



Plan Commission

Regular Meeting

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

Agenda

Monday, September 23, 2019

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 23, 2019** 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 Spectrum 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 26, 2019 Plan Commission meeting.
3. Staff recommendation and possible action regarding the removal of part of an expired Planned Development (PDD) overlay that is related to a PDD General Development Plan application for a new office building at 2100 BLK Innovation Court (Parcels WD-D0036 & WD-D0035-1-1).*
4. Staff recommendation and possible action regarding a Site Plan request for a new building façade, fence, and landscaping at 715 N Eighth Street (Parcel WD-609).
5. Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking lot addition at 2200 BLK American Boulevard (Parcel WD-1137-2).
6. Status of City of De Pere Zoning Code Ordinance Rewrite -- September 2019.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Steven M. Bieda, PLS, Mau & Associates
Jeffrey Weyers, South Bridge Properties LLC
Jack Richeson, P.E., Martenson & Eisele, INC
Alex Hofkamp, R&G LLC
Scott Harrig, Mach IV Engineering & Surveying LLC
Randy Liska, Metal Storm



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 23, 2019

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the August 26, 2019 Plan Commission meeting.

ATTACHMENTS:

- PC_Aug2019_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, August 26, 2019

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	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Kim Flom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the July 22, 2019 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Aldersperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

3. Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey Map at 2440 Oak Ridge Circle in the Town of Ledgeview (Parcel D-489-1). Submitted by Bryan L. Pfeffer, PLS, Robert E. Lee & Associates, authorized representative for Elaine LeDuc property owner. *

City Planner Peter Schleinz reviewed the 2-lot extraterritorial CSM in the Town of Ledgeview. Staff recommended approval subject to two conditions outlined in the staff report. Derek Beiderwieden moved, seconded by Aldersperson Raasch, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Aldersperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

4. Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey Map for an unaddressed property located north from Heritage Road and Wayne Lane in the Town of Ledgeview (Parcel D-450-1). Submitted by Steven M. Bieda, PLS, Mau & Associates LLP, authorized representative for Gigot Properties LLC, property owner. *

City Planner Peter Schleinz reviewed the 2 lot extraterritorial CSM in the Town of Ledgeview. Mark Higgins recused himself from voting on this item because the property owner is a customer of Johnson Bank, where he is employed. Staff recommended approval subject to three conditions outlined in the staff report. Aldersperson Raasch moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried with a vote of 6-0, with Mark Higgins abstaining.

Attachment: PC_Aug2019_Minutes_Draft (8778 : Approval of the minutes of the August 26, 2019 Plan Commission meeting.)

RESULT:	ADOPTED [6 TO 0]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Busch, Raasch, Schilling
ABSTAIN:	Mark Higgins

5. Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Lot Certified Survey Map at the 4800 BLK Tower Road in the Town of Glenmore (part of Parcel GL-107). Submitted by Leslie D. Van Horn, PLSS, Van Horn & Van Horn LLC, authorized representative for Shillcox Shamrock Lines LLC, property owner. *

City Planner Peter Schleinz reviewed the one lot extraterritorial CSM in the Town of Glenmore. It is not creating a new lot, but it is dedicating 495 square feet of right-of-way along Tower Drive. Staff recommended approval subject to two conditions outlined in the staff report. Mayor Walsh moved, seconded by Alderperson Boyd, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

6. Staff recommendation and possible action regarding a street name change to establish the name Drift Inn Drive for an unnamed street, located between the 600 block of Parkview Road and the 1500 block of Ashland Avenue. Submitted by City of De Pere. *

City Planner Peter Schleinz reviewed the street name change request for an unnamed street located between the 600 block of Parkview Road and Ashland Avenue. The proposed new name for the road is Drift Inn Drive, which is a local business located in the area. Staff recommended approval with no conditions. Derek Beiderwieden questioned the use of a business name to name a street. He doesn't think it's good practice to use business names for street names. Alderperson Boyd asked if the owners of the Drift Inn were notified of the name change and Peter replied yes. Development Services Director Kim Flom added that they were made aware of the name change, but they did not request the change. Alderperson Raasch moved, seconded by Brenda Busch, to approve the name change. Upon vote, motion carried by a vote of 6-1.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Walsh, Boyd, Busch, Higgins, Raasch, Schilling
NAYS:	Derek Beiderwieden

7. Staff recommendation and possible action regarding a Site Plan request for a warehouse addition at 1200 and 1212 Enterprise Drive (Parcels ED-2070 and ED-F0005-2). Submitted by Robert Mach, PE, Mach IV Engineering & Surveying LLC, authorized representative for Amerilux Holdings LLC & Novaks Cheese Enterprises, property owners.

City Planner Peter Schleinz reviewed the site plan for a warehouse addition for Amerilux. Mark Higgins recused himself from voting on this item because the property owner is a customer at Johnson Bank, where he is employed. Peter explained that the building materials included metal on the sides and rear of the addition, which are not approved

materials, but can be approved by the Plan Commission. Staff recommended approval of the site plan, subject to the conditions outlined in the staff report. Because the proposed materials were approved by Plan Commission for the original site plan at this property, staff also recommended approval of the use of the architectural paneling, Lexan translucent paneling, and metal for the addition. Mayor Walsh moved, seconded by Alderperson Boyd, to approve the site plan with the proposed facade materials. Upon vote, motion carried by a vote of 6-1, with Mark Higgins abstaining.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Raasch, Schilling
ABSTAIN:	Mark Higgins

8. Staff recommendation and possible action regarding a Site Plan request for a new building and driveway expansion for the De Pere Energy Center (Wisconsin Public Service) at 200 Main Ave (part of Parcel WD-365). Submitted by Mark Olson, Badgerland Buildings INC, authorized representative for Alstrom Munksjo Nicolet LLC, property owner Inc.

City Planner Peter Schleinz reviewed the site plan for a new building and driveway expansion for the De Pere Energy Center at 200 Main Avenue. The applicant proposes an all metal utility building on an existing concrete slab for washing company vehicles. Typically the use of metal on a front facade is not allowed. Staff recommended approval of the site plan, but with proposed new materials on the front side of the building. Peter noted that the applicant is present and prepared to present the Plan Commission with a new front facade proposal. Mayor Walsh moved, seconded by Alderperson Raasch, to open the meeting. Upon vote, motion carried unanimously. Mark Olson from Packerland Buildings addressed the commission. He reported that the proposed material is an insulated aggregate panel, which falls under the category of other approvable materials approved by Plan Commission. Peter noted that he reviewed this material and it has the look of masonry or stone, which is an approvable material in the I-3 zoning district. The applicant would be willing to use this material on the front facade of the building. Mayor Walsh moved, seconded by Alderperson Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Alderperson Boyd, to approve the site plan with the use of the aggregate panel on the front facade. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

9. Status report of City of De Pere Zoning Ordinance Rewrite -- August 2019.

City Planner Peter Schleinz provided an update on the Zoning Code Rewrite. He reported that the review of modules 2 & 3 will be coming up for Plan Commission review in the next few months. Mayor Walsh motioned, seconded by Alderperson Raasch, to receive the item and place on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

Adjournment

Mayor Walsh moved, seconded by Derek Beiderwieden, to adjourn the meeting at 7:32 PM.
Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 23, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding the removal of part of an expired Planned Development (PDD) overlay that is related to a PDD General Development Plan application for a new office building at 2100 BLK Innovation Court (Parcels WD-D0036 & WD-D0035-1-1).*

ATTACHMENTS:

- 09-23-19 Plan Commission Report - General Plan & PDD - Office Site (DOCX)
- GENERAL DEVELOPMENT - APPLICATION, NARRATIVE, SUBMITTAL - 10 Sep 2019 (PDF)

- ITEM 3:** Staff recommendation and possible action regarding the removal of part of an expired Planned Development (PDD) overlay that is related to a PDD General Development Plan application for a new office building at 2100 BLK Innovation Court (Parcels WD-D0036 & WD-D0035-1-1). *

SITE MAP



REQUESTED ACTION:

The petitioner originally requested a General Development Plan update review due to former plan expiring in 2008.

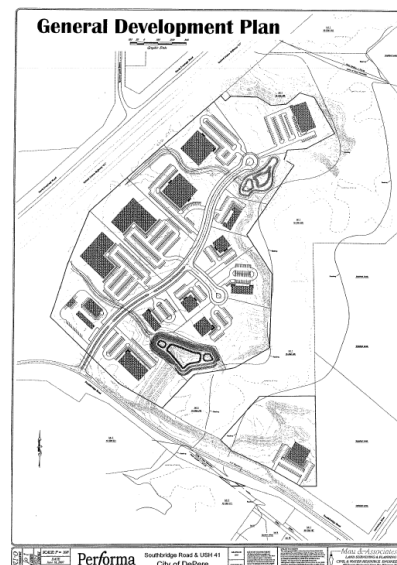
However, staff determined that the General Development Plan referenced design details that did not require a revised Planned Development District overlay. Combined with the fact that a new zoning code is underway, it is more efficient to remove the PDD overlay so the proposed project can be reviewed by Plan Commission as a site plan.

COMMON DESCRIPTION:

2100 BLK Innovation Court, located northwest from the Innovation Court and Southbridge Road/French Road intersection.

PARCEL NUMBERS:	WD-D0036 – South Bridge Properties LLC, Owner WD-D0035-1-1 – City of De Pere, Owner	
EXISTING ZONING:	C-EO (Corporate-Executive Office District) with a Planned Development District overlay.	
PROPOSED ZONING:	C-EO (Corporate-Executive Office District)	
SURROUNDING LAND USES:	North – Conservancy/natural area (CEO) South – Vacant Business Park Property (CEO) East – Conservancy/natural area (CEO) and corporate office (CEO). West – I-41 freeway and Town of Lawrence with agricultural and commercial.	
COMPREHENSIVE PLAN:	Business Park	
APPLICANT / OWNER:	Mau & Associates LLP Steven M. Bieda, PLS 400 Security Boulevard, Suite 1 Green Bay, WI 54313	Parcel WD-D0036 Owner: South Bridge Properties LLC 111 N. Washington Street #400 Green Bay, WI 54301-4256 Parcel WD-D0035-1-1 Owner: City of De Pere 335 S. Broadway Street De Pere, WI 54115
SITE HISTORY:	The site has been used for agricultural purposes since at least 1938. In 2007 a General Development Plan was approved for the area on both sides of Innovation Court, which included building footprints for multiple potential future office buildings. One office (Foth built in the early 2010's) was the only developed site near the area.	

Expired General Development Plan from 2007



In 2008, the General Development Plan for the property expired because a Precise Implementation Plan was not submitted within one year of the General Development Plan approval.

In 2019, the petitioner submitted a new General Development Plan application to replace and update the expired documents, in order to pursue the appropriate zoning approvals for a future large office user.

This staff report and requested action does not review the development proposal in detail but rather removes the zoning overlay designation in order to provide the most efficient and logical review process for the proposed project moving forward.

PROJECT SUMMARY:

The applicant proposes a four-story office building (72' height) with 928 parking stalls with space for parking expansion. Proposed building materials include cast stone, aluminum composite metal, and curtainwall/window wall glazing (glass). The office could house 600-1,300 employees.

Proposed Development 2019



STAFF REVIEW:

When staff reviewed the application the following was determined:

- The concept 72 foot building height requires Plan Commission approval.
- The use of aluminum composite metal panel may not be directly permitted without special approval.
- The length of ~15 parking rows may be too long.

All three of the above bullets are the only items that trigger the need for an update to a Planned Development District. However, all of the items can be resolved by eliminating part of the Planned Development District and doing the following:

- The ~72 foot building height can be considered by Plan Commission with or WITHOUT a Planned Development District via site plan review.
- The petitioner stated that the concept building materials can be changed if Plan Commission deems the materials not approvable.
- The proposed parking row length is allowed as shown without a Planned Development District.

Additionally, the new zoning code will include much more detailed regulations of site development in an effort to eliminate the need for Planned Development District Overlays. Thus, staff proposes that the Plan Commission recommend the removal of the Planned Development District overlay and encourage that the proposed building be submitted as a typical site plan for review. The petitioner is aware, and agrees with, the staff recommendation.

REVIEW PROCESS:

The removal of a Planned Development District overlay is similar to a rezoning project, which includes a Plan Commission recommendation, Class II public hearing, and a final decision by Common Council. The public hearing and Common Council decision are expected to occur on October 15, 2019.

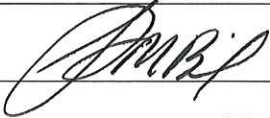
*De Pere property owners within 300' of the site, and the Town of Lawrence, have been notified of the proposal.

STAFF RECOMMENDATION:

Staff recommends approval of the removal of a Planned Development District Overlay at 2100 BLK Innovation Court, in order to allow for a future proposed office development of an office building. There are no conditions of approval.

	CITY OF DE PERE APPLICATION FOR REZONING <i>General Development Plan</i>	CITY OF DE PERE RECEIVED SEP 10 2019 PLANNING DEPT.	Fee: \$ 305.00
			Receipt #: 146047
		Date: 9-10-19	

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 and Associates		Authorized Representative Steve Bieda	
Title Managing Partner / PLS			
Mailing Address 400 Security Blvd Ste 1		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) South Bridge Properties		Contact Person Jeffery Weyers	
Title Manager			
Mailing Address 111 N Washington St #400		City Green Bay	State WI
ZIP Code 54301			
Email Address pklistner@commercialhorizons.com		Phone Number (incl. area code) 920.830.9646	Fax Number (incl. area code) -
SECTION 3: Project or Site Location			
Project Address/Description Part of Lot 3 57CSM255 west side Southbridge and Outlot 1 52CSM327 along Hwy 41			Parcel Number(s): WD-D0036, WD-D0035-1-1
SECTION 4: Proposed Rezoning Use			
Existing Zoning: PDD C-EO-1 (Expired)			
Proposed Zoning: PDD C-EO-1 (Updated)			
Adjacent Zoning: North Conservancy	Adjacent Zoning: South PDD C-EO-1(Expired)	Adjacent Zoning: West Hwy 41, Town of Lawrence	Adjacent Zoning: East PDD C-EO-1 (Foth Campus)
Present Use of Parcel Agricultural.			
Proposed Use of Parcel Multi-tenant office building campus			
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 (Authorized Representative)		Title Managing Partner / PLS	Phone Number 920.434.9670
Signature of Applicant 		Date Signed 9-9-19	

Attached additional sheets if necessary.

Commercial Horizons C-EO PDD Update

General Development Plan



Southbridge Road
 South Bridge Properties LLC
 September 9, 2019



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Mau & Associates, LLP.

Land Surveying & Planning - Civil & Water Resource Engineering

400 Security Boulevard Ste. 1, Green Bay, WI 54313

Phone (920) 434-9670

Website: www.mau-associates.com

Kim Flom

Development Services Director, City of De Pere

335 S Broadway

De Pere, WI 54115

September 9, 2019

Intent: Planned Development District Rezone GDP Submission

RE: Parcels WD-D0036, WD-D0035-1-1

Commercial Horizons Multi-Tenant Office Campus

Mau and Associates, on behalf of South Bridge Properties LLC, submits an application for rezone for two parcels along Southbridge Road for the purposes of creating a multi-tenant office campus. Currently, the property is zoned PD- C-EO, but the PDD has expired. South Bridge Properties seeks to create an updated C-EO-1 PDD and is submitting a General Development Plan for approval.

South Bridge Properties currently owns a 29.2 acre property (Parcel WD-D0036). In the existing option to purchase with the City of De Pere, South Bridge Properties intends to acquire ± 4 acres of the adjacent 5.78 acre outlot north (Parcel WD-D0035-1-1). The combined parcels will create a lot to feature a 4 story, 185,409 square foot multi-tenant office building along Highway 41.

The southern portion of WD-D0036 (11.59 acres) is not included in this request. Property owner intends to split parcel to allow ample acreage for future development at Southbridge and Innovation. Final lot sizes to be determined.

Additionally, property owner intends to allow City of De Pere to take ownership of common open spaces along existing trail and future pond in a land swap of city and privately held parcels pursuant to the existing option to purchase agreement between City and property owner. This includes the existing trail running along the eastern edge of the development, the existing surface lot to service the existing trail and the future storm water pond. Property owners have had preliminary discussions with City staff regarding ownership of properties in common open space areas.

Sincerely

Steve Bieda, PLS

GDP Narrative

The submitted Commercial Horizons multi-tenant office campus PD proposal strives to meet and exceed the general considerations for development.

Adequacy of Design:

Design standards have been considered in alignment with City of De Pere standards.

Consideration of comprehensive plan:

Future land use of the comprehensive plan classifies parcel as business park. Existing, expired PD calls for C-EO use.

Consideration of existing adjacent development:

Location along Innovation Court is designed with intent to compliment adjacent Highway 41 and Foth Headquarters across the street. CSM and PD call for office building use. Development fits the character of the office campus environment existing along Highway 41.

Unsafe or hazardous conditions:

Recorded CSM notes edge of slope along northeast corner of parcel. Trail has been built connecting American Blvd, Lawrence Drive, and Southbridge Drive through The Preserve along the top of slope. Development to commence west of the slope.

Project Details-Location of Structures

Specific lot size: Lots 2 and 6 of Land Swap Proposal. Total size contains 23.29 acres

Building: Single owner, multi-tenant office building.

Location: Front of building offset approximately 350 from right of way of Hwy 41. Parking in front and sides. Storm water pond located between building and trail system

Height: 4 stories. 72 feet to the top of mechanical screening unit

Floor area:	First Floor	44,757 sf
	Second Floor	46,884 sf
	Third Floor	46,884 sf
	Fourth Floor	46,884 sf

Building materials: Cast stone
Aluminum composite metal panel
Curtainwall glazing system framing
Window wall glazing systems

Rendering elevations attached. Colors subject to change.

Projected typical daily operations:

Typical work hours: 7am-6pm, weekdays

Employees: 600-1300

Single property owner to maintain and organize efforts for site upkeep such as routine landscaping maintenance, refuse removal and snow removal

Accommodation of pedestrian traffic

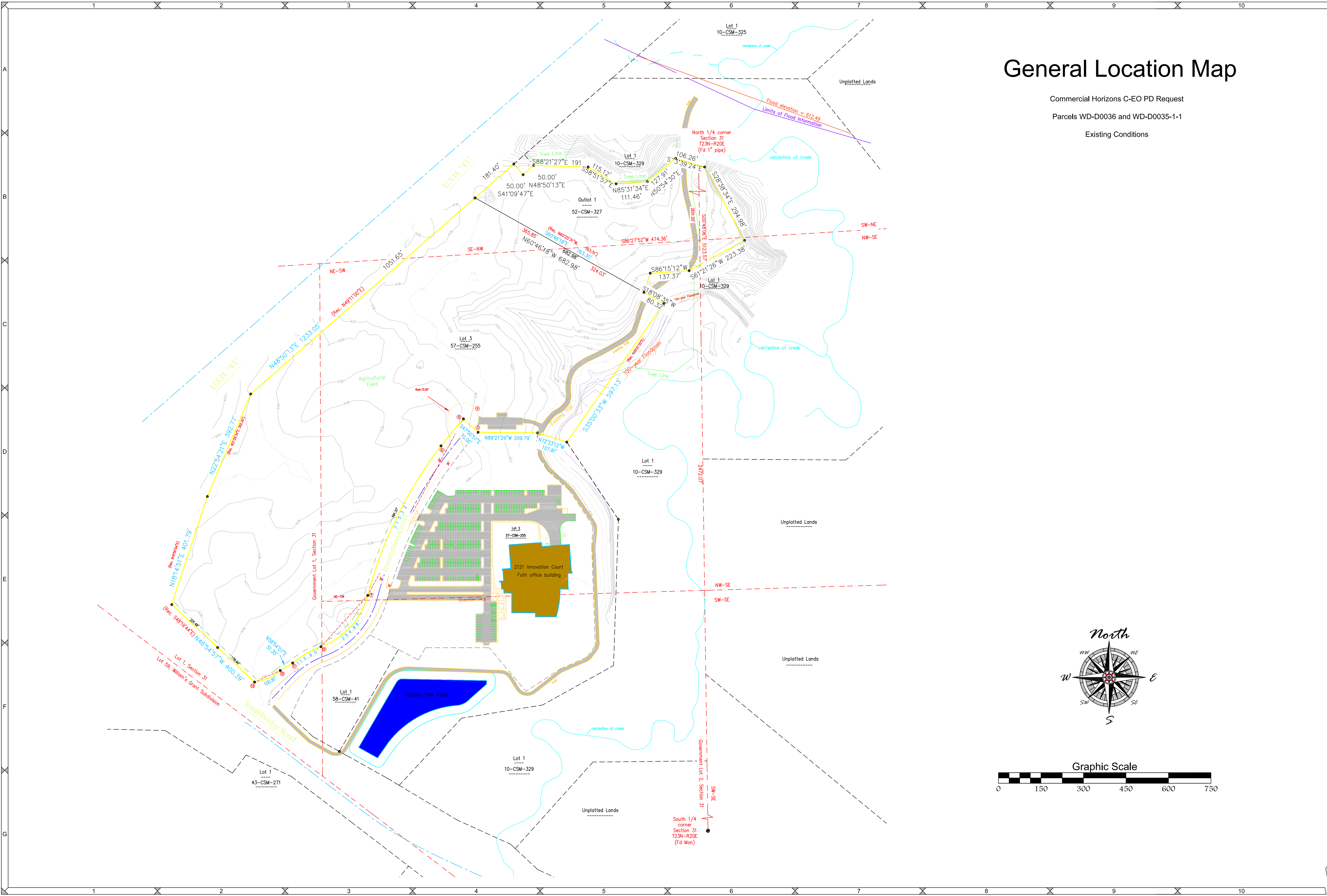
Applicability: Existing paved trail meanders throughout eastside of property linking with city owned land. Request land swap of recreation facilities to city in exchange for city owned outlot north of South Bridge Properties parcel.

Design Considerations: Surface lot includes two, island lined pedestrian pathways to provide functional, dedicated pedestrian access through lot.

Parking and loading

Required parking: In consideration of code, one parking stall is needed for every 200 square foot of office space. Minimum requirements result in a need for 928 stalls. Land in Lot 2 and 6 net 1,100 stalls. Land in lot nets an additional 152 stalls for potential future development within Lot 1.

Landscaping of parking areas: Parking areas have been arranged to allow for adequate movement of people and cars. Most parking is interrupted 15 stalls or less. Plentiful landscape islands designed to break up the surface lot, add green space, and allow for pedestrian thoroughfares are aligned throughout the surface lots.



General Location Map

Commercial Horizons C-EO PD Request
Parcels WD-D0036 and WD-D0035-1-1
Existing Conditions

SCALE
1"=150'

DRAWN BY
JEL

General Location Map Topo Map

TAX PARCEL NO. WD-D0036, WD-D0035-1-1

Fieldwork Completed: 9.5.19

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

S Bridge Properties LLC
Commercial Horizons

PROJECT NO.
P-10119

SHEET NO.
1 of 1

DRAWING NO.
S-3160

File: P-2120Site Plan 090419.dwg



Attachment: GENERAL DEVELOPMENT - APPLICATION, NARRATIVE, SUBMITTAL - 10 Sep 2019 (8781 : Staff recommendation and possible action regarding the removal of part of an expired Planned Develop)

Conceptual Site Plan

NOT TO SCALE



SCALE
1"=120'

DRAWN BY
JEL

TAX PARCEL NO. WD-D0036, WD-D0035-1-1

PDD Boundary

Fieldwork Completed: xx/xx/xx

Date File: P-20205

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Comm. Horizons

PROJECT NO.
P-10119

SHEET NO.

1 of 2

DRAWING NO.
P-2410

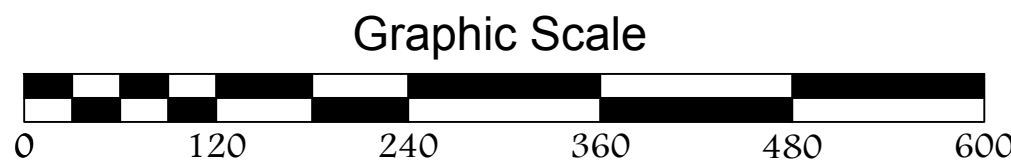
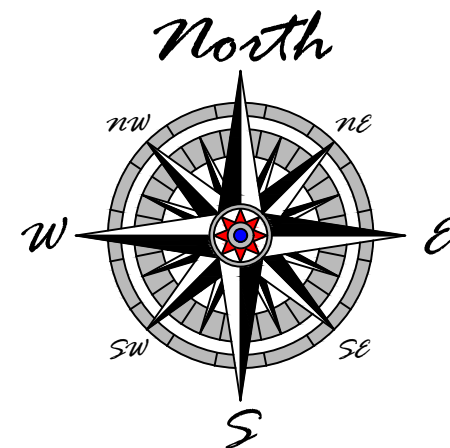
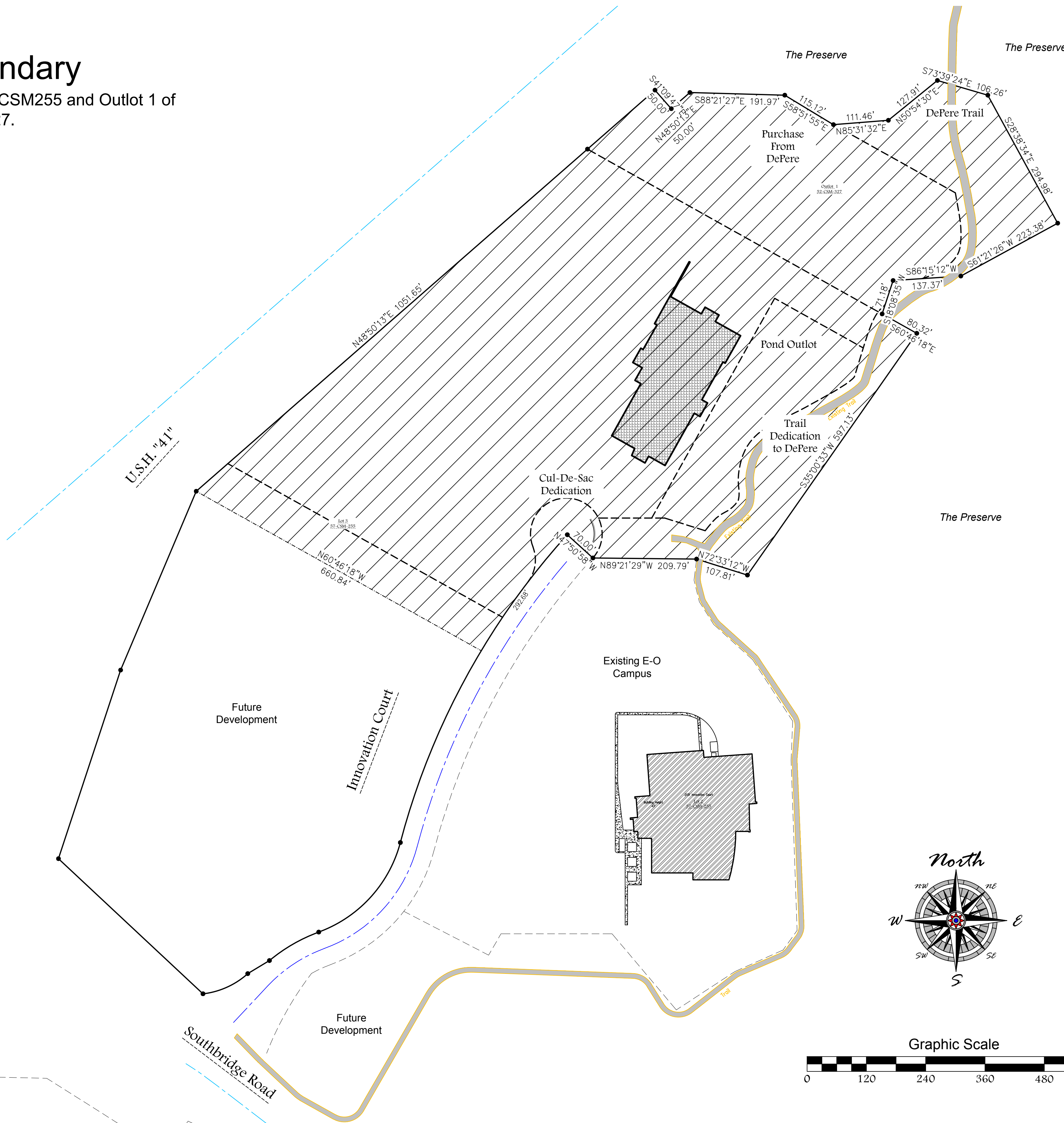


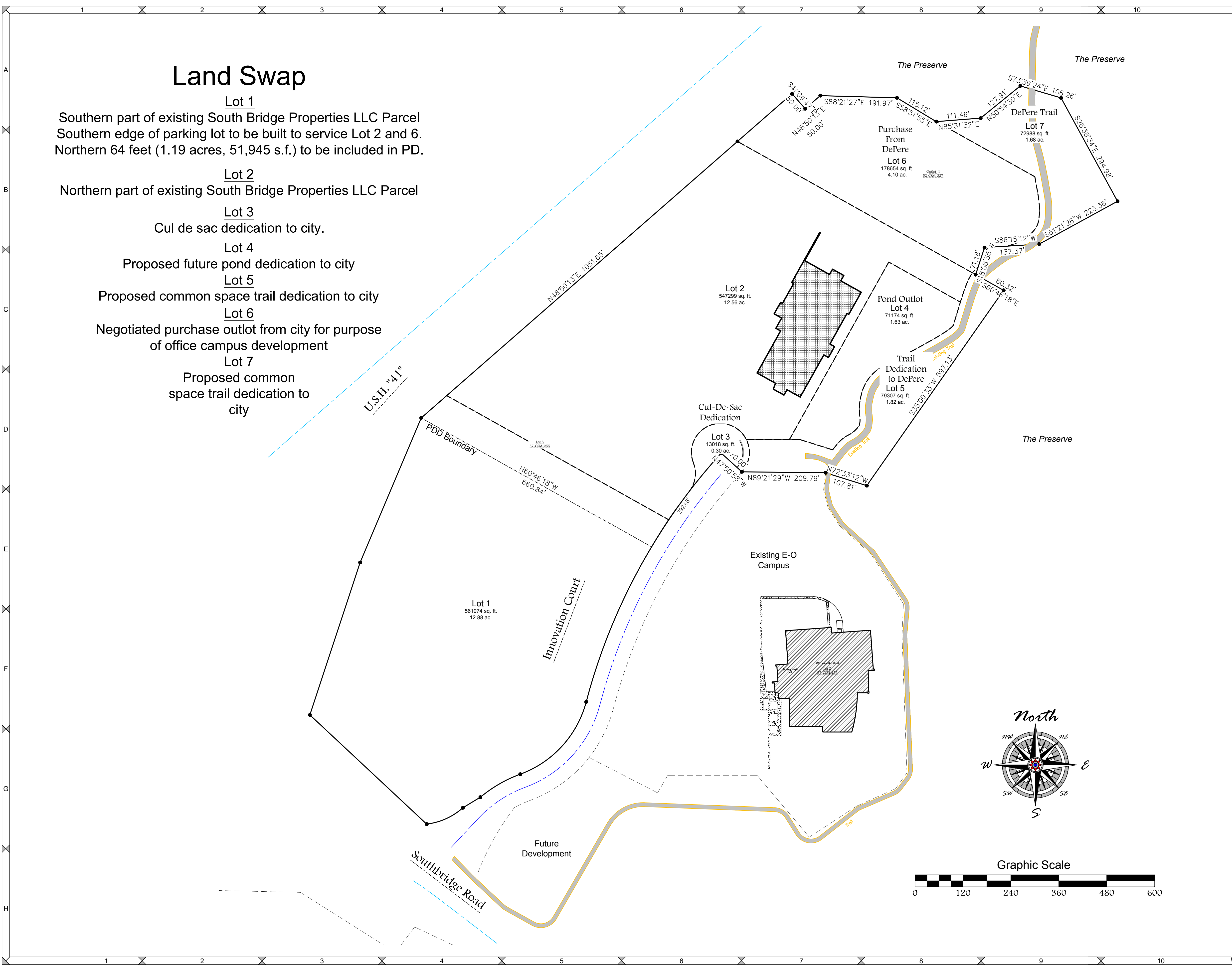
PDD Boundary

North 17.51 acres of Lot 3 of 57CSM255 and Outlot 1 of 52CSM327.

