MATERIAL AND CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
- 2.2 ALL NON-CORROSIVE MATERIAL SHALL BE PRE-APPROVED BY THE PROJECT MANAGER.
- 2.3 ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS.
- 2.4 ALL WOOD TO BE CEDAR WITH CLEAR WOOD SEALER FINISH.

FENCE POSTS:

- 3.1 LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT FOR THE PROJECT. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER.
- 3.2 CORNERS AND GATE POST FOR SITE SHALL BE 4" DIA. SCHEDULE 40 GALVANIZED PIPE. INTERMEDIARY POSTS SHALL BE 2-1/2" OR 3" DIA. SCHEDULE 40 GALVANIZED PIPE.
- 3.3 CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.
- 3.4 FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").
- 3.5 CORNER AND GATE POST FOUNDATIONS SHALL BE A MINIMUM FOUR FEET (4') DEEP OR SIX INCHES (6") BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM THREE INCH (3") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE HOLE.
- 3.6 POST FOUNDATIONS GATE AND CORNER POSTS SHALL BE 12 INCHES (12") IN DIAMETER. INTERMEDIARY POSTS FOUNDATIONS SHALL BE 10 INCHES (10") IN DIAMETER.
- 3.7 LINE POSTS BETWEEN CORNER AND GATE POSTS SHALL BE EQUALLY SPACED WITH AN EIGHT FOOT (8') MAXIMUM SPACING. GATE POST LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED WITH THE PROJECT MANAGER.
- 3.8 ALL POSTS SHALL BE CAPPED.
- 3.9 ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).

FENCE ENCLOSURE:

- 4.1 ENCLOSURE BACKING RAILS TO CONSIST OF 2 INCH (2") BY 4 INCH (4") NOMINAL CEDAR PLANKS. ALL CEDAR TO HAVE CLEAR WOOD SEALER FINISH.
- 4.2 ENCLOSURE BOARDS TO BE HEAVY DUTY 1 INCH (1") BY 6 INCH (6") NOMINAL CEDAR PLANKS. ALL CEDAR TO HAVE CLEAR WOOD SEALER FINISH.
- 4.3. ALL ENCLOSURE BOARDS TO BE SECURED TO FENCE POSTS WITH MANUFACTURER APPROVED HARDWARE. CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS

GATE:

- 5.1 LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN. GATE SIZE SHALL BE 12'-0" WIDE (UNLESS OTHERWISE NOTED).
- 5.2 GATE FRAME TO BE CONSTRUCTED OF 2 INCH (2") WELDED STEEL WITH HEAVY DUTY HINGES. CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
- 5.3 GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ANY HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE-NUT TO DETER UNAUTHORIZED ENTRY.
- 5.4 GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.
- 5.5 GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verticalbridge
VB BTS, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

GRADING DETAILS
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

SHEET TITLE:

ADP 08/02/22 REV. B

INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B
ADP	09/21/22	REV. 0

CHECKED BY: KCB

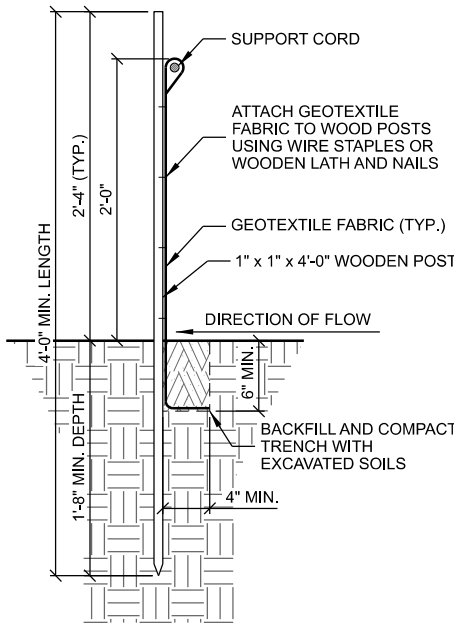
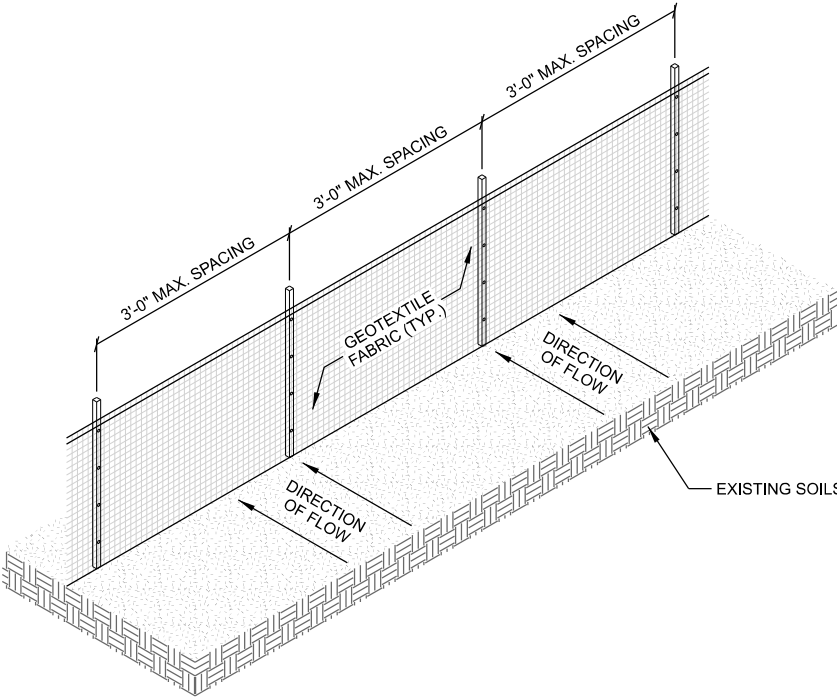
PLOT DATE: 9/21/2022

PROJECT NUMBER: 32091

SET TYPE: FINAL DWGS.

SHEET NUMBER: **C-503**

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NOTES:

1. TRENCH SHALL BE SIZED TO ACHIEVE ADEQUATE GEOTEXTILE FABRIC ANCHORAGE. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE HICKORY OR OAK.
3. 8'-0" POST SPACING IS ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
4. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

A **SILT FENCE**

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THIS SPACE INTENTIONALLY LEFT BLANK

THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

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Consulting Engineers, Inc.
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SUITE 200
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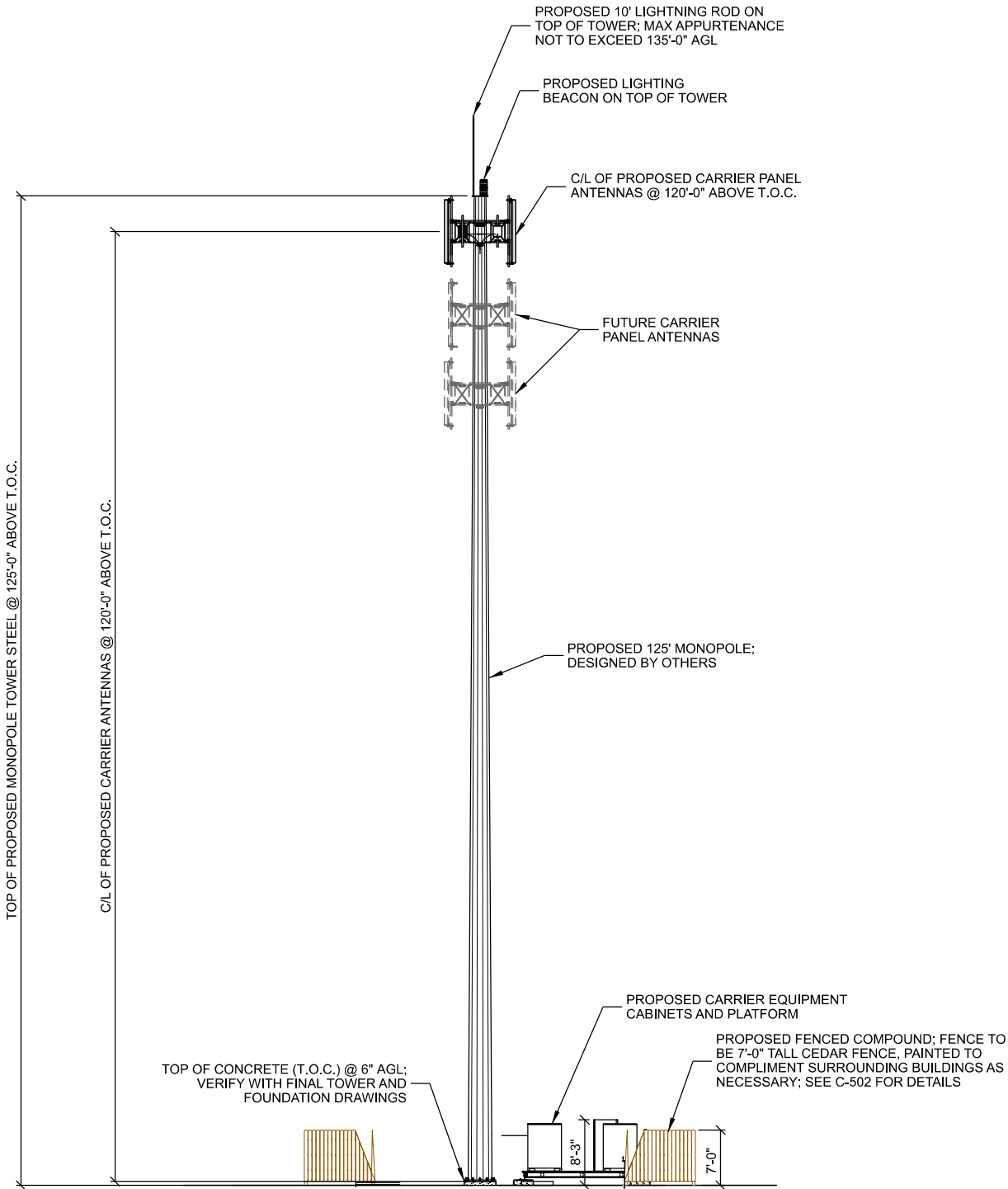
SITE ELEVATION
US-WI-5454 BROADWAY HERITAGE
DE PERE, WISCONSIN

SHEET TITLE:

ADP 08/02/22 REV. B SUBMITTAL

INT.	DATE:	DESCRIPTION:
JCB	03/04/22	REV. A
ADP	08/02/22	REV. B
ADP	09/21/22	REV. 0

CHECKED BY:	KCB
PLOT DATE:	9/21/2022
PROJECT NUMBER:	32091
SET TYPE:	FINAL DWGS.
SHEET NUMBER:	T-201



NOTES:
1. ANCHOR BOLTS AND NUTS TO BE MARKED WITH INDELIBLE INK, 1/8" LINE.

A **SITE ELEVATION**
SCALE: 11" x 17" - 1" = 20'-0"
22" x 34" - 1" = 10'-0"



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 26, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action for a site plan for a three story 23,691 SF bank with 109 parking stalls at 1225 Lawrence DR (Parcel WD-D0014).

ATTACHMENTS:

- PC Report - CoVantage (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 22 Aug 2022 (PDF)

ITEM 7: Consideration and possible action for a site plan for a three story 23,691 SF bank with 109 parking stalls at 1225 Lawrence DR (Parcel WD-D0014).

SITE MAP



REQUESTED ACTION:	Site Plan Approval.	
COMMON DESCRIPTION	1220 Lawrence DR, located between Grant ST and Scheuring RD.	
ZONING	Highway 41 Business Corridor: District B (HWY 41-B)	
SURROUNDING LAND USES	Developing Business Corridor (HWY 41-B) to the north and east. Retail and Business Corridor (HWY 41-B PDD) to the south. Developed Town of Lawrence and I41 to the west.	
COMPREHENSIVE PLAN	Commercial.	
APPLICANT / OWNER:	<u>Authorized Representative</u> Carmen Behm, Project Architect MartinRiley Architects-Engineers 404 N Main ST, STE 601 Oshkosh, WI 54901	<u>Property Owner</u> CoVantage Credit Union PO BOX 107 Antigo, WI 54409
LAND USE HISTORY	The agricultural lot was developed for commercial use in the 1970s and expanded in the 1980s and early 2010s.	
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses,	

and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The following summarizes the proposed project:

- Removal of the existing building.
- Construction of a new brick and glass 23,691 SF three-story bank (6,699-8,396 SF per floor).
- Construction of 95 vehicle parking stalls and 16 bicycle stalls.
- A three-lane drive-through on the north side of the building.

The proposed site plan includes customer access at the street front (west) side of the building for the bank with a prominent entrance. An additional commercial customer access is located at the southeast end of the building, also with a prominent entrance. The employee entrance is in the middle of the south façade under the arched walkway.

Façade materials

The façade materials include brick, stone, and a glass curtain wall system. Architectural details include EIFS along the cornice, at the top of the tower, and at the entry/drive-through canopies.

NOTE: Plan Commission approval is required for the use of EIFS. Plan Commission has authority to approve metals, and in some cases EIFS, when used sparingly for architectural details only. The developer prefers EIFS but will change to a metal material if desired by Plan Commission.

Signage

Wall signage is proposed on the tower portion of the building. The site plan shows the proposed location for wall signage to provide Plan Commission with the design concept and not formal signage approval. The developer plans on proposing final signage designs after the new signage portion of the Zoning Code is complete and implemented in 2023.

A monument sign is located at the southwest corner of the property, along Lawrence DR. The footprint is properly located. Details are identified to be on a missing Sheet C801 that was not included with the site plan. Signage permits for all signage will be required through Inspection Division.

Driveways and parking

Additional driveway connections are not proposed. The site plan utilizes two existing two-way drives that connect to Lawrence DR.

The proposed bank is required to have 95 parking spaces and 109 are shown. Space has been reserved for an additional 14 spaces at the rear (east side) of the building. 5 accessible spaces are required for parking lots with 101 to 150 stalls. Only 4 spaces are provided. One of the accessible spaces shall be van accessible is provided on the plan.

The drive-through queuing has at least three 20' long spaces for each of the three lanes.

The site also accommodates 16 spaces for bicycle parking, divided among the customer and employee entryways.

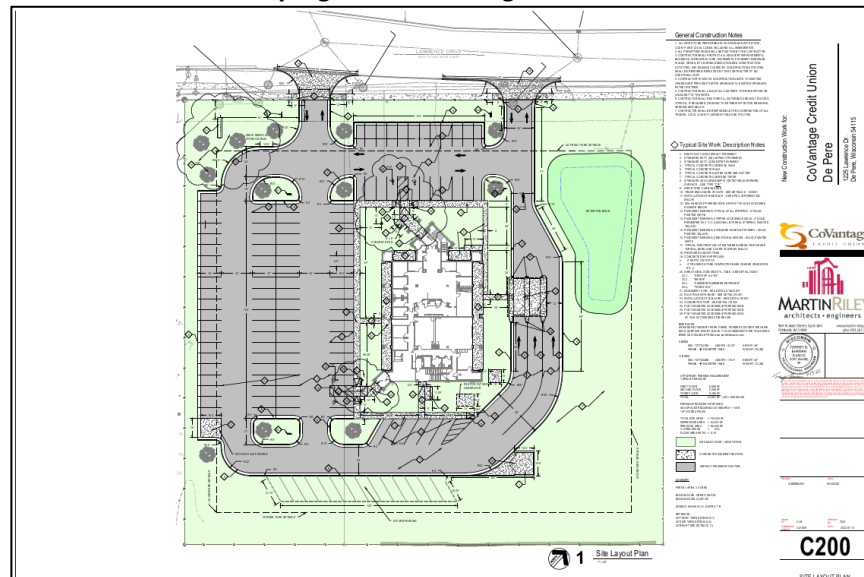
Fences, refuse, and other outdoor facilities

The proposed refuse and recycle storage area is at the rear (east) end of the building near the drive-through lanes. A required elevation is identified to be on a missing Sheet C801.

Landscaping

The Landscape Plan includes 12 trees, 27 shrubs, and 17 ornamental grasses. Per the zoning code 14 trees are required; thus, 2 trees must be added to the site plan. Staff recommends adding the trees to the Landscape Plan along the street frontage adjacent to Lawrence Drive at the northwest end of the property.

Site Plan with Landscaping and Rendering:



STAFF COMMENTS:

Engineering:

1. Sheet C101 - Demolition Plan:
 - a. This sheet was not included in the application package. Please ensure the demolition plan is included moving forward.

-
- Reviewed the sheet included for the pre-application meeting.
- b. Existing 1-inch water service shall be abandoned at the existing water main by removing the corporation and installing a solid sleeve over the existing hole. The remainder of the existing water service lateral can be removed or abandoned as desired by the developer. Prior to removing the corporation at the existing water main, the Water Department shall be contacted a minimum of five business days prior at 920-339-4063 to schedule an inspection.
 - c. Existing sanitary sewer lateral shall be capped at the existing sanitary sewer main. The remainder of the existing sanitary sewer lateral can be removed or abandoned as desired by the developer. The City will permit using an internal spot liner within the sanitary sewer main if desired.
 - d. Provide the existing impervious area of the site.
 - e. Provide owner contact information and address in the title block.
 - f. General Demolition Note #2 - Delete Brown County. De Pere Public Works will be the permitting authority for lane closures and can be contacted at 920-339-4061. Lane closure permits will require a traffic control plan submittal and may take up to 5 business days to approve.
 - g. General Demolition Note #3A - Delete Brown County. A concrete workers license is required prior to any concrete replacement in the public right-of-way. A list of licensed concrete workers is on the City of De Pere website. An application can be obtained at De Pere Public Works for contractors wishing to be licensed in the City of De Pere.
 - h. Show driveway, sidewalk, curb, and gutter removals.
2. Sheet C200 - Site Layout Plan:
- a. Provide note that curb cut required for construction of new driveways and closure of existing driveway shall be 24-inch (6" head & 18" pan).
 - b. No detectable warning fields are permitted in the public sidewalk for driveway approaches.
 - c. Driveway aprons between the sidewalk and curb and gutter shall be trapezoidal in shape and shall not contain radii.
 - d. Sidewalk through driveways shall match the depth of the driveway approaches (8" concrete).
 - e. Description Notes 1 through 7 should have typical sections.
 - f. A sheet C801 is referenced and not included with the plans. Referenced for details on notes 10 and 20 through 24.
 - g. Per ADA 2010 Standards, 5 accessible spaces are required for parking lots with 101 to 150 stalls. Only 4 spaces are provided. One of the accessible spaces shall be van accessible (which is met).
3. Sheet C300 - Grading Plan:
- a. Pipe information between STR14 and STR 15 is not provided.
 - b. STR14 incorrectly lists the SE invert as being OUT.
 - c. Pipe information between STR17 and STR 18 is not provided.
 - d. Connection to existing pipe to the north of STR18 shall be made with a bell section (preferred) or a fernco coupling with stainless steel sheer bands.
 - e. Identify why STR10 is a 33" round inlet when all other curb inlets are 2'x3' boxes.
 - f. Clarify why a wet detention basin has been selected in lieu of a wet detention pond.

4. Sheet C400 - Utility Plan:
 - a. Provide a note to call the De Pere Water Department to schedule the tapping of the water main for the new 2-inch water service a minimum of five business days in advance of the work. Water Department can be reached at 920-339-4063.
 - b. Verify if a two inch water line adequate for the fire suppression needs of this building.
 - c. An excavation permit will be required for any work in the public right-of-way. Provide a note to call De Pere Public Works at 920-339-4061 to obtain an excavation permit. Permit may take up to 5 business days to approve.
 - d. Provide anticipated water meter size. Meters not currently in stock may take up to 12 months of lead time to obtain due to the current supply chain issues.
 - e. Provide detail for storm end walls. End walls shall be tied back to the adjacent pipe, placed atop of erosion mat type HR, and surrounded with rap stone.
5. Sheet C900 - Erosion Control Plan:
 - a. Provide soil loss sediment discharge calculations and corresponding map. This can be included as part of the SWMP.
6. Sheet C902 - Erosion Control Details:
 - a. Provide missing sheet C901.
 - b. Tracking pad should refer to WisDNR BMP 1057 not INDOT standards.
7. General Comments:
 - a. Provide a photometric plan. Sheet E100 is referenced on sheet C400 but not provided.
 - b. Provide storm water management plan.
 - c. Provided measurable scale on all sheet like shown on sheet C300.
 - d. The developer will be required to enter into a storm water maintenance agreement for this site. A template of the agreement will be provided after further review.

Forestry:

1. Planting detail is outdated/incorrect. Please use WDNR recommended planting detail.
2. While the New Horizon elm should perform well, consideration should be given to diversifying the species of trees. Relying on only one species of tree (12 trees) could create concerns later in the life of the project.

Planning:

1. The use of EIFS or metal on the top of columns, the top of the tower corners, and the cornice is not permitted in the HWY 41-B District unless approved by Plan Commission. The material will need to be changed to a permitted/approved material and Sheet A201 will need to be updated to reference the permitted/approved material.
2. Identify location for exterior mechanical equipment and provide scaled elevation/details for enclosures/screening use to block view from street and adjacent properties. If on the roof, identify how mechanical equipment is properly screened from view at the property lines.
3. Provide scaled elevation/detail for the dumpster/recycle area. Indicate colors and materials used (chain link with slats is not permitted). Also, landscaping vegetation is required on the north, east, and west sides of the dumpster/recycle area (not just grass).
4. Regarding Note 1 on Sheet L100: Any change in tree and/or plant species for the landscape plan (once approved) will require a resubmittal to

Development Services for reapproval prior to installation.

5. Add at least two more trees to the landscape plan: 12 are shown and 14 are required. Staff suggests street fronted trees.
6. On the Landscape Plan, identify the date that landscaping will be planted. Also identify the date that an annual inspection of all trees and plants will be made along with the annual date that any dead, dying or diseased trees and plants will be replaced. Include the responsible party for annual inspection and annual replacement.
7. After exterior lighting is installed, provide a statement from the installer that the light spill from the property does not exceed the approved photometric plan.
8. It is understood that all signs are conceptual only and sign permits may be pulled after the City completes a rewrite of the Sign Ordinance by 2022. Separate sign permits will be required from Inspection Division.
9. Staff appreciates that the site plan accommodates bicycle parking for both public and employees with a rack near both the front and rear entry doors.

Inspection:

1. DPMC Chapter 42 Soil Erosion Control – The site disturbance is more than one acre. WDNR/NOI permit is required prior to issuance of a soil erosion control permit.
2. DPMC 98-3 - A Sign review and permit shall be obtained for any signs that require a permit prior to installation.

Fire, Health, Parks, Water, Police: None.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a three-story 23,691 SF bank with 109 parking stalls at 1225 Lawrence DR, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		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) MartinRiley architects-engineers	Authorized Representative Carmen Behm	Title Project Architect	
Mailing Address 404 N. Main Street, Suite 601	City Oshkosh	State WI	ZIP Code 54901
Email Address cbehm@martin-riley.com	Phone Number (incl. area code) (920) 267-3600	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) CoVantage Credit Union	Contact Person Bryan Ermeling	Title Senior Vice President	
Mailing Address 723 6th Ave	City Antigo	State WI	ZIP Code 54409
Email Address bermelin@covantagecu.org	Phone Number (incl. area code) (715) 845-4351 x4650	Fax Number (incl. area code) (715) 350-4638	

SECTION 3: Project or Site Location

Project Address/Description 1155 Lawrence Dr., De Pere WI, 54115 / Proposed Credit Unit	Parcel No. WD-D0014
--	------------------------

SECTION 4: Project Information

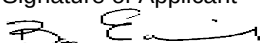
Existing Zoning:	HWY 41 Business District B		
Present Use of Parcel:	Commercial -- Dog Boarding		
Proposed Use of Parcel:	Commercial -- Credit Union		
Estimated Start Date:	October 1, 2022	Estimated Completion Date:	September 1, 2023

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Bryan Ermeling	Title SVP - Buildings & New Markets	Phone Number (715) 845-4351 x4650
Signature of Applicant 		Date Signed 08/19/2022

TO BE COMPLETED BY CITY STAFF

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

ALTA/NSPS LAND TITLE SURVEY

PARCEL "B" OF VOLUME I CERTIFIED SURVEY MAPS, PAGE 632, MAP NUMBER 340, AS DOCUMENT NUMBER 627720 AND PARCEL "E" OF VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 119, MAP NUMBER 409, AS DOCUMENT NUMBER 638331, SAID MAPS BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

FILE NO. 59245
SCHEDULE "A" LEGAL DESCRIPTION
EFFECTIVE DATE: JUNE 25, 2021 AT 12:01AM

PARCEL "B" OF VOLUME I CERTIFIED SURVEY MAPS, PAGE 632, MAP NUMBER 340, AS DOCUMENT NUMBER 627720 AND PARCEL "E" OF VOLUME 2 OF CERTIFIED SURVEY MAPS, PAGE 119, MAP NUMBER 409, AS DOCUMENT NUMBER 638331, SAID MAPS BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

SCHEDULE B - SECTION II EXCEPTIONS (SURVEYOR'S NOTES ARE WRITTEN IN ITALICS)
FILE NUMBER: 59245

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. SURVEYOR WAS NOT MADE AWARE OF ANY AT THE TIME OF SURVEY.
2. LIENS OR DEFERRED CHARGES FOR SEWER, WATER MAINS AND SERVICE PIPES, NOT SHOWN ON THE TAX ROLL. NOT A SURVEY MATTER.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. CURRENT SURVEY IS AS SHOWN.
4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
5. RIGHTS OR CLAIMS OF PARTIES OTHER THAN INSURED IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY. NOT A SURVEY MATTER.
6. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR WAS NOT MADE AWARE OF ANY AT THE TIME OF SURVEY.
7. SPECIAL TAXES OR ASSESSMENTS, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE YEAR 2021 AND SUBSEQUENT YEARS. NOT A SURVEY MATTER.
8. GENERAL TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS. NOT A SURVEY MATTER.
9. ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT. SURVEYOR WAS NOT MADE AWARE OF ANY AT THE TIME OF SURVEY.
10. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOT A SURVEY MATTER.
11. RESTRICTIVE COVENANTS, NOTES, AND ANY OTHER MATTERS AS CONTAINED ON THE RECORDED CERTIFIED SURVEY MAPS RECORDED IN VOL. 1, PAGE 623, MAP NO. 627720 AS DOCUMENT NUMBER 340. (EXHIBIT A) SURVEY IS AS SHOWN ON MAP.
12. RESTRICTIVE COVENANTS, NOTES, AND ANY OTHER MATTERS AS CONTAINED ON THE RECORDED CERTIFIED SURVEY MAPS RECORDED IN VOL. 2, PAGE 119, MAP NO. 638331 AS DOCUMENT NUMBER 409. (EXHIBIT B) SURVEY IS AS SHOWN ON MAP.
13. RIGHT-OF-WAY GRANT, DATED DECEMBER 8, 1986 AND RECORDED MARCH 31, 1987 @ 12:36 PM, IN JACKET I1767 RECORDS, IMAGE 20 AS DOCUMENT NUMBER I117817. AN EASEMENT TO MAINTAIN BURIED CABLES 16.5 FEET (1 ROD) FOR THE LENGTH OF THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SCHEDULE A.
14. UTILITY EASEMENT DATED NOVEMBER 15, 2019 AND RECORDED DECEMBER 20, 2019 @ 10:58 AM AS DOCUMENT NUMBER 2885678. UTILITY EASEMENTS ARE AS SHOWN ON MAP ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAWRENCE DRIVE.
15. AFFIDAVIT OF CORRECTION TO UTILITY EASEMENT DATED DECEMBER 20, 2020 AND RECORDED FEBRUARY 10, 2020 @ 8:40 AM AS DOCUMENT NUMBER 2890912. DOCUMENT IS CORRECTING THE UTILITY EASEMENT WITH DOCUMENT NUMBER 2885678. NOT SHOWN ON MAP.
16. MORTGAGE EXECUTED BY AVRIO, LLC TO COMMUNITY FIRST CREDIT UNION, DATED DECEMBER 20, 2007, AND RECORDED DECEMBER 31, 2007 @ 11:53 AM, AS DOCUMENT NUMBER 2346698, IN THE ORIGINAL STATED PRINCIPAL AMOUNT OF \$800,000.00. NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATE

TO COVANTAGE CREDIT UNION, LIBERTY TITLE AND ABSTRACT, INC. AND AVRIO, LLC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 4TH, 2021.

