



Plan Commission

Regular Meeting

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

Agenda

Monday, September 25, 2017

7:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **September 25, 2017** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Approval of the minutes of the August 28, 2017 Plan Commission meeting.
3. Recommendation regarding a Proposed Two Lot Certified Survey Map at 635 Waubaunqua Trail (Parcel ED-29-2). Submitted by Steven E. Bieda, PLS.
4. Recommendation regarding a Site Plan for a new building and parking lot for Midland Plastics INC at the 1400 Block of Richco Court (Parcel WD-L179). Submitted by Midland Plastics INC.
5. Recommendation regarding a Site Plan for a building addition for Kay Distributing Co. at 1881 Commerce Drive (Parcel ED-344-102-1). Submitted by Heyrman Construction Co. INC.
6. Recommendation regarding a Request for Proposal (RFP) to rewrite the City of De Pere Zoning Ordinance. Submitted by the City of De Pere.*

Adjournment

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

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Steven E. Bieda PLS, Mau & Associates
Chad Grundeman, Midland Plastics Inc.
Christopher Heyrman, Heyrman Construction Co. Inc.

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Approval of the minutes of the August 28, 2017 Plan Commission meeting.

ATTACHMENTS:

- PC_Sep2017_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, August 28, 2017

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

Also present: Economic Development & Planning Director Kim Flom, City Planner Peter Schleinz, Building Inspector Dave Hongisto, and members of the public.

2. Approval of the minutes of the June 26, 2017 Plan Commission meeting.

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

3. Recommendation regarding a street name change from Armand Court to Armond Court, located on the west side of Waubaunqua Trail and north from Irwin Avenue. Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the street name change from Armand Court to Armond Court. He reported that property owners on the Court were notified of the proposed name change. James Boyd moved, seconded by Amy Kunderinger to open the meeting for public comments. Upon vote, motion carried unanimously. Property owners of two separate properties expressed their support for the name change. Mayor Walsh moved, seconded by Amy Kunderinger to go back to regular order. Upon vote, motion carried unanimously. James Boyd moved, seconded by Larry Lueck, to approve the street name change. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Aldersperson
SECONDER:	Larry Lueck, Aldersperson
AYES:	Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunderinger
EXCUSED:	Derek Beiderwieden, Steve Taylor

4. Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast intersection of CTH ZZ and Old Military Road in the Town of Rockland (Parcel R-247). Submitted by Aaron P. Schroeder, PLS.*

Peter Schleinz reviewed the proposed CSM. The existing lot is 32 acres, proposed to be divided into four lots, with Lot 1 being 25 acres, and the other three lots being less than 10 acres each. This lot is located in the Urban Reserve. Staff recommends rejection of the CSM; staff also recommends that the Plan Commission does not recommend a

variance to the Council. He noted that the reasons behind the staff recommendation are listed in the agenda packet. Mayor Walsh moved, seconded by Larry Lueck to open the meeting. Upon vote, motion carried unanimously. Property owner Rebecca Lewis Verheyden and attorney Bill Woodward addressed the board. They are proposing to take the wooded portion of the property and make it residential. They do not feel that 10 acres would be sensible for a residential lot. With regard to this development, there will be no impact on City services. They noted that there have been other divisions which were approved within the last year that were less than 10 acres. Peter Schleinz reported that the City does not have zoning requirements which we can enforce in Rockland. Kim Flom commented that the staff recommendation comes from the requirements of the comprehensive plan and urban reserve. Mayor Walsh moved, seconded by James Boyd to go back to regular order. Upon vote, motion carried unanimously. Discussion followed. Mayor Walsh moved, seconded by James Boyd, to deny the CSM request. Upon vote, motion carried unanimously.

5. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at the southeast intersection of CTH PP and CTH W in the Town of Rockland (Parcel R-141). Submitted by Steven E. Zeitler, PLS.*

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

6. Recommendation regarding a sign variance request for new signage, exceeding 100 square feet, on an existing building that is located at 1415 Lawrence Drive. Submitted by Harrison French and Associates.

Walmart is currently painting their building and would like to replace the current signage with a bigger sign, which would be in excess of what City sign ordinance allows. Staff referred to the Life Church sign variance request in 2016, which was denied. Based on this, to be consistent in administering the sign ordinance, staff recommends rejection of the variance request. Mayor Walsh moved, seconded by Larry Lueck to open the meeting. Upon vote, motion carried unanimously. Sarah Smith with Harrison French & Associates, representing Walmart, addressed the board. She stated that the original signage was grandfathered in. Walmart is a commercial retailer with different services that are offered compared to Life Church. Walmart is a very large store, and they feel that the 100 square feet limit is very restrictive. Building Inspector Dave Hongisto answered questions from the board. Mayor Walsh moved, seconded by James Boyd to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh stated that the City should take a second look at the sign ordinance since this is the second variance request we have received. Discussion followed. James Boyd moved, seconded by Amy Kundinger to grant the 491 square foot sign variance with the directive to staff to evaluate the entire sign ordinance. Upon vote, motion carried 3-1.

RESULT:	ADOPTED [3 TO 1]
MOVER:	James Boyd, Alderperson
SECONDER:	Amy Kunding, Commissioner
AYES:	Michael J. Walsh, James Boyd, Amy Kunding
NAYS:	Larry Lueck
EXCUSED:	Derek Beiderwieden, Steve Taylor

7. Recommendation regarding an Area Development Plan located southwest from the Lost Dauphin Road and Cross Gate Lane intersection (Parcels WD-D0104, WD-L496, WD-L500-1, WD-L505-1). Submitted by the City of De Pere.*

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

8. Land use interpretation request for an existing building at 801 Heritage Road (Parcel ED-F0103-4) in the I-1 Industrial Park District. Submitted by John Allen, Managing Partner, Heritage Road, LLC.

Peter Schlein reviewed the petitioner's request. Mayor Walsh moved, seconded by Amy Kunding to open meeting. Upon vote, motion carried unanimously. Property owner John Allen answered Board members' questions. Mayor Walsh moved, seconded by Amy Kunding to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Amy Kunding, to approve the request. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Walsh moved, seconded by Larry Lueck, to adjourn the meeting at 8:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

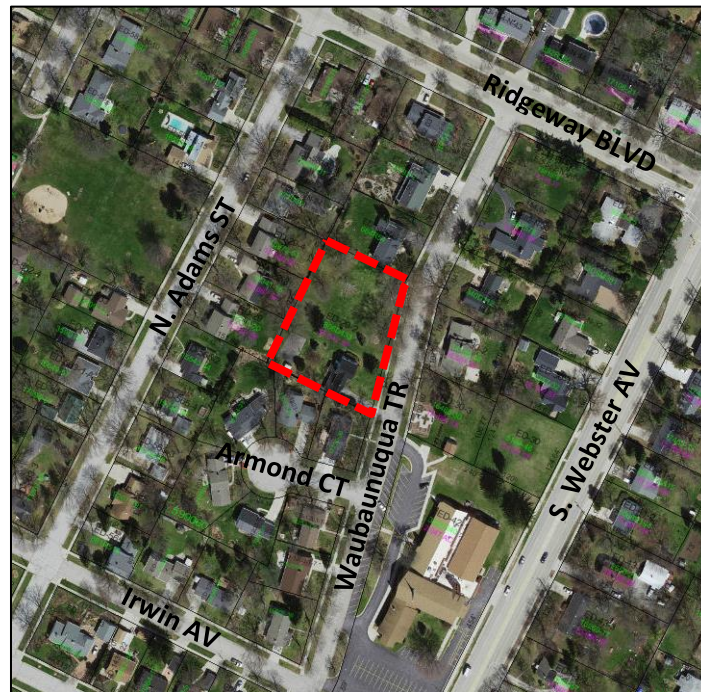
SUBJECT: Recommendation regarding a Proposed Two Lot Certified Survey Map at 635 Waubaunuqua Trail (Parcel ED-29-2). Submitted by Steven E. Bieda, PLS.

ATTACHMENTS:

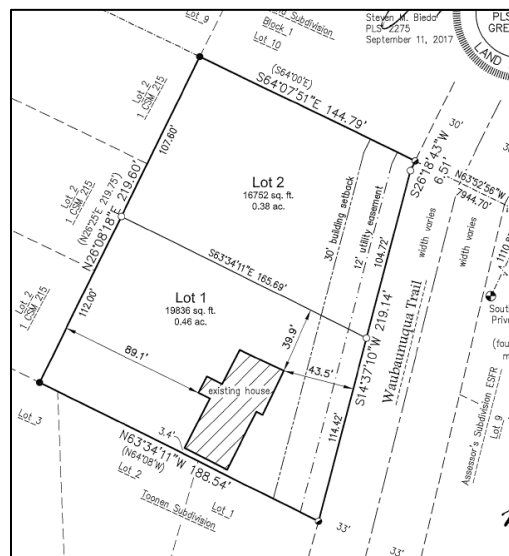
- CSM - Waubaunuqua TR - Plan Commission Report (PDF)
- Application Form (PDF)
- Preliminary CSM (PDF)

ITEM 3: Recommendation regarding a Proposed Two Lot Certified Survey Map at 635 Waubaunuqua Trail (Parcel ED-29-2). Submitted by Steven E. Bieda, PLS.

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Extraterritorial Certified Survey Map Review

COMMON DESCRIPTION: 635 Waubaunuqua Trail, located between Ridgeway Boulevard and Armond Court.

PARCEL NUMBER(S): ED-29-2

EXISTING ZONING:	R-1 ((Single Family Residence District)	
PROPOSED ZONING:	None	
SURROUNDING LAND USES:	Residential to north, south east and west. Church to east and southeast.	
COMPREHENSIVE PLAN:	The City of De Pere 2010 Comprehensive Plan Update, Future Land Uses map (Figure 2-6), identifies the area as 'Neighborhood Residential (Including Multi-Family).'	
APPLICANT/OWNER NAME:	Steven M. Bieda, PLS Authorized Representative Mau & Associates LLP 400 Security BLVD Green Bay, WI 54313	Tom Guerin Contact Person Jeanne Guerin Survivors Trust 635 Waubaunqua TR De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the property has been used for residential purposes, with a house at the south end. The north end was used for agricultural purposes but now is a lawn area with trees. The property is within the Sewer Service Area for the City of De Pere. There are no known environmentally sensitive areas identified on the property.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. Proposed Lots 1-2 are within the City limits and are zoned R-1. Proposed lots must be at least 10,000 square feet in size, have a 30-foot front yard setback, and have 85 linear feet of street frontage. The proposed lots meet the referenced criteria. The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides opportunities for infill development and does not impact the Comprehensive Plan negatively. The two proposed lot sizes, street frontages, and setbacks meet acceptable City requirements.	
REVIEW PROCESS:	For City certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council does not review City certified survey maps unless City lands or right-of-way dedications are involved. This project is reviewed by Plan Commission only.	
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the certified survey map, subject to: 1. Meeting all other state and local regulations, including Brown County Planning Commission.	

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	CITY OF DE PERE RECEIVED SEP 13 2017 PLANNING DEPT.	Fee: \$ 368.00
		Receipt #: 125707	
		Date: 13 SEP 2017	

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates, LLP	Authorized Representative Steve Bieda	Title Professional Land Surveyor	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Jeanne Guerin Survivors Trust	Contact Person Tom Guerin	Title	
Mailing Address 635 Waubaunqua Trail	City De Pere	State WI	ZIP Code 54115
Email Address tguerin@swbell.net	Phone Number (incl. area code) 920-673-1111	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Part of Lot 8, Assessor's Subdivision ESFR De Pere	Parcel No. ED-29-2
---	-----------------------

SECTION 4: CSM Information

Existing Zoning:	R-1 Single Family Residence
Present Use of Parcel:	Single Family Residence
Proposed Use of Lots:	Single Family Residence

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City
or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Steve Bieda	Title Professional Land Surveyor	Phone Number 920-434-9360
Signature of Applicant 		Date Signed 09/11/2017

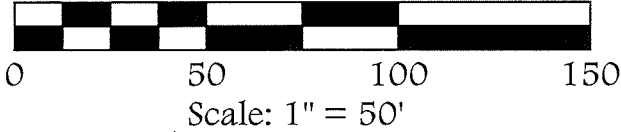
TO BE COMPLETED BY CITY STAFF

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

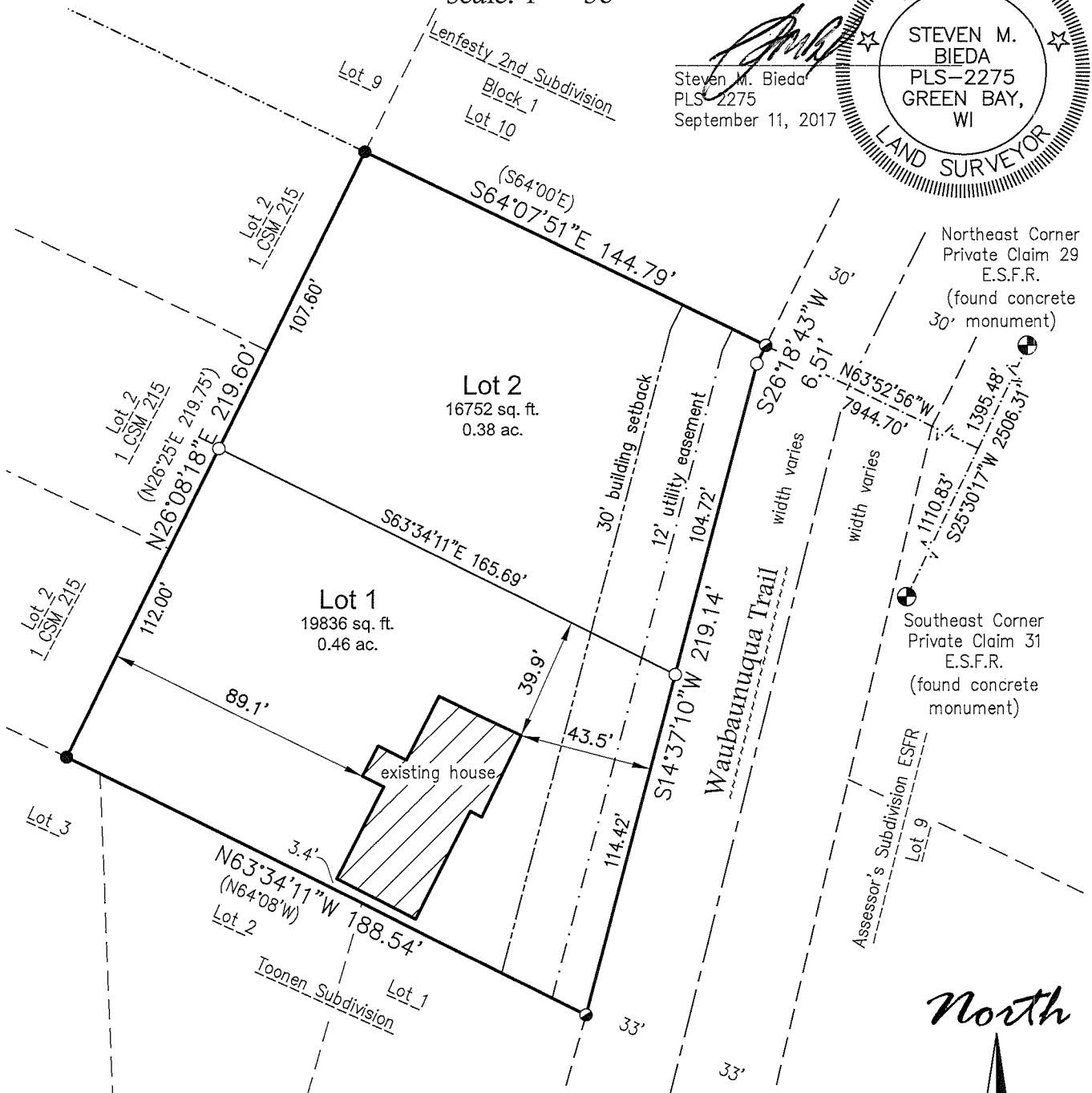
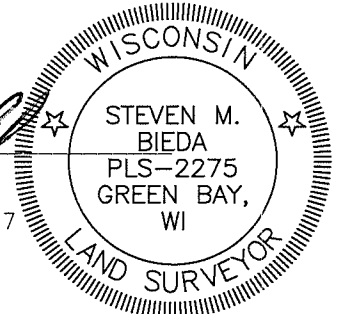
Attachment: Application Form (6255 : Recommendation regarding a Proposed Two Lot Certified Survey)

Certified Survey Map

Part of Lot 8, Assessor's Subdivision in the City of De Pere, being located in part of Private Claim No. 31, ESFR, City of De Pere, Brown County, Wisconsin.



Steven M. Bieda
PLS-2275
September 11, 2017



Legend

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

NOTES

Bearings referenced to the East lines of Private Claims 29-31, ESFR, assumed to be S25°30'17"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.



Attachment: Preliminary CSM (6255 : Recommendation regarding a Proposed Two Lot Certified Survey)

Client: Tom Guerin

Tax Parcel: ED-29-2

Drafted By: MRA

File: G-13817CSM 090817.dwg

Data File: G-13817.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Sheet One of Four

Project No.: G-13817

Drawing No.: L-10127

Fieldwork Completed: xx/xx/xx



SURVEYOR'S CERTIFICATE

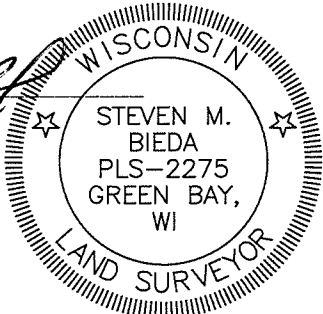
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Lot 8, Assessor's Subdivision in the City of De Pere, being located in part of Private Claim No. 31, ESRF, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of Toonen Subdivision (Volume 12, Plats, Page 21, Document No. 599060, Brown County Records); thence N63°34'11"W, 188.54 feet along the North line of said Toonen Subdivision; thence N26°08'18"E, 219.60 feet along the East line of Lot 2, Volume 1, Certified Survey Maps, Page 215, Map No. 138, Document No. 568316, Brown County Records; thence S64°07'51"E, 144.79 feet along the South line of Lot 10, Block 1 of Lenfestey 2nd Subdivision (Volume 9, Plats, Page 3, Document No. 508650, Brown County Records); thence S26°18'43"W, 6.51 feet along the West right of way of Waubaunqua Trail; thence S14°37'10"W, 219.14 feet along said West right of way to the point of beginning.

Parcel contains 36,589 square feet / 0.84 acres more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of De Pere in surveying, dividing and mapping the same.


Steven M. Bieda
PLS-2275
September 11, 2017



CERTIFICATE OF THE CITY OF DE PERE

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

Shana Ledvina
City Clerk

CERTIFICATE OF THE CITY OF DE PERE TREASURER

As City of DePere Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Shana L. Ledvina Date
City Treasurer

RESTRICTIVE COVENANTS

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

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.



Sheet Two of Four
Project No.: G-13817
Drawing No.: L-10127

Attachment: Preliminary CSM (6255 : Recommendation regarding a Proposed Two Lot Certified Survey)

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Jeanne W. Guerin — Trustee

Jeanne W. Guerin Survivor's Trust as created under the Merrill R. Guerin and Jeanne W. Guerin Revocable Trust u/a/d April 1, 1997, as amended or restated

Personally came before me this ____ day of _____, 20__, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

An easement for electric, natural gas, and communications service is hereby granted by

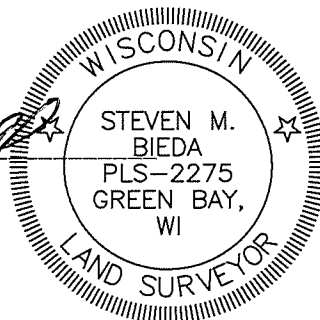
Jeanne W. Guerin Survivor's Trust as created under the Merrill R. Guerin and Jeanne W. Guerin Revocable Trust u/a/d April 1, 1997, as amended or restated, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

Steven M. Bieda
PLS-2275
September 11, 2017



Sheet Three of Four
Project No.: G-13817
Drawing No.: L-10127

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin,
(corporate name)
mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land
described on this Certified Survey Map/Plat and does hereby consent to the above certificate of
_____, Owner(s) of said lands.

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

_____, Wisconsin, and its corporate seal to be hereunto affixed this _____
(city)

day of _____, 20____.

In the presence of:

_____ (Corporate Seal)

President

Date _____

Secretary or Cashier

Date _____

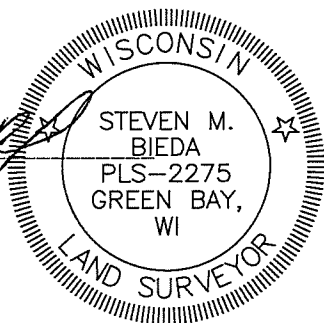
Personally came before me this ____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
September 11, 2017



Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____.

at _____ o'clock _____ M and recorded as

Document# in

Volume of on Page .

Cheryl Berken, Register of Deeds

Sheet Four of Four
Project No.: G-13817
Drawing No.: L-10127

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

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

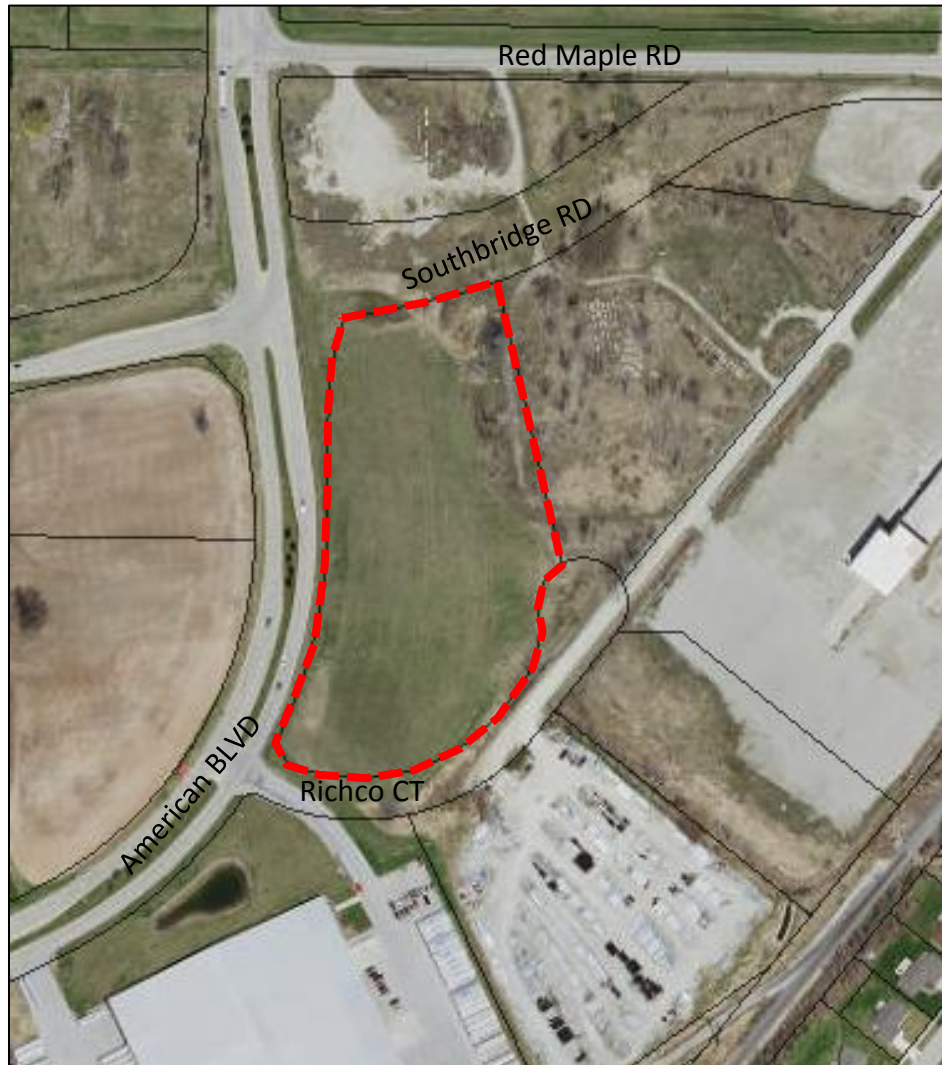
SUBJECT: Recommendation regarding a Site Plan for a new building and parking lot for Midland Plastics INC at the 1400 Block of Richco Court (Parcel WD-L179). Submitted by Midland Plastics INC.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1400 BLK Richco CT (DOCX)
- Application Form (PDF)
- 01 Topographic & Boundary Survey Map -- PRELIMINARY 11 Sep 2017 (PDF)
- 02 Site Plans -- PRELIMINARY REVISED 2 22 Sep 2017 (PDF)
- 03 Architectural Rendering of Building -- PRELIMINARY 11 Sep 2017 (PDF)
- 04 Architectural Building Plans -- PRELIMINARY REVISED B 20 Sep 2017 (PDF)
- 06 Landscaping Plan - PRELIMINARY 20 Sep 2017 (PDF)

- Item 4: Recommendation regarding a Site Plan for a new building and parking lot for Midland Plastics INC at the 1400 Block of Richco Court (Parcel WD-L179). Submitted by Midland Plastics INC.

SITE MAP



REQUESTED ACTION:	Site Plan approval.
	New building and parking area.
COMMON DESCRIPTION:	1400 Block of Richco Court, located northeast from the Richco Court and American Boulevard intersection.
PARCEL NUMBERS:	WD-L179
EXISTING ZONING:	I-3 (General Industrial District)
PROPOSED ZONING:	None.

SURROUNDING LAND USES: Developing and existing commercial and industrial to the north, south and east. Agricultural to the west.

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER Chad Grundeman, Project Manager City of De Pere, Landowner
Authorized Representative
Midland Plastics INC
330 N 4th ST
Wausau WI 54403-5417

SITE HISTORY: After a review of air photographs, the property has been used for agricultural purposes for the past 10 years. From about 1978 to 2005 the northeast corner of the site had outdoor storage of large machinery and materials. From 1960 and earlier photos the entire property again was used for agricultural purposes.

The property, being within the City limits, is within the Sewer Service Area the City of De Pere. There are wetland environmentally sensitive areas identified on the north end of the property.

The proposal is a new 40,548 square foot building that includes a 59 stall parking lot addition in two areas located at the south and west end of the proposed building. The proposed building and parking lot are visible to Richco Court and American Boulevard on the front and side of the property. There is no access to the future Southbridge Road.

The subject property is owned by the City of De Pere.

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 site plan proposes a building and additional parking. The building materials include CMU, architectural wall panel, and insulated metal wall panel. The architectural wall panel may be considered allowable as an "other material" if approved by Plan Commission, per Municipal Code 14-60(6)(c)(7). The architectural panel is visible from the street on the south and west sides of the building, along with approximately 4-feet of CMU at the base of the wall. Colors for the building are regal white and blue. Staff does not have an updated 3-D rendering of the building as the site plan elevations changed recently. Updated 2-D renderings are attached to this report.

The north end of the building, facing the future Southbridge Road, is not finished with CMU and wide metal wall panels, like what is found on the south and west sides of the building. There is a proposed future addition expected at the north end of the building. The site plan submittal did not indicate a date for any future addition to occur. There are two future stormwater management areas near the north end of the building.

The site requirements for parking are one space per 2 employees on a maximum shift and one stall per company truck, plus customer parking. The site plan indicates that there are 59 parking stalls, with three of the stalls properly providing handicap access. The needed number of parking stalls is unknown. A future parking lot is also shown.

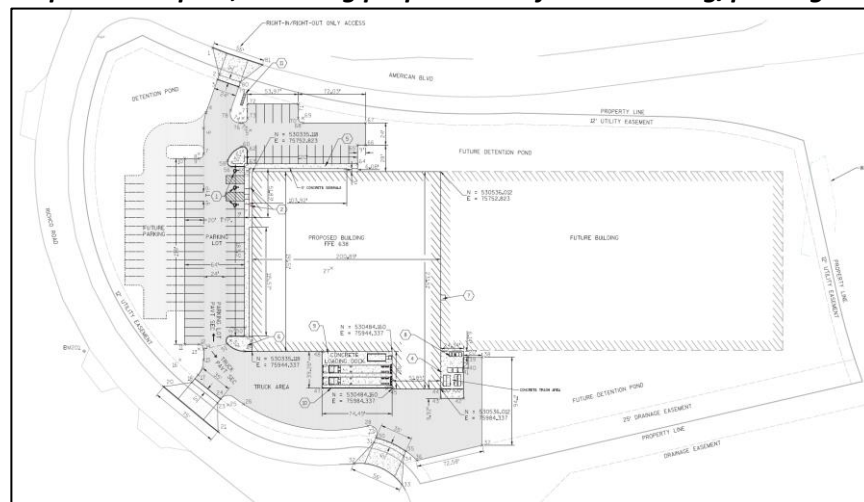
- This site plan petition does not include the review/approval of future building additions, future parking lots and future storm water management facilities.

The site plan includes a landscaping plan. The landscape plan includes plant species that are appropriate for the geographic region. The landscape plan did not include an installation/construction timeline.

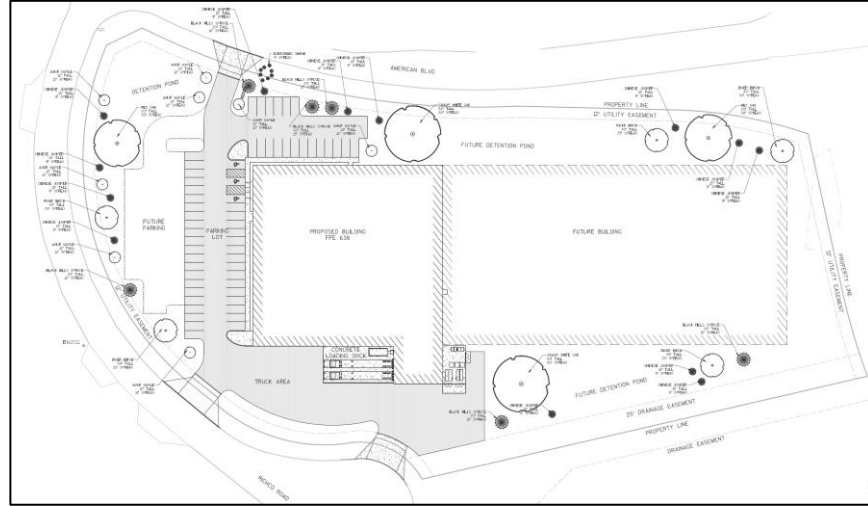
There are three driveways. The first driveway is a right-in and right-out only drive that connects to American Boulevard near the primary entry to the new building door. The second and third driveways are designed for truck access to the east side of the new building via Richco Court.

A monument sign, setback 15 feet from the right-of-way, is shown near the entrance on American Boulevard. The location meets code. The petitioner is aware that separate permits are required for signage approval.

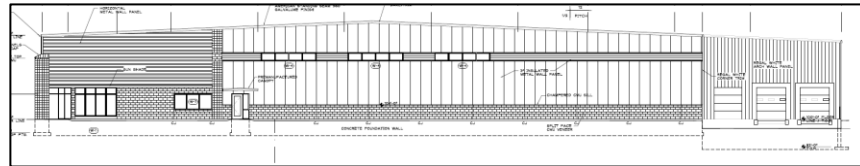
Proposed site plan, including proposed and future building/parking



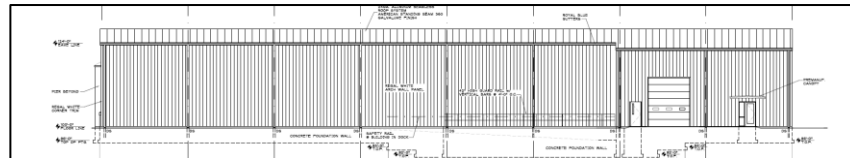
Proposed landscape plan



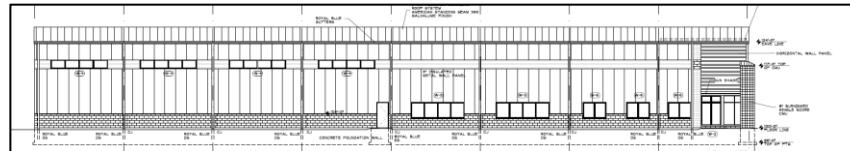
South building façade (view from new Richco Court)



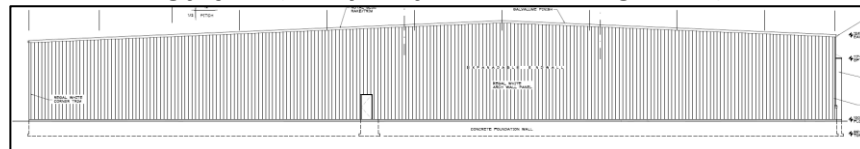
East building façade (view from Richco Court)



West building façade (view from American Boulevard)



North building façade (view from future Southbridge Road)



STAFF COMMENTS:

The following staff comments are conditions that need to be met, per City staff review.

Engineering:

1. Sheet C1.0: List location of project development by street address.
2. Sheet C1.0: List name and mailing address of developer / owner
3. Sheets C2.0-5.0: What is the hatched rectangle off of American Boulevard near the northern driveway approach? Exterior Sign? It is located in the right-of-way which wouldn't be permitted.
4. Provide an exterior lighting plan including a photometric plan.
5. Sheet C5.0: Need to include a note that an excavation permit will need to be purchased through City of De Pere Public Works to for all work in the City right-of-way. Please contact 920-339-4061 for permit.
6. If water meter size is greater than 1", one month advance notice will be required so the Water Department can order the meter.
7. Since the water service size is greater than 4-inch diameter, additional testing will be required (i.e. pressure, safe sample).
8. Sheet C5.0: Please provide size, material, and length for all sewer laterals on the property. Information is only provided for the first 16' of the storm sewer lateral.
9. Pursuant to Municipal Code section 22-15(c)(1), all driveway approaches in the right-of-way are required to be concrete. A sidewalk section will also be required through the approach.
10. Please provide dimensions of all driveway approaches.
11. Sheet C2.0: General note #2 should list sheet C4.0 not XX.X
12. Sheet C2.0: Based of the proposed parking stall count (not including the future lot) 3 accessible parking stalls will be required, one of which must be van accessible. If the future parking lot is considered, more stalls may be required.
13. Existing water main on Richco Road is incorrectly noted as 6-inch. The water main is 12-inch PVC.
14. While the dry detention pond is warranted at the intersection of Richco and American Boulevard, the second pond on the south side of the site off Richco Road can be eliminated. The City will waive the requirement to catch the site runoff since there is already a ditch and drainage easement.

Fire:

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

Forestry:

1. Provide a landscaping plan plant list on the plan or detail page.
2. Provide a landscaping plan installation timeline.

Health:

1. None.

Inspection:

1. None.

Planning:

1. Architectural paneling needs to be recommended approvable by the Plan Commission in order for all exterior materials to be approvable.
2. The site plan three dimensional rendering and the resubmitted two dimensional architectural building plan elevations do not match.
3. Add a note to the site plan that clearly states that the north end of the building needs to be finished with CMU and insulated architectural paneling, in a style similar to the south and west sides of the building if an expansion does not occur within 5 years of any Plan Commission approval (September 25, 2022).

STRONG SUGGESTIONS/RECOMMENDATIONS:

- The area of landscaping between the walkway and the building should be expanded from approximately 3 feet wide to 5 feet wide and vegetated. The present plan does not call out any plants in the area.
- The area of CMU on the south and west sides of the building should be increased from about 4-5 foot high to the height of the doors and windows, if insulated architectural paneling is to be approved as part of the site plan.

REVIEW PROCESS:

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Site Plan request for a new building with parking area, which includes a storm water management plan, subject to the conditions listed in the 'Staff Comments' section of this report.

The staff recommendation includes Plan Commission approving the use of insulated architectural paneling on the building with the increased use of CMU on the south and west sides.

The staff recommendation does not include the future parking lot, future detention ponds, and future building addition, which will require separate Plan commission approval.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

CITY OF DE PERE
RECEIVED
SEP 13 2017
PLANNING DEPT.

Fee: \$ 305.00

Receipt #: 125698

Date: 9-13-17

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Midland Plastics, Inc.	Authorized Representative Chad Grundemann	Title Project Manager	
Mailing Address 330 N 4th St	City Wausau	State WI	ZIP Code 54403-5417
Email Address cgrundemann@becherhoppe.com	Phone Number (incl. area code) 715-845-0408	Fax Number (incl. area code) 715-845-8008	

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

Name (Ind. Org. or Entity) Midland Plastics, Inc.	Contact Person	Title	
Mailing Address 5405 S Westridge Ct	City New Berlin	State WI	ZIP Code 53151-0055
Email Address	Phone Number (incl. area code) 262-938-7000	Fax Number (incl. area code) 262-938-7015	

SECTION 3: Project or Site Location

Project Address/Description Richco Ct, De Pere, WI 54115	Parcel No. WD-L179
---	-----------------------

SECTION 4: Project Information

Existing Zoning:	I-3 General Industrial District		
Present Use of Parcel:	Unoccupied		
Proposed Use of Parcel:	Plastics manufacture		
Estimated Start Date:	October 15, 2017	Estimated Completion Date:	May 1, 2018

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) Chad Grundemann	Title Project Manager	Phone Number 715-845-0408
Signature of Applicant 		Date Signed September 11, 2017

TO BE COMPLETED BY CITY STAFF

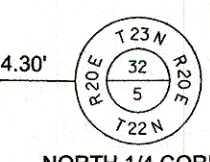
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Attachment: Application Form (6257 : Recommendation regarding a Site Plan for Midland Plastics)

TOPO-BOUNDARY
PLOT TIME: 8/11/2017 10:40 AM
FILE NAME: P:\2017\2017.040 - Keller - Midland Plastics\CAD\Survey Raw Data\Survey Points Drawing\17040_TopoBoundary Map.dwg
© Copyright 2017, Becher-Hoppe Assoc. Inc.