Legend

- Point of record
- PDD boundary
- Proposed land swaps, purchases, and dedications





Land Swap

Lot 1

Southern part of existing South Bridge Properties LLC Parcel
Southern edge of parking lot to be built to service Lot 2 and 6.
Northern 64 feet (1.19 acres, 51,945 s.f.) to be included in PD.

Lot 2

Northern part of existing South Bridge Properties LLC Parcel

Lot 3

Cul de sac dedication to city.

Lot 4

Proposed future pond dedication to city

Lot 5

Proposed common space trail dedication to city

Lot 6

Negotiated purchase outlot from city for purpose
of office campus development

Lot 7

Proposed common
space trail dedication to
city

SCALE
1"=120'

DRAWN BY
JEL

TAX PARCEL NO. WD-D0036; WD-D0035-1-1

Fieldwork Completed: xxxxxx

3.b

Comm. Horizons

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

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PROJECT NO.
P-10119

SHEET NO.
2 of 2

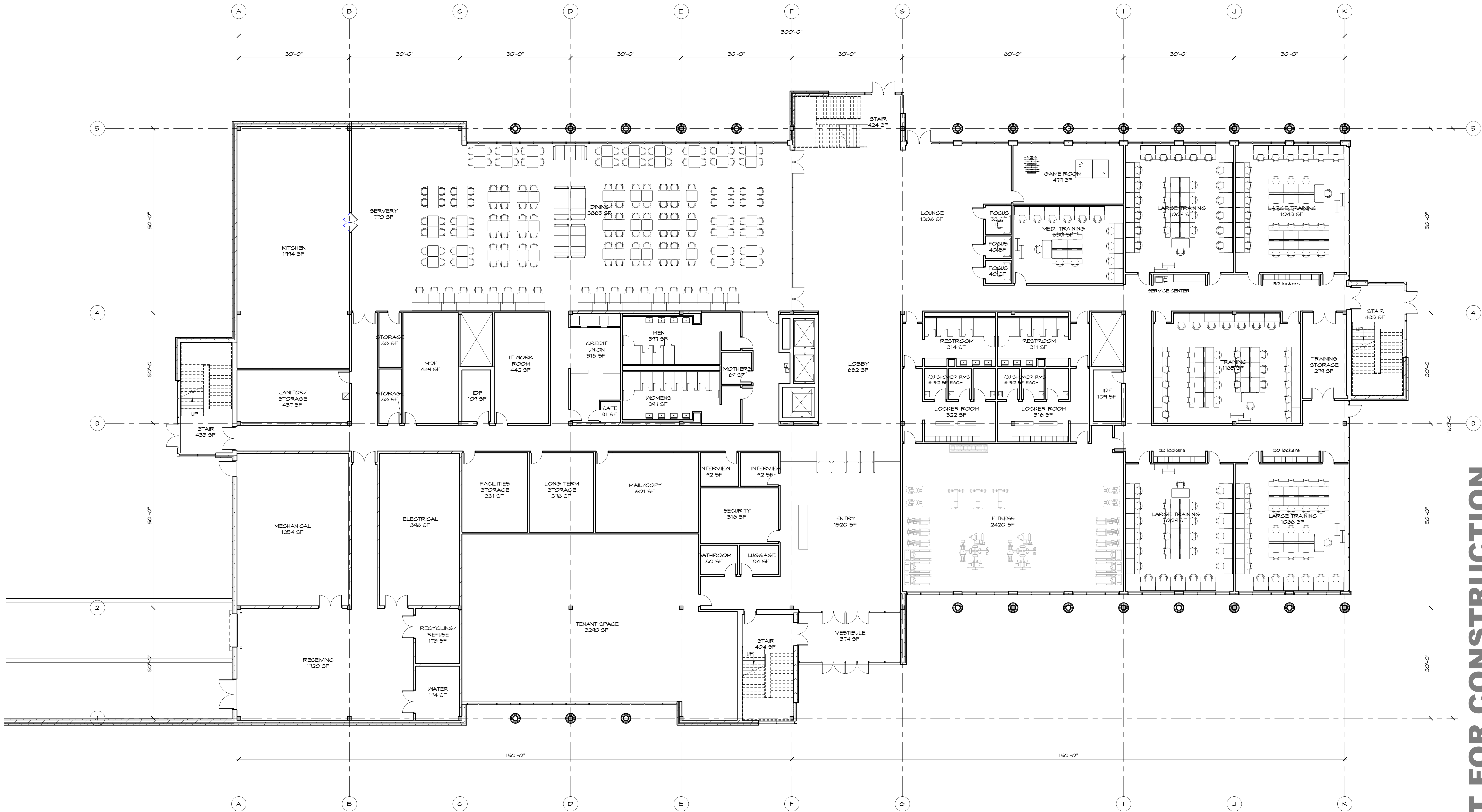
DRAWING NO.
P-2410

Attachment: GENERAL DEVELOPMENT - APPLICATION, NARRATIVE, SUBMITTAL - 10 Sep 2019 (8781 : Staff recommendation and possible action regarding the removal of part of an expired Planned Develop)

Packet Pg. 21







FIRST FLOOR
SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION

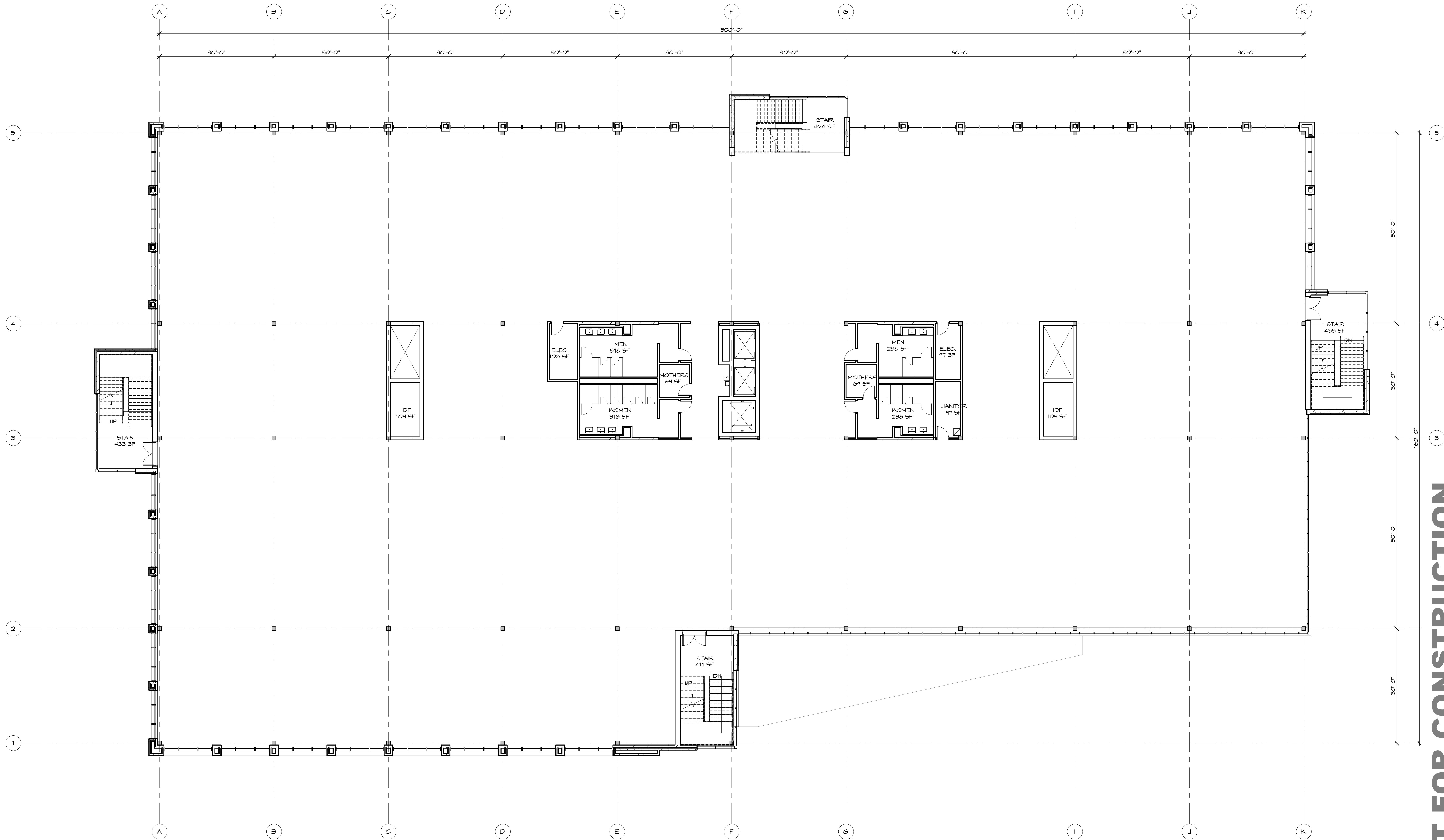
Performa
ARCHITECTS + ENGINEERS
12711 W. WISCONSIN AVE. SUITE 100
WISCONSIN, WI 53190
PHONE: 262.336.9772 FAX: 262.336.8877
WWW.PERFORMA-NC.COM

Multi-Tenant Building For:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

Attachment: GENERAL DEVELOPMENT - APPLICATION, NARRATIVE, SUBMITTAL - 10 Sep 2019 (8781 : Staff recommendation and possible action regarding the removal of part of an expired Planned Development)

DATE: 09/10/2019
DRAWN BY: J. PERFORMA
CHECKED BY: J. PERFORMA
DATE: 09/10/2019
SCALE: 3/32" = 1'-0"
DRAWING NO.: A1.1
PROJECT NO.: XXXXX
REV: 1

Packet Pg. 24



NOT FOR CONSTRUCTION

SECOND FLOOR
SCALE: 3/32" = 1'-0"

NO.	DESCRIPTION	DATE

MULTI-TENANT BUILDING FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN



Performa
ARCHITECTS + ENGINEERS
12715 W. WISCONSIN AVE. SUITE 100
DEPERE, WISCONSIN 54627
PHONE: 920.338.9727 FAX: 920.338.2897
WWW.PERFORMA-NC.COM

SECOND FLOOR PLAN

DRAWN	CHK'D
Author	Checker
DATE	MM/DD/YY
SCALE	3/32" = 1'-0"
DRAWING NO.	A1.2
PROJECT NO.	XXXXX
REV.	

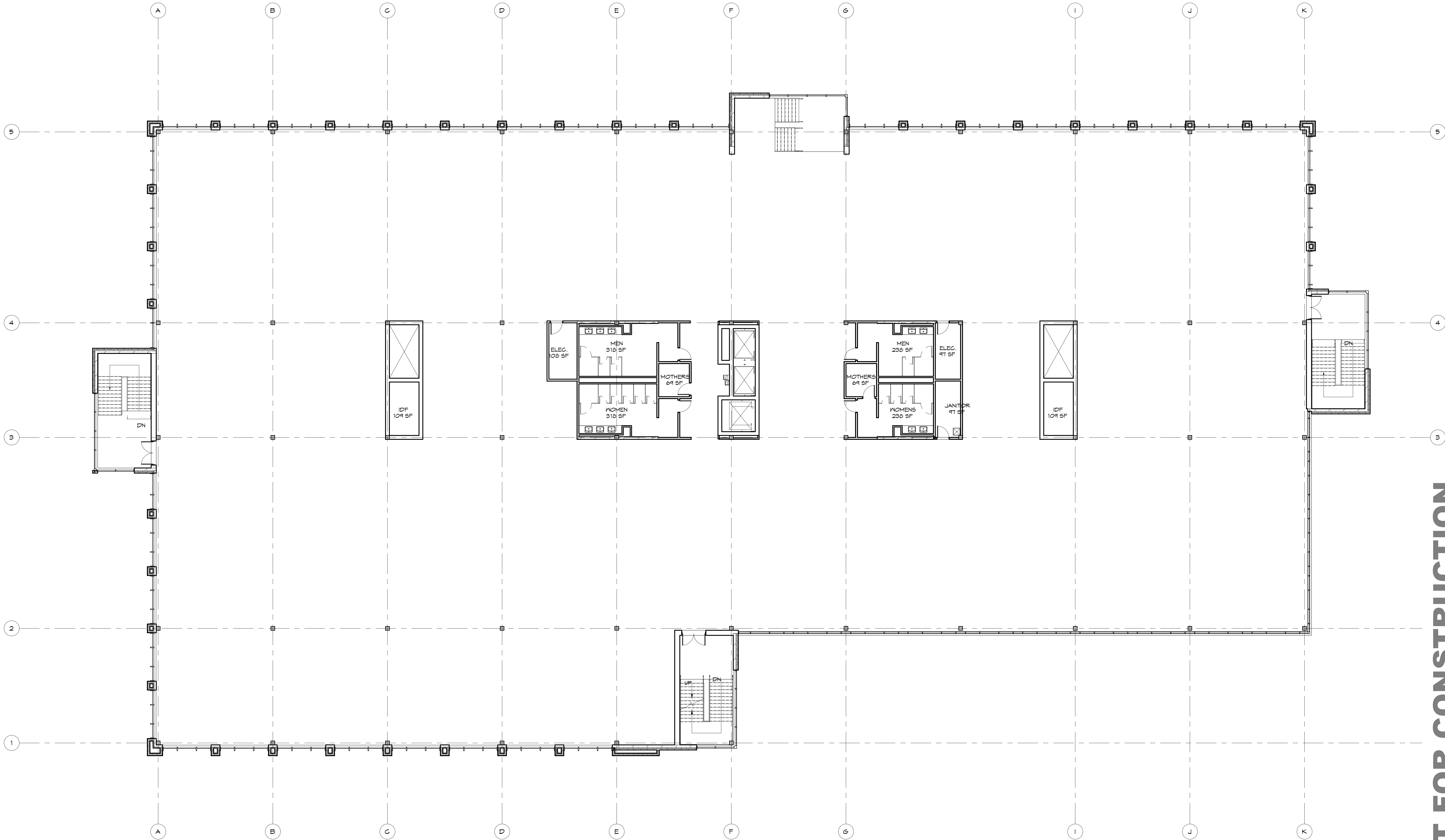


Attachment: GENERAL DEVELOPMENT - APPLICATION, NARRATIVE, SUBMITTAL - 10 Sep 2019 (8781 : Staff recommendation and possible action regarding the removal of part of an expired Planned Develop)

TITLE	
DRAWN Author	CHK'D Checke
DATE MM/DD/YY	
SCALE 3/32" = 1'-0"	
DRAWING NO. A1.3	
PROJECT NO. XXXXXX	REV.

Packet Pg. 20

S:\working\40401 - 01\40401.dwg: 2/27/2019 10:00:00 AM



NOT FOR CONSTRUCTION

FOURTH FLOOR
SCALE: 3/32" = 1'-0"

FOURTH FLOOR PLAN

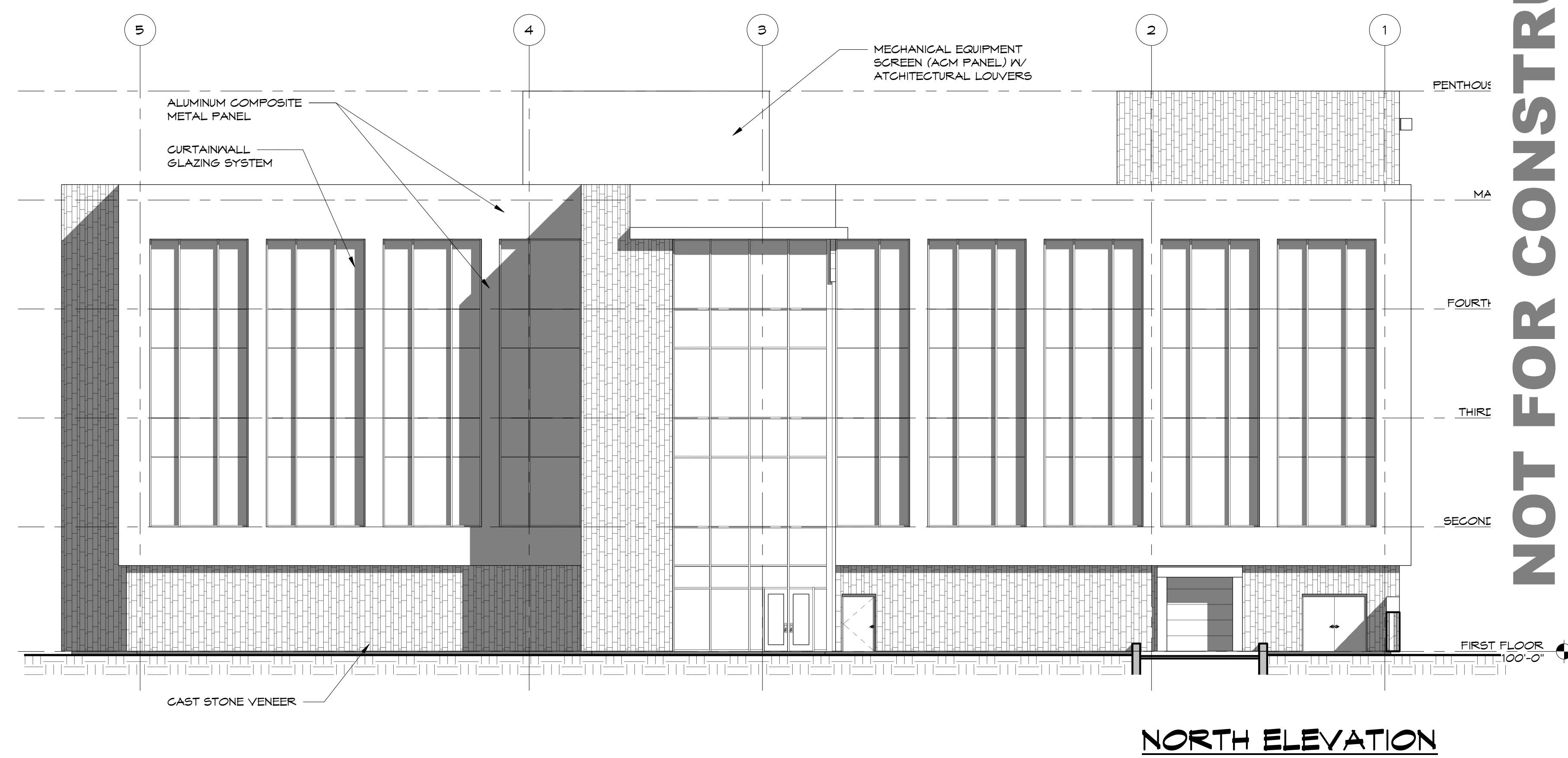
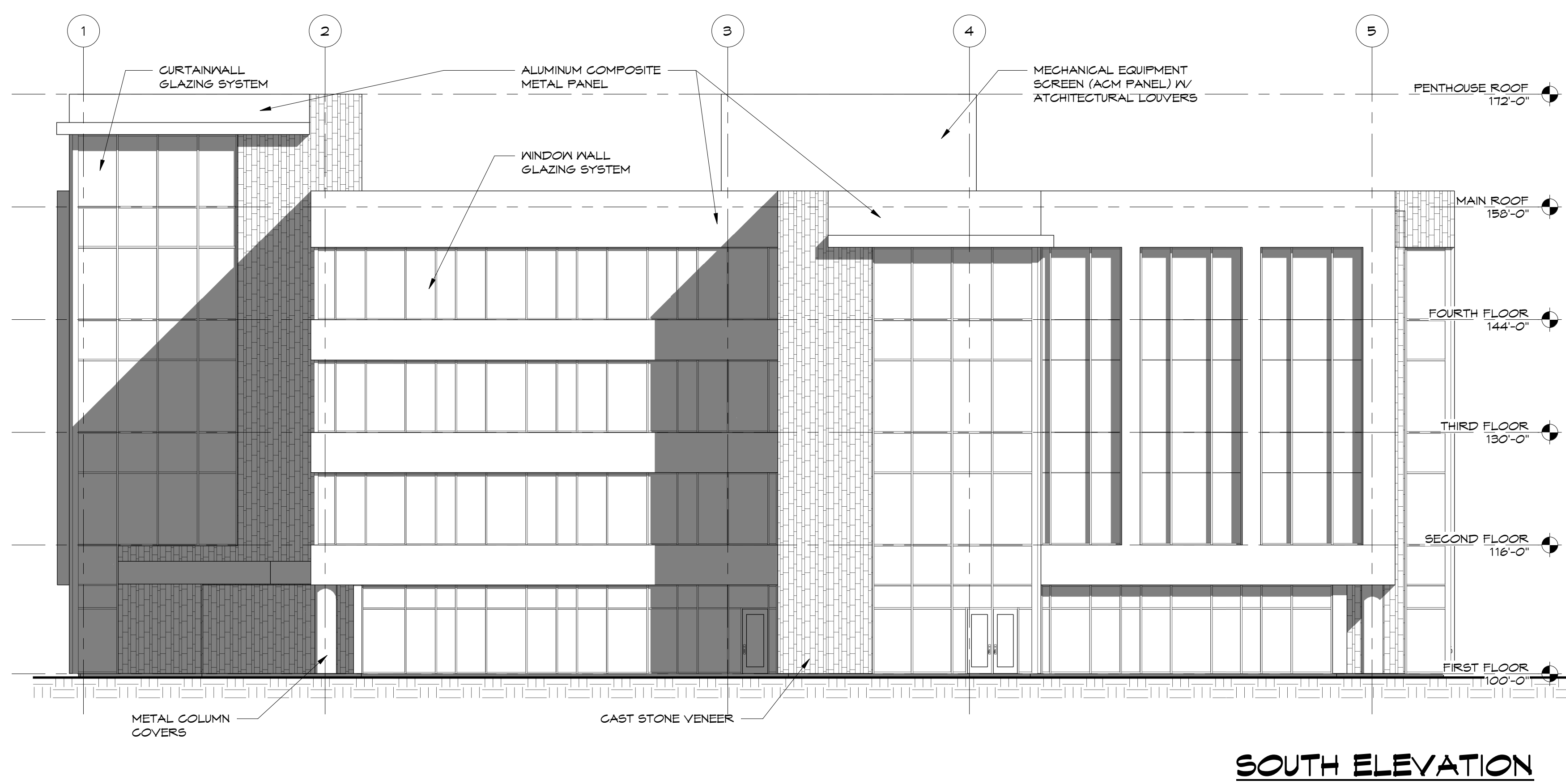
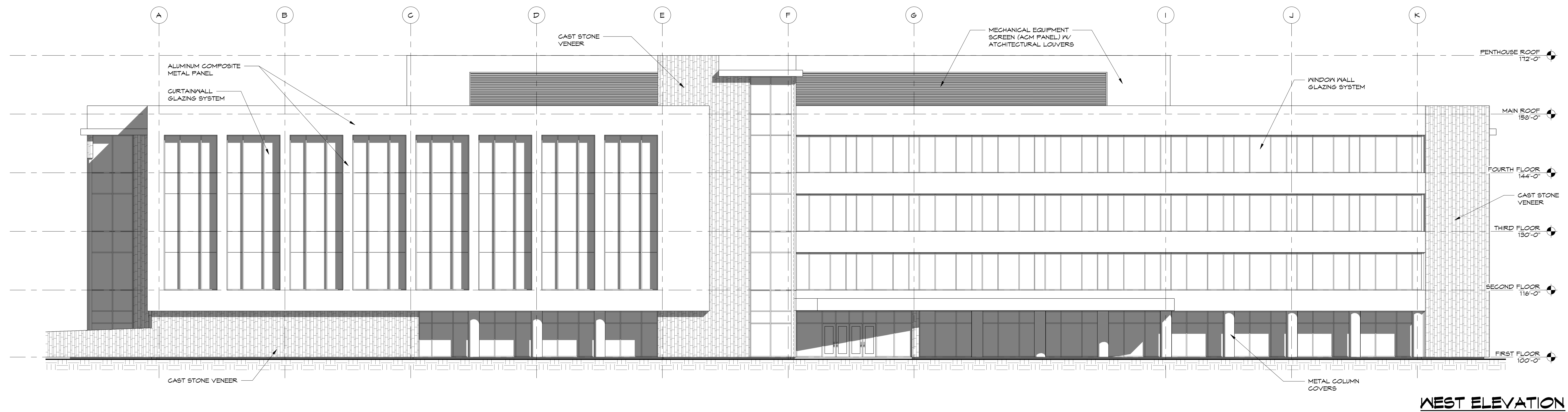
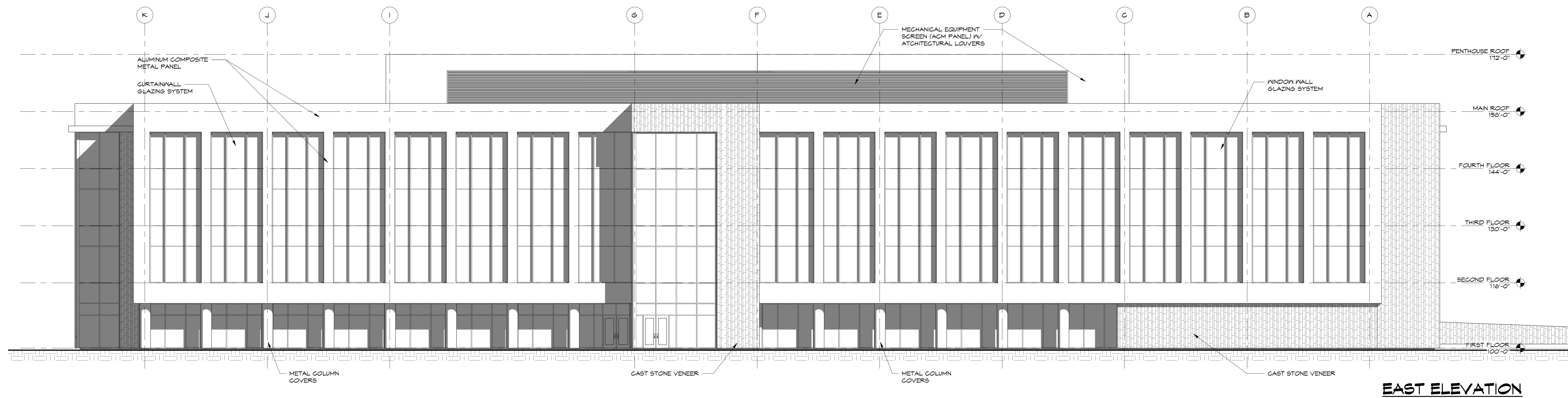
Performa
ARCHITECTS + ENGINEERS
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WISCONSIN, WI 53190
PHONE: 262.336.9727 FAX: 262.336.8897
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COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

MULTI-TENANT BUILDING FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

Attachment: GENERAL DEVELOPMENT - APPLICATION, NARRATIVE, SUBMITTAL - 10 Sep 2019 (8781 : Staff recommendation and possible action regarding the removal of part of an expired Planned Develop)

NO.	DESCRIPTION	DATE



DATE	
DESCRIPTION	
NO.	

MULTI-TENANT BUILDING FOR:

COMMERCIAL HORIZONS

INNOVATION COURT, DEPERE, WISCONSIN



Attachment: GENERAL DEVELOPMENT - APPLICATION, NARRATIVE, SUBMITTAL - 10 Sep 2019 (8781 : Staff recommendation and possible action regarding the removal of part of an expired Planned Development)

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

DRAWN	CHK'D
Author	Checker
DATE	MM/DD/YY
SCALE	3/32" = 1'-0"
DRAWING NO.	A3.1
PROJECT NO.	XXXXX
REV.	



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 23, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Site Plan request for a new building façade, fence, and landscaping at 715 N Eighth Street (Parcel WD-609).

ATTACHMENTS:

- 09-23-19 Plan Commission Report - Johnstone (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 16 Sep 2019 (PDF)

- Item 4: Staff recommendation and possible action regarding a Site Plan request for a new building façade, fence, and landscaping at 715 N Eighth Street (Parcel WD-609).

SITE MAP



REQUESTED ACTION:	Site Plan Approval.	
	<i>Site Plan approval for a new (replacement) building façade, a fence on the south side of the building, and new landscaping in four areas.</i>	
COMMON DESCRIPTION:	715 N Eighth Street, located southwest from the Eighth Street and Ashland Avenue intersection (southwest side of cul-de-sac).	
PARCEL NUMBERS:	WD-609	
EXISTING ZONING:	B-2 (General Business District)	
SURROUNDING LAND USES:	Business (B2) and single family (R2) residential to the north (across HWY41/Ashland interchange). Single family residential (R2) to the south. Industrial (I3) to the east (across N 8 th Street). Business (B2) and single family residential (R2) to the west.	
COMPREHENSIVE PLAN:	Commercial	
APPLICANT / OWNER:	Jack Richeson, P.E. Authorized representative Martenson & Eisele, INC 1377 Midway Road Menasha, WI 54952	Alex Hofkamp Property Owner R&G LLC 335 N. Weber Avenue Sioux Falls, SD 57103

SITE HISTORY:

The site was originally developed in the 1970s as an auto sales lot, with the building as seen on the site today. Ownership of the building and businesses changed over the years but the general configuration of the building remained the same.

The property has been vacant for several years and was included in the creation of TID #13. On February 6, 2018 the property was rezoned from B-3 to B-2.

The petitioner proposes a site plan that includes a new façade for the existing building. The site plan also includes a new fence on the south side of the building and landscaping. This level of renovation would typically only require an administrative review, but Plan Commission review is required due to the material changes proposed for the building.

The building will be renovated for use as Johnstone Supply, a wholesale provider of HVAC equipment.

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 proposal is relatively simple as it includes a change in façade materials on an existing building, the addition of a fence and the addition of landscaping. A site plan of this nature would not need to go before Plan Commission except for the building materials chosen. As designed, the material represents an incremental improvement to the existing metal building, but still do not meet Code.

The applicant requests that the Plan Commission approve use of the following material:

- The use of Mc Elroy Metal-Mega Rib metal siding at a height no less than the top of windows and typical doors on the north, east and west facades.
 - Color: Texas Silver Metallic
- The use of the Mc Elroy Metal-Mega Rib metal siding on the entire south façade, provided the entire wall is fenced in, screening it from view with a minimum 6 foot tall fence.

A 'Trex' fence is proposed for the south side of the building. Fence elevations and dumpster screening are required for final approval.

There are four proposed landscaping features on the site plan. Because the building is not new, minimum landscaping requirements are not required.