DATE OF PLAT OR MAP _____

PRELIMINARY

REI ENGINEERING INC.
JOSHUA W. PRENTICE
WI P.L.S. S-2852

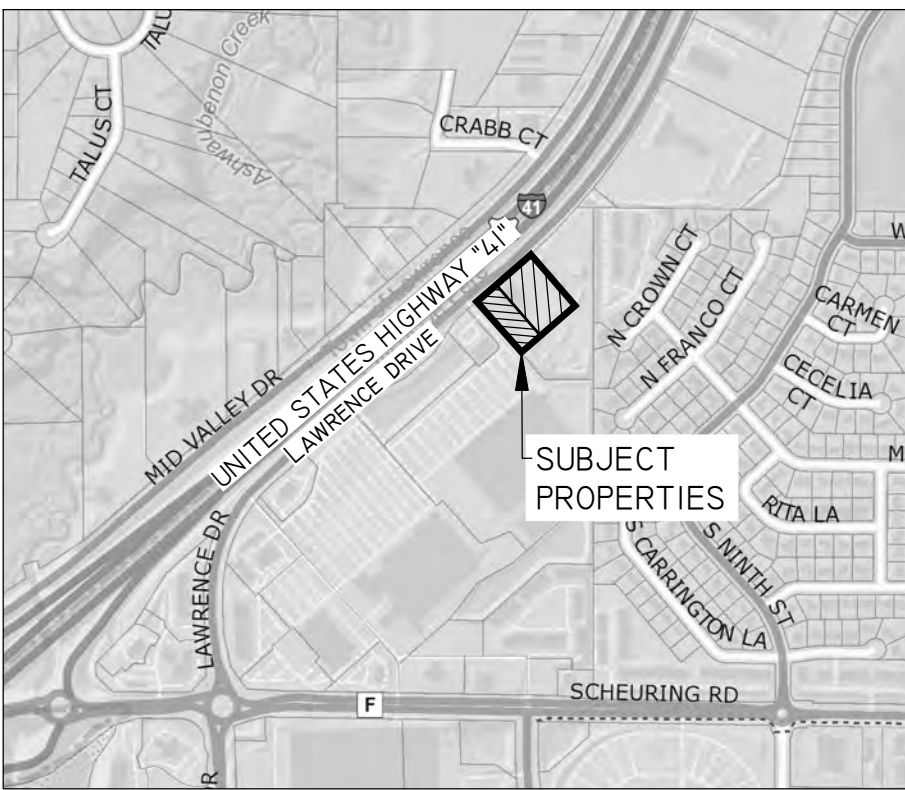


GENERAL NOTES

- 1 - BEARINGS AND COORDINATES ARE BASED ON THE BROWN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 EAST, MEASURED TO BEAR SOUTH 00°26'44" EAST.
- 2 - THE SUBJECT PROPERTY IS IN ZONE "X" AND DOES NOT LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "CITY OF DE PERE, BROWN COUNTY" COMMUNITY-PANEL NUMBER 550021 0281 F, MAP NUMBER 55009C026F, EFFECTIVE DATE AUGUST 18TH, 2009.
- 3 - PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKING PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS TICKET #2021280308 AND #2021321022, COMMUNICATION UTILITIES APPEAR NOT TO BE MARKED.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
- 4 - THE ZONING FOR THE SUBJECT PROPERTY AT THE TIME OF THE 2021 SURVEY IS HWY4-DISTB. CURRENT ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.
- 5 - TOTAL PARCEL AREA = 130,698 SQUARE FEET, 3.000 ACRES, MORE OR LESS.
- 6 - TOTAL EXISTING REGULAR PARKING SPACES DELINEATED = 21. EXISTING HANDICAP SPACES DELINEATED = 2. TOTALING 23 STALLS.
- 7 - THE FIELD DATE OF THIS SURVEY WAS AUGUST 4TH, 2021.
- 8 - THERE WAS NO EVIDENCE OF EARTH MOVING WORK OR BUILDING ADDITIONS WITHIN RECENT MONTHS OVER THE ENTIRE SUBJECT PROPERTY. IMPROVEMENTS ARE AS SHOWN.
- 9 - SIDEWALK ALONG LAWRENCE DRIVE APPEARS TO HAVE BEEN RECENTLY RECONSTRUCTED/REPAIR.
- 10 - THERE WAS NO OBSERVABLE EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 11 - THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO LAWRENCE DRIVE, A PUBLICLY DEDICATED STREET/ROAD/RIGHT-OF-WAY.
- 12 - ADDRESS OBTAINED FROM BROWN COUNTY PARCEL MAPPING IS 1225 LAWRENCE DRIVE, CITY OF DE PERE, WISCONSIN.
- 13 - THE SUBJECT PROPERTY IS THE SAME AS DESCRIBED IN SCHEDULE A.
- 14 - THE ELEVATIONS AND BENCHMARKS SHOWN ARE BASED ON THE NAVD83 DATUM AND ESTABLISHED BY THE WISCONSIN REFERENCE SYSTEM.
- 15 - INVERT ELEVATIONS ARE FROM THE CITY OF DE PERE MAPPING. INVERTS WERE NOT OBTAINED IN THE FIELD DUE TO HIGH TRAFFIC VOLUME.
- 16 - 12 INCH PVC SANITARY MAIN PER CITY OF DE PERE MAPPING. INVERTS WERE NOT AVAILABLE FROM CITY. INVERTS WERE NOT OBTAINED IN THE FIELD DUE TO HIGH TRAFFIC VOLUME.

VICINITY MAP

NOT TO SCALE



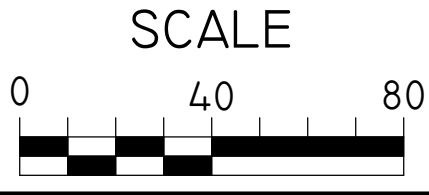
CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
CI	3161.29'	N48°11'51"E	70.00'	1°16'07"	70.00'
(CI)	-	(S48°04'48"W)	(70.00')	-	(70.00')

LEGEND	
	1.25" O.D. IRON PIPE FOUND (UNLESS NOTED)
	RIGHT-OF-WAY GUARD POST FOUND
	1" O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET CHISELED "X" SET IN CONCRETE
	BENCHMARK
	HANDICAP STALL
	BOLLARD
	STUMP
	SIGN
	TWO POST SIGN
	WATER VALVE
	HYDRANT
	LIGHT POLE
	GROUND LIGHT
	GUY POLE
	UTILITY POLE/GUY POLE
	CONIFEROUS TREE
	DECIDUOUS TREE
	UTILITY PEDESTAL
	CURB INLET
	DOWNSPOUT
	AIR CONDITIONING UNIT
	MAILBOX
	ELECTRIC METER
	GAS METER
	UTILITY VAULT
	STORM CATCH BASIN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	ELECTRIC MANHOLE
	ACCESS POINT
	CHAIN LINK FENCE
	WOODEN FENCE
	UNDERGROUND GAS
	UNDERGROUND ELECTRIC
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	OVERHEAD UTILITIES
	CURB & GUTTER
	TREE LINE
	PROPERTY LINE
	CANOPY
	MOW LINE
	MINOR CONTOUR (INTERVAL-1 FT.)
	MAJOR CONTOUR (INTERVAL-5 FT.)
	ASPHALT
	CONCRETE
	LANDSCAPING

REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

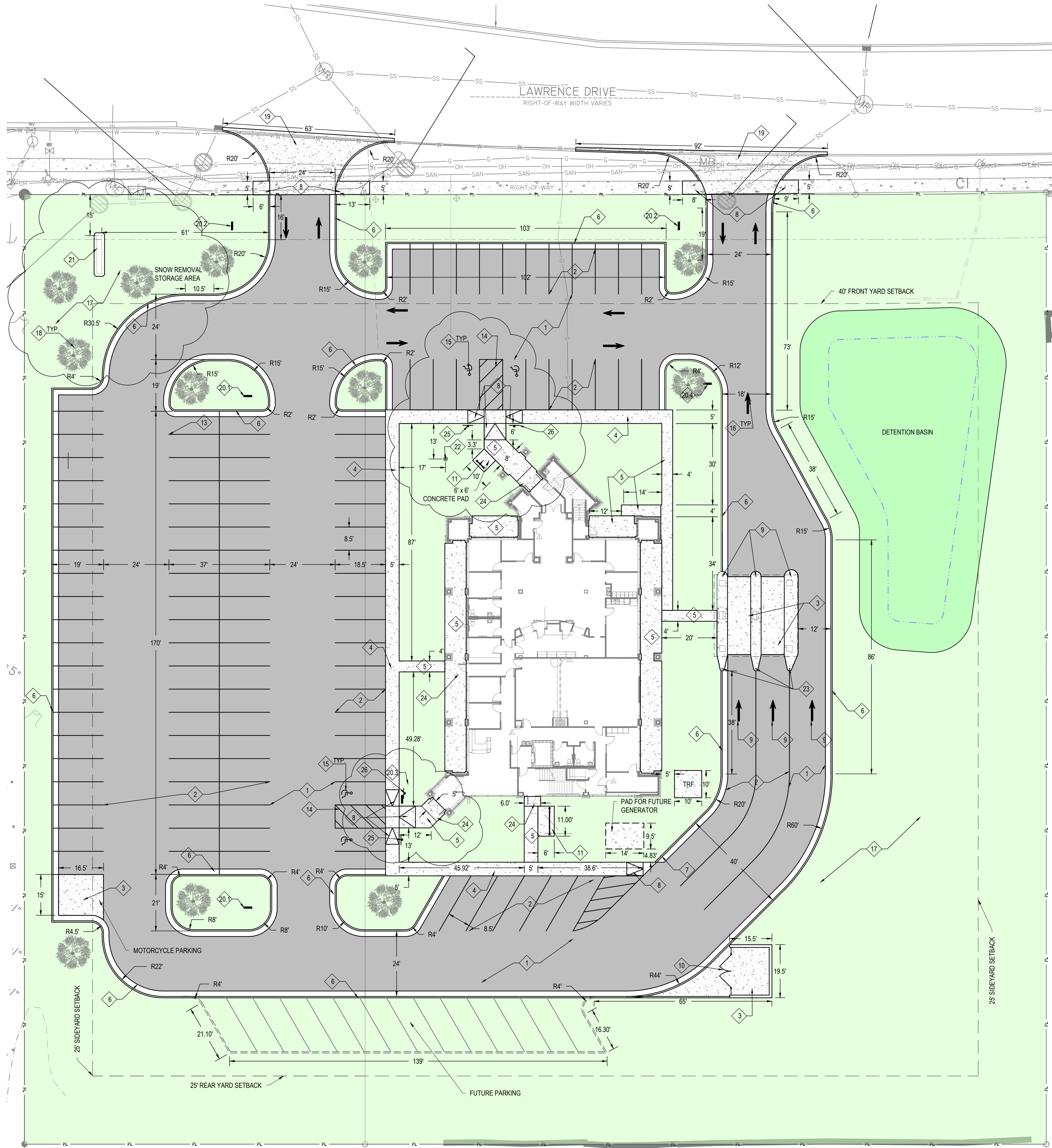


DATE	REVISION	BY	CHK'D	DESIGNED BY:	CHECKED BY: JWP
				SURVEYED BY: JAF, JJM	APPROVED BY: JWP
				DRAWN BY: JAF	DATE: 8-16-2021

ALTA/NSPS LAND TITLE SURVEY
AVRIO LLC. PROPERTY
1225 LAWRENCE DRIVE
CITY OF DE PERE, WI 54115

REI No. 9898
SHEET 1 OF 1

DRAWING FILE: P:\9800-9899\9898 - COVANTAGE - 1225 LAWRENCE DRIVE - DePere\Survey\DWG\Survey\9898 ALTA.DWG LAYOUT: ALTA-22X34
PLOTTED: AUG 16, 2021 - 3:01PM PLOTTED BY: JADEF



General Construction Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE, COUNTY AND LOCAL CODES INCLUDING ALL AMENDMENTS.
2. ALL PERMITTING FEES SHALL BE PAID FOR BY THE CONTRACTOR.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS, BUILDINGS, INFRASTRUCTURE, PAVEMENTS, PAVEMENT MARKINGS, WALKS, GRASS, ETC DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED/ REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. CONTRACTOR TO MATCH CONSTRUCTION LIMITS TO EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE TO EXISTING DRAINAGE PATHS SYSTEMS.
5. CONTRACTOR SHALL ADJUST ALL CASTINGS TO GRADE WITHIN OR ADJACENT TO THE WORK.
6. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS BY PLACING TOPSOIL, IF REQUIRED, GRADING TO ESTABLISH POSITIVE DRAINAGE, SEEDING AND MULCH.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, LOCAL COUNTY JURISDICTIONS AND UTILITIES.

Typical Site Work Description Notes

1. HEAVY DUTY (HD) ASPHALT PAVEMENT
2. STANDARD DUTY (SD) ASPHALT PAVEMENT
3. STANDARD DUTY CONCRETE PAVEMENT
4. TYPICAL CONCRETE CURBFACE WALK
5. TYPICAL CONCRETE WALK
6. TYPICAL CONCRETE SLOPED CURB AND GUTTER
7. TYPICAL CONCRETE CURB END TAPER
8. STANDARD ADA CURB RAMP W/ DETECTABLE WARNING SURFACE - SEE TYPE "CR-2"
9. DRIVE THRU CURB ISLANDS
10. TRASH ENCLOSURE W/ GATE - SEE DETAILS 6 - 14/C801
11. INSTALLATION OF BIKE RACK - SEE SPEC. INFORMATION BELOW
12. ADA HANDICAP PARKING SIGN ON POST W/ VAN ACCESSIBLE SIGNAGE BELOW
13. PAVEMENT MARKING, TYPICAL STALL STRIPING - 4" SOLID, PAINTED WHITE
14. PAVEMENT MARKING, STRIPED ACCESSIBLE AISLE - 4" SOLID PERIMETER W/ 2" O.C. DIAGONAL INTERNAL STRIPING, PAINTED YELLOW
15. PAVEMENT MARKING, STANDARD HANDICAP SYMBOL - SOLID, PAINTED YELLOW
16. PAVEMENT MARKING, DIRECTIONAL ARROW - SOLID, PAINTED WHITE
17. TYPICAL RESTORATION OF DISTURBED AREAS, FINE GRADE TOPSOIL, SEED, AND COVER W/ STRAW MULCH.
18. PROPOSED CANOPY TREE.
19. CONCRETE DRIVE APPROACH
 - 8" DEPTH ON TOP OF
 - 4" CRUSHED STONE COMPACTED BASE COARSE GRADATION NO. 2
20. DIRECTIONAL SIGN AND STL. TUBE - SEE DETAIL 3/C801
 - 20.1. "DRIVE UP & ATM"
 - 20.2. "ENTER"
 - 20.3. "COMMERCE MEMBER ENTRANCE"
 - 20.4. "THANK YOU"
21. MONUMENT SIGN - SEE DETAILS 1&2/C801
22. FLAG POLE WITH BASE - SEE DETAIL 4/C801
23. INSTALLATION OF BOLLARD - SEE DETAIL 5/C801
24. CONCRETE STOOP - SEE DETAIL 7/S402
25. POST MOUNTED ACCESSIBLE PARKING SIGN
26. POST MOUNTED ACCESSIBLE PARKING SIGN W/ VAN ACCESSIBLE SIGN BELOW.

BIKE RACKS:
AS MANUFACTURED BY PARK-IT-BIKE, POWDER COATED STEEL BIKE RACK, SURFACE MOUNT, BLACK, TO ACCOMMODATE THE FOLLOWING BIKES AS AVAILABLE FROM www.parkitbikeracks.com

- 5 BIKES
- | | | |
|-----------------------------|----------------|----------------|
| SKU: 7Z77041BK | LENGTH: 42.25" | HEIGHT: 36" |
| FRAME: 1 1/2" DIAMETER TUBE | | WEIGHT: 29 LBS |
- 11 BIKES
- | | | |
|-----------------------------|----------------|----------------|
| SKU: 7Z77044BK | LENGTH: 115.5" | HEIGHT: 36" |
| FRAME: 1 1/2" DIAMETER TUBE | | WEIGHT: 72 LBS |

OFF-STREET PARKING REQUIREMENT	
1 SPACE PER 250 SF	
FIRST FLOOR	6,899 SF
SECOND FLOOR	8,396 SF
THIRD FLOOR	8,396 SF
TOTAL	23,691 SF / 250 = 95 SPACES

PARKING PROVIDED 109 SPACES	
ADA SPACES REQUIRED 3 STANDARD + 1 VAN	
14 FUTURE SPACES	
TOTAL SITE AREA	= 130,835 SF
IMPERVIOUS AREA	= 62,831 SF
PERVIOUS AREA	= 68,004 SF
% OPEN SPACE	= 52%
FLOOR AREA RATIO	= 0.18

- GROUND COVER / VEGETATION
- CONCRETE PAVEMENT SECTION
- ASPHALT PAVEMENT SECTION

SUMMARY

PARCEL AREA: 3 ACRES

BUILDING USE: CREDIT UNION
BUILDING SIZE: 23,691 SF

ZONING: HIGHWAY 41, DISTRICT B

SETBACKS:
40' FRONT YARD SETBACK (1)
25' SIDE YARD SETBACK (2)
25' REAR YARD SETBACK (1)

New Construction Work for:

CoVantage Credit Union

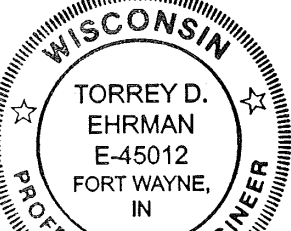
De Pere

1225 Lawrence Dr.
De Pere, Wisconsin 54115



404 N. Main Street, Suite 601
Oshkosh, WI 54901

www.martin-riley.com
pho 920.267.3600



ALL DESIGN, ARRANGEMENT AND PLAN INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, MARTIN RILEY, INC., AND HAVE BEEN CREATED, DEVELOPED, AND DISCLOSED FOR USE ON, AND IN CONNECTION WITH, THE PROJECT. NONE OF THE DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE, AND NO DESIGN OR PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. THE USER SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTICED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY DETAILS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH FABRICATION.

REVISION	DATE
ADDENDUM 3	08-22-2022

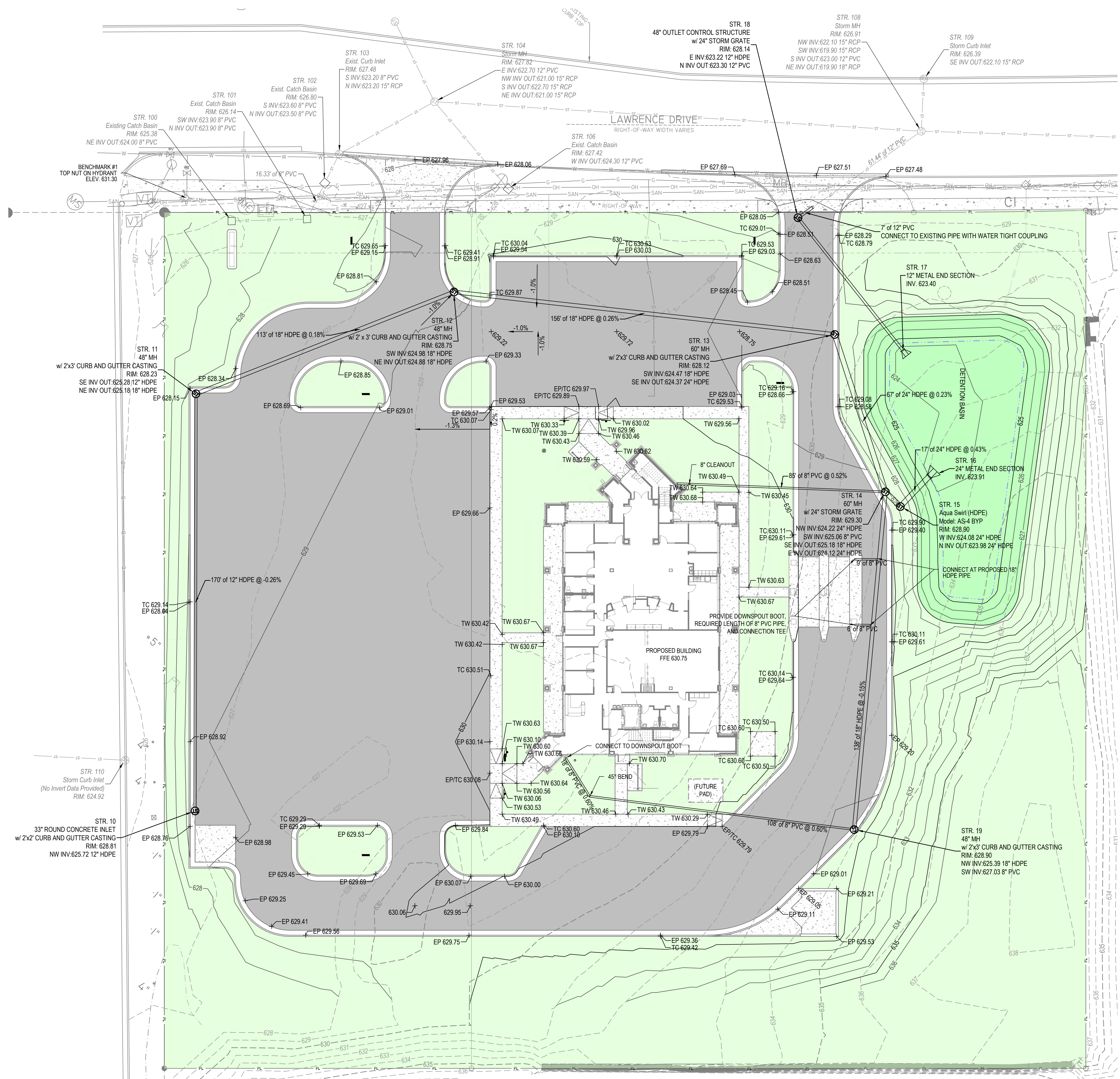
DRAWN BY:	VLB	REVIEWED BY:	TDE
COMMISSION NUMBER:	Q21059	DATE:	2022.07.13

C200

SITE LAYOUT PLAN

1 Site Layout Plan

1" = 20'



General Grading and Drainage Notes

- FIELD VERIFY ELEVATION OF OUTLET PIPE AT PROPOSED CONNECTION POINT PRIOR TO ORDERING STRUCTURES AND PIPE. NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND.
- SLOPE FOR BANKS OF SWALES AND BASIN NOT TO EXCEED 3:1 UNLESS OTHERWISE NOTED.

TC	TOP OF CURB
EP	EDGE OF PAVEMENT
TW	TOP OF SIDEWALK
XX.XX	EXISTING SPOT ELEVATION
XX.X	PROPOSED SPOT ELEVATION
ASPHALT PAVEMENT SECTION	
GRASS SEED	
CONCRETE PAVEMENT SECTION	

---	XXXX	EXISTING MAJOR CONTOUR
---	XXXX	EXISTING MINOR CONTOUR
---	XXX	PROPOSED MAJOR CONTOUR
---	XXX	PROPOSED MINOR CONTOUR



404 N. Main Street, Suite 601
Oshkosh, WI 54901
www.martin-riley.com
pho 920.267.3600



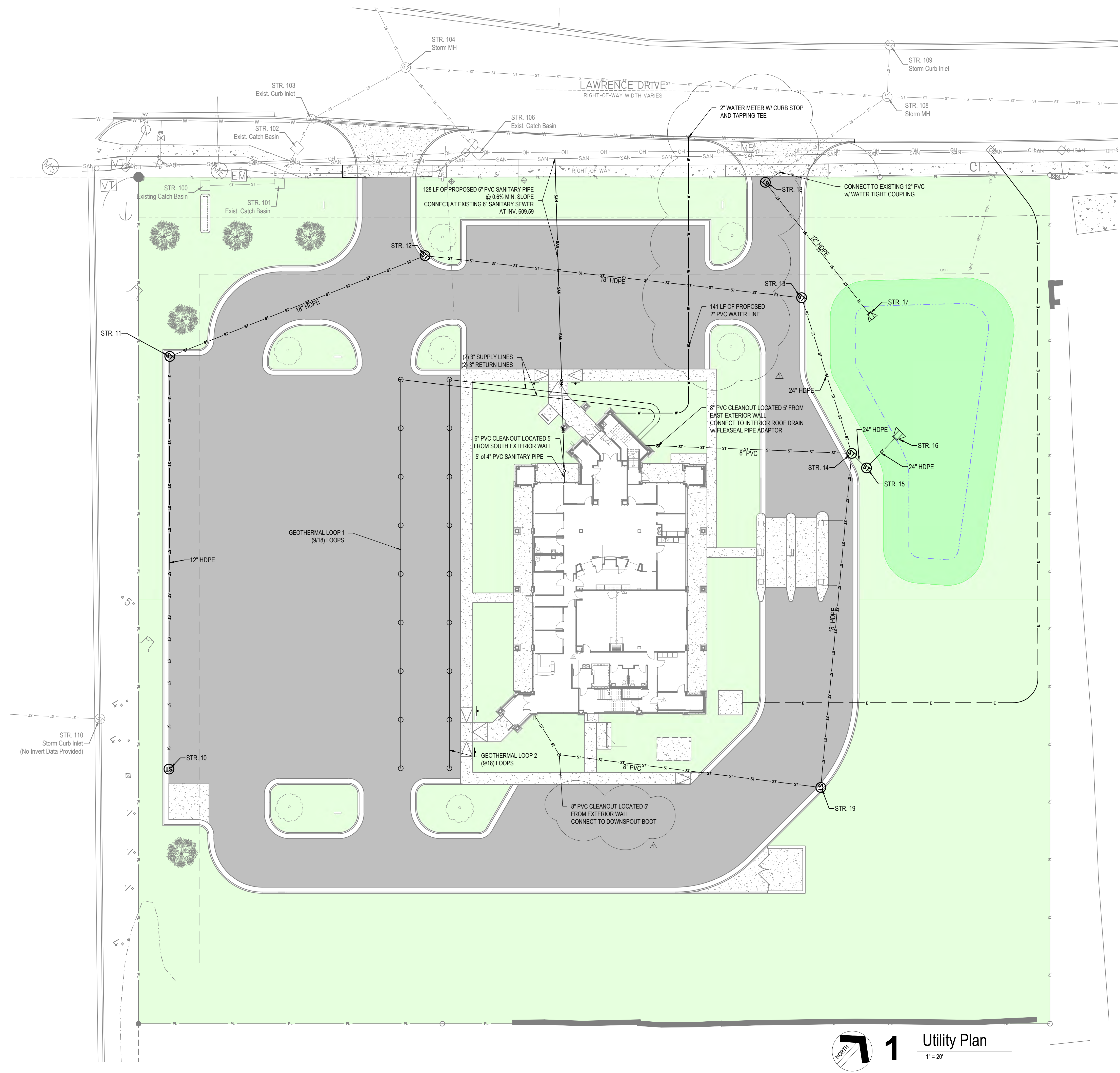
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REVISION DATE

DRAWN BY: VLB
COMMISSION NUMBER: Q21059
REVIEWED BY: TDE
DATE: 2022.07.13

C300

GRADING PLAN



NOTE: SEE ELECTRICAL SITE PLAN (E100) FOR SITE LIGHTING PLAN

1 Utility Plan
1" = 20'

New Construction Work for:
CoVantage Credit Union
De Pere

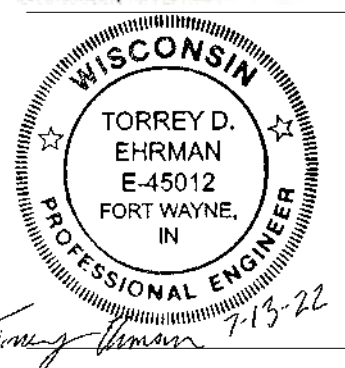
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MARTIN RILEY
architects • engineers

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REVISION	DATE
ADDENDUM 1	2022.07.29

DRAWN BY:	VLB	REVIEWED BY:	TDE
COMMISSION NUMBER:	Q21059	DATE:	2022.07.13

C400

UTILITY PLAN

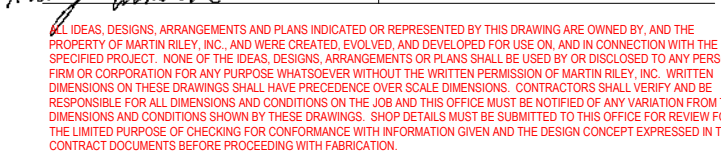
1. A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE AND ROCK CHECK DAMS FOR EXISTING DRAINAGE OUTLET (WHERE APPLICABLE) SHALL BE INSTALLED PRIOR TO BEGINNING OTHER EARTH DISTURBING ACTIVITIES.
2. WHENEVER POSSIBLE, EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO PERFORMING OTHER EARTH DISTURBING ACTIVITIES.
3. MINIMIZE EROSION FROM EXPOSED AREAS BY PROVIDING AND MAINTAINING TEMPORARY OR PERMANENT STABILIZATION MEASURES. EROSION CONTROL MEASURES TO PROTECT EXPOSED AREAS SHALL BE INSTALLED AT THE END OF EACH WORK DAY.
4. AREAS TO BE PAVED SHALL BE STABILIZED WITH STONE COVER. THE TEMPORARY STONE COVER SHALL BE EQUIVALENT TO THE PROPOSED STONE BASE MATERIAL.
5. ALL AREAS TO REMAIN UNWORKED FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY COVERING OR BY EQUIVALENT EROSION CONTROL MEASURES.
6. FOR AREAS TO BE PERMANENTLY SEEDDED, COMPLETE SEEDING WITHIN 24 HOURS OF REACHING FINAL GRADE. SEE EROSION CONTROL SPECIFICATIONS FOR TEMPORARY SEEDING.

The logo features a stylized red graphic of a building with a central archway and several vertical elements, resembling a bridge or a modern structure. Below this graphic, the text "MARTIN RILEY" is written in a large, bold, sans-serif font. "MARTIN" is in black, and "RILEY" is in a light beige color. Underneath "MARTIN RILEY", the words "architects • engineers" are written in a smaller, black, sans-serif font.