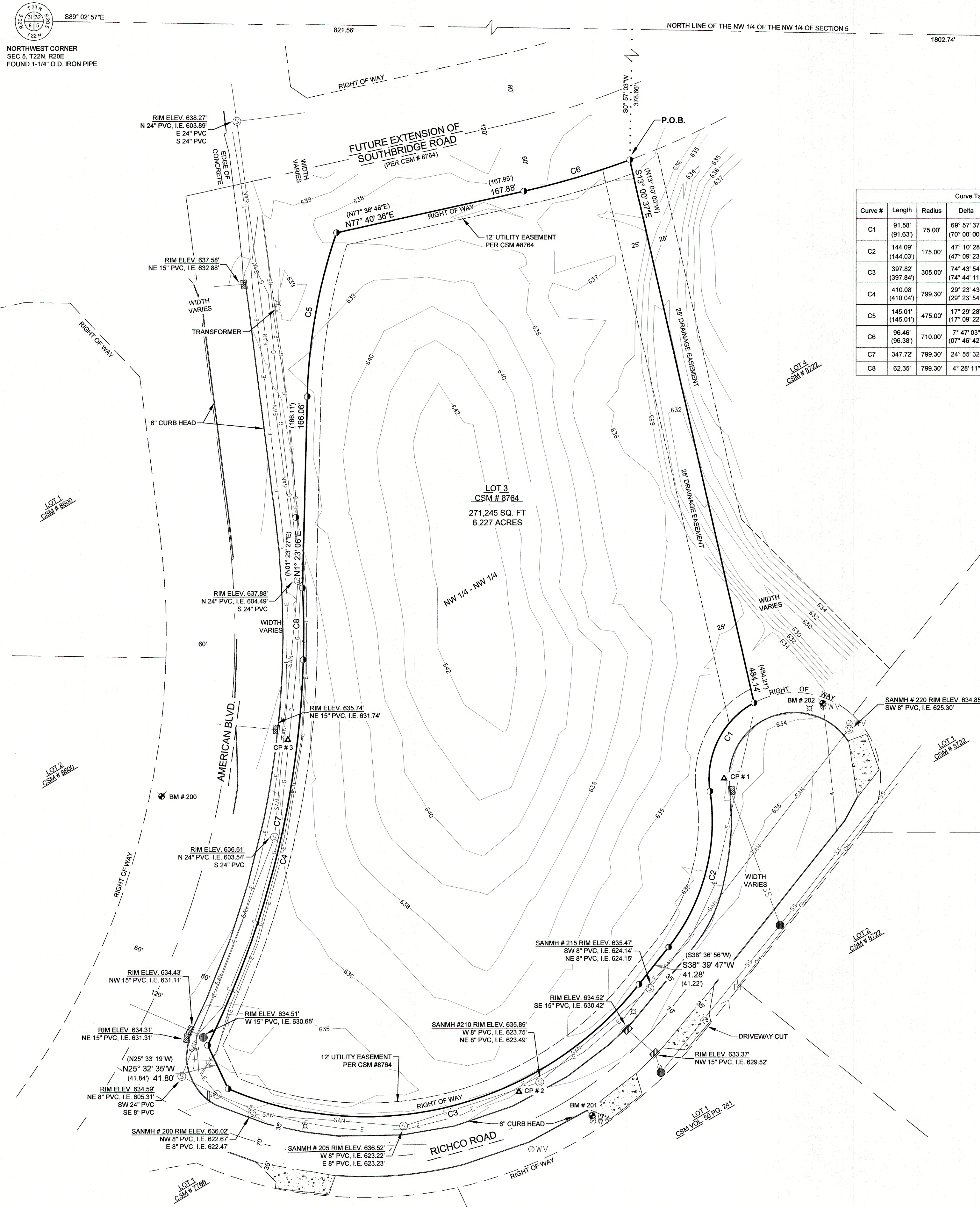
NORTHWEST CORNER
SEC 5, T22N, R20E
FOUND 1-1/4\"/>



NORTH 1/4 CORNER
SEC 5, T22N, R20E
FOUND PK W/ WASHER.

TOPOGRAPHIC & BOUNDARY SURVEY

OF LOT 3 OF CERTIFIED SURVEY MAP NO. 8764 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	91.58' (91.63')	75.00'	69° 57' 37\"/>	85.98' (86.04')
C2	144.09' (144.03')	175.00'	47° 10' 28\"/>	140.05' (140.00')
C3	397.82' (397.84')	305.00'	74° 43' 54\"/>	370.21' (370.23')
C4	410.08' (410.04')	799.30'	29° 23' 43\"/>	405.59' (405.56')
C5	145.01' (145.01')	475.00'	17° 29' 28\"/>	144.45' (144.45')
C6	96.46' (96.38')	710.00'	7° 47' 03\"/>	96.38' (96.31')
C7	347.72' (347.72')	799.30'	24° 55' 32\"/>	344.99' (344.99')
C8	62.35' (62.35')	799.30'	4° 28' 11\"/>	62.34' (62.34')

LEGEND	
	- FOUND 1\"/>
	- RECORD BEARING/DISTANCE
	- BENCHMARK
	- CONTROL POINT
	- STORM SEWER INLET
	- SANITARY MANHOLE
	- ELECTRIC MANHOLE
	- CONCRETE
	- WATER VALVE
	- WATER SHUT OFF
	- LIGHT POLE
	- UTILITY PEDESTAL
	- HYDRANT
	- ROUND STORM INLET
	- GUY WIRE
	- POWER POLE
	- SIGN
	- EXISTING CONTOUR 1' INTERVALS
	- EXISTING UNDERGROUND ELECTRIC
	- EXISTING OVERHEAD UTILITIES
	- EXISTING UNDERGROUND GAS LINE
	- EXISTING WATERLINE
	- EXISTING STORM SEWER
	- EXISTING SANITARY SEWER

GENERAL NOTES:
1.) The locations of underground utilities shown hereon are based on available documentation and marks placed on the ground by others, these locations may or may not reflect the actual locations of said utilities. Diggers hotline should be notified before any subsurface work is conducted.
2.) Elevations are based on NAVD 88 (2012) and referenced to average elevations of constructed manhole rims along Richco Road per City of De Pere Project # 16-048.
3.) The field work was completed on August 9th, 2017.
4.) Right of way of American Boulevard, Richco Road and Southbridge Road was established from found monumentation along the boundary of Lot 3 of CSM #8764.
5.) Sanitary manhole ID's referenced from City of De Pere Asbults, Project # 16-048.

LEGAL DESCRIPTION
Of Lot 3 of Certified Survey Map No. 8764 located in the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner of said Section 5, Thence South 89°02'57\"/>

The above described parcel of land contains 271,245 square feet, or 6.227 acres, more or less.

That said parcel is subject to all easements, restrictions and right of ways of record including a 12 foot utility easement per Certified Survey Map No. 8764.

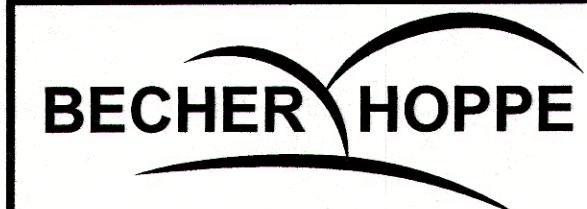
Benchmarks		
Point #	Description	Elevation
200	BURY BOLT ON HYDRANT	637.84'
201	BURY BOLT ON HYDRANT	637.28'
202	BURY BOLT ON HYDRANT	637.06'

Control Points			
Point #	Description	Northing	Easting
1	10\"/>	530448.56'	76059.20'
2	10\"/>	530176.64'	75879.83'
3	10\"/>	530483.17'	75677.62'

SURVEYOR'S CERTIFICATE:
I, Lawrence T. Kempe, Professional Land Surveyor S-2783, hereby certify to the best of my knowledge and belief, that at the direction of Keller, INC., I have surveyed and mapped the parcel as described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said parcel and that I have fully complied with the provisions of Wisconsin administrative Code A-E7 in surveying and mapping said lands.

Dated this 11th day of August 2017

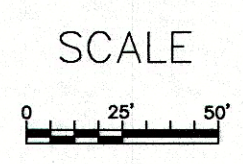
Lawrence T. Kempe
Becher-Hoppe Associates, Inc.
Lawrence T. Kempe
WI P.L.S. S-2783



330 N. Fourth Street
Wausau, WI • 54403
715.845.8000
becherhoppe.com

DRAWN BY: SMH
CHECKED BY: LTK
DATE: 8/10/17

PROJECT NO: 2017.040
REV. DATES:



KELLER, INC.
MIDLAND PLASTICS
DE PERE, WI

TOPOGRAPHIC/BOUNDARY SURVEY

SHEET
1 OF 1



LEGEND			
	-BENCHMARK		-FIELD EDGE
	-FOUND 3/4" IRON ROD		-TREE LINE
	-CONCRETE		-EDGE OF GRAVEL
	-STORM SEWER INLET		-EXISTING CONTOUR
	-SANITARY MANHOLE		-PROPOSED CONTOUR
	-WATER VALVE		-UNDERGROUND GAS LINE
	-HYDRANT		-WATERLINE
	-STORM INLET		-UNDERGROUND COMMUNICATION LINE
	-STORM MANHOLE		-STORM SEWER
	-SIGN		-SANITARY SEWER

GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER OR DEALT WITH AS NOTED.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO CONTAIN SEDIMENT.
- PRIOR TO PERFORMING WORK WITHIN THE PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE WITHIN THE IDENTIFIED PROJECT LIMITS AND OUTSIDE OF WETLAND AREAS.
- MAINTAIN TRAFFIC CIRCULATION TO ALL ADJACENT STREETS AND DRIVEWAYS. WORK THAT MAY AFFECT ADJACENT STREETS AND DRIVEWAYS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND OWNER.
- THE EXCAVATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL PLAN, SAFETY BARRICADES, AND TRAFFIC CONTROL SIGNS TO SECURE THE SITE AND MAINTAIN THRU TRAFFIC ON ADJACENT ROADWAYS FOR THE DURATION OF THE CONSTRUCTION. THE TRAFFIC CONTROL PLAN WILL NEED TO BE APPROVED BY THE LOCAL MUNICIPALITY.
- ALL SAW CUTS SHALL BE FULL DEPTH.

DEMOLITION PLAN

KEYED NOTES

- NEW DRIVEWAY APPROACHES SHALL BE PERMITTED BY THE CITY OF DE PERE. THE CONTRACTOR MUST SAWCUT THE CURB HEAD OFF OF THE EXISTING INTEGRAL CURB AND GUTTER TO THE CORRECT WIDTH & DEPTH TO MAINTAIN THE PAN AND TO LIMIT PAVEMENT JOINTS.
- REMOVE, SALVAGE AND REUSE THE EXISTING GRATE AND CASTING RECONSTRUCT THE EXISTING STORM SEWER STRUCTURE.

DEMOLITION SYMBOLS

SAWCUT	-X-X-X-X-X-X-X-X-X-X-X-
SLOPE INTERCEPT	-----

SITE SURFACE AREAS

	EXISTING AREA (SQ. FT.)	EXISTING % OF SITE	PROPOSED AREA (SQ. FT.)	PROPOSED % OF SITE
BUILDING	0	0	40,548	14.95%
CONC & ASPH PAVEMENT	0	0	51,645	19.04%
GREEN SPACE	271,245	100	179,052	66.01%

LOT SIZE = 271,245 SQ. FT. (6.23 ACRES) ESTIMATED AREA OF DISTURBANCE = 180,044 SQ. FT. (4.13 ACRES)

FUTURE EXPANSION (SQ FT)			TOTAL	
PROPOSED AREA		PROPOSED % OF SITE	TOTAL PROPOSED AREA (SQ FT)	TOTAL %
BUILDING	69,274	25.54%	109,822	40.49%
CONC & ASPH PAVEMENT	11,472	4.23%	63,117	23.27%
GREEN SPACE	80,746	29.77%	98,306	36.24%

ESTIMATED AREA OF FUTURE DISTURBANCE = 121,119 SQ. FT. (2.78 ACRES)

BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com

PROPOSED NEW FACILITY FOR:

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	

PROJECT MANAGER:

V. NYSTROM

DESIGNER:

C. GRUNDEMANN

DRAWN BY:

M. OIE

EXPEDITOR:

A. COHEN

SUPERVISOR:

R. LILLIE

PRELIMINARY NO.:

-

CONTRACT NO.:

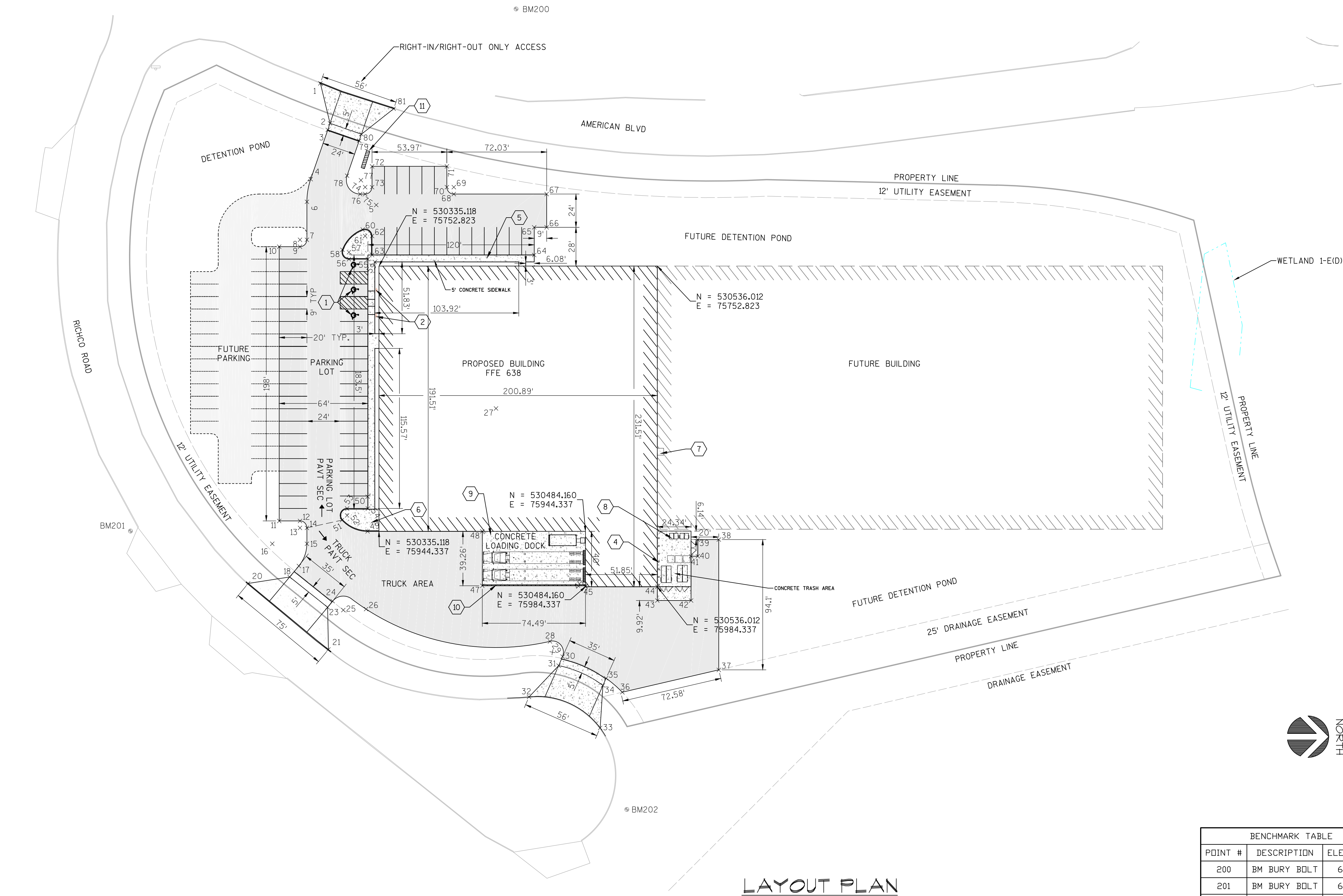
65764

DATE:

SEPTEMBER 2017

SHEET:

C1.0



LAYOUT PLAN

STAKING POINT TABLE				STAKING POINT TABLE				STAKING POINT TABLE				STAKING POINT TABLE				STAKING POINT TABLE			
POINT	DESCRIPTION	NORTHING	EASTING	POINT	DESCRIPTION	NORTHING	EASTING	POINT	DESCRIPTION	NORTHING	EASTING	POINT	DESCRIPTION	NORTHING	EASTING	POINT	DESCRIPTION	NORTHING	EASTING
1	PC	530292.81	75620.89	17	PT	530277.30	75969.34	33	PT	530494.73	76086.23	49	PC	530326.89	75944.34	65		530447.12	75724.82
2	R15'	530299.77	75649.76	18	PC	530270.67	75977.27	34	PC	530496.74	76055.55	50	R25'	530326.89	75919.34	66		530456.12	75724.82
3	PT	530298.14	75654.49	19	R15'	0.00	0.00	35	R20'	530499.00	76050.39	51	PT/PC	530308.43	75936.19	67		530456.12	75700.82
4	PC	530285.86	75690.07	20	PT	530240.71	75981.92	36	PT	530510.71	76060.49	52	R5'	530312.12	75932.82	68	PC	530389.12	75700.82
5	R50'	530333.12	75708.72	21	PC	530298.61	76029.60	37		530580.37	76044.36	53	PT	530312.12	75927.82	69	R5'	530389.12	75695.82
6	PT	530283.12	75706.39	22	R15'	0.00	0.00	38		530580.37	75950.26	54		530327.12	75927.82	70	PT	530384.12	75695.82
7	PC	530283.12	75733.82	23	PT	530298.01	75999.13	39		530565.22	75950.26	55		530327.12	75747.82	71		530384.12	75680.82
8	R5'	530278.12	75733.82	24	PC	530301.68	75994.75	40		530565.22	75962.26	56	PC	530313.42	75747.82	72		530330.12	75680.82
9	PT	530278.12	75738.82	25	R10'	530309.35	76001.16	41		530560.37	75962.26	57	R5'	530313.42	75742.82	73	PC	530330.12	75695.82
10		530263.12	75738.82	26	PT/PC	530325.80	76000.49	42		530560.37	75994.26	58	PT/PC	530308.73	75741.07	74	R5'	530325.12	75695.82
11		530263.12	75936.82	27	R172.59'	530419.60	75855.61	43		530536.01	75994.26	59	R25'	530332.15	75749.82	75	PT	530325.12	75700.82
12	PC	530278.12	75936.82	28	PT/PC	530458.51	76023.76	44		530536.01	75984.34	60	PT/PC	530323.36	75726.42	76	PC	530321.56	75700.82
13	R5'	530278.12	75941.82	29	R8'	530460.31	76031.55	45		530484.16	75984.34	61	R5'	530325.12	75731.10	77	R10'	530322.10	75690.82
14	PT	530283.12	75941.82	30	PT	530467.64	76034.77	46		530484.16	75983.60	62	PT	530330.12	75731.10	78	PT	530312.11	75687.56
15	PC	530283.12	75953.31	31	PC	530464.79	76041.26	47		530409.67	75983.60	63		530330.12	75744.82	79	PC	530320.83	75662.32
16	R25'	530258.12	75953.31	32	R15	530443.39	76063.87	48		530409.67	75944.34	64		530447.12	75744.82	80	R15'	530322.46	75657.59

KEYED NOTES

1. ACCESSIBLE STALL MARKING (SEE DETAIL 5/C6.0)
2. ACCESSIBLE PARKING SIGN (SEE DETAIL 6/C6.0)
3. PARKING LOT STRIPING (SEE DETAIL 5/C6.0)
4. CONCRETE BOLLARDS INSIDE DUMPSTER ENCLOSURE. (SEE ARCHITECTURAL PLANS)
5. SIDEWALK (SEE DETAIL 1/C6.0)
6. CONCRETE ELECTRICAL PAD (SEE ELECTRICAL PLANS)
7. 5'x5' CONCRETE STOOP (SEE ARCHITECTURAL PLANS)
8. DUMPSTER ENCLOSURE WITH CONCRETE PAD (SEE ARCHITECTURAL PLANS)
9. CONCRETE LOADING DOCK APPROACH 6" THICK REINFORCED WITH 6X6 #6 WELDED WIRE MESH WITH BROOM FINISH (SEE ARCHITECTURAL PLANS)
10. CONCRETE RETAINING WALLS (SEE ARCHITECTURAL PLANS)
11. BUSINESS SIGN (SEE ARCHITECTURAL PLANS)

GENERAL NOTES

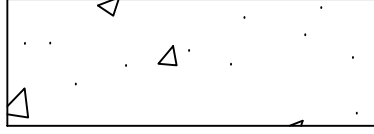
1. COORDINATES ARE BASED ON NAD 83 (2011) AND REFERENCED AS SHOWN HEREON. ELEVATIONS ARE BASED ON NAVD 88 (2012) AND REFERENCED TO BENCHMARKS 200, 201 & 202 HYDRANT BURY BOLTS FROM CITY OF DE PERE. SEE BENCHMARK TABLE.
2. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
3. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
6. COORDINATE CONSTRUCTION IN THE RIGHT OF OF WAY WITH THE LOCAL AUTHORITIES.
7. STREET REPAIR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DE PERE STANDARDS FOR REPAIR OF STREET PAVEMENT.
8. THERE WILL BE NO PERIMETER CURBING NEEDED ON THIS PROJECT.

PAVEMENT SYMBOLS

ASPHALT PAVEMENT
(SEE DETAIL 2/C6.0)

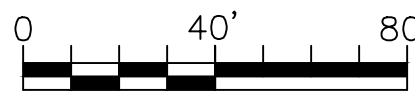


6" CONCRETE PAVEMENT
REINFORCED WITH 6X6 #6
WELDED WIRE MESH WITH
BROOM FINISH

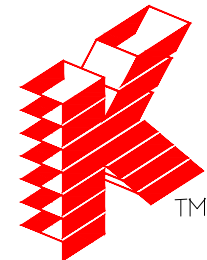


BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04

LEGEND	
	-BENCHMARK
	-FOUND 3/4" IRON ROD
	-CONCRETE
	-STORM SEWER INLET
	-SANITARY MANHOLE
	-WATER VALVE
	-HYDRANT
	-STORM INLET
	-STORM MANHOLE
	-SIGN
	-FIELD EDGE
	-TREE LINE
	-EDGE OF GRAVEL
	-EXISTING CONTOUR
	-PROPOSED CONTOUR
	-UNDERGROUND GAS LINE
	-WATERLINE
	-UNDERGROUND COMMUNICATION LINE
	-STORM SEWER
	-SANITARY SEWER



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W1777 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW FACILITY FOR:

MIDLAND PLASTICS

WISCONSIN

DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the
copyrighted property of KELLER, INC.
No part hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

REVISIONS	

PROJECT MANAGER:
V. NYSTROM

DESIGNER:
C. GRUNDEMANN

DRAWN BY:
M. OIE

EXPEDITOR:
A. COHEN

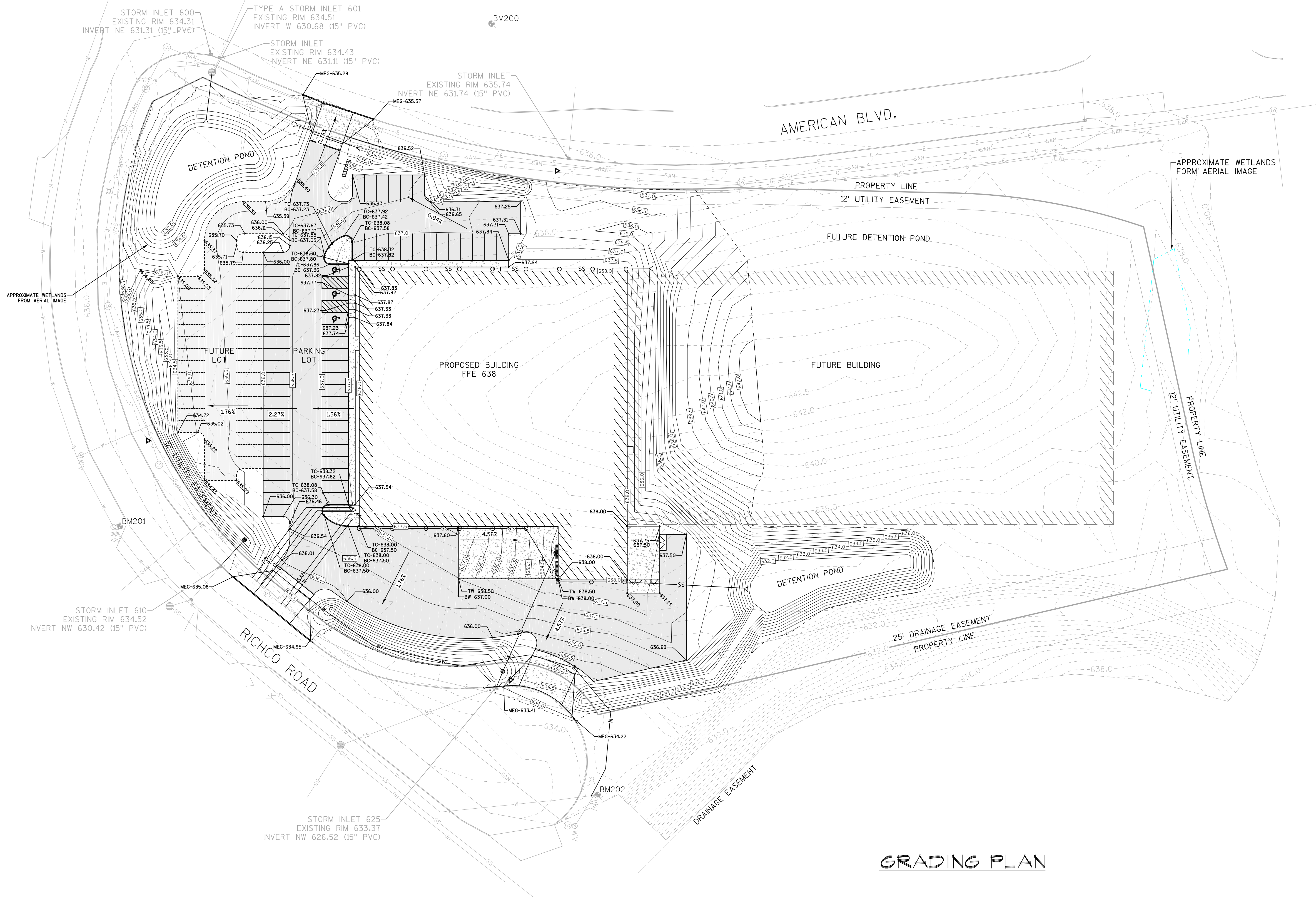
SUPERVISOR:
R. LILLIE

PRELIMINARY NO:
-

CONTRACT NO:
65764

DATE:
SEPTEMBER 2017

SHEET:
C2.0



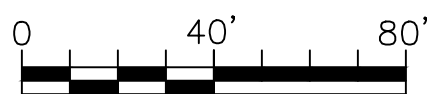
GRADING PLAN

GENERAL NOTES

- COORDINATES ARE BASED ON NAD 83 (2011) AND REFERENCED AS SHOWN HEREON. ELEVATIONS ARE BASED ON NAVD 88 (2012) AND REFERENCED TO BENCHMARKS 200, 201 & 202 HYDRANT BURY BOLTS FROM CITY OF DE PERE. SEE BENCHMARK TABLE.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF XXXX.XX EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF XXX.XX'
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS.
- SEE SHEET C4.0 FOR EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH THE CITY OF DE PERE.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW THE FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
- THE EXCAVATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL PLAN, SAFETY BARRICADES, AND TRAFFIC CONTROL SIGNS TO SECURE THE SITE AND MAINTAIN THRU TRAFFIC ON AMERICAN BLVD. AND RICHO ROAD FOR THE DURATION OF CONSTRUCTION. THE TRAFFIC CONTROL PLAN FOR AMERICAN BLVD. AND RICHO ROAD WILL NEED TO BE APPROVED BY THE CITY OF DE PERE.

GRADING ABBREVIATIONS

- BW = BOTTOM OF RETAINING WALL
TW = TOP OF RETAINING WALL
MEG = MATCH EXISTING GROUND
HP = HIGH POINT
SWALE FLOW ARROW



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W1777 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WISCONSIN
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW FACILITY FOR:

MIDLAND PLASTICS

WISCONSIN

DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	

PROJECT MANAGER:
V. NYSTROM

DESIGNER:
C. GRUNDEMANN

DRAWN BY:
M. OIE

EXPEDITOR:
A. COHEN

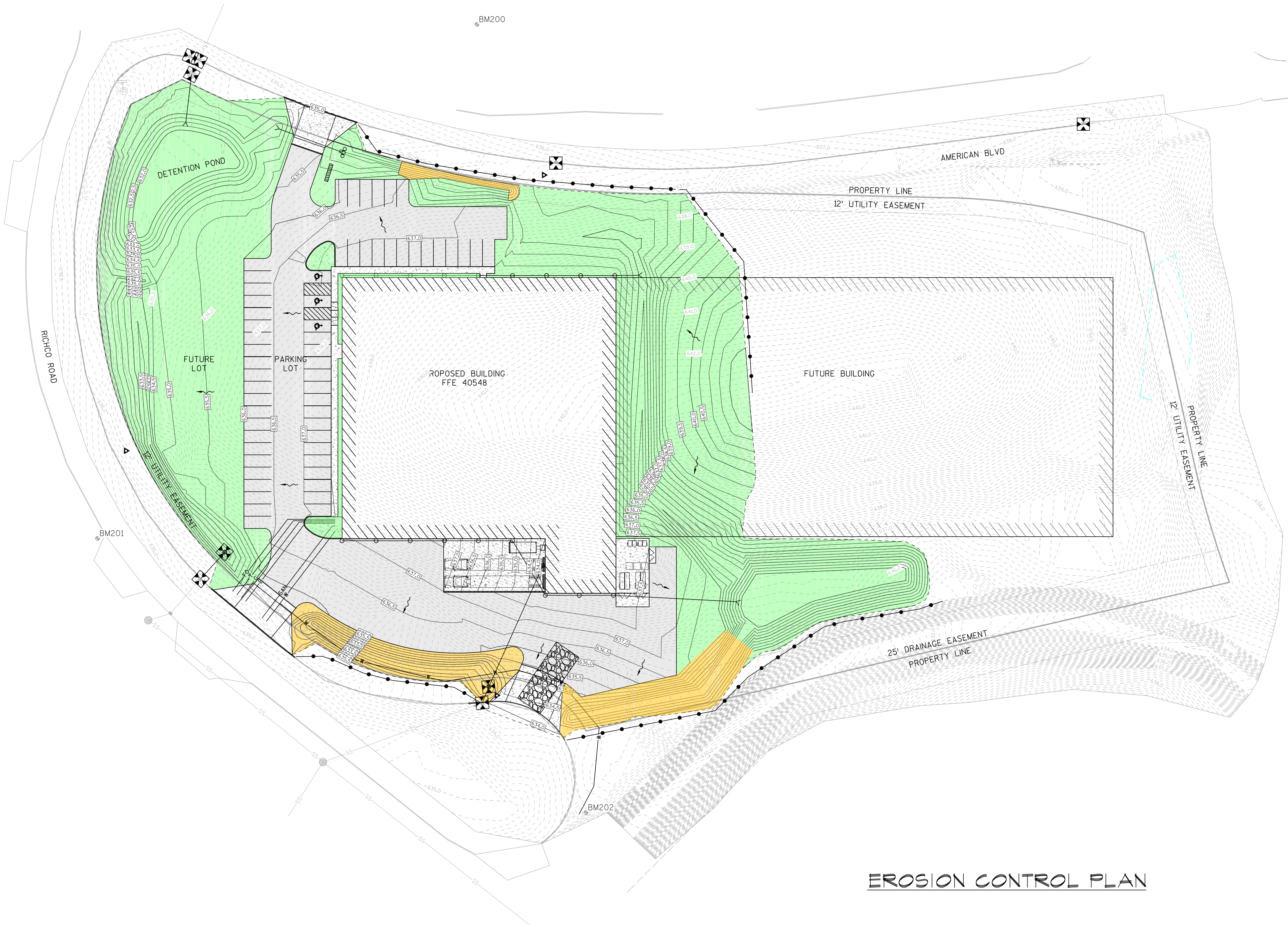
SUPERVISOR:
R. LILLIE

PRELIMINARY NO:
-

CONTRACT NO:
65764

DATE:
SEPTEMBER 2017

SHEET:
C3.0



EROSION CONTROL PLAN

GENERAL NOTES

- COORDINATES ARE BASED ON NAD 83 (2011) AND REFERENCED AS SHOWN HEREON. ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO BENCHMARKS 200, 201 & 202 HYDRANT BURY BOLTS FROM THE CITY OF DE PERE. SEE BENCHMARK TABLE.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPALITY AT LEAST 3 WORKING DAYS PRIOR TO SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR TRACKING PADS UTILIZING 3"-6" CLEAR OR WASHED STONE SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12 INCHES THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF 20 FEET.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USED OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM, BEFORE IMMINENT RAIN EVENTS, AND AS DIRECTED BY THE CITY OF DE PERE.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERTY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OR INTENT.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WISCONSIN DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-18.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL 80% GROWTH OF VEGETATION IS ESTABLISHED, REMOVAL OF TEMPORARY EROSION CONTROL ELEMENTS SHALL BE PART OF THE CONTRACTORS BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- IF BARE SOIL WILL BE EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
- SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF ALL STOCKPILED TOPSOIL AND GRAVEL BASE.
- INLET PROTECTION SHALL BE PROVIDED ADJACENT TO THE SITE, ACROSS THE STREET FROM THE SITE, AND IN THE NEXT INLETS DOWNSTREAM OF THE STIE.
- THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE WITHIN THE IDENTIFIED PROJECT LIMITS.

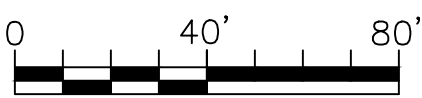
EROSION LEGEND

- SLOPE INTERCEPT
- SURFACE WATER FLOW
- SILT FENCE
- EROSION BALE, BARRIER
- INLET PROTECTION
- TRACKING PAD
- EROSION MAT
- 6" TOPSOIL SEED, FERTILIZE, & MULCH

EROSION CONTROL SEQUENCING

- COMMENCE PROJECT BY INSTALLING PERIMETER EROSION CONTROL (SILT FENCE), INSTALLING CONSTRUCTION ENTRANCE (TRACKING PAD), AND INLET PROTECTION ON ADJACENT STREETS.
- PERFORM DEMOLITION IN ACCORDANCE WITH DEMOLITION PLAN, AND ALL STATE AND LOCAL ORDINANCES.
- STRIP EXISTING TOPSOIL IN BUILDING FOOTPRINT AND PARKING AREAS, AND STOCKPILE ONSITE. PLACE SILT FENCE AROUND BASE OF STOCKPILED TOPSOIL AND EXCAVATE FOR BUILDING FOOTPRINT.
- POUR BUILDING FOOTINGS AND FOUNDATION.
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION. INSTALL INLET PROTECTION ON IDENTIFIED CASTINGS IMMEDIATELY AFTER INSTALLING MANHOLE/CATCHBASIN.
- DURING GRADING ACTIVITIES, EXISTING GRASS AND VEGETATION SHALL REMAIN IN PLACE AS LONG AS POSSIBLE TO AVOID SEDIMENT TRANSPORT.
- ALL DISTURBED AREAS THAT ARE NOT ACTIVELY WORKED FOR 10 OR MORE DAYS SHALL BE TEMPORARILY STABILIZED. PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
- FINALIZE SITE GRADING, SPREAD TOPSOIL, AND SEED GENERAL LAWN AREAS DISTURBED BY CONSTRUCTION.
- PREPARE PAVEMENT SUBGRADE AND BASE. PAVE PARKING LOT AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT DEPOSITION.
- ONCE CONSTRUCTION IS COMPLETE, GRASS IS ESTABLISHED, AND SITE IS STABILIZED, REMOVE TEMPORARY EROSION CONTROL DEVICES AND SUBMIT NOTE OF TERMINATION TO DNR.

BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW FACILITY FOR:

MIDLAND PLASTICS

WISCONSIN

DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1

PROJECT MANAGER:
V. NYSTROM

DESIGNER:
C. GRUNDEMANN

DRAWN BY:
M. OIE

EXPEDITOR:
A. COHEN

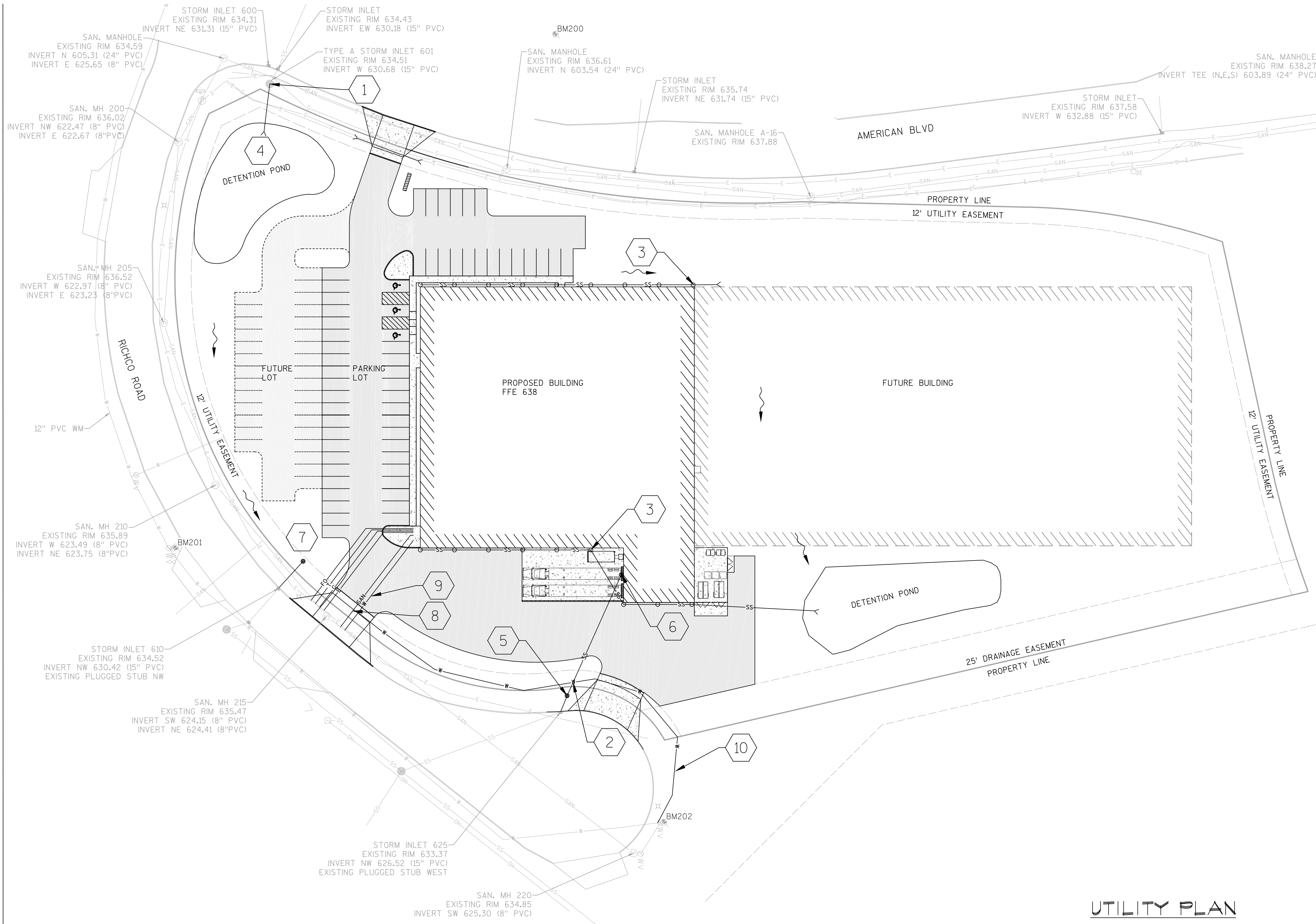
SUPERVISOR:
R. LILLIE

PRELIMINARY NO:
-

CONTRACT NO:
65764

DATE:
SEPTEMBER 2017

SHEET:
C4.0



LEGEND	
	-BENCHMARK
	-FOUND 3/4" IRON ROD
	-CONCRETE
	-STORM SEWER INLET
	-SANITARY MANHOLE
	-WATER VALVE
	-HYDRANT
	-STORM INLET
	-STORM MANHOLE
	-SIGN
	-FIELD EDGE
	-TREE LINE
	-EDGE OF GRAVEL
	-EXISTING CONTOUR
	-PROPOSED CONTOUR
	-UNDERGROUND GAS LINE
	-WATERLINE
	-UNDERGROUND COMMUNICATION LINE
	-STORM SEWER
	-SANITARY SEWER

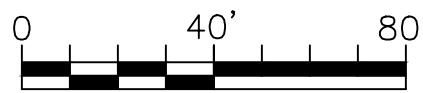
GENERAL NOTES

- COORDINATES ARE BASED ON NAD 83 (2011) AND REFERENCED AS SHOWN HEREON. ELEVATIONS ARE BASED ON NAVD 88 (2012) AND REFERENCED TO BENCHMARKS 200,201 & 202 HYDRANT BURY BOLTS FROM THE CITY OF DE PERE. SEE BENCHMARK TABLE.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- EXACT LOCATION OF THE EXISTING UTILITIES UNKNOWN. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING THE SIZE, ELEVATION AND LOCATION OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM HORIZONTAL CLEARANCE OF 8' BETWEEN SEWER AND WATER LINES MEASURED CENTER TO CENTER. WATER CROSSING OVER SEWER SHALL HAVE 12" MINIMUM VERTICAL CLEARANCE AND WATER CROSSING BENEATH SEWER SHALL HAVE MINIMUM VERTICAL CLEARANCE OF 18". VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER. MINIMUM COVER FOR WATER AND SANITARY SERVICE IS 7.5'. SEE PROPOSED FINISHED GRADES. SHEET C3.0.
- ALL SANITARY, STORM SEWER, WATER CONNECTIONS, SERVICES AND INSTALLATIONS SHALL MEET ALL LOCAL AND STATE REGULATIONS.
- VERIFY EXISTING UTILITIES AND STORM SEWER LOCATIONS DEPTH AND SIZES PRIOR TO INSTALLATIONS OF NEW SERVICES, MAINS, OR LATERALS.
- 6" TOPSOIL, SEED, FERTILIZE, AND MULCH ALL DISTURBED AREAS.
- REFER TO THE PROPOSED BUILDING MECHANCL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS OF WATER AND SANITARY SEWER CONNECTIONS.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE. COORDINATE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE RIGHT OF WAY WITH THE CITY OF DE PERE.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES ADMINISTRATIVE CODE SECTION 382.21.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN EXCAVATION PERMIT FOR WORK INSIDE OF THE CITY OF DE PERE RIGHT OF WAY.

KEYED NOTES

- REMOVE THE EXISTING GRATE AND RECONSTRUCT THE EXISTING STORM SEWER STRUCTURE AND INSTALL A NEW FRAME AND GRATE.
- INSULATE WATER AT STORM SEWER CROSSING PER LOCAL AND STATE REGULATIONS.
- 6" DRAIN TILE SHALL BE INSTALLED FROM EXCAVATION LIMITS (SEE DETAIL 4/C6.0) TO RECONSTRUCTED INLET
- INV 632.00, 6" DIA ORIFICE, 25 LF OF 12" HDPE @ 0.50%.
- INSTALL 3' DIAMETER CONCRETE CATCH BASIN WITH NEENAH R-2525-A. ENSURE THAT THE CASTING AND GRATE COMBINATION HAS A MINIMUM OF 3.1 LF WEIR PERIMETER. RIM 632.50, INV IN 623.80, INV OUT 626.55, 16 LF OF 15" HDPE @ 0.25%
- INSTALL 3' DIAMETER CONCRETE CATCH BASIN WITH NEENAH R-2504-D. RIM 634.27, INV OUT 627.76, 85 LF OF 15" HDPE @ 1.0%.
- INSTALL 3' DIAMETER CONCRETE CATCH BASIN WITH NEENAH R-2525-L. ENSURE THAT THE CASTING AND GRATE COMBINATION HAS A MINIMUM OF 4.1 LF WEIR PERIMETER. RIM 632.50, INV OUT 630.48, 25LF OF 15" HDPE @ 0.23%.
- INSTALL 6" PVC SANITARY SEWER LATERAL WITH TRACER WIRE.
- INSTALL 8" PVC WATER SERVICE (OPTION 1 WATER BORE OR OPEN CUT REPLACE ROAD IN KIND)
- INSTALL 8" PVC WATER SERVICE (OPTION 2 WATER OPEN CUT)

BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW FACILITY FOR:

MIDLAND PLASTICS

WISCONSIN

DE PERE

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT MANAGER:

V. NYSTROM

DESIGNER:

C. GRUNDEMANN

DRAWN BY:

M. OIE

EXPEDITOR:

A. COHEN

SUPERVISOR:

R. LILLIE

PRELIMINARY NO:

-

CONTRACT NO:

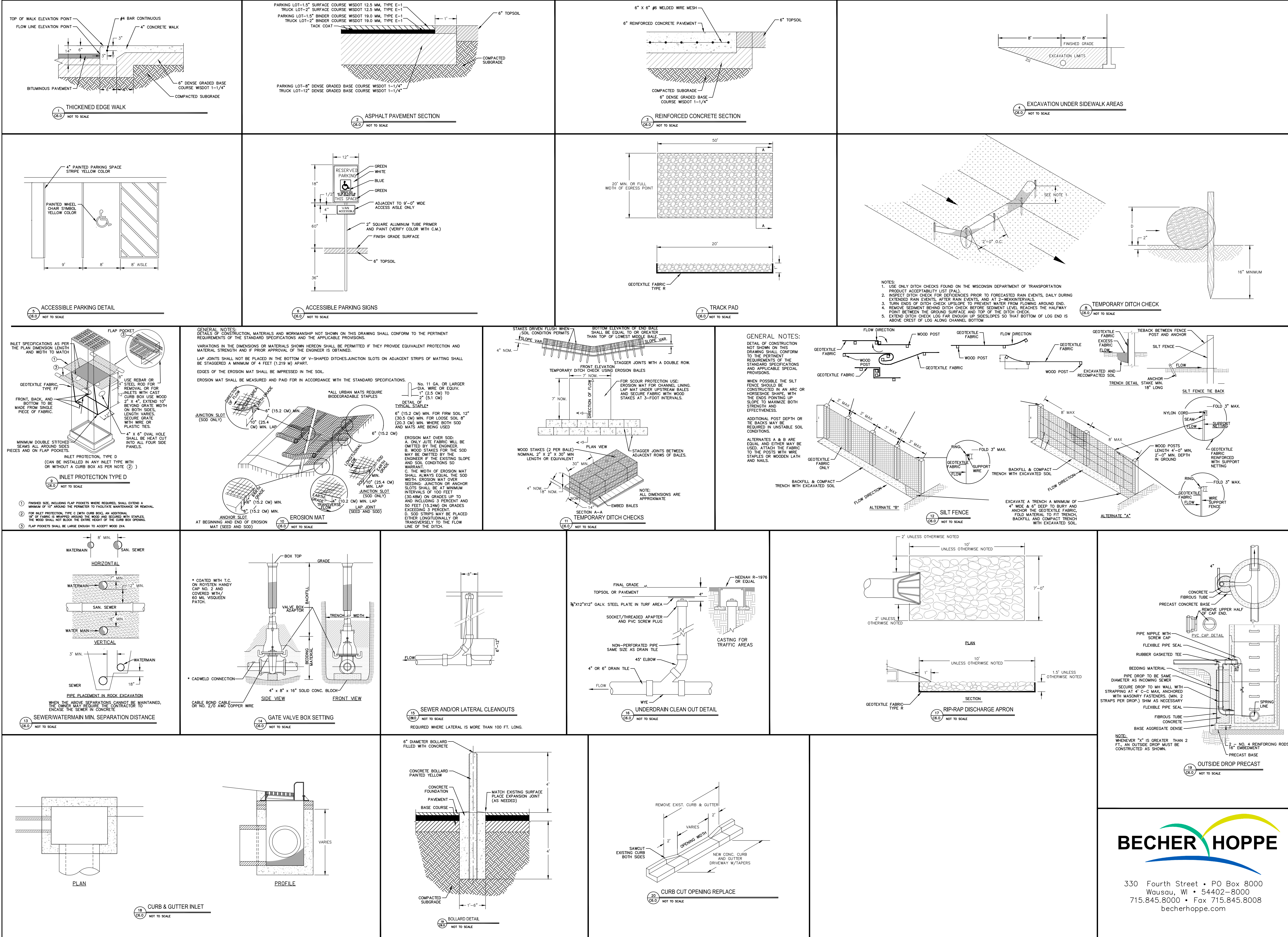
65764

DATE:

SEPTEMBER 2017

SHEET:

C5.0



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

MIDLAND PLASTICS
WISCONSIN
DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

PROPOSED NEW FACILITY FOR:

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT MANAGER: V. NYSTROM

DESIGNER: C. GRUNDEMANN

DRAWN BY: M. OIE

EXPEDITOR: A. COHEN

SUPERVISOR: R. LILLIE

PRELIMINARY NO.: -

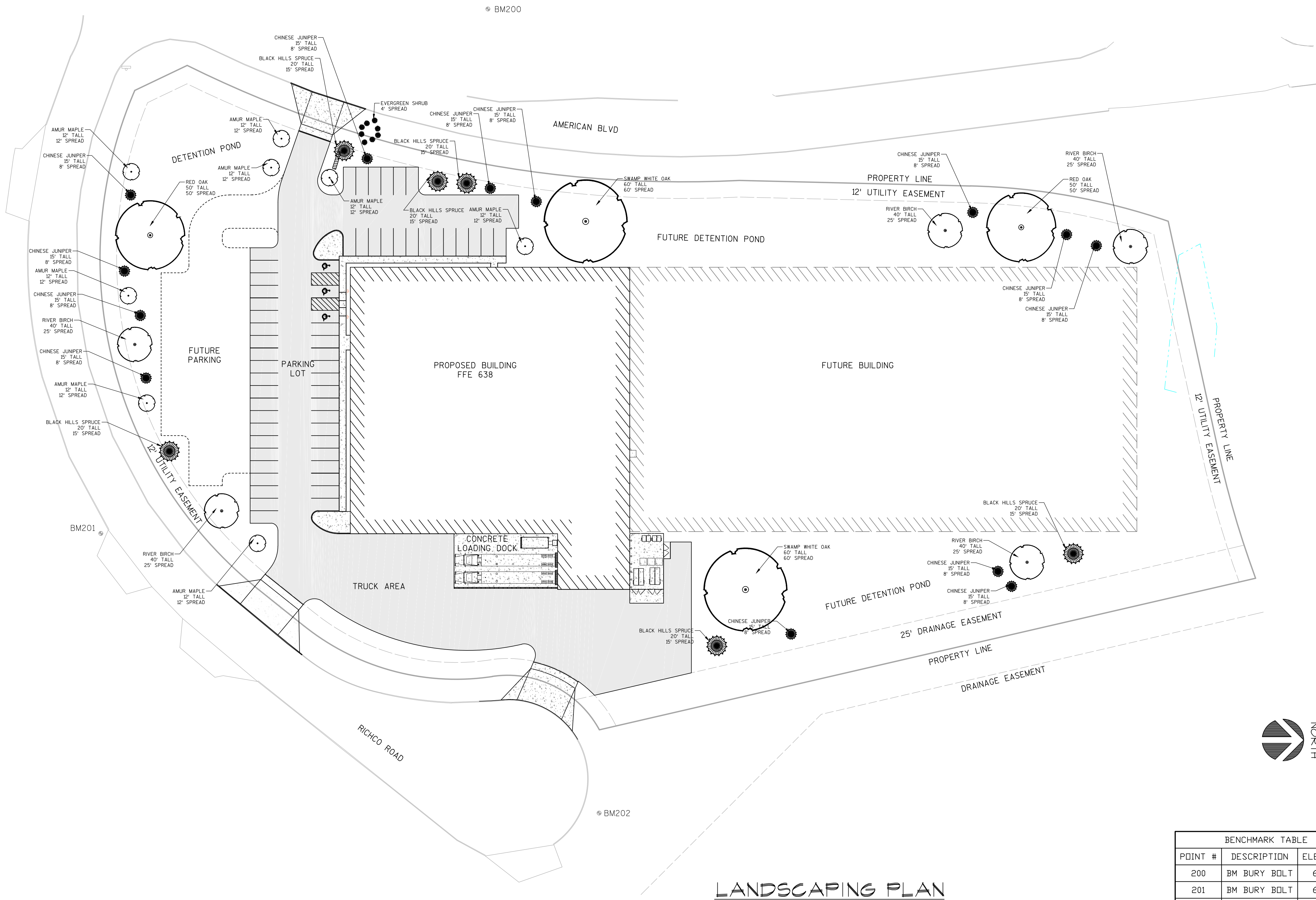
CONTRACT NO.: 65764

DATE: SEPTEMBER 2017

SHEET: C6.0

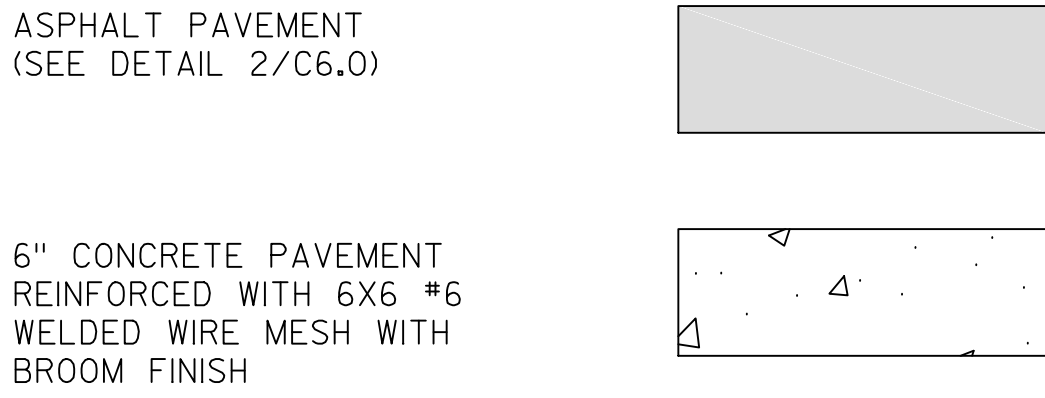
BECHER HOPPE

330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com



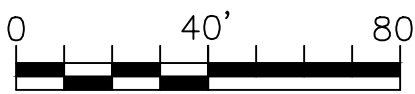
LANDSCAPING PLAN

PAVEMENT SYMBOLS

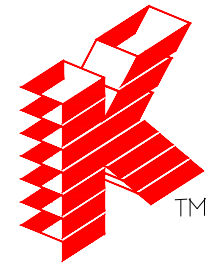


BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04

LEGEND	
	-BENCHMARK
	-FOUND 3/4" IRON ROD
	-CONCRETE
	-STORM SEWER INLET
	-SANITARY MANHOLE
	-WATER VALVE
	-HYDRANT
	-STORM INLET
	-STORM MANHOLE
	-SIGN
	-FIELD EDGE
	-TREE LINE
	-EDGE OF GRAVEL
	-EXISTING CONTOUR
	-PROPOSED CONTOUR
	-UNDERGROUND GAS LINE
	-WATERLINE
	-UNDERGROUND COMMUNICATION LINE
	-STORM SEWER
	-SANITARY SEWER



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

MIDLAND PLASTICS

PROPOSED NEW FACILITY FOR:

WISCONSIN

DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	

PROJECT MANAGER:
V. NYSTROM

DESIGNER:
C. GRUNDEMANN

DRAWN BY:
M. OIE

EXPEDITOR:
A. COHEN

SUPERVISOR:
R. LILLIE

PRELIMINARY NO:
-

CONTRACT NO:
65764

DATE:
SEPTEMBER 2017

SHEET:
C7.0



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W1777 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
(262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

WISCONSIN

DE PERE

MIDLAND PLASTICS

PROPOSED NEW FACILITY FOR:

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	
1	

PROJECT MANAGER:
V. NYSTROM

DESIGNER:
C. GRUNDEMANN

DRAWN BY:
M. OIE

EXPEDITOR:
A. COHEN

SUPERVISOR:
R. LILLIE

PRELIMINARY NO:
-

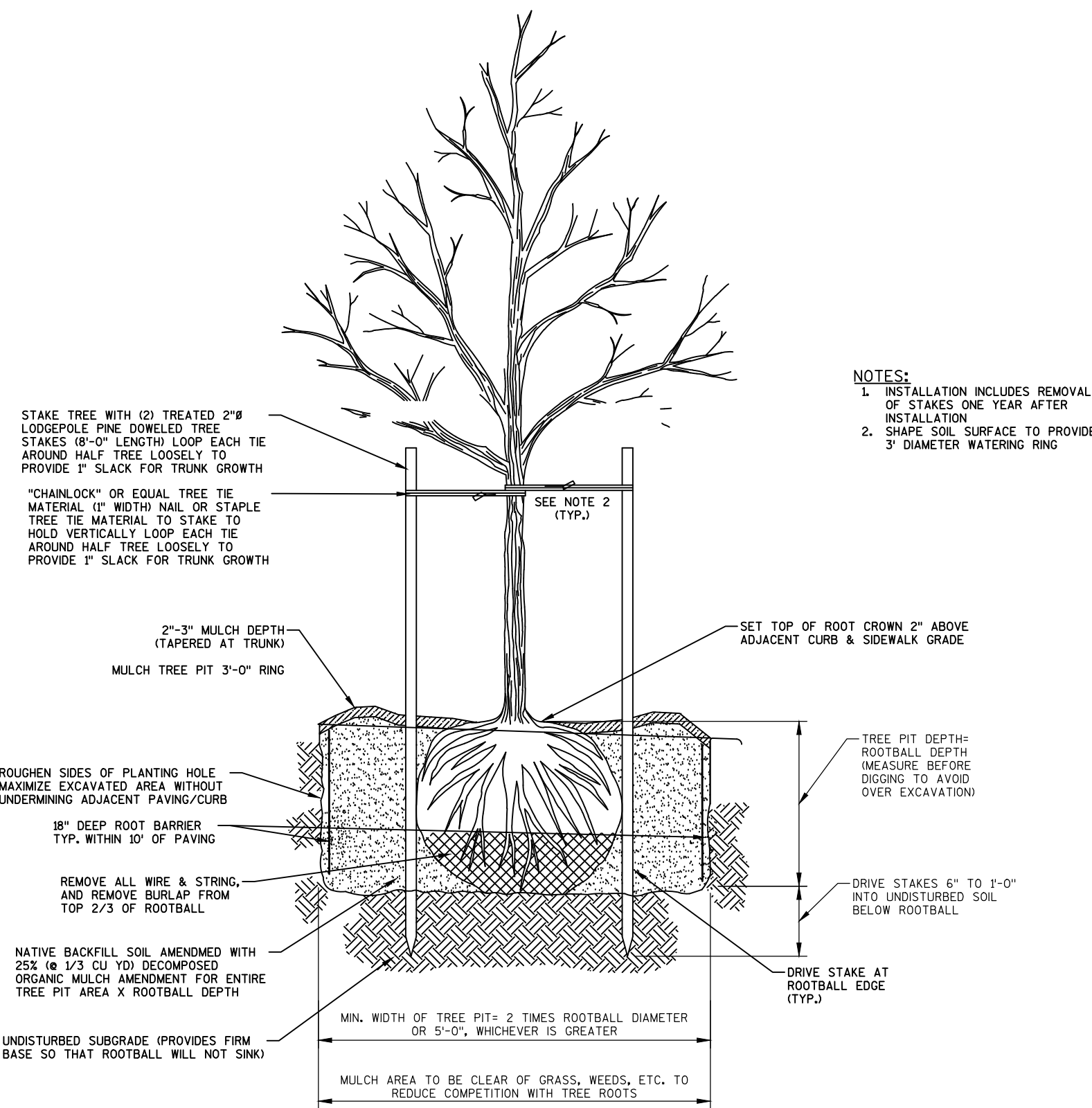
CONTRACT NO:
65764

DATE:
SEPTEMBER 2017

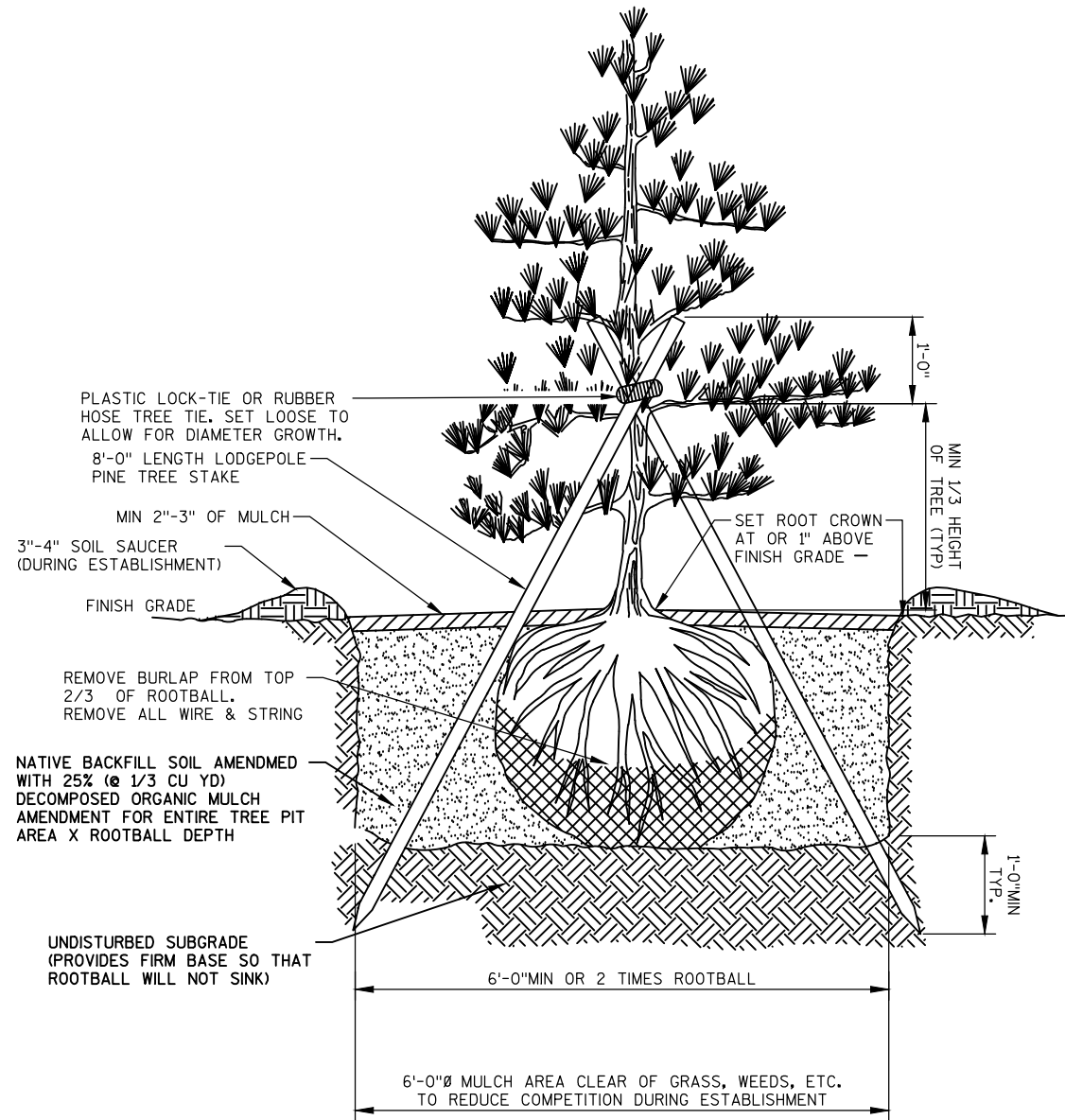
SHEET:
C7.1

GENERAL NOTES:

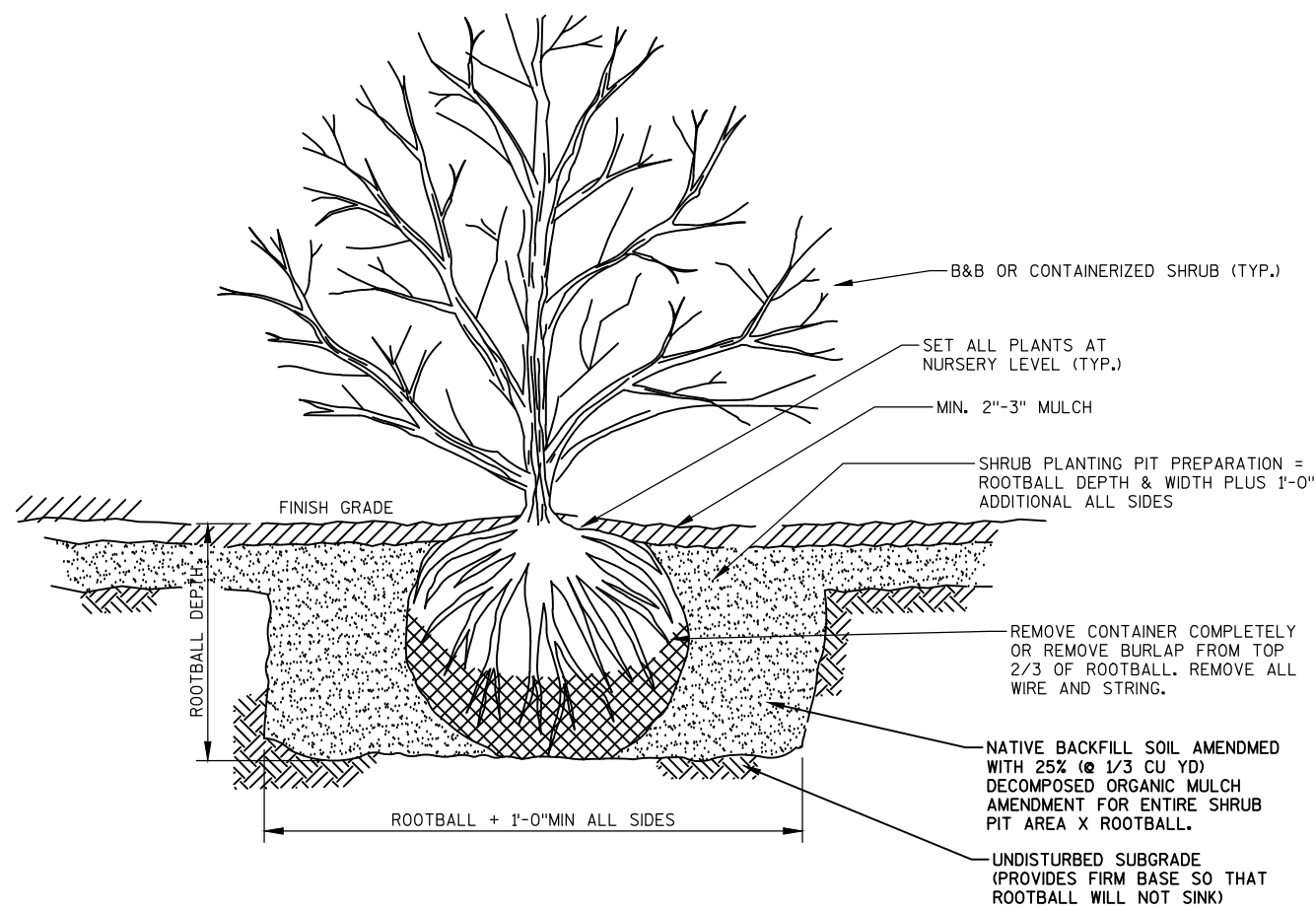
1. CONTACT DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING
3. HYDROSEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL AREAS CALLED OUT FOR "NO MOW-LOW GROW" TURF SHALL BE PROVIDED AND INSTALLED PER SPEC FROM PRAIRIE NURSERY INC.
5. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN, REFERENCED TO LW EXTENSION GUIDELINES.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF TWO STAKES.
7. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE), CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR INSTALLATION OF SAID UTILITIES.



A
C7.1
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B
C7.1
EVERGREEN PLANTING DETAIL
NOT TO SCALE



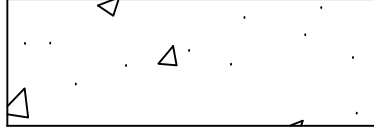
A
C7.1
SHRUB PLANTING DETAIL
NOT TO SCALE

PAVEMENT SYMBOLS

ASPHALT PAVEMENT
(SEE DETAIL 2/C6.0)

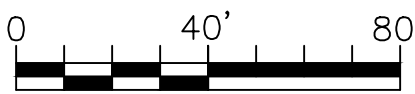


6" CONCRETE PAVEMENT
REINFORCED WITH 6X6 #6
WELDED WIRE MESH WITH
BROOM FINISH

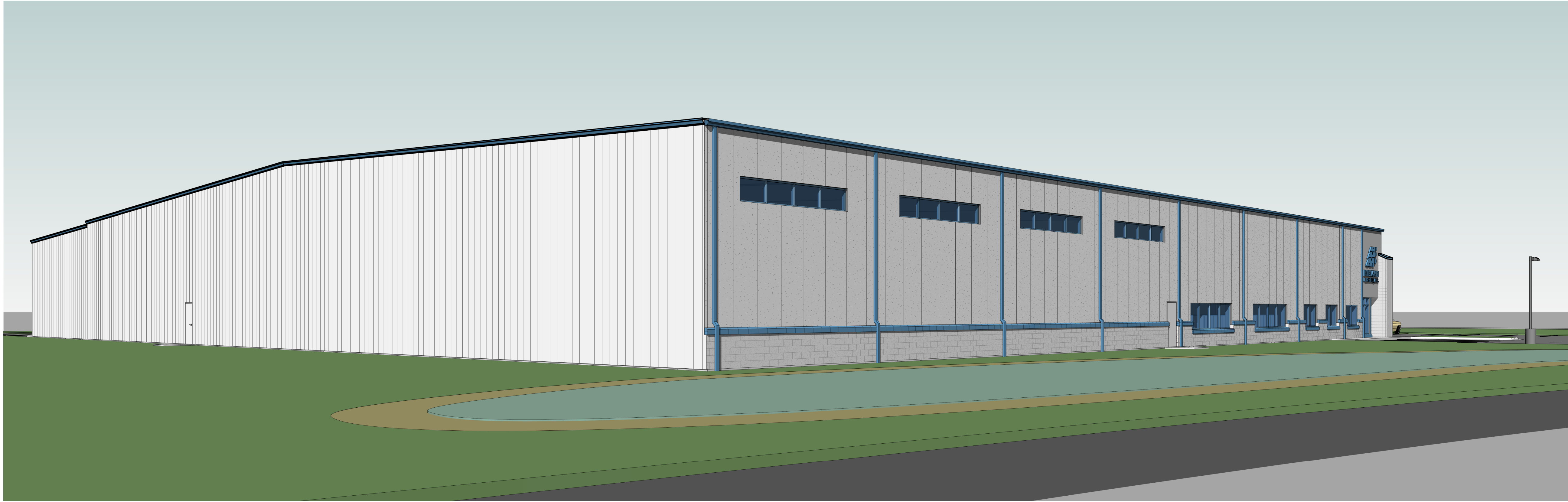


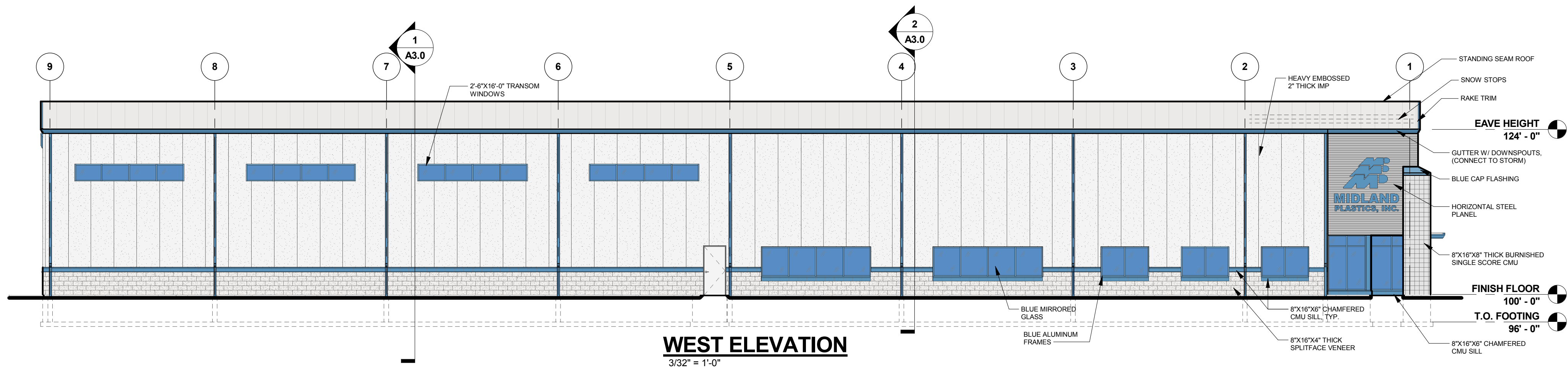
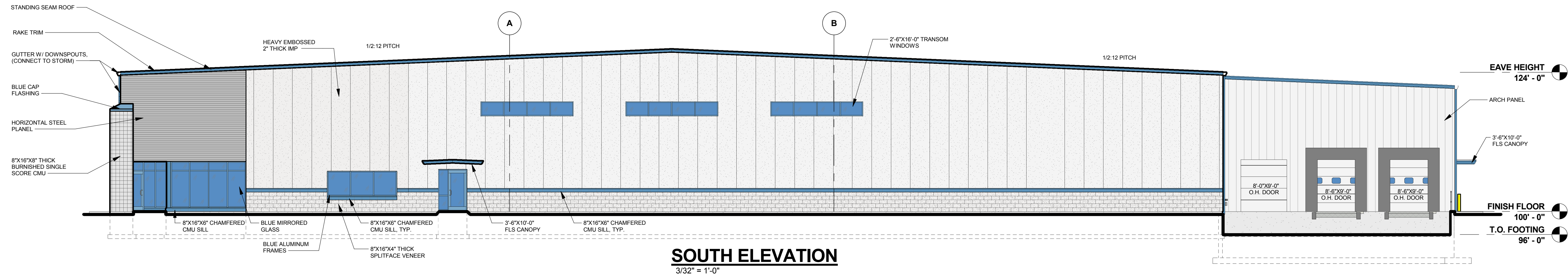
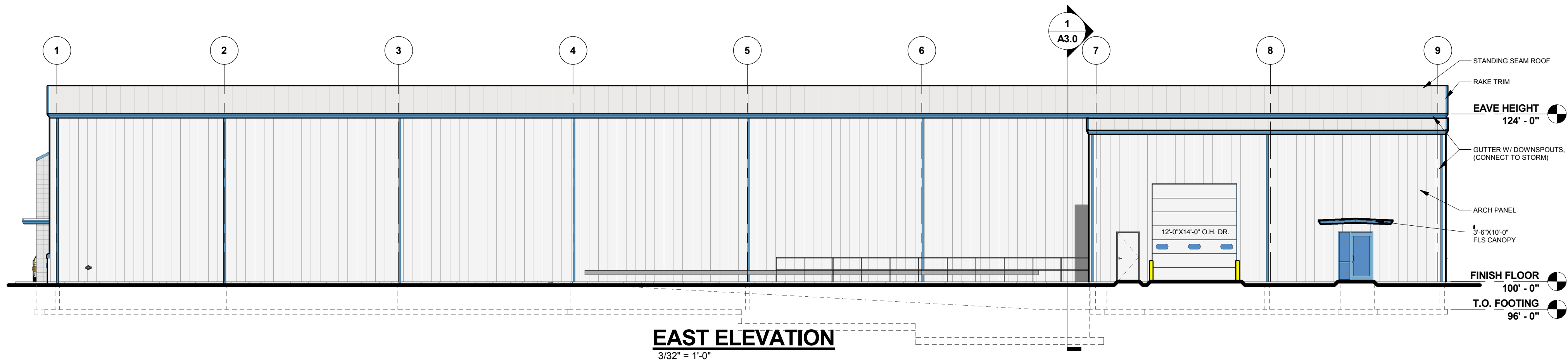
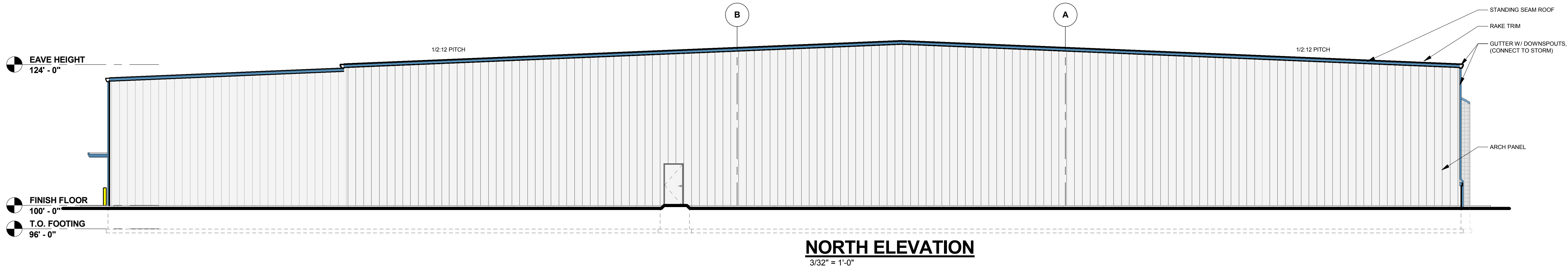
BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04