The site plan (existing building) complies with the following massing and setback requirements set by the B-2 General Business District (Section 14-44):

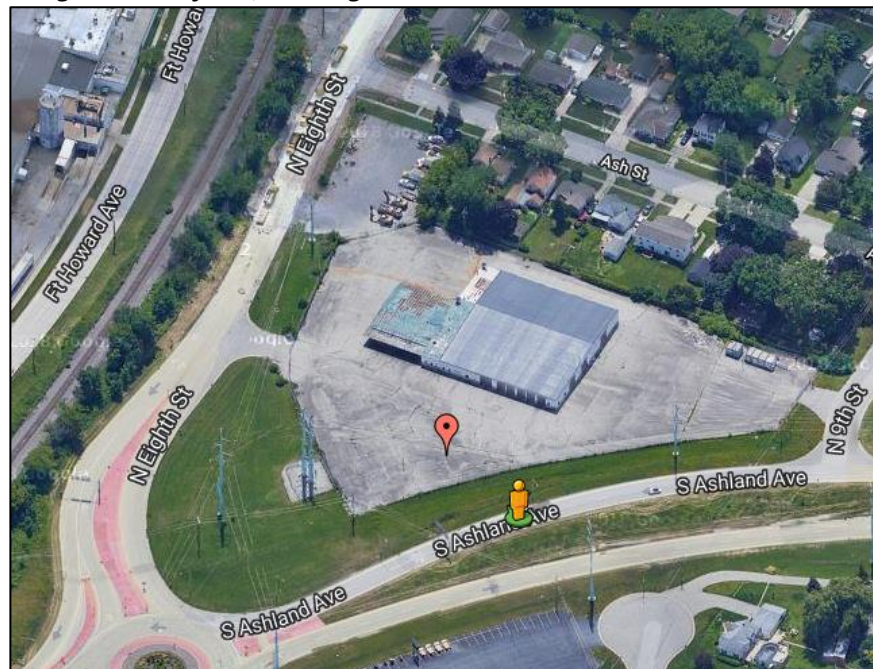
- Land Use: Johnstone Supply – Business & office (existing/permitted)
- Lot Size: 155,809 SF (2,000 SF required)
- Front Yard Setback: ~70 feet (25 feet required)
- Corner Side Yard Setback: ~75 feet (25 feet required)
- Interior Side Yard Setback: ~50 feet (10-30 feet required)
- Rear Yard Setback: ~210 feet (NA feet required)
- FAR: Existing building, FAR not changing
- Building Height: Existing building, height not changing
- Landscaping: 7 new trees, 27 arborvitae, 10 shrubs (not required)

There is an adjacent residential area to the south. Part of the site will be better screened due to a new fence that is more solid (Trex) than chain link. Other features like a new loading dock and building facades on the west side, will be softened with newly proposed landscaping.

Parking does not change from a previous site plan which created 38 parking stalls for the property. The exterior changes do not change the interior floor plan layouts or required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	38	0	Additional Not Required	--
TOTAL	38	0	--	YES

Google Photo of site, viewing southward.



[illegible]

STAFF COMMENTS:

Engineering:

1. Provide updated elevations or arrows denoting the waterflow around the newly denoted landscaped areas.

Fire:

None.

Forestry:

None.

Health:

None.

Planning:

1. The use of Mc Elroy Metal-Mega Rib metal siding at a height no less than the top of windows and typical doors on the north, east and west facades require Plan Commission approval.
2. The use of Mc Elroy Metal-Mega Rib metal siding on the entire south façade, provided the entire wall is fenced in, screening it from view with a 6 foot tall composite wood or Trex fence requires Plan Commission approval.
3. A new fence on the south side of the building must be shown on the site plan with a scaled elevation identifying building materials and colors.
4. The site plan shows a dumpster area south of the building that would be visible from 8th Street. Because this is not a new building, the dumpster must be screened per Municipal Code Chapter 82: *Effective January 1, 2018, all property upon which private collection receptacle(s) are stored which are not subject to refuse and recycle storage requirements under any site plan approval from the city plan commission, shall store such private collection receptacles in a garage or other permitted enclosure. When such garage or other permitted enclosure or outbuilding is not available, the private collection receptacle(s) shall be screened from view of any observer located at the property line or any public right-of-way. Acceptable screening devices include bushes, fences and other screening device that visually blocks the view of the private collection receptacle(s). All private collection receptacle(s) shall be stored with lids completely closed and away from all heat sources. All screening shall be properly maintained and in a good state of repair.*
5. Signage requires a separate review and approval by the Building Inspection Division.

Inspection:

None.

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 the Johnstone Supply site plan façade, fence, and landscaping, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of the following façade materials in the B-2 District.

- Mc Elroy Metal-Mega Rib metal siding at a height no less than the top of windows and typical doors on the north, east and west facades.
- Mc Elroy Metal-Mega Rib metal siding on the entire south façade, provided the entire wall is fenced in, screening it from view with a minimum 6 foot tall fence.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: _____
		Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Martenson & Eisele, Inc.	Authorized Representative Jack Richeson, P.E.	Title Project Engineer	
Mailing Address 1377 Midway Road	City Menasha	State WI	ZIP Code 54952
Email Address jackr@martenson-eisele.com	Phone Number (incl. area code) 920-731-0381	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) Johnstone Supply	Contact Person Alex Hofkamp	Title VP/Owner	
Mailing Address 335 North Weber Ave.	City Sioux Falls	State SD	ZIP Code 57103
Email Address Alex.hofkamp@johnstonesupply.com	Phone Number (incl. area code) 605-338-2652	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 715 N. Eighth Street	Parcel No. WD-609
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SECTION 4: Project Information

Existing Zoning:	G2 Commercial		
Present Use of Parcel:	Commercial		
Proposed Use of Parcel:	Commercial		
Estimated Start Date:	Summer 2019	Estimated Completion Date:	Fall 2019

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) <i>Alex Hofkamp</i>	Title <i>VP/Owner</i>	Phone Number <i>605-338-2652</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>6/20/19</i>

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8782 : Staff recommendation and possible action regarding a Site Plan request for a new building façade, fe)

SITE PLAN DIRECTIONS

Site Plan Review Process

1. Pre-application meeting is held between applicant and City staff.
2. Applicant submits application with supporting documentation.
 - a. Submittal Deadline – two weeks prior to scheduled Plan Commission meeting
3. Staff review, including circulation of plan set to other departments.
 - a. Preliminary staff comments provided to applicant if needed.
 - b. Staff report drafted for Plan Commission meeting.
4. Plan Commission review of the project (4th Monday of every month)
5. City issues a comment letter to applicant with Plan Commission decision.
6. Applicant prepares and submits revised documentation in response to the comment letter.
7. City staff conducts re-review of project.
8. If conditions are substantially satisfied, City staff requests final submittal:
 - a. Auto CAD.dwg file of the site plan only, referenced to the Brown County Coordinate System NAD83, NAV88.
 - b. PDF digital copy of all drawings
 - c. One (1) plan set drawn to an engineering scale no greater than one (1) inch equals one hundred (100) (24x36 preferred)
9. City staff issues Site Plan approval memo to applicant and informs Building Department that permits may be issued.

Site Plan Submittal Package Requirements

1. Completed Application
2. Fee Payment
3. One (1) paper copy of all plans drawn to an engineering scale no greater than 1 to 100' (24 x 36 preferred)
4. One (1) reduced paper copy (11 x 17 preferred)
5. One (1) digital PDF copy

Site Plan Drawings to Include (at a minimum)

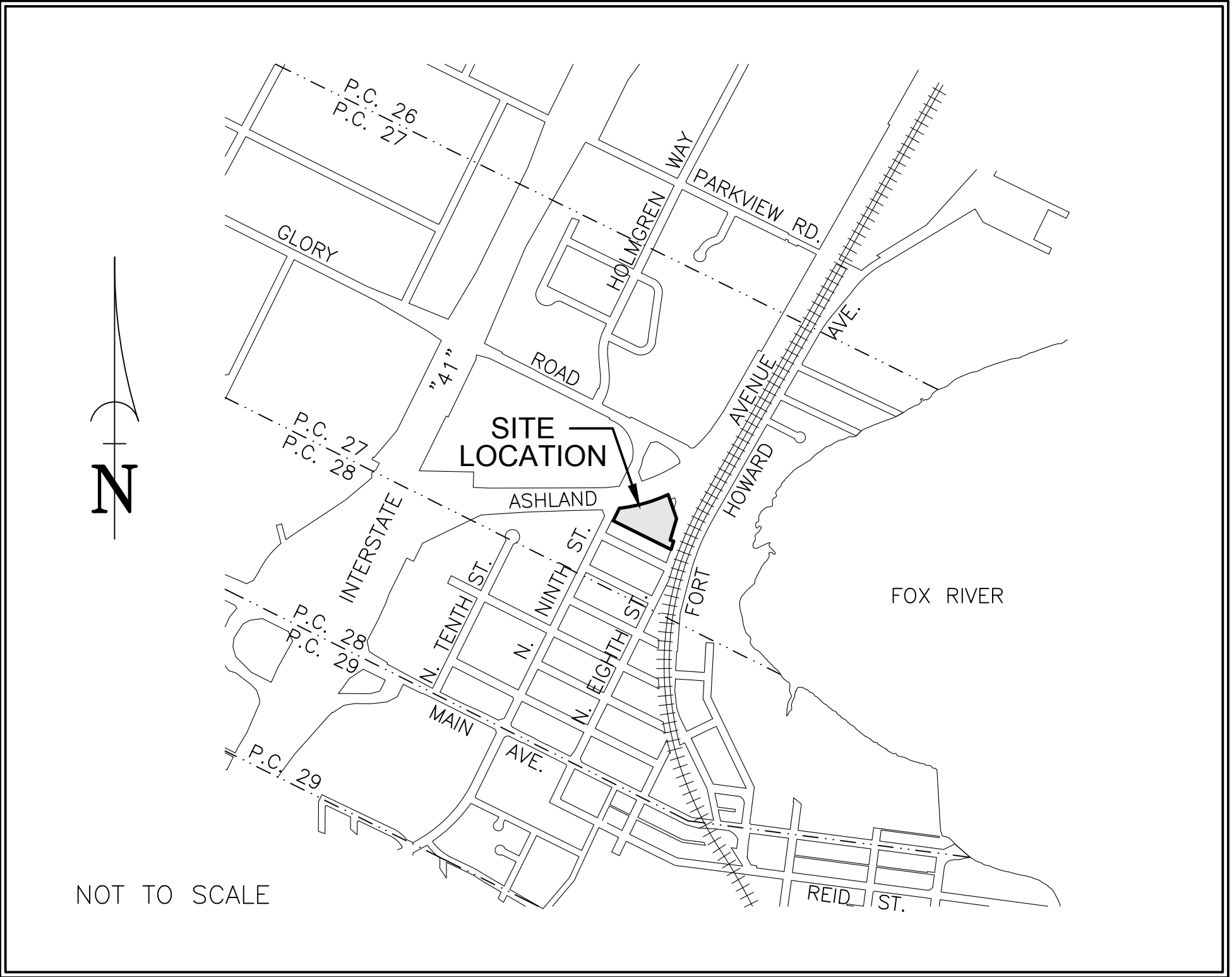
- a) Name of project/development
- b) Location of project/development by street address
- c) Name and mailing address of developer/owner
- d) Name and mailing address of engineer/architect
- e) North point indicator
- f) Scale
- g) Boundary lines of property, with dimensions (ALTA survey preferred, and may be required depending on project)
- h) Location, identification, and dimensions of existing and proposed
 - i. Topographic contours at a minimum interval of two feet
 - ii. Adjacent streets and street rights-of-way
 - iii. On site streets and street rights-of-way
 - iv. Utilities and utility easements
 - Electric
 - Natural Gas
 - Telephone

- Water
- Sewer (sanitary and storm)
- Fiber optic lines
- Other transmission lines
- v. All buildings and structures
- vi. Parking facilities
- vii. Water bodies and wetlands
- viii. Surface water holding ponds, drainage ditches, and drainage patterns
- ix. Sidewalks, walkways, and driveways
- x. Off street loading areas and docks
- xi. Fences and retaining walls
- xii. All exterior signs
- xiii. Exterior refuse collection areas
- xiv. Exterior lighting
- xv. Traffic flow on and off site
- i) Landscape Plan and Location of open space
- j) Site statistics, including:
 - i. Total site area (square feet);
 - ii. Impervious/Pervious surface
 - iii. Percent open space (landscape areas)
 - iv. Parking required/Parking provided
 - v. Floor area ratio
- k) Location and dimensions of proposed outdoor display areas
- l) Architectural rendering of the proposed structures and buildings, including:
 - i. All dimensions
 - ii. Gross square footage of existing and proposed buildings and structures
 - iii. Description of all exterior finish materials (include colors)
- m) Erosion control plans
- n) A staging plan for any projects involving more than one phase or construction season which sets forth the chronological order of construction and relates to the proposed uses and structures of various service facilities and estimated completion dates
- o) Other information considered pertinent by city staff and/or the developers (for example, traffic study, three dimensional renderings, et. al.)

JOHNSTONE SUPPLY 715 N. EIGHTH STREET

CITY OF DE PERE, BROWN COUNTY, WISCONSIN

LOCATION MAP



INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C1.0	COVER SHEET
C1.1	SITE PLAN
C1.2	SITE PLAN KEY NOTES
C1.3	TOPOGRAPHIC (ALTA) SURVEY
C1.4	DEMOLITION PLAN
C2.1	UTILITY LAYOUT PLAN
C3.1	DRAINAGE PLAN
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	EROSION CONTROL DETAILS
C5.1	STANDARD DETAIL DRAWINGS

OWNER/APPLICANT:

JOHNSTONE SUPPLY
ATTN: ALEX HOFKAMP
335 NORTH WEBER AVE
SIOUX FALLS, SD 57103
PHONE: (605) 338-2652
alex.hofkamp@johnstonesupply.com

PERTINENT CONTACTS	CONTACT PERSON	PHONE
MUNICIPALITY		
CITY OF DE PERE (PLANNING)	PETER SCHLEINZ	920-339-4043
OWNER		
JOHNSTONE SUPPLY	ALEX HOFKAMP	605-338-2652
335 N. WEBER AVE SIOUX FALLS, SD 57103		
ENGINEER / SURVEYOR		
MARTENSON & EISELE	JACK RICHESON	920-731-0381
MARTENSON & EISELE	GARY ZHRINGER	920-731-0381
UTILITIES		
WE ENERGIES – ELECTRIC		
AT & T – TELEPHONE		

DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL 811 or Toll Free 1-800-242-8511 (262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

REVISION TRACKERS

DESIGN DEVELOPMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION
1	6/14/2019	ISSUE FOR REVIEW
2	7/29/2019	CITY COMMENTS
3	8/15/2019	CITY COMMENTS
4	9/6/2019	ISSUE FOR REVIEW

CONSTRUCTION DOCUMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION

RECORD DRAWING REVISION TRACKER		
NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture



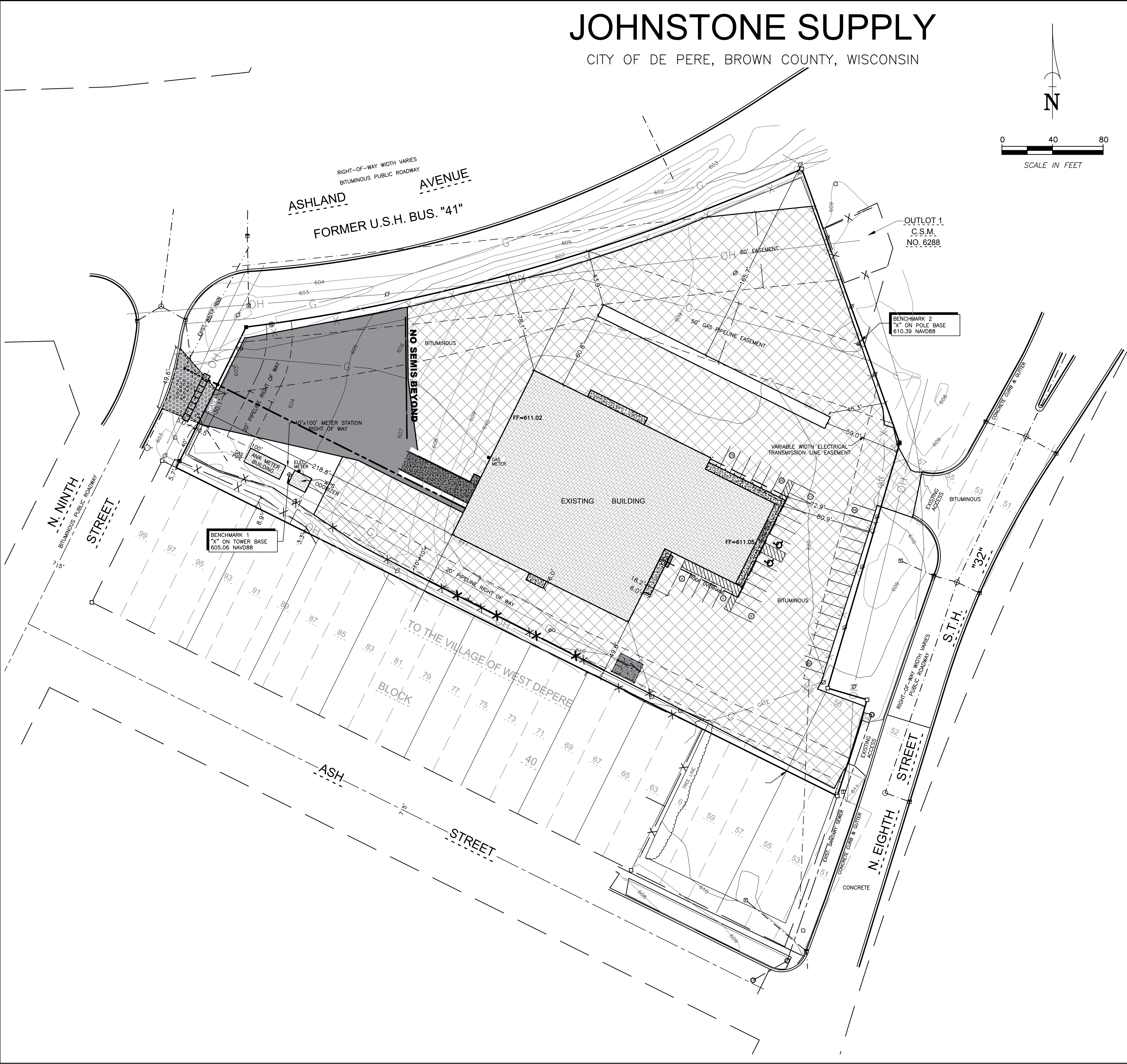
DRAWN BY		CHECKED		APPROVED		FIELDWORK	
CRC		JWR		JWS		JWS	
NO.		DATE		NO.		DATE	
1		6/14/2019					
2		7/29/2019					
3		8/15/2019					
4		9/6/2019					

COVER SHEET
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	06-04-2019
COMPUTER FILE	
1-1260-002de.dwg	



DRAWING NO.
C1.0



SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
715 EIGHTH STREET
DE PERE, WI 54115
PARCEL ID: WD-609

SITE DATA

PROJECT AREA

TOTAL SITE AREA = 155,770 SF (3.576 AC)

EXISTING OPEN SPACE = 4,234 SF
EXISTING IMPERVIOUS PAVEMENT = 113,391 SF
EXISTING ROOFTOP = 28,143 SF
EXISTING LOT COVERAGE = 97.28%

PROPOSED PAVEMENT REPLACEMENT = 19,131 SF
PROPOSED NET IMPERVIOUS CHANGES = 0 SF

PARKING CALCULATIONS

EXISTING NUMBER OF ADA STALLS = UNPAINTED
PROPOSED TOTAL ADA STALLS = 2
EXISTING NUMBER OF STALLS = UNPAINTED
PROPOSED NUMBER OF STALLS = 36
PROPOSED TOTAL NUMBER OF STALLS = 40

LANDSCAPING REQUIREMENTS

REQUIREMENTS OF CHAPTER 230, ARTICLE 10.

ZONING DATA

CURRENT ZONING DISTRICT:
B2 COMMUNITY SHOPPING DISTRICT

OWNER/APPLICANT:

JOHNSTONE SUPPLY
ATTN: ALEX HOFKAMP
335 NORTH WEBER AVE
SIOUX FALLS, SD 57103
PHONE: (605) 338-2652
alex.hofkamp@johnstonesupply.com

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: JACK RICHESON, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jackr@martenson-eisele.com
PHONE: 920-731-0381

NRCS SOILS

OnB - Oshkosh Silt Loam
Hydrologic Soil Type C.

LEGAL DESCRIPTION

THAT PART OF BLOCKS FORTY (40) AND FORTY-ONE (41), ACCORDING TO THE RECORDED PLAT OF DE PERE COMPANY'S ADDITION TO THE VILLAGE OF WEST DE PERE, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

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

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF DE PERE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
- ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D., LATEST VERSION.
- THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
- NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.
- EXCAVATION PERMITS ARE REQUIRED FOR ALL EXCAVATION IN RIGHT OF WAY
- CONTACT DE PERE WATER DEPARTMENT ONE WEEK PRIOR TO TAPPING WATER MAIN FOR NEW WATER SERVICE.

TOPOGRAPHIC LEGEND		
1" x 18" IRON PIPE SET	—OH— OVERHEAD POWER LINES	⊗ GAS VALVE
1-1/4" x 30" REBAR SET	—E— UNDERGROUND ELECTRIC	⊗ EXIST. STORM MANHOLE
CHISELED "X" SET	—T— UNDERGROUND TELEPHONE	⊗ STORM INLET
3/4" REBAR FOUND	—FIBER— UNDERGROUND FIBEROPTIC	⊗ YARD DRAIN
1" IRON PIPE FOUND	—G— UNDERGROUND GAS	⊗ EXIST. SANITARY MANHOLE
1-1/4" REBAR FOUND	—CATV— UNDERGROUND CABLE TV	⊗ EXIST. SAN. SEWER
2" IRON PIPE FOUND	—X— EXIST. FENCE LINE	⊗ EXIST. STO. SEWER
CHISELED "X" FOUND	⊗ SIGN	⊗ EXIST. WATER MAIN
GOVERNMENT CORNER	⊗ POWER POLE	⊗ EXIST. SPOT ELEVATION
RECORDED AS	⊗ GUY	⊗ CONTOUR W/ ELEVATION
CONFEROUS TREE	⊗ LIGHT POLE	000.00% EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	⊗ TELEPHONE PEDESTAL	000.00% EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	⊗ ELECTRIC PEDESTAL	FF = 000.00 FIRST FLOOR = 000.00
WETLANDS	⊗ CABLE PEDESTAL	⊗ TOPSOIL DEPTH
SOIL BORING	⊗ EXIST. HYDRANT	⊗ INFILTRATION SOIL BORING
	⊗ WATER VALVE	
	⊗ WATER STOP BOX	

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.

Planning
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
Environmental
Surveying
Engineering
Architecture
920.731.0381 1.800.236.0381



SITE PLAN

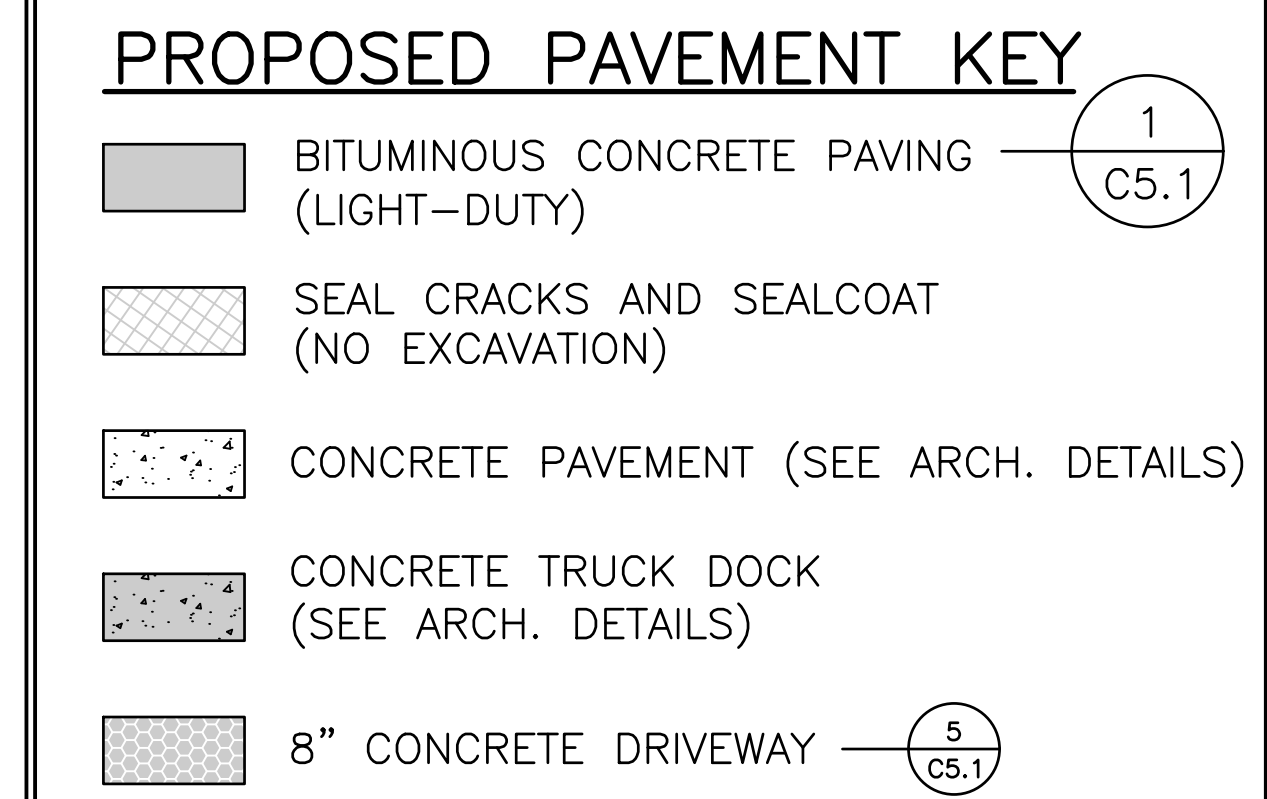
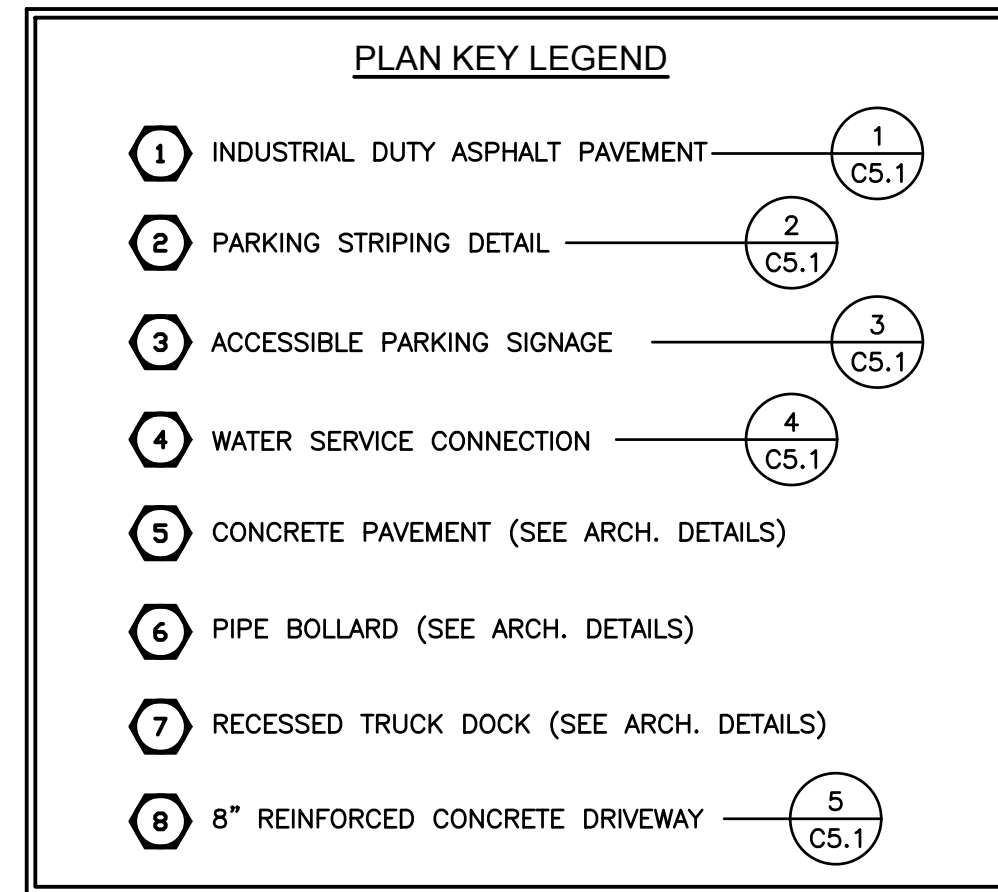
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE
BAR SCALE
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CITY OF DE PERE, BROWN COUNTY, WISCONSIN



TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Impaired TDD 1-800-542-2289

WS. STATUTE 182.0175 (1974)
OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	⊗	GAS VALVE
×	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC	⊗	EXIST. STORM MANHOLE
⊗	CHEASED "X" SET	—T—T—	UNDERGROUND TELEPHONE	⊗	STORM INLET
□	3/4" IRON PIPE FOUND	—FIBER—	UNDERGROUND FIBEROPTIC	⊗	YARD DRAIN
○	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS	⊗	EXIST. SANITARY MANHOLE
△	1-1/4" REBAR FOUND	—CATV—	UNDERGROUND CABLE TV	---	EXIST. SAN. SEWER
2"	IRON PIPE FOUND	-X-X-	EXIST. FENCE LINE	---	EXIST. SLO. SEWER
⊗	CHEASED "X" FOUND	◇	GUY	---	EXIST. WATER MAIN
⊗	GOVERNMENT CORNER	◇	POWER POLE	---	EXIST. SPT ELEVATION
⊗	RECORDED AS	◇	SIGN	0.000	CONTOUR W/ ELEVATION
⊗	CONFISCATED TREE	◇	LIGHT POLE	0.000	EXIST. TOP OF CURB ELEV.
⊗	DECIDUOUS TREE	⊗	TELEPHONE PEDESTAL	0.000	EXIST. FLOW LINE ELEV.
⊗	EXIST. WOODS LINE	⊗	ELECTRIC PEDESTAL	FF = 0.000	FIRST FLOOR = 0.000
⊗	WETLANDS	⊗	CABLE PEDESTAL	---	TOPSOIL DEPTH
⊗	SOIL BORING	⊗	EXIST. HYDRANT	◇	INFILTRATION SOIL BORING
		⊗	WATER VALVE		
		⊗	WATER STOP BOX		

NOT FOR CONSTRUCTION

 **Martenson & Eisele, Inc.** Planning
1377 Midway Road Environmental
Menasha, WI 54952
www.martenson-eisele.com Surveying
info@martenson-eisele.com Engineering
920.731.0381 1.800.236.0381 Architecture