MARTIN RILEY
architects • engineers

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REVISION: _____ DATE: _____

DRAWN BY:	VLB	REVIEWED BY:	TDE
COMMISSION NUMBER:	O21059	DATE:	2022.07.13

C900

EROSION CONTROL PLAN

1. THE ROADWAYS AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF SEDIMENT AND OTHER DEBRIS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING SALT POLLUTANTS FROM ROADWAYS AS NECESSARY. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
2. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS APPLICABLE. NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
3. THE CONTRACTOR SHALL MAINTAIN AND INSPECT ALL EROSION CONTROL MEASURES UNTIL THE PROJECT IS TURNED OVER TO THE OWNER. THE CONTRACTOR SHALL REVIEW THE EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN 1 BUSINESS DAY FOLLOWING EACH RAIN EVENT OF 1/2" OR MORE. CORRECTIVE MEASURES ARE TO BE TAKEN IF ANY MEASURE IS IN NEED OF REPAIR OR FAILING TO ACHIEVE THE DESIRED EFFECT. THE CONTRACTOR SHALL KEEP A LOG OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES PERFORMED. THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE PERMANENT MEASURES ONLY AFTER ALL CONSTRUCTION IS COMPLETE.
4. NO SEDIMENT SHALL BE ALLOWED TO LEAVE THE SITE. ANY ADDITIONAL MEASURES REQUIRED TO ACCOMPLISH THIS TASK SHALL BE IMPLEMENTED IMMEDIATELY. THE CONTRACTOR SHALL RECTIFY ANY DAMAGES DO TO SEDIMENTS OR EROSION TO ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL USE WATER TRUCKS AND OTHER REASONABLE METHODS TO REDUCE AIRBORNE AND WIND EROSION.
6. CONTRACTOR SHALL ENSURE WASTES OR UNUSED CONSTRUCTION MATERIALS, GARBAGE, DEBRIS, CLEANING WASTES OR WASTE WATER, ARE NOT CARRIED OFF BY RUNOFF FROM SITE OR DISPOSED OF IN ANY OTHER MANNER. TRASH AND DEBRIS LEFT FROM THE CONSTRUCTION ACTIVITY SHALL BE PICKED UP AT THE END OF EACH WORK DAY.
7. CONTRACTOR SHALL INSTALL, IDENTIFY BY SIGN AND MAINTAIN CONCRETE WASHOUT AREA(S).

symbol key:

- FABRIC DROP INLET PROTECTION (INITIAL and
- FABRIC BASKET INLET PROTECTION or
- STONE BAG RING

-CONCRETE WASHOUT



-TEMPORARY CONSTRUCTION ENTRANCE

— SF — -SILT FENCE
ALTERNATE MEASURE: FILTER SOCK

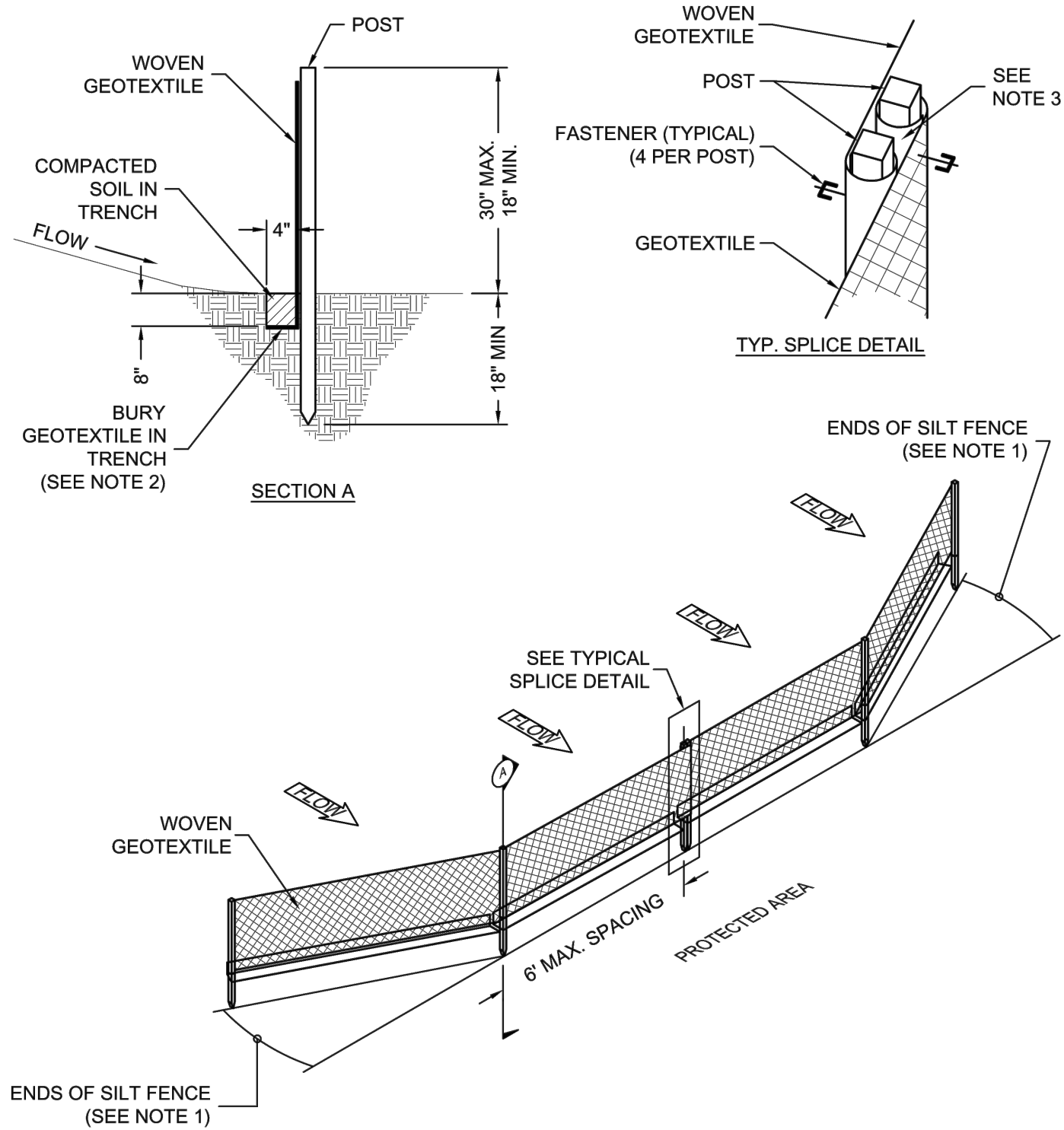
 -TEMPORARY SOIL STOCKPILE -ROCK CHECK DAM PROTECTION

----- XXX -----	EXISTING MAJOR CONTOUR
----- XXX' -----	EXISTING MINOR CONTOUR
===== XXX =====	PROPOSED MAJOR CONTOUR
----- XXX -----	PROPOSED MINOR CONTOUR

DRAWN BY:	VLB	REVIEWED BY:	TDE
COMMISSION NUMBER:	O21059	DATE:	2022.07.13

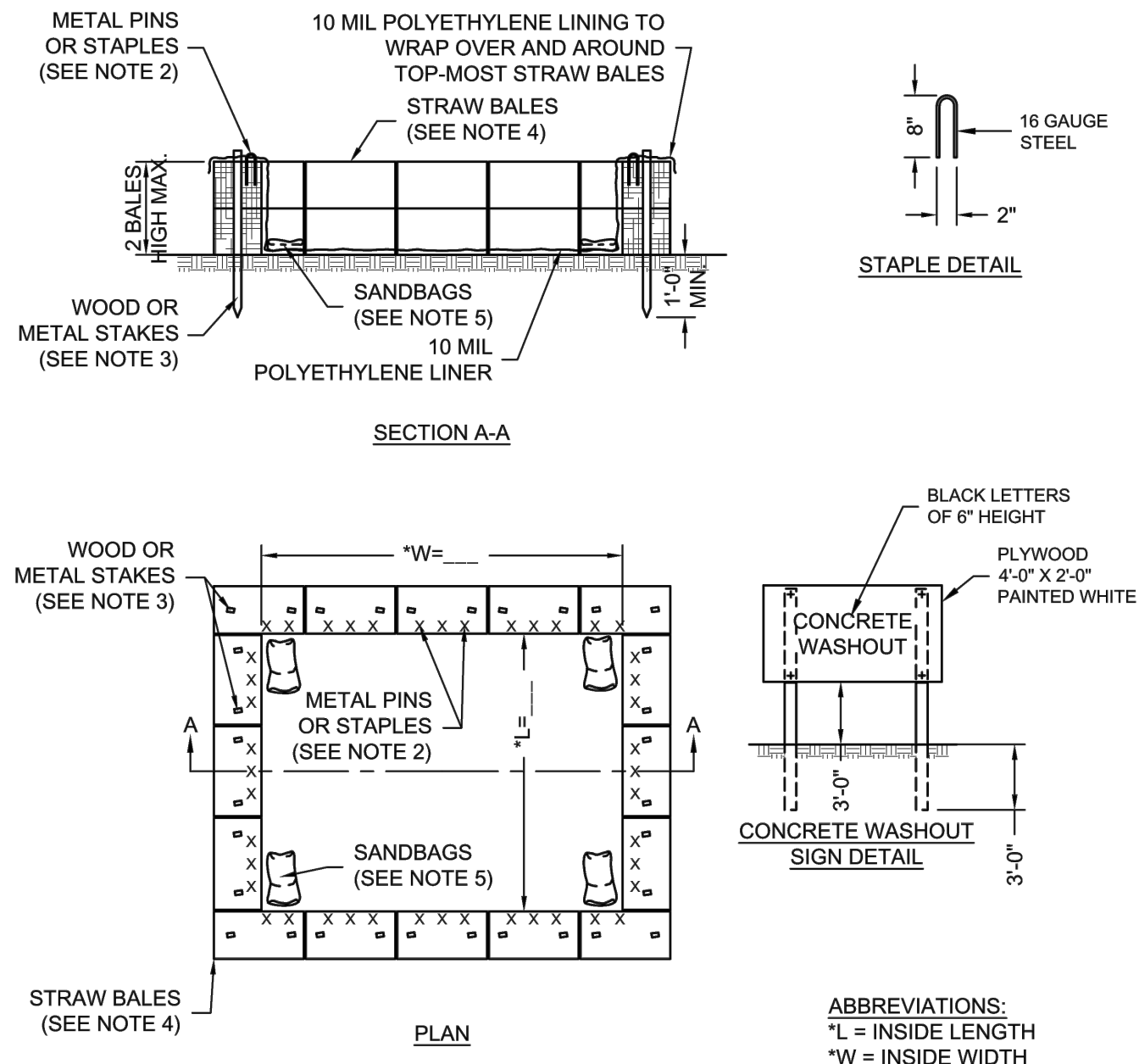
Erosion Control Plan

 $1^{\circ} = 20$



- NOTES:
1. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
 2. GEOTEXTILE FABRIC LAID ON DOWN-SLOPE SIDE AND BOTTOM OF TRENCH. DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS.
 3. SPLICED FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT-LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP. JOINING SECTIONS SHALL NOT BE PLACED IN LOW SPOTS OR IN SUMP LOCATIONS.

5 Temporary Silt Fence



- NOTES:
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10 FT. OF THE TEMPORARY CONCRETE WASHOUT UNIT.
 2. THE POLYETHYLENE LINER SHALL BE SECURED TO STRAW BALES WITH METAL PINS OR STAPLES.
 3. WOOD OR METAL STAPLES TO SECURE THE STRAW BALES (2 PER BALE)
 4. ALTERNATIVE MATERIALS CAN BE SUBSTITUTED FOR THE STRAW BALES TO PROVIDE STRUCTURAL CONTAINMENT WITH PRIOR APPROVAL FROM CITY UTILITIES PROGRAM MANAGER.
 5. SANDBAGS, GRAVEL-FILLED BAGS OR OTHER APPROPRIATE ANCHORING SYSTEM SHALL BE USED TO HOLD POLYETHYLENE LINING DOWN.
 6. PREFABRICATED WASHOUT SYSTEMS MAY BE USED WITH PRIOR APPROVAL FROM PROJECT ENGINEER.
 7. THE SYMBOL *** INDICATES A DIMENSION THAT IS TO BE DESIGNED BASED ON EXPECTED QUANTITY OF MATERIAL.

2 Temporary Concrete Washout

SILT FENCE

SPECIFICATIONS

Note: Silt fence is not recommended for use as a diversion and should not be used across a stream, channel, ditch, swale, or anywhere that concentrated flow is anticipated.

Drainage Area

- Limited to one-quarter acre per 100 linear feet of fence.
- Further restricted by slope steepness (see Table 1).

Effective Life

- Six months (maximum).

Location

- Installed parallel to the slope contour.
- Minimum of 10 feet beyond the toe of the slope to provide a broad, shallow sediment pool.
- Accessible for maintenance (removal of sediment and silt fence repair).

Spacing

Table 1- Slope Steepness Restrictions

Trench

- Depth: eight inches minimum.
- Width: four inches minimum.
- After installing fence, backfill with soil material and compact (to bury and anchor the lower portion of the fence fabric).

Note: An alternative to trenching is to use mechanical equipment to plow in the silt fence.

Materials and Silt Fence Specifications

- Fabric – woven or non-woven geotextile fabric meeting specified minimums outlined in Table 2.

Table 2- Geotextile Fabric Specifications for Silt Fence (minimum)

- Height: a minimum of 18 inches above ground level (30 inches maximum).
- Reinforcement: fabric securely fastened to posts with wood lathe.
- Support Posts
 - 2 x 2 inch hardwood posts. Steel fence posts may be substituted for hardwood posts (steel posts should have projections for fastening fabric).
- Spacing
 - Eight feet maximum if fence is supported by wire mesh fencing.
 - Six feet maximum for extra-strength fabric without wire backing.

INSTALLATION

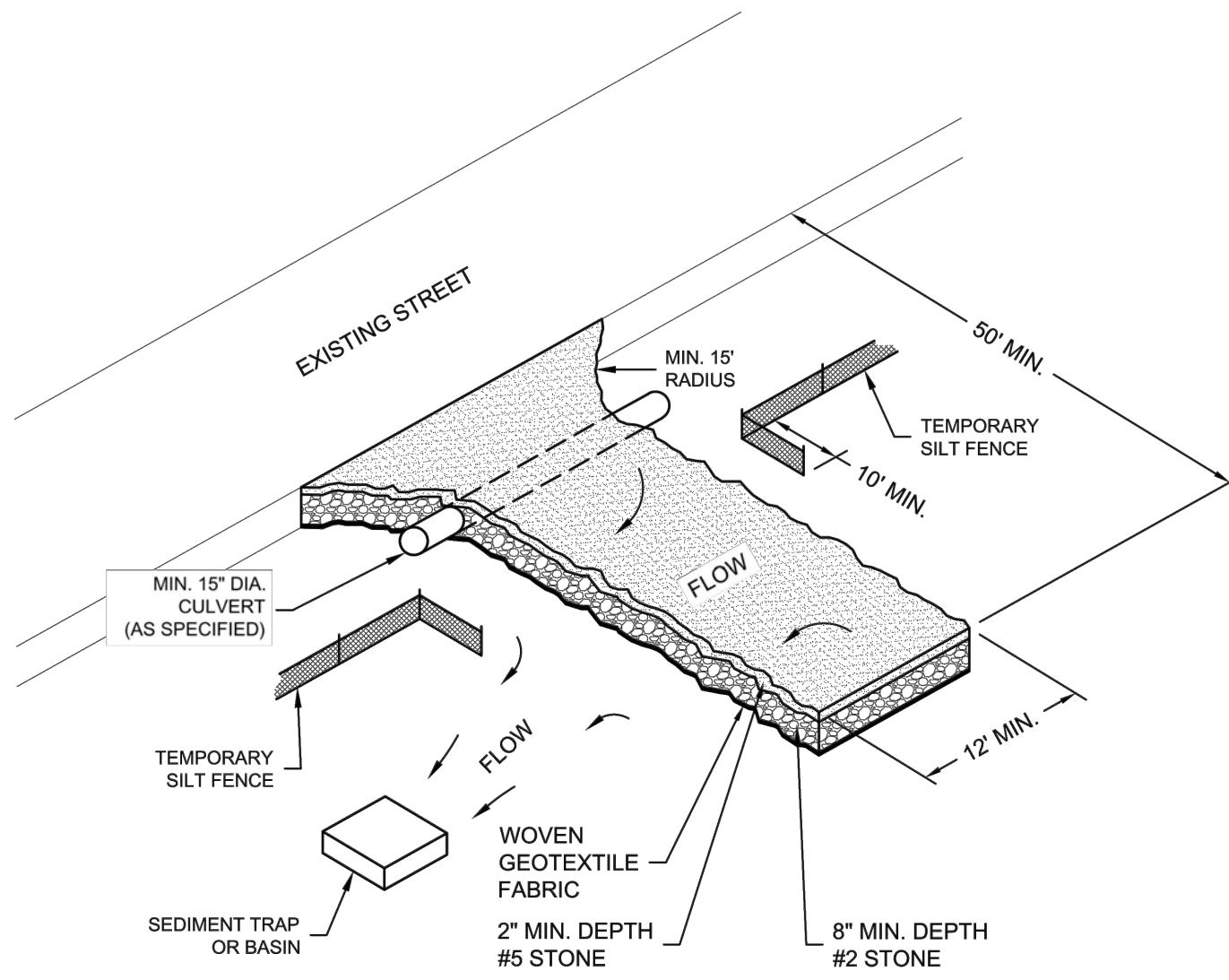
- Prefabricated silt fence
- Lay out the location of the fence so that it is parallel to the contour of the slope and at least 10 feet beyond the toe of the slope to provide a sediment storage area
- Turn the ends of the fence up slope such that the point of contact between the ground and the bottom of the fence and terminates at a higher elevation than the top of the fence at its lowest point.
- Excavate an eight-inch deep by four-inch wide trench along the entire length of the fence line. Installation by plowing is also acceptable.
- Install the silt fence with the filter fabric located on the up-slope side of the excavated trench and the support posts on the down-slope side of the trench.
- Drive the support posts at least 18 inches into the ground, tightly stretching the fabric between the posts as each is driven into the soil. A minimum of 12 inches of the filter fabric should extend into the trench. (If it is necessary to join the ends of two fences, use the wrap joint method shown.)
- Lay the lower four inches of filter fabric on the bottom of the trench and extend it toward the up-slope side of the trench.
- Backfill the trench with soil material and compact it in place.

Note: If the silt fence is being constructed on-site, attach the filter fabric to the support posts (refer to Tables 1 and 2 for spacing and geotextile specifications) and attach wooden lathe to secure the fabric to the posts. Allow for at least 12 inches of fabric below ground level. Complete the silt fence installation, following steps 1 through 6 above.

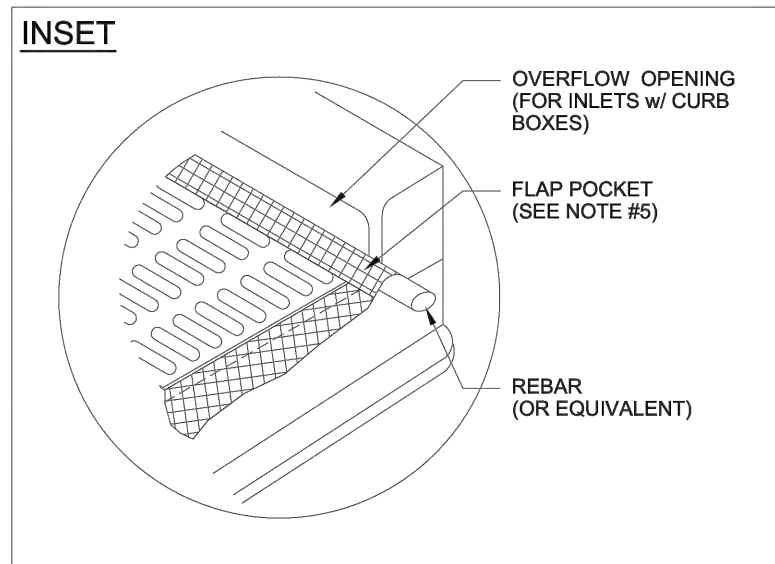
MAINTENANCE

- Inspect within 24 hours of a rain event and at least once every seven calendar days.
- If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately. NOTE: ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
- Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches one-half the height of the fence at its lowest point. When contributing drainage area has been stabilized, remove the fence and sediment deposits, grade the site to blend with the surrounding area, and stabilize.

NOTE:
FILTER TUBE/ FILTER SOCKS MAY BE SUBSTITUTED



4 Temporary Construction Entrance



NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2\"/>

TEMPORARY CONSTRUCTION INGRESS/ EGRESS PAD

SPECIFICATIONS

- Location
 - Avoid locating on steep slopes or at curves in public roads.

Dimensions

- SITES LESS THAN (2) ACRES
 - Width: 12 feet minimum or full width of entrance/exit drive, whichever is greater.
 - Length: 50 feet minimum or full length of drive, whichever is greater.
 - Thickness – (6\") six inches minimum.

SITES (2) ACRES AND GREATER

- Width: 20 feet minimum or full width of entrance/exit drive, whichever is greater.
- Length: 150 feet minimum or full length of drive, whichever is greater.
- Thickness – (8\") eight inches minimum.

Materials

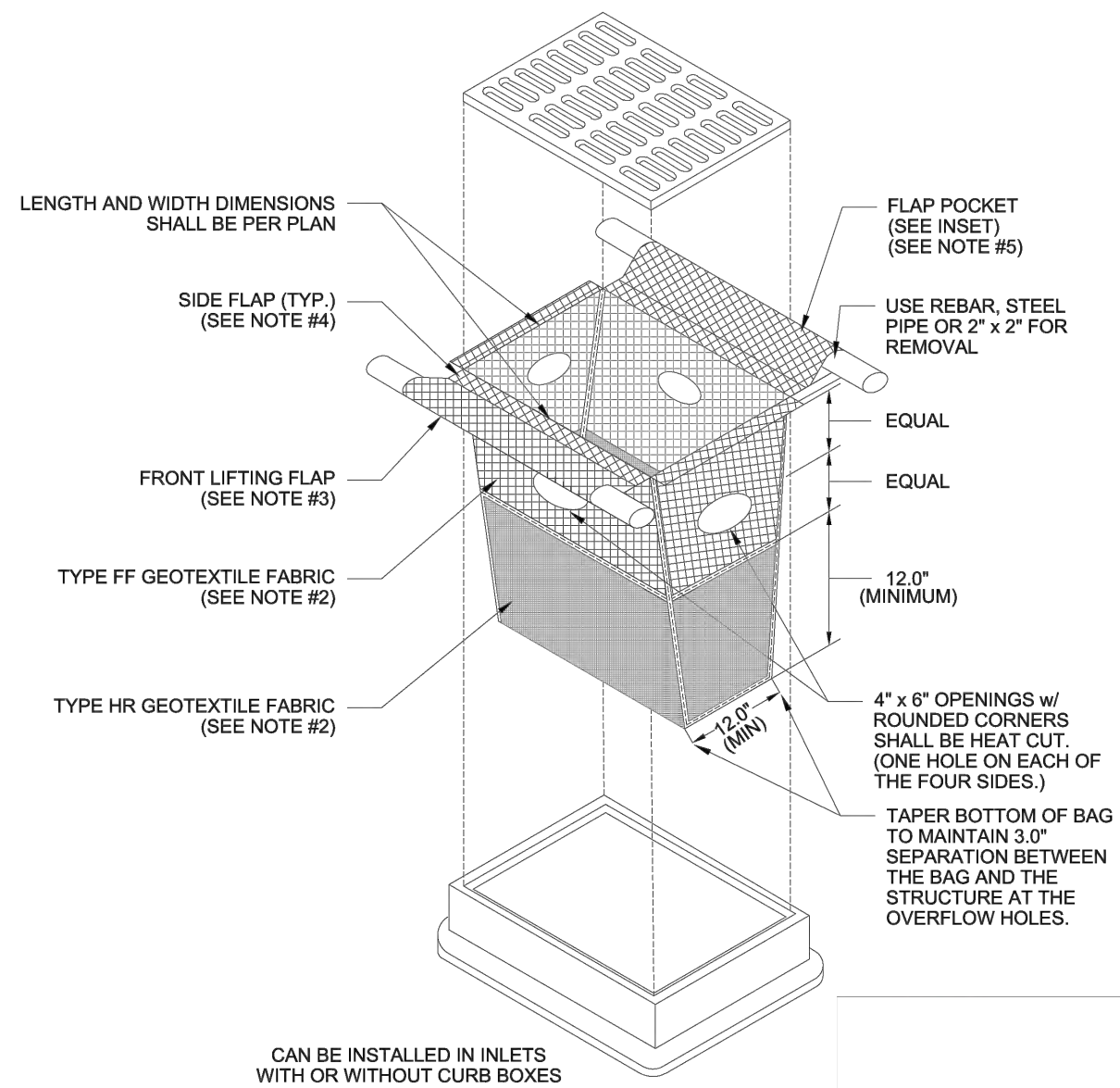
- One to two and one-half inch diameter washed aggregate (INDOT CA No. 2).
- One-half to one and one-half inch washed aggregate (INDOT CA No. 53).
- Geotextile fabric underlayment (SEE SPECS) FOR separation layer to prevent intermingling of aggregate and the underlying soil material and to provide greater bearing strength when encountering wet conditions OR soils with a seasonal high water table limitation).

INSTALLATION

- Remove all vegetation and other objectionable material from the foundation area.
- Grade the foundation and crown for positive drainage. If the slope of the construction entrance is toward a public road and exceeds two percent, construct an eight inch high diversion ridge with a ratio of 3-to-1 side slopes across the foundation area 15 feet +/- from the entrance to divert runoff away from the road.
- Install a culvert pipe under the pad if needed to maintain proper public road drainage.
- When wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
- Place aggregate to the dimensions and grade shown in the construction drawings, provide surface smooth and sloped for drainage.
- Top-dress the drive with washed aggregate.
- Where existing grade will allow, divert all storm water runoff and drainage from the temporary construction ingress/egress pad to a sediment trap or basin.

MAINTENANCE

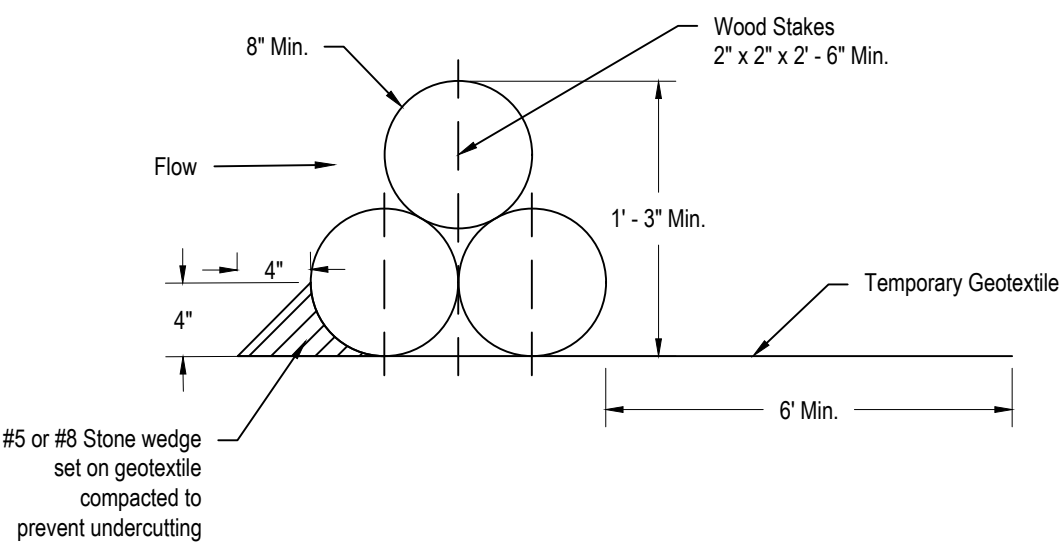
- Inspect daily.
- Reshape pad as needed for drainage and runoff control.
- Top-dress with clean aggregate as needed.
- Immediately remove mud and sediment tracked or washed onto public roads.
- FLUSHING SHOULD ONLY BE USED IF THE WATER FROM THE CONSTRUCTION DRIVE CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.



MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

3 Inlet Protection Type D-HR



1 Filter Socks Used As Traversable Check Dam

New Construction Work for:

CoVantage Credit Union

De Pere

1225 Lawrence Dr.
De Pere, Wisconsin 54115



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REVISION	DATE
DRAWN BY: VLB	REVIEWED BY: TDE
COMMISSION NUMBER: 021059	DATE: 2022.07.13

C902

EROSION CONTROL DETAILS

PLANT LIST

TREES

QUANTITY	LOCATION	COMMON NAME	SCIENTIFIC NAME	NATIVE/ ADAPTED	SOIL MOISTURE	SIZE	ROOT	NOTES
12	BUFFER/ SCREENING TREE	NEW HORIZON ELM	UMLUS 'NEW HORIZON'	Y	DRY - MOIST	1 1/2" - 2" CALIPER	B & B	35' O.C. MIN.

SHRUBS

QUANTITY	LOCATION	COMMON NAME	SCIENTIFIC NAME	NATIVE/ ADAPTED	SOIL MOISTURE	SIZE	ROOT	NOTES
9	BUFFERYARD- SHRUB	LITTLE GIANT DWARF ARBORVITAE	THUJA OCCIDENTALIS	Y	DRY - MOIST	1' HT. MIN.	B & B	3' O.C. MIN.
18	BUFFERYARD- SHRUB	DWARF BUSH HONEYSUCKLE	DIERVILLA IONICERA	Y	DRY, MEDIUM	3 GAL.	CONTAINER	2' - 3' O.C. MIN.