LEGEND	
●	-BENCHMARK
○	-FOUND 3/4" IRON ROD
■	-CONCRETE
▨	-STORM SEWER INLET
⊙	-SANITARY MANHOLE
⊕	-WATER VALVE
⊙	-HYDRANT
▨	-STORM INLET
⊙	-STORM MANHOLE
⊕	-SIGN
—	-FIELD EDGE
—	-TREE LINE
—	-EDGE OF GRAVEL
—	-EXISTING CONTOUR
—	-PROPOSED CONTOUR
—	-UNDERGROUND GAS LINE
—	-WATERLINE
—	-UNDERGROUND COMMUNICATION LINE
—	-STORM SEWER
—	-SANITARY SEWER



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

N216 State Road 55
P.O. Box 620

Kaukauna, WI 54130

PHONE (920) 766-5795 /
1-800-236-2534

FAX (920) 766-5004

MADISON

711 Lake Dr.

San Prairie, WI 53590

PHONE (608) 318-2336

FAX (608) 318-2337

MILWAUKEE

W204 N11509

Goldendale Rd

Germanstown, WI 53022

PHONE (262) 250-9710

1-800-236-2534
FAX (262) 250-9740

WAUSAU

5605 Lilac Ave

Wausau, WI 54401

PHONE (715) 849-3141

FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
MIDLAND PLASTICS

WISCONSIN

DE PERE,

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

R1 02.22.2017 TDP

R2 03.24.2017 TDP

PROJECT MANAGER:

V. NYSTROM

DESIGNER:

R. LINDSTROM

DRAWN BY:

TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P17035

CONTRACT NO:

DATE:

02.08.2017

SHEET:

A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

A NEW FACILITY FOR MIDLAND PLASTICS

DE PERE,

WISCONSIN

GENERAL NOTES

THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION WORK ONLY. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES WHICH GOVERN FOR THE BUILDING SITE, AND SHALL BE DONE IN A WORKMANLIKE MANNER.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHE PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.

CONCRETE TO BE 3000 PSI FROST WALLS, 3500 PSI FLOORS, 4000 PSI EXTERIOR CONCRETE INCLUDING RETAINING WALLS.

PROJECT INFORMATION

CONSTRUCTION CLASSIFICATION

TYPE IIB, FULLY SPRINKLED

OCCUPANCY

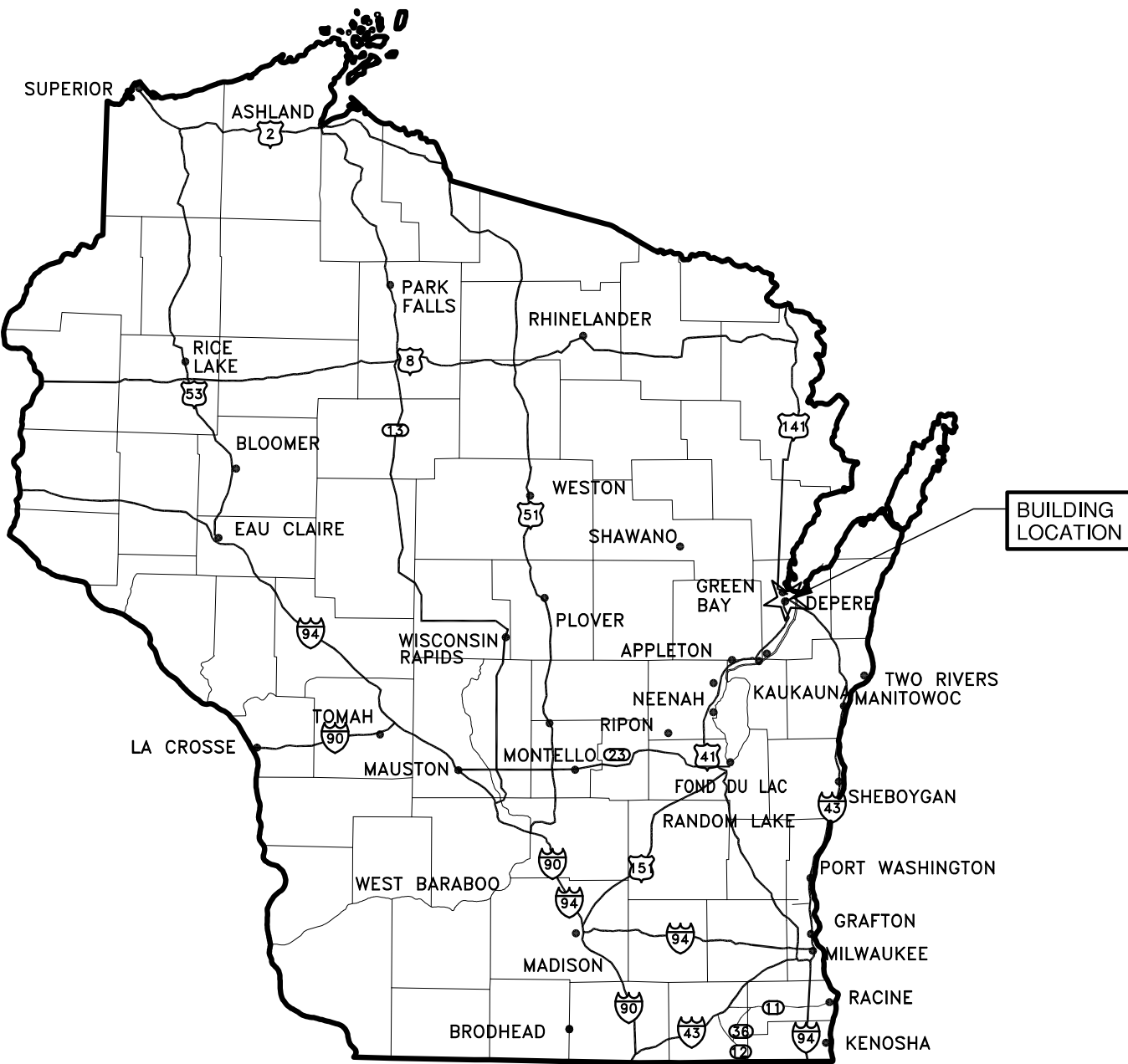
F-1 - FACTORY
S-1 - STORAGE
B - BUSINESS

ALLOWABLE AREA

PROJECT IS BEING FILED AS UNLIMITED AREA

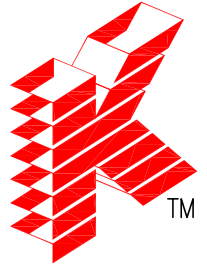
SHEET INDEX

SHEET	SHEET TITLE
T1.0	COVER SHEET, INDEX, NOTES
T2.0	SPEC SHEET
C1.0	SITE DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C3.0	SITE GRADING PLAN
C4.0	SITE EROSION CONTROL PLAN
C5.0	SITE UTILITY PLAN
C6.0	SITE DETAILS
S1.0	STRUCTURAL NOTES
S1.1	FOUNDATION PLAN
S1.2	STRUCTURAL DETAILS
S1.3	FOUNDATION DETAILS
S1.4	FOUNDATION DETAILS
S1.5	FOUNDATION DETAILS
S1.6	FOUNDATION DETAILS
S2.0	OFFICE FRAMING PLAN
A1.0	OVERALL PLAN
A1.1	ENLARGED PLANS
A1.2	EGRESS & CEILING PLANS
A1.3	DUMPSTER DETAILS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	CROSS SECTION
A3.1	CROSS SECTION
A4.0	FINISH SCHEDULE
A4.1	WINDOWS & DOOR FRAME ELEVATIONS
A5.0	ADA DETAILS



LOCATION MAP

4.f



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130

PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MADISON

711 Lois Drive
Sun Prairie, WI 53590

PHONE 608.318.2336
FAX 608.318.2337

MILWAUKEE

W204 N11509
Goldenstate Road
Germantown, WI 53022

PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

WAUSAU

5605 Lilac Avenue
Wausau, WI 54401

PHONE 715.849.3141
FAX 715.849.3181

www.kellerbuilds.com

A NEW FACILITY FOR

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD

DE PERE, WISCONSIN 54115

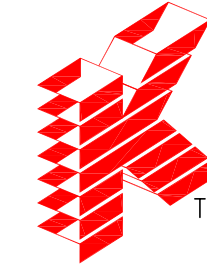
"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:	V. NYSTROM
ARCHITECT:	K. SPERL
DRAWN BY:	S. BURTON
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	-----
CONTRACT NO:	65764
DATE:	9-11-17
SHEET:	T1.0

”ISSUED FOR CONSTRUCTION”

Packet Pg. 33



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE 920.766.5795 1.800.236.2534 FAX 920.766.5004	MADISON 711 Lolo Drive Sun Prairie, WI 53590 PHONE 608.318.2336 FAX 608.318.2337
MILWAUKEE W204 N11509 Goldenstone Road Germantown, WI 53022 PHONE 262.250.9710 1.800.236.2534 FAX 262.250.9740	WAUSAU 5605 Lila Avenue Wausau, WI 54401 PHONE 715.849.3141 FAX 715.849.3181

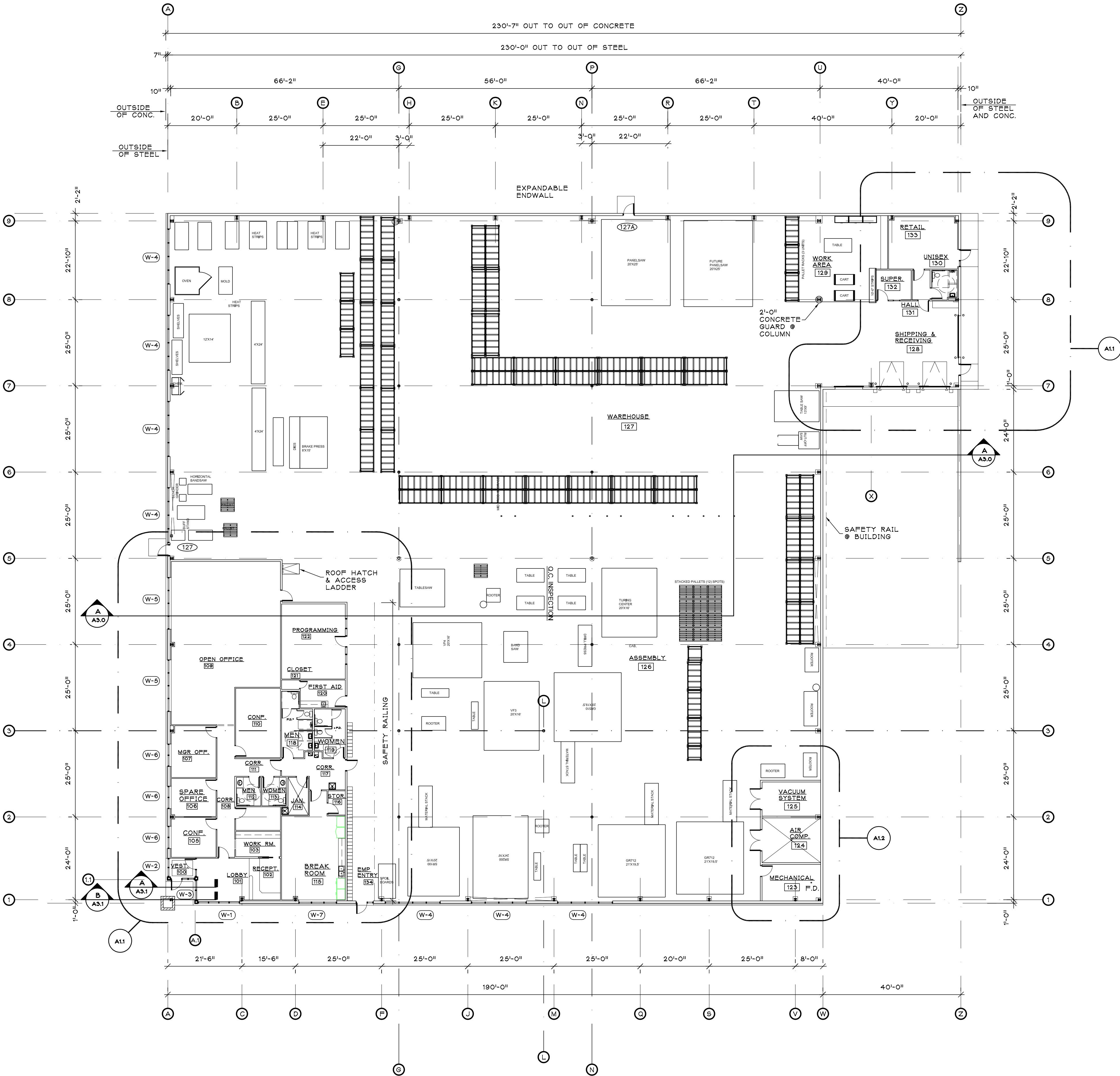
www.kellerbuilds.com

A NEW FACILITY FOR
MIDLAND PLASTICS
AMERICAN BLVD. AND RICHO ROAD
WISCONSIN 54115
DE PERE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

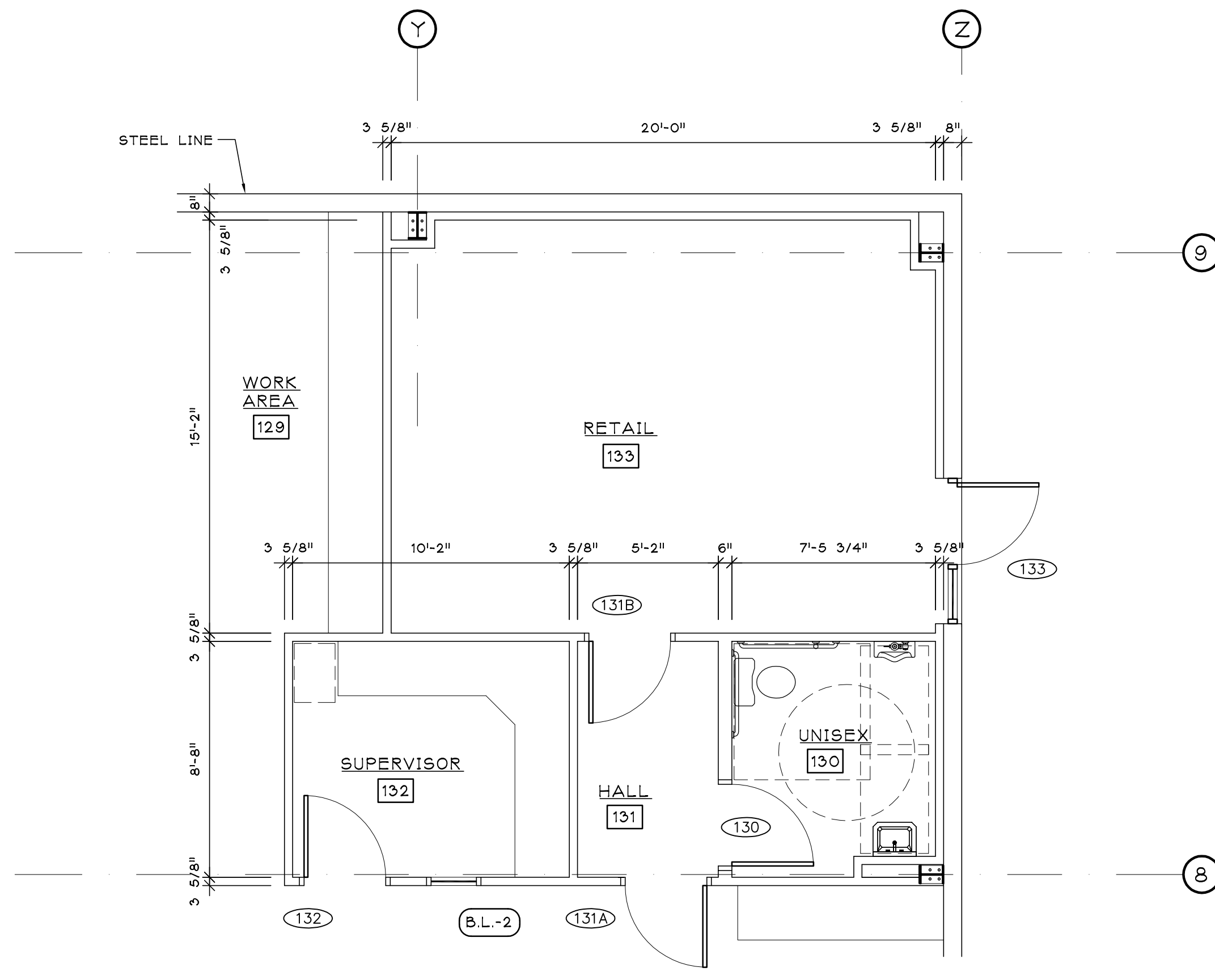
PROJECT MANAGER: V. NYSTROM
ARCHITECT: K. SPERL
DRAWN BY: S. BURTON
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: 65764
DATE: 9-11-17
SHEET: A1.0



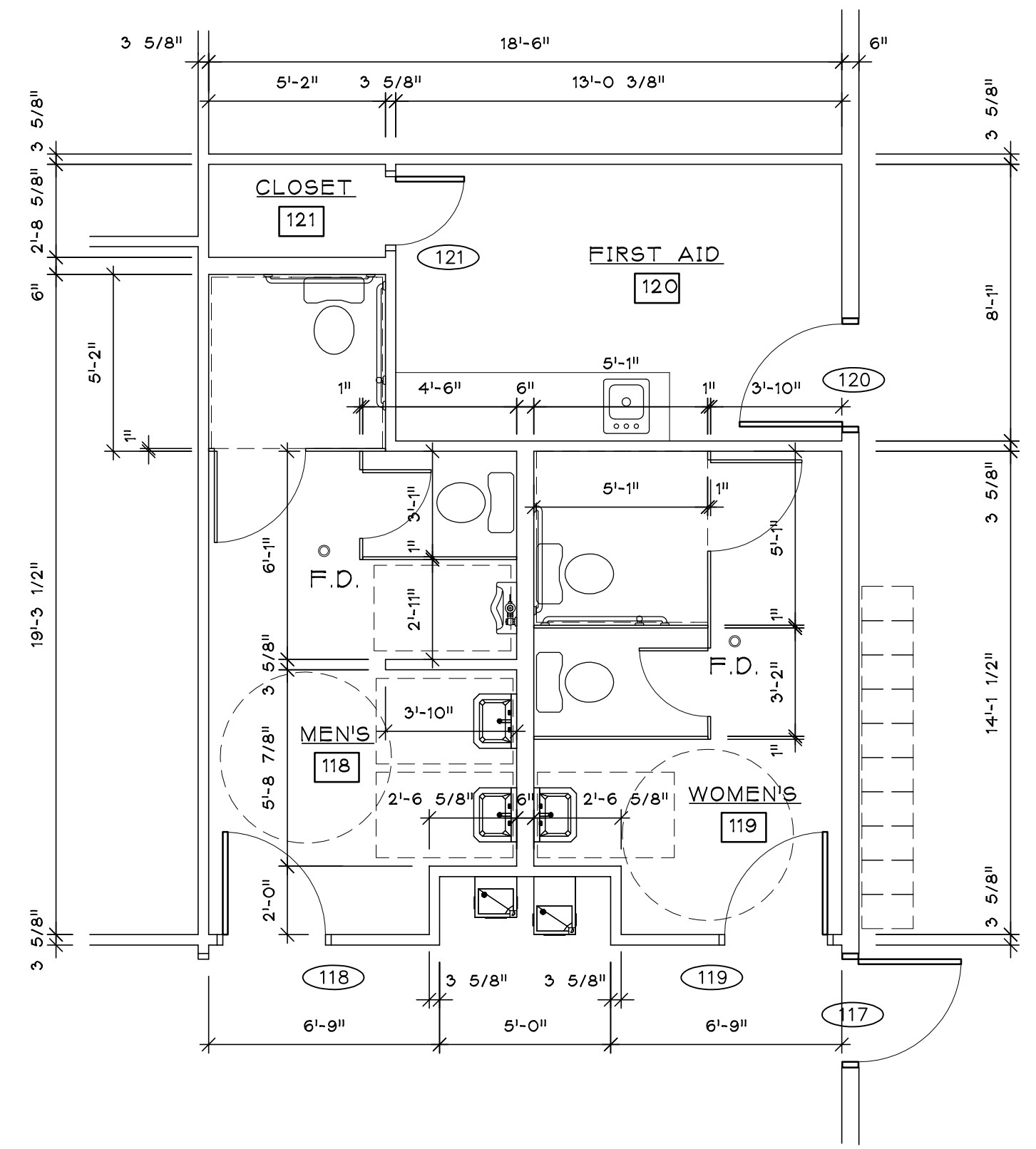
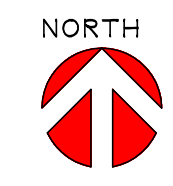
OVERALL PLAN
SCALE: 1/16"=1'-0"



"ISSUED FOR CONSTRUCTION"



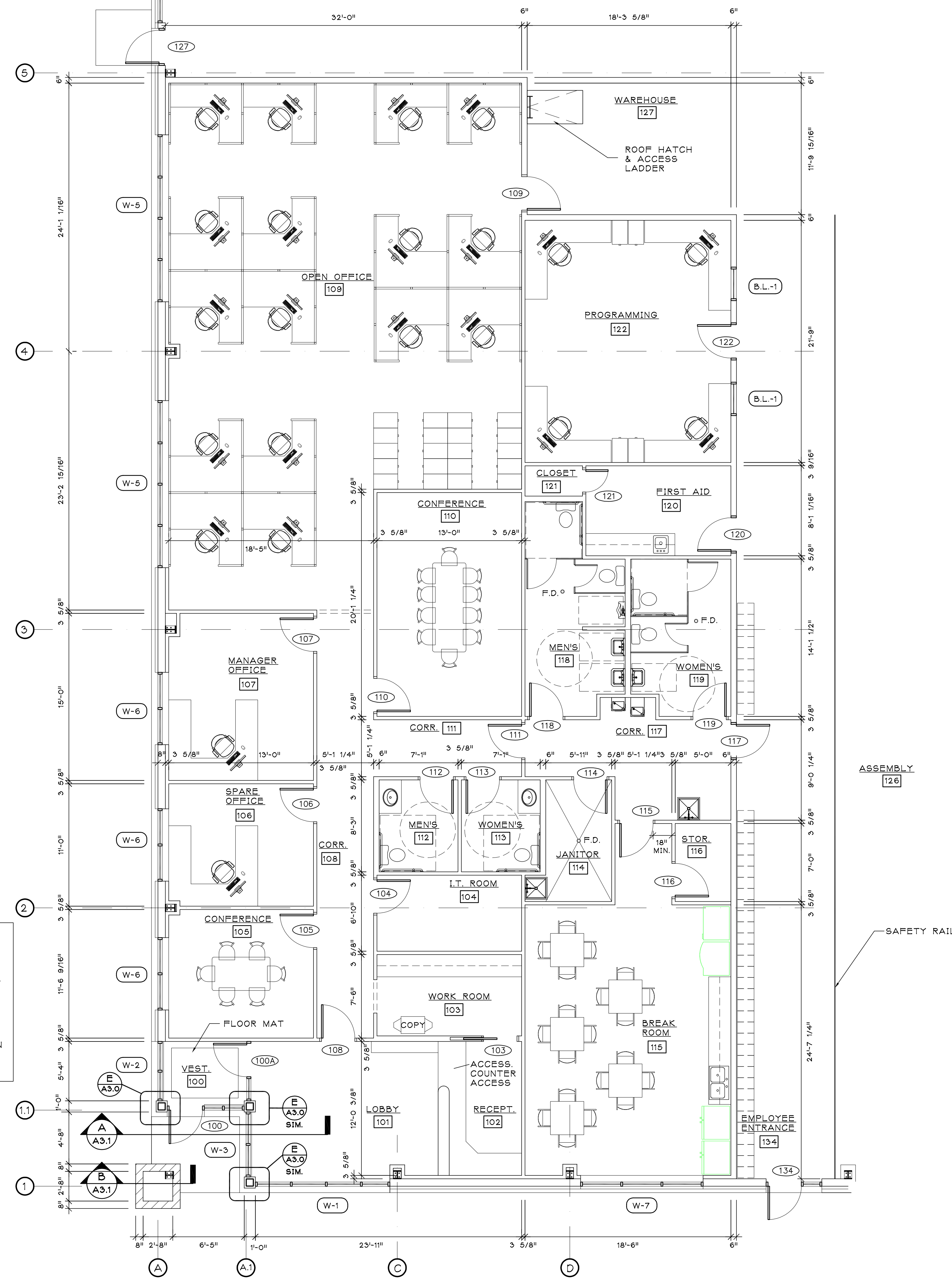
ENLARGED PLAN
SCALE: 1/4"=1'-0"



ENLARGED TOILET PLAN
SCALE: 1/4"=1'-0"



STUD WALL NOTES:
UNLESS OTHERWISE NOTED ON CEILING SUPPORT FRAMING PLAN, ALL OFFICE AREA STUDS TO BE AS DIMENSIONED, 20 GA. @ 16" O.C. w/ BATT INSULATION, 5/8" PLASTERBOARD ON BOTH SIDES - ALL TO TERMINATE @ 12'-0" A.F.F.
ALL STUDS @ MECH 123, AIR COMP 124, & VACUUM 125 ARE TO BE 20 GA. @ 16" O.C. w/ BATT INSULATION & LINER PANEL OR FRP WALL FINISH. - SEE SCHEDULE.



ENLARGED OFFICE PLAN
SCALE: 3/16"=1'-0"





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MADISON
711 Lolo Drive
Sun Prairie, WI 53590
PHONE 608.318.2336
FAX 608.318.2337

MILWAUKEE
W204 N11509
Goldenstone Road
Germantown, WI 53022
PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

WAUSAU
5605 Lisc Avenue
Wausau, WI 54401
PHONE 715.849.3141
FAX 715.849.3181

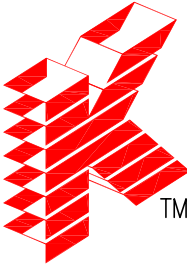
www.kellerbuilds.com

A NEW FACILITY FOR

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHO ROAD
WISCONSIN 54115
DE PERE,

"COPYRIGHT NOTICE"	
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.	
REVISIONS	
PROJECT MANAGER: V. NYSTROM	
ARCHITECT: K. SPERL	
DRAWN BY: S. BURTON	
EXPEDITOR: -----	
SUPERVISOR: -----	
PRELIMINARY NO: -----	
CONTRACT NO: 65764	
DATE: 9-11-17	
SHEET: A1.1	



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130

PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MILWAUKEE
W204 N11509
Goldenstone Road
Germantown, WI 53022

PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

MADISON
711 Lois Drive
Sun Prairie, WI 53590

PHONE 608.318.2336
FAX 608.318.2337

WAUSAU
5605 Lisc Avenue
Wausau, WI 54401

PHONE 715.849.3141
FAX 715.849.3181

www.kellerbuilds.com

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD
WISCONSIN 54115

A NEW FACILITY FOR

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:

V. NYSTROM

ARCHITECT:

K. SPERL

DRAWN BY:

S. BURTON

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

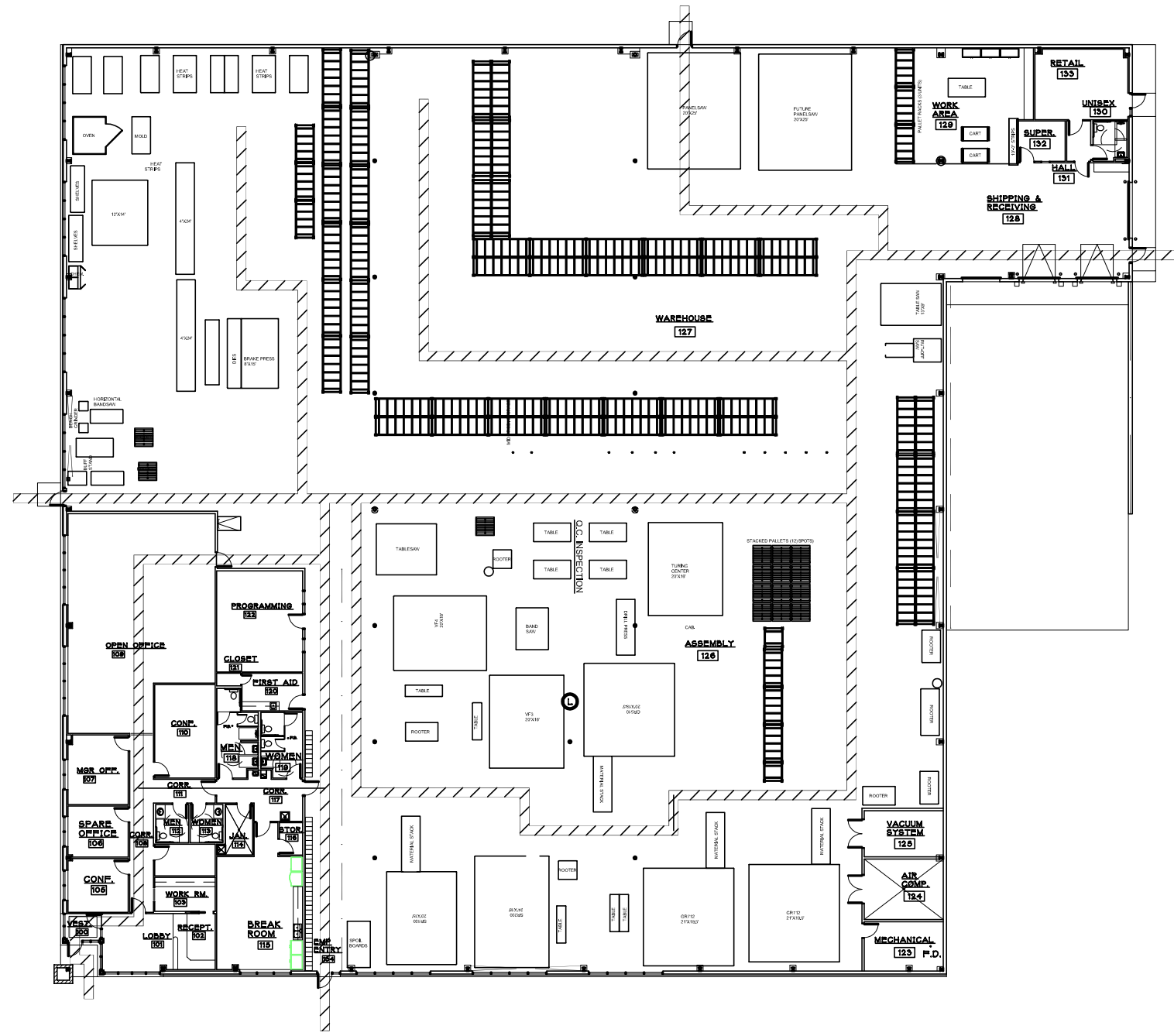
65764

DATE:

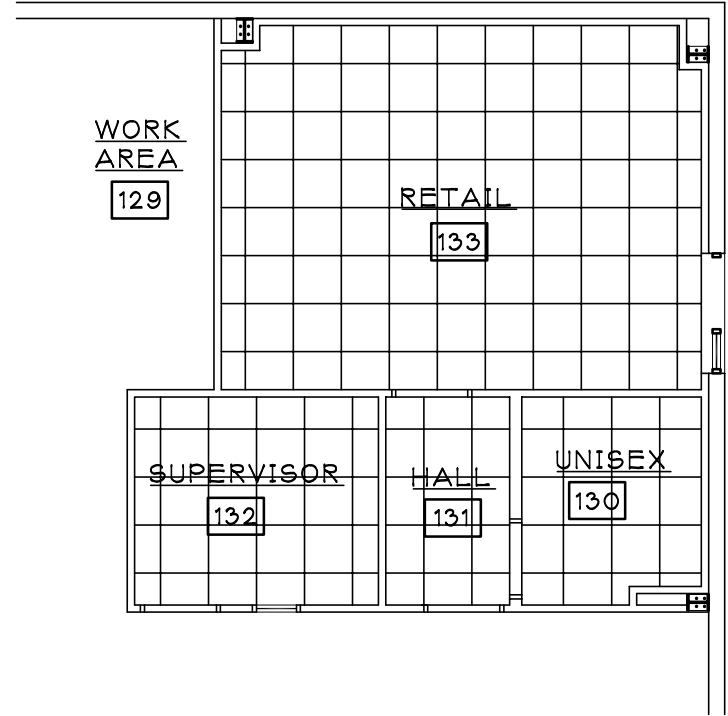
9-11-17

SHEET:

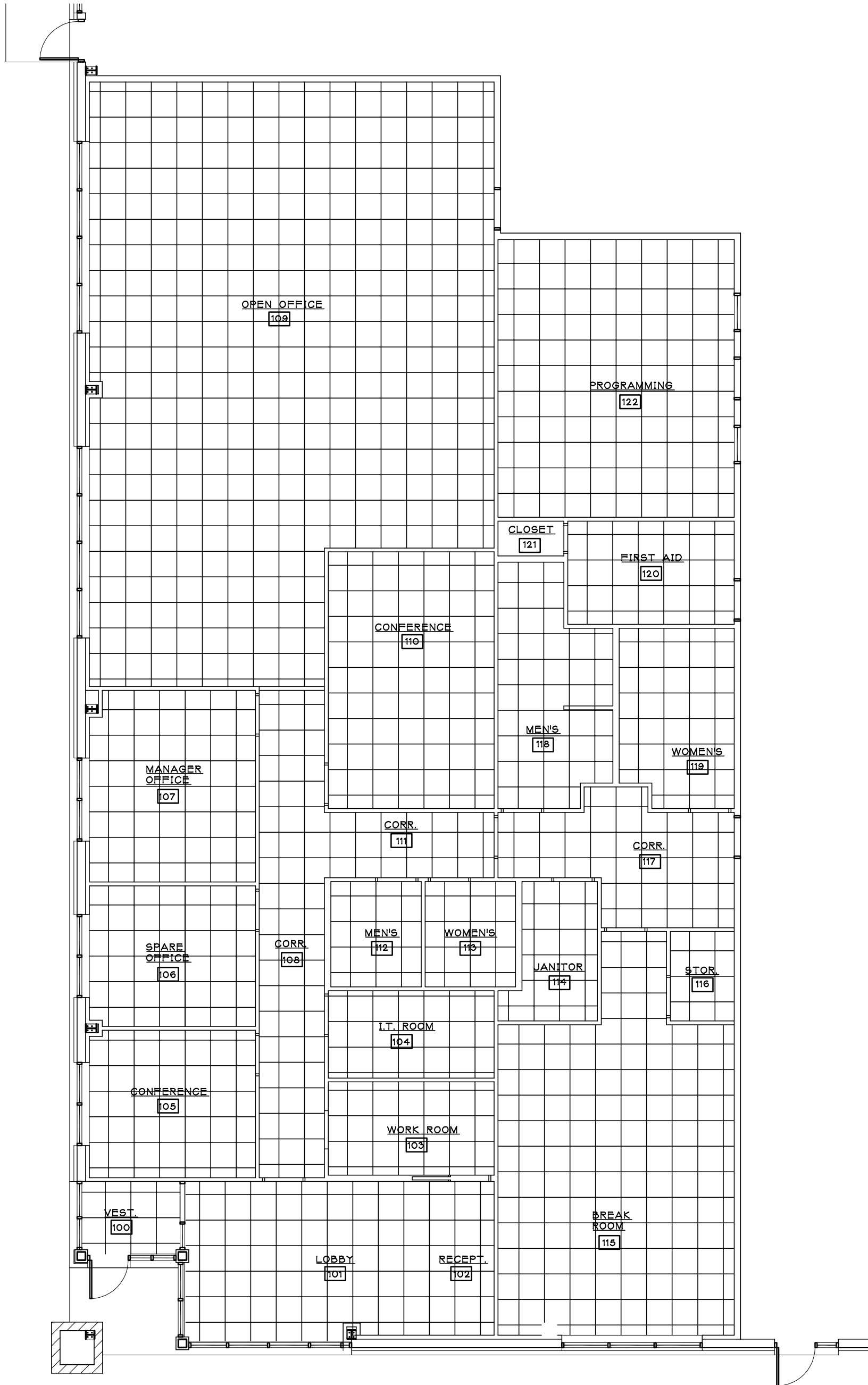
A1.2



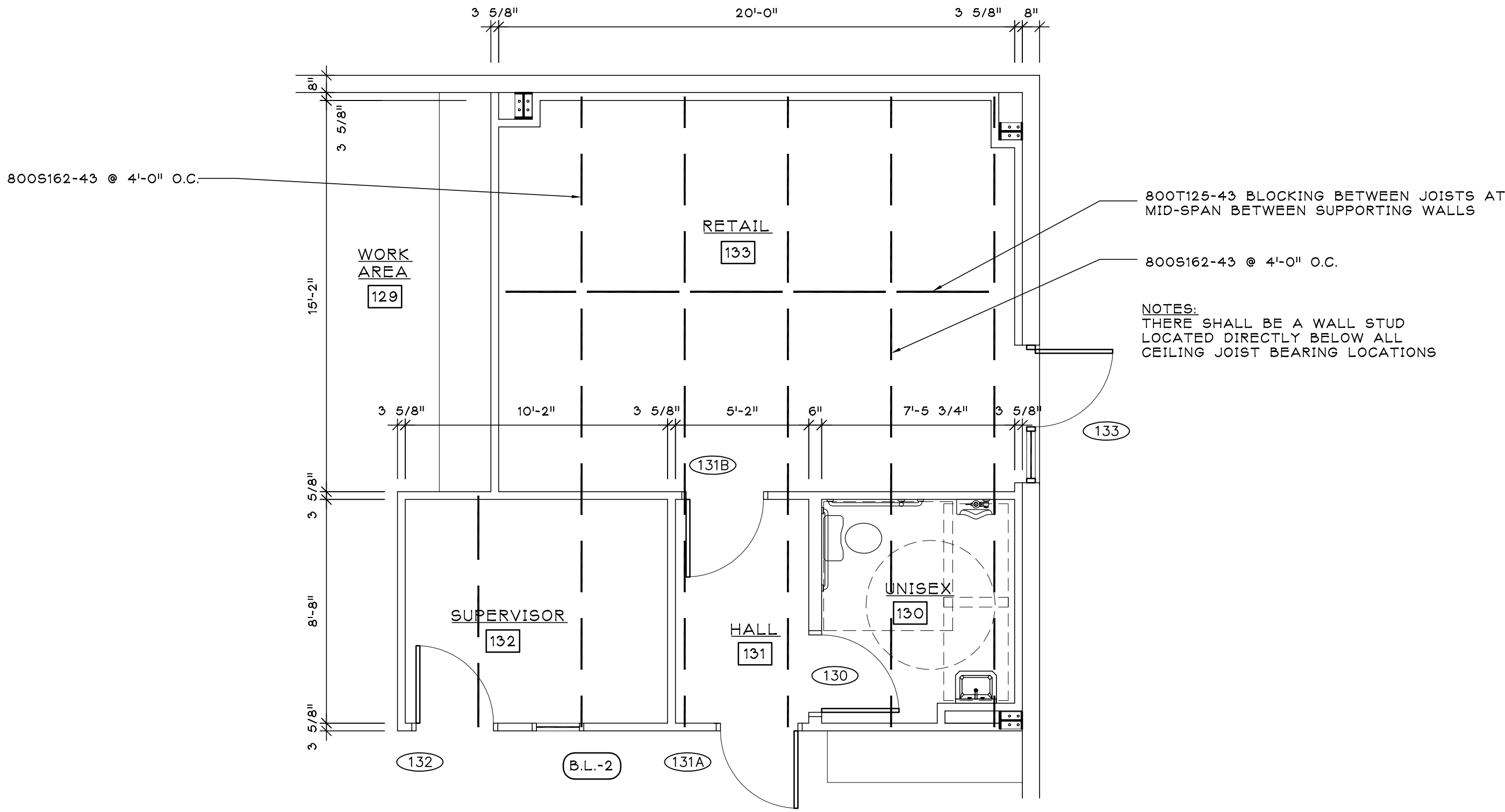
OVERALL EGRESS PLAN
SCALE: 1/32"=1'-0"



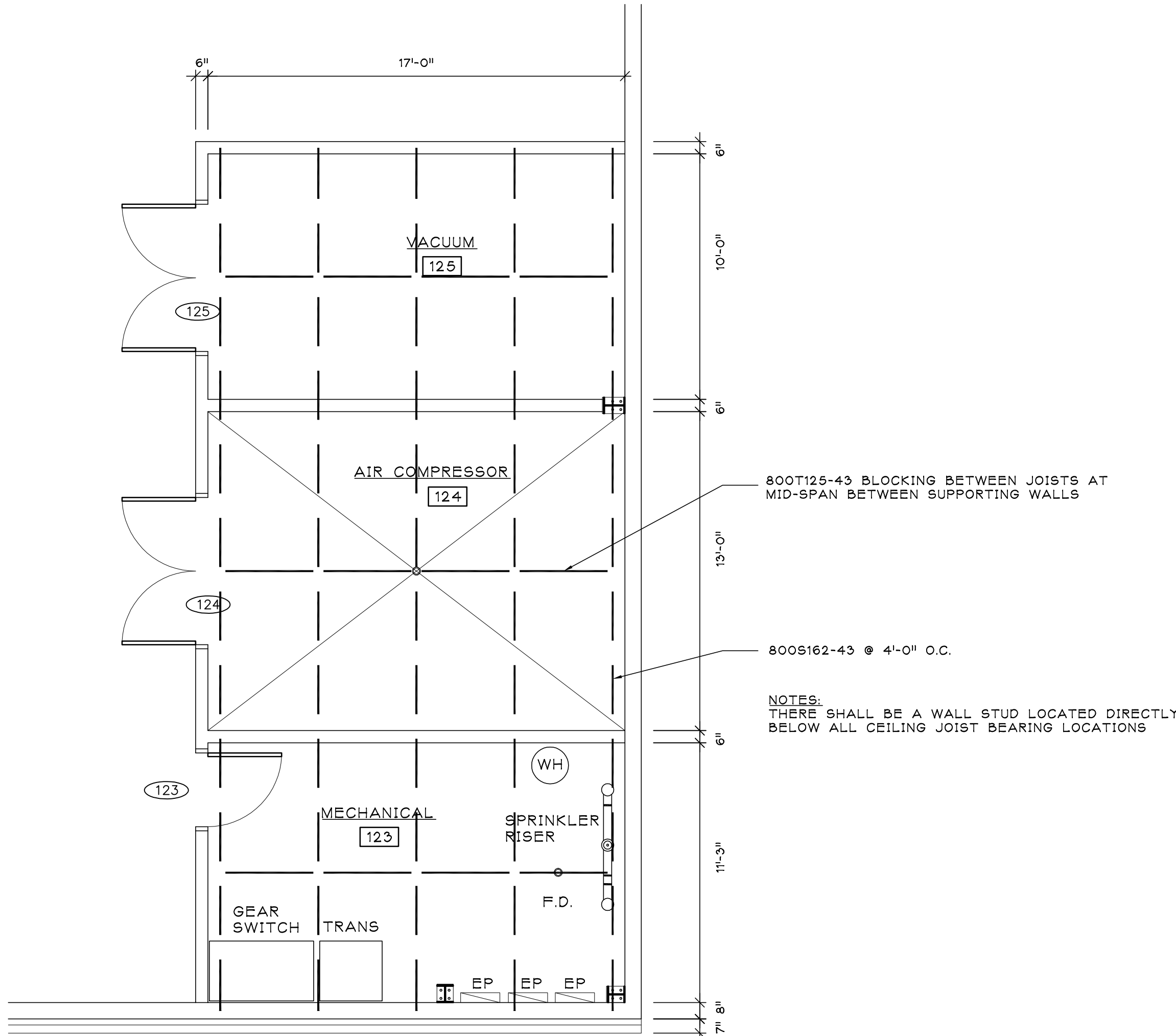
RETAIL CEILING PLAN
SCALE: 1/8"=1'-0"



OFFICE CEILING PLAN
SCALE: 1/8"=1'-0"



RETAIL FRAMING PLAN
SCALE: 1/4"=1'-0"



ENLARGED/FRAMING PLAN
SCALE: 1/4"=1'-0"



ALL STUDS @ MECH 123, AIR COMP 124, & VACUUM 125 ARE TO BE 20 GA. @ 16" O.C. w/ BATT INSULATION & LINER PANEL OR FRP WALL FINISH. - SEE SCHEDULE.

"ISSUED FOR CONSTRUCTION"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE 920.766.5795 1.800.236.2534 FAX 920.766.5004	MADISON 711 Lois Drive Sun Prairie, WI 53590 PHONE 608.318.2336 FAX 608.318.2337
MILWAUKEE W204 N11509 Goldenstone Road Germantown, WI 53022 PHONE 262.250.9710 1.800.236.2534 FAX 262.250.9740	WAUSAU 5605 Lilac Avenue Wausau, WI 54401 PHONE 715.849.3141 FAX 715.849.3181

www.kellerbuilds.com

A NEW FACILITY FOR

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHO ROAD

DE PERE,

WISCONSIN 54115

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:

V. NYSTROM

ARCHITECT:

K. SPERL

DRAWN BY:

S. BURTON

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

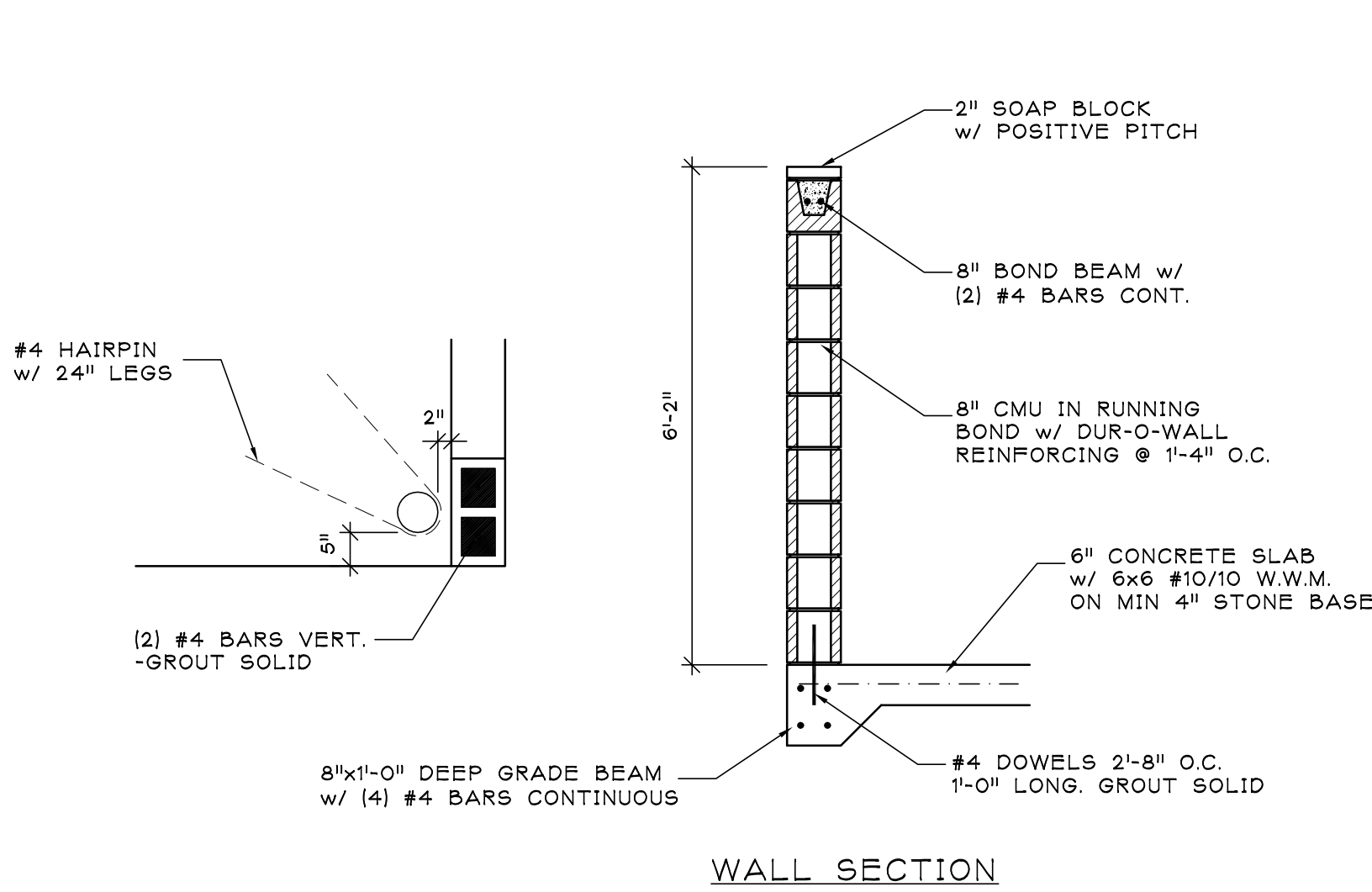
65764

DATE:

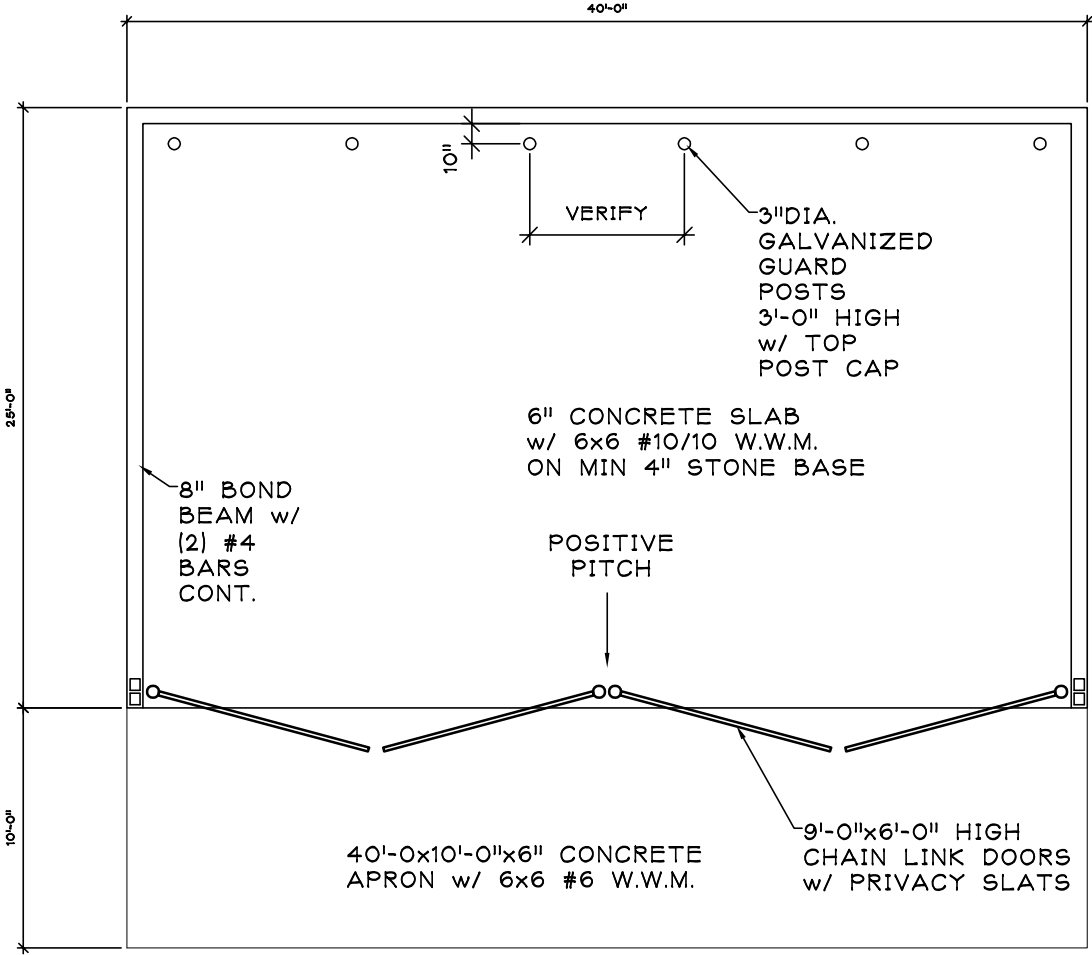
9-11-17

SHEET:

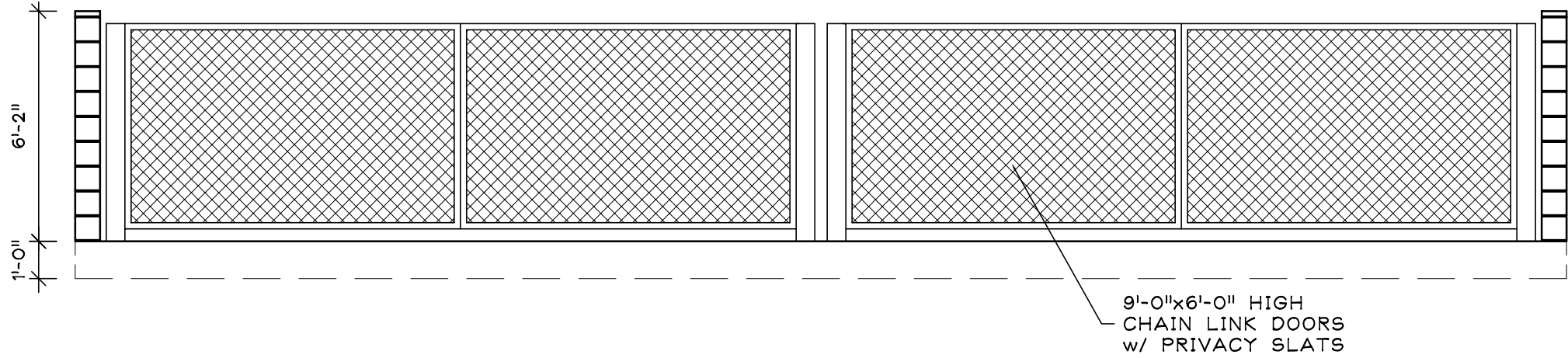
A1.3



WALL SECTION



DUMPSTER PLAN



DUMPSTER ELEVATION

"ISSUED FOR CONSTRUCTION"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE 920.766.5795 1.800.236.2534 FAX 920.766.5004	MADISON 711 Lela Drive Sun Prairie, WI 53590 PHONE 608.318.2336 FAX 608.318.2337
MILWAUKEE W204 N11509 Goldenstone Road Germantown, WI 53022 PHONE 262.250.9710 1.800.236.2534 FAX 262.250.9740	WAUSAU 5605 Lila Avenue Wausau, WI 54401 PHONE 715.849.3141 FAX 715.849.3181

www.kellerbuilds.com

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD

WISCONSIN 54115

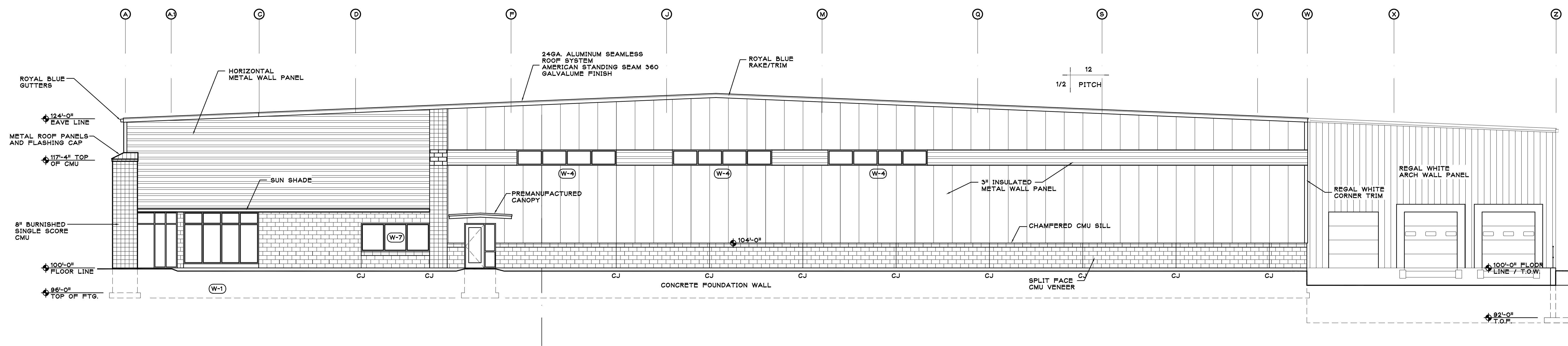
DE PERE,

A NEW FACILITY FOR

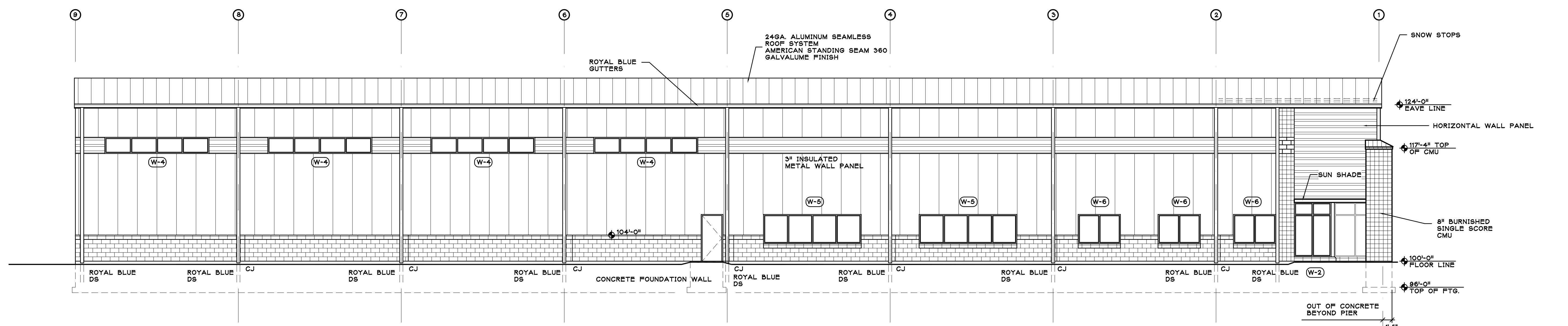
"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:	V. NYSTROM
ARCHITECT:	K. SPERL
DRAWN BY:	S. BURTON
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	-----
CONTRACT NO:	65764
DATE:	9-11-17
SHEET:	A2.0



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



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

"ISSUED FOR CONSTRUCTION"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130

PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MADISON
711 Lolo Drive
Sun Prairie, WI 53590

PHONE 608.318.2336
FAX 608.318.2337

MILWAUKEE
W204 N11509
Goldenstone Road
Germantown, WI 53022

PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

WAUSAU
5605 Liloc Avenue
Wausau, WI 54401

PHONE 715.849.3141
FAX 715.849.3181

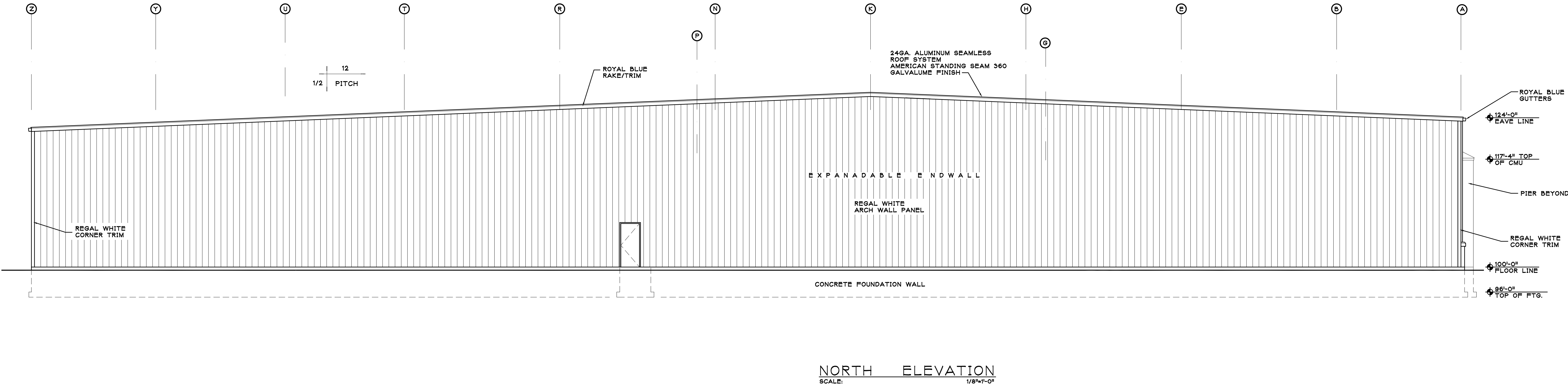
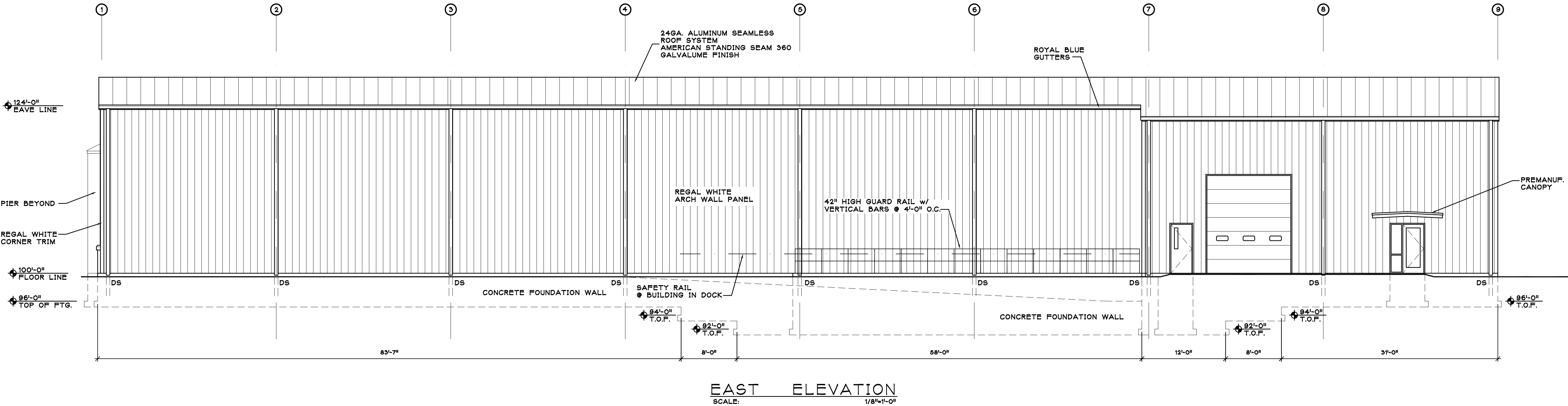
www.kellerbuilds.com

A NEW FACILITY FOR
MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD
WISCONSIN 54115
DE PERE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	
PROJECT MANAGER:	V. NYSTROM
ARCHITECT:	K. SPERL
DRAWN BY:	S. BURTON
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	-----
CONTRACT NO:	65764
DATE:	9-11-17
SHEET:	A2.1



"ISSUED FOR CONSTRUCTION"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE 608.318.2336
FAX 608.318.2337

MILWAUKEE
W204 N1509
Goldenstone Road
Germantown, WI 53022
PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

WAUSAU
5605 Lisc Avenue
Wausau, WI 54401
PHONE 715.849.3141
FAX 715.849.3181

www.kellerbuilds.com

A NEW FACILITY FOR

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHO ROAD

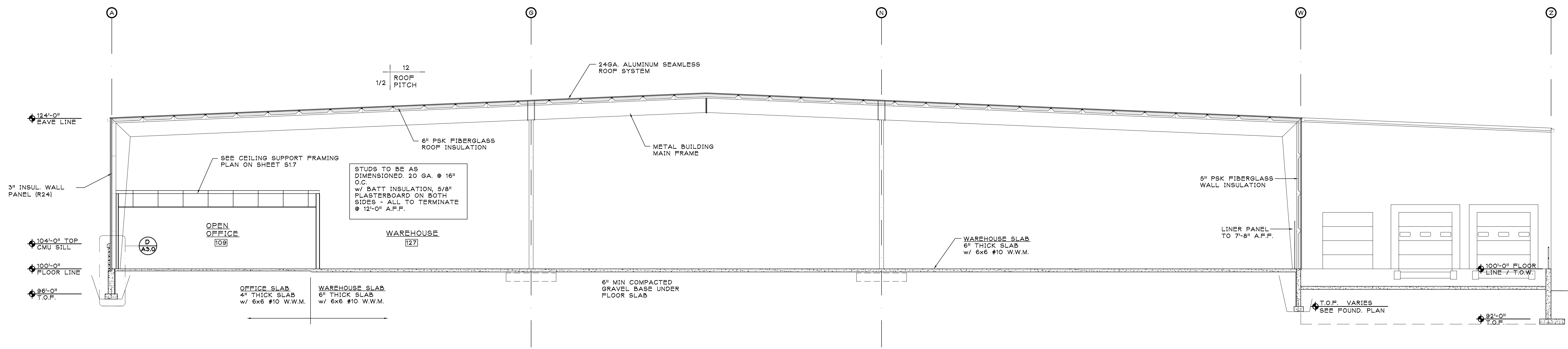
DE PERE,

WISCONSIN 54115

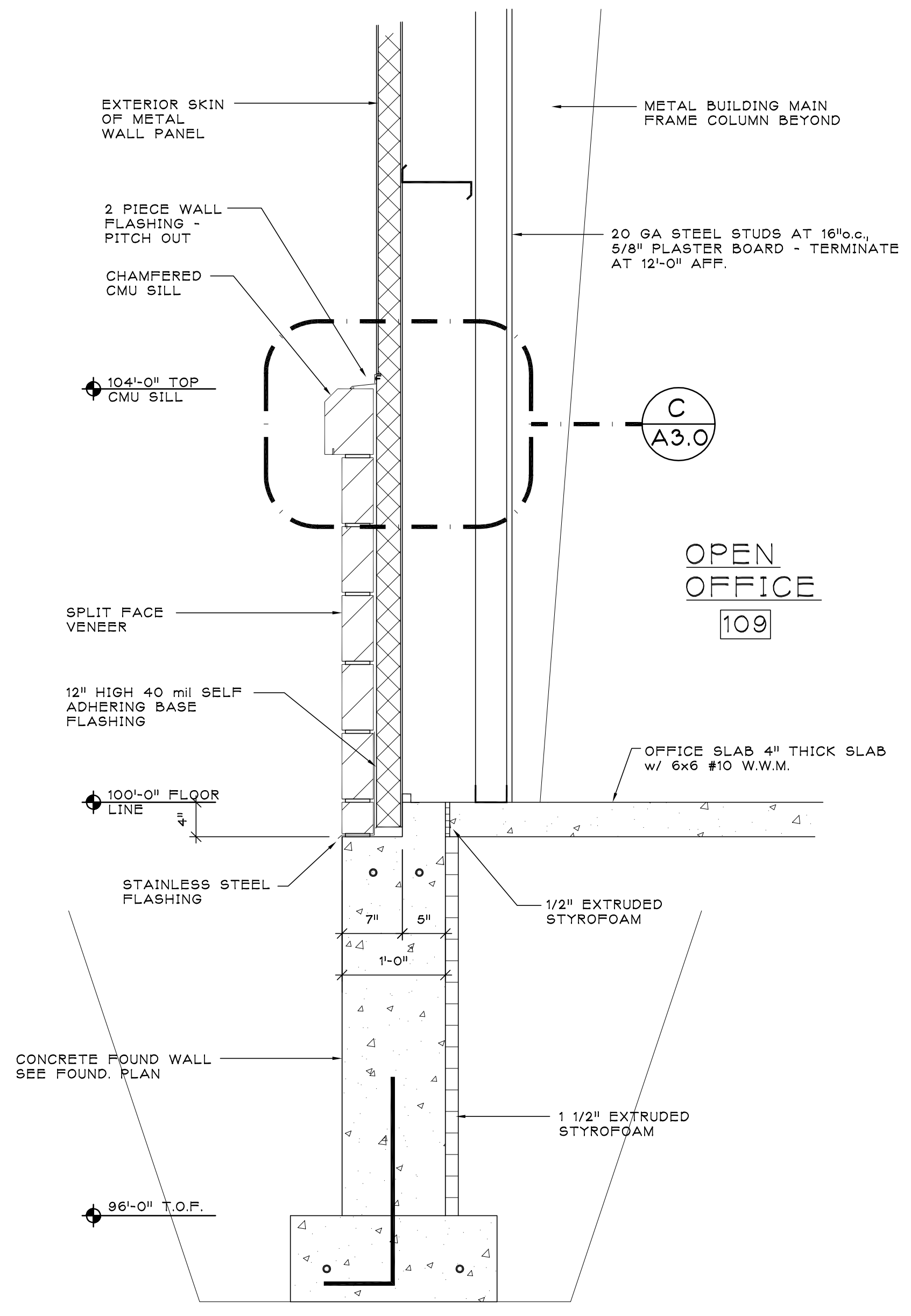
"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	