DRAWN BY	CHECKED	APPROVED	FIELDRK
JRC	JJR	JWS	
1	6/14/2019		
2	7/29/2019		
3	8/15/2019		
4	9/6/2019		

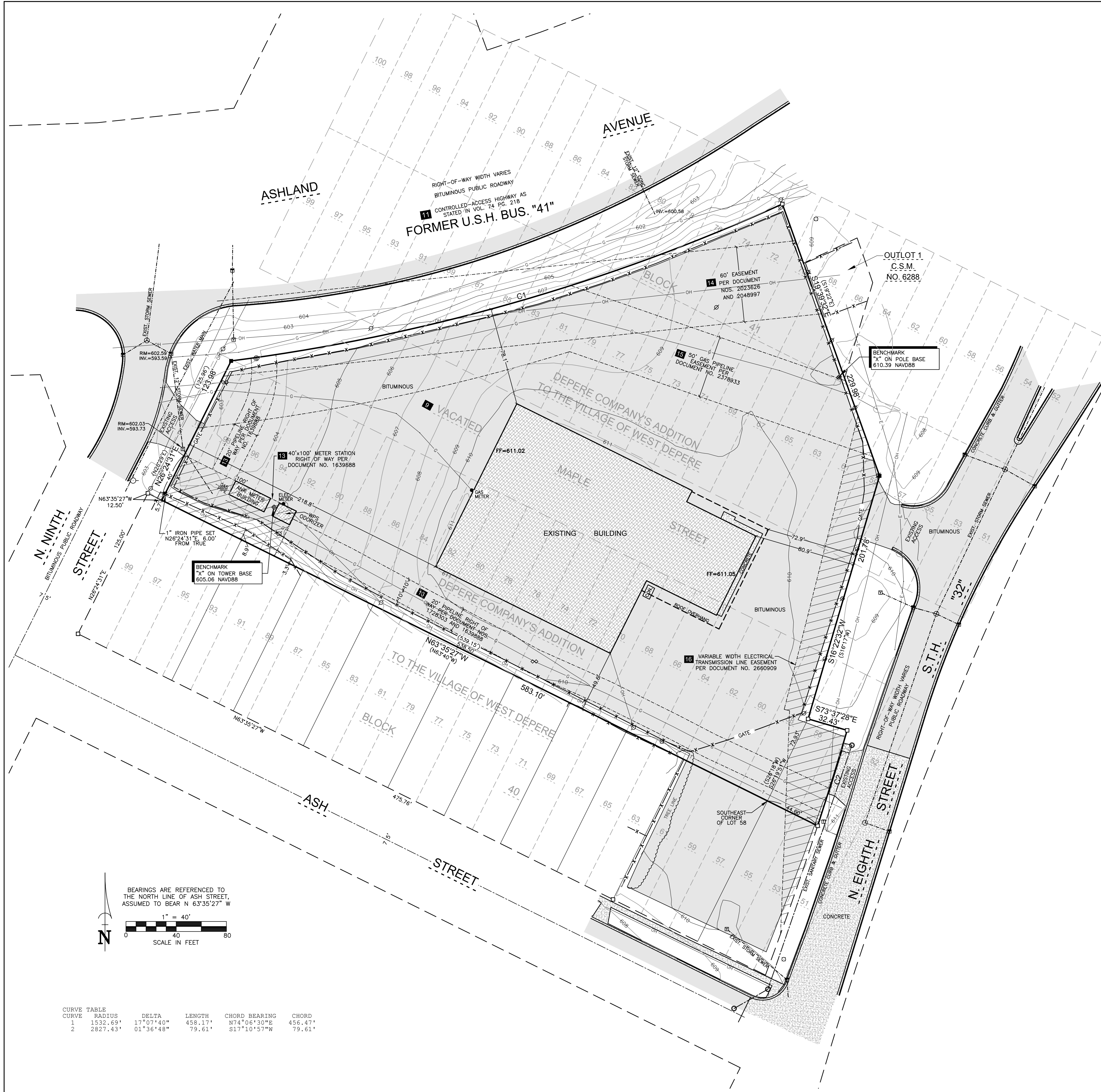
KEY NOTES & STRIPING PLAN

JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

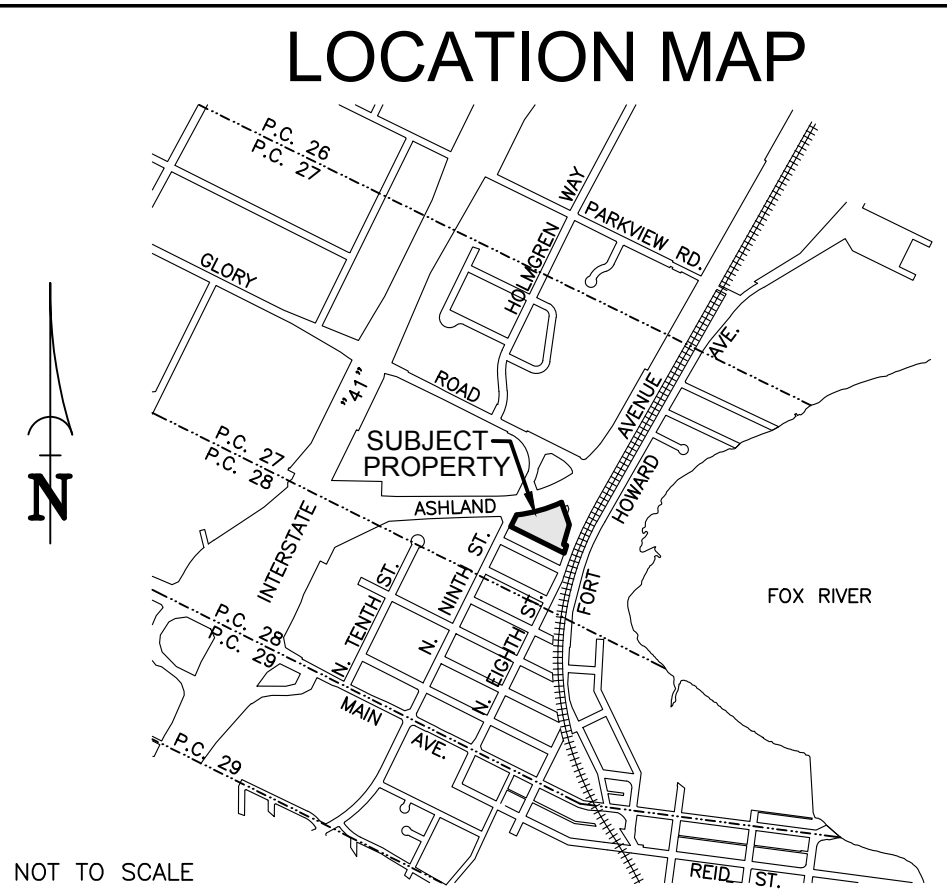
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BAR SCALE	06-04-2019
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LEGEND	
1" IRON PIPE SET	POWER POLE
1" IRON PIPE FOUND	GUY
RECORDED AS	GAS MANHOLE
BITUMINOUS PAVEMENT	TELEPHONE PEDESTAL
EXISTING BUILDING	ELECTRIC PEDESTAL
CONCRETE PAVEMENT	CABLE PEDESTAL
OVERHEAD POWER LINES	GAS VALVE
UNDERGROUND ELECTRIC	EXIST. HYDRANT
UNDERGROUND TELEPHONE	WATER VALVE
FIBER	WATER STOP BOX
UNDERGROUND GAS	EXIST. STORM MANHOLE
UNDERGROUND CABLE TV	STORM INLET
EXIST. FENCE LINE	YARD DRAIN
TOWER	EXIST. SANITARY MANHOLE
SATELLITE DISH	EXIST. SAN. SEWER
UTILITY METER (UNLESS NOTED)	EXIST. STO. SEWER
FF = 000.00	EXIST. WATER MAIN
CONTOUR W/ ELEVATION	EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT



LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NO.: TT-105893-FA, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - BAY TITLE & ABSTRACT, INC., COMMITMENT EFFECTIVE DATE: APRIL 25, 2019:

THAT PART OF BLOCKS FORTY (40) AND FORTY-ONE (41), ACCORDING TO THE RECORDED PLAT OF DE PERE COMPANY'S ADDITION TO THE VILLAGE OF WEST DE PERE, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 58 OF SAID BLOCK 40, SAID POINT BEING ON THE CENTER LINE OF BLOCK 40, 112.5 FEET NORTHWESTERLY OF THE JUNCTION OF SAID CENTER LINE OF BLOCK 40 WITH THE CENTERLINE OF EIGHTH STREET; THENCE NORTH 63 DEG. 40 MIN. WEST ALONG THE CENTERLINE OF SAID BLOCK 40, 539.15 FEET TO A POINT 12.5 FEET SOUTHEASTERLY OF THE WESTERLY LINE OF SAID BLOCK 40; THENCE NORTH 26 DEG. 29 MIN. EAST 125.96 FEET; THENCE ON A CURVE TO THE LEFT ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 41, PARALLEL TO AND 100 FEET SOUTHEASTERLY FROM A 04 DEG. 00 MIN. CURVE (1432.69 FOOT RADIUS) ALONG THE CENTERLINE OF 200 FOOT HIGHWAY RIGHT OF WAY, THE CHORD OF WHICH BEARS NORTH 74 DEG. 13 MIN. EAST, 456.47 FEET; THENCE SOUTH 19 DEG. 22 MIN. EAST ALONG THE HIGHWAY RIGHT OF WAY LINE 229.98 FEET; THENCE SOUTH 16 DEG. 17 MIN. WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 32 (IMPROVED EIGHTH STREET), 201.78 FEET TO THE EASTERLY LINE OF LOT 58, BLOCK 40; THENCE SOUTH 26 DEG. 18 MIN. WEST ALONG THE EASTERLY LINE OF LOT 58, BLOCK 40, 72.83 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF BEING USED OR CONVEYED FOR STREET, ROAD OR HIGHWAY PURPOSES.

AND

THAT PART OF LOTS FIFTY-FOUR (54) AND FIFTY-SIX (56), BLOCK FORTY (40), ACCORDING TO THE RECORDED PLAT OF DE PERE COMPANY'S ADDITION TO THE VILLAGE OF WEST DE PERE, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID BLOCK 40 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 32 (IMPROVED EIGHTH STREET), SAID POINT BEING 67.9 FEET NORTHWESTERLY OF THE JUNCTION OF SAID CENTERLINE OF BLOCK 40 WITH THE CENTERLINE OF EIGHTH STREET; THENCE NORTH 63 DEG. 40 MIN. WEST ALONG THE CENTERLINE OF BLOCK 40, 44.60 FEET; THENCE NORTH 26 DEG. 18 MIN. EAST 72.83 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 32; THENCE SOUTH 73 DEG. 53 MIN. EAST ALONG THE RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 32, 32.39 FEET; THENCE ON A CURVE TO THE RIGHT, ALONG THE RIGHT OF WAY LINE FROM STATE TRUNK HIGHWAY 32, PARALLEL TO AND 37.5 FEET WESTERLY FROM A 02 DEG. 00 MIN. CURVE (2864.93 FOOT RADIUS) ALONG THE CONSTRUCTION CENTERLINE, THE CHORD OF SAID RIGHT OF WAY CURVE BEING SOUTH 17 DEG. 10 MIN. WEST, 79.60 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART THEREOF BEING USED OR CONVEYED FOR STREET, ROAD OR HIGHWAY PURPOSES.

PROPERTY ADDRESS: 715 N. EIGHTH STREET DE PERE, WI 54115

TAX PARCEL NUMBER: WD-609

RIGHTS OF WAY, EASEMENTS AND SERVITUDES BURDENING THE SURVEYED PROPERTY PER SCHEDULE B - SECTION 2 EXCEPTIONS OF TITLE COMMITMENT FILE NO.: TT-105893-FA, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - BAY TITLE & ABSTRACT, INC., COMMITMENT EFFECTIVE DATE: APRIL 25, 2019:

EXCEPTION 9 RIGHTS OF ENTRANCE TO, MAINTENANCE, CONSTRUCTION OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION OF THE INSURED LAND LYING WITHIN VACATED MAPLE STREET PURSUANT TO WIS. STAT. §66.1005(2) (A). AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 10 COVENANTS AND OTHER MATTERS AS SET FORTH IN VOL. 675 RECORDS, PAGE 175, AS DOC. NO. 621467. AFFECTS SURVEYED PROPERTY AND IS BLANKET IN NATURE.

EXCEPTION 11 FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN AS RECORDED IN VOL. 74 MISCELLANEOUS RECORDS, PAGE 218, AS DOC. NO. 456120. AFFECTS SURVEYED PROPERTY AS NOTED.

EXCEPTION 12 COVENANTS AS SET FORTH IN VOL. 304 RECORDS, PAGE 614, AS DOC. NO. 442616. DOES NOT AFFECT THE SURVEYED PROPERTY.

EXCEPTION 13 RIGHT OF WAY AGREEMENT TO ANR PIPELINE CO. RECORDED AS DOC. NO. 1639888 AND PARTIAL ASSIGNMENT OF RIGHT OF WAY AGREEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION RECORDED AS DOC. NO. 1728303. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 14 EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION RECORDED AS DOC. NO. 2023626. ASSIGNED TO AMERICAN TRANSMISSION COMPANY, LLC IN AN EASEMENT ASSIGNMENT RECORDED AS DOC. NO. 2048997. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 15 GAS PIPELINE EASEMENT TO WISCONSIN PUBLIC SERVICE CORPORATION RECORDED AS DOC. NO. 2378933. AFFECTS SURVEYED PROPERTY AS SHOWN.

EXCEPTION 16 ELECTRICAL TRANSMISSION LINE EASEMENT TO AMERICAN TRANSMISSION COMPANY, LLC RECORDED AS DOC. NO. 2660909. AFFECTS SURVEYED PROPERTY AS SHOWN.

ALTA/NSPS SURVEYOR'S CERTIFICATION:

TO
F & O PARTNERSHIP, LLP, A WISCONSIN LIMITED LIABILITY PARTNERSHIP;
R & G, LLC;
BAY TITLE & ABSTRACT, INC. AND
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

THE FIELD WORK WAS COMPLETED ON MAY 15TH, 2019.

DATED THIS THE 21ST DAY OF MAY, 2019.

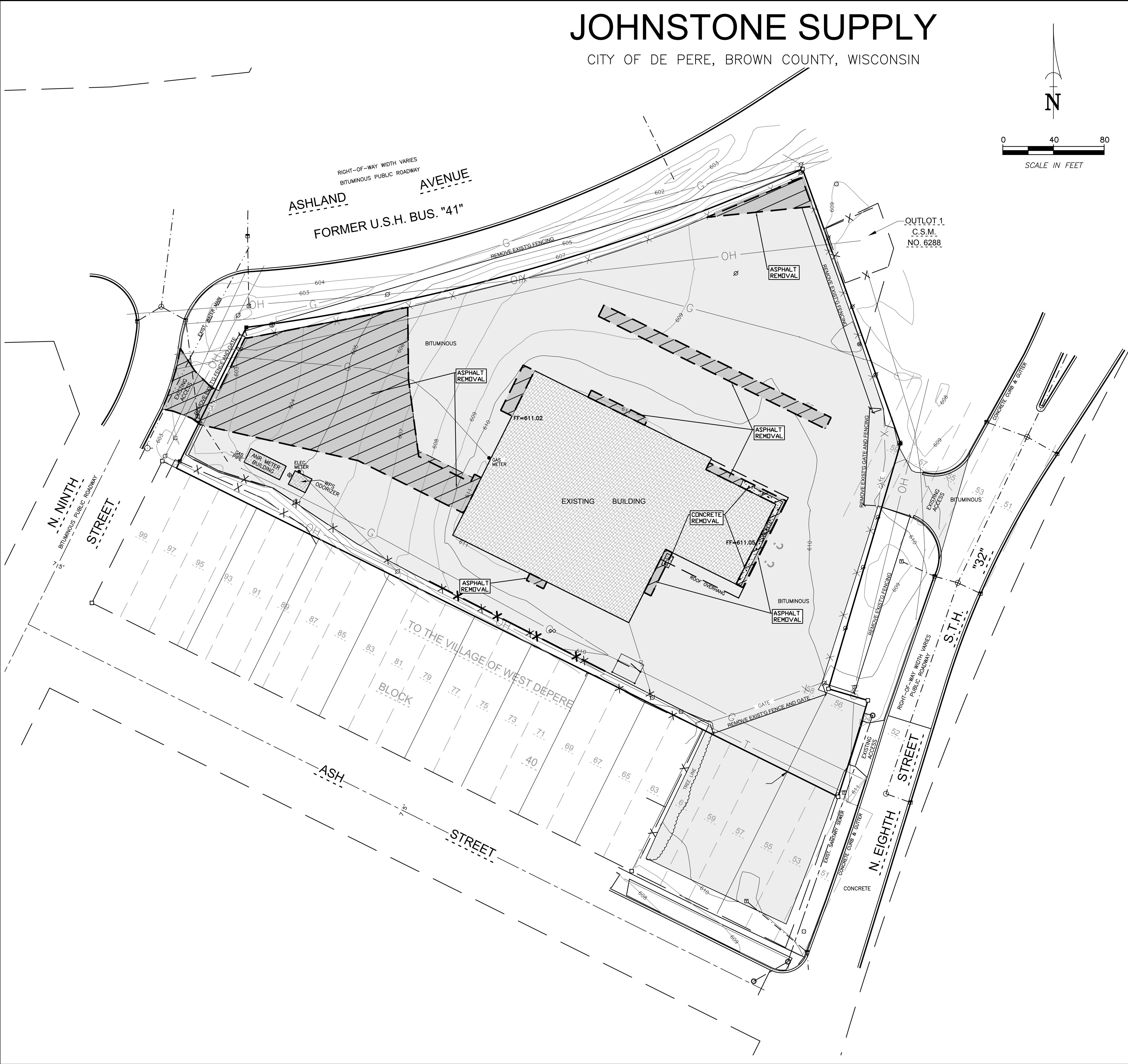
GARY A. ZAHNRINGER,
PROFESSIONAL LAND SURVEYOR S-2098

Martenson & Eisele, Inc.
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Surveying
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Engineering
920.731.0381
Architecture
1.800.236.0381

ALTA/NSPS LAND TITLE SURVEY

THAT PART OF BLOCKS FORTY (40) AND FORTY-ONE (41), ACCORDING TO THE RECORDED PLAT OF DE PERE COMPANY'S ADDITION TO THE VILLAGE OF WEST DE PERE, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

SCALE	DATE
1" = 40'	MAY 2019
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DEMOLITION PLAN NOTES							
1.	THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.						
	NO	DATE	NO	DATE	NO	DATE	NO
2.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF DE PERE AND O.S.H.A. STANDARDS AND CODES.						
	NO	DATE	NO	DATE	NO	DATE	NO
3.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.						
	NO	DATE	NO	DATE	NO	DATE	NO
4.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.						
	NO	DATE	NO	DATE	NO	DATE	NO
5.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.						
	NO	DATE	NO	DATE	NO	DATE	NO
6.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.						
	NO	DATE	NO	DATE	NO	DATE	NO
7.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.						
	NO	DATE	NO	DATE	NO	DATE	NO
8.	EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED, STOCKPILES AND UTILIZED IF MATERIALS MEET SPECIFICATIONS AS IDENTIFIED IN SPECIAL PROVISIONS.						
	NO	DATE	NO	DATE	NO	DATE	NO

PAVEMENT KEY	
	EXISTING GRAVEL REMOVAL (0 S.Y.)
	EXISTING BITUMINOUS PAVEMENT REMOVAL (2,515 S.Y.)
	EXISTING CONCRETE PAVEMENT REMOVAL (500 S.F.)
	EXISTING RIP-RAP REMOVAL (0 S.Y.)
	EXISTING GRASS REMOVAL (0 S.Y.)

TOPOGRAPHIC LEGEND

	1" x 18" IRON PIPE SET		OVERHEAD POWER LINES		GAS VALVE
	1-1/4" x 3/4" REBAR SET		UNDERGROUND ELECTRIC		EXIST STORM MANHOLE
	CHISELED "X" SET		UNDERGROUND TELEPHONE		STORM INLET
	3/4" REBAR FOUND		UNDERGROUND FIBEROPTIC		YARD DRAIN
	1" IRON PIPE FOUND		UNDERGROUND GAS		EXIST SANITARY MANHOLE
	1-1/4" REBAR FOUND		UNDERGROUND CABLE TV		EXIST. SAN. SEWER
	2" IRON PIPE FOUND		EXIST. FENCE LINE		EXIST. STO. SEWER
	CHISELED "X" FOUND		SIGN		EXIST. WATER MAIN
	GOVERNMENT CORNER RECORDED AS		POWER POLE		EXIST. SPOT ELEVATION
	DECIDUOUS TREE		GUY		CONTOUR W/ ELEVATION
	DECIDUOUS TREE EXIST. WOODS LINE		LIGHT POLE		EXIST. TOP OF CURB ELEV.
	WETLANDS		TELEPHONE PEDESTAL		EXIST. FLOW LINE ELEV.
	SOIL BORING		ELECTRIC PEDESTAL		FIRST FLOOR = 000.00
			CABLE PEDESTAL		TOPSOIL DEPTH
			EXIST. HYDRANT		INFILTRATION SOIL BORING
			WATER VALVE		
			WATER STOP BOX		

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

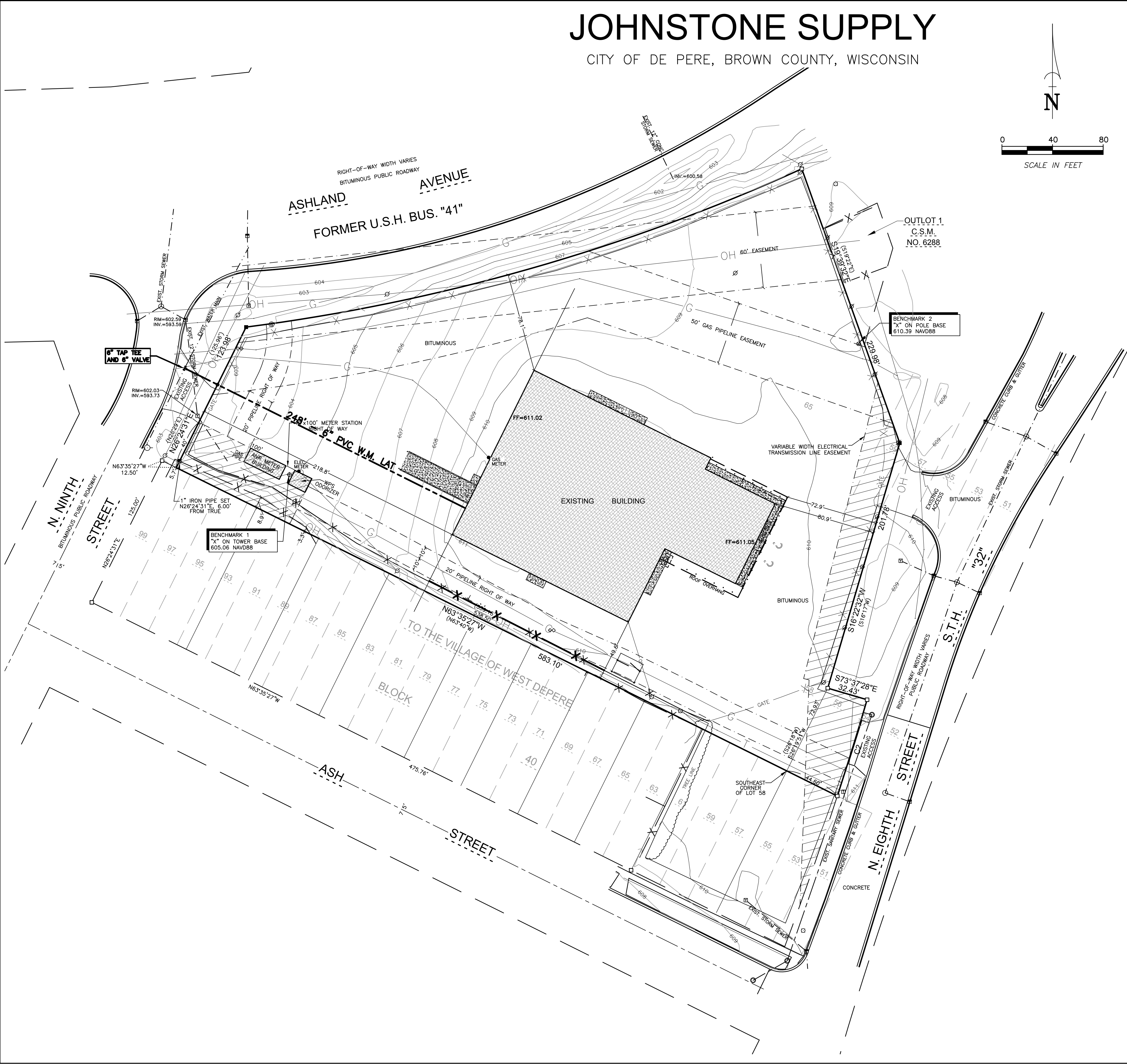
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NO	DATE	NO	DATE	NO	DATE	NO	DATE
1	6/14/2019	2	7/29/2019	3	8/15/2019	4	9/6/2019

DEMOLITION PLAN
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	06-04-2019
COMPUTER FILE	
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DRAWING NO.
C1.4



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
BM-1	X ON TOWER BASE	605.06
BM-2	X ON POLE BASE	610.39

- UTILITY PLAN NOTES
1.

THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2.

ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION"
3.

ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
4.

THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
5.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
6.

THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
7.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
8.

CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
9.

ALL STORM SEWER MAINS AND STORM DOWNSPOUT CONNECTIONS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
10.

CONTACT DE PERE WATER DEPARTMENT ONE WEEK PRIOR TO TAPPING WATER MAIN FOR NEW WATER SERVICE.
11.

ABANDON EXISTING WATER SERVICE AT THE MAIN BY DISCONNECTING SERVICE AT THE CORPORATION AND TURNING CORPORATION TO OFF. IF PVC, REMOVE SADDLE AND REPLACE WITH A SOLID COUPLING SLEEVE.
12.

NEW 6" PVC WATER SERVICE SHALL BE TESTED TO CITY OF DE PERE WATER DEPARTMENT REQUIREMENTS PRIOR TO VALVE BEING TURNED ON.

UTILITY LAYOUT PLAN LEGEND	
EXISTING CONTOUR	STORM MANHOLE
PROPOSED CONTOUR	STORM INLET
STORM MAIN	SANITARY MANHOLE
WATER MAIN	HYDRANT
SANITARY MAIN	WATER VALVE
UTILITY LATERAL	

TOPOGRAPHIC LEGEND		
1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST. STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	FIBER - UNDERGROUND FIBEROPTIC	YARD DRAIN
1-1/4" REBAR FOUND	UNDERGROUND GAS	EXIST. SANITARY MANHOLE
2" IRON PIPE FOUND	CATV - UNDERGROUND CABLE TV	EXIST. SAN. SEWER
CHISELED "X" FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
GOVERNMENT CORNER	SIGN	EXIST. WATER MAIN
RECORDED AS	POWER POLE	EXIST. SPOT ELEVATION
CONFEROUS TREE	GUY	CONTOUR W/ ELEVATION
DECIDUOUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
WETLANDS	ELECTRIC PEDESTAL	EXIST. WATER MAIN
SOIL BORING	CABLE PEDESTAL	EXIST. SPOT ELEVATION
	EXIST. HYDRANT	CONTOUR W/ ELEVATION
	WATER VALVE	EXIST. TOP OF CURB ELEV.
	WATER STOP BOX	EXIST. FLOW LINE ELEV.