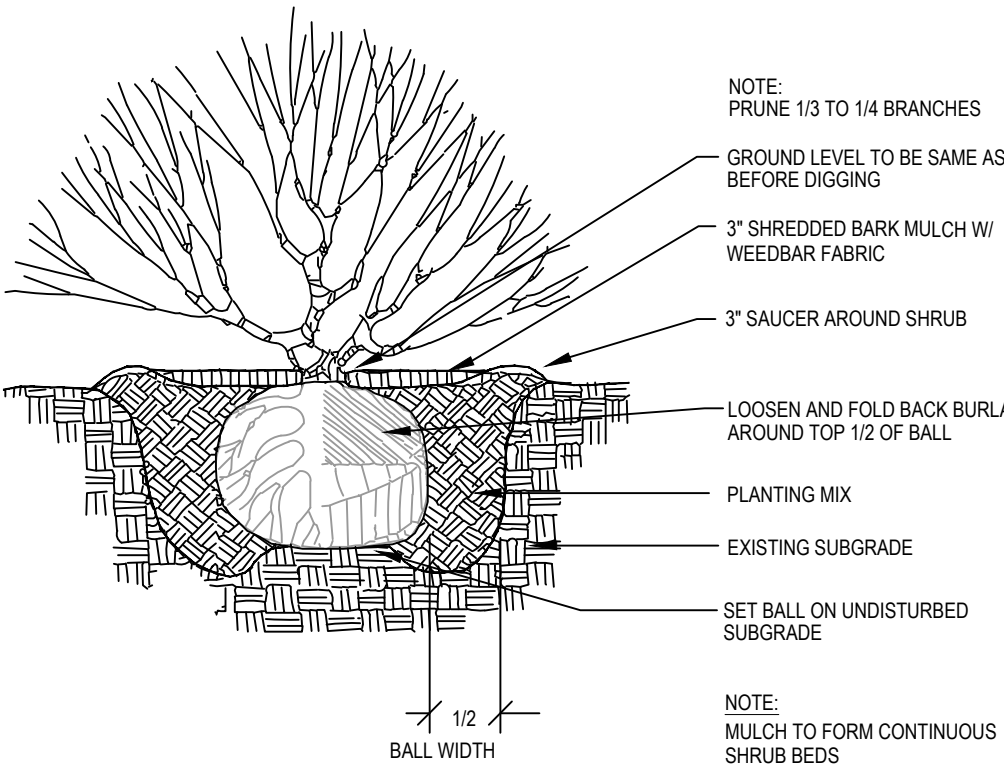
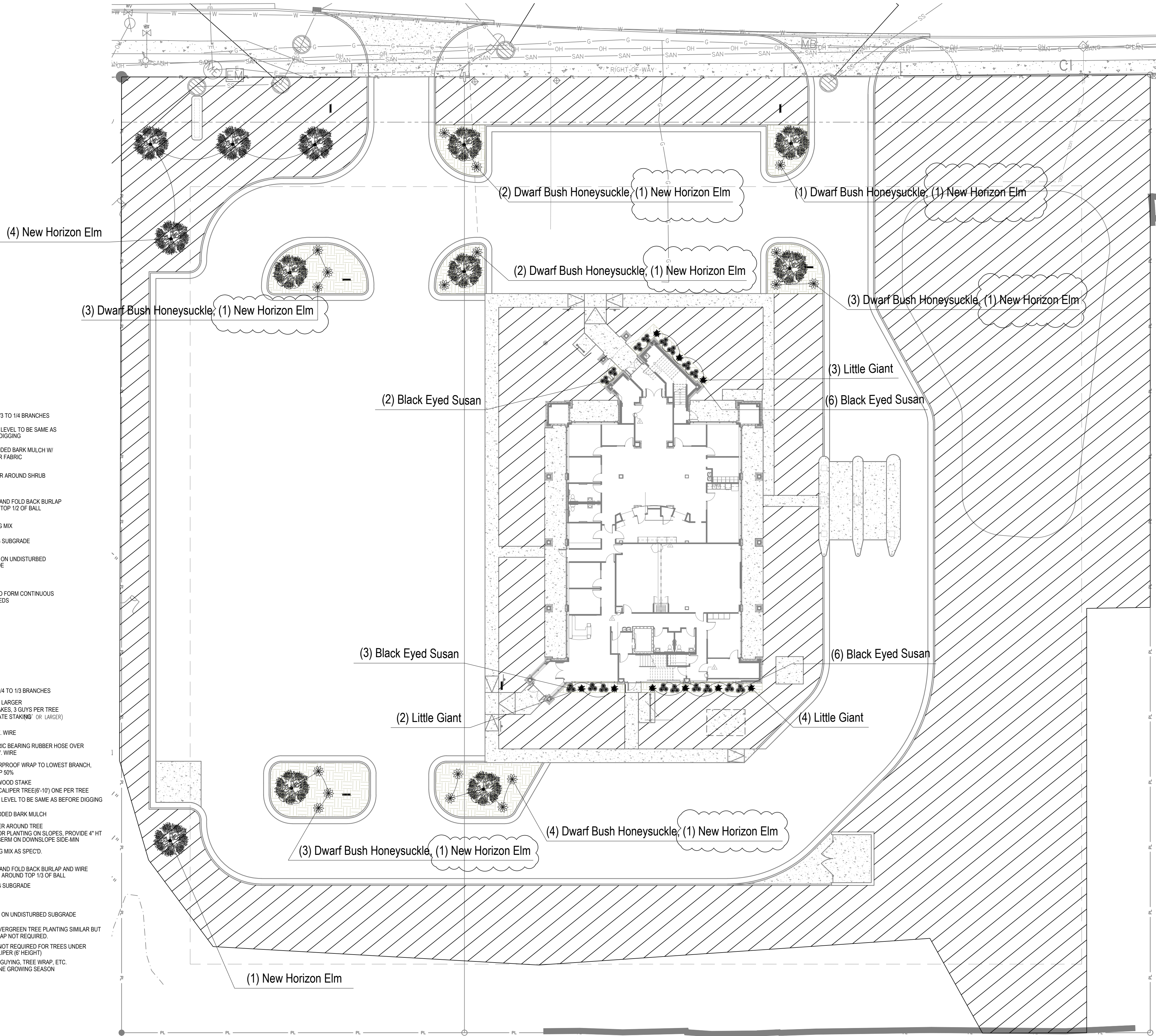
PERENNIALS + GRASSES

QUANTITY	LOCATION	COMMON NAME	SCIENTIFIC NAME	NATIVE/ ADAPTED	SOIL MOISTURE	SIZE	ROOT	NOTES
17	LANDSCAPE	BLACK EYED SUSAN	RUDBECKIA HIRTA	Y	DRY, MEDIUM, MOIST	15" HT. MIN.	CONTAINER	12" - 18" O.C. MIN.

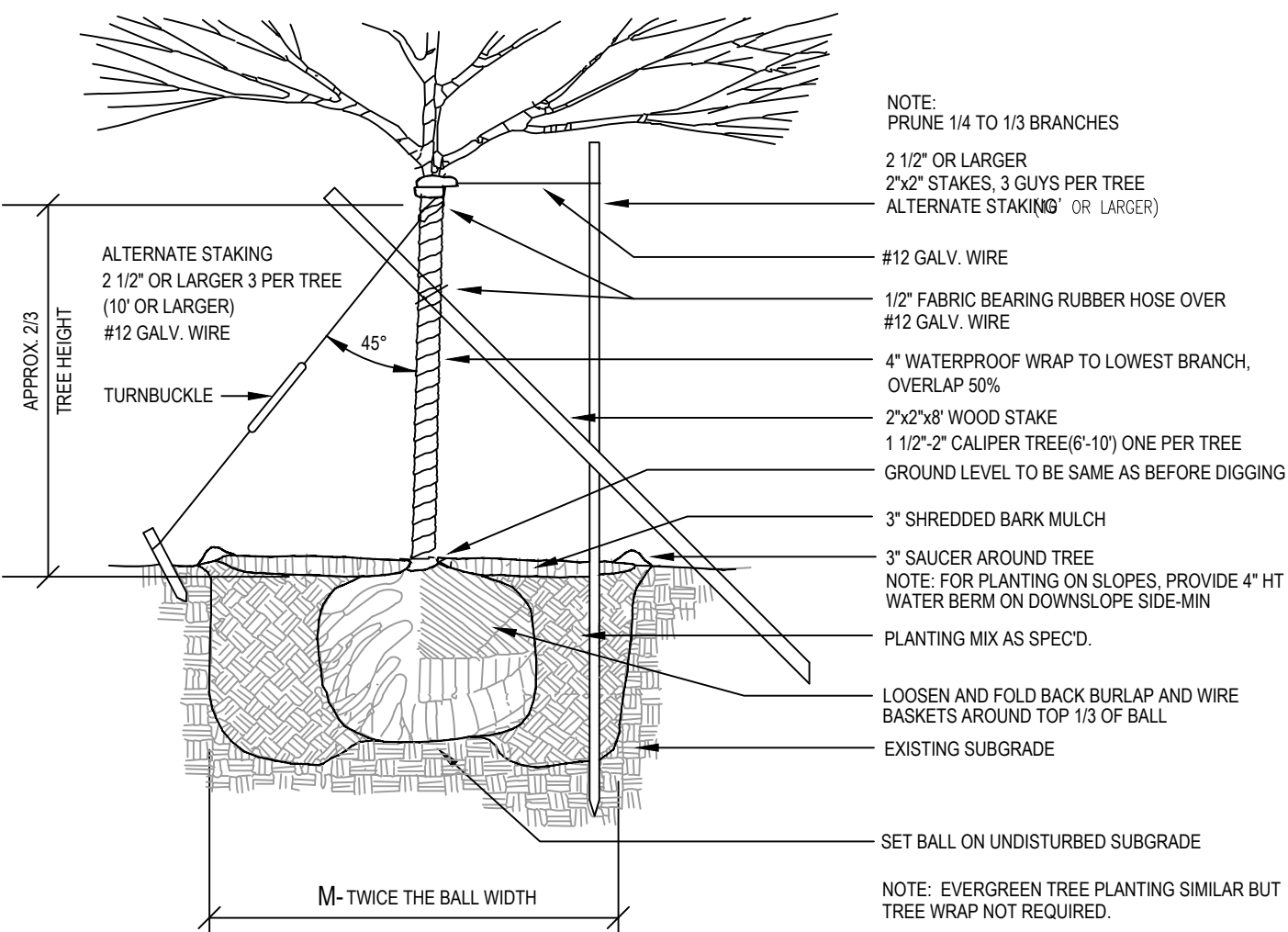
- Notes: 1. FINAL TREE/SHRUB SPECIES TO BE SELECTED AT TIME OF PLANTING BASED ON LOCAL AVAILABILITY. ALL INSTALLED LANDSCAPES INCLUDING GRASS SHALL BE NATIVE OR REGIONALLY APPROPRIATE FOR THE SITE AND GROWING CONDITIONS.
2. JURISDICTIONAL BUFFER AND SHADE TREES REQUIREMENTS ARE DEPICTED. ADDITIONAL LANDSCAPING AND FOUNDATION PLANTINGS TO BE DESIGNED, APPROVED BY OWNER AND INSTALLED BY ALLOWANCE. SEE BID FORM FOR SCHEDULED ALLOWANCE.
3. MULCH SHALL BE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS. MULCH SHALL BE FINE BARK FOR PERENNIAL BEDS. BEDS FOR BUFFER AND SHADE TREES- SYMBOL: M- ____ (Approx SF of bed) or 2x Ball Width per Tree Planting Detail- Typical

SEEDING

- Notes: 1. EXTENTS OF THE SITE TO BE PREPARED AND PERMANENTLY SEEDED/ MULCHED.
2. EXTENTS OF THE PUBLIC RIGHT-OF-WAY TO BE PREPARED AND PERMANENTLY SEEDED/ MULCHED.
3. EXTENTS OF DISTURBED AREAS WIN THE PUBLIC RIGHT-OF-WAY TO BE PREPARED AND PERMANENTLY SEEDED/ MULCHED.
4. UTILITIES: OFF-SITE DISTURBED AREAS TO BE PREPARED AND PERMANENTLY SEEDED/ MULCHED.



SHRUB PLANTING DETAIL- TYPICAL



TREE PLANTING DETAIL- TYPICAL

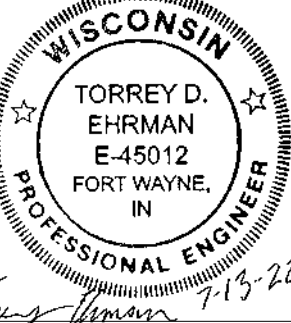
2 Planting Details

NTS

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De Pere, Wisconsin 54115



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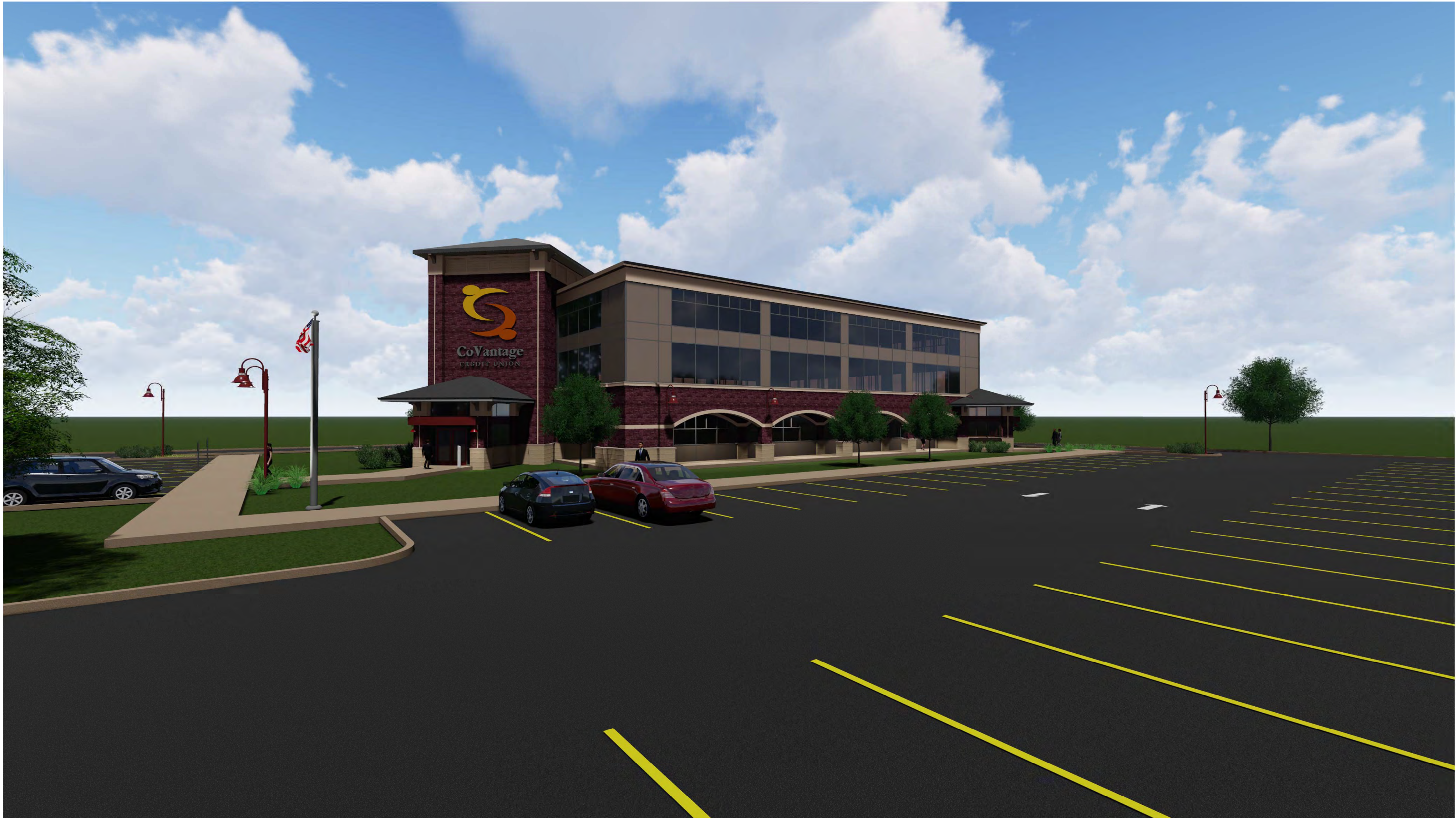
REVISION	DATE
Replaced Dogwood Trees	2022-08-22

DRAWN BY:	VLB <th>REVIEWED BY:</th> <td>TDE</td>	REVIEWED BY:	TDE
COMMISSION NUMBER	021059 <th>DATE</th> <td>2022.07.13</td>	DATE	2022.07.13

L100

LANDSCAPE PLAN

West View



CoVantage Credit Union

CoVantage Credit Union

De Pere Branch

1225 Lawrence Dr
De Pere, WI 54115

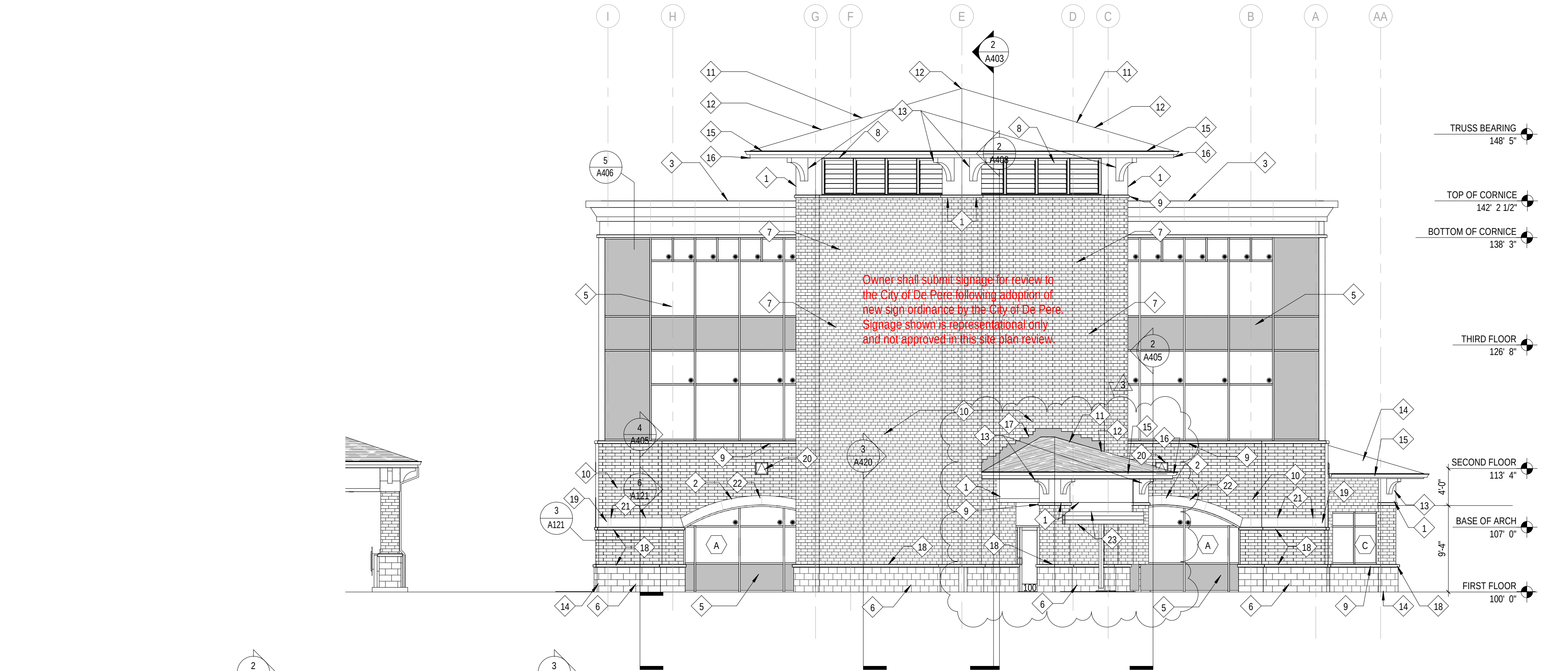
Signage depicted for representational purposes only. Site plan review does not include review of signage as shown. CoVantage shall submit signage separately. It is expected that CoVantage's sign contractor will submit signage following De Pere's adoption of new signage ordinance.



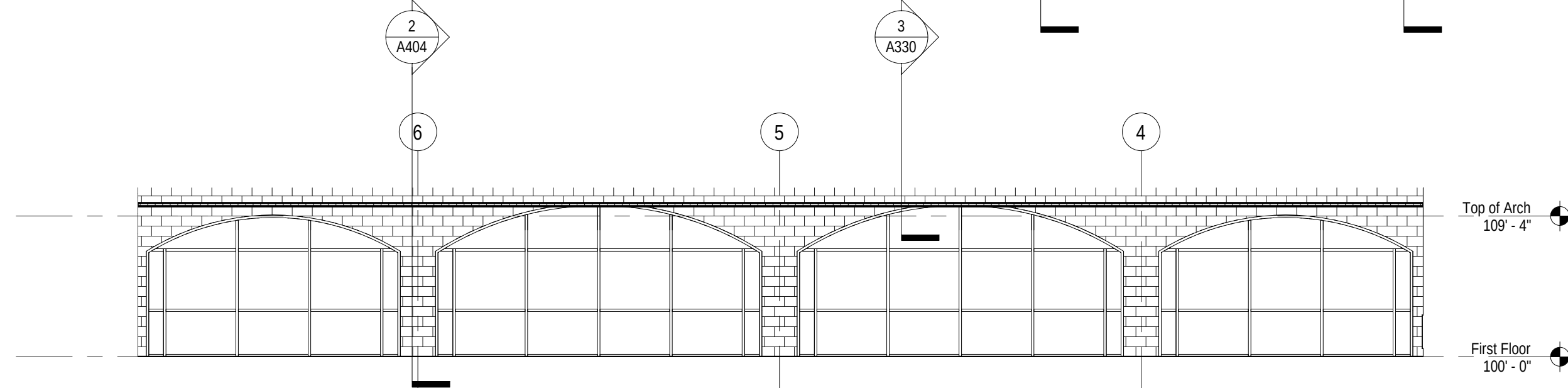


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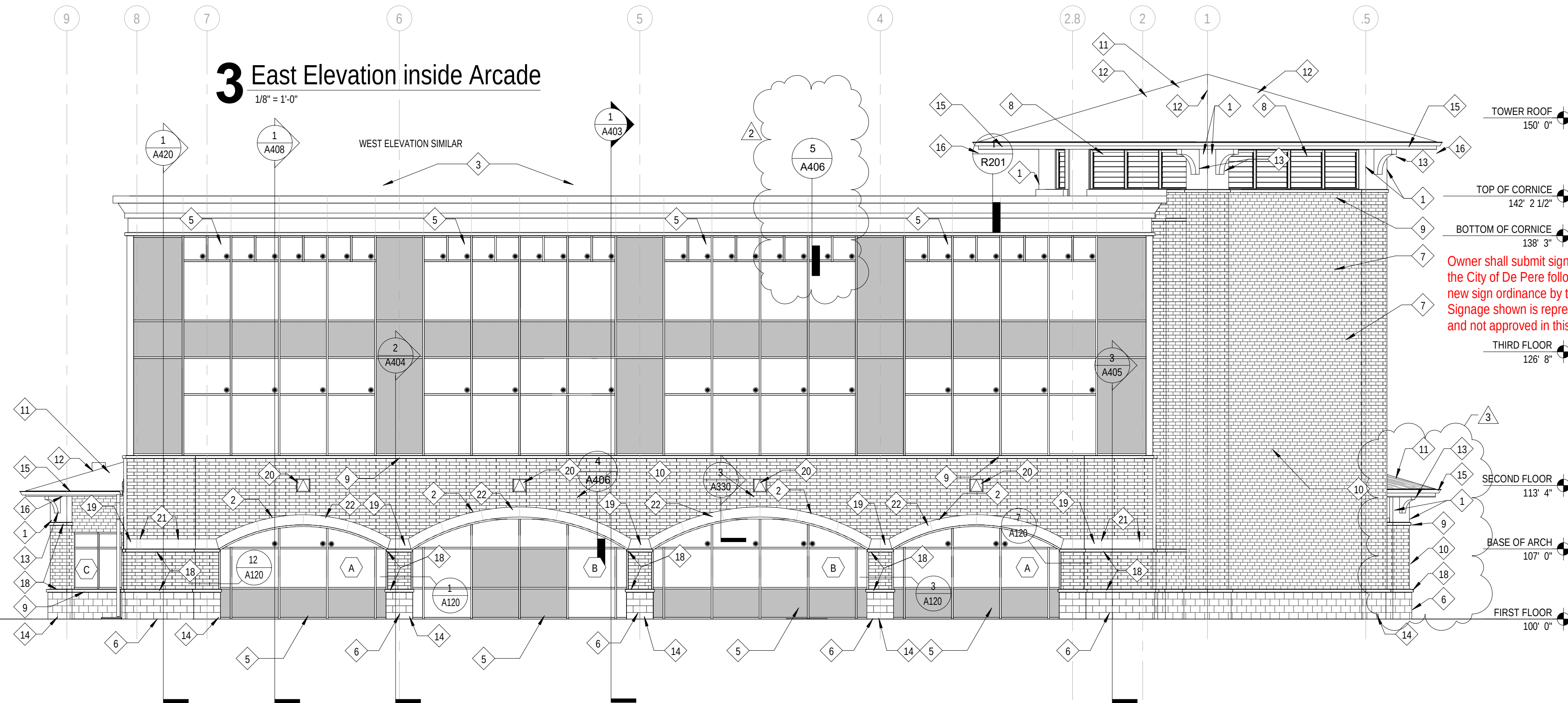
021059 CoVantage Credit Union
8/24/2022 11:37:32 AM
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SDD\CD



2 North Elevation
1/8" = 1'-0"



3 East Elevation inside Arcade
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

Insulated Glazing Panel Key	
	IG-1 - VISION PANELS
	IG-2 - SPANDREL PANEL
	IG-3 - SPANDREL PANEL

Building Square Footage	
First Floor =	6,899 square feet
Second Floor =	6,396 square feet
Third Floor =	8,396 square feet
Total Building =	23,691 square feet

General Notes

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
2. ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
3. INDICATED DIMENSIONS ARE TAKEN FROM CASUAL FIELD OBSERVATIONS AND EXISTING DRAWINGS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING.
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7. SEE LIGHTING PLANS FOR ALL LIGHT FIXTURE LOCATIONS.
8. SEE MECHANICAL PLANS FOR SUPPLY AND RETURN AIR DIFFUSERS.
9. PRIME AND PAINT ALL TOPS OF SOFFITS

Work Description Notes

1. FLAT EIFS SURFACE
2. ARCH - CAST STONE, EQUAL SEGMENTS, NUMBER SHOWN
3. EIFS CORNICE
5. CURTAIN WALL SYSTEM
6. SPLIT FACE CMU VENER
7. NEW EXTERIOR SIGN PROVIDE BY OWNER COORDINATE ELECTRICAL REQUIREMENTS AND LOCATION
8. PREFINISHED METAL LOUVERS
9. CAST STONE SILL
10. BRICK VENER
11. SBS ASPHALT ARCHITECTURAL SHINGLES
12. CONTINUOUS HIP RIDGE CAP WITH INTEGRAL VENT
13. DECORATIVE EIFS BRACKET
14. THROUGH-WALL FLASHING
15. FACTORY PAINTED GI FASCIA, GUTTERS AND DOWNSPOUTS
16. FACTORY PAINTED ALUM SOFFIT PANELS
17. FACTORY PAINTED GI STEP FLASHING - SEE R203
18. 4" HIGH NOMINAL CAST STONE ACCENT BAND
19. CAST STONE ACCENT BAND
20. 16" X 16" EIFS RECESSED MEDALLION
21. FLAT EIFS SURFACE
22. ARCH - CAST STONE, EQUAL SEGMENTS, NUMBER SHOWN
23. PAINTED METAL BAND

MATERIAL PREFERENCES

The following architectural elements are shown as EIFS. EIFS is the owner's preferred material for these elements, matching other buildings owned by CoVantage to create their brand.

- 1) Cornice
- 2) Brackets
- 3) Wall areas behind brackets
- 4) Ceiling of arcade

Alternate Material: Alternatively these elements could be clad in metal with a non-gloss (flat) finish.

New Construction and Renovation Work for :

CoVantage Credit Union
De Pere

1225 Lawrence Dr
De Pere, WI 54115



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REVISION	DATE
1	Addendum 1 07-29-2022
2	Addendum 2 08-11-2022
3	Addendum 3 08-23-2022

DRAWN BY:	NB	REVIEWED BY:	CRB
COMMISSION NUMBER:	021059	DATE:	2022.07.13

A201

BUILDING ELEVATIONS

General Notes

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
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7. SEE LIGHTING PLANS FOR ALL LIGHT FIXTURE LOCATIONS.
8. SEE MECHANICAL PLANS FOR SUPPLY AND RETURN AIR DIFFUSERS.
9. PRIME AND PAINT ALL TOPS OF SOFFITS

Work Description Notes

1. FLAT EIFS SURFACE
2. ARCH - CAST STONE, EQUAL SEGMENTS, NUMBER SHOWN
3. EIFS CORNICE
4. ENTRY CANOPY STRUCTURE
5. CURTAIN WALL SYSTEM
6. SPLIT FACE CMU VENEER
7. EXTERIOR SIGN, PROVIDED BY OWNER, COORDINATE ELECTRICAL REQUIREMENTS AND LOCATION
8. PREFINISHED METAL LOUVERS
9. CAST STONE SILL
10. BRICK VENEER
11. SBS ASPHALT ARCHITECTURAL SHINGLES
12. CONTINUOUS HIP RIDGE CAP WITH INTEGRAL VENT
13. DECORATIVE EIFS BRACKET
14. THROUGH-WALL FLASHING
15. FACTORY PAINTED GI FASCIA, GUTTERS AND DOWNSPOUTS
16. FACTORY PAINTED ALUM SOFFIT PANELS
17. FACTORY PAINTED GI STEP FLASHING - SEE R203
18. 4" HIGH NOMINAL CAST STONE ACCENT BAND
19. CAST STONE ACCENT BAND
20. EXPANSION JOINT, SEALANT COLOR TO MATCH BRICK
22. 16" X 16" EIFS RECESSED MEDALLION
23. VERTICAL JOINT BETWEEN CAST STONE SECTION
24. THROUGH-WALL FLASHING EXTENDING BETWEEN CURTAIN WALL HEAD AND CAST STONE ARCH
25. PAINTED METAL BAND



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REVISION	DATE
1 Addendum 1	07-29-2022
2 Addendum 3	08-23-2022

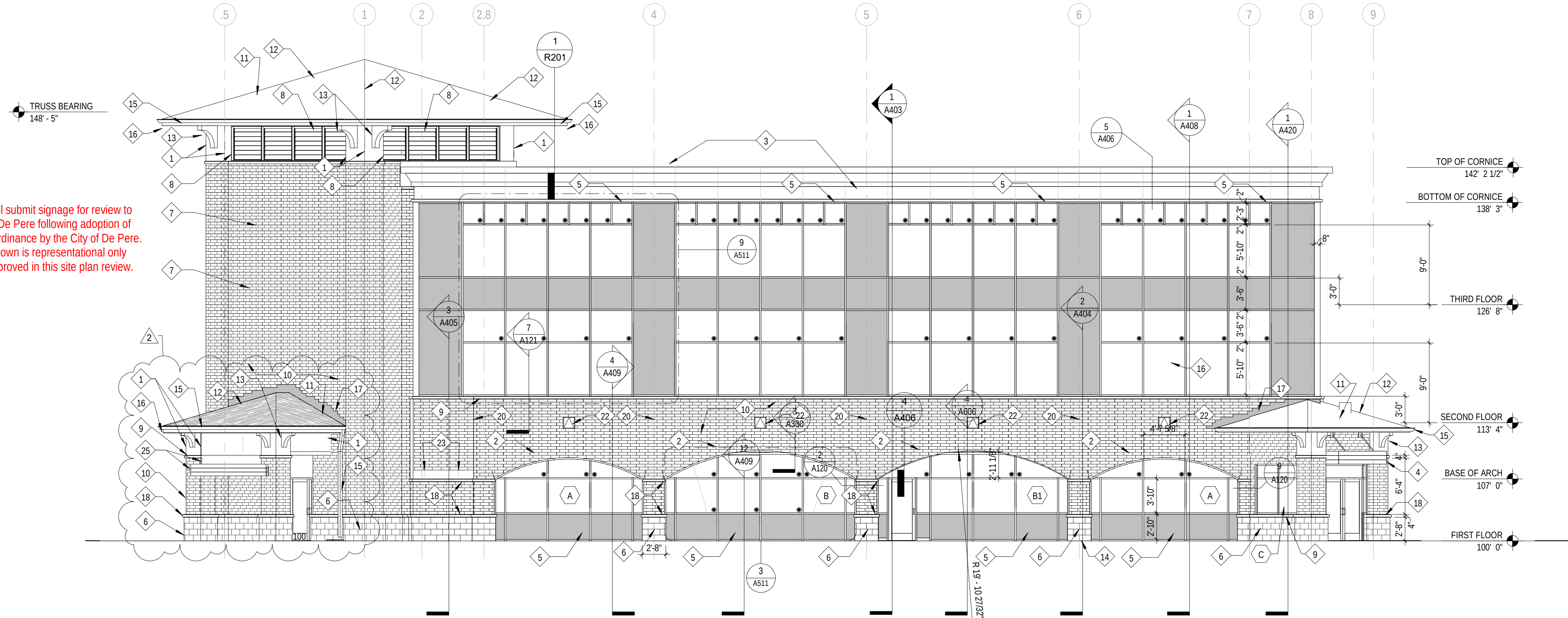
DRAWN BY: NBL/C
COMMISSION NUMBER: 021059

REVIEWED BY: CRB
DATE: 2022.07.13

A202

BUILDING ELEVATIONS

Owner shall submit signage for review to the City of De Pere following adoption of new sign ordinance by the City of De Pere. Signage shown is representational only and not approved in this site plan review.