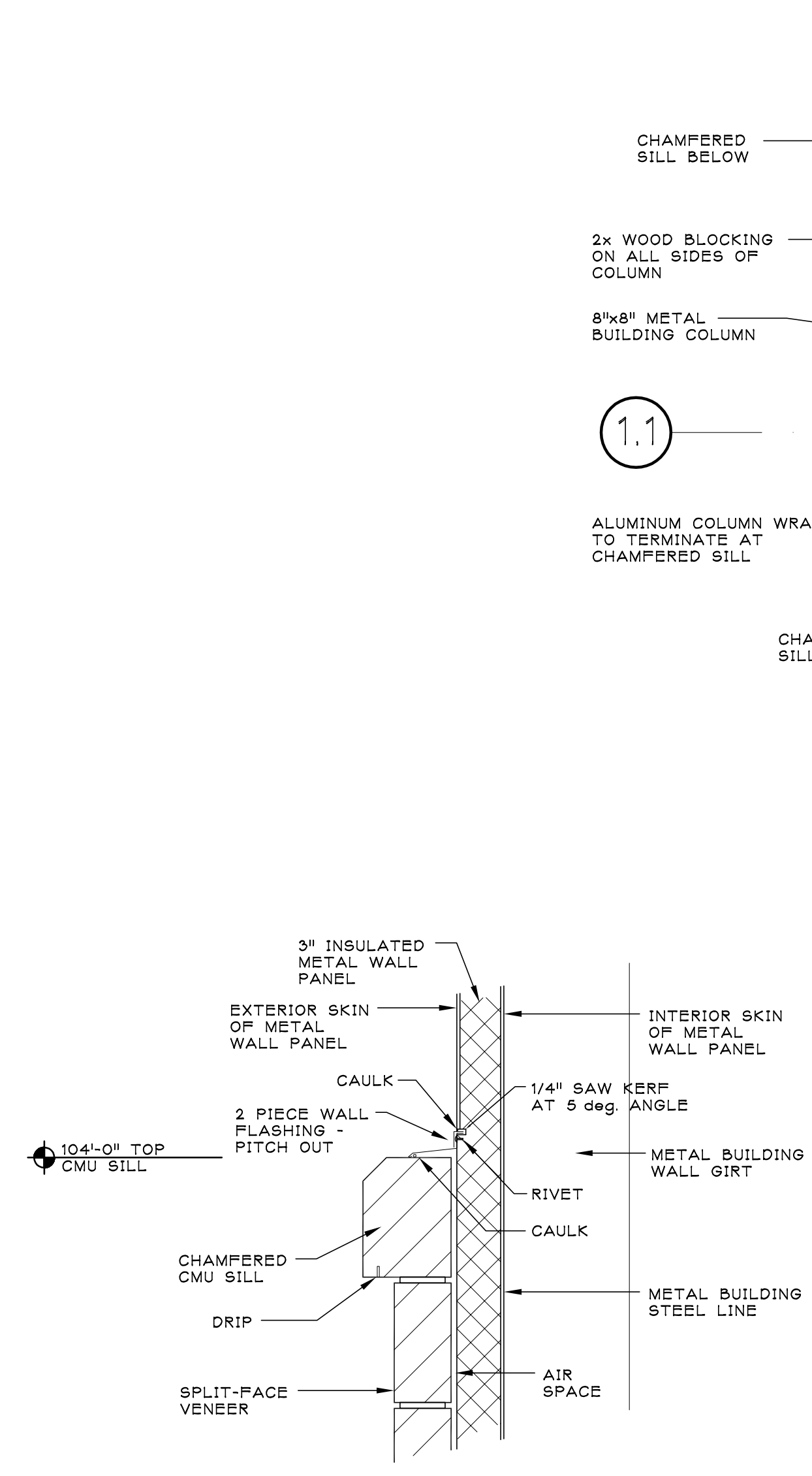
PROJECT MANAGER:	V. NYSTROM
ARCHITECT:	K. SPERL
DRAWN BY:	S. BURTON
EXPEDITOR:	----
SUPERVISOR:	----
PRELIMINARY NO:	----
CONTRACT NO:	65764
DATE:	9-11-17
SHEET:	A3.0



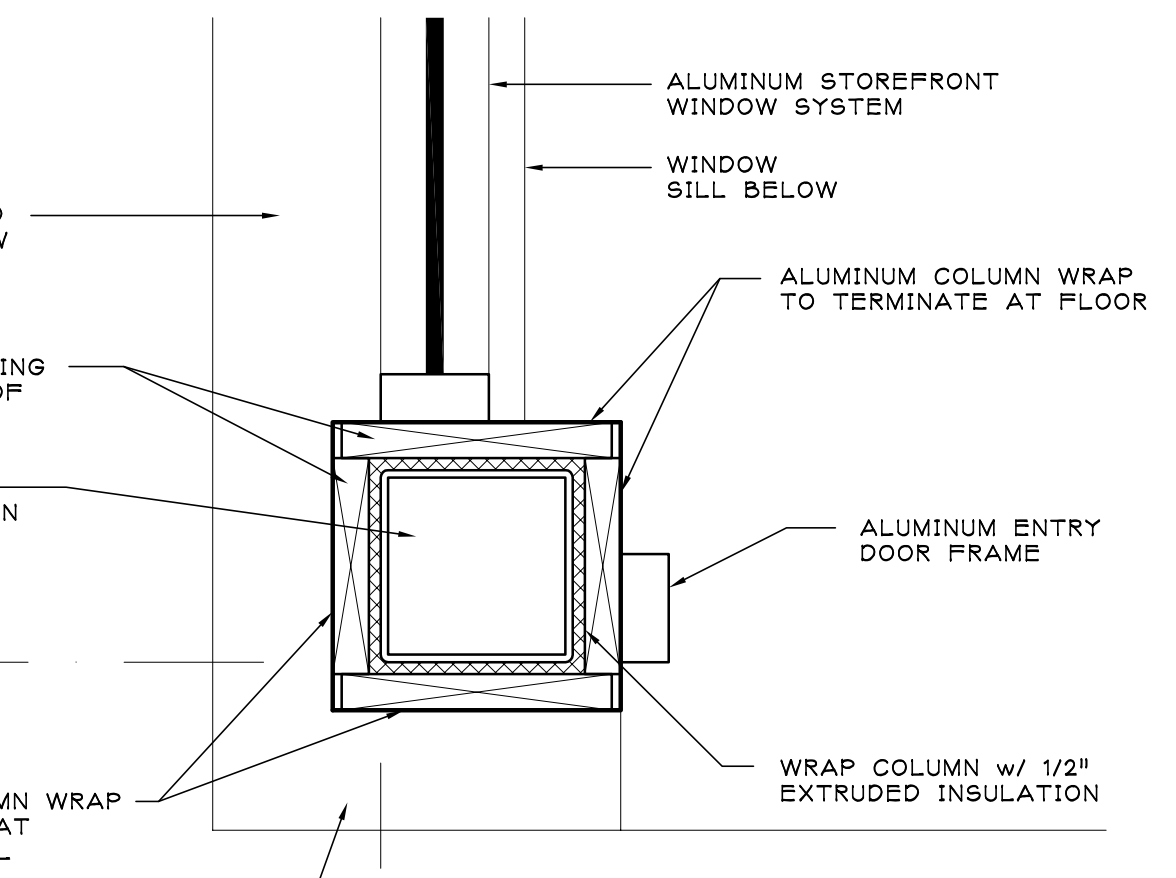
A
A3.0
CROSS SECTION "A" - "A"
SCALE: 1/8"=1'-0"



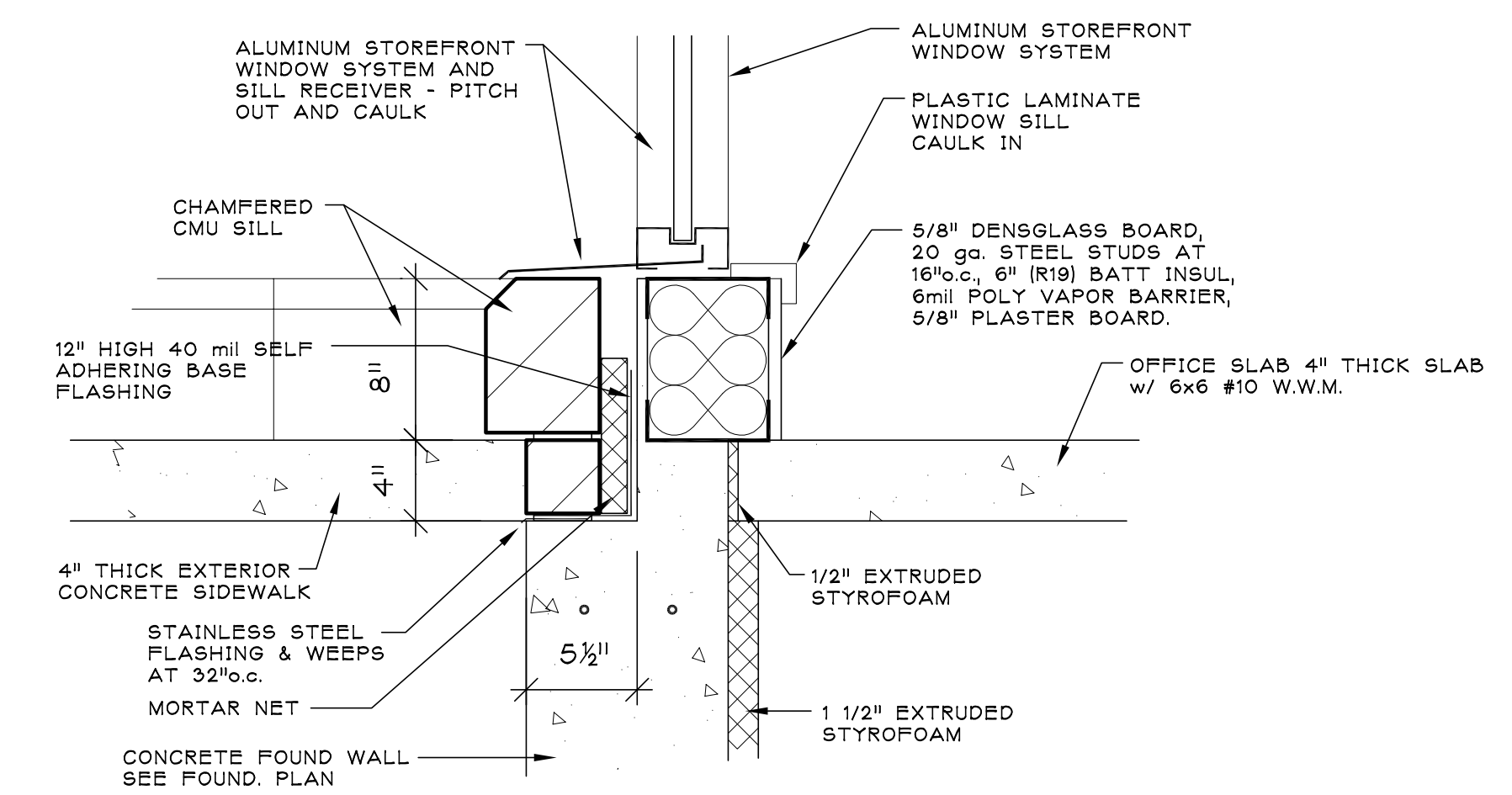
D
A3.0
BASE DETAIL
SCALE: 1/4"=1'-0"



C
A3.0
SILL DETAIL
SCALE: 1 1/2"=1'-0"



E
A3.0
COL. WRAP DETAIL
SCALE: 1 1/2"=1'-0"



B
A3.0
BASE DETAIL
SCALE: 1 1/2"=1'-0"

"ISSUED FOR CONSTRUCTION"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE 608.318.2336
FAX 608.318.2337

MILWAUKEE
W204 N1509
Goldenstate Road
Germantown, WI 53022
PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

WAUSAU
5605 Litor Avenue
Wausau, WI 54401
PHONE 715.849.3141
FAX 715.849.3181

www.kellerbuilds.com

A NEW FACILITY FOR

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD
WISCONSIN 54115

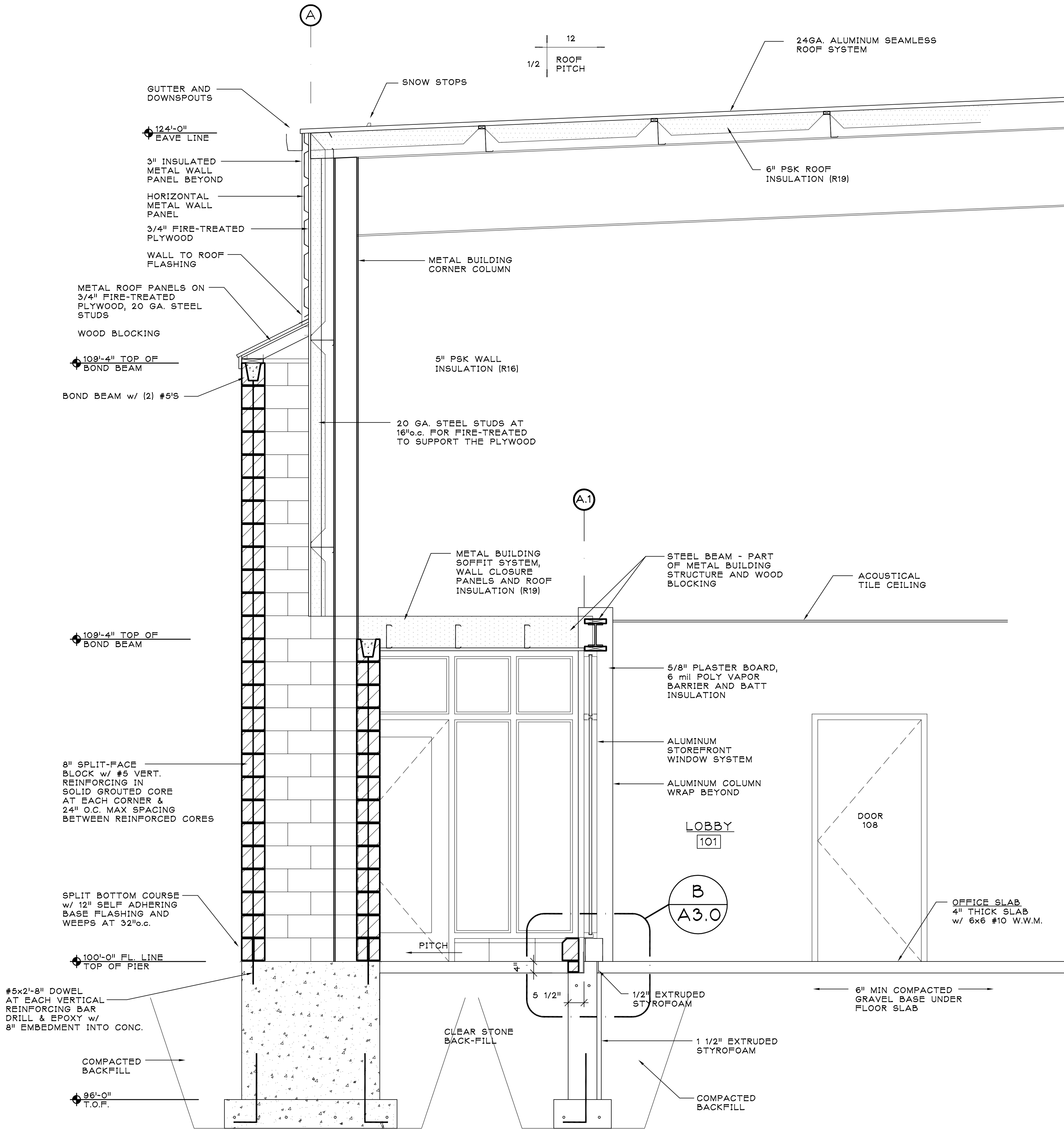
DE PERE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

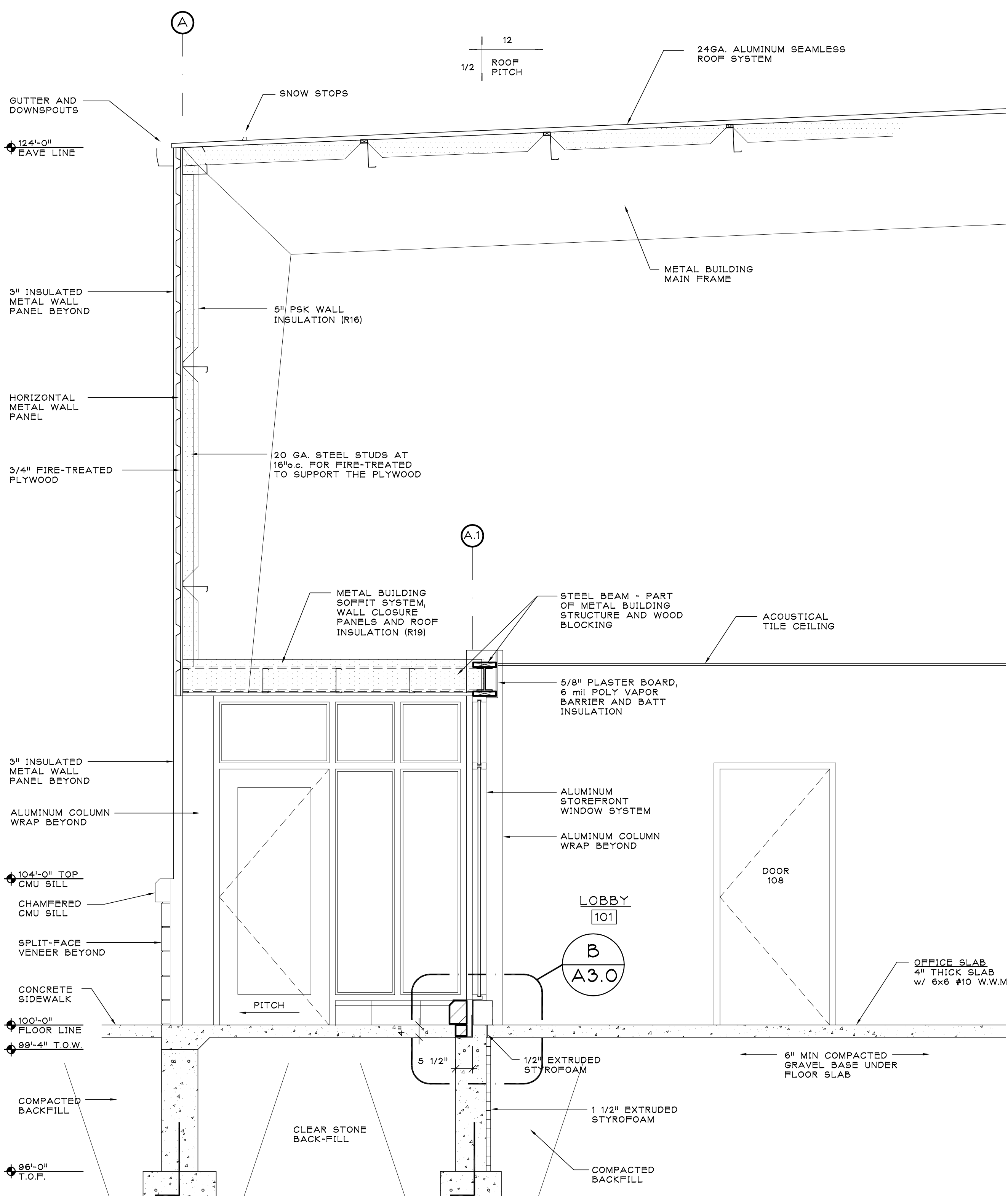
REVISIONS

PROJECT MANAGER:	V. NYSTROM
ARCHITECT:	K. SPERL
DRAWN BY:	S. BURTON
EXPEDITOR:	----
SUPERVISOR:	----
PRELIMINARY NO:	----
CONTRACT NO:	65764
DATE:	9-11-17
SHEET:	A3.1

"ISSUED FOR CONSTRUCTION"



B
A3.1
COLUMN SECTION
SCALE: 1/2"=1'-0"



A
A3.1
ENTRY SECTION
SCALE: 1/2"=1'-0"



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130

PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MILWAUKEE
W204 N1509
Goldenstate Road
Germantown, WI 53022

PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

MADISON
711 Lois Drive
Sun Prairie, WI 53590

PHONE 608.318.2336
FAX 608.318.2337

WAUSAU
5605 Litor Avenue
Wausau, WI 54401

PHONE 715.849.3141
FAX 715.849.3181

www.kellerbuilds.com

A NEW FACILITY FOR
MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD
WISCONSIN 54115
DE PERE,

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:

V. NYSTROM

ARCHITECT:

K. SPERL

DRAWN BY:

S. BURTON

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

65764

DATE:

9-11-17

SHEET:

A4.0

"ISSUED FOR CONSTRUCTION"

DOOR & FRAME SCHEDULE																
#	DOORS		FROM	TO	TYPE	MATERIAL	HAND	LITE	HARDWARE FUNCTION	DOOR CLOSURE				FRAMES		
	SIZE									YES	NO	TYPE	FINISH	RATING	REMARKS	TYPE #
100	3'-0" x 7'-0"	EXTERIOR	VESTIBULE	VESTIBULE	A	ALUM.	LHR	FULL	KEYED	YES		AL-1				100
100A	3'-0" x 7'-0"	VESTIBULE	LOBBY	LOBBY	A	ALUM.	LHR	FULL	KEYED	YES		AL-2				100A
103	3'-0" x 7'-0"	RECEPTION	WORK ROOM	WORK ROOM	C	WOOD	POCKET	----	PASSAGE	---		---				103
104	3'-0" x 7'-0"	CORRIDOR	I.T. ROOM	I.T. ROOM	C	WOOD	LH	----	PASSAGE	---		HM-1				104
105	3'-0" x 7'-0"	CORRIDOR	CONFERENCE	CONFERENCE	C	WOOD	RH	NARROW	PASSAGE	---		HM-1				105
106	3'-0" x 7'-0"	CORRIDOR	SPARE OFFICE	SPARE OFFICE	C	WOOD	RH	NARROW	KEYED	---		HM-1				106
107	3'-0" x 7'-0"	CORRIDOR	MANAGER OFFICE	MANAGER OFFICE	C	WOOD	RH	NARROW	KEYED	---		HM-1				107
108	3'-0" x 7'-0"	LOBBY	CORRIDOR	CORRIDOR	C	WOOD	LH	NARROW	PASSAGE	---		HM-1				108
109	3'-0" x 7'-0"	OPEN OFFICE	WAREHOUSE	WAREHOUSE	B	H.M.	RH	HALF	KEYED	YES		HM-1				109
110	3'-0" x 7'-0"	CORRIDOR	CONFERENCE	CONFERENCE	C	WOOD	RH	NARROW	PASSAGE	---		HM-1				110
111	3'-0" x 7'-0"	CORRIDOR	CORRIDOR	CORRIDOR	C	WOOD	LHR	NARROW	KEYED	YES		HM-1				111
112	3'-0" x 7'-0"	CORRIDOR	MEN'S	MEN'S	C	WOOD	LH	----	PRIVACY	---		HM-1				112
113	3'-0" x 7'-0"	CORRIDOR	WOMEN'S	WOMEN'S	C	WOOD	RH	----	PRIVACY	---		HM-1				113
114	3'-0" x 7'-0"	CORRIDOR	JANITOR	JANITOR	C	WOOD	LH	----	PASSAGE	---		HM-1				114
115	3'-0" x 7'-0"	CORRIDOR	BREAK ROOM	BREAK ROOM	C	WOOD	RH	HALF	PUSH/PULL	YES		HM-1				115
116	3'-0" x 7'-0"	BREAK ROOM	STORAGE	STORAGE	C	WOOD	RH	----	PASSAGE	---		HM-1				116
117	3'-0" x 7'-0"	CORRIDOR	ASSEMBLY	ASSEMBLY	B	H.M.	LH	HALF	PUSH/PULL	YES		HM-1				117
118	3'-0" x 7'-0"	CORRIDOR	MEN'S	MEN'S	C	WOOD	LH	----	PUSH/PULL	YES		HM-1				118
119	3'-0" x 7'-0"	CORRIDOR	WOMEN'S	WOMEN'S	C	WOOD	RH	----	PUSH/PULL	YES		HM-1				119
120	3'-0" x 7'-0"	ASSEMBLY	FIRST AID	FIRST AID	B	H.M.	LH	HALF	PASSAGE	---		HM-1				120
121	2'-0" x 7'-0"	FIRST AID	CLOSET	CLOSET	C	WOOD	RHR	----	PASSAGE	---		HM-1				121
122	3'-0" x 7'-0"	ASSEMBLY	PROGRAMMING	PROGRAMMING	B	H.M.	RH	HALF	PASSAGE	YES		HM-1				122
123	3'-0" x 7'-0"	ASSEMBLY	MECHANICAL	MECHANICAL	B	H.M.	LH	----	KEYED	---		HM-1				123
124	6'-0" x 7'-0"	ASSEMBLY	AIR COMPRESSOR	AIR COMPRESSOR	B	H.M.	PAIR	----	KEYED	---		HM-1				124
125	6'-0" x 7'-0"	ASSEMBLY	VACUUM SYSTEM	VACUUM SYSTEM	B	H.M.	PAIR	----	KEYED	---		HM-1				125
127	3'-0" x 7'-0"	EXTERIOR	WAREHOUSE	WAREHOUSE	B	H.M.	RHR	----	KEYED	YES		HM-1				127
127A	3'-0" x 7'-0"	EXTERIOR	WAREHOUSE	WAREHOUSE	B	H.M.	LHR	----	KEYED	YES		HM-1				127A
128	12'-0" x 14'-0"	EXTERIOR	SHIPPING/RECEIVING	SHIPPING/RECEIVING	D	STEEL	O.H.	[3] 20"x8"	----	---		---				128
128A	3'-0" x 7'-0"	EXTERIOR	SHIPPING/RECEIVING	SHIPPING/RECEIVING	B	H.M.	RHR	NARROW	KEYED	YES		HM-1				128A
128B	8'-6" x 9'-0"	EXTERIOR	SHIPPING/RECEIVING	SHIPPING/RECEIVING	D	STEEL	O.H.	[3] 20"x8"	----	---		----	128B			128B
128C	8'-6" x 9'-0"	EXTERIOR	SHIPPING/RECEIVING	SHIPPING/RECEIVING	D	STEEL	O.H.	[3] 20"x8"	----	---		----	128C			128C
128D	8'-6" x 9'-0"	EXTERIOR	SHIPPING/RECEIVING	SHIPPING/RECEIVING	D	STEEL	O.H.	[3] 20"x8"	----	---		----	128D			128D
130	3'-0" x 7'-0"	HALL	UNISEX	UNISEX	C	WOOD	RH	----	PRIVACY	---		HM-1				130
131A	3'-0" x 7'-0"	SHIPPING/RECEIVING	HALL	HALL	C	WOOD	RHR	NARROW	KEYED	---		HM-1				131A
131B	3'-0" x 7'-0"	HALL	RETAIL	RETAIL	B	H.M.	LHR	NARROW	PASSAGE	---		HM-1				131B
132	3'-0" x 7'-0"	SHIPPING/RECEIVING	SUPERVISOR	SUPERVISOR	B	H.M.	LH	NARROW	KEYED	---		HM-1				132
133	3'-0" x 7'-0"	EXTERIOR	RETAIL	RETAIL	A	ALUM.	RHR	FULL	KEYED	YES		AL-3				133
134	3'-0" x 7'-0"	EXTERIOR	EMPLOYEE ENT.	EMPLOYEE ENT.	A	ALUM.	LHR	FULL	KEYED	YES		AL-3				134

HARDWARE FUNCTION
- PUSH/PULL - PASSAGE - PRIVACY - KEYED LOCK

ROOM FINISH SCHEDULE														
ROOM		FLOOR	BASE	WALLS				CEILING		ROOM		REMARKS		
MARK	NAME			NORTH	SOUTH	EAST	WEST	MAT.	HGT.	MARK	NAME			
100	VESTIBULE	CERAMIC TILE	4" C.T.	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	100	VESTIBULE			
101	LOBBY	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	101	LOBBY			
102	RECEPTION	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	102	RECEPTION			
103	WORK ROOM	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	103	WORK ROOM			
104	I.T.	LUXURY VINYL TILE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	104	I.T.			
105	CONFERENCE	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	105	CONFERENCE			
106	SPARE OFFICE	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	106	SPARE			
107	MANAGER OFFICE	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	107	MANAGER OFFICE			
108	CORRIDOR	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	108	CORRIDOR			
109	OPEN OFFICE	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	109	OPEN OFFICE			
110	CONFERENCE	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	110	CONFERENCE			
111	CORRIDOR	CARPET	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	111	CORRIDOR			
112	MEN'S	CERAMIC TILE	4" C.T.	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	2x2 V.C.S.	9'-10"	112	MEN'S			
113	WOMEN'S	CERAMIC TILE	4" C.T.	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	2x2 V.C.S.	9'-10"	113	WOMEN'S			
114	JANITOR	EXPOSED	----	FRP	FRP	FRP	FRP	2x2 V.C.S.	9'-10"	114	JANITOR			
115	BREAK ROOM	CERAMIC TILE	4" C.T.	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	115	BREAK ROOM			
116	STORAGE	CERAMIC TILE	4" C.T.	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	116	STORAGE			
117	CORRIDOR	CERAMIC TILE	4" C.T.	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	117	CORRIDOR			
118	MEN'S	CERAMIC TILE	4" C.T.	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	2x2 V.C.S.	9'-10"	118	MEN'S			
119	WOMEN'S	CERAMIC TILE	4" C.T.	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	2x2 V.C.S.	9'-10"	119	WOMEN'S			
120	FIRST AID	LUXURY VINYL TILE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	120	FIRST AID			
121	CLOSET	LUXURY VINYL TILE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	121	CLOSET			
122	PROGRAMMING	DENSIFIED CONCRETE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	122	PROGRAMMING			
123	MECHANICAL	DENSIFIED CONCRETE	----	FRP	FRP	FRP	FRP	LINER PANEL	9'-10"	123	MECHANICAL			
124	AIR COMPRESSOR	DENSIFIED CONCRETE	----	LINER PANEL	LINER PANEL	LINER PANEL	LINER PANEL	LINER PANEL	9'-10"	124	AIR COMPRESSOR			
125	VACUUM	DENSIFIED CONCRETE	----	LINER PANEL	LINER PANEL	LINER PANEL	LINER PANEL	LINER PANEL	9'-10"	125	VACUUM			
126	ASSEMBLY	DENSIFIED CONCRETE	----	EXPOSED	EXPOSED	EXPOSED	EXPOSED	----	OPEN	126	ASSEMBLY			
127	WAREHOUSE	DENSIFIED CONCRETE	----	EXPOSED	EXPOSED	EXPOSED	EXPOSED	----	OPEN	127	WAREHOUSE			
128	SHIPPING/RECEIVING	DENSIFIED CONCRETE	----	EXPOSED	EXPOSED	EXPOSED	EXPOSED	----	OPEN	128	SHIPPING/RECEIVING			
129	WORK AREA	DENSIFIED CONCRETE	----	EXPOSED	EXPOSED	EXPOSED	EXPOSED	----	OPEN	129	WORK AREA			
130	UNISEX	DENSIFIED CONCRETE	4" VINYL	FRP	FRP	FRP	FRP	2x2 V.C.S.	9'-10"	130	UNISEX			
131	HALL	DENSIFIED CONCRETE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	131	HALL			
132	SUPERVISOR	DENSIFIED CONCRETE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	132	SUPERVISOR			
133	RETAIL	DENSIFIED CONCRETE	4" VINYL	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	PAINTED PLASTER	2x2 ACOUSTICAL	9'-10"	133	RETAIL			
134	EMPLOYEE ENTRANCE	DENSIFIED CONCRETE	----	EXPOSED	EXPOSED	EXPOSED	EXPOSED	----	OPEN	134	EMPLOYEE ENTRANCE			



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130

PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MILWAUKEE
W204 N11509
Goldenstate Road
Germantown, WI 53022

PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

MADISON
711 Lolo Drive
Sun Prairie, WI 53590

PHONE 608.318.2336
FAX 608.318.2337

WAUSAU
5605 Lila Avenue
Wausau, WI 54401

PHONE 715.849.3141
FAX 715.849.3181

www.kellerbuilds.com

A NEW FACILITY FOR

MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD

DE PERE,

WISCONSIN 54115

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER:

V. NYSTROM

ARCHITECT:

K. SPERL

DRAWN BY:

S. BURTON

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

65764

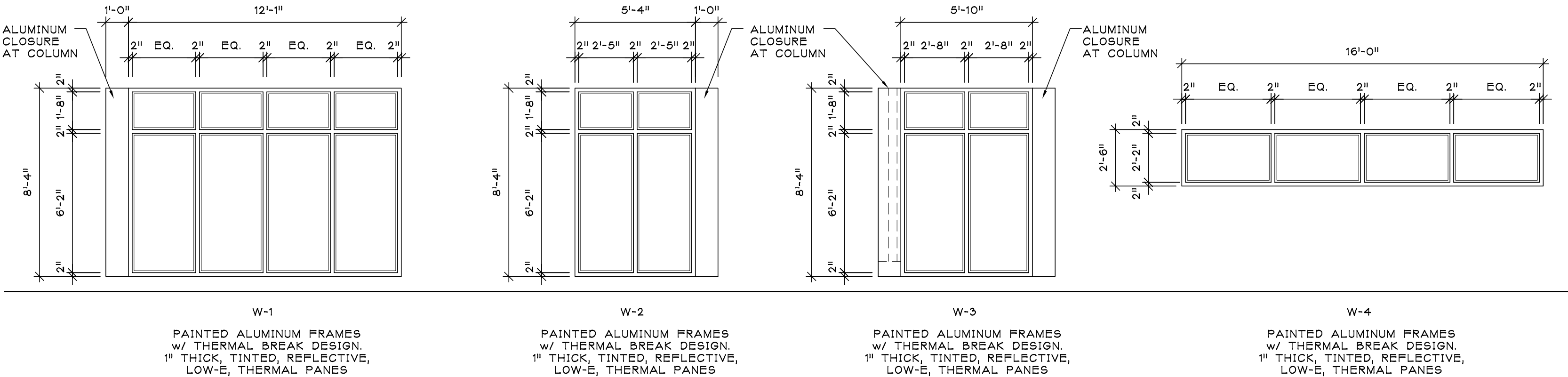
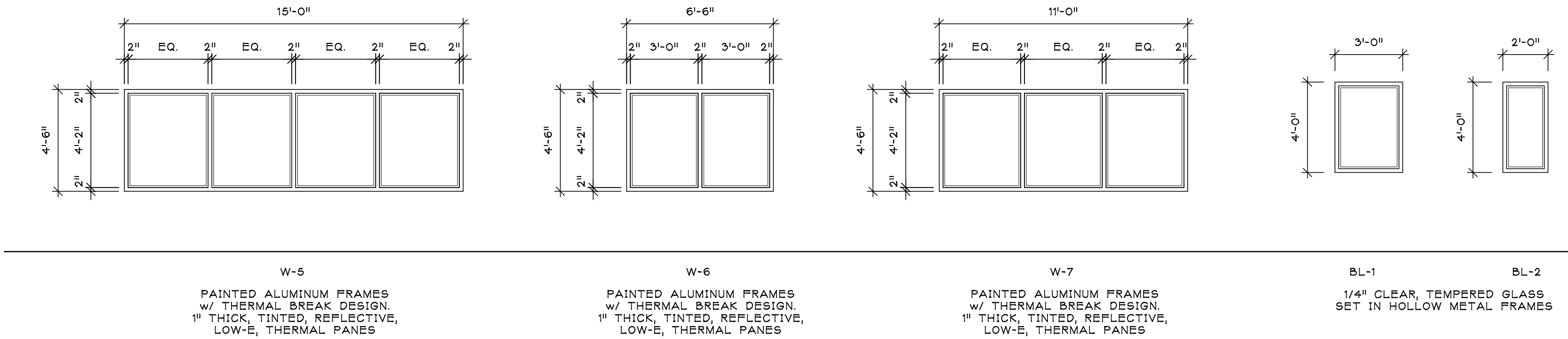
DATE:

9-11-17

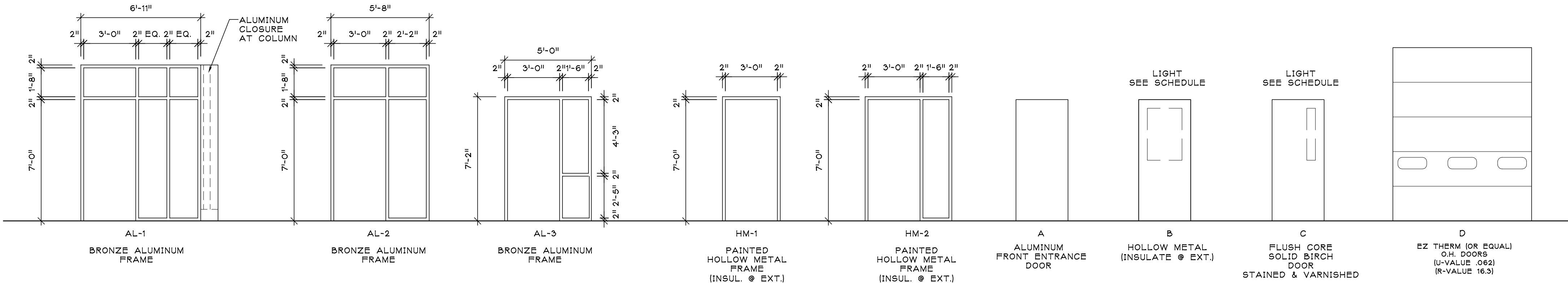
SHEET:

A4.1

"ISSUED FOR CONSTRUCTION"

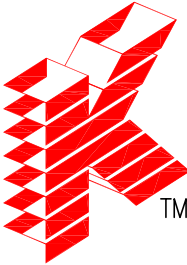


3 WINDOWS / BORROWED LIGHTS



1 DOOR FRAMES

2 DOOR TYPES



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE 920.766.5795
1.800.236.2534
FAX 920.766.5004

MADISON
711 Lolo Drive
Sun Prairie, WI 53590
PHONE 608.318.2336
FAX 608.318.2337

MILWAUKEE
W204 N1509
Goldenstone Road
Germantown, WI 53022
PHONE 262.250.9710
1.800.236.2534
FAX 262.250.9740