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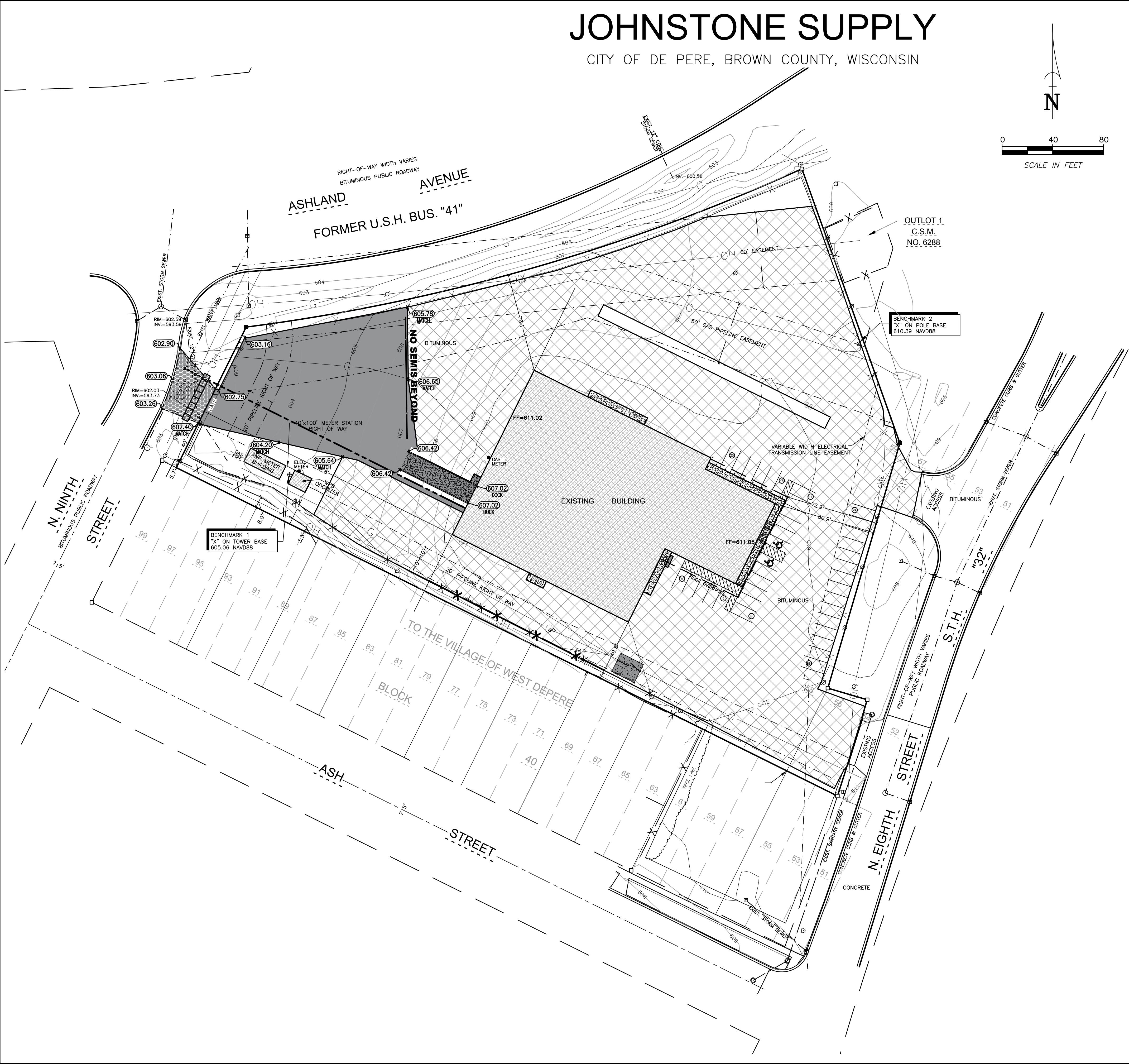
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CRC		JUR		JWS		*** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS ***	
NO	DATE	NO	DATE	NO	DATE	NO	DATE
1	6/14/2019						
2	7/29/2019						
3	8/15/2019						
4	9/6/2019						

UTILITY LAYOUT PLAN
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

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DRAWING NO.
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- DRAINAGE PLAN NOTES**
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DE PERE'S STANDARD SPECIFICATIONS (TITLE 6/PUBLIC WORKS), ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
 - ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

DRAINAGE PLAN LEGEND		
	EXISTING CONTOUR	X 000.00 PROPOSED ELEVATION
	PROPOSED CONTOUR	X (000.00) PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN	+ 893.73 EXISTING ELEVATION
	STORM MANHOLE	000.0 PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET	← DIRECTION OF DRAINAGE
	PREVIOUS DESIGN ELEVATIONS	

TOPOGRAPHIC LEGEND			
	1' x 18' IRON PIPE SET		GAS VALVE
	1-1/4\" x 30' REBAR SET		EXIST STORM MANHOLE
	CHISELED \"X\" SET		STORM INLET
	3/4\" REBAR FOUND		YARD DRAIN
	1' IRON PIPE FOUND		EXIST SANITARY MANHOLE
	1-1/4\" REBAR FOUND		EXIST. SAN. SEWER
	2' IRON PIPE FOUND		EXIST. STO. SEWER
	CHISELED \"X\" FOUND		EXIST. WATER MAIN
	GOVERNMENT CORNER		EXIST. SPOT ELEVATION
	RECORDED AS		
	CONFERTIOUS TREE		
	DECIDUOUS TREE		
	EXIST. WOODS LINE		
	WETLANDS		
	SOIL BORING		
			000.000
			EXIST. TOP OF CURB ELEV.
			000.001
			EXIST. FLOW LINE ELEV.
			FW = 000.00
			FIRST FLOOR = 000.00
			000.00
			TOPSOIL DEPTH
			INFILTRATION SOIL BORING

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Environmental
Surveying
Engineering
Architecture

DRAWN BY	CRC	CHECKED	JWR	APPROVED	JWS	FIELDWORK			
						NO	DATE	NO	DATE
						1	6/14/2019		
						2	7/29/2019		
						3	8/15/2019		
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DRAINAGE PLAN
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE	DATE
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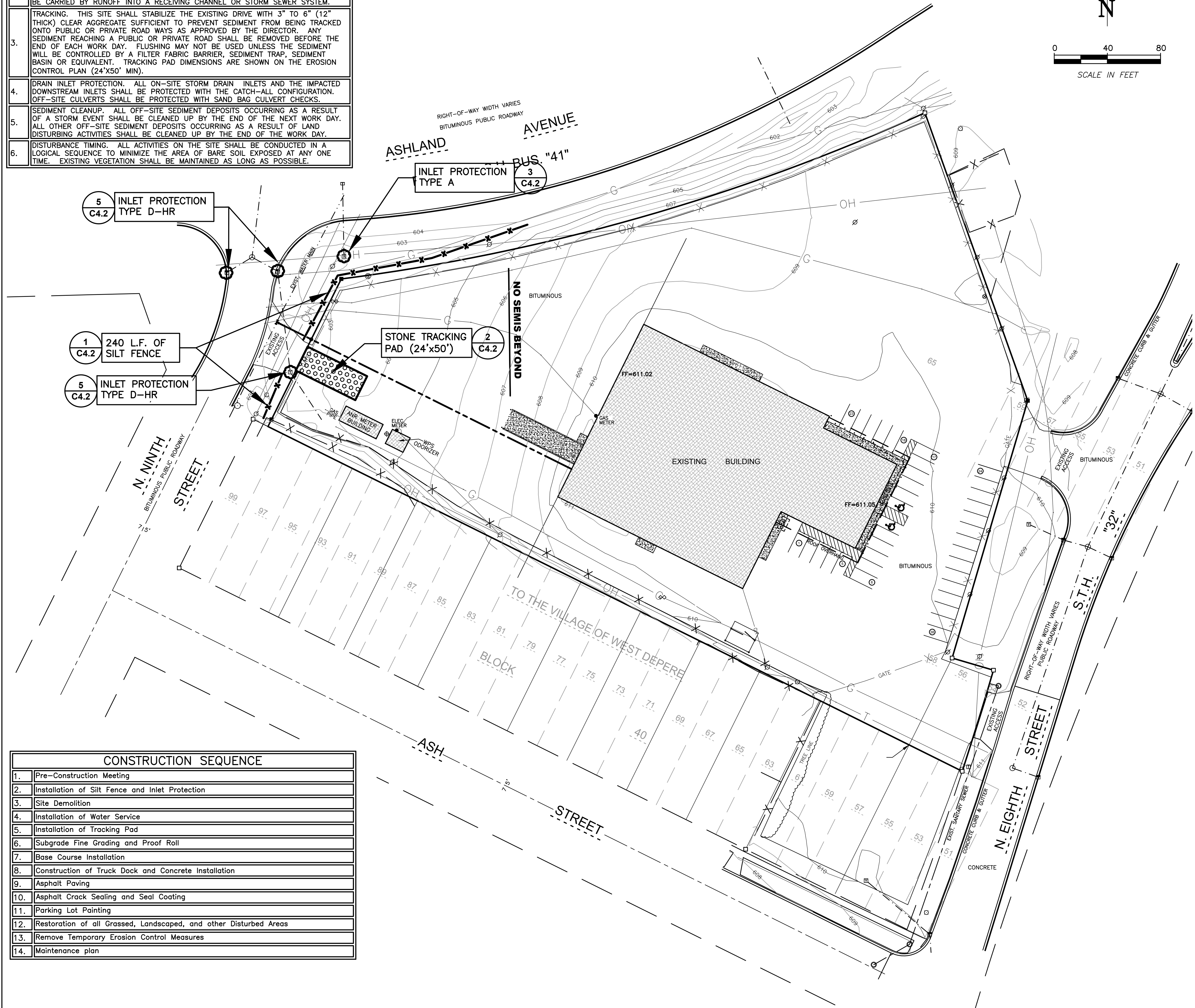
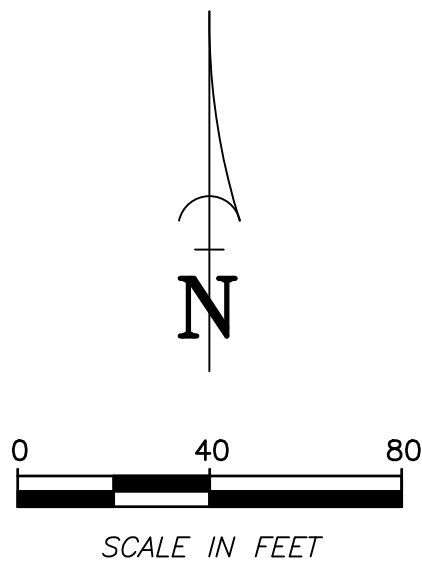


DRAWING NO.
C3.1

GENERAL NOTES	
1.	SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2.	WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3.	TRACKING. THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'x50' MIN).
4.	DRAIN INLET PROTECTION. ALL ON-SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED WITH THE CATCH-ALL CONFIGURATION. OFF-SITE CULVERTS SHALL BE PROTECTED WITH SAND BAG CULVERT CHECKS.
5.	SEDIMENT CLEANUP. ALL 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 OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
6.	DISTURBANCE TIMING. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.

JOHNSTONE SUPPLY

CITY OF DE PERE, BROWN COUNTY, WISCONSIN



CONSTRUCTION SEQUENCE	
1.	Pre-Construction Meeting
2.	Installation of Silt Fence and Inlet Protection
3.	Site Demolition
4.	Installation of Water Service
5.	Installation of Tracking Pad
6.	Subgrade Fine Grading and Proof Roll
7.	Base Course Installation
8.	Construction of Truck Dock and Concrete Installation
9.	Asphalt Paving
10.	Asphalt Crack Sealing and Seal Coating
11.	Parking Lot Painting
12.	Restoration of all Grassed, Landscaped, and other Disturbed Areas
13.	Remove Temporary Erosion Control Measures
14.	Maintenance plan

EROSION CONTROL NOTES	
1.	THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
4.	THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
5.	THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP DAILY.
6.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

CONTRACTOR RESPONSIBILITIES	
1.	NOTIFY THE ENGINEER WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY.
2.	NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 5 DAYS AFTER COMPLETION.
3.	OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4.	INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN.
5.	REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES.
6.	MAINTAIN ALL ON- AND OFF- SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7.	REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8.	INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9.	ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
10.	KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE.
11.	ALL AREAS BEING SEEDED SHOULD HAVE A MINIMUM OF 4" INCHES OF SUITABLE TOPSOIL.
12.	GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED.
13.	ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF COMPLETION OF WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING OR COVERING W/ TARPS.
14.	CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

EROSION CONTROL PLAN KEY LEGEND	
	1 SILT FENCE (C4.2)
	2 TRACKING PROTECTION (C4.2)
	3 INLET PROTECTION TYPES A, B, C, & D (C4.2)
	4 INLET PROTECTION TYPE D-M (C4.2)
	5 INLET PROTECTION TYPE D-HR (C4.2)
	6 SANDBAG CULVERT PIPE DITCH CHECK (C4.2)
	7 DEWATERING DETAIL (C4.2)
	8 EROSION CONTROL MAT DETAIL (CLASS 2, TYPE A) (C4.3)
	9 EROSION CONTROL MAT DETAIL (CLASS 1, TYPE B) (C4.3)
	10 SEDIMENT LOG INLET PROTECTION (C4.3)
	11 SEDIMENT LOG CHANNEL DITCH CHECK (C4.3)

TOPOGRAPHIC LEGEND	
	1" x 18" IRON PIPE SET
	1-1/4" x 30" REBAR SET
	CHISELED "X" SET
	3/4" REBAR FOUND
	1" IRON PIPE FOUND
	1-1/4" REBAR FOUND
	2" IRON PIPE FOUND
	CHISELED "X" FOUND
	GOVERNMENT CORNER
	RECORDED AS
	CONFEROUS TREE
	DECIDUOUS TREE
	EXIST. WOODS LINE
	WETLANDS
	SOIL BORING
	OVERHEAD POWER LINES
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBEROPTIC
	UNDERGROUND CABLE TV
	EXIST. FENCE LINE
	SIGN
	POWER POLE
	GUY
	LIGHT POLE
	TELEPHONE PEDESTAL
	ELECTRIC PEDESTAL
	CABLE PEDESTAL
	EXIST. HYDRANT
	WATER VALVE
	WATER STOP BOX
	GAS VALVE
	EXIST STORM MANHOLE
	STORM INLET
	YARD DRAIN
	EXIST SANITARY MANHOLE
	EXIST. SAN. SEWER
	EXIST. STO. SEWER
	EXIST. WATER MAIN
	EXIST. SPOT ELEVATION
	CONTOUR W/ ELEVATION
	EXIST. TOP OF CURB ELEV.
	EXIST. FLOW LINE ELEV.
	FIRST FLOOR = 000.00
	TOPSOIL DEPTH
	INFILTRATION SOIL BORING

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NO	DATE	NO	DATE	NO	DATE	NO	DATE
1	6/14/2019	2	7/29/2019	3	8/15/2019	4	9/6/2019

EROSION CONTROL PLAN

JOHNSTONE SUPPLY BUILDING

715 N EIGHTH STREET

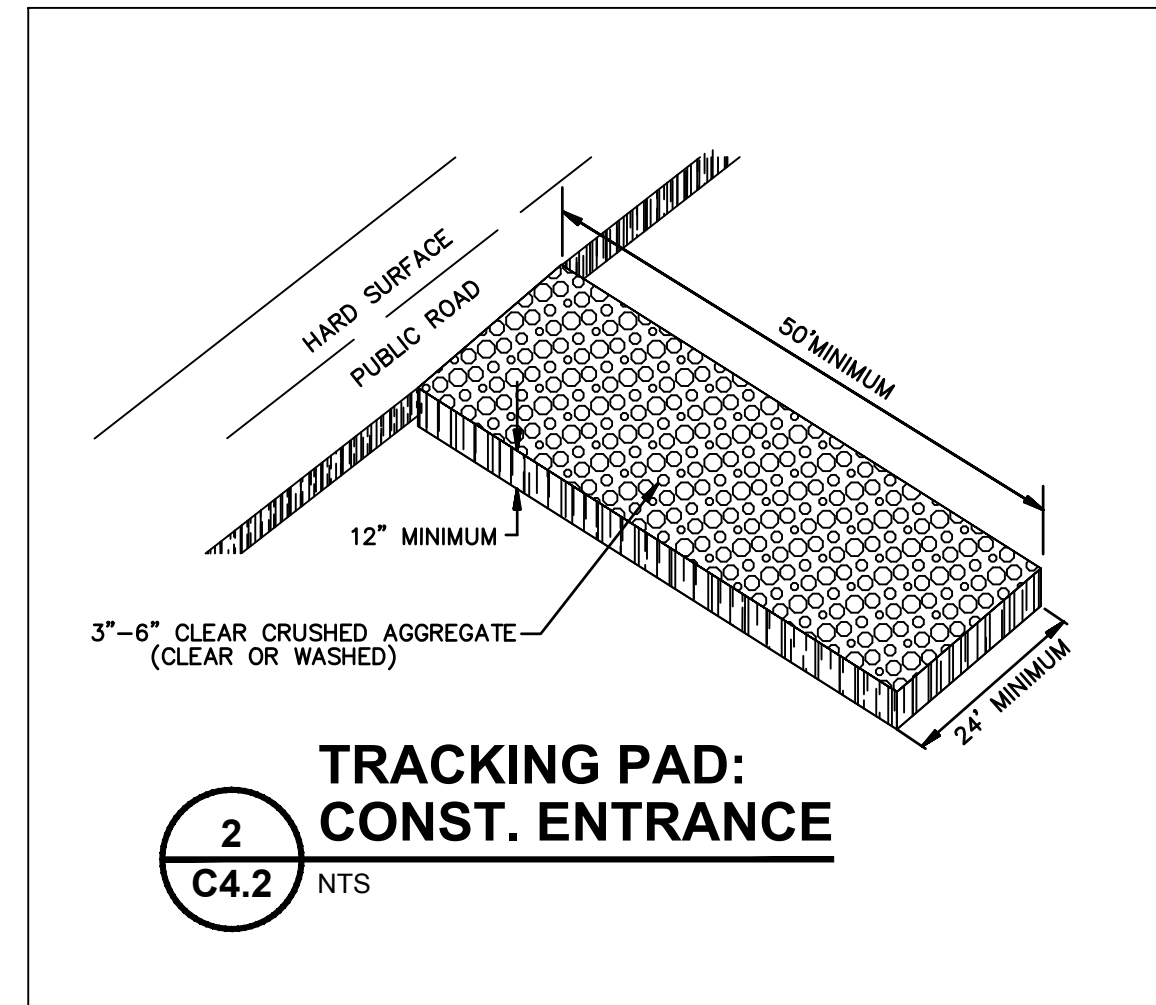
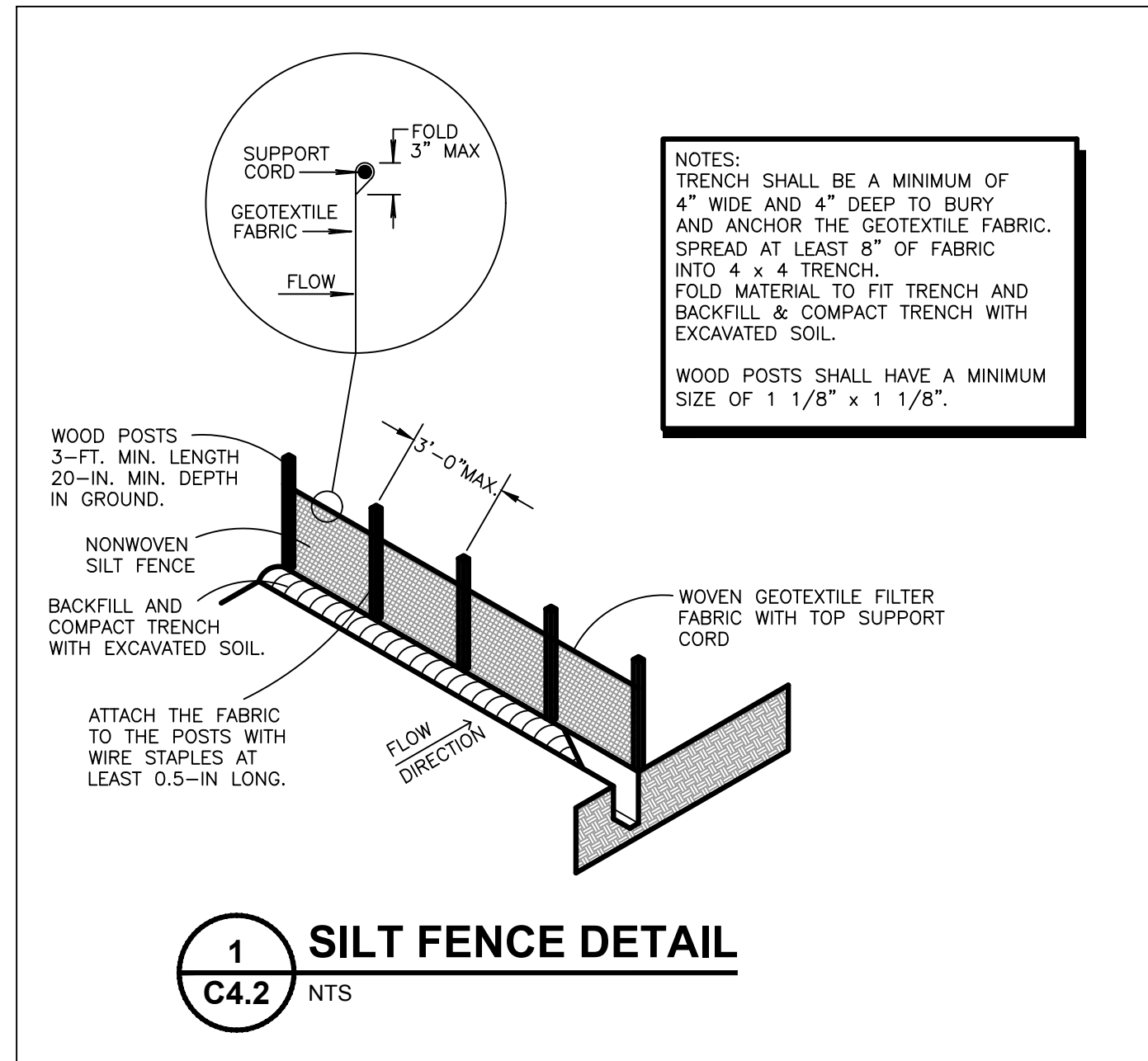
CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	06-04-2019
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DRAWING NO.
C4.1

JOHNSTONE SUPPLY



NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.

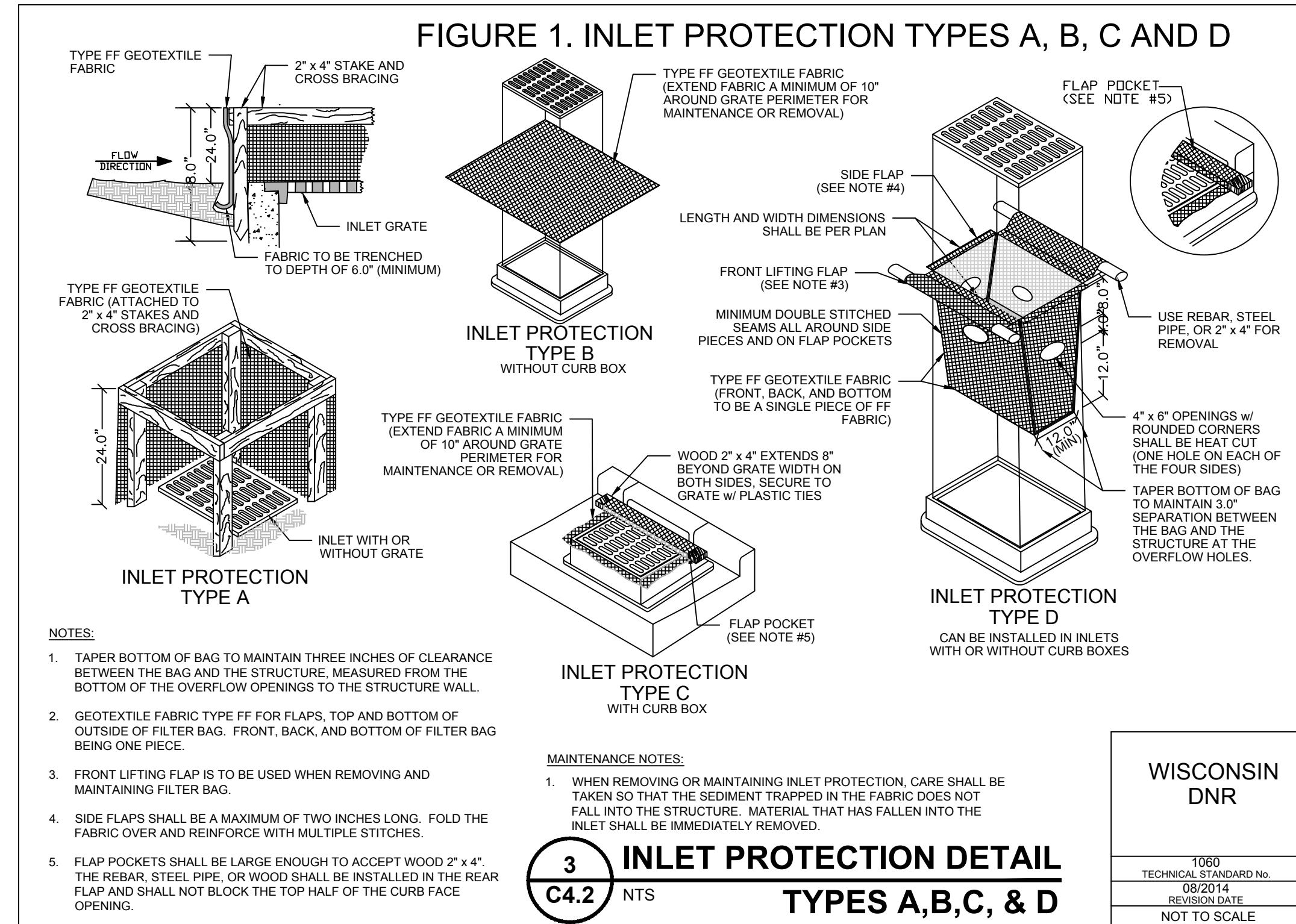


FIGURE 2. INLET PROTECTION TYPE D-M

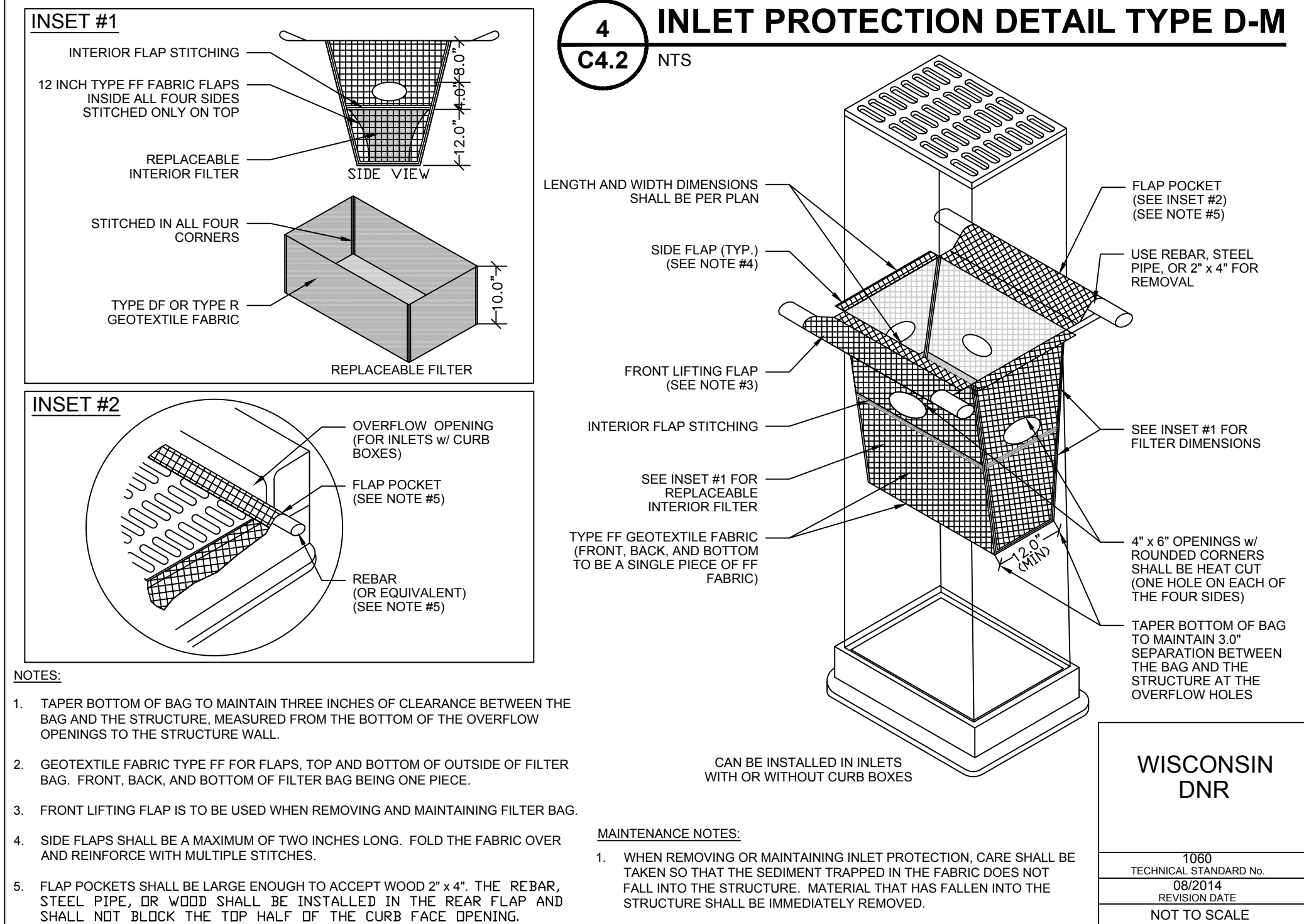
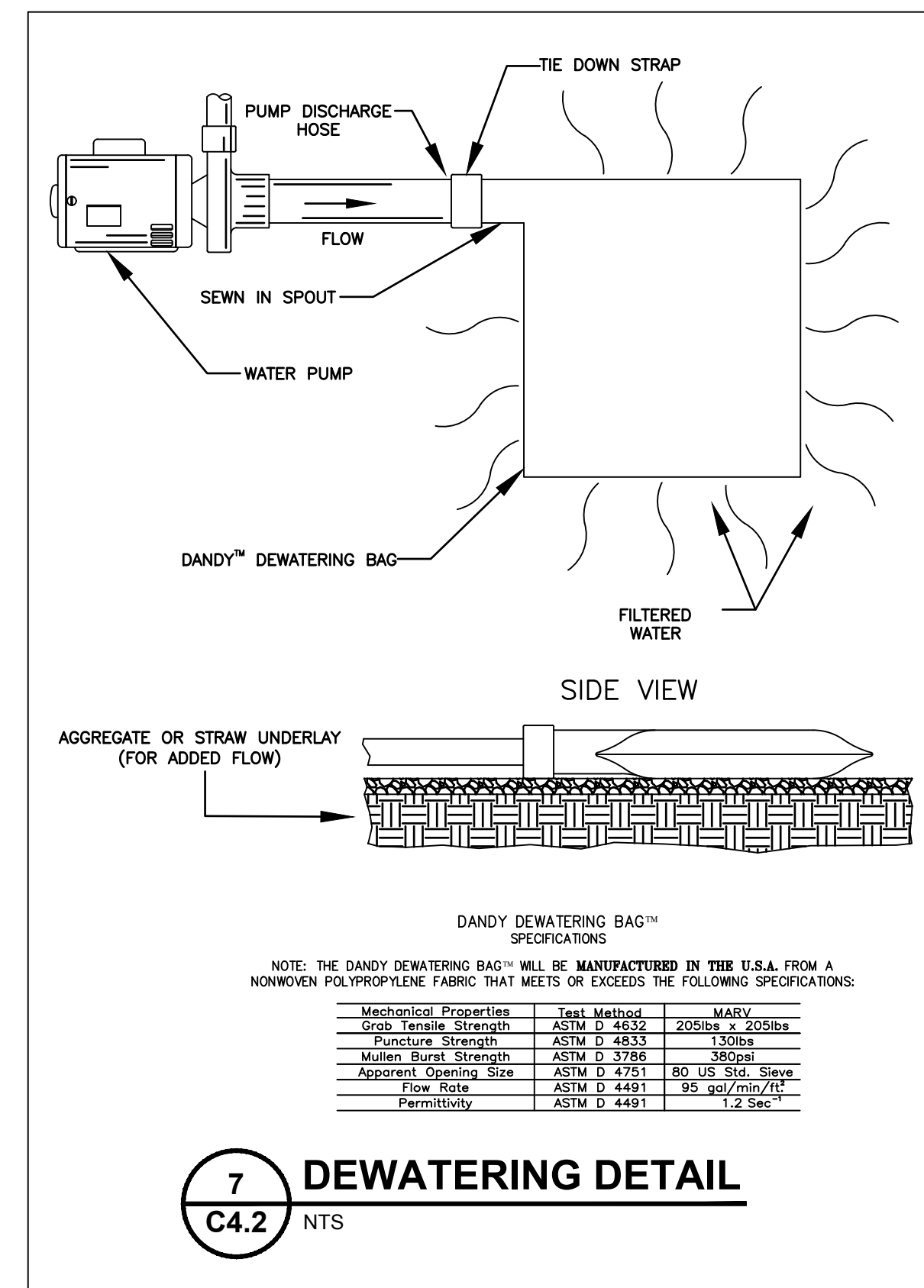
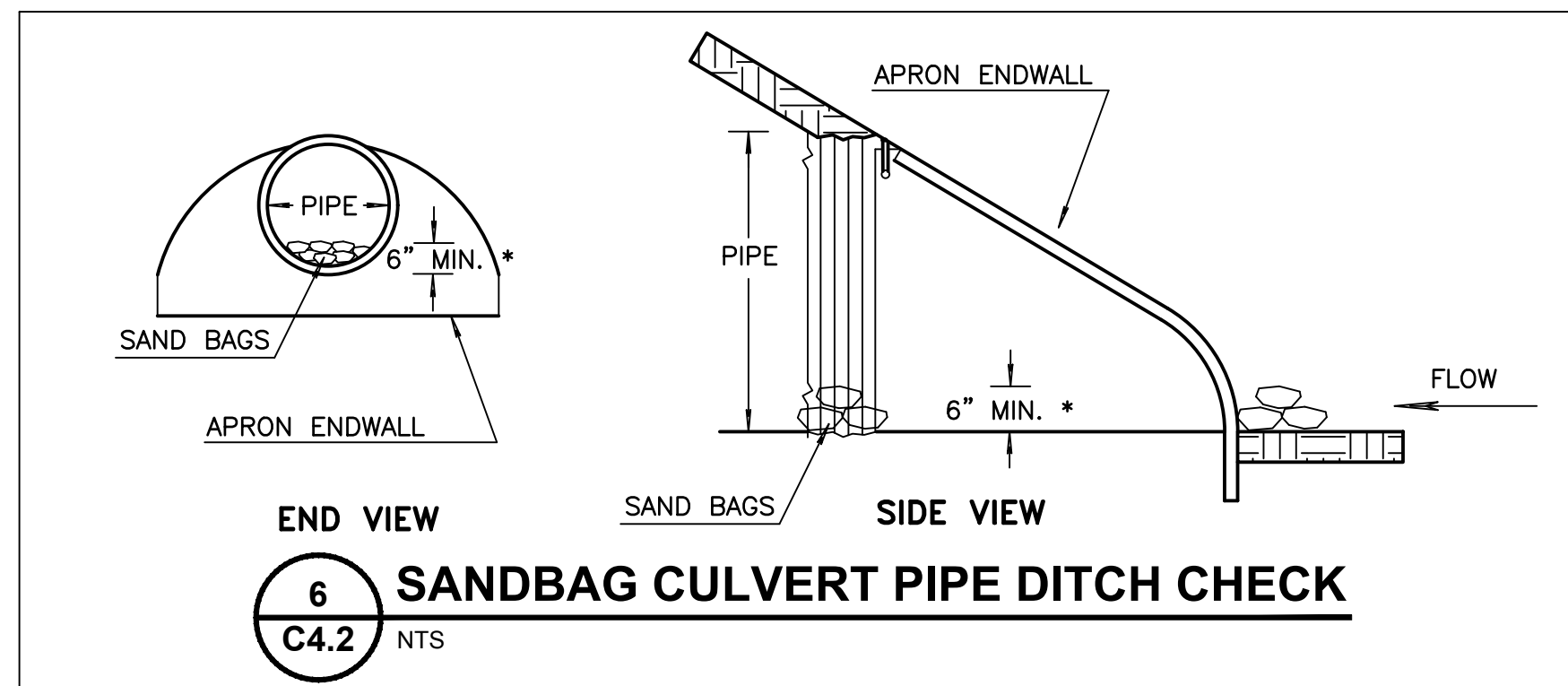
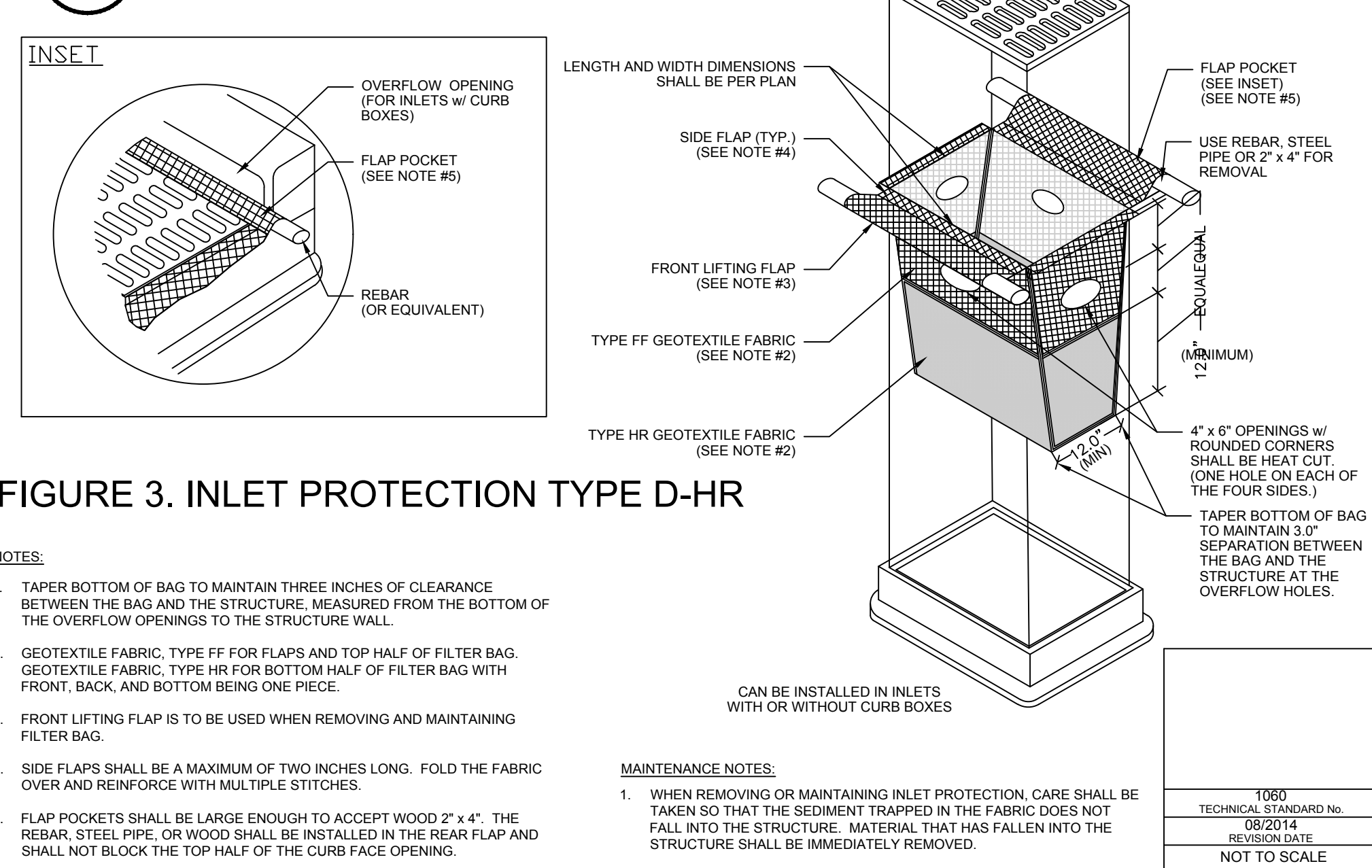


FIGURE 3. INLET PROTECTION DETAIL TYPE D-HR



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2	7/29/2019						
3	8/15/2019						
4	9/6/2019						

EROSION CONTROL DETAILS
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF PERE BROWN COUNTY, WISCONSIN

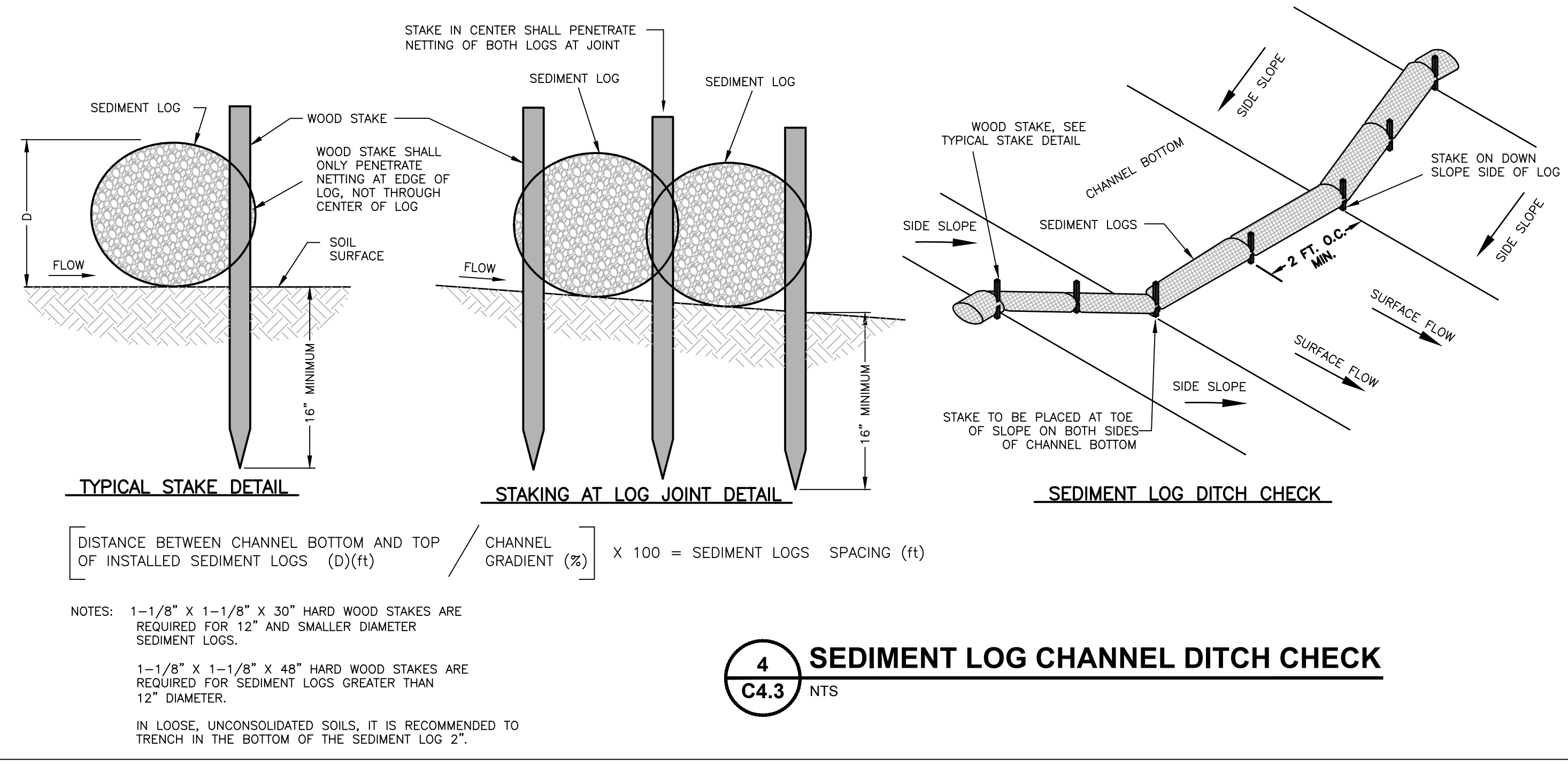
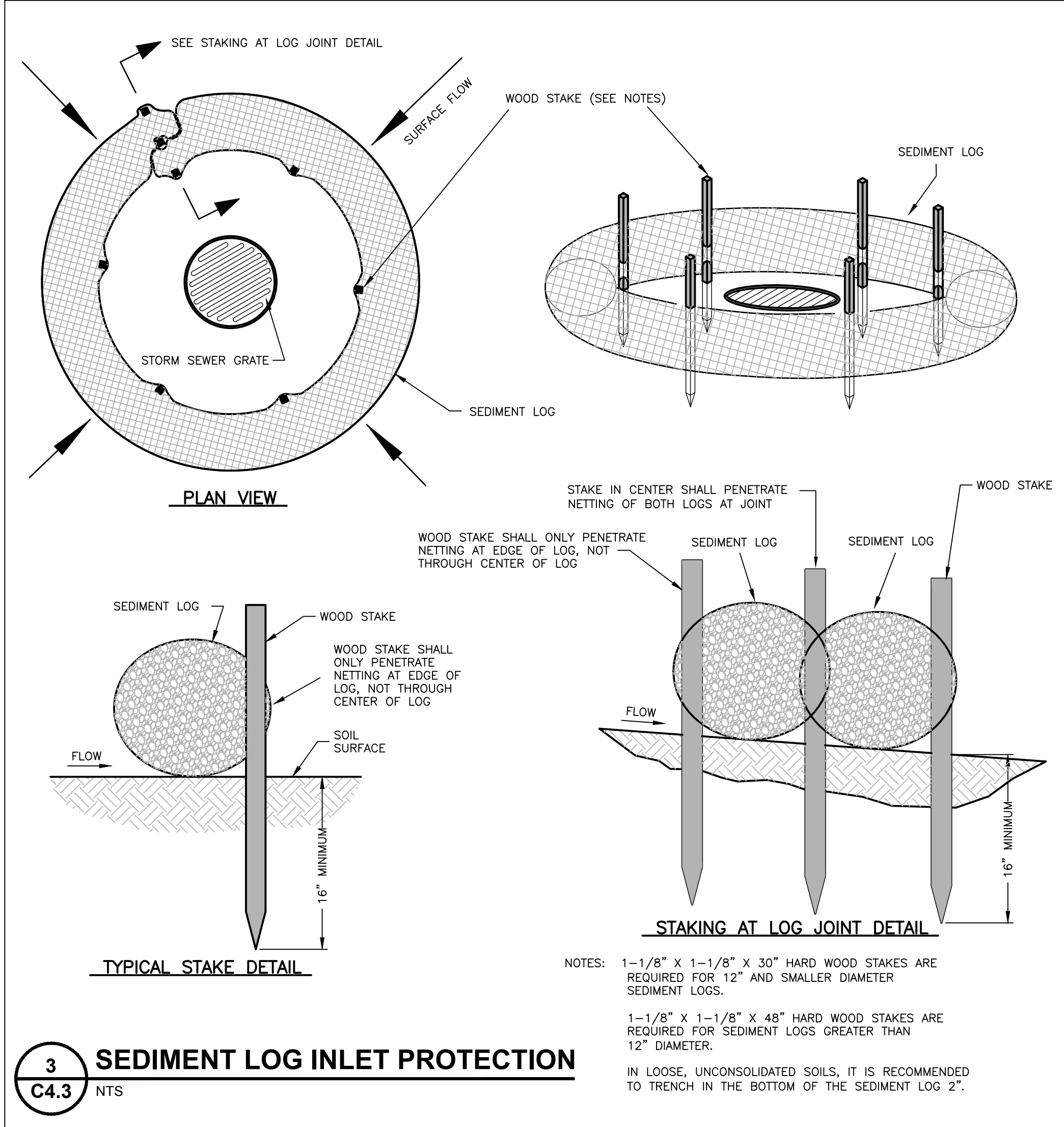
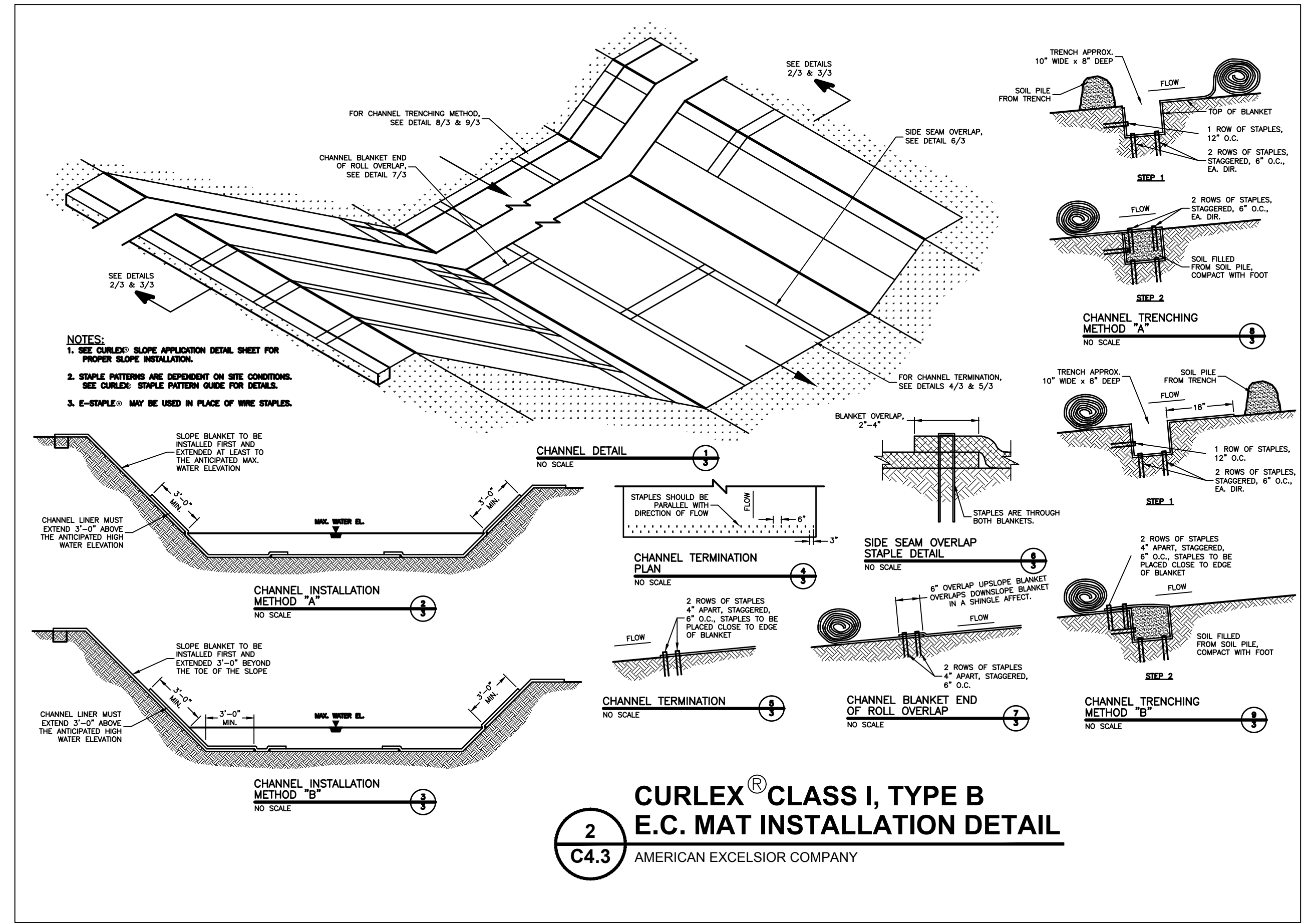
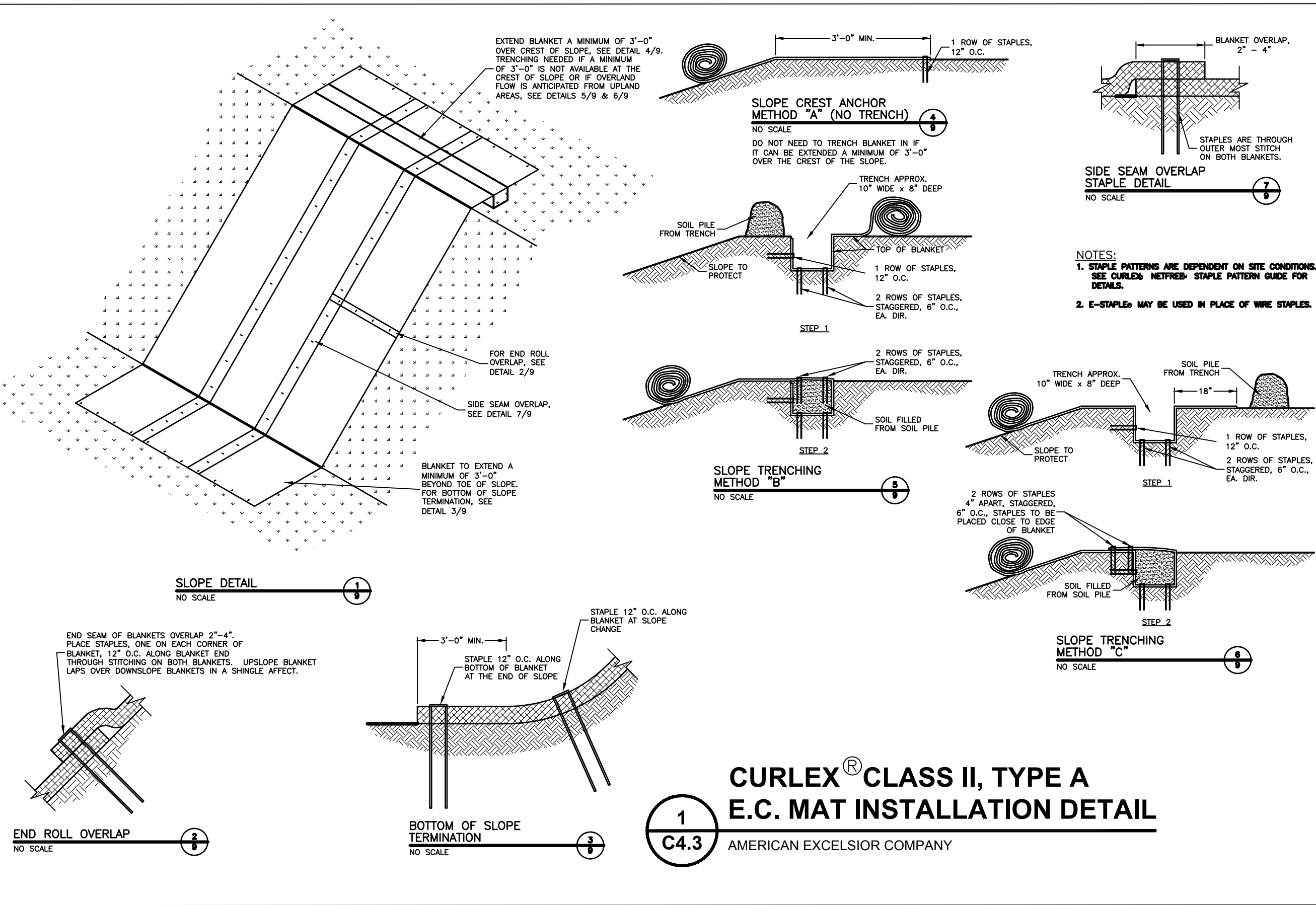
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BAR SCALE
DATE
06-04-2019
COMPUTER FILE
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WISCONSIN
JACK J. RICHESON
E-48040
APRIL 2019
PROFESSIONAL ENGINEER

DRAWING NO.
C4.2

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						REFER TO COVER SHEET FOR REVISION DESCRIPTIONS			
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3	8/15/2019								
4	9/6/2019								

EROSION CONTROL DETAILS
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE
BAR SCALE

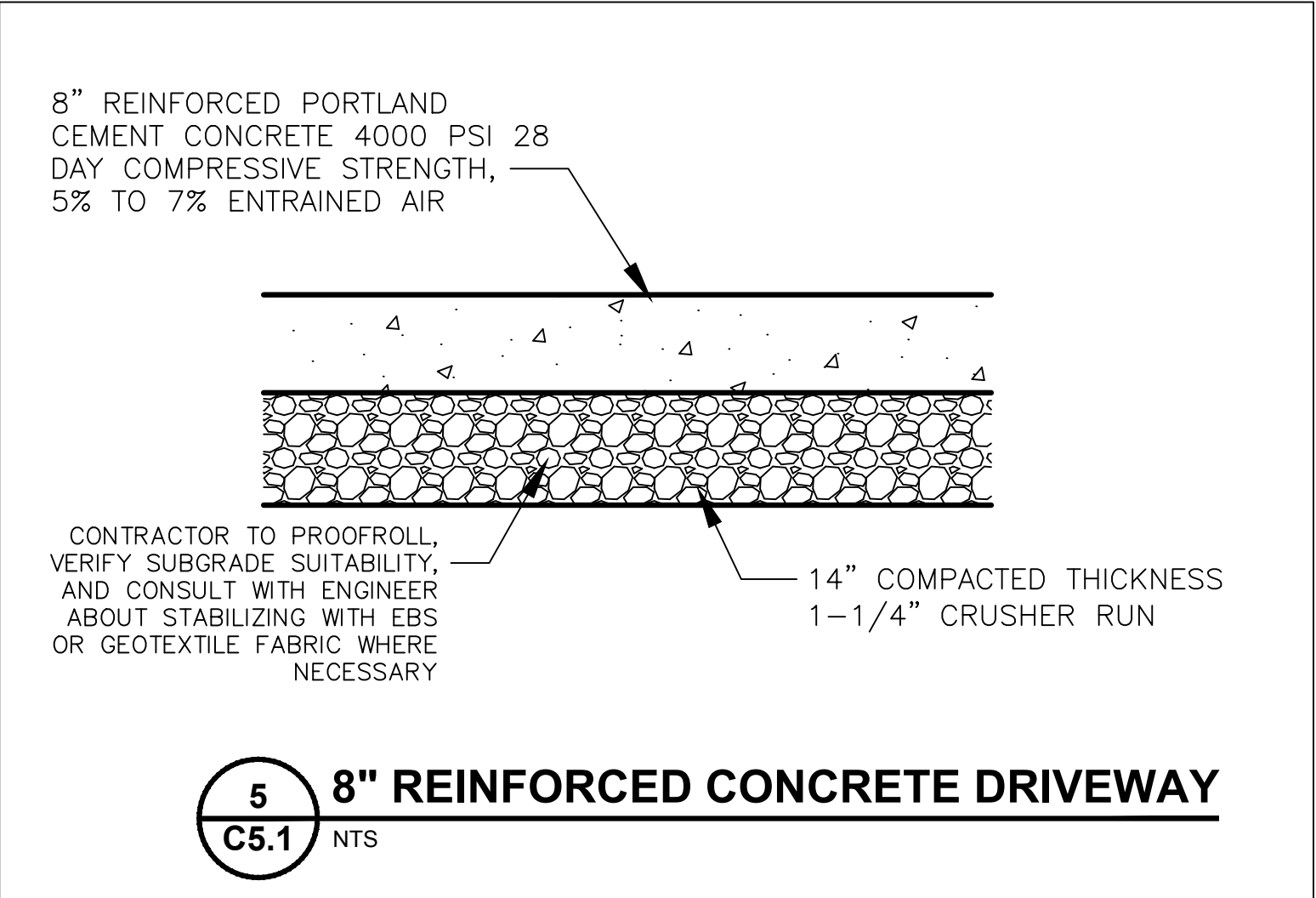
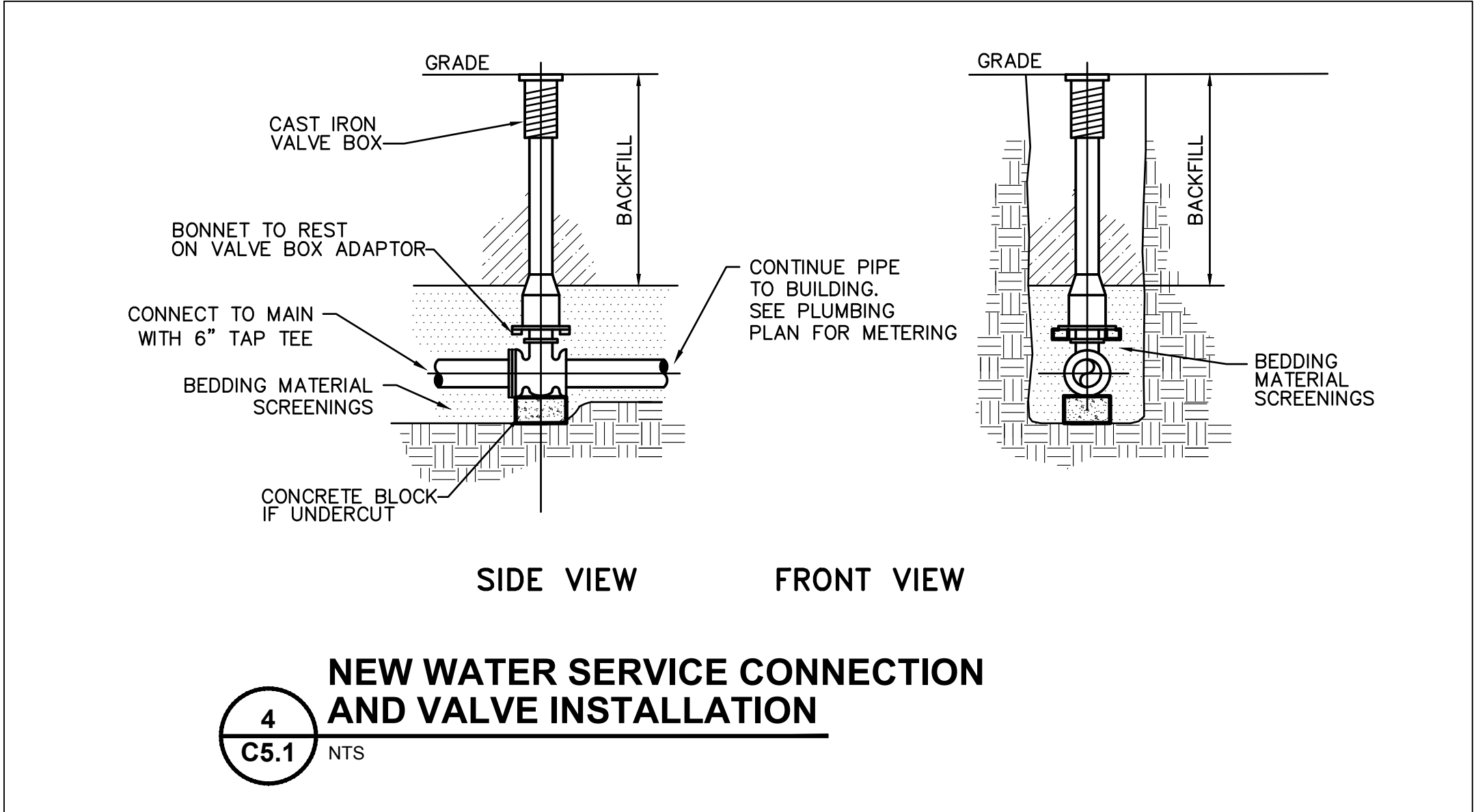
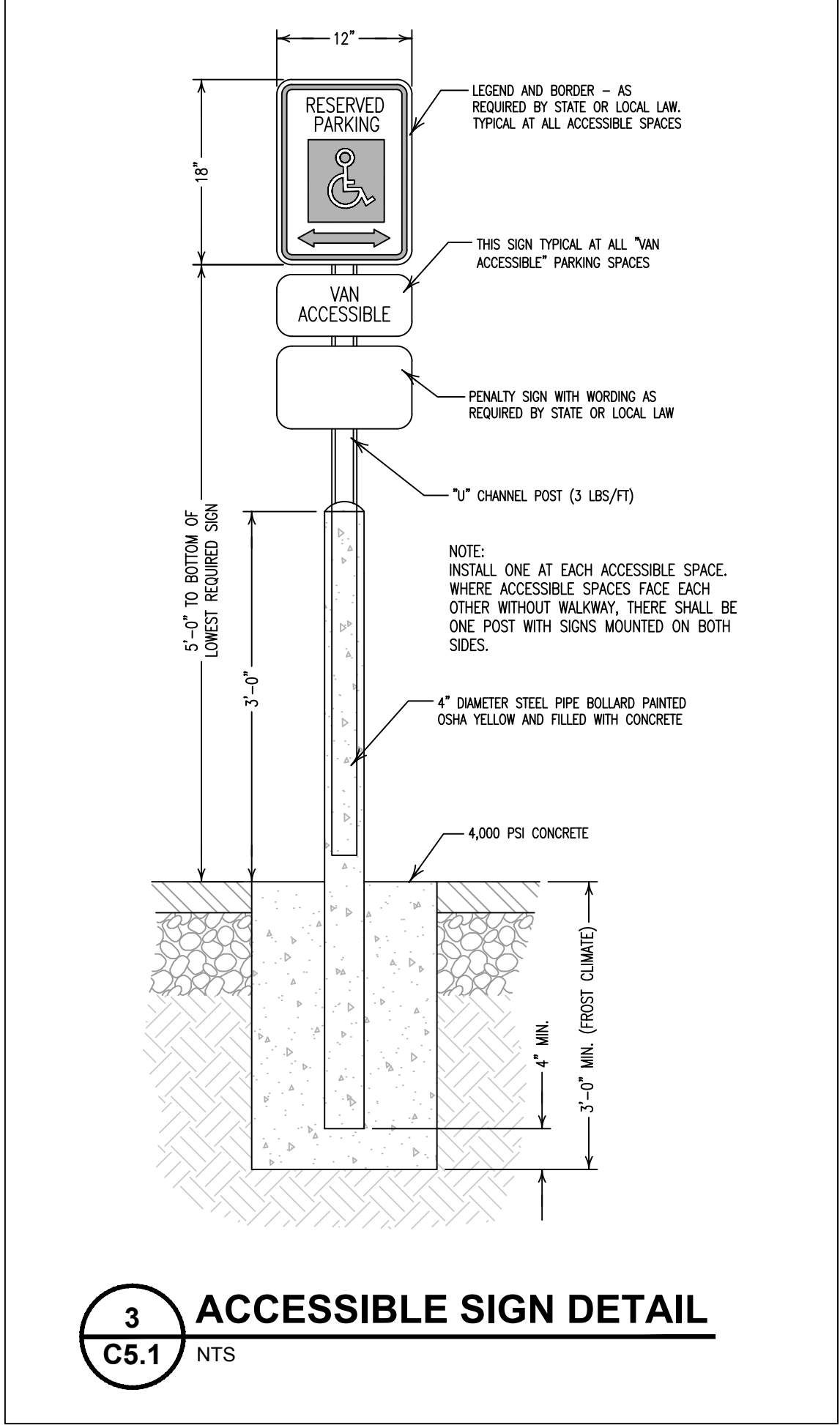
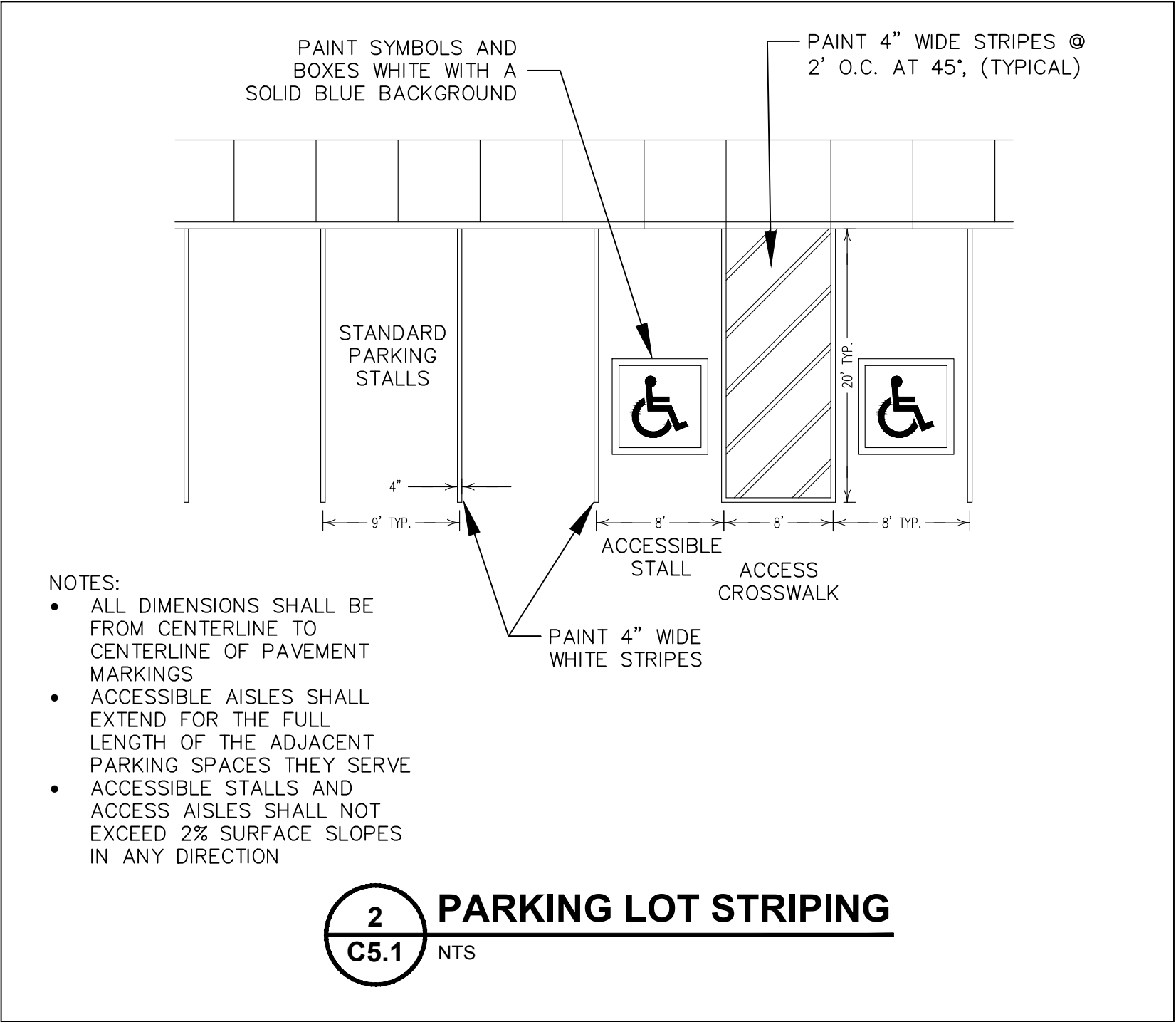
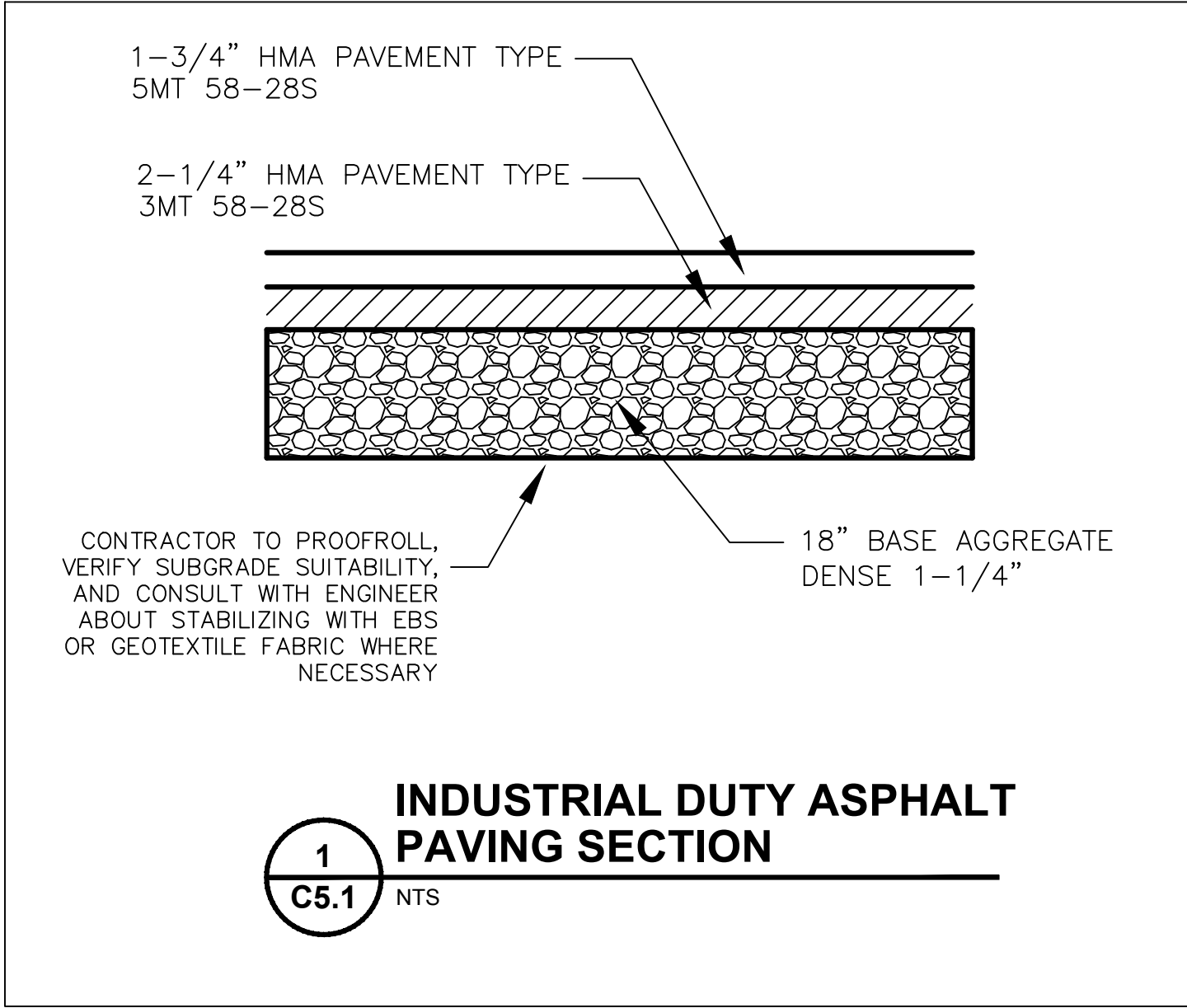
DATE
06-04-2019

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JACK J. RICHESON
E-46040
APPLICATOR
PROFESSIONAL ENGINEER
6-6-2019

DRAWING NO.
C4.3

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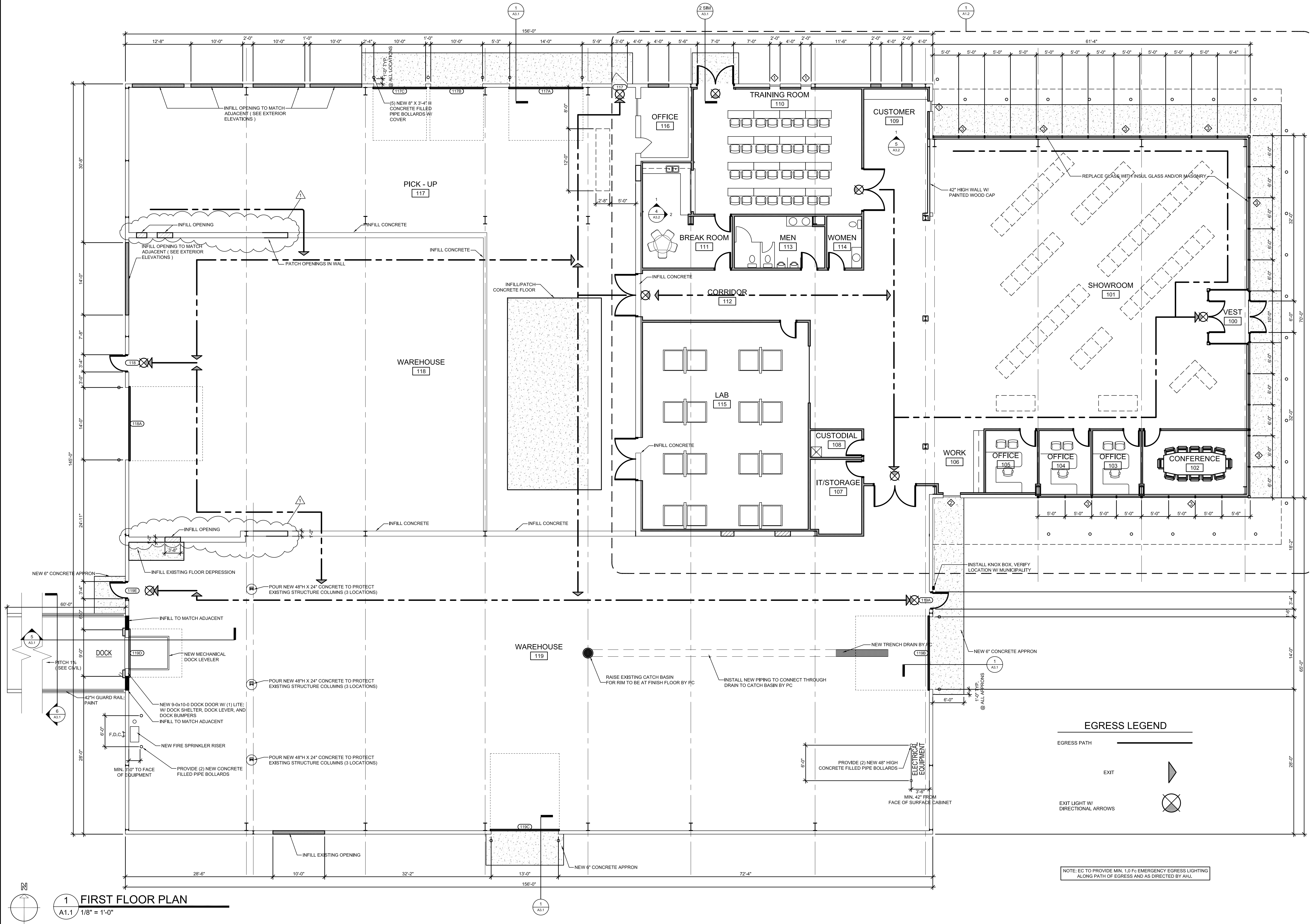
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STANDARD DETAILS
JOHNSTONE SUPPLY BUILDING
715 N EIGHTH STREET
CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	06-04-2019
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DRAWING NO.
C5.1



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

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KCV	TGC	TGC
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KEEP EXISTING WALL PARTION		

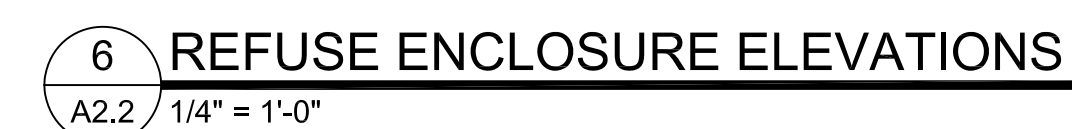


BUILDING ALTERATIONS
JOHNSTONE SUPPLY
715 NORTH 8TH STREET DE PERE, WISCONSIN

SCALE	DATE
1/8" = 1'-0"	14 JUN 2019
PROJECT NUMBER	
1-0727-021	

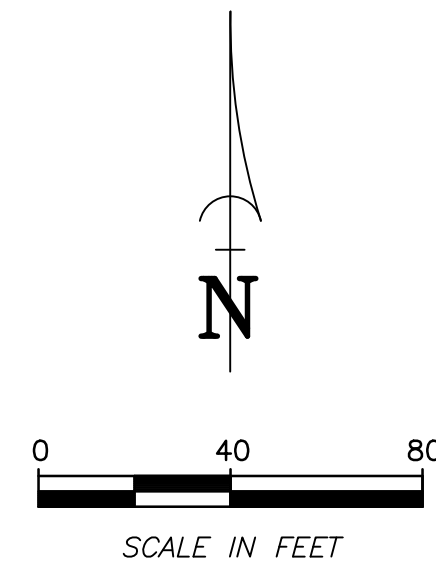
FIRST FLOOR
PLAN

DRAWING NO.
A1.1



SCALE	DATE 22 JUL 2019
PROJECT NUMBER 1-0727-021	
EXTERIOR ELEVATIONS	
DRAWING NO. A2.2	

CITY OF DE PERE, BROWN COUNTY, WISCONSIN



PLANTING ISLANDS

PLANTING AREA 1 (NORTH CORNER): THIS PLANTING AREA CONSISTS OF REMOVING AND INSTALLING GRASS OVER 984SF ALONG WITH (1) SHADE TREE AND (3) ORNAMENTAL TREES

PLANTING AREA 2 (CENTER ISLAND): THIS PLANTING AREA CONSISTS OF REMOVING AND INSTALLING DIRT/MULCH OVER 2,000SF ALONG WITH (5) SHADE TREES AND (26) DECIDUOUS SHRUBS

PLANTING AREA 3 (NW BUILDING CORNER): THIS PLANTING AREA CONSISTS OF REMOVING AND INSTALLING DIRT/MULCH OVER 400SF ALONG WITH (3) ORNAMENTAL TREES AND (13) DECIDUOUS SHRUBS

PLANTING AREA 4 (DOCK): THIS PLANTING AREA CONSISTS OF REMOVING AND INSTALLING DIRT/MULCH OVER 456SF ALONG WITH (27) TALL ARBORVITAE'S FOR DOCK SCREENING IN LIEU OF VINYL-SLATTED FENCE

PLANTING AREA 5 (RESIDENTIAL BUFFER): THIS PLANTING AREA CONSISTS OF REMOVING AND INSTALLING DIRT/MULCH OVER 944SF ALONG WITH (40) TALL ARBORVITAE'S (STAGGERED) AND INSTALLING VINYL SLATS IN FENCE ADJACENT TO PROVIDE 90% OR MORE OPACITY AND 6' BUFFER AREA

TOTAL OF 4,784SF OF PAVEMENT REMOVED AND LANDSCAPING/GRASS INSTALLED

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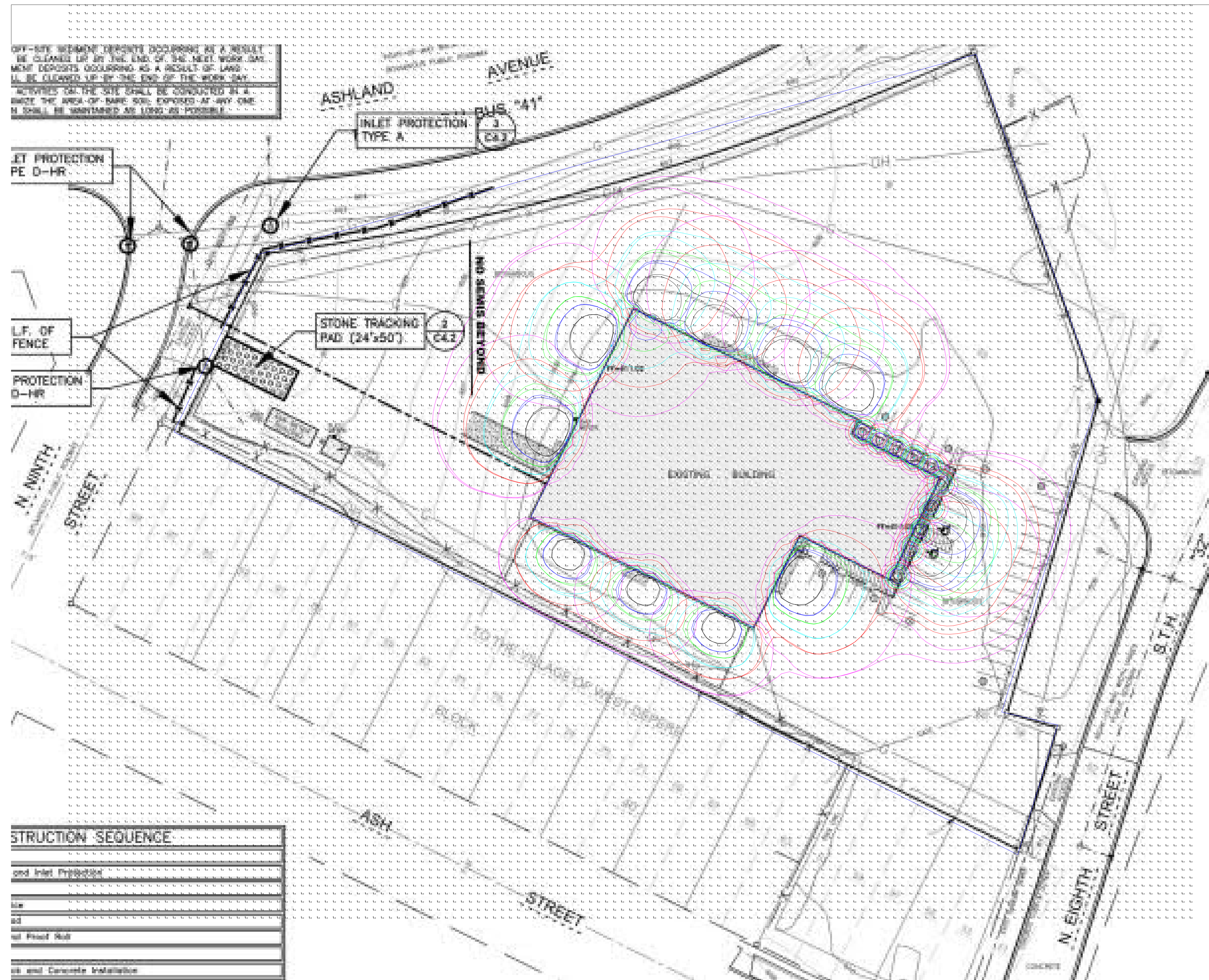
JOHNSTONE SUPPLY BUILDING

CITY OF DE PERE BROWN COUNTY, WISCONSIN

SCALE	DATE
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Luminaire Schedule	
Tag	Description
G1	6 IN LED RECESSED DOWNLIGHT
OA1	LED WALL PACK
OA3	LED WALL PACK









City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 23, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking lot addition at 2200 BLK American Boulevard (Parcel WD-1137-2).

ATTACHMENTS:

- 09-23-19 Plan Commission Report - Metal Storm (DOCX)
- Application Form (PDF)
- Site Plan - Site Landscaping Elevation - REVISED PRELIMINARY 2 - 18 Sep 2019 (PDF)

- Item 5: Staff recommendation and possible action regarding a Site Plan request for a warehouse and parking lot addition at 2200 BLK American Boulevard (Parcel WD-1137-2).

SITE MAP



REQUESTED ACTION:	Site Plan Approval.	
	Site Plan approval for a warehouse and parking lot addition.	
COMMON DESCRIPTION:	Parcel WD-1137-2 at the 2200 BLK American Boulevard, adjacent to the developed 2260 American Boulevard and Biotech Way intersection.	
PARCEL NUMBERS:	WD-1137-2	
EXISTING ZONING:	I-B-2 (Industrial-Business-2 District)	
SURROUNDING LAND USES:	Industrial & agricultural (I-B-2) to the north, south, and east. Conservancy, park and multi-family residential (R-3) to the west.	
COMPREHENSIVE PLAN:	Business park.	
APPLICANT / OWNER:	Scott Harrig	City of De Pere
	Authorized representative	Property Owner
	Mach IV Engineering & Surveying LLC	335 S. Broadway Street
	2260 Salscheider Court	De Pere, WI 54115
	Green Bay, WI 54313	

SITE HISTORY:

The site has been used for agricultural purposes since 1938. Liska Enterprises, LLC (owner of adjacent Metal Storm) held an option on the property from 2012 to 2018. Liska has partnered with other investors to form American Boulevard Properties LLC for this project, a metal based manufacturer closely tied to Metal Storm. The Finance/Personnel Committee approved purchase/sale agreement terms at their meeting in September. The site plan will become an exhibit to the final purchase/sale agreement.

The petitioner proposes to acquire a city-owned property in order to construct a 45,000 SF manufacturing/warehouse building with 32 auto parking stalls and three loading docks.

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 subject property is proposed to be acquired from the City by the petitioner for development of a 45,000 SF warehouse building to the property with 32 auto parking stalls and four loading docks. Driveways connect to adjacent property, owned by the petitioner, to the north instead of directly to American Boulevard. The lower portion of the building is a split face masonry veneer (standard gray color), and the upper portion is an embossed insulated metal panel with an exposed aggregate finish (regal red color). Colors are not labeled on the building elevations and must be added prior to final site plan approval. Wall signage is shown on the renderings and will need to go through the sign permit review process.

The applicant requests that the Plan Commission approve use of an embossed insulated metal panel with an exposed aggregate finish on the warehouse in the following locations:

- On the front façade, over the first floor offices.
- On the two side facades over the height of the tops of windows and doors.
- On the entire rear façade, because the warehouse building may be expanded westward in the near future.

The warehouse addition includes four loading docks/doors on the west side of the building. The west side of the building is also a potential expansion wall, which is not properly labeled on the site plan. If an expansion at the west façade does not occur with a new site plan within the next five years, staff recommends that the rear façade be finished with 25% approved material in order to meet Code.

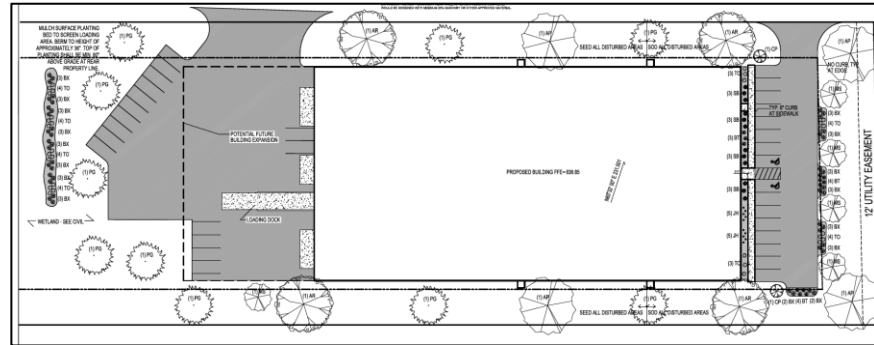
The site plan complies with the following massing and setback requirements set by the I-B-2 1 Industrial-Business-2 District (Section 14-52):

- Land Use: Vacant – Developing industrial warehouse (permitted)
- Lot Size: 174,290 SF / 4.0 acres (43,560 SF / 1.0 acres required)
- Front Yard Setback: ~100 feet (40 feet required)
- Interior Side Yard Setback: ~30 feet (25 feet required)
- Rear Yard Setback: 400+ feet (25 feet required)
- FAR: 0.3 (0.5 or less required)
- Building Height: ~33 feet (Plan Commission approval required)
- Landscaping: 24 trees (18 trees required)

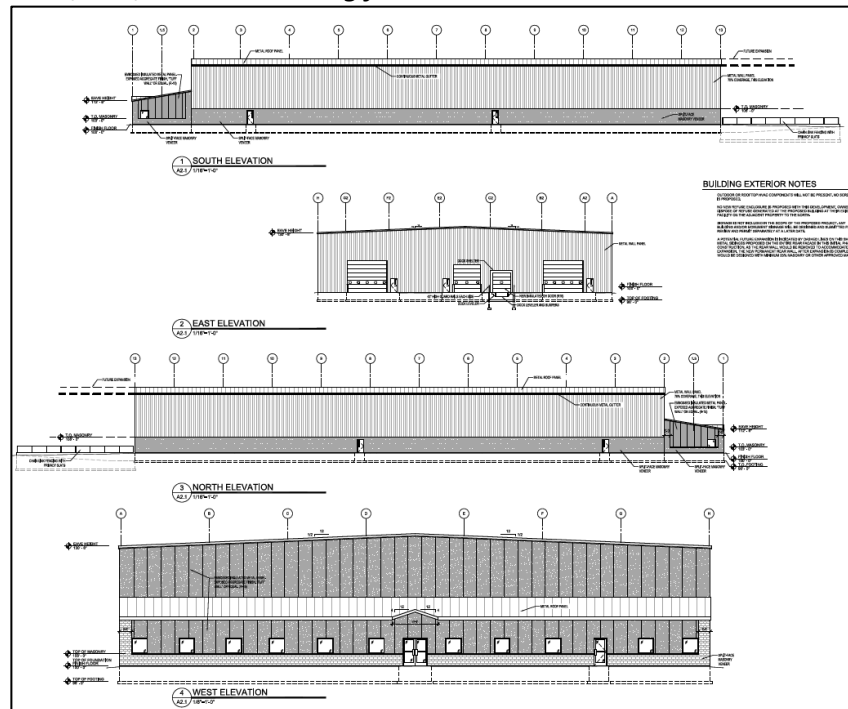
Parking requirements have been met with 32 proposed vehicle stalls. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	0	32	26	--
TOTAL	0	32	26	YES

Proposed site plan with landscaping.



Front, side, and rear building facades.



Color rendering of front facade.



STAFF COMMENTS:

Engineering:

1. Sheet C2.0: Please record an easement or agreement for the shared use of driveways to the north. This comment is resolved if the parcels are being combined.
2. Sheet C3.0: Please indicate if you are choosing to combine the sanitary lateral with the property to the north, an agreement would need to be recorded for the maintenance of this sanitary sewer connection should it be required. This comment is resolved if the parcels are being combined.
3. Sheet C3.0: Indicate water meter size. One month advance notice is required for water meters larger than 1-inch so they can be special ordered.
4. It is recommended that the apron end walls be tied back onto the storm sewer main, and be installed with rip rap and erosion mat.

Fire:

None.

Forestry:

1. The plan still incorporates Norway maple, Red maple and White spruce. Too much reliance on maples and one species of spruce.

Health:

None.

Planning:

1. The use of metal paneling, as shown requires Plan Commission review and approval.
2. Revise the building elevations to identify the colors of the materials used on all facades.
3. Both properties should be combined when under one ownership.
4. The north, south, east, and west elevations must be relabeled correctly.
5. The rear wall, being all metal due to a future expansion, must be brought up to code with 25% approved material by July 1, 2025 (5 years) if the expansion does not occur.
6. Signage requires a separate review and approval by the Building Inspection Division.

Inspection:

None.

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:

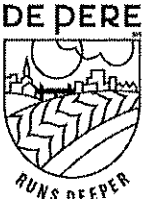
Staff recommends APPROVAL of the site plan request for the Metal Storm warehouse and parking, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of an exposed aggregate finish on the warehouse in the following locations:

- On the front façade, over the first floor offices.
- On the two side facades over the height of the tops of windows

and doors.

- On the entire rear façade as a temporary material to accommodate future expansion.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW		Fee: \$ 305.00 Receipt #: 144131 Date: 7-09-19
	JUL - 9 2019 RECEIVED PLANNING DEPT.		5.b

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

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) MACH IV ENGINEERING & SURVEYING		Authorized Representative SCOTT HARRIG	
Title CIVIL ENGINEER			
Mailing Address 2260 SALSCHIEDER COURT	City GREEN BAY	State WI	ZIP Code 54313
Email Address sharrig@mach-iv.com	Phone Number (incl. area code) 920-569-5765	Fax Number (incl. area code) 920-569-5767	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) METAL STORM		Contact Person RANDY LISKA	
Title PRESIDENT			
Mailing Address 2260 AMERICAN BOULEVARD	City DE PERE	State WI	ZIP Code 54115
Email Address rliska@metalstorminc.com	Phone Number (incl. area code) 920-330-9135	Fax Number (incl. area code) 920-330-9138	
SECTION 3: Project or Site Location			
Project Address/Description AMERICAN BOULEVARD, LOT 2 OF VOL 57 CSM 249		Parcel No. WD-1137-2	
SECTION 4: Project Information			
Existing Zoning:	I-B-2 INDUSTRIAL BUSINESS PARK 2		
Present Use of Parcel:	UNDEVELOPED		
Proposed Use of Parcel:	METAL FABRICATION		
Estimated Start Date:	AUGUST 2019	Estimated Completion Date:	MARCH 2020
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) SCOTT HARRIG		Title CIVIL ENGINEER	Phone Number 920-569-5765
Signature of Applicant 		Date Signed 7-8-19	

TO BE COMPLETED BY CITY STAFF

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

September 10, 2019
Mach IV responses in red

ATTACHMENT: Staff Comments and Conditions of Approval

Engineering:

1. Clarify if there an access easement allowing the driveway to cross the property to the North WD-1137-1. **Both parcel will be under same ownership. Location of access easement has added to plan. Easement to be recorded if required.**
2. Provide soil loss sediment discharge calculations and corresponding map. **USLE calculations and exhibit are included in resubmittal**
3. Sheet C01: List Parcel ID on Cover sheet at the location map. **Added per request**
4. Sheet C01: Provide information if work will be done outside the site, if so "Civil General note #13" is false. It appears that storm sewer shown to be done on property to the south. Also, driveway connections to the property to the north. **Civil General Notes have been revised.**
5. Sheet C01: General Note #15 - Please contact City of De Pere Public Works at least two weeks prior to excavation in right-of-way to obtain permitting. Contact Engineering at 920-339-4061. **Civil General Notes have been revised.**
6. Sheet C.01: Please indicate if concrete work will be done in right-of-way? If there is no work in right-of-way General Note #20 wouldn't apply **Civil General Notes have been revised.**
7. Sheet C1.0: Detail where gas, electric, fiber optic or telephone are located. **Gas is only utility located by Digger's Hotline request. See Key Note #2**
8. Sheet C2.0: Please record an easement or agreement for the shared use of driveways to the north. This comment is resolved if the parcels are being combined. **Both parcel will be under same ownership. Location of access easement has added to plan. Easement to be recorded if required.**
9. Sheet C2.0: Paving would be required at the western most driveway connection to the northern property. Right now, the driveway is connecting to grass. **Driveway is connecting to existing gravel drive.**
10. Sheet C3.0: Please indicate if you are choosing to combine the sanitary lateral with the property to the north, an agreement would need to be recorded for the maintenance of this sanitary sewer connection should it be required. This comment is resolved if the parcels are being combined. **Both parcel will be under same ownership. Location of sanitary easement has added to plan. Easement to be recorded if required.**
11. Sheet C3.0: Storm sewer work on adjacent property to the south would not be permitted. It is possible for this be directed to newly constructed ditch to the east of building. Please indicate if that is the route you wish to take. **Grading on property to south has been eliminated**
12. Sheet C3.0: Indicate water meter size. One month advance notice is required for water meters larger than 1-inch so they can be special ordered. **Water meter size to be determined by building plumbing designer.**
13. Sheet C4.0: Grading on adjacent property to the south would not be permitted. **Grading on property to south has been eliminated.**
14. Sheet C5.0: Installation of erosion protection on adjacent property to the south would not be permitted. **Erosion control on property to south has been eliminated.**
15. Sheet C5.0: Key Note 1: Indicate that inlet protection type D is required wherever feasible. **Note has been revised.**
16. Engineering may provide future comments based on responses to items listed above. **Acknowledged.**
17. "Post construction sites with one acre or more of land disturbance the following is required: The peak post-development discharge rate shall not exceed the peak pre-development discharge rate for the 5-year event. They need to provide a better summary showing the backup calculations showing pre-development flows." **Updated stormwater management plan included in resubmittal**

Fire:

1. None.

Forestry:

1. The landscape plan has good planting details similar to the WDNR's. I would recommend that the trees used do not rely so much on maple. Other species should be incorporated into the plan to avoid the monoculture. Native species would be best and will do well in our environment. **Additional landscaping added.**

Health:

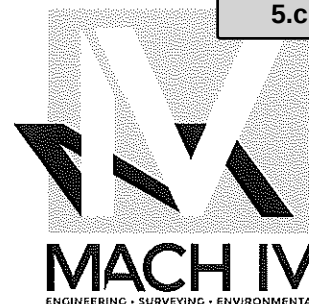
1. None.

Planning:

1. **The site plan review cannot be completed because the petitioner does not own the property. An agreement to establish ownership is not in place either. However, if the property was owned by the petitioner, the following conditions would apply before any approval could be considered.**
2. Identify what the employment numbers are to help determine parking requirements. One (1) space per 2 employees, plus one (1) space for each company owned truck (if not stored inside principal building), plus visitor parking. **Parking calculations revised in site statistics, sheet C2.0**
3. EIFS is not a permitted façade material in the I-B-2 zoning district. **EIFS has been removed from façade by Lorrigan.**
4. Metal siding may only be used in combination with approvable materials on the side and rear facades, but not on the front façade. The side and rear must have at least 25% approvable materials, and any use of architectural paneling is not guaranteed as it requires Plan commission approval. If architectural paneling is considered on parts of the side and rear, it should be higher than door height, and designed in a way that breaks up the mass of the building in order to gain greater chances of Plan Commission approval. **Exterior façade revised by Lorrigan.**
5. Identify location and proper screening for any HVAC systems. If there are none, indicate so on the site plans. **None**
6. Identify location and proper screening for any refuse and recycle enclosure. If the enclosure is indoors, indicate so on the site plans. **No exterior refuse and recycling proposed.**
7. Landscape Plan Calls for 25% greenspace and 18 trees - site plan shows 61% greenspace and 12 trees plus shrubbery. At least 6 additional trees are needed on the site. **Additional trees have been added.**
8. Increase the landscaping strip to 5 feet wide between the building and walkway, on the east (street front) side of the building, in order to improve likelihood of survival of landscaping. Also the spacing of trees on the north and south side of building is quite large; suggest adding more trees to soften the massing of the structure. **Landscaping strip has been increased to 5 feet. Additional trees added on north and south side.**
9. No signage is shown on the site plan, aside from three letters on the front façade in a rendering. Identify location, size and type of all signage on the site. Note that separate sign permits will be required in addition to site plan approval by Plan Commission. **No additional signage is proposed.**
10. It appears that there is also office space in the site plan, triggering the need for 4 parking spaces (4 per 1,000 square feet). That should be broken down in the "required" portion of the parking calculations on page C.2.
11. Parking stall depth can be reduced from 20 feet to 18 feet to reduce pavement area/costs. Drive lane width can also be reduced from 26 feet to 24 feet behind the parking stalls. **Parking stalls kept at 20 foot depth. Drive aisles has been reduced to 24 feet.**
12. Identify perimeter curbing on the parking area. **Code states that offstreet parking shall be constructed with hard surface but does not state that curb is required. Adjacent properties do not have perimeter curb.**
13. Screening of the western parking lot from the residential property to the west is necessary. Suggest the addition of landscaping at the west end of the parking lot to screen the end of the stalls. Five feet of screening is also necessary to screen the three loading areas at the west end of the building. **Screening added on west end of parking lot.**
14. The color renderings do not match the elevations in the site plans as there are missing doors and bay doors that open to the lawn. Make necessary updates for consistency. **Renderings have been revised.**

Inspection:

1. None.



LETTER OF TRANSMITTAL

TO: CITY OF DE PERE	DATE: 09/09/19	JOB No: 1660-01-19
335 S. BROADWAY	RE: METAL STORM	
DE PERE, WI 54115	SITE PLAN RESUBMITTAL	
ATTENTION: PETER SCHLEINZ		

WE ARE SENDING YOU:

COPIES	DESCRIPTION
2	24X36 PLAN SET
1	11X17 PLAN SET
1	STORMWATER MANAGEMENT PLAN
1	USLE CALCULATIONS

NOTES:

THANK YOU,


SCOTT HARRIG, P.E.



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: LISKA ENTERPRISES LLC

Project: METAL STORM

Date: 08/30/19

County: Brown

Version

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	09/15/19	10/15/19	7.0%	100	Silty Clay	0.28	0.7%	500	0.15	1.00	0.3	0.454	Silt Fence	0.1
Bare Ground	10/15/19	10/30/19	2.6%	100	Silty Clay	0.28	1.4%	86	0.15	1.00	0.1	1.013	Manufactured Pe	0.1
Bare Ground	10/30/19	04/01/20	7.5%	100	Silty Clay	0.28	4.0%	104	0.41	1.00	0.9	0.907	Manufactured Pe	0.5
Seed with Mulch or Eri	04/01/20	06/01/20	16.4%	100	Silty Clay	0.28	4.0%	104	0.41	0.10	0.2	0.907	Manufactured Pe	0.1
End	06/01/20	-----	-----	-----	-----	-----	4.0%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL												1.4	TOTAL	0.7
													% Reduction Required	NONE

Notes:

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

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

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

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

Recommended Permanent Seeding Dates:

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

Designed By:	MACH IV
Date	

USLE EXHIBIT

MACHIV

ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BILL LORRIGAN CONSTRUCTION, INC.

METAL STORM

EROSION CONTROL PLAN

REVISION DESCRIPTION

NO.

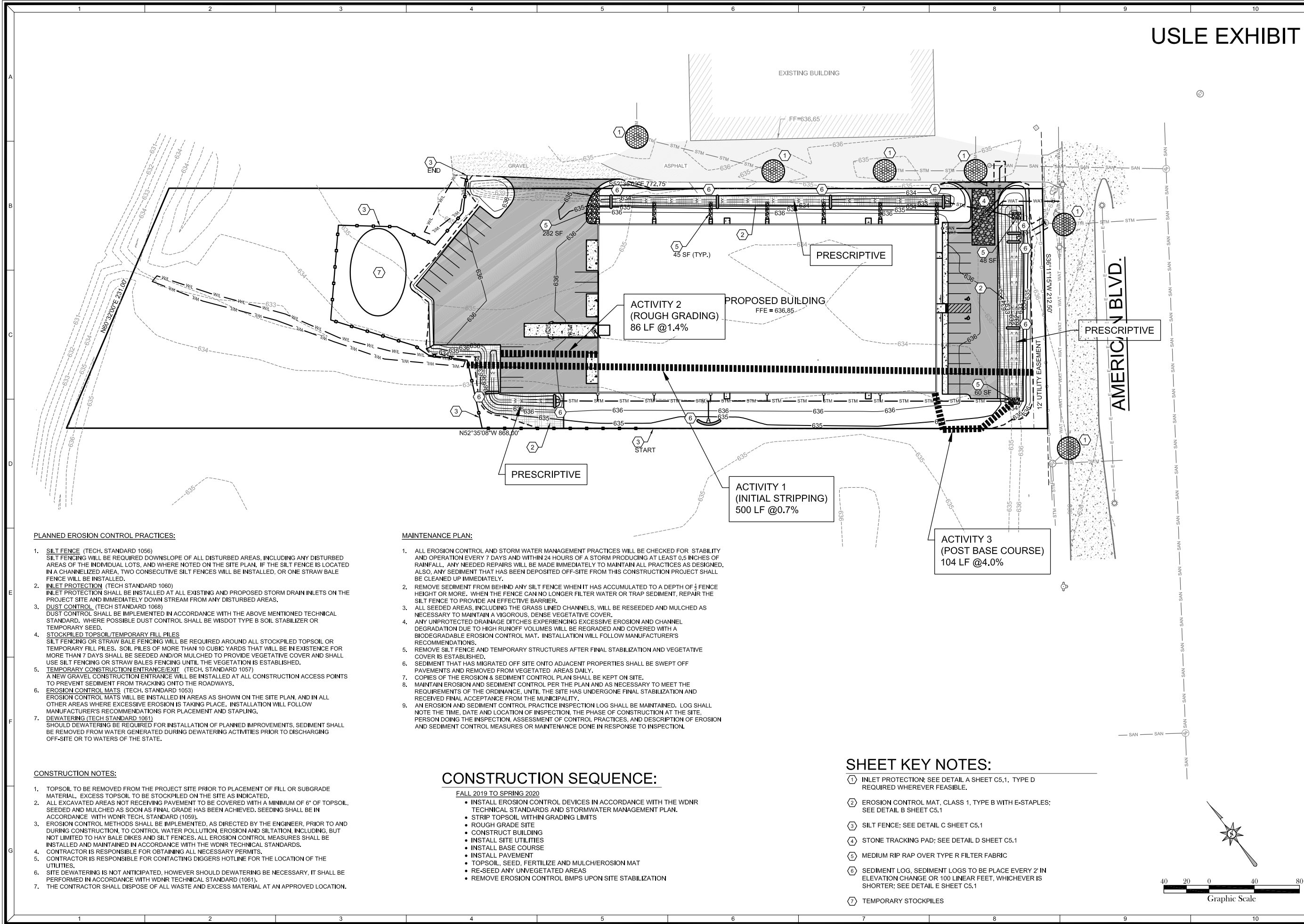
DATE: JULY 1, 2019
DRAFTED BY: RPH
CHECKED BY: SRW
PROJECT NO.: 1660-01-19
DRAWING NUMBER
SHEET NUMBER

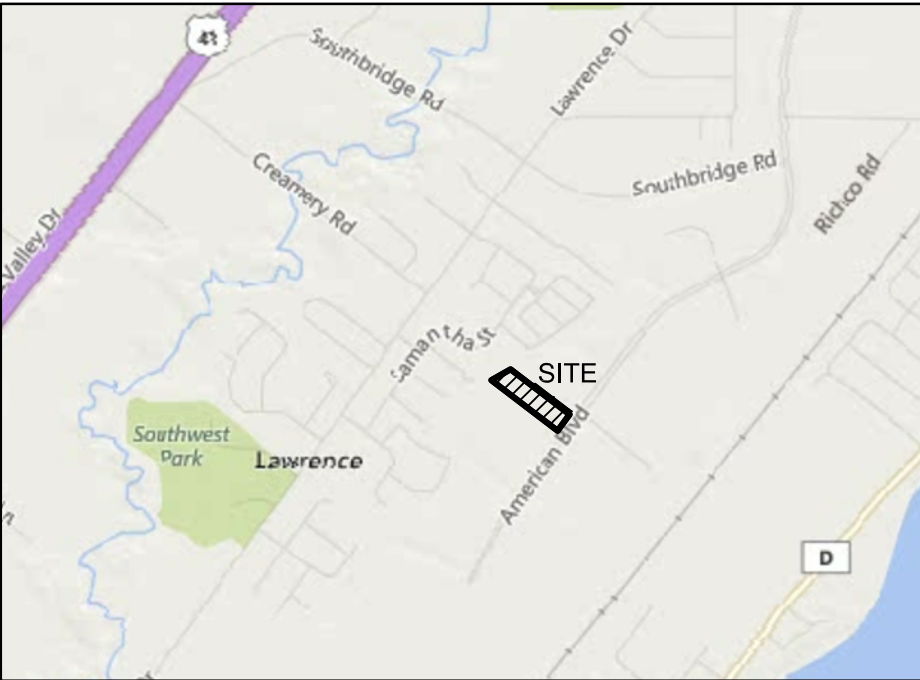
C5.0

OF 8

Packet Pg. 69

Attachment: Site Plan - Site Landscaping Elevation - REVISED PRELIMINARY 2 - 18 Sep 2019 (8783 : Staff recommendation and possible action





LOCATION MAP

2260 AMERICAN BOULEVARD
DE PERE, WI 54115
PARCEL WD-1137-2

NOT TO SCALE

Benchmarks		
Label	Elevation	Description
BM 1	636.67	HYDRANT BURY BOLT
BM 2	638.13	HYDRANT BURY BOLT

LEGAL DESCRIPTION

ALL OF LOT 2 OF VOLUME 57, CERTIFIED SURVEY MAPS, PAGE 249,
(DOCUMENT #2583253-MAP #8234), BROWN COUNTY RECORDS, LOCATED
IN PART OF LOTS 107 AND 108 OF WILLIAMS GRANT SUBDIVISION,
T22N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

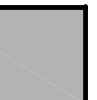
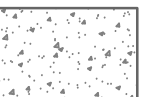
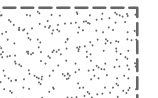
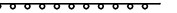
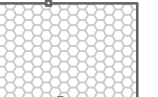
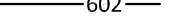
CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JUNE 10, 2019.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. UTILITY LOCATES PER DIGGERS HOTLINE WEB REQUEST #20192303236
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
5. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
6. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
7. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
8. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
9. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
11. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
12. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
13. NO DISTURBANCE SHALL OCCUR OUTSIDE OF CONSTRUCTION LIMITS.
14. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS. PLEASE CONTACT CITY OF DE PERE PUBLIC WORKS AT LEAST TWO WEEKS PRIOR TO EXCAVATION IN RIGHT-OF-WAY TO OBTAIN PERMIT. CONTACT ENGINEERING AT 920-339-4061.
16. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
17. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1
18. FOR EROSION CONTROL PLAN AND NOTES SEE SHEETS C5.0 AND C5.1
19. FOR NOTES SHOWN THUS, "⌈⌋", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
C1.0 EXISTING CONDITIONS
C2.0 SITE PLAN
C3.0 UTILITY PLAN
C4.0 GRADING PLAN
C5.0 EROSION CONTROL PLAN
C5.1 EROSION CONTROL DETAILS
C6.0 SITE DETAILS

CIVIL LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED		EXISTING		PROPOSED	
CABLE PEDESTAL			EVERGREEN SHRUB			STANDARD DUTY ASPHALT					
ELECTRIC METER			EVERGREEN TREE			HEAVY DUTY ASPHALT					
ELECTRIC PEDESTAL			TREE								
GUY WIRE			TREE SHRUB			BUILDING					
LIGHT POLE			BUILDING OVERHANG								
POWER POLE			UNDERGROUND CABLE			ASPHALT					
GAS METER			OVERHEAD WIRE								
GAS VALVE			UNDERGROUND ELECTRIC			CONCRETE					
BOLLARD			GAS								
HANDICAP PARKING			LANDSCAPE			GRAVEL					
SANITARY CLEANOUT			FENCE								
SANITARY MANHOLE			GUARDRAIL			LANDSCAPE WOOD MULCH					
CATCH BASIN			CENTERLINE								
CULVERT			CURB			LANDSCAPE STONE MULCH					
DOWNSPOUT			PARKING STRIPE								
INLET			SANITARY SEWER								
INLET 2' X 2'			CULVERT								
STORM CLEANOUT			STORM SEWER								
STORM MANHOLE			FIBER OPTIC								
FIBER OPTIC PEDESTAL			WOOD LINE								
SIGN			RETAINING WALL								
FIRE HYDRANT			WATERMAIN								
WATER SHUT OFF			CONTOUR MAJOR								
WATER VALVE			CONTOUR MINOR								

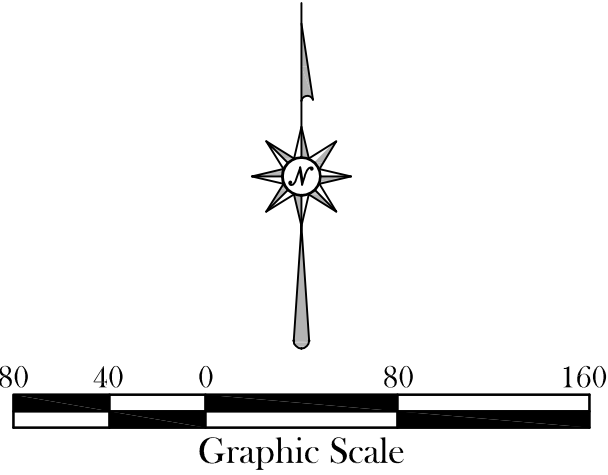
ABBREVIATIONS

AC	ACRE	MIN	MINIMUM
AEW	APRON END WALL	mm	MILLIMETER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	N	NORTH
BM	BENCHMARK	NE	NORTHEAST
C	CABLE	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CI	CURB INLET	OHP	OVER HEAD POWER
CMP	CORRUGATED METAL PIPE	OL	OUTLOT
CO	CLEAN OUT	PSI	POUNDS PER SQUARE INCH
CSM	CERTIFIED SURVEY MAP	PVC	POLYVINYL CHLORIDE
C.T.H	COUNTY TRUNK HIGHWAY	R	RADIUS
DIA	DIAMETER	RAD	RADIUS
DOT	DEPARTMENT OF TRANSPORTATION	RCP	REINFORCED CONCRETE PIPE
E	EAST	REQ	REQUIRED
E	ELECTRIC (BURIED)	S	SOUTH
EL	ELEVATION	SA	SANITARY
FDM	FACILITIES DEVELOPMENT MANUAL	SAN	SANITARY
FFE	FIRST FLOOR ELEVATION	SCHD	SCHEDULE
FL	FLOW LINE	S.D.	SUMP DEPTH
FO	FIBER OPTIC	SQ	SQUARE
FT	FEET	ST	STORM
G	GAS	S.T.H.	STATE TRUNK HIGHWAY
G.F.E.	GROUND FLOOR ELEVATION	STH	STORM
GR	GRADE	T	TELEPHONE
HDPE	HIGH DENSITY POLYETHYLENE	T/C	TOP OF CURB
INL	INLET	U.S.H.	UNITED STATES HIGHWAY
INV	INVERT	V	VARIES
M	METER	W	WEST
MAX	MAXIMUM	WAT	WATER
MH	MANHOLE	WI	WISCONSIN
		WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATION AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



MACH  **IV**
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BILL LORRIGAN CONSTRUCTION, INC.

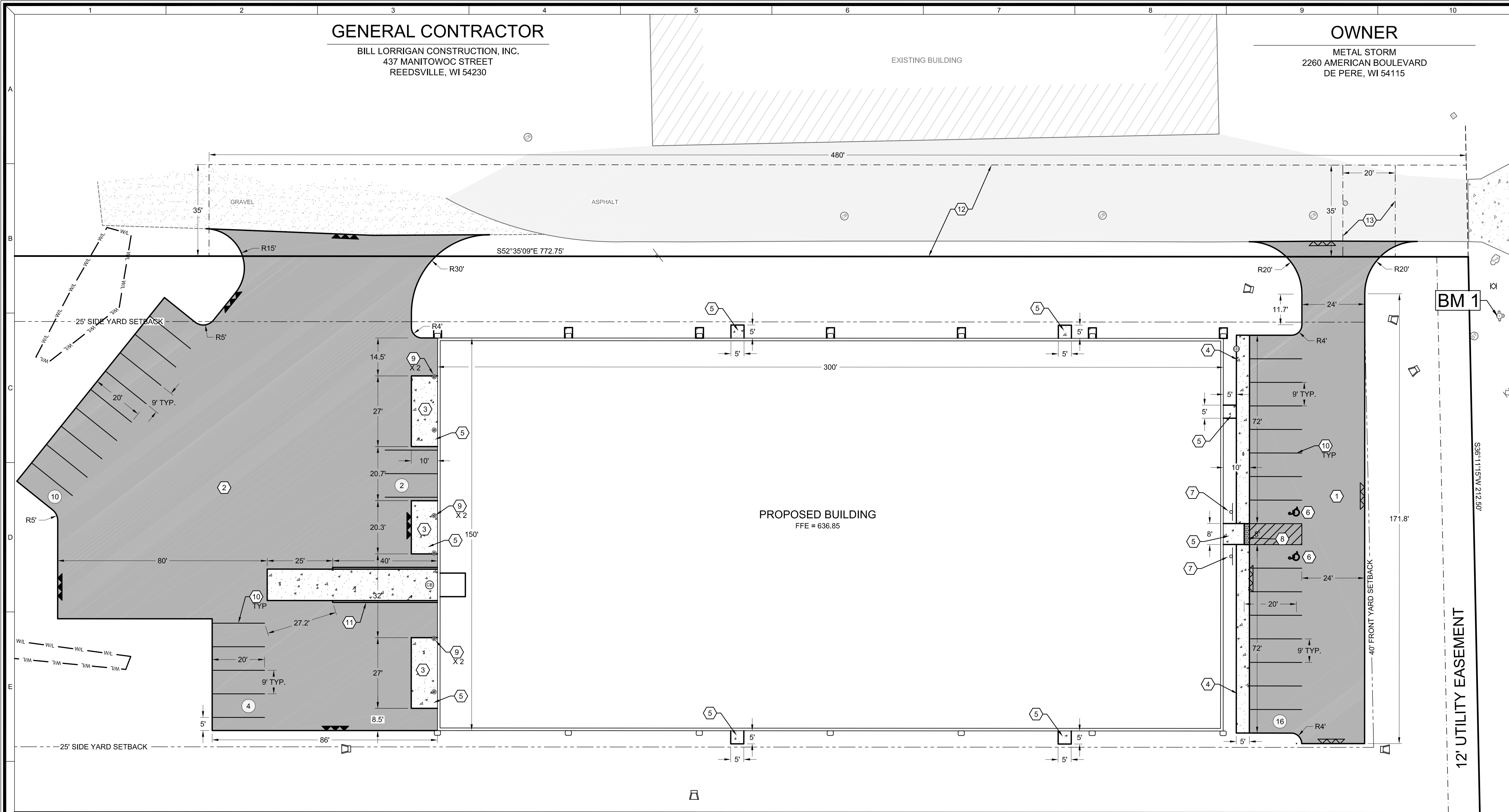
METAL STORM

COVER SHEET

							REVISION DESCRIPTION
							NO.
DATE: SEPTEMBER 9, 2019							
DRAFTED BY: RPH							
CHECKED BY: SRW							
PROJECT NO.: 1660-01-19							
DRAWING NUMBER							
SHEET NUMBER							
C0.1							
						OF 8	



R:\Jobs\1660-01-19 Metal Storm\DRAWINGS\1660-01-19 ENG_REV001.dwg 9/9/2019 11:12:28 AM



SITE STATISTICS

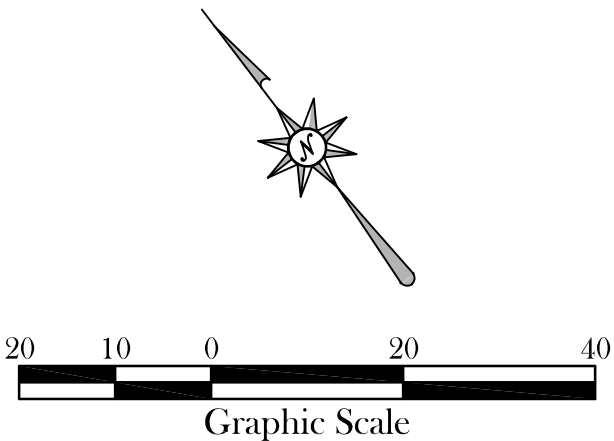
PARCEL ADDRESS:	2260 AMERICAN BOULEVARD
PARCEL NUMBER:	WD-1137-2
PARCEL SIZE:	174,289 SF (4.00 AC)
ZONING:	I-B-2 INDUSTRIAL BUSINESS PARK 2
EXISTING SITE GREEN SPACE:	174, 289 SF (100.0%)
IMPERVIOUS AREA	
BUILDING:	0.00 AC
PAVEMENT:	0.00 AC
TOTAL IMPERVIOUS:	0.00 AC (0.0%)

SITE STATISTICS (CONTINUED)

PROPOSED SITE	
MAX F.A.R.	0.5
DISTURBED AREA:	110,604 SF (2.54 AC)
GREEN SPACE:	99,333 SF (57.0%)
IMPERVIOUS AREA	
BUILDING:	45,000 SF (25.8%)
PAVEMENT:	29,956 SF (17.2%)
TOTAL IMPERVIOUS:	79,956 SF (43.0%)
PARKING REQUIRED	1 STALL/2 EMPLOYEES = 23/2 = 12 1 STALL/COMPANY VEHICLE = 4 4 STALLS/1000 SF OFFICE = 4 X 2517/1000 = 10 TOTAL REQUIRED = 26 STALLS
PROVIDED	32 STALLS INCLUDING 2 ADA

SHEET KEY NOTES:

- STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- HEAVY DUTY ASPHALT; SEE DETAIL B SHEET C6.0
- CONCRETE PAVEMENT; SEE DETAIL C SHEET C6.0
- CONCRETE SIDEWALK, THICKENED EDGE; SEE DETAIL D SHEET C6.0
- STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ADA HANDICAP STALL; SYMBOL
- ADA HANDICAP SIGN; SEE DETAIL E SHEET C6.0
- ADA DETECTABLE WARNING PLATE; SEE DETAIL F SHEET C6.0
- BOLLARD; SEE DETAIL G SHEET C6.0
- 4" WIDE PAINT STRIPE; COLOR BY OWNER
- LOADING DOCK; REFER TO STRUCTURAL PLANS
- PROPOSED ACCESS EASEMENT
- PROPOSED SANITARY SEWER EASEMENT



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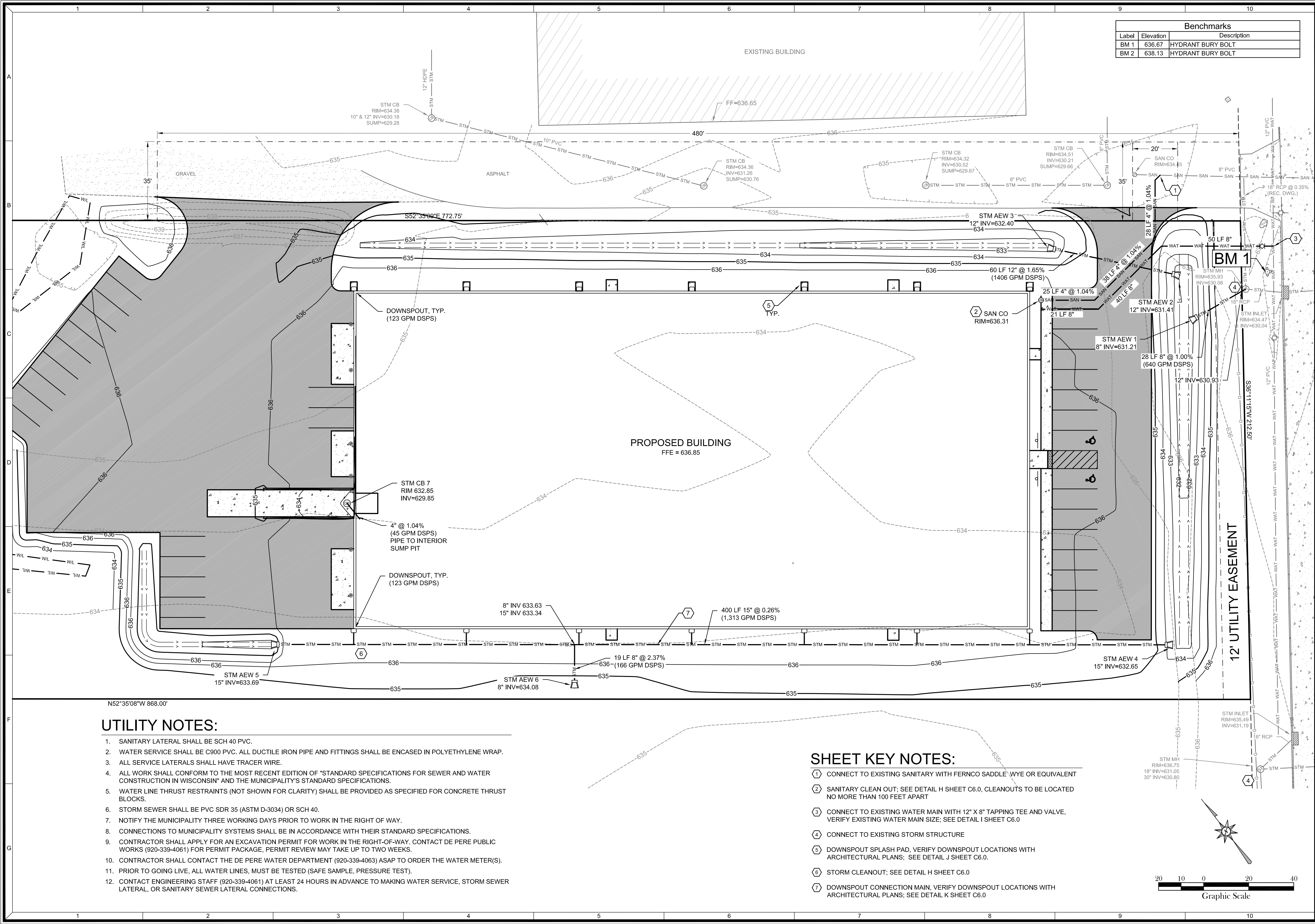
BILL LORRIGAN CONSTRUCTION, INC.

METAL STORM

SITE PLAN

DATE:	SEPTEMBER 9, 2019
DRAFTED BY:	RPH
CHECKED BY:	SRW
PROJECT NO.:	1660-01-19
DRAWING NUMBER	
SHEET NUMBER	C2.0
OF	8

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UTILITY NOTES:

1. SANITARY LATERAL SHALL BE SCH 40 PVC