4 West Elevation
1/8" = 1'-0"

MATERIAL PREFERENCES

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- 1) Cornice
- 2) Brackets
- 3) Wall areas behind brackets
- 4) Ceiling of arcade

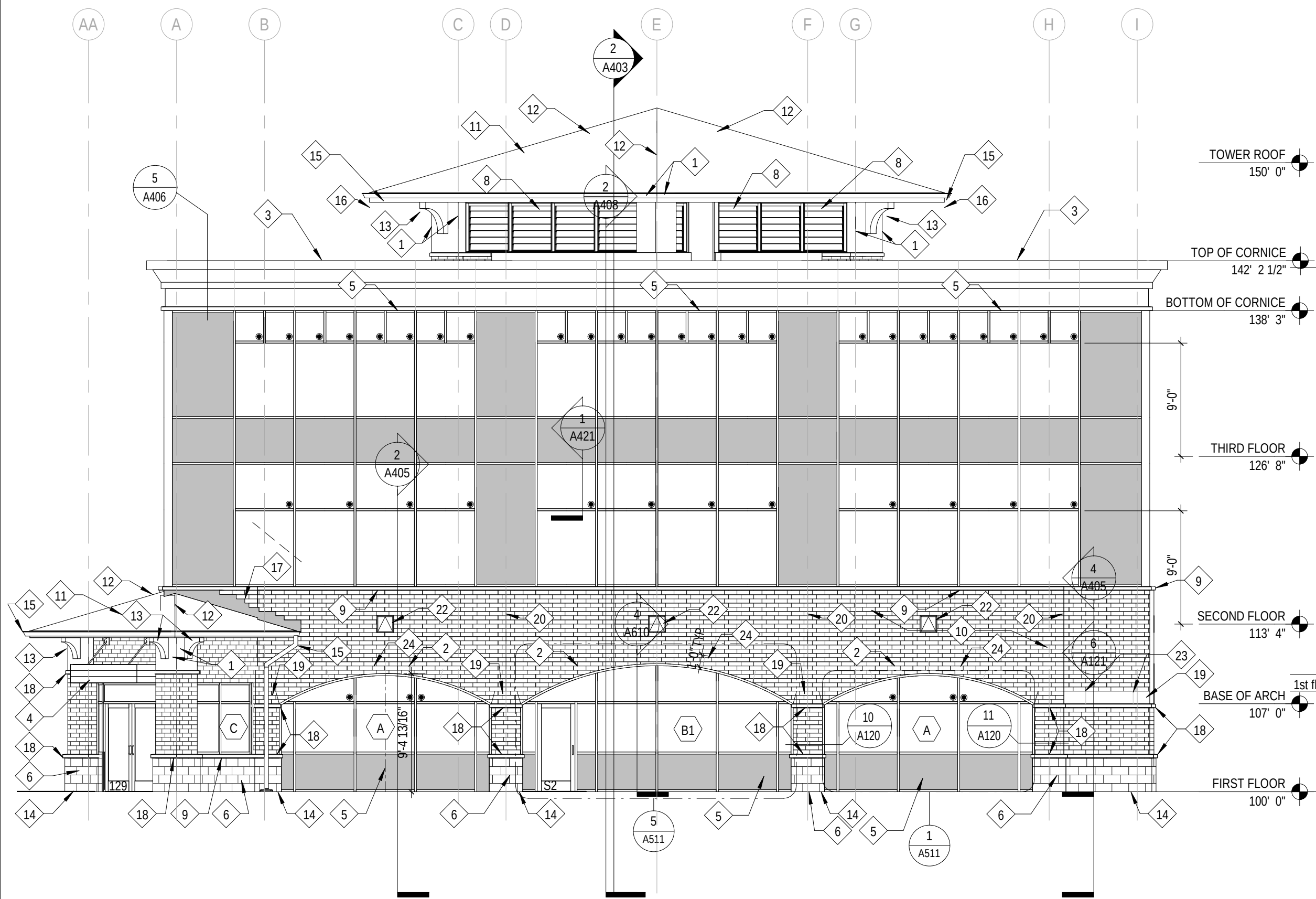
Alternate Material: Alternatively these elements could be clad in metal with a non-gloss (flat) finish.

Building Square Footage

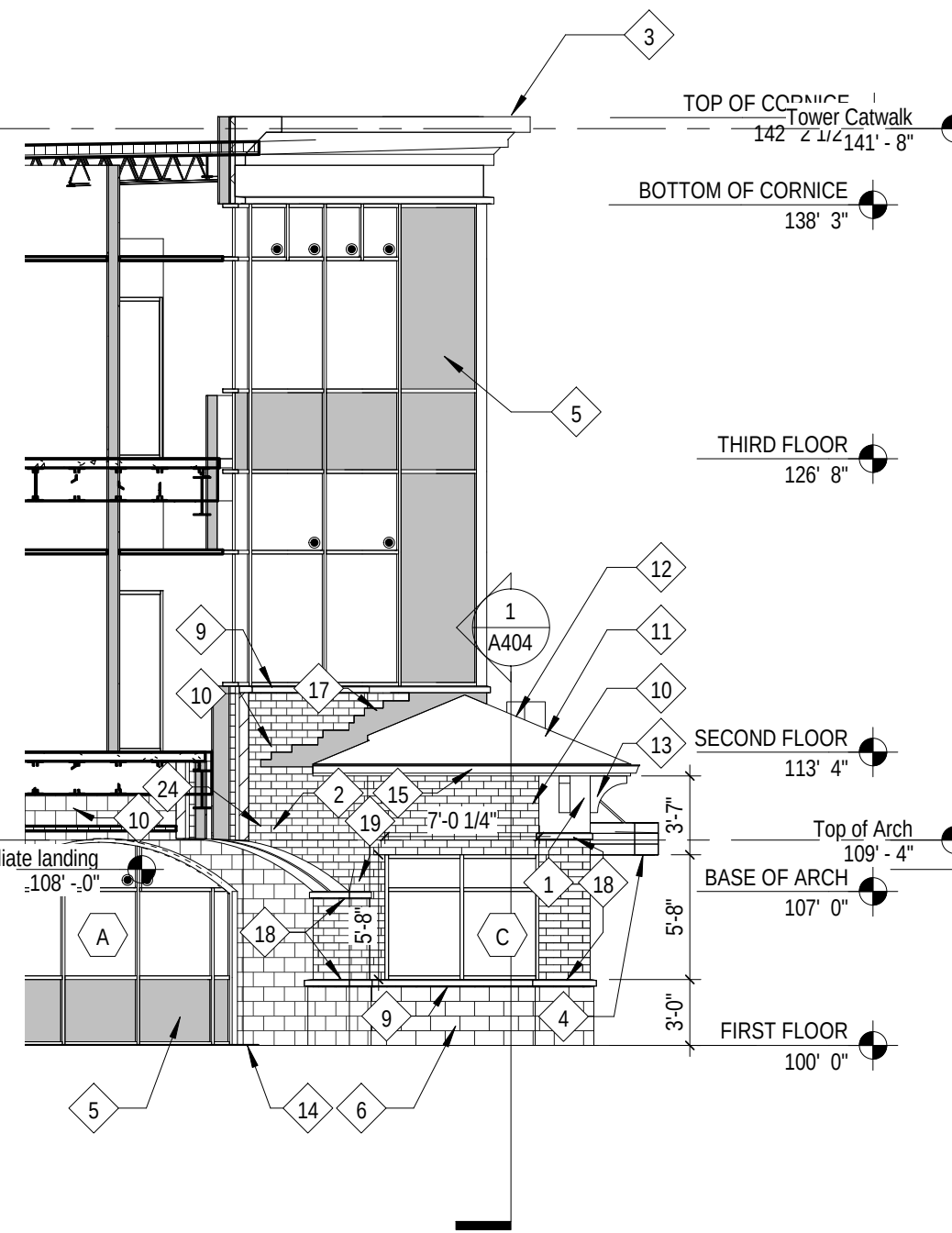
First Floor = 6,899 square feet
Second Floor = 6,395 square feet
Third Floor = 6,395 square feet
Total Building = 23,691 square feet

Insulated Glazing Panel Key

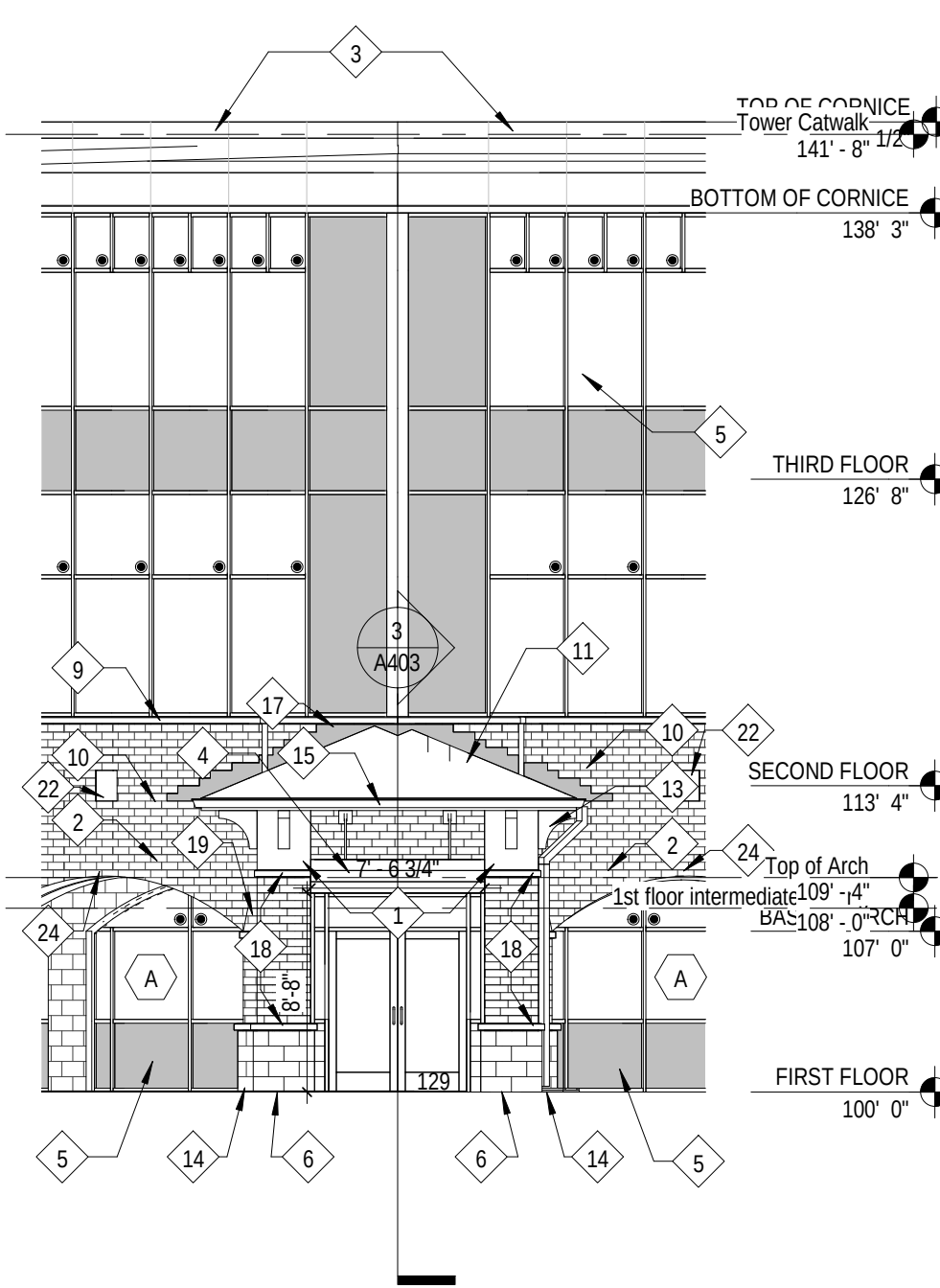
- IG-1 - VISION PANELS
- IG-2 - SPANDREL PANEL
- IG-3 - SPANDREL PANEL



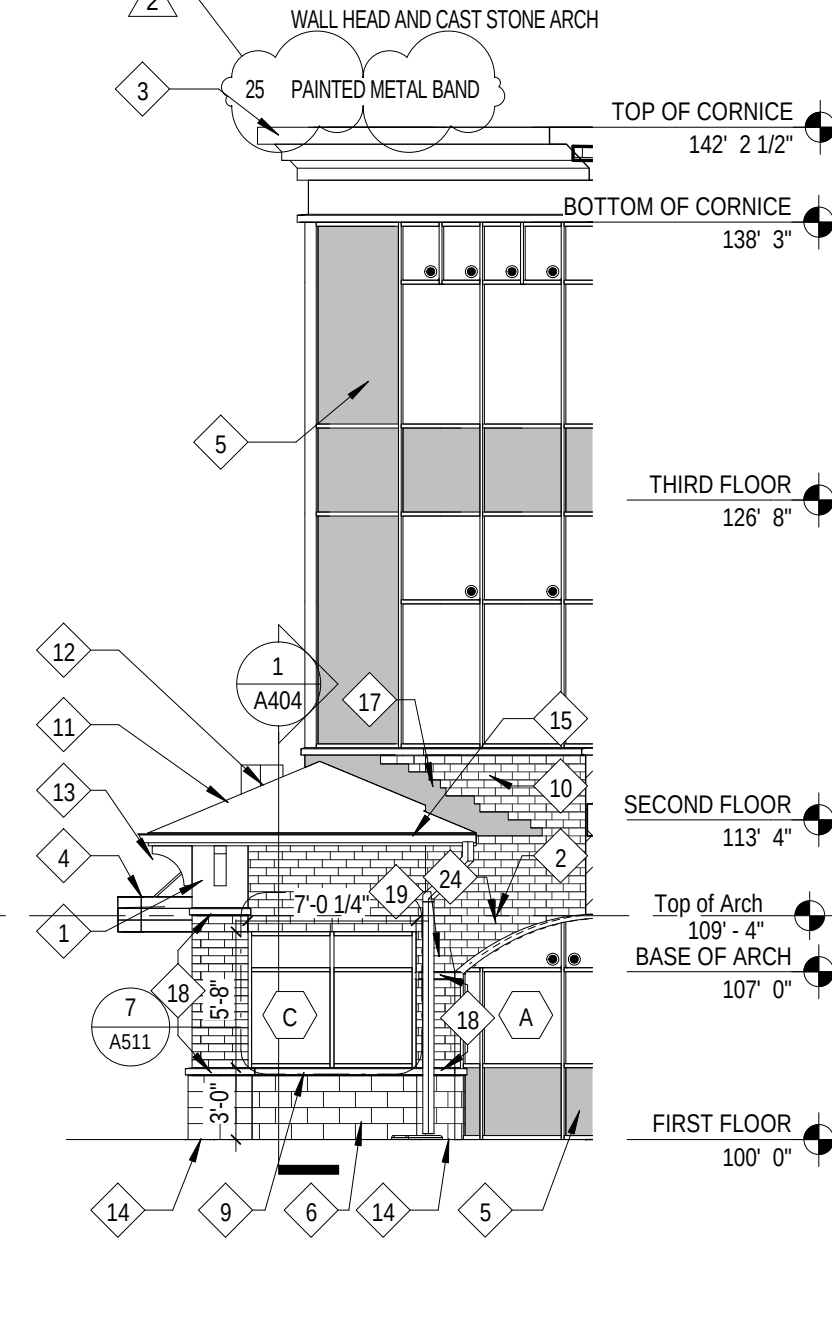
5 South Elevation
1/8" = 1'-0"



3 SW Corner Elevation
1/8" = 1'-0"



2 SW Corner Elevation
1/8" = 1'-0"



1 SW Corner Elevation
1/8" = 1'-0"

General Notes

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9. PRIME AND PAINT ALL TOPS OF SOFFITS

Work Description Notes

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- 2 ARCH - CAST STONE, EQUAL SEGMENTS, NUMBER SHOWN
- 3 EIFS CORNICE
- 5 CURTAIN WALL SYSTEM
- 6 SPLIT FACE CMU VENER
- 7 NEW EXTERIOR SIGN PROVIDED BY OWNER COORDINATE ELECTRICAL REQUIREMENTS AND LOCATION
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- 12 CONTINUOUS HIP RIDGE CAP WITH INTEGRAL VENT
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- 15 FACTORY PAINTED GI FASCIA, GUTTERS AND DOWNSPOUTS
- 16 FACTORY PAINTED ALUM SOFFIT PANELS
- 18 4" HIGH NOMINAL CAST STONE ACCENT BAND
- 19 CAST STONE ACCENT BAND
- 20 16" X 16" EIFS RECESSED MEDALLION
- 21 VERTICAL JOINT BETWEEN CAST STONE SECTION
- 22 THROUGH-WALL FLASHING EXTENDING BETWEEN CURTAIN WALL HEAD AND CAST STONE ARCH
- 23 PAINTED METAL BAND
- 24 FACTORY PAINTED GI STEP FLASHING - SEE R203

MATERIAL PREFERENCES

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- 4) Ceiling of arcade

Alternate Material: Alternatively these elements could be clad in metal with a non-gloss (flat) finish.

Building Square Footage

First Floor = 6,899 square feet
Second Floor = 8,396 square feet
Third Floor = 8,396 square feet
Total Building = 23,691 square feet

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De Pere

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REVISION:	DATE:
1 2	Addendum 1 Addendum 3
	07-29-2022 08-23-2022

DRAWN BY:	NB, EMO	REVIEWED BY:	CRB
COMMISSION NUMBER:	021059	DATE:	2022.07.13

A203

EXTERIOR ELEVATIONS

6 Elevation 1 - a
1/8" = 1'-0"

7 Lg. Decorative Bracket Detail
1 1/2" = 1'-0"

8 Sm. Decorative Bracket Detail
1 1/2" = 1'-0"

9 Lg. Decorative Bracket Detail
3/4" = 1'-0"

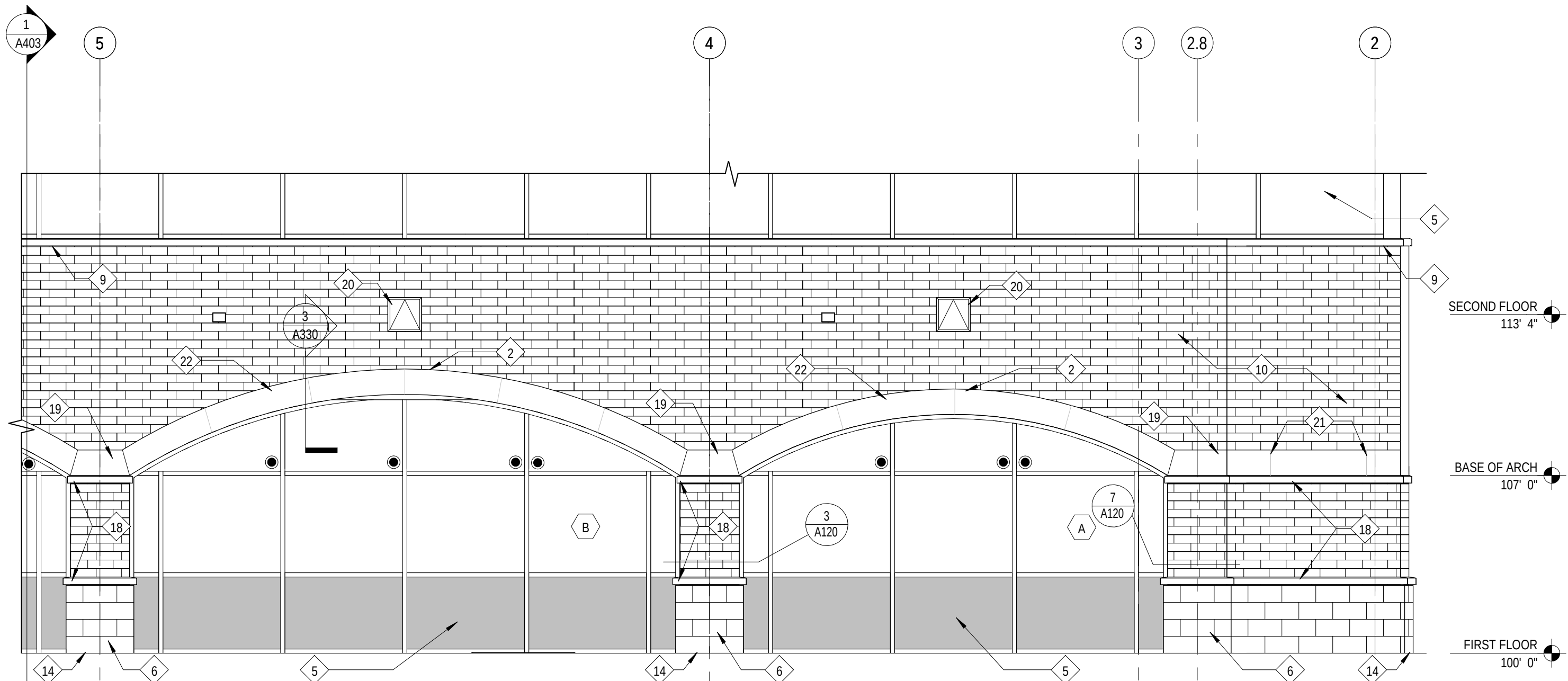
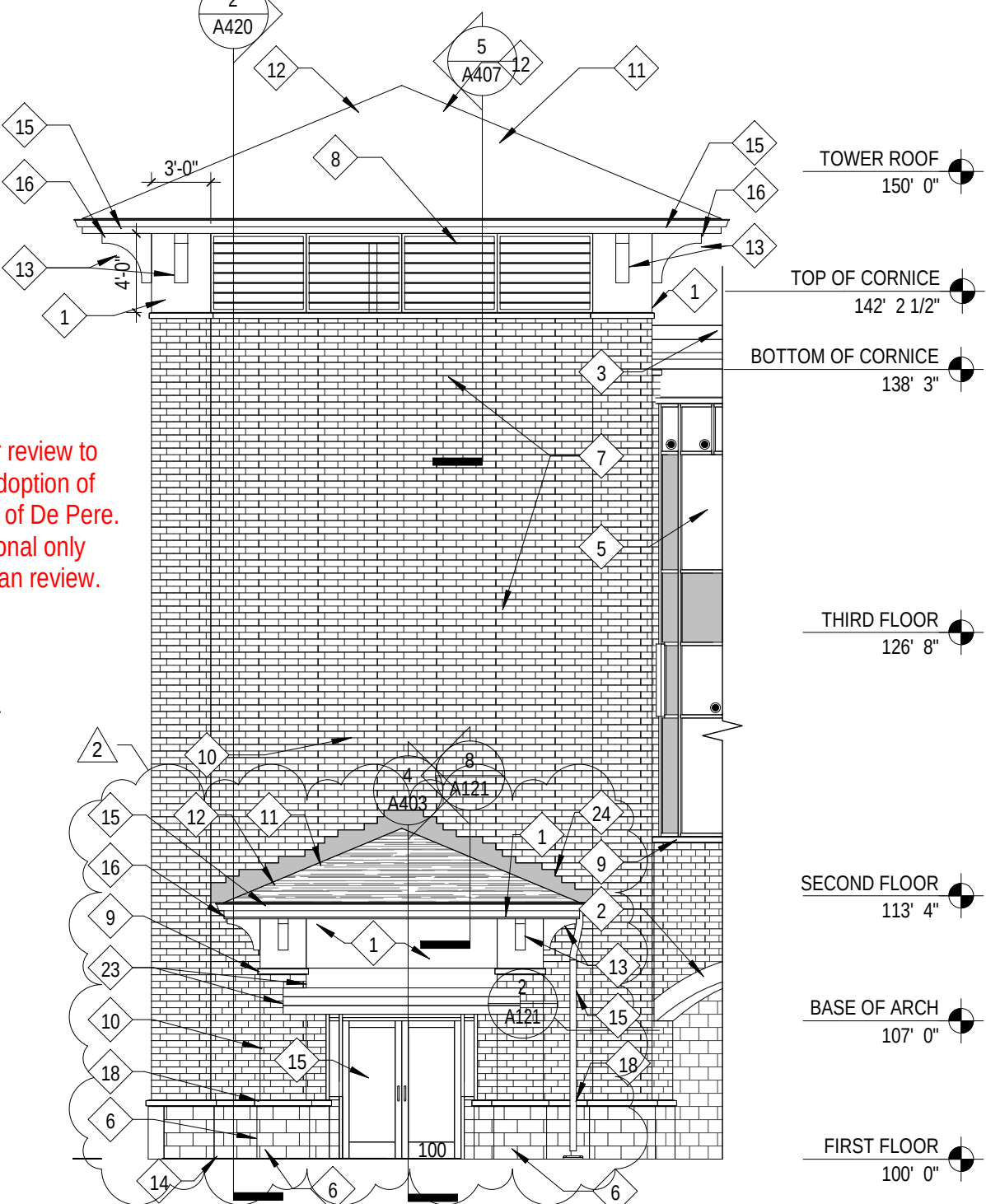
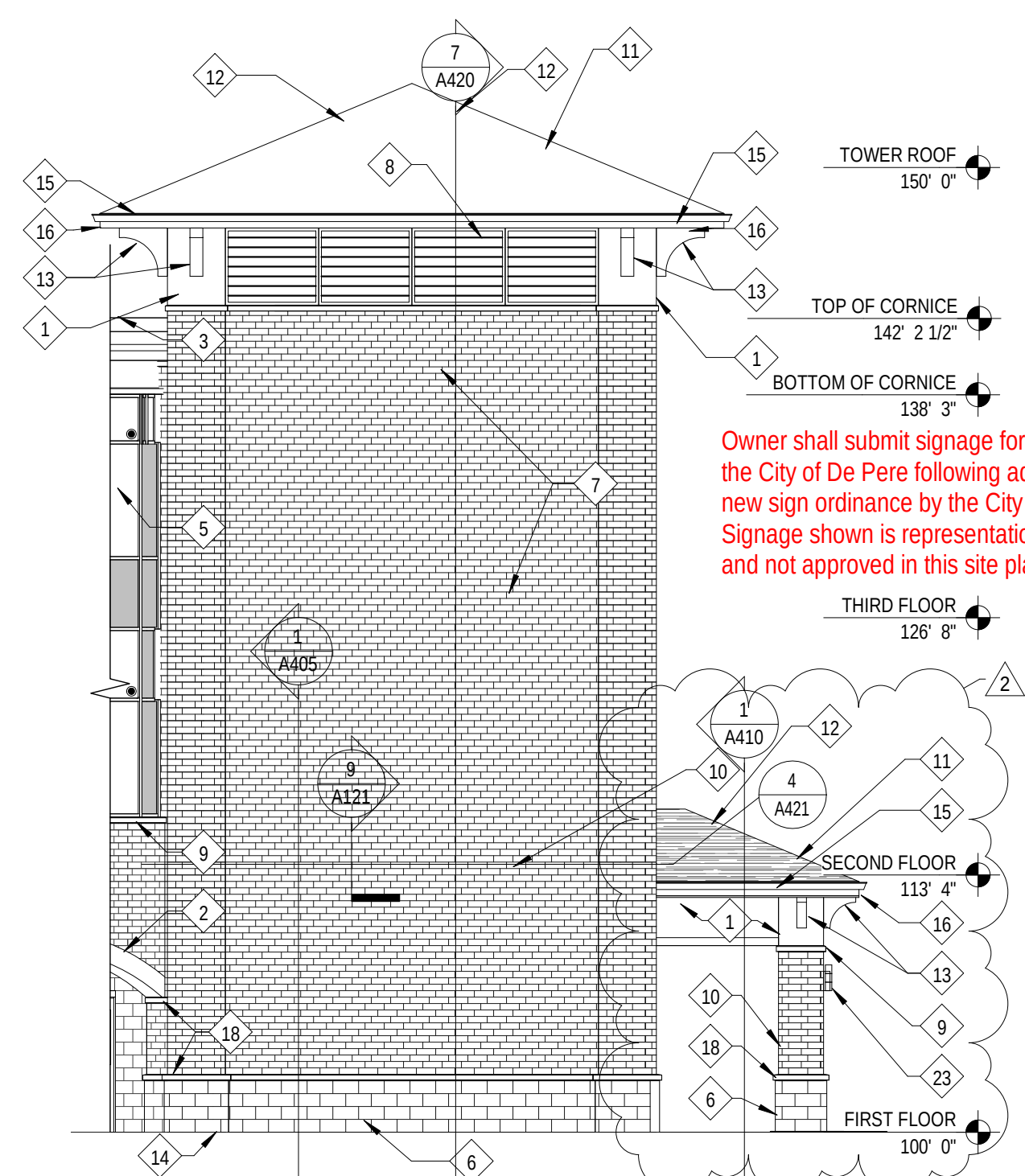
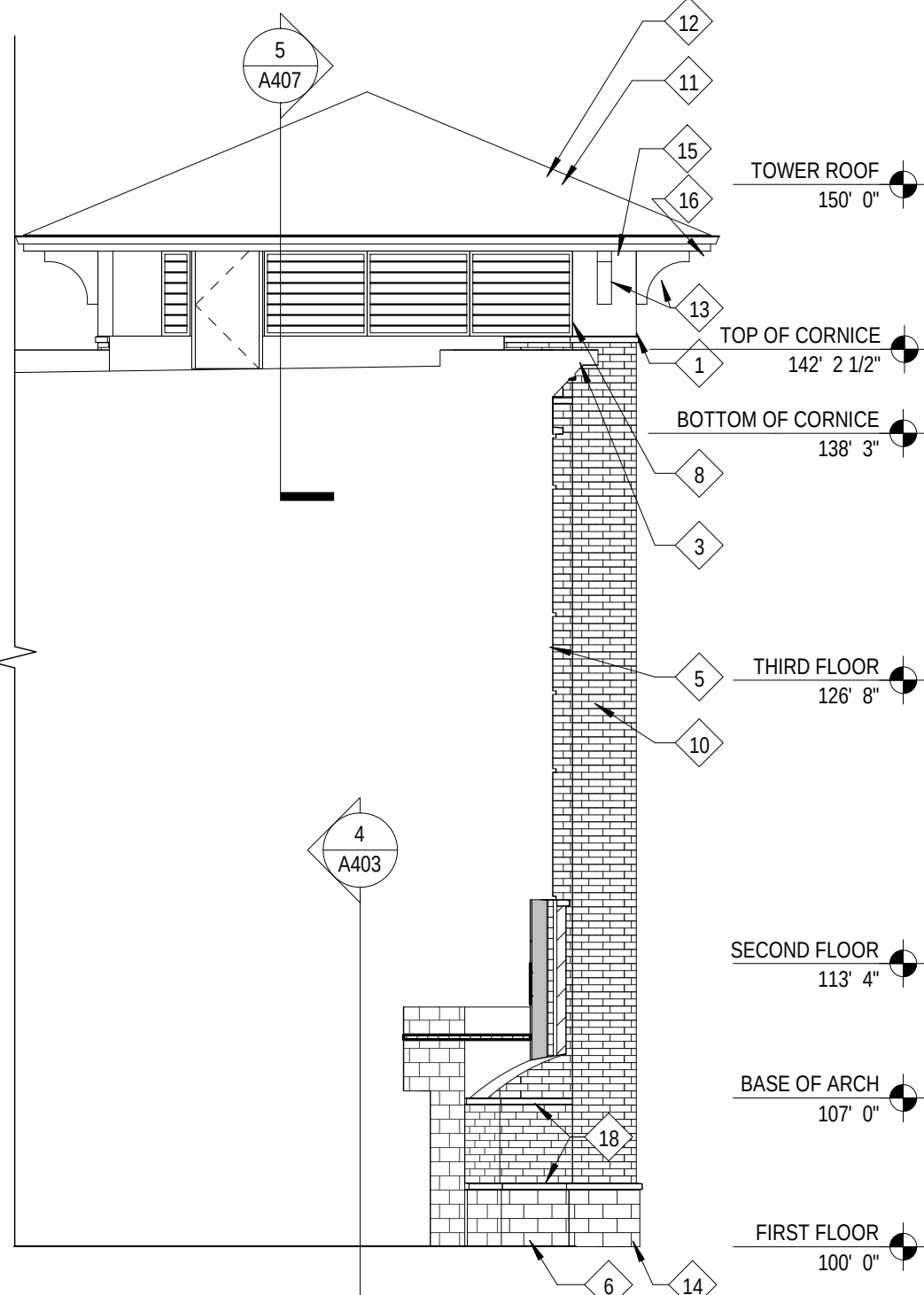
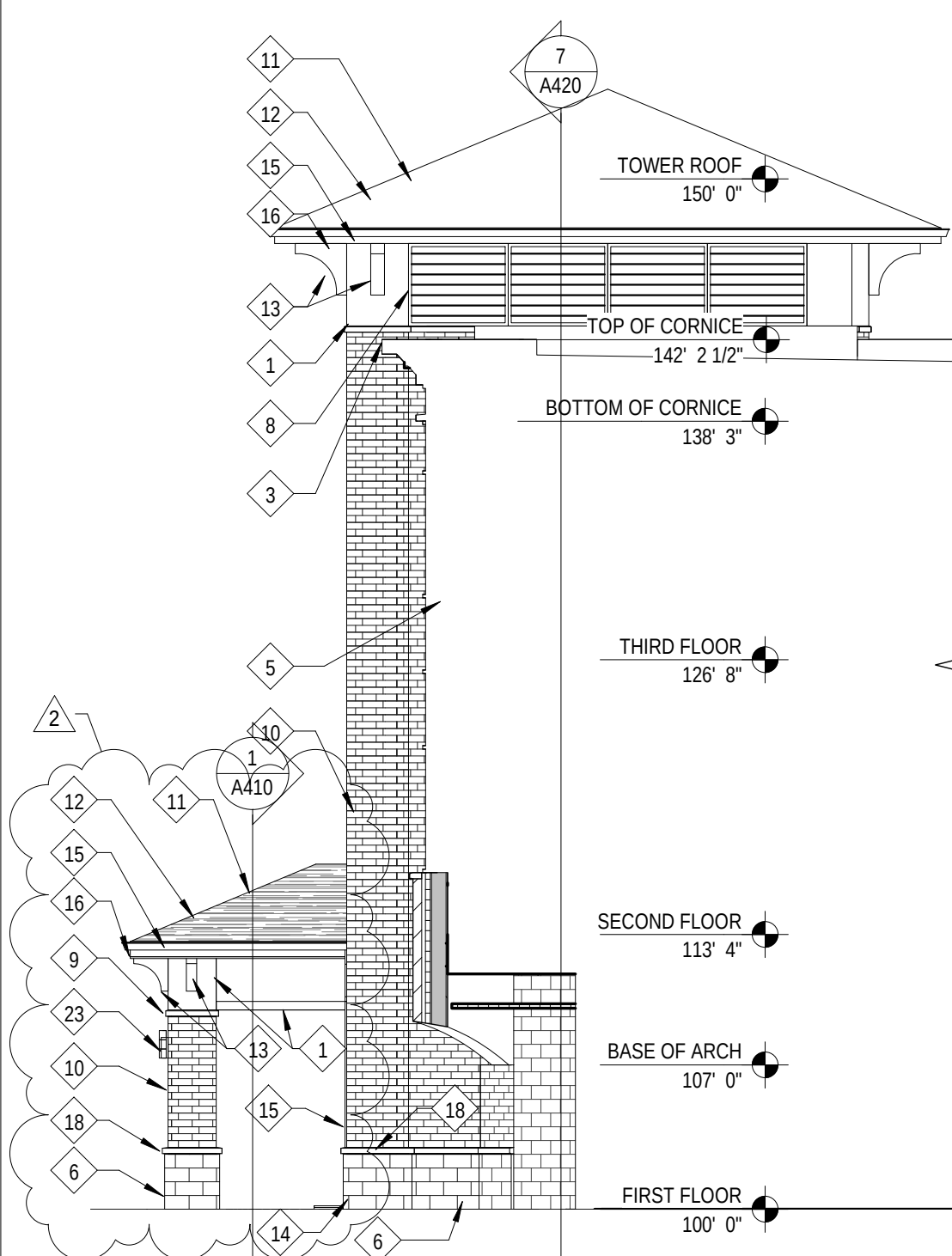
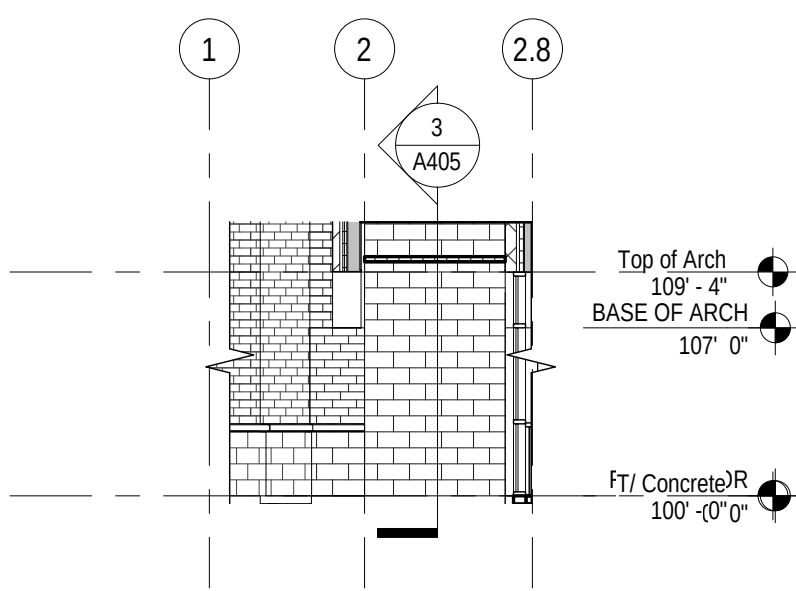
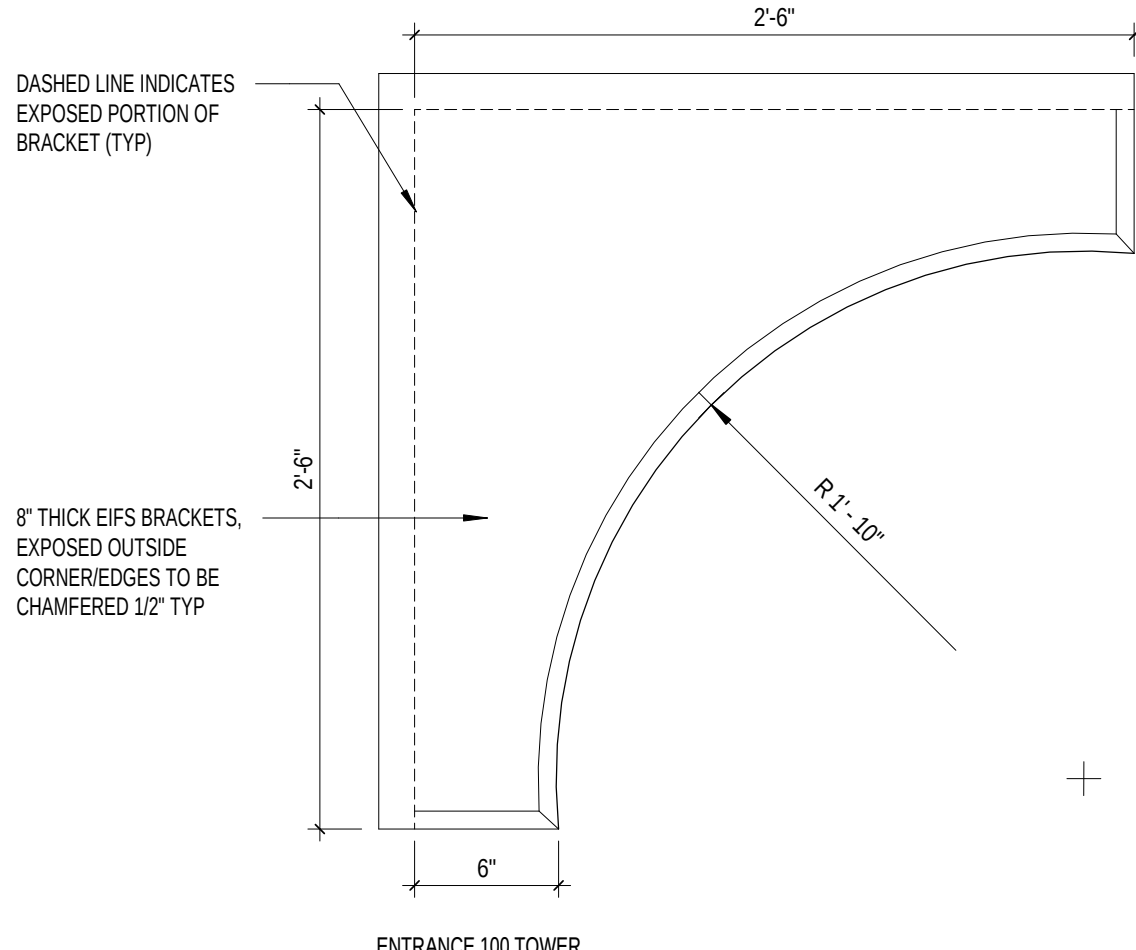
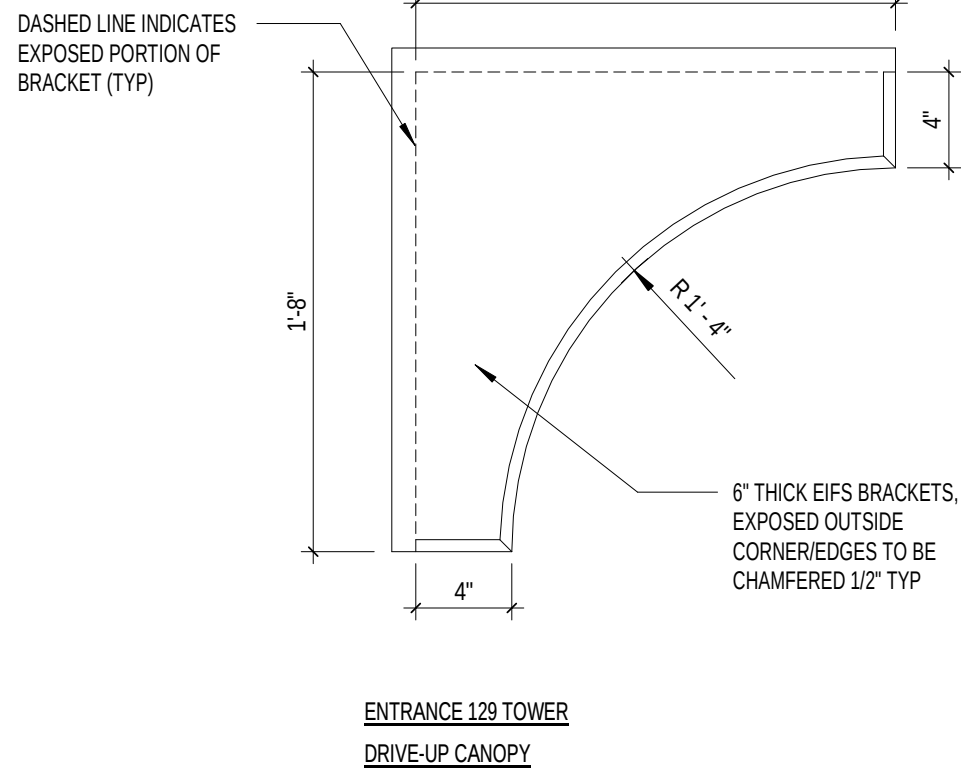
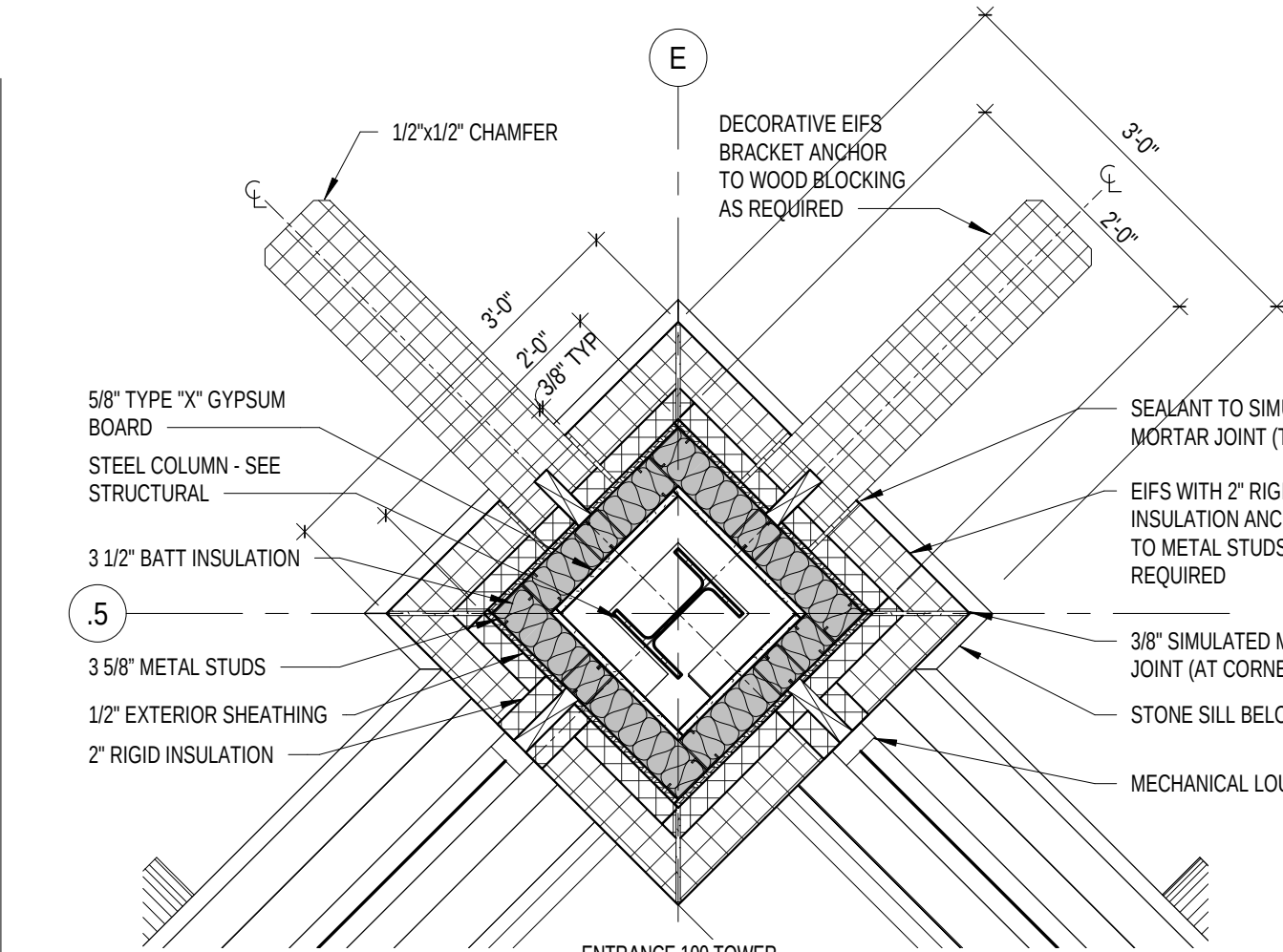
2 Northwest Tower
1/8" = 1'-0"

3 Northeast Tower
1/8" = 1'-0"

4 Southeast Tower
1/8" = 1'-0"

5 Southwest Tower
1/8" = 1'-0"

1 Arched Bays, Typ.
1/4" = 1'-0"



13 ITM Pier Elevation

12 Lane Pier

11 Ceiling Access Panel

MATERIAL PREFERENCES

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Alternate Material: Alternatively these elements could be clad in metal with a non-gloss (flat) finish.

10 Beam Enclosure Detail

9 ITM Canopy Section

Owner shall submit signage for review to the City of De Pere following adoption of new sign ordinance by the City of De Pere. Signage shown is representational only and not approved in this site plan review.

4 ITM Wall Section

8 ITM Southwest Elevation

7 ITM Southeast Elevation

6 ITM Northeast Elavation

5 ITM Northwest Elevation

ICE & WATER SHIELD

ROOF:
ENTIRE ROOF

EXTERIOR WALLS:
WHEREVER THE END OR TOP OF A
ROOF ABUTS AND EXTERIOR WALL,
INSTALL A MINIMUM OF 8" UP ONTO
THE WALL. APPLY DIRECTLY TO WALL
SHEATHING, UNDER SIDING AND
UNDER FLASHING.

EAVES:
DRAPE OVER ROOF EDGE 1 1/2"

ROOF PENETRATIONS:
INSTALL AROUND ALL ROOF
PENETRATIONS. EXTEND UP THE SIDE
OF THE PENETRATING ITEM WHEN
THE MEMBRANE CAN BE COVERED BY
FLASHING A MINIMUM OF 8" OR TO
THE HEIGHT OF THE FLASHING

3 ITM Roof Plan

2 ITM Reflected Ceiling Plan

1 ITM Floor Plan

ITM Open Canopy Roof Square Footage
24'-8" x 30'-0" Roof = 740 square feet

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REVISION: DATE:

1 Addendum 1 07-29-2022

DRAWN BY: Author
COMMISSION NUMBER: 021059
REVIEWED BY: CRB
DATE: 2022.07.13

A409

DRIVE-UP ITM CANOPY



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 26, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

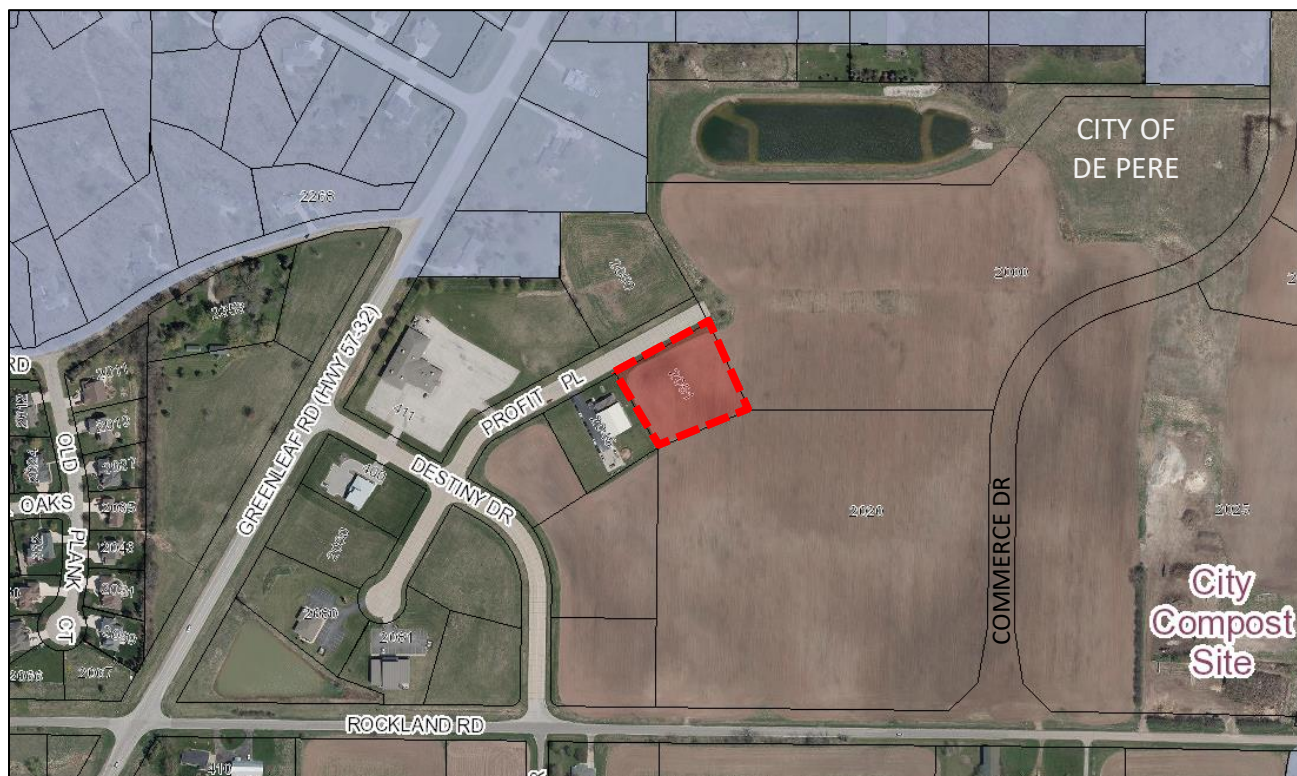
SUBJECT: Consideration and possible action for a site plan for a one story
11,190 SF office and warehouse at 2051 Profit PL (Parcel ED-2382).

ATTACHMENTS:

- PC Report - OneSource (DOCX)
- Application Form - Paid (PDF)
- Site Plan - PRELIMINARY3 - 20 Sep 2022 (PDF)

ITEM 8: Consideration and possible action for a site plan for a one-story 11,190 SF office and warehouse at 2051 Profit PL (Parcel ED-2382).

SITE MAP



REQUESTED ACTION:	Site Plan Approval.	
COMMON DESCRIPTION	2051 Profit PL (new address), located northeast from the Profit PL and Destiny DR intersection.	
ZONING	Industrial Park District (I-1).	
SURROUNDING LAND USES	Developing Business Park (I-1) to the north, south, east and west. Church (B-2) further west.	
COMPREHENSIVE PLAN	Business Park.	
APPLICANT / OWNER:	<u>Authorized Representative</u> Calvin L. Tollefson, Engineer Harris & Associates INC 2718 N Meade ST Appleton, WI 54911	<u>Property Owner</u> City of De Pere 335 S Broadway ST De Pere, WI 54115
LAND USE HISTORY	"Lot 30" of the East Side Industrial Park Third Addition is undeveloped.	
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.	

The following summarizes the proposed project:

- Development of a one-story 11,190 SF office and warehouse building.
- Part of the front façade and part of one side façade has masonry. The remaining façade areas, including sides and rear, are metal.
- The northeast façade is intended to be a future expansion wall.
- Parking for 48 motor vehicles and three overhead doors for interior truck parking. There are no designated outdoor truck parking areas.

Façade materials

The façade materials include masonry, architectural metal panels, and metal. The amount of masonry proposed is not enough for approval without requesting special permission from Plan Commission. This part of the report is divided into four subsections for each wall façade.

- Plan Commission may allow up to 100% metal siding on side and rear façades in the I-1 District.
- Plan Commission may allow architectural metal panels when used as an architectural detail and/or in a design that breaks up the mass of a large building. Plan Commission past practice has been to allow a textured architectural metal panel that has the appearance of masonry when viewed from the street.

NOTE: Plan Commission approval is required for the use of metal and architectural metal panels.

1. Front Façade (northwest)

The front façade in the I-1 District is required to have 100% masonry. The proposed building has 65% masonry (brick and CMU) and 35% architectural metal panels. There are also canopy details over the entry door and windows. The masonry and canopy details are approvable materials. The use of architectural metal panels requires consideration.

Staff suggests allowing the use of metal architectural panel on the front façade if details are provided that identify the material, color, and texture. Plan Commission has allowed this in the past, per Municipal Code 14-60(6)(c)(8), in exchange for additional/heavy use of landscaping that exceeds minimum requirements (erg. – Song Industries, QSM).

2. Side Façade (southwest)

The side façade in the I-1 District is required to have the first 25 feet of any building side wall or 25% of the side wall surface, whichever is greater, be masonry, concrete, stone, and/or glass walls, with potential for allowable exceptions with Plan Commission approval. The proposed building has 19% masonry (brick and CMU), 2% architectural metal panels, and 78% metal. The metal is not automatically approvable and requires consideration.

The original site plan, submitted on August 10, 2022 and the revised site plan was submitted for review last week on September 20, 2022 are the

same. In August staff suggested continuing the knee wall the full length of the building, lined up with masonry in the rear, to improve the building look and increase potential Plan Commission support for using metal on the sides and rear of the building.

Note: The calculations shown on the site plan (and transferred into this report) may not be correct as areas for windows and doors do not appear to have been removed when the developer submitted the site plans. Also, a change in building height may not have been included.

Staff suggests allowing the use of architectural metal paneling as shown. Staff also suggests allowing the use of metal if the knee wall is added along the length of the façade as requested in August. Or in lieu of a full length knee wall, run the brick, CMU, and architectural panel the full length of the lower roof because the masonry wall (as shown) appears to stop for no reason as shown.

3. Side Façade – Future Expansion Wall (northeast)

The side façade in the I-1 District is required to have 100% masonry, with potential exceptions. The metal is not automatically approvable and requires consideration.

This façade is a potential future expansion wall; however, the site plan does not provide a timeline for a proposed expansion (typically five years or less), or a detail that identifies what the designated new façade materials will be if the expansion does not occur within the designated time.

The original site plan, submitted on August 10, 2022 and the revised site plan was submitted for review last week on September 20, 2022 are the same. In August staff suggested wrapping the masonry and architectural metal panel materials 3' to 5' around the corner of the building to the side façade in order to create a more architecturally pleasing corner with a finished column-like look, rather than a sharp corner.

Staff suggests allowing the use of metal for a temporary expansion wall if the front façade material is wrapped around to the side façade for 3' to 5'. And the building should be retrofitted with masonry materials to match the southwest façade (brick and architectural panel in office area, and knee wall the remainder of the length of the building (matching lengths for each) by January 1, 2027 if an expansion does not occur.

4. Rear Façade (southeast)

The rear façade in the I-1 District is required to have at least 25% masonry, concrete, stone, and/or glass walls, with potential for allowable exceptions and with Plan Commission approval. The proposed building has 100% metal on the rear facade. The metal is not automatically approvable and requires consideration.

The original site plan, submitted on August 10, 2022 included a 4'4" masonry (CMU) knee wall. However, the masonry material was

removed from a revised site plan that was submitted for review last week on September 20, 2022, resulting in 100% metal.

Staff suggests allowing the use of metal on the rear façade if a knee wall is added to the southwest side façade elevation.

Façade Comparison – Materials used on adjacent 2045 Profit PL

For the purpose of comparison when considering acceptable façade materials, the following was approved by Plan Commission for two site plans (years 2005 & 2020) at the adjacent 2045 Profit PL.

The 2005 Site Plan (a new 5,403 SF building):

- Front portion of building -- office area:
 - Front façade is 100% masonry (brick and split faced concrete block).
 - Both side facades are 100% masonry (brick and split faced concrete block).
 - *NOTE: 2045 Profit Place is approximately 20% office and 80% warehouse whereas the proposed building in 2051 is an equal 50%/50% office/warehouse.*
- Back portion of building – warehouse area:
 - Both side façades have a full-length masonry knee wall that matches the front office area. The remainder of the warehouse sides are metal.
 - Rear façade is 100% metal.

The 2020 Site Plan (a 3,000 SF building addition):

5. Front portion of building -- office area:
 - No changes.
6. Back portion of building – warehouse area and warehouse addition:
 - No changes to the existing masonry and metal.
 - An addition attached to the rear wall of the warehouse area has a full-length masonry knee wall with metal to match the original warehouse on both side facades.
 - A new rear wall on the addition has 100% metal.

Signage

One wall sign is proposed on the front façade. Staff requested a detail that identifies the proposed sign location, maximum height, and maximum area SF for general compliance with the Sign Ordinance. The authorized representative identified that the maximum amounts for the signage details were not available for staff review.

NOTE: The authorized representative may have misunderstood the difference between showing maximum allowed sizes/locations for any wall sign vs. the need to show a specific sign design.

Driveways and parking

One two-way driveway is proposed to connect the truck access and parking areas to Profit PL.

The proposed warehouse and office are required to have 27 parking spaces (6 for warehouse, 21 for office) and 48 total are shown . Onsite outdoor fleet truck parking is not provided and would not be allowed; unless inside the building (e.g. - within the three overhead doors).

Walkways properly connect to the parking. There is no city sidewalk on Profit PL for the business to connect to at this time.

Fences, refuse, and other outdoor facilities

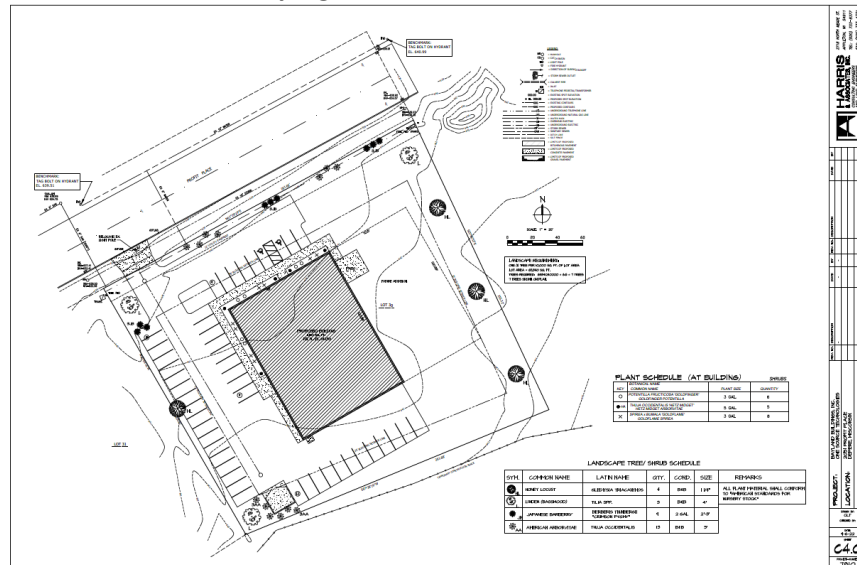
The proposed refuse and recycle storage area is at the rear end of the building. A detail is needed to identify the materials and color of the facility.

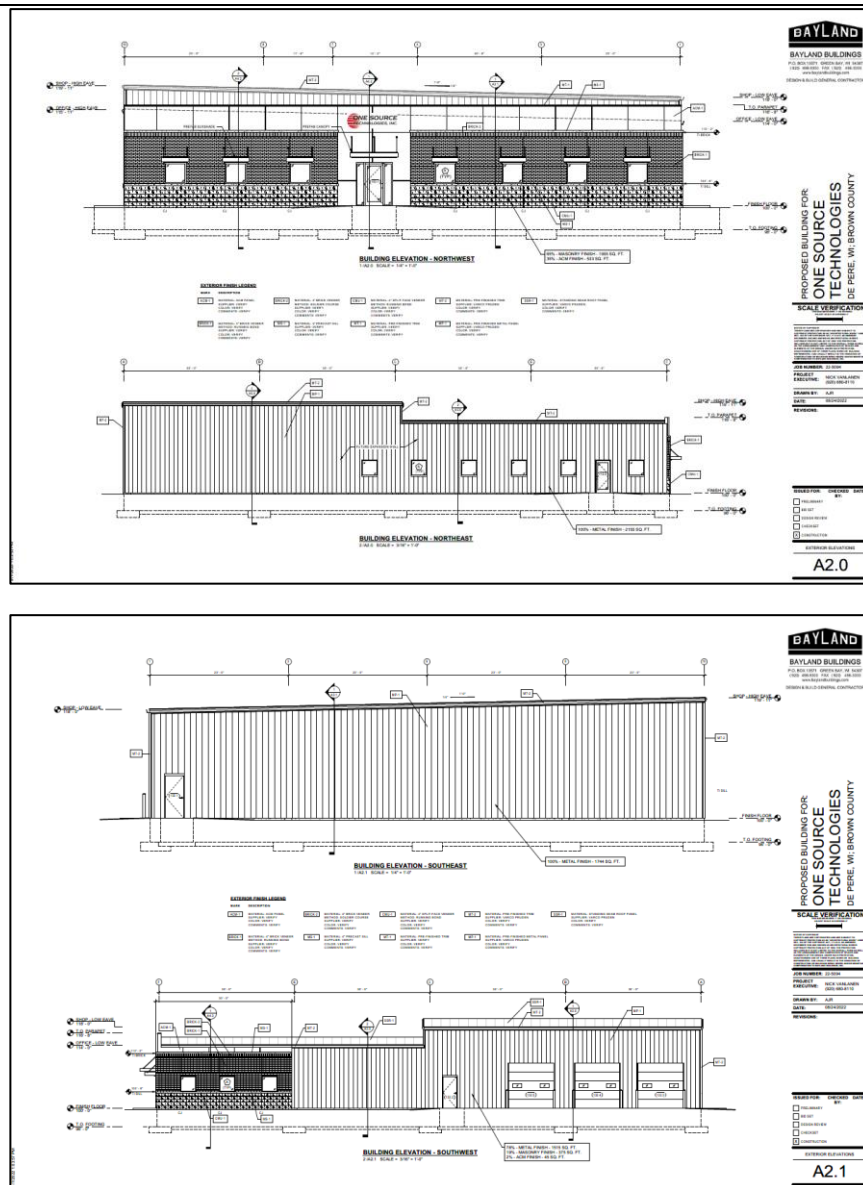
Landscaping

The Landscape Plan includes 12 trees, 27 shrubs, and 17 ornamental grasses. 7 trees are required and provided, mostly along the side property lines but not along the street frontage.

Staff recommends adding the trees to the Landscape Plan along the street frontage to the east of the parking area. The increase in required landscaping can be considered additional design elements that make the use of metal siding more amenable to the Plan Commission.

Site Plan with Landscaping and Elevations:





STAFF COMMENTS:

Engineering:

1. Provide lighting/photometric plan.
2. Identify how the connection/reduction from 8-inch to 2-inch water service is being made.

Planning:

1. The petitioner must request the use of architectural metal panels on the front façade. Provide a sample with the color and texture for the panel. Plan Commission has sometimes approved textured panel that appears to be masonry in the past.
2. The petitioner must request permission to include metal facades on the sides and rear of the building. Provide a table that identifies the amount (percentage) of metal on each façade and the type and color of metal used.
3. To improve the chances of success when requesting metal on the southwest side, continue the 3'8" CMU detail for the full length of the wall.
4. To improve the chances of success when requesting an expansion wall with metal on the northwest side, wrap the brick and CMU around the

corner for at least 3' to 5'. Also, if the façade is an expansion wall, provide details with a specific timeline for when the expansion will occur (approval no greater than 5 years), and provide a detail for how and when the facade will be altered to comply with building facade requirements if the expansion does not occur within that designated time. Specific dates should be included for the expansion and finishing the wall if the expansion does not occur.

5. Identify the date for installation of the trees and plants identified on the Landscape Plan. Also, provide the annual date (or date range) when annual landscaping inspections will be made for dead, dying, and diseased plants and trees. Also provide the annual date (or date range) that all dead, dying, or diseased plants will be replaced each year.
6. Provide a scaled detail for the refuse and recycle storage area. Identify materials and colors used, per Municipal Code 14-60(6)(j).
7. The site plan has one sign, a wall sign (no other signage requiring a permit). Identify the maximum height, square footage, length & width, and illumination for the sign, which should comply with wall signage for Business Park and Industrial Districts (i.e. - maximum height 20', etc.). Plan Commission reviews this basic sign information along with the site plan, and a separate sign permit will be required to verify compliance.

Inspection:

1. IBC 501.2 Address Identification – New and existing buildings shall be provided legible and placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background and shall be Arabic numbers or alphabetical letters and shall not be spelled out. Each character shall be 4 inches high with a ½-inch stroke.
2. DPMC Chapter 42 Soil Erosion Control – The site is more than one acre. WDNR/NOI permit is required. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.
3. DPMC 98-3 - A Sign review and permit shall be obtained for any signs that require a permit prior to installation.
4. IBC 503.1, 506 & 507 - Provide the building class of construction including height and area for proper zoning setbacks.

Water:

1. Cannot tap the 8-inch water service with a sleeve to service the property. Options are as follows:
 - a. Bring the 8-inch into the building and tap for potable water off the 8-inch fire line in the building.
 - b. Abandon the 8-inch line at the main and bring a new water service into the building to meet the water needs.

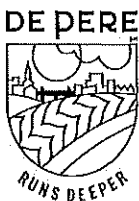
Fire, Forestry, Health, Parks, Police: None.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a a one story 11,190 SF warehouse and office at 2051 Profit PL, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Note: Plan Commission approval should include any specific approvals for the use of architectural metal panels, and the use of metal, on the front, sides, and rear of the building.

-
- *Use of architectural metal panel on the front and side facades, as shown on site plan Sheets A2.0 and A2.1.*
 - *Use of metal on the southwest (side) facade, with the addition of a 3'8" knee wall along the full length of the building.*
 - *Use of metal on the future expansion wall on the northeast (side) façade, with the addition of 3-5 feet of masonry at the western corner end to match the front façade. Also, add a plan for masonry and a knee wall to match the southwest elevation by January 1, 2027 if a future expansion does not occur.*
 - *Use of metal on the entire southeast (rear) façade.*

Note: Plan Commission approval should also include a statement that the expansion shall be approved within 5 years (specific dates – e.g., by January 1, 2027) and if not completed then the building shall be retrofitted to clearly include the Plan Commission required materials by that date, so that there is a clear understanding between the Plan Commission and the applicant.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00 Receipt #: _____ Date: _____
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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) Harris & Associates, Inc.	Authorized Representative Calvin L. Tollefson	Title Engineer	
Mailing Address 2718 N. Meade Street	City Appleton	State WI	ZIP Code 54911
Email Address ctollefson@harrisinc.net	Phone Number (incl. area code) 920-733-8377	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) One Source Technologies	Contact Person Todd Benz	Title	
Mailing Address 750 Coronis Circle	City Green Bay	State WI	ZIP Code 54304
Email Address tbenz@onesourcetech.com	Phone Number (incl. area code) 920-338-5020	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Profit Place	Parcel No. ED-2382
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SECTION 4: Project Information

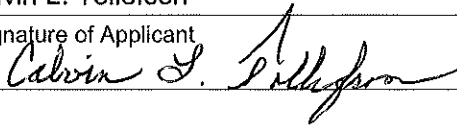
Existing Zoning:	I-1, Industrial Park District		
Present Use of Parcel:	Vacant		
Proposed Use of Parcel:	Office/Warehouse (Technology in electrical and low voltage applications)		
Estimated Start Date:	October 2022	Estimated Completion Date:	May 2023

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Calvin L. Tollefson	Title Engineer	Phone Number 920-733-8377
Signature of Applicant 		Date Signed 8-10-22

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

2718 N. MEADE ST.
APPLETON, WI 54911
TEL: 920/733/8377
FAX: 920/733/4731

September 8, 2022

Peter Schleinz
City of De Pere
335 S. Broadway
De Pere, WI 54115

Re: One Source Technologies
Profit Place

Peter:

Attached are pdf's of the revised plans for One Source Technologies. The following revisions are based on the August 31, 2022, review:

Engineering Related:

1. The parking stalls are revised to 18.5 feet deep. Aisles are changed to 24 feet wide.
2. The address is added to the plans.
3. Bayland Buildings will provide a photometric plan.
4. A note is added on C1.0 stating the parking stall striping shall be 4" wide.
5. The topsoil stockpile and silt fence on the downslope edge are added to the erosion plan, C2.0.
6. Attached are the soil loss calculations.
7. Type D inlet protection is shown at the street inlet.
8. The location of the relocated light pole is shown on C1.0 and C2.0.
9. A boxed note is added to C3.0 that an excavation permit is needed for the storm sewer connection.
10. The electric line is added to C3.0.
11. The 2" water lateral will be connected to the existing 8" water line with a tapping valve and sleeve.
12. A 1" water meter is labeled in the building foot print on C3.0.
13. A note is added on C3.0 to contact De Pere Water Department to inspect the water service connection.

Page 2
September 8, 2022

Planning Related:

1. The building elevations are relabeled.
2. Bayland Buildings will request the use of architectural metal panels.
3. Bayland Buildings will request to include metal facades on the sides and rear of the building.
4. See drawing A2.1 for the CMU detail location.
5. See drawing A2.0 for the CMU detail location.
6. Parking lot set backs are shown at least 5 feet off the property line.
7. A setback dimension for the dumpster enclosure is added to C1.0.
8. The mechanical equipment will be located inside of building.
9. The landscape schedule is moved to within the landscape plan.
10. A landscape schedule is added for plants adjacent to the building.
11. Arborvitaes are added along the front property line.
12. Bayland Buildings will provide the sign details.

Please approve the plans for One Source Technologies.

Sincerely,

HARRIS & ASSOCIATES, INC.



Calvin L. Tollefson, P.E.

CLT:smf

Attachment via e-mail

SOIL LOSS & SEDIMENT DISCHARGE
NARRATIVE

One Source Technologies - City of De Pere

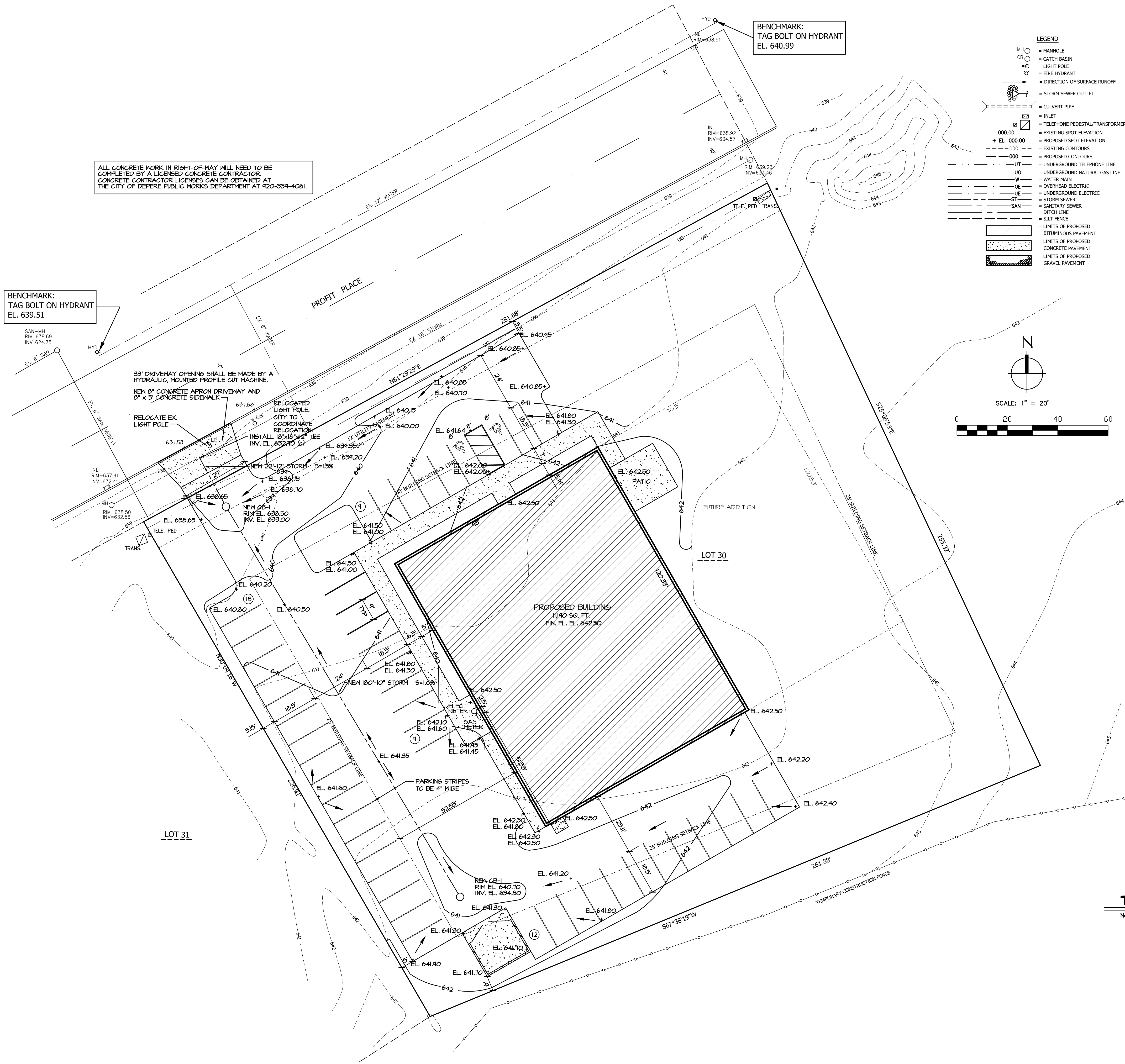
Soil Types: Manawa silty clay loam and Oshkosh silt loam.

The site slopes from the southeast to the northwest.

Existing slopes were reviewed and the steepest slope is 2.44%. Proposed slopes were reviewed and the steepest slope is 4.88%. The project will be from September 2022 to August 2023.

The calculation tool used silt fence as the sediment control practice and used the steepest run. The sediment discharge is less than 5 tons/acre/year.

Silt fence will be installed at the toe of slopes. A tracking pad will be installed at the site exit. Inlet protection will be installed at the catch basins and street inlets.

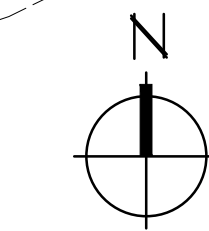


ALL CONCRETE WORK IN RIGHT-OF-WAY WILL NEED TO BE COMPLETED BY A LICENSED CONCRETE CONTRACTOR. CONCRETE CONTRACTOR LICENSES CAN BE OBTAINED AT THE CITY OF DEPERE PUBLIC WORKS DEPARTMENT AT 420-334-4061.

BENCHMARK:
TAG BOLT ON HYDRANT
EL. 639.51

BENCHMARK:
TAG BOLT ON HYDRANT
EL. 640.99

- LEGEND**
- MH = MANHOLE
 - CB = CATCH BASIN
 - LP = LIGHT POLE
 - FD = FIRE HYDRANT
 - SR = DIRECTION OF SURFACE RUNOFF
 - SSO = STORM SEWER OUTLET
 - CP = CULVERT PIPE
 - IN = INLET
 - TP = TELEPHONE PEDestal/TRANSFORMER
 - SE = EXISTING SPOT ELEVATION
 - PE = PROPOSED SPOT ELEVATION
 - EC = EXISTING CONTOURS
 - PC = PROPOSED CONTOURS
 - UT = UNDERGROUND TELEPHONE LINE
 - UG = UNDERGROUND NATURAL GAS LINE
 - WM = WATER MAIN
 - OE = OVERHEAD ELECTRIC
 - UE = UNDERGROUND ELECTRIC
 - ST = STORM SEWER
 - SAN = SANITARY SEWER
 - DL = DITCH LINE
 - LF = LIMITS OF PROPOSED BITUMINOUS PAVEMENT
 - LC = LIMITS OF PROPOSED CONCRETE PAVEMENT
 - LG = LIMITS OF PROPOSED GRAVEL PAVEMENT



SCALE: 1" = 20'

OWNER
ONE SOURCE TECHNOLOGIES
750 CORONIS CIRCLE
GREEN BAY, WI 54304
(420) 338-5020

AGENT
BAYLAND BUILDINGS, INC.
P.O. BOX 13571
GREEN BAY, WI 54307
(420) 448-4300

PLAN PREPARER
HARRIS & ASSOCIATES, INC.
2718 N. MEADE STREET
APPLETON, WI 54911
(920) 733-8377

ZONING: I-1, INDUSTRIAL PARK DISTRICT
SITE ADDRESS: 2051 PROFIT PLACE

BUILDING SETBACKS
FRONT - 40 FEET
SIDE - 25 FEET
REAR - 25 FEET
CORNER SIDE - 40 FEET

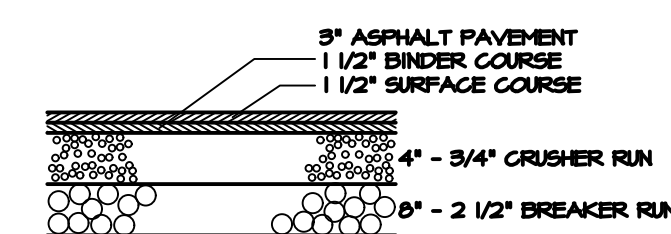
SITE STATISTICS
TOTAL AREA = 65,340 SQ. FT.
ROOF AREA = 11,140 SQ. FT. = 17.1%
TOTAL IMPERVIOUS AREA: EXISTING = 0 SQ. FT.
PROPOSED = 34,280 SQ. FT. = 52.5%
DISTURBED AREA = 41,350 SQ. FT. = 63.3% ACRES

BUILDING DENSITY

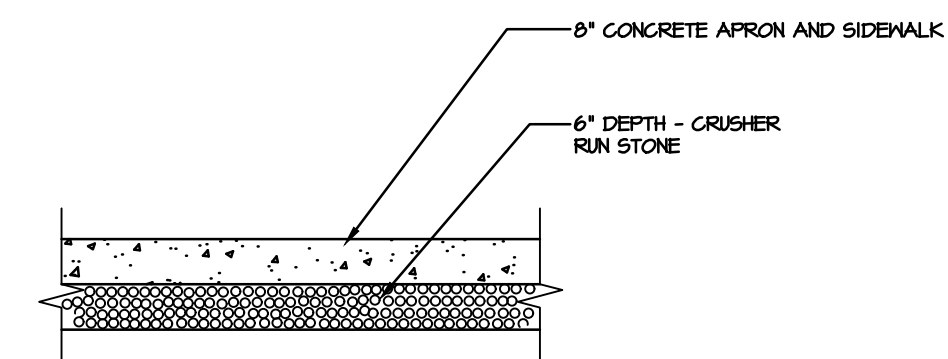
MAXIMUM FLOOR AREA RATIO = 0.6
FLOOR AREA = 11,140 SQ. FT./65,340 = 0.17

PARKING REQUIREMENTS

WAREHOUSE: ONE (1) SPACE PER 1,000 GROSS SQUARE FEET OF FLOOR AREA.
OFFICE: ONE (1) SPACE PER 275 SQUARE FEET OF FLOOR AREA.
WAREHOUSE- SPACES REQUIRED: 3545 SQ. FT./1000 = 6 SPACES
OFFICE- SPACES REQUIRED: 3545 SQ. FT./275 = 21 SPACES
TOTAL SPACES REQUIRED = 27 SPACES
48 PARKING SPACES SHOWN INCLUDING 1 HANDICAP STALL



TYPICAL PAVEMENT SECTION
N.T.S.

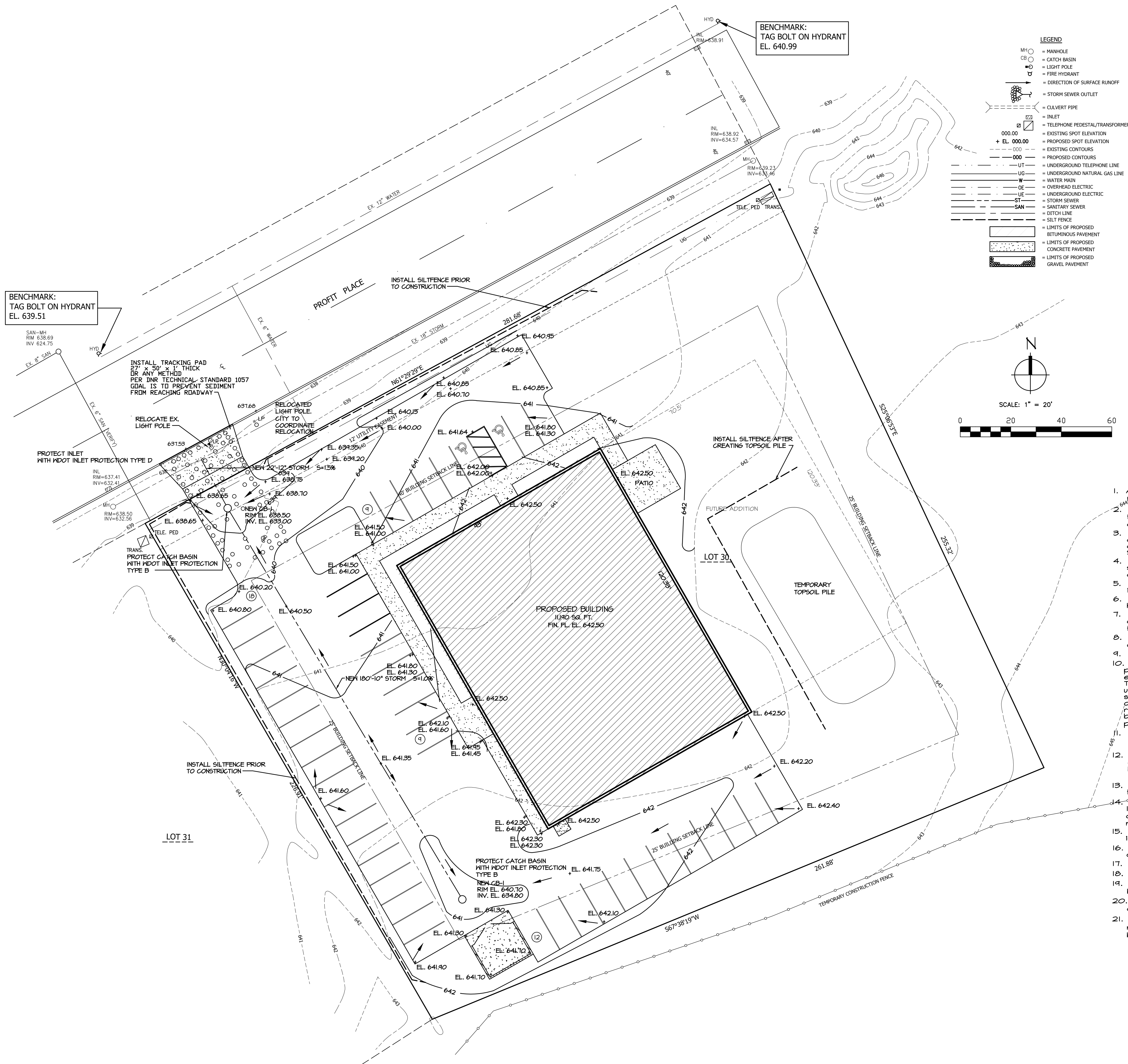


TYP. DRIVEWAY APPROACH SECTION
NOT TO SCALE

DRAWN BY: CLT		DATE: 9-6-22		SHEET C .0		PROJECT-NUMBER 7810		PROJECT: BAYLAND BUILDINGS, INC. ONE SOURCE TECHNOLOGIES		REV. NO.		DESCRIPTION		DATE		BY	
CHECKED BY:								LOCATION: 2051 PROFIT PLACE DEPERE, WISCONSIN									
								DESCRIPTION: SITE GRADING PLAN									
										REV. NO.		DESCRIPTION		DATE		BY	

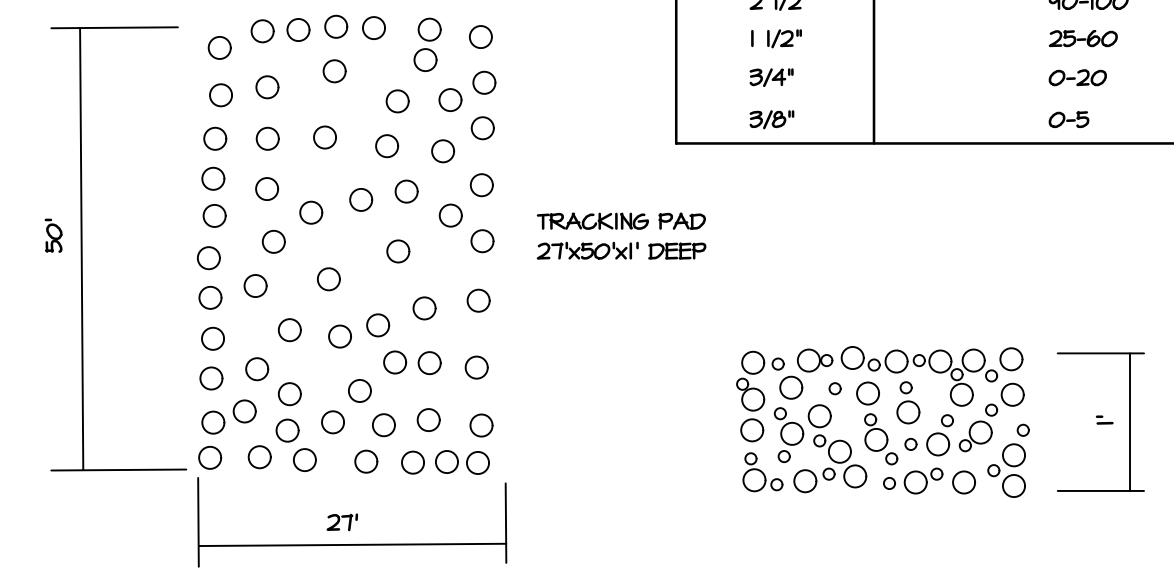
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL. (920) 733-8377
FAX: (920) 733-4731

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS



- LEGEND**
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 - LP = LIMITS OF PROPOSED RETURNING PAVEMENT
 - LP = LIMITS OF PROPOSED CONCRETE PAVEMENT
 - LP = LIMITS OF PROPOSED GRAVEL PAVEMENT

PREFERRED GRADATION OF STONE	
SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



TRACKING PAD DETAIL
SCALE: NONE

EROSION CONTROL NOTES

- All site contractors should obtain the Wisconsin Department of Natural Resources Technical Standards.
- All erosion and sediment control measures shall be constructed, inspected and maintained in accordance with the Erosion Control Plan, MDNR Technical Standards and the NPDES General Permit for the site. Inspection reports shall be maintained.
- All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material. BMPs shall be installed around all soil stockpiles. Stockpiles left in place greater than 7 days shall be properly stabilized.
- Weekly inspection and maintenance of all sediment control structures shall be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day.
- Within 24 hours of a rainfall of 0.5 inches or more, sediment control structures shall be inspected for integrity. Any damaged structures shall be corrected immediately.
- Sediment control measures shall not be removed until the areas served have established vegetative cover.
- Gravel mats shall be installed at all construction site exits to prevent tracking of soil. The gravel mat shall consist of 3"-6" clear stone placed 12" deep, for a minimum of 50'.
- Tracked soil shall be collected daily from paved roads located near the construction site.
- Dewatering shall conform to DNR Technical Standard 1061.
- Woven geotextile filter fabric shall be used to protect storm water catch basins per MDOT Inlet protection types B or D. A minimum of 10 inches of fabric shall extend beyond the grating to provide a handhold when removing. Fabric shall be Type FF. Inlets shall remain protected until the entire drainage area of the inlet is restored. Alternative protection shall be utilized around the catch basin if flooding may cause damage to adjacent buildings or properties. The catch basin shall be inspected after each rainfall event and cleaned as needed to maintain flow. If fabric is ripped it shall be replaced by the end of the work day. Fabric shall not be ripped or cut to prevent ponding.
- Overland flow shall be prevented from leaving the work site by installing straw bale or filter fabric fencing parallel to the contours located downhill from the work area.
- Sediment control for pipeline construction:
 - Excavated trench material shall be placed on the uphill side of the trench.
 - Immediately following pipe installation, the trench shall be backfilled, compacted and stabilized at the end of each working day.
- All disturbed ground outside of the everyday construction area at a minimum be temporarily seeded/mulched with oats or rye if the area is left inactive for more than 7 days.
- The existing grass street terrace shall be maintained as a buffer during construction. It shall be restored with temporary seed and mulch at a minimum 7 days after the completion of all lateral installations and other construction activity. If the terrace is not to be restored during final landscaping, a permanent seed mix shall be utilized.
- All erosion control practices damaged due to winter weather shall be repaired/replaced immediately.
- The NPDES Permit, Erosion Control Plan and Stormwater Management Plan shall be kept on site at all times.
- An Inspection Log shall be maintained and kept on-site.
- Minimize offsite airborne dust by watering disturbed areas when overly dry.
- All waste generated at the construction site will be properly disposed of and not be allowed to run into the storm sewer system.
- No excess concrete washout will be deposited in or near the ditch areas. Once hardened the concrete shall be disposed of as construction waste.
- Off-site deposits occurring as a result of a storm event shall be cleaned up by the end of the next work day. Off-site deposits occurring as a result of land disturbance shall be cleaned up by the end of the work day.

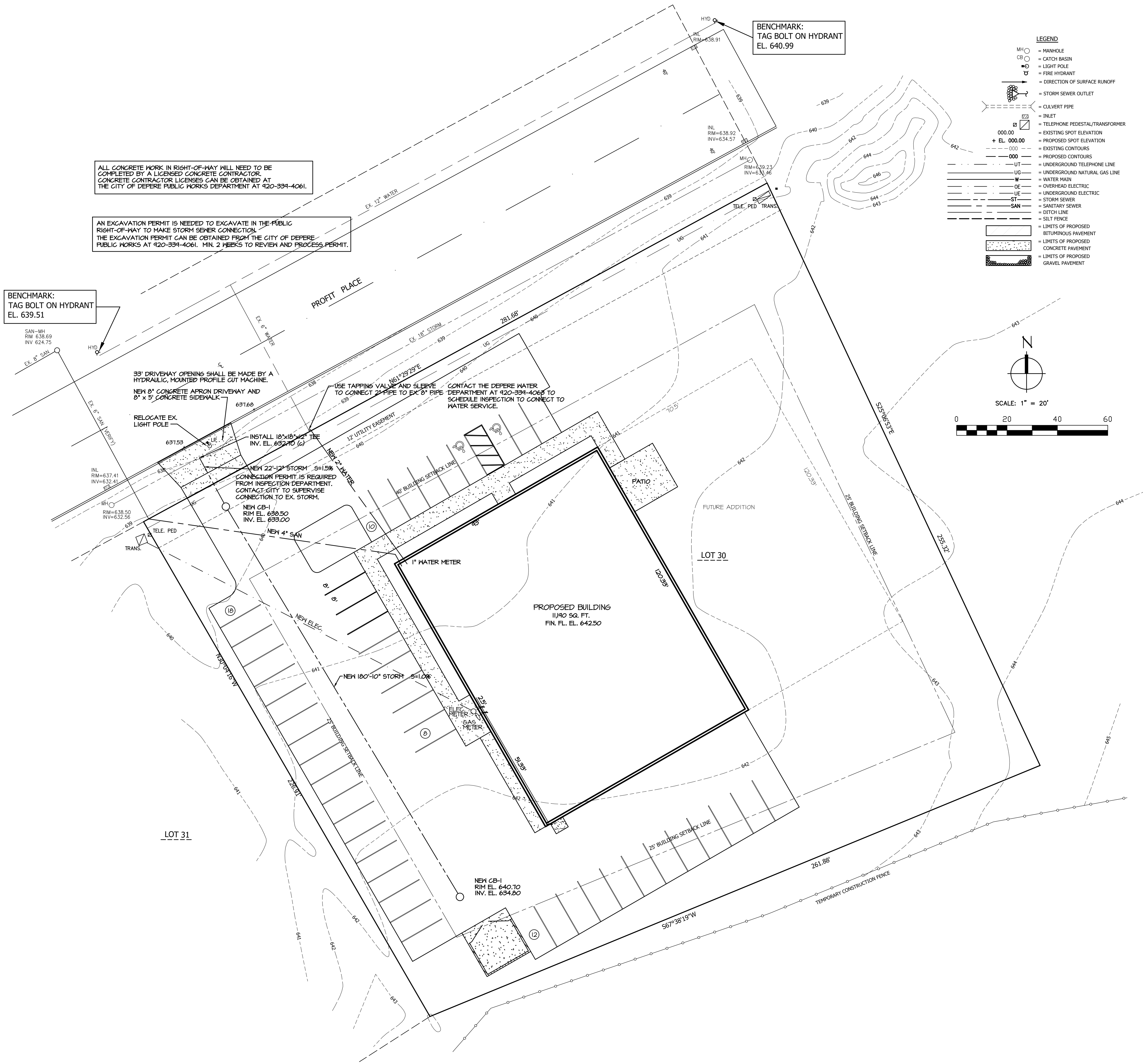
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731



REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY

PROJECT: BAYLAND BUILDINGS, INC.
ONE SOURCE TECHNOLOGIES
LOCATION: 2051 PROFIT PLACE
DEPERE, WISCONSIN
DESCRIPTION: EROSION CONTROL PLAN

DRAWN BY: CLT
CHECKED BY:
DATE: 9-6-22
SHEET: **C2.0**
PROJECT-NUMBER: 7810



ALL CONCRETE WORK IN RIGHT-OF-WAY WILL NEED TO BE COMPLETED BY A LICENSED CONCRETE CONTRACTOR. CONCRETE CONTRACTOR LICENSES CAN BE OBTAINED AT THE CITY OF DEPERE PUBLIC WORKS DEPARTMENT AT 420-334-4061.

AN EXCAVATION PERMIT IS NEEDED TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY TO MAKE STORM SEWER CONNECTION. THE EXCAVATION PERMIT CAN BE OBTAINED FROM THE CITY OF DEPERE PUBLIC WORKS AT 420-334-4061. MIN. 2 WEEKS TO REVIEW AND PROCESS PERMIT.

BENCHMARK:
TAG BOLT ON HYDRANT
EL. 639.51

BENCHMARK:
TAG BOLT ON HYDRANT
EL. 640.99

33' DRIVEWAY OPENING SHALL BE MADE BY A HYDRAULIC, MOUNTED PROFILE CUT MACHINE. NEW 8" CONCRETE APRON DRIVEWAY AND 8" x 5' CONCRETE SIDEWALK.

RELOCATE EX. LIGHT POLE

INSTALL 18"x18"x10" TIE INV. EL. 632.70 (C)

NEW 22"x12" STORM 5=1.5% CONNECTION PERMIT IS REQUIRED FROM INSPECTION DEPARTMENT. CONTACT CITY TO SUPERVISE CONNECTION TO EX. STORM.

NEW CB-1 RIM EL. 630.50 INV. EL. 633.00

NEW 4" SAN

USE TAPPING VALVE AND SLEEVE TO CONNECT 2" PIPE TO EX. 6" PIPE. CONTACT THE DEPERE WATER DEPARTMENT AT 420-334-4063 TO SCHEDULE INSPECTION TO CONNECT TO WATER SERVICE.

12" UTILITY EASEMENT

10' BUILDING SETBACK LINE

1" WATER METER

NEW ELEC.

NEW 180"x10" STORM 5=1.0%

25' BUILDING SETBACK LINE

NEW CB-1 RIM EL. 640.70 INV. EL. 634.20

567°38'19"W

261.88'

TEMPORARY CONSTRUCTION FENCE

25' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

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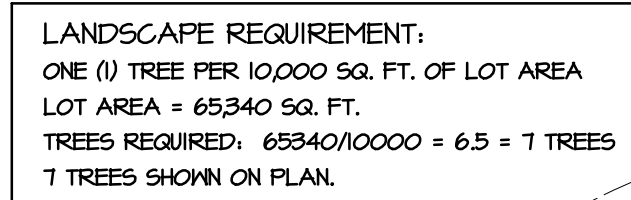
25' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

PROJECT: BAYLAND BUILDINGS, INC. ONE SOURCE TECHNOLOGIES	REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY
LOCATION: 2051 PROFIT PLACE DEPERE, WISCONSIN								
DESCRIPTION: UTILITY PLAN								
DRAWN BY: CLT CHECKED BY:								
DATE: 9-6-22								
SHEET								
C3.0								
PROJECT-NUMBER								
7810								

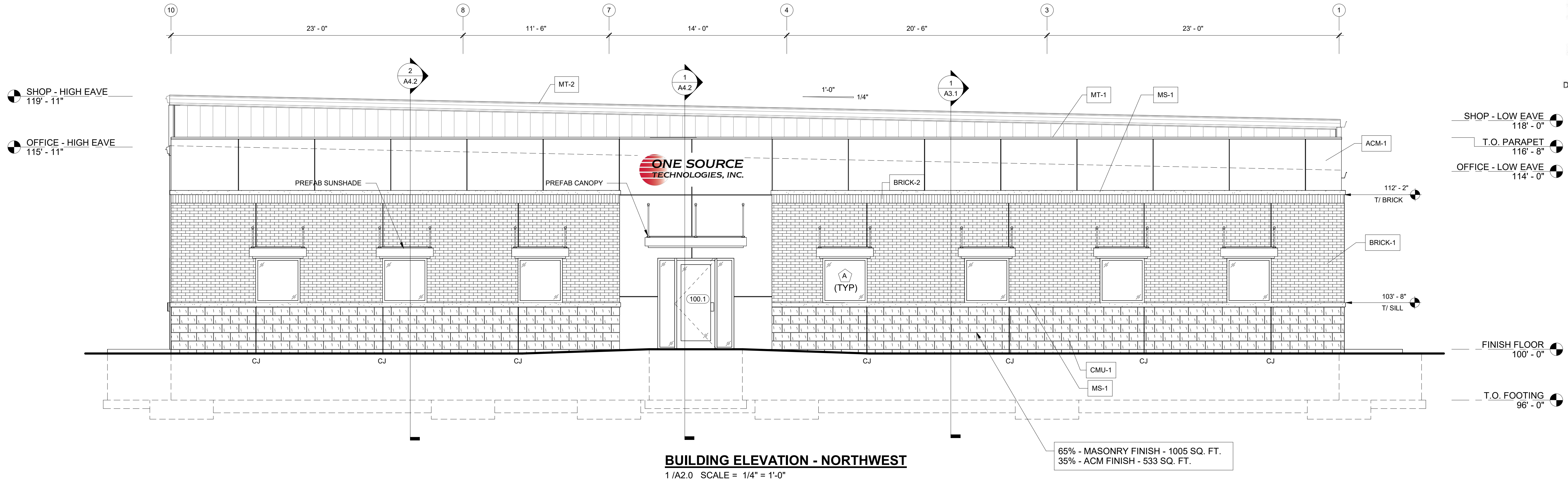
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8777
FAX: (920) 733-4731

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS



PLANT SCHEDULE (AT BUILDING)			SHRUBS
KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY
○	POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER POTENTILLA	3 GAL.	6
●-HA	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL.	5
×	SPIREA x BUMALA 'GOLDFLAME' GOLDFLAME SPIREA	3 GAL	8

SYM.	COMMON NAME	LATIN NAME	QTY.	COND.	SIZE	REMARKS
 HL	HONEY LOCUST	GLEDTISIA TRIACANTHOS	4	B&B	1 1/4"	ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK"
 L	LINDEN (BASSWOOD)	TILIA SPP.	3	B&B	4'	
 JB	JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	9	2 GAL	2'-3'	
 AA	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	13	B&B	5'	



EXTERIOR FINISH LEGEND

MARK DESCRIPTION

ACM-1

MATERIAL: ACM PANEL
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS: VERIFY

BRICK-2

MATERIAL: 4" BRICK VENEER
METHOD: SOLDIER COURSE
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS: VERIFY

CMU-1

MATERIAL: 4" SPLIT-FACE VENEER
METHOD: RUNNING BOND
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS: VERIFY

MT-2

MATERIAL: PRE-FINISHED TRIM
SUPPLIER: VARCO PRUDEN
COLOR: VERIFY
COMMENTS: VERIFY

SSR-1

MATERIAL: STANDING SEAM ROOF PANEL
SUPPLIER: VARCO PRUDEN
COLOR: VERIFY
COMMENTS: VERIFY

BRICK-1

MATERIAL: 4" BRICK VENEER
METHOD: RUNNING BOND
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS: VERIFY

MS-1

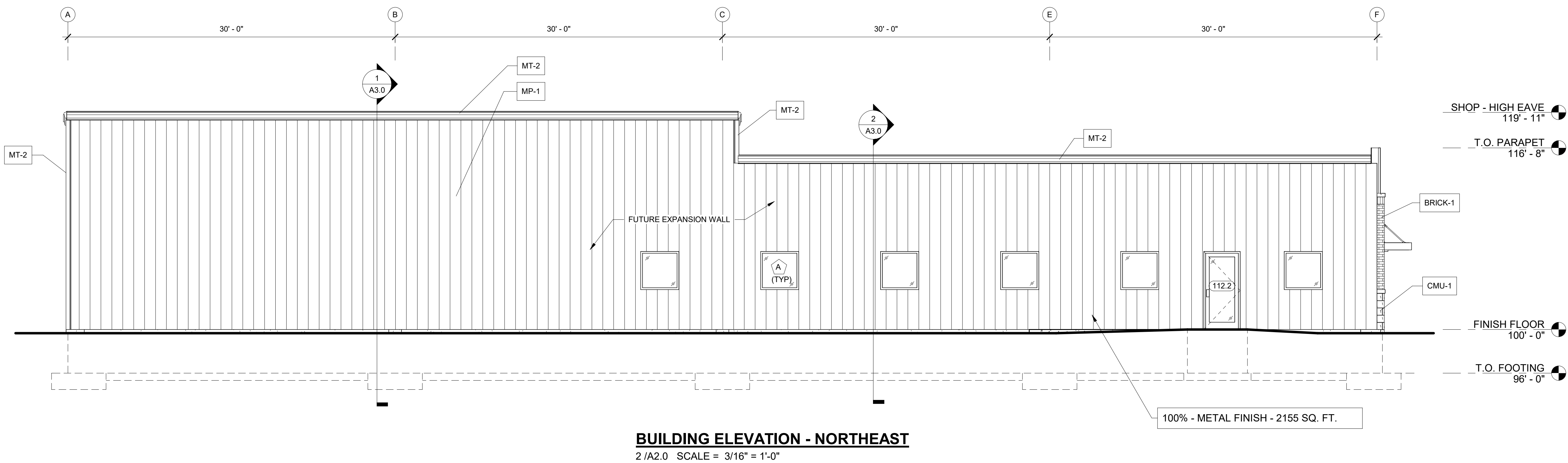
MATERIAL: 4" PRECAST SILL
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS: VERIFY

MT-1

MATERIAL: PRE-FINISHED TRIM
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS: VERIFY

MP-1

MATERIAL: PRE-FINISHED METAL PANEL
SUPPLIER: VARCO PRUDEN
COLOR: VERIFY
COMMENTS: VERIFY



PROPOSED BUILDING FOR:

**ONE SOURCE
TECHNOLOGIES**

DE PERE, WI; BROWN COUNTY

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 22-5094

PROJECT EXECUTIVE: NICK VANLANEN
(920) 680-8110

DRAWN BY: AJR

DATE: 08/24/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☒ CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0



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:
**ONE SOURCE
TECHNOLOGIES**
DE PERE, WI; BROWN COUNTY

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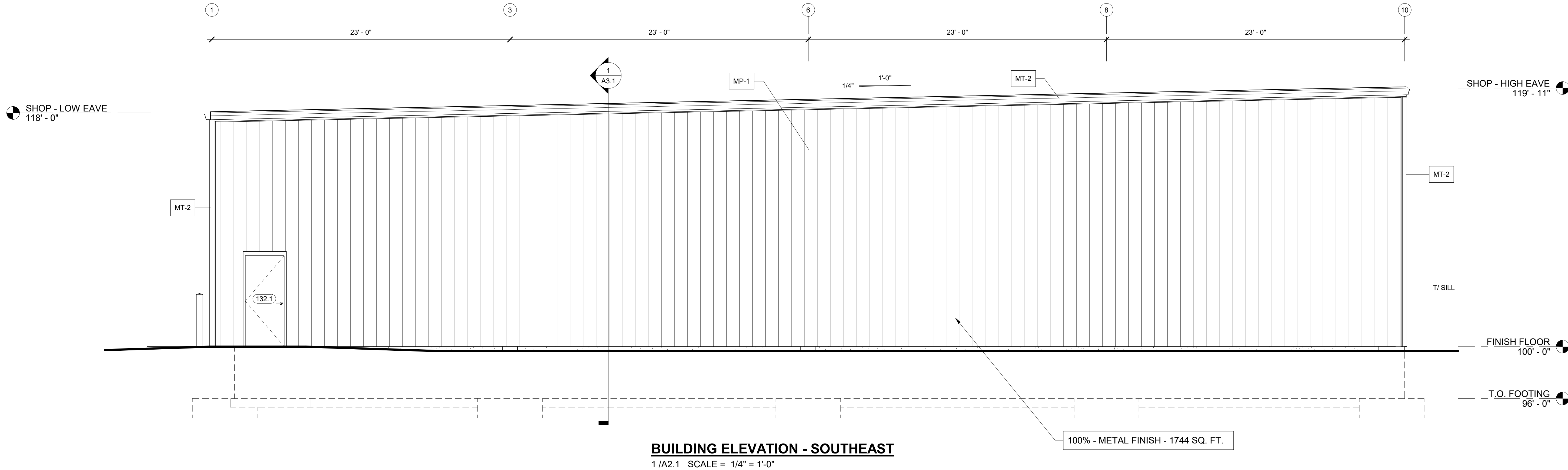
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
☐ BID SET
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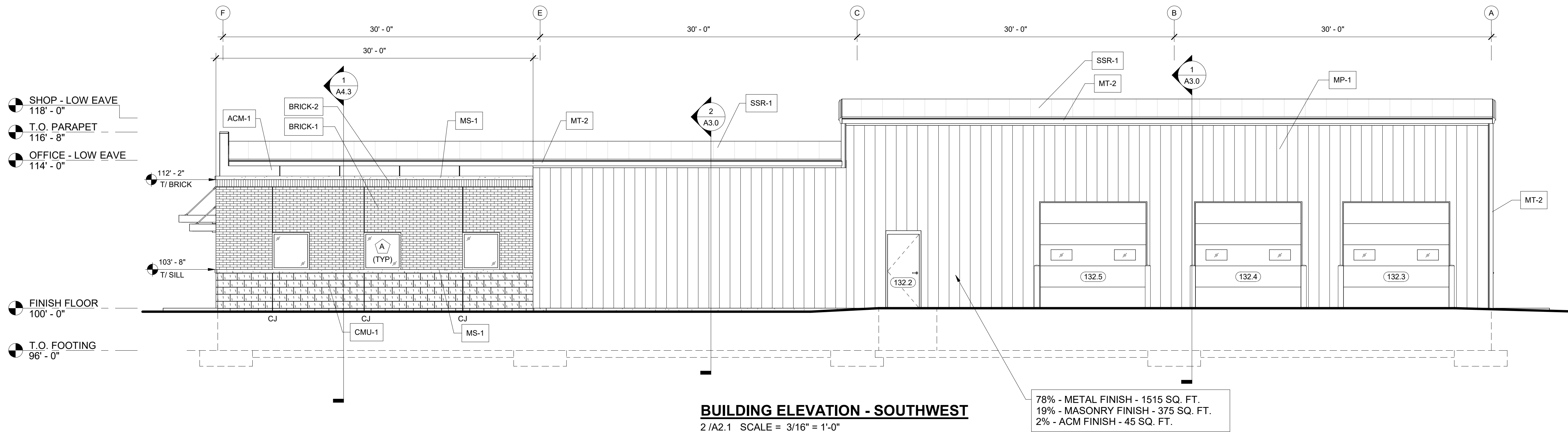
EXTERIOR ELEVATIONS

A2.1



EXTERIOR FINISH LEGEND

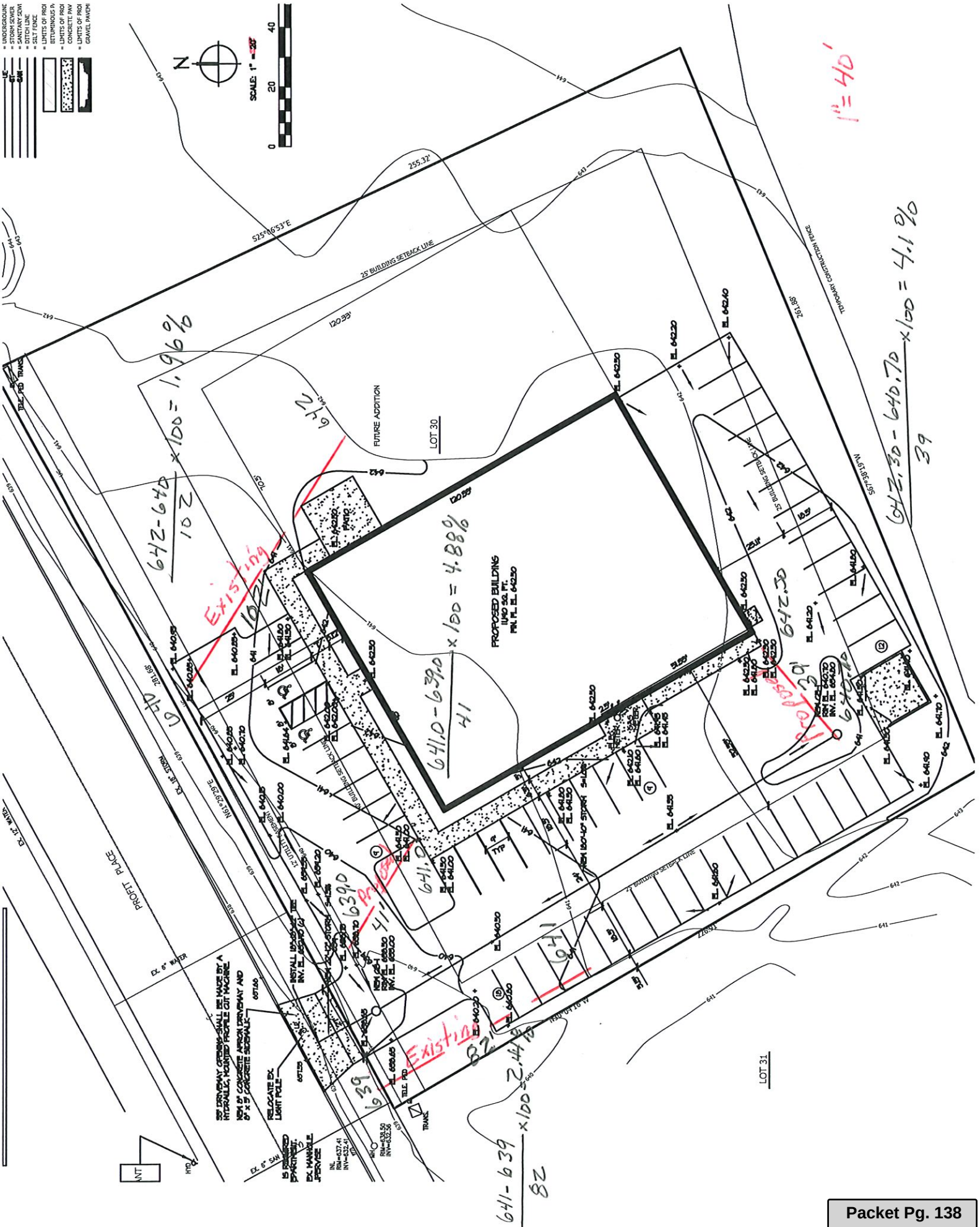
MARK	DESCRIPTION										
ACM-1	MATERIAL: ACM PANEL SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: VERIFY	BRICK-2	MATERIAL: 4" BRICK VENEER METHOD: SOLDIER COURSE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: VERIFY	CMU-1	MATERIAL: 4" SPLIT-FACE VENEER METHOD: RUNNING BOND SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: VERIFY	MT-2	MATERIAL: PRE-FINISHED TRIM SUPPLIER: VARCO PRUDEN COLOR: VERIFY COMMENTS: VERIFY	SSR-1	MATERIAL: STANDING SEAM ROOF PANEL SUPPLIER: VARCO PRUDEN COLOR: VERIFY COMMENTS: VERIFY		
BRICK-1	MATERIAL: 4" BRICK VENEER METHOD: RUNNING BOND SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: VERIFY	MS-1	MATERIAL: 4" PRECAST SILL SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: VERIFY	MT-1	MATERIAL: PRE-FINISHED TRIM SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: VERIFY	MP-1	MATERIAL: PRE-FINISHED METAL PANEL SUPPLIER: VARCO PRUDEN COLOR: VERIFY COMMENTS: VERIFY				



- UNDERGROUND
- STORM SEWER
- SANITARY SEWER
- DITCH LINE
- SILT FENCE
- LIMITS OF PROJ
- LIMITS OF PROJ
- LIMITS OF PROJ
- CONCRETE PAV
- ASPHALT PAV
- GRAVEL PAV



SCALE: 1" = 30'



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
McA	Manawa silty clay loam, 0 to 3 percent slopes	D	0.5	35.6%
OnA	Oshkosh silt loam, 0 to 2 percent slopes	C	0.8	64.4%
Totals for Area of Interest			1.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Hydrologic Soil Group—Brown County, Wisconsin