WAUSAU
5605 Litor Avenue
Wausau, WI 54401
PHONE 715.849.3141
FAX 715.849.3181

www.kellerbuilds.com

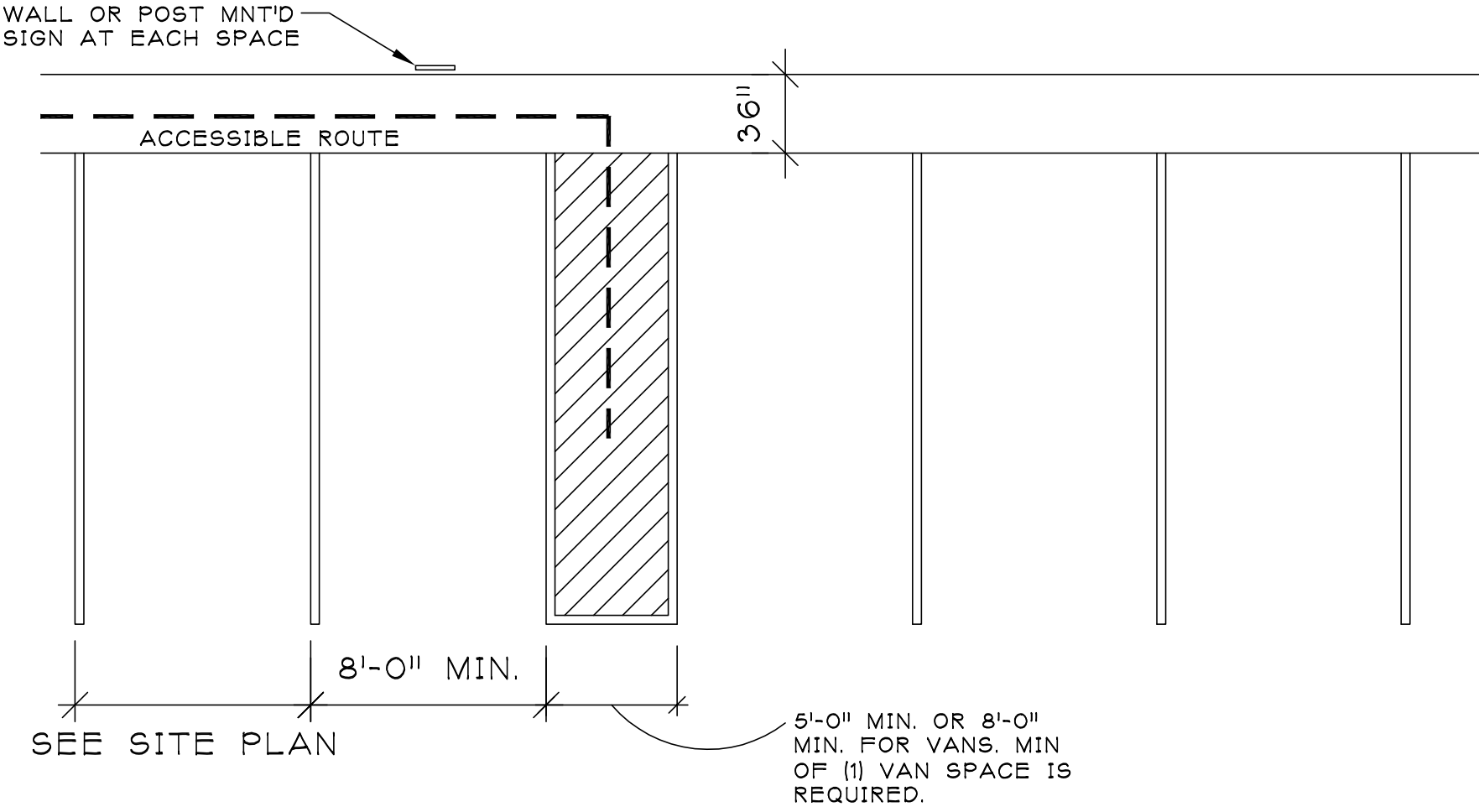
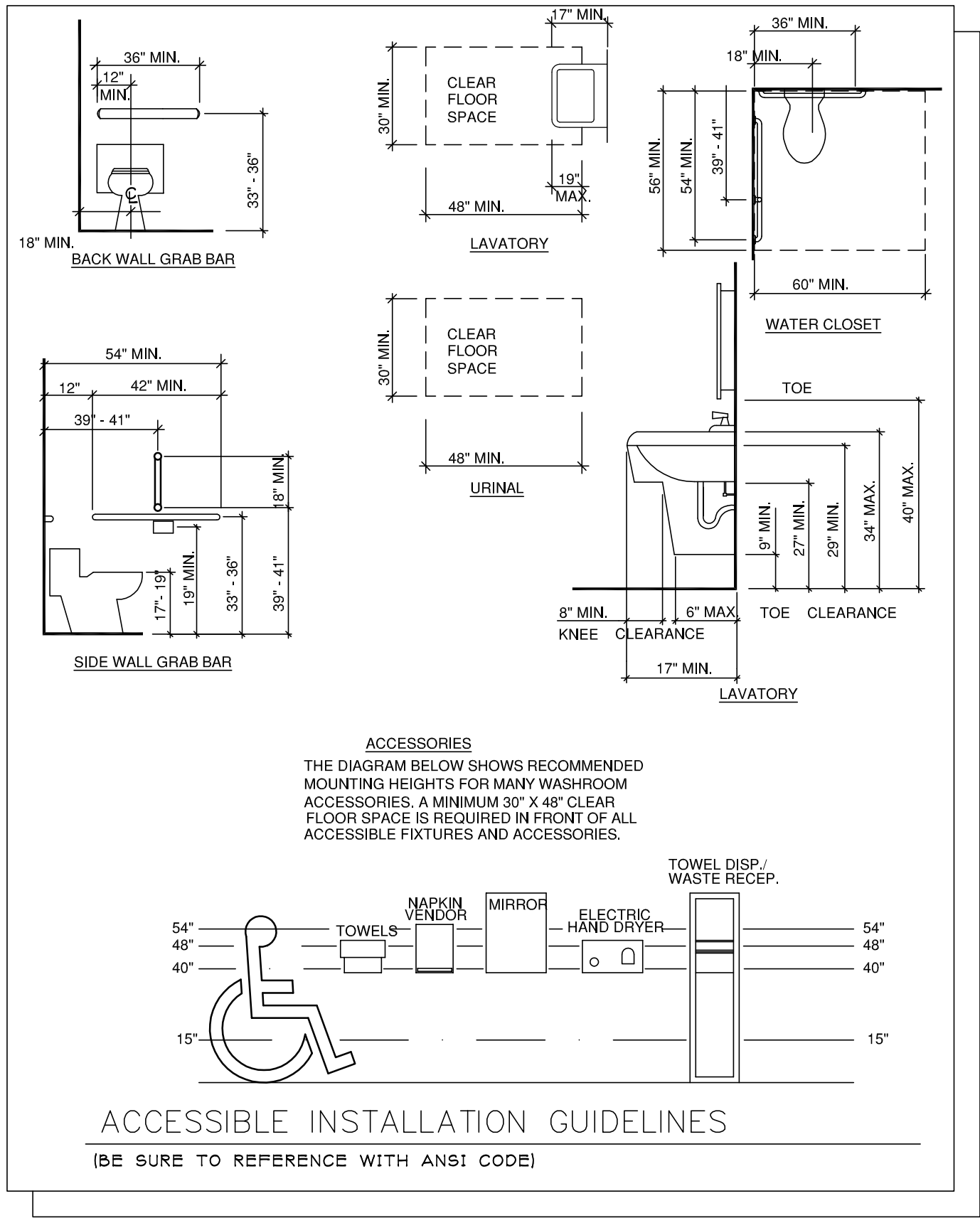
MIDLAND PLASTICS

AMERICAN BLVD. AND RICHCO ROAD
WISCONSIN 54115
DE PERE,

A NEW FACILITY FOR

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

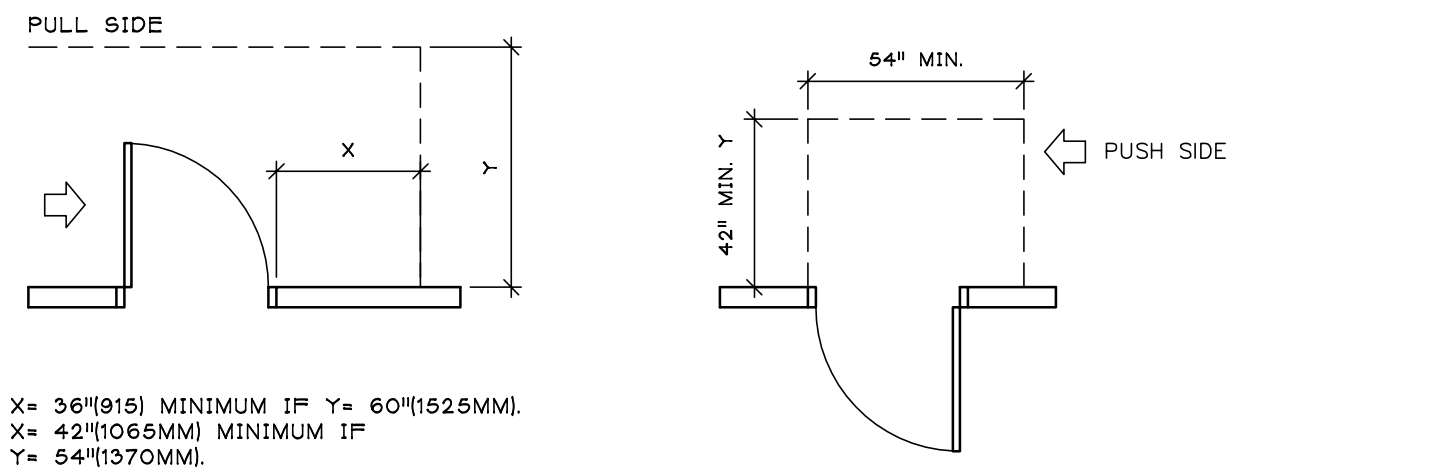
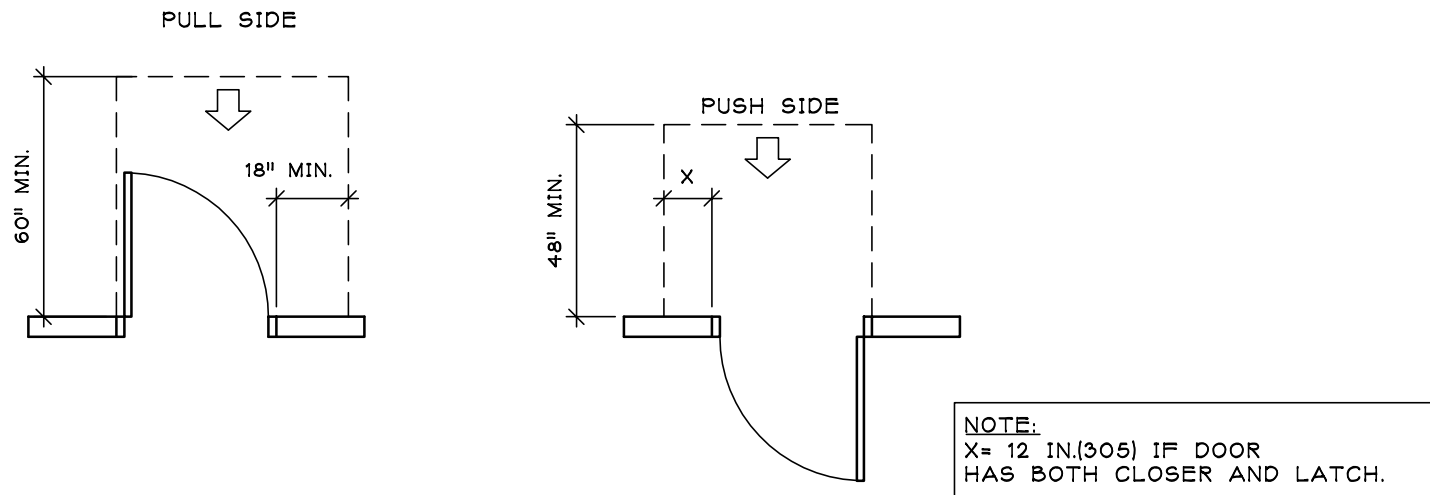
REVISIONS	
PROJECT MANAGER:	V. NYSTROM
ARCHITECT:	K. SPERL
DRAWN BY:	S. BURTON
EXPEDITOR:	----
SUPERVISOR:	----
PRELIMINARY NO:	----
CONTRACT NO:	65764
DATE:	9-11-17
SHEET:	A5.0



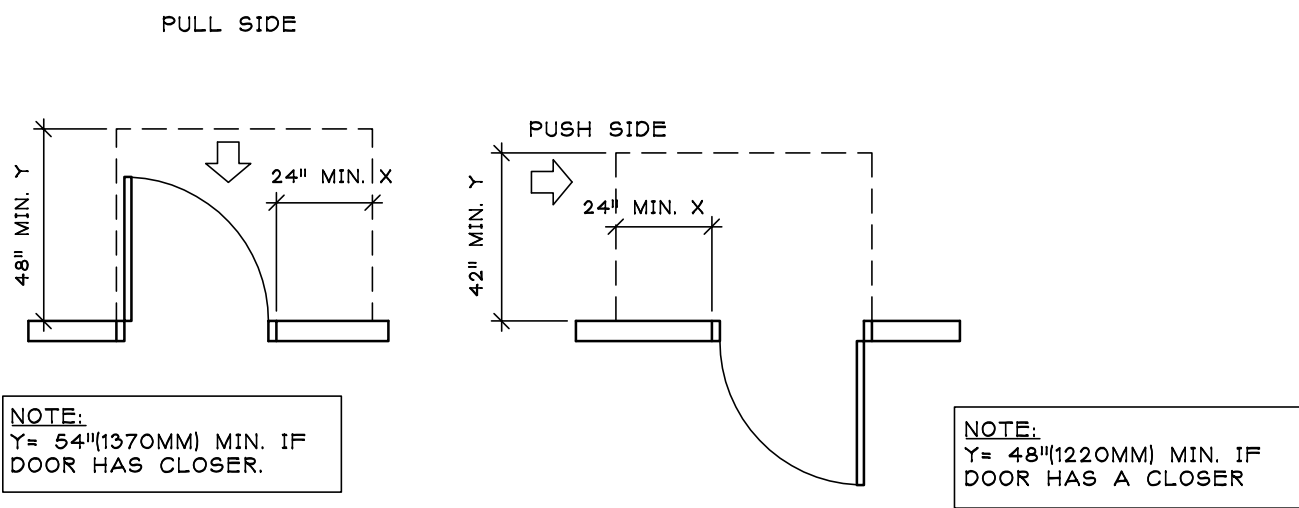
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HERON) BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07

INTERNATIONAL SYMBOL OF ACCESSIBILITY

NO SCALE



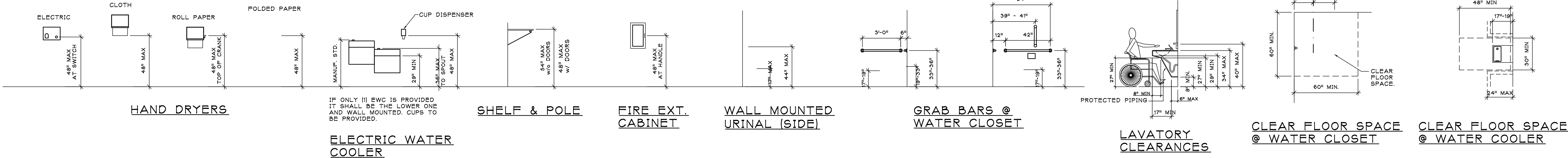
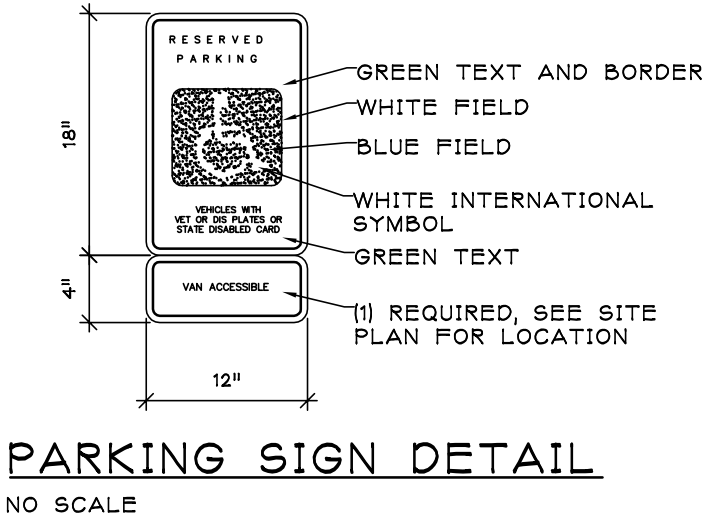
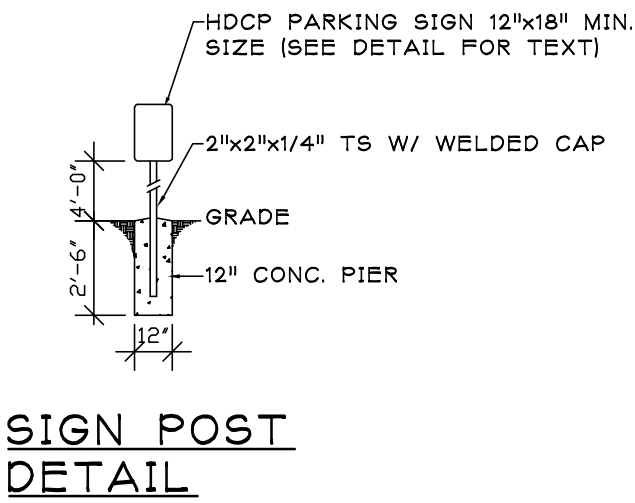
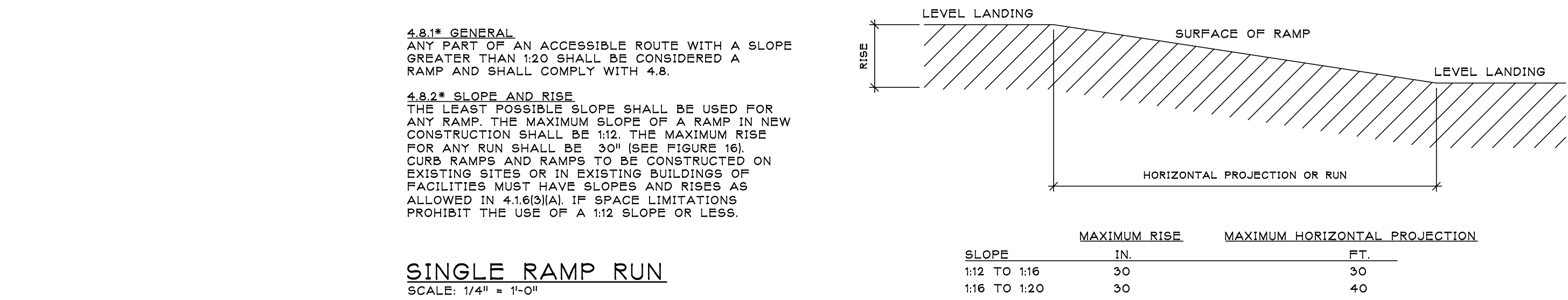
HINGE SIDE APPROACHES - SWINING DOORS

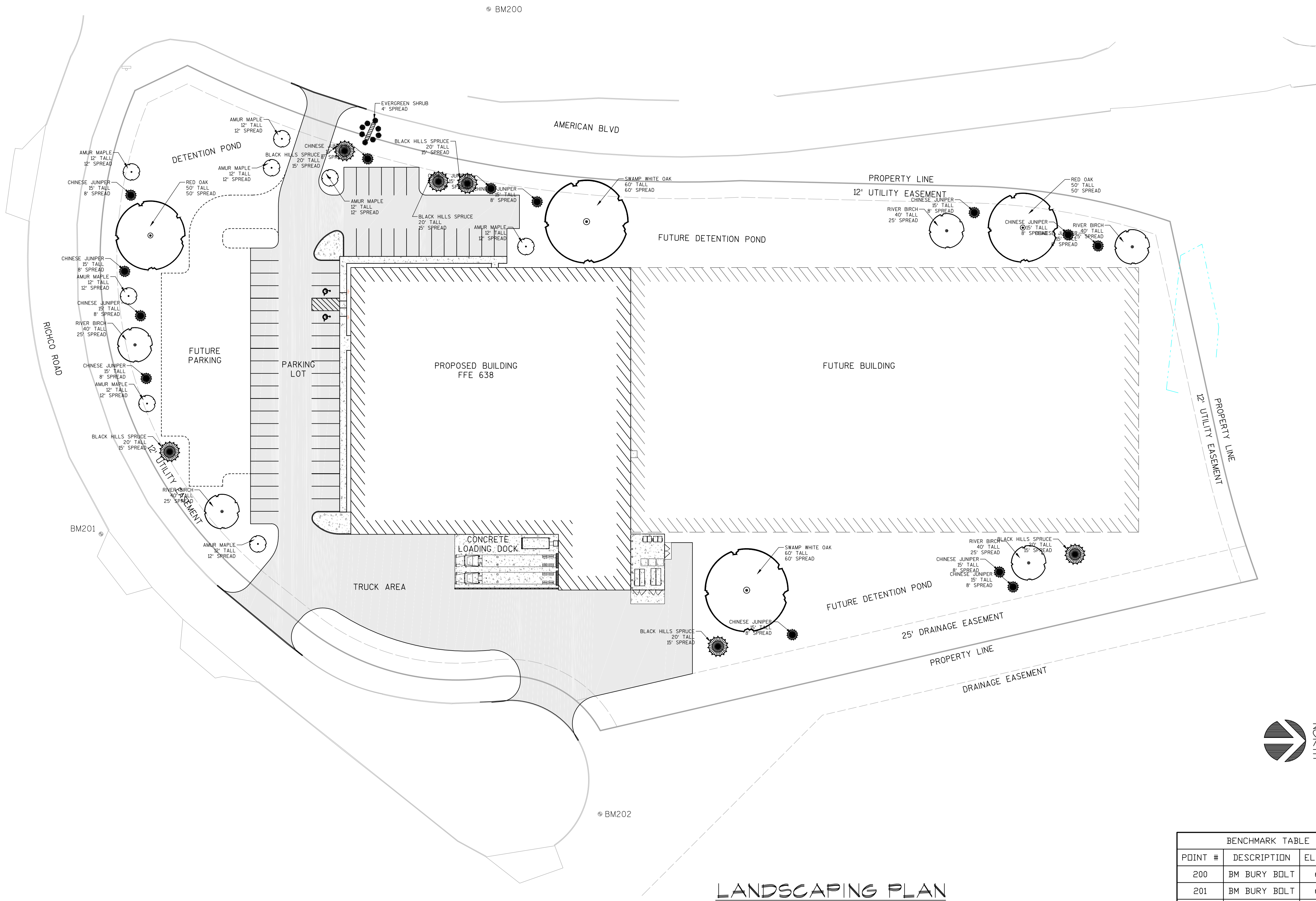


LATCH SIDE APPROACHES - SWINING DOORS

MANEUVERING CLEARANCES @ DOORS

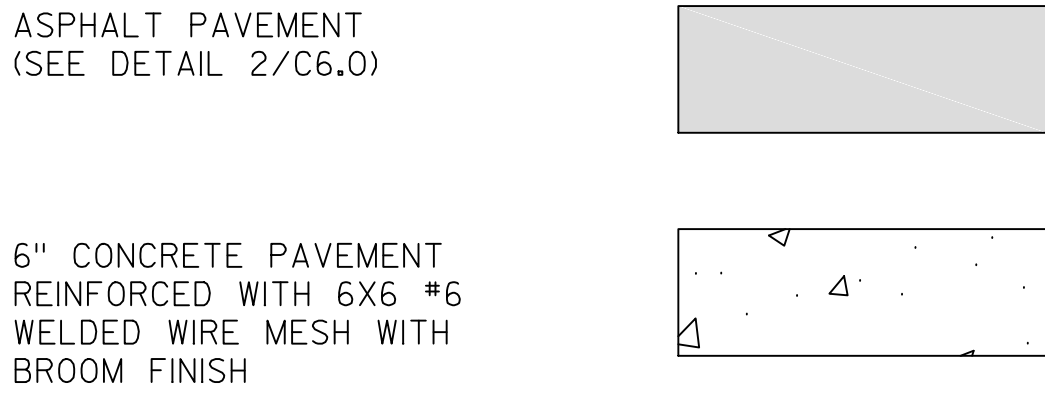
SCALE: NO SCALE





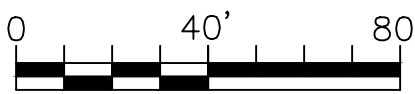
LANDSCAPING PLAN

PAVEMENT SYMBOLS



BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04

LEGEND	
	-BENCHMARK
	-FOUND 3/4" IRON ROD
	-CONCRETE
	-STORM SEWER INLET
	-SANITARY MANHOLE
	-WATER VALVE
	-HYDRANT
	-STORM INLET
	-STORM MANHOLE
	-SIGN
	-FIELD EDGE
	-TREE LINE
	-EDGE OF GRAVEL
	-EXISTING CONTOUR
	-PROPOSED CONTOUR
	-UNDERGROUND GAS LINE
	-WATERLINE
	-UNDERGROUND COMMUNICATION LINE
	-STORM SEWER
	-SANITARY SEWER



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com

"PRELIMINARY"



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW FACILITY FOR:

MIDLAND PLASTICS

WISCONSIN

DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	

PROJECT MANAGER:
V. NYSTROM

DESIGNER:
C. GRUNDEMANN

DRAWN BY:
M. OIE

EXPEDITOR:
A. COHEN

SUPERVISOR:
R. LILLIE

PRELIMINARY NO:
-

CONTRACT NO:
65764

DATE:
SEPTEMBER 2017

SHEET:
C7.0



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W1777 N9856 Rivercrest Dr.
Suite 104
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
(262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

WISCONSIN

DE PERE

MIDLAND PLASTICS

PROPOSED NEW FACILITY FOR:

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	
1	

PROJECT MANAGER: V. NYSTROM

DESIGNER: C. GRUNDEMANN

DRAWN BY: M. OIE

EXPEDITOR: A. COHEN

SUPERVISOR: R. LILLIE

PRELIMINARY NO: -

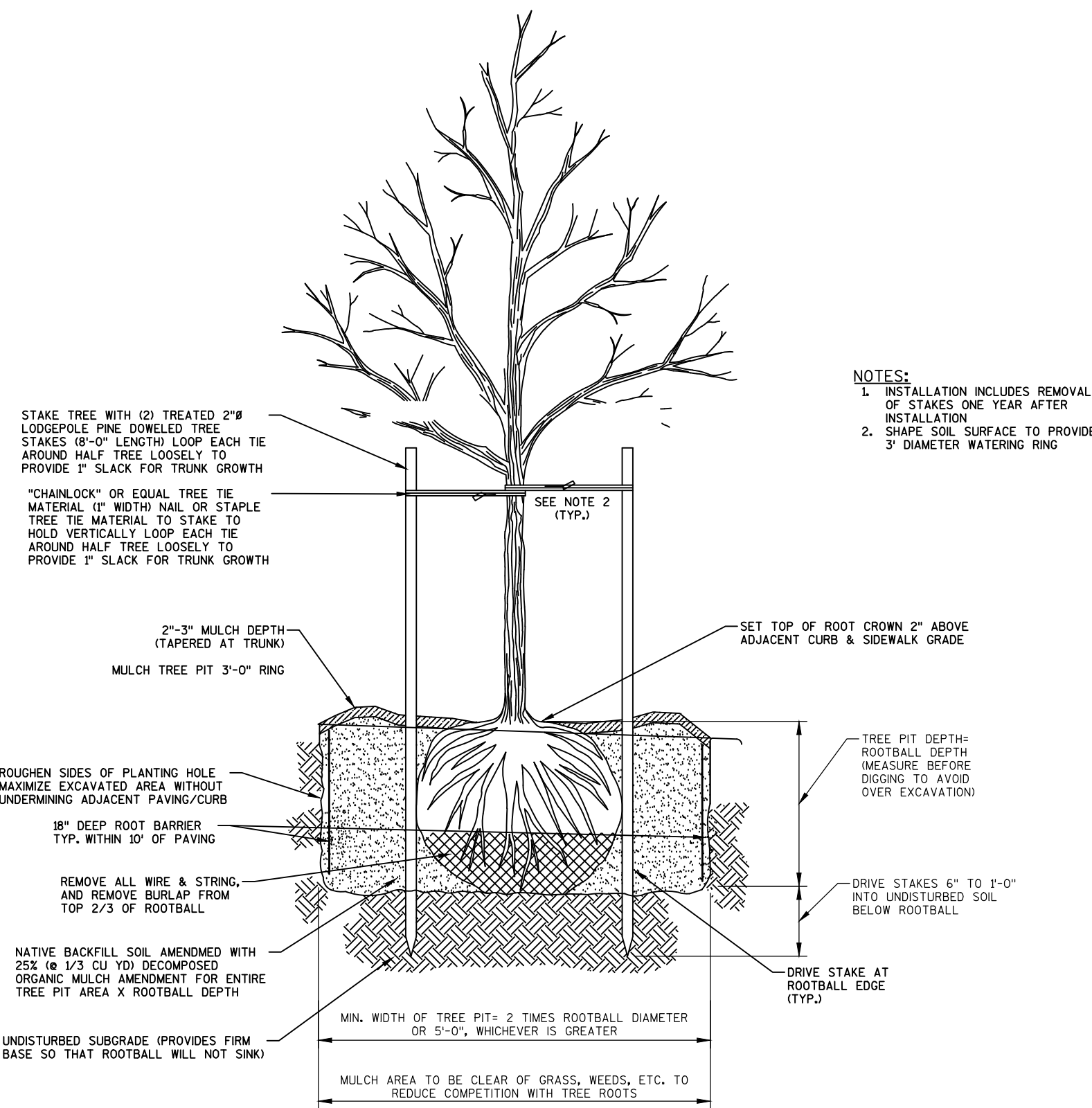
CONTRACT NO: 65764

DATE: SEPTEMBER 2017

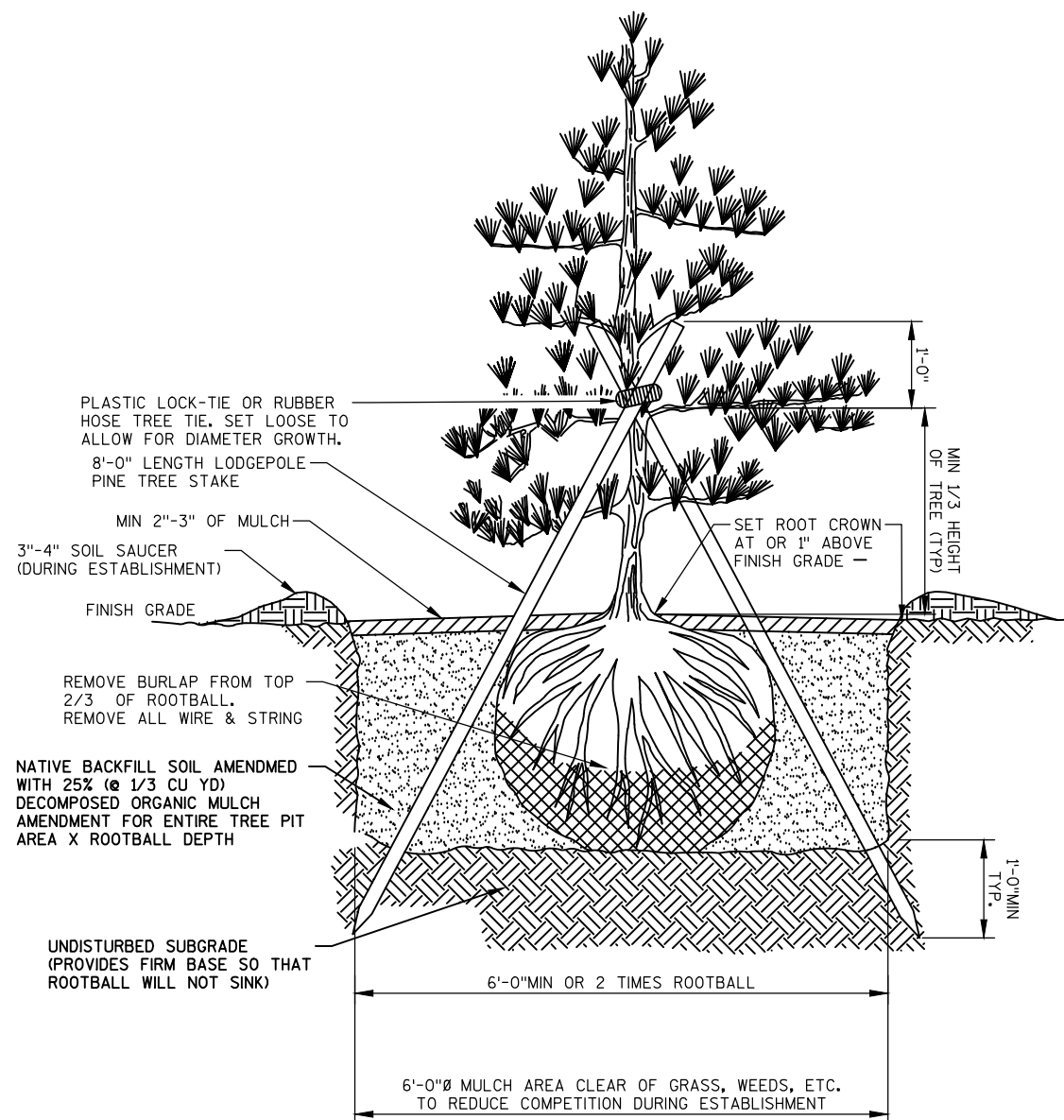
SHEET: C7.1

GENERAL NOTES:

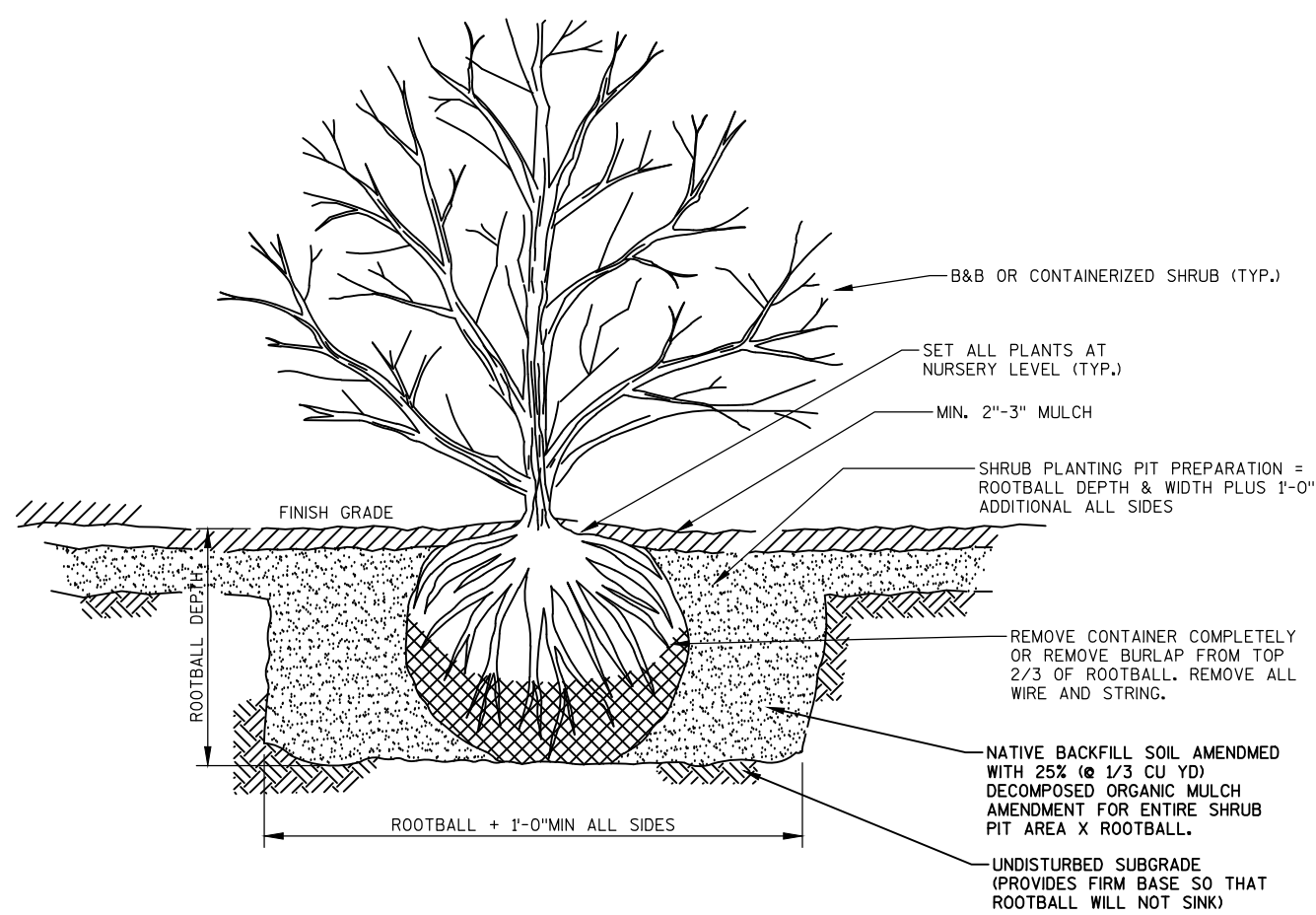
1. CONTACT DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING
3. HYDROSEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL AREAS CALLED OUT FOR "NO MOW-LOW GROW" TURF SHALL BE PROVIDED AND INSTALLED PER SPEC FROM PRAIRIE NURSERY INC.
5. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN, REFERENCED TO LW EXTENSION GUIDELINES.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF TWO STAKES.
7. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE), CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR INSTALLATION OF SAID UTILITIES.



A C7.1 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



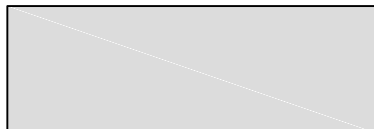
B C7.1 EVERGREEN PLANTING DETAIL NOT TO SCALE



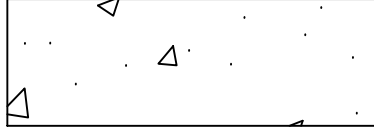
A C7.1 SHRUB PLANTING DETAIL NOT TO SCALE

PAVEMENT SYMBOLS

ASPHALT PAVEMENT (SEE DETAIL 2/C6.0)

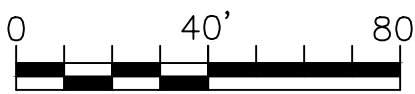


6" CONCRETE PAVEMENT REINFORCED WITH 6X6 #6 WELDED WIRE MESH WITH BROOM FINISH



BENCHMARK TABLE		
POINT #	DESCRIPTION	ELEVATION
200	BM BURY BOLT	637.82
201	BM BURY BOLT	637.26
202	BM BURY BOLT	637.04

LEGEND	
●	-BENCHMARK
—	-FIELD EDGE
—	-FOUND 3/4" IRON ROD
—	-TREE LINE
—	-CONCRETE
—	-EDGE OF GRAVEL
—	-STORM SEWER INLET
—	-EXISTING CONTOUR
—	-SANITARY MANHOLE
—	-PROPOSED CONTOUR
—	-WATER VALVE
—	-UNDERGROUND GAS LINE
—	-HYDRANT
—	-WATERLINE
—	-STORM INLET
—	-UNDERGROUND COMMUNICATION LINE
—	-STORM MANHOLE
—	-STORM SEWER
—	-SIGN
—	-SAN
—	-SANITARY SEWER



330 Fourth Street • PO Box 8000
Wausau, WI • 54402-8000
715.845.8000 • Fax 715.845.8008
becherhoppe.com

"PRELIMINARY"

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

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

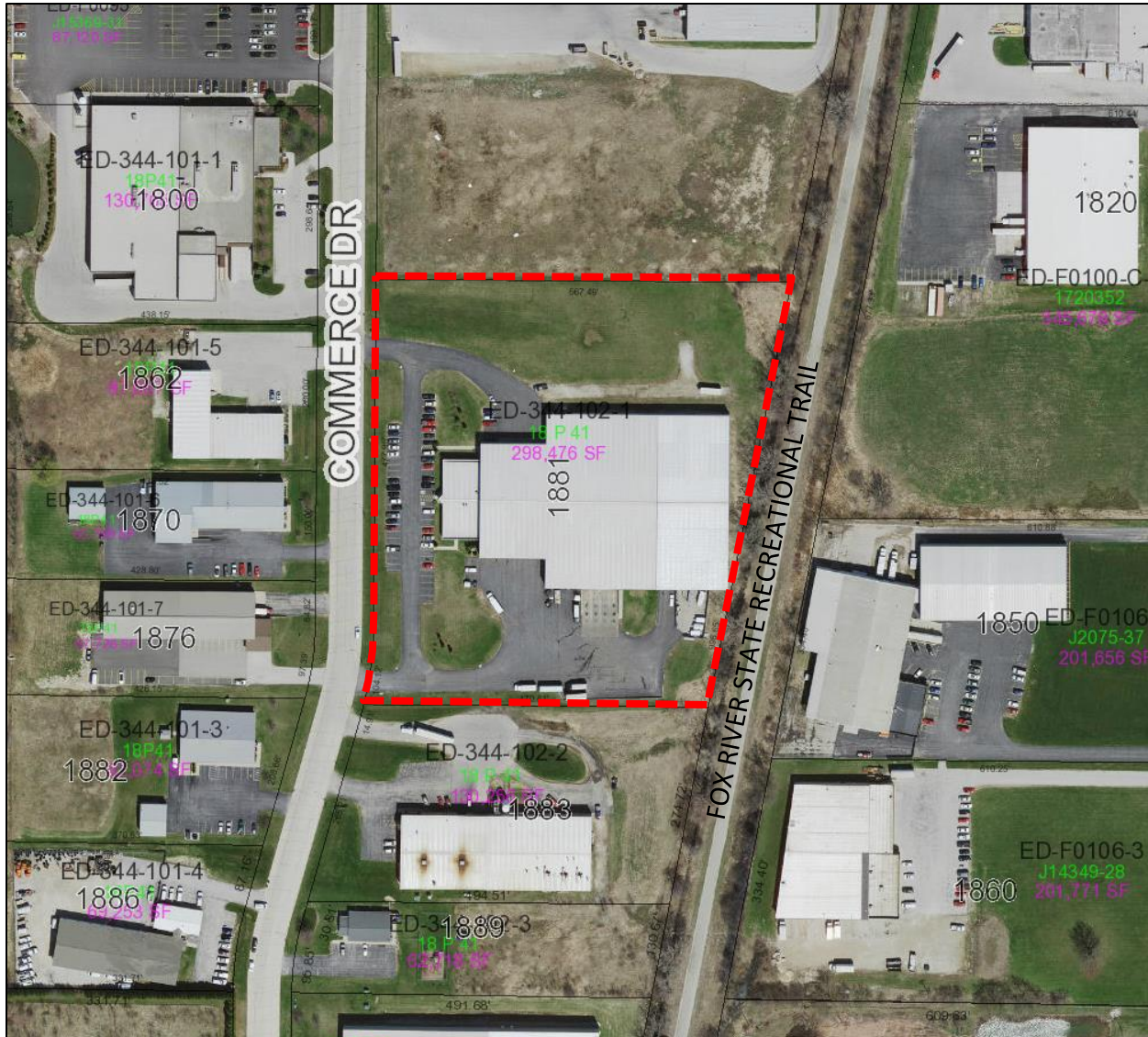
SUBJECT: Recommendation regarding a Site Plan for a building addition for Kay Distributing Co. at 1881 Commerce Drive (Parcel ED-344-102-1). Submitted by Heyrman Construction Co. INC.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1881 Commerce Dr (PDF)
- Application Form (PDF)
- Site Plan - PRELIMINARY REVISED - 21 Sep 2017 (PDF)

- Item 5: Recommendation regarding a Site Plan for a building addition for Kay Distributing Co. at 1881 Commerce Drive (Parcel ED-344-102-1). Submitted by Heyrman Construction Co. INC.

SITE MAP



REQUESTED ACTION:	Site Plan approval.
	Building addition at north end of existing building.
COMMON DESCRIPTION:	1881 Commerce Drive, located south and east from the Commerce Drive and Heritage Road intersection.
PARCEL NUMBERS:	ED-344-102-1
EXISTING ZONING:	I-3 (General Industrial District)
PROPOSED ZONING:	None.

SURROUNDING LAND USES: Industrial to north, south east and west with Fox River State Recreational Trail to the east.

COMPREHENSIVE PLAN: Industrial Park.

APPLICANT / OWNER:	Christopher J. Heyrman Authorized Representative Heyrman Construction Co. INC PO BOX 28046 Green Bay, WI 54324-0046	Chip Kolocheski President Kay Beer Distributing, INC 1881 Commerce Drive De Pere, WI 54115
---------------------------	---	--

SITE HISTORY: After a review of air photographs, the property has been used for industrial purposes since the original site plan was approved in 1994. There were building modifications and additions in 1996 and 2004. Prior to industrial use, the site was used for agricultural purposes.

The property, being within the City limits, is within the Sewer Service Area of the City of De Pere. There are no known environmentally sensitive areas identified on the north end of the property. The Fox River State Recreational Trail is located east of the subject property.

The proposal is a 25,008 square foot addition and driveway at the north end of the existing building. The proposed addition is visible from Commerce Drive, and screened from the Fox River State Recreational Trail due to vegetation. There is no direct access to or across the trail.

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 site plan proposes a building addition and a new drive lane that connects to Commerce Drive at the northern end of the property. There is a second addition that is proposed within the next five years. The building materials include split face masonry and wall panels, using Aztec blue and polar white colors to match the existing building. The masonry height is similar to the height of a door.

The north façade of the building does not have masonry due to a proposed future expansion. Notes on the plan indicate that if no future additions occur within 5 years (by 2022) then the façade will be finished with masonry to a height of 7-feet 4-inches high. The masonry will be similar to the west façade of the building.

- The materials that are being matched on this site plan were specifically identified as an approvable material by the Plan Commission when the original site plan was approved in 1994.
- The 1996 and 2004 additions also followed the approved materials from 1994.

No additional lighting or parking lot is proposed, aside from lighting near doors. The parking requirements for the site remain the same. To properly accommodate handicap parking, the site plan demonstrates that three of the 54 stalls in the existing parking lot are handicap accessible. The building has 25 employees, creating the need for 13 parking stalls (plus visitor parking), thus parking needs are addressed.

An original landscaping plan had simple berms at the north west end of the property, near the street. At staff's suggestion, the berms were replaced with vegetation along the full length of the property near the right-of-way. It appears that 16 plants and trees are proposed.

There are three driveways shown on the site plan. The drive at the south end and the drive in the north-center of the property are pre-existing. The drive at the north end is part of the proposed addition. As shown, the drive is approvable, provided the drive is one way with signage indicating traffic flow. Also, the drive requires a simple sidewalk section.

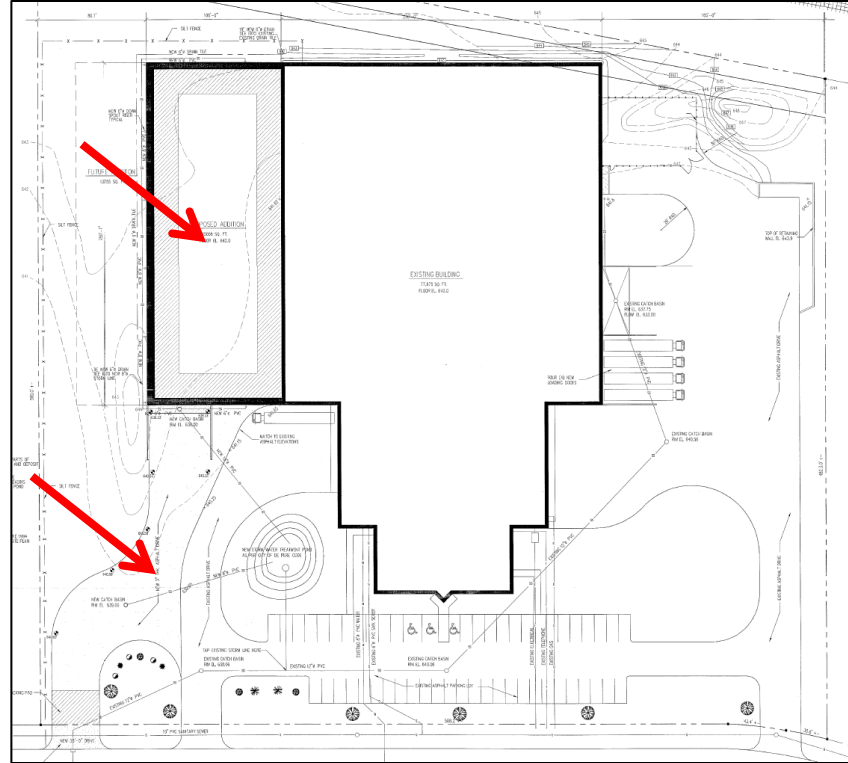
The site plan has erosion control information, including a storm water pond location, topography, and site drainage information. However, a storm water management plan (SWMP) has not been submitted to staff for review. It is not typical that a site plan is brought before Plan Commission without a complete SWMP because changes to the SWMP may change a site plan layout, rendering a Plan Commission approval useless.

Because the petitioner cannot find a company to promptly complete a SWMP for the site plan, and the petitioner feels that a SWMP will not change the layout of the site plan due to the partial information that is provided, the petitioner requests the following of the Plan Commission:

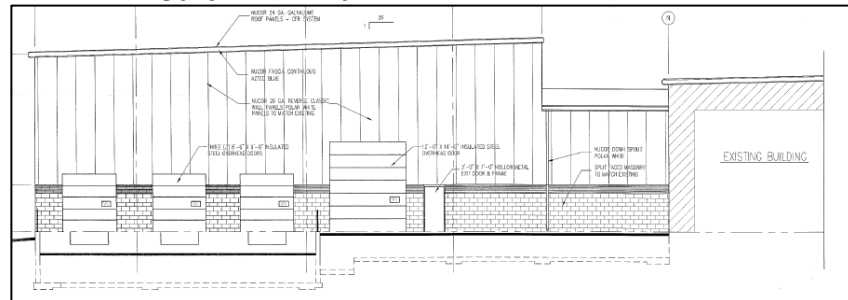
- Approve the site plan with the added condition that a SWMP is submitted to staff for approval prior to any permits being obtained from the City. Should the SWMP cause the building addition or pavement location to change in any way, a second site plan review by Plan Commission is required.

The above request has been added to the staff "comments and conditions," should the Plan Commission choose to approve the site plan without an SWMP.

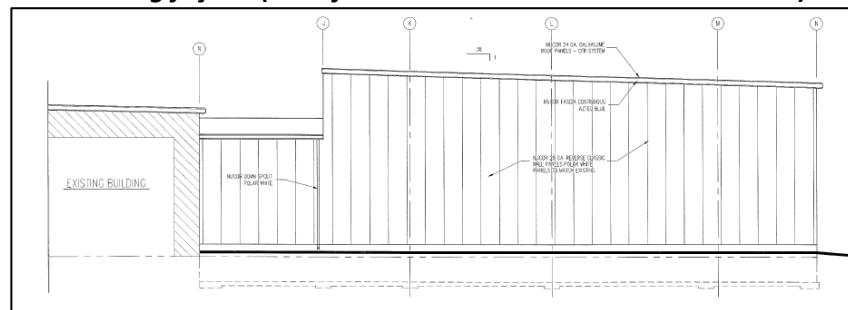
Site plan with proposed building addition, drive, and Landscape Plan



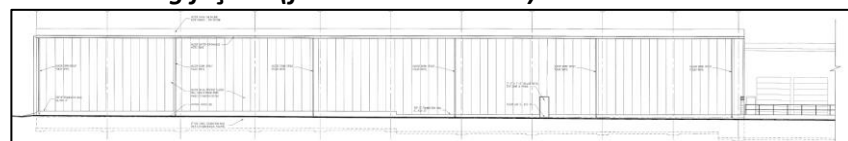
West building façade (view from Commerce Drive)



East building façade (view from Fox River State Recreational trail)



North building façade (future addition side)



STAFF COMMENTS:

The following staff comments are conditions that need to be met, per City staff review.

Engineering:

1. Need separate erosion control and staging plans for this project providing location of inlet protection, silt fencing, tracking pad, etc. Particularly, stockpile and inlet protection is needed.
2. Need to locate survey and provide location for all utilities (i.e. electric, natural gas, telephone, fiber optic). None are currently shown on the plans.
3. Need to provide updated exterior lighting and photometric plans.
4. Per ordinance 14-55(8)(a)(4)(a)(v), one two-way drive is allowed for each 200 feet of total frontage unless approved by the Plan Commission during site development plan review. This parcel has 582 feet of total frontage and would only allow two two-way driveways. This site plan shows three and the third driveway would need to be approved by the Plan Commission and relocated to be further than 40 feet from the adjacent driveway.
 - a. Adding a one-way sign to the proposed drive, as shown, is acceptable.
5. Sidewalk section in the concrete drive is needed.
6. Need to provide survey elevations and contours on new asphalt area showing where storm water runoff will flow.
7. All off street parking shall have a perimeter concrete curb and gutter around the entire parking lot unless the site plan shows that runoff will not cause erosion or adversely affect adjacent properties.
8. Confirm there are no changes to the utilities servicing this project (i.e. storm, sanitary, and water laterals)
9. Will need to provide on-site storm water treatment due to the addition of 20,000+ square feet of impervious surface. Please reference Municipal Code section 28 for design standards. A storm water maintenance plan will also be needed.
10. Additional comments may be provided depending on responses to these issues.

Fire:

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

Forestry:

1. Provide a landscaping plan plant list on the plan or detail page.
2. Provide a landscaping plan installation timeline.

Health:

1. None.

Planning:

1. Building front façade (blue and white) matches existing building. Front façade has white metal that requires Plan commission approval.
2. Side façade is all white metal, which requires Plan Commission approval. Owner is proposing an expansion within five years and there is a note on the plan indicating so. The note does not call out a specific date which should be September 25, 2022.
3. The rear façade is all metal, matching existing building, which requires Plan

Commission approval with masonry.

4. Revise the note on the site plan to identify the date September 25, 2022, as the due date (five years from now) to provide masonry on the north (side) and east (rear) façade of the building, should no future expansion occur by that time.
5. A storm water management plan (SWMP) must be submitted to staff for approval prior to any permits being obtained from the City. Should the SWMP cause the building addition or pavement location to change in any way, a second site plan review by Plan Commission is required.

Inspection:

1. Provide a third handicap parking stall in the existing parking lot.

REVIEW PROCESS:

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Site Plan request for a building addition with drive lane, subject to the conditions listed in the 'Staff Comments' section of this report.

CITY OF DE PERE
RECEIVED

SEP 6 2017

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
	PLANNING DEPT.	Receipt #: 123522
		Date: 9-6-17

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Heyrman Construction Co. Inc.	Authorized Representative Christopher J Heyrman	Title Architect	
Mailing Address PO Box 28046	City Green Bay	State WI	ZIP Code 54324-0046
Email Address chris@heyрманconst.com	Phone Number (incl. area code) (920) 347-0827	Fax Number (incl. area code) (920) 337-6337	

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

Name (Ind. Org. or Entity) Kay Beer Distributing, Inc	Contact Person Chip Kolocheski	Title President	
Mailing Address 1881 Commerce Drive	City DePere	State WI	ZIP Code 54115
Email Address chip@kaydist.com	Phone Number (incl. area code) (920) 336-2267	Fax Number (incl. area code) (920) 336-9139	

SECTION 3: Project or Site Location

Project Address/Description 25,008 sq ft warehouse addition	Parcel No. ED-344-102-1
--	----------------------------

SECTION 4: Project Information

Existing Zoning:	B-Mercantile		
Present Use of Parcel:	Warehouse		
Proposed Use of Parcel:	Warehouse		
Estimated Start Date:	Fall 2017	Estimated Completion Date:	Spring 2018

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) Christopher J Heyrman	Title President	Phone Number (920) 347-0827
Signature of Applicant 		Date Signed 09/01/2017

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (6258 : Recommendation regarding a Site Plan for Kay Distributing)

Heyrman
CONSTRUCTION COMPANY INC.
ENGINEERS - BUILDERS

Region	DA

DATE	8-3-04
------	--------

REVISION	△ ADDED SALT FORM

SHEET NO. _____ OF _____	TITLE _____
--	--

AND THE
INDUSTRIAL

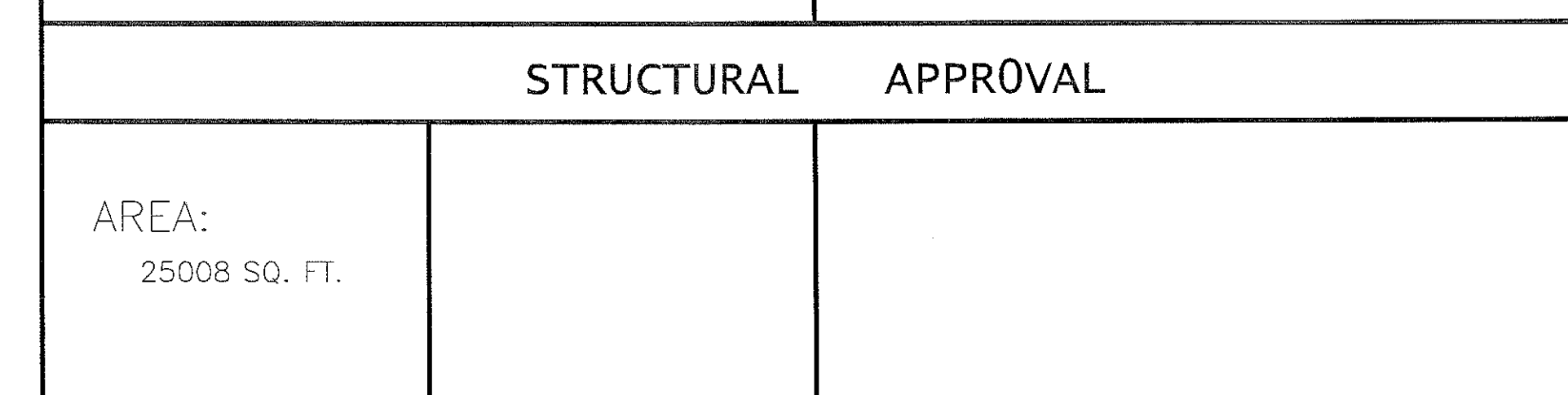
KAY

--	--

	60.
--	-----

SHEET NO.
A-1

Pac



SCALE 1" = 30'-0"

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

MEETING DATE: September 25, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Request for Proposal (RFP) to rewrite the City of De Pere Zoning Ordinance. Submitted by the City of De Pere.*

ATTACHMENTS:

- 9-25-2017 Plan Commission - Zoning Ordinance RFP Memo (PDF)
- Rezoning RFP FINAL (DOCX)

ITEM 6: Recommendation regarding a Request For Proposal (RFP) to rewrite the City of De Pere Zoning Ordinance. Submitted by the City of De Pere.*

Background

The last complete rewrite for the City of De Pere Zoning Ordinance occurred on June 19, 1973. Over the past 44 years the City revised the ordinance with minor text edits, subsection revisions, and section additions. The changes were made in order to keep up with changing times, regulations, and needs of the growing City. In order to keep up with those needs, a complete rewrite of the ordinance is again needed.

A Proposed Request For Proposal

Attached is a copy of a Request for Proposal (RFP) that, if approved by the Plan Commission and Common Council, will be made available to the public from October-November 2018. The RFP seeks respondents that can propose a rewrite of an ordinance that will accomplish the following:

- Provide ease of navigation and translation by the public while remaining enforceable by the City
- Create graphics and images that describe the text
- Define elements that are and are not allowed in a zoning category
- Develop interactive maps that are linked to ordinance subsections
- Provide flexibility and a process for adding land uses that do not yet exist
- Enhance community life

In addition to the above general list, the RFP specifically calls out existing situations that are not conveniently addressed with the existing ordinance. Some items include region specific signage, parking, and establishing land use districts.

Timeline and Cost

The RFP identifies a maximum budget assigned to the project of \$125,000. Respondents are requested to provide a proposed completion timeline not to exceed 12-18 months.

Plan Commission Review Process

For RFP reviews the Plan Commission provides either an approval, approval with changes, or a rejection recommendation to the Common Council. It is expected that the Common Council will review the RFP on October 3, 2017.

Staff Recommendation

Staff recommends that the Plan Commission recommend approval of the RFP and forward the RFP to the Common Council for action on October 3, 2017.

Request for Proposals

City of De Pere Zoning Ordinance Rewrite



RFP Release Date: October 6, 2017
RFP Proposal Due Date: November 13, 2017, 4:30PM

Notice and Instructions for Proposal Submittals

1. Proposals must be received at the below address no later than 4:30p.m. on November 13, 2017.

2. Submit one digital and five hard copies to:

City of De Pere Economic Development and Planning Department
ATTN: Peter Schleinz, City Planner
335 S. Broadway Street
De Pere, WI 54115
pschleinz@mail.de-pere.org

3. Email submittals of the digital copy are acceptable in PDF format if file size is less than 10MB.

Attachment: Rezoning RFP FINAL (6256 : Recommendation regarding a Request for Proposal (RFP))

A. General Request Information

The City of De Pere, through its Request for Proposals (RFP), is seeking qualified planning and zoning consultants, multi-disciplinary firms or teams to undertake a complete zoning ordinance rewrite project. The new zoning code must be easy to read, understandable by the public, and enforceable by the City. The project is NOT a simple update to the existing ordinance.

The original zoning code was written in the 1970's with a rewrite in the late 1990's and minor maintenance corrections made over the years. Parts of the code are no longer consistent. Effective code review by staff becomes difficult when working with developers who are used to De Pere's known history of being very efficient. The existing code does not function in an era of technology that provides fast answers.

B. City of De Pere Background

The 24,721 residents that call De Pere, Wisconsin home know that the community provides a high quality of life in the Greater Green Bay metropolitan area. With two excellent school districts, an urban private college, a dynamic downtown, successful business parks and safe residential neighborhoods served by ample parks and natural areas, the community has a considerable amount of loyalty and pride.

The residential, business and commercial areas are connected via a transportation and green space network that accommodates cars, bicycles, and pedestrians. The beautiful Fox River is the focal point of the City Center. The modern Claude Allouez Bridge unites the two sides of the dynamic downtown, which includes new and historic buildings. Whether one is on the east side or west side of the City, historic buildings are thoughtfully blended with redevelopment that provides a desirable mix of housing, employment, shopping, dining and entertainment.

- The City consistently ranks high on livability indexes, and the housing market has become very competitive.

The main thrust of the project is to establish a new zoning code that is easy to read, understandable by the public, and enforceable by the City of De Pere. The ordinance should consider form-based or context sensitive applications, creating design and infill standards for development in the City's downtown district, the college campus, the historic districts, the business and industrial parks, as well as development and growth areas, as identified in the City's 2011 Comprehensive Plan. Key to these areas would be connectivity, walkability, and mixed use nodes that enhance community life in the City of De Pere.

The City of De Pere would like to establish zoning regulations that are more reflective of the character of newer development while preserving the historic characteristics of an older city that is a suburb of a larger metropolitan area.

C. Project Overview and Objectives

The general purpose of the project is the comprehensive rewrite of the City of De Pere Zoning Ordinance in order to make the ordinance consistent with the goals and objectives of the City's Comprehensive Plan.

The City has a desire to develop a zoning ordinance that defines regulations using a combination of text, graphics and images/photographs. The ordinance must ensure predictable, high-quality outcomes that are sensitive to the character of surrounding development, while allowing economic growth in areas where that growth can benefit the identity of the community. This would ideally include a blending of zoning districts, sub-categories within each district, and overlays that allow special uses for districts depending on the district location geographically within the City.

The new ordinance should be designed to accommodate the following document design features:

1. The ordinance needs to be easy to navigate and translate by the public, and simple to be enforced by the City.
2. Text that is supported and enhanced with charts, graphics, images, and photos is needed. A graphic rich ordinance is of utmost importance.
3. The ordinance needs to be colorful.
4. The ordinance needs to function online with MuniCode.
5. The text needs to clearly identify how and when elements are allowed and specifically identify when elements, that are assumed approvable, are not allowed.
6. The ordinance must be designed and formatted in such a way that the document provides flexibility when desired, without constant text revision, yet there is a solid foundation for regulation.
7. "Interactive maps" and graphics that link directly to ordinance subsections that the maps or graphics area representing is desired.
8. The ordinance should minimize need for the user to flip back and forth between lists and different sections.
9. Clear, concise and well defined permitted and conditional land uses.
10. The ordinance should have flexibility and a process defined for when a new or unique land use is not on any list.

The new ordinance must specifically address the following:

- The existing ordinance is based on broad city-wide zoning categories. The new ordinance needs to link to details that will be unique for specific geographical areas (neighborhoods) and translate to specific urban and rural commercial nodes, industrial parks, downtowns, highway frontage corridors, etc.

- The ordinance must link strongly to the Comprehensive Plan to better demonstrate how people want to live in or use an area.
- Special use districts need to be identified (i.e. – businesses in an entertainment district).
- A process for addressing non-conforming uses. Terminating the continuation of non-conforming uses needs to be spelled out
- The sign code applies to all areas and malfunctions when, for example, a downtown property and highway property are treated as equals. A sign code that addresses signage in different areas of the City is needed. Recent variance applications provide direction on additional signage district changes.
- Zoning categories that address the same “use” in different areas of the City is needed.
- Minimize the use of Planned Development Districts (PDD).
- Parking needs to flexible for a diversity of locations. On-site needs in a downtown with public lots and in an industrial park with hundreds of employees working three shifts, for example, needs to be addressed.
 - There are no parameters for shared parking based on the “time of day” that a parking stall is used (i.e. – a mall with a daytime salon and a night time bar can use the same stalls rather than doubling up).
- Ordinance requirements are oftentimes found within the “definition” section of the ordinance only. Items need to be located in a logical location.
- Discrepancies in different sections of the ordinance need to be eliminated.
 - Parking lot sizes do not match.
 - ADA requirements do not match federal requirements.
 - Landscaping requirements are not clear and consistent for all zoning categories.
 - Should include references to geographic location (like first bullet) rather than just the zoning district.
- Allowances for acceptable “required” building materials, with flexibility to add and revise newer and more modern technologies, needs to be incorporated because the development sections of the code do not allow flexibility to accommodate modern building materials.
- Design standards that address the desired appearance of the building and site based on geographical location (industrial park, downtown, commercial corridor).

D. Expected Tasks and Services

The successful respondent is expected to perform many tasks for the development of the zoning ordinance rewrite including, but not limited to the following:

1. **Diagnostic Review:** A comprehensive review and executive summary of deficiencies identified in the current zoning code. This should include a review of the zoning code against the following measures, at a minimum:
 - Meeting and discussions with City Staff
 - Concurrency with the City's Comprehensive Plan
 - Compliance with State and Federal laws and case law
 - Overall cohesiveness and consistency
 - Enforceability
 - Workability for staff and the general public
 - Public Outreach comments (see below)
 - Understand of Wisconsin State Statute as related to Municipal Zoning
2. **Public Outreach:** Conduct individual or small-group interviews and public open houses with community stakeholders. Consider a public meeting for the general public and/or online methods of engagement to gain public input throughout the process. The consultant should provide a written summary and analysis of the comments made by the individuals and groups.
3. **Solutions and Code Outline:** Develop an outline of solutions to the problems identified in the above outreach and diagnostics steps. Determine if elements from the original zoning ordinance can be incorporated into the rewrite text. Develop a working outline of the newly updated ordinance.
4. **Draft Code:** Complete an initial draft of the new Zoning Ordinance. Facilitate a process of presentation of the draft to stakeholders and the general public; ongoing refinement of the draft based on feedback from staff, stakeholders, and citizens; and tracking of all changes. Identify changes needed on the Zoning Map. Assist City staff with public outreach and explanation of the proposed changes.
5. **Maps and Graphics:** Provide maps and graphics identifying parcels with uses and structures that become inconsistent with proposed standards and zoning regulations.
6. **Legal Consultation:** Provide legal opinions regarding specific questions that arise during the process as well as a full legal review of the final draft.
 - **Reference Guide:** Create a reference guide that summarizes key parts of the Code. See following sample of City of Philadelphia Sign Code Reference Guide--
http://www.phila.gov/CityPlanning/projectreviews/PDF/Quick_Reference_Guide.pdf
- 7.
8. **Adoption:** Assistance with presentations to the City Zoning Board of Appeals, Plan Commission, Common Council, and any additional revisions requested from these meetings until final adoption of the rewritten Zoning Ordinance is made by the Common Council.

Throughout the entire process, extensive interaction is expected with City Staff. The detailed schedule for the project shall be included in the consultant's proposal, and should be limited to 12 to 18 months.

E. Deliverables

All items delivered as part of this project shall be the sole property of the City of De pere. The consultant shall be responsible for the submittal and execution of the following:

1. Progress Reports and Research. The consultant shall be responsible for submitting monthly progress reports and research information relative to the project. The consultant shall clearly communicate how the regulatory effects of the proposed ordinance may differ from the effects of the current ordinance. Background information regarding subjects addressed in the new ordinance, which are not addressed in the current ordinance shall also be submitted by matrix.
2. Draft Ordinances/Maps. Copies of the draft documents are required, quarterly, during the development stages of the project for review, presentation, and use by the Plan Commission and staff.
3. Meetings. The consultant will be responsible for meeting with the Plan Commission for plan updates on a quarterly basis. The consultant will also meet with staff as the project develops on a regular basis. The number and frequency of the meetings will be determined in consultation with all parties before the project begins. The purpose of the meetings will be to establish objectives, discuss alternatives, provide direction and review progress. In addition, the consultant may be expected to attend periodic meetings of the Common Council.
4. Final Work Products. The new zoning ordinance must be provided in both print and electronic format compatible with MuniCode. Easy-to-use charts, checklists, graphics, and images/photos within the document are required. The consultant shall provide the following specific ordinance products:
 - One (1) electronic Microsoft Word version and PDF version of the ordinance..
 - A copy of the zoning map data that is compatible with the City's GIS System, in a format that can be edited by the City of De Pere.

The final zoning map shall be included as part of the zoning ordinance document. The City shall be provided with the following map products:

- A digital version/shape files of the individual parcel level for use in and compatible with the City's Geographic Information System, which uses ESRI/ArcView platform and can be edited by City staff.

F. Existing Ordinance

The City of De Pere Zoning Code of Ordinances include Chapters 14, 15, 16, and 98 of the City's Municipal Code. With the exception of area specific edits, the majority of the ordinances have not been revised for 20 years or longer. Chapter 14 and 98 are anticipated to require the most substantial amount of review and rewrite.

The consultant will be expected to complete a comprehensive, independent review of the Zoning Ordinance to determine if items should be retained as part of the rewrite. Below is a list of the overall ordinance elements that the Consultant will be expected to update and review independently:

Reference Links

Municipal Code: https://library.municode.com/wi/de_pere/codes/code_of_ordinances

City of De Pere: <https://www.de-pere.org/>

Comprehensive Plan, Downtown Master Plan, Historic Neighborhood Preservation Plan:
<https://www.de-pere.org/egov/apps/document/center.egov?view=item&id=730>

G. RFP Requirements

Consultants are asked to respond to this RFP by developing a proposal to fully meet the work associated with this project. Consultants are asked to submit a concise proposal describing their capacity to manage the project and their experience with similar projects. Samples of zoning ordinances/rewrites and public participation plans are expected. The proposals should include a clear outline of how the consultant will meet the objectives of the project.

The City of De Pere does not have a specific proposal format; however, the City expects the following information to be included with the proposals:

1. **Contact Information:** Consultant's name, address, phone number, email, along with the name and signature of the authorized agent and contact person.
2. **Firm History:** Brief history of the firm, including short case studies of similar projects carried out by the firm.
3. **Project Statement:** Statement of overall project understanding and general approach to meet project objectives and tasks of the project, describing and modifications or expansion of the information provided.
4. **Time Schedule:** A detailed project time schedule for accomplishing the expected tasks and services, including start dates, major project milestones and anticipated completion dates. Time schedule should specifically identify how and when outreach to the public,

staff, and elected officials occurs. The timeframe for project completion should be approximately twelve (12) months.

5. **Examples:** Demonstrate related projects that were completed for other communities that are similar to the City. Emphasis placed on projects include logical graphics and imagery within or as a supplement to a zoning ordinance should be emphasized.
6. **References:** A list of client references for whom the consultant has provided similar services including name, address, e-mail and phone number of a contact person for each reference. Indicate the type, scope and duration of the work done for each client.
7. **Project Manager Qualifications:** A statement indicating the qualifications of the key person who will be assigned as the project manager by the consultant and their responsibilities within the scope of services.
8. **Budget Proposal:** A proposed budget with level of effort for each member of the team and for each major task.
9. **Fee Schedule:** A fee schedule for personnel involved with the project.

H. General Selection Process

A selection committee comprised of the City Attorney, Director of Economic Development and Planning, Zoning Administrator, and the City Planner will review the proposals based on the following criteria:

1. **Qualifications:** Qualifications and previous related work experience particularly related to similar sized communities.
2. **Understanding:** Demonstrated understanding of project objectives, tasks, and services.
3. **Price:** The proposed price/cost will be considered.
4. **Related projects:** Examples of related completed and in-progress projects.
5. **Proposal Quality:** Quality of requested submission requirements, including sample materials and proposal package.

The City of De Pere will select a short list of applicants to meet with the the selection committee to clarify submitted proposals, provide supplemental information, confirm proposal representations and answer any questions.

I. Terms

The City of De Pere reserves the right to accept or reject all proposals or parts thereof and reissue the RFP without stated cause. Upon selection of a consultant, the City of De Pere shall attempt to negotiate and reach a final agreement. If the City, for any reason, is unable to reach a final agreement with the selected consultant, the City then reserves the right to reject the selected consultant and negotiate with others.

The City of De Pere is not bound to accept the proposal with the lowest cost, but may accept the proposal that best meets the needs of the City.

J. RFP Schedule

1. RFP Issued:
 - a. October 6, 2017
2. Questions due to the City: (sent via email to pschleinz@mail.de-pere.org)
 - a. By October 20, 2017
3. Responses to questions posted on City website:
 - a. By October 27, 2017
4. Proposals due to the City:
 - a. By November 13, 2017 at 4:30p.m.
5. Possible interviews with finalists:
 - a. November - December 2017
6. Plan Commission Consultant Selection:
 - a. December 2017 - January 2018
7. Common Council Consultant Selection:
 - a. January - February 2018

K. Project Budget

The consultants for this project will be retained by the City. Interested parties should provide a total cost to prepare the zoning ordinance to include hourly rates and estimated expenses associated with the project. The proposed budget should not exceed \$125,000 including all travel and incidental project costs.

L. Contact and Questions

This Request For Proposals has been distributed by the City of De Pere Economic Development and Planning Department. All questions or inquiries concerning this RFP should be directed to:

Peter Schleinz, City Planner
 City of De Pere
 335 S. Broadway Street
 De Pere, WI 54115
 Phone: 920.339.4043 x2
 Fax: 920.330.9491
 Email: pschleinz@mail.de-pere.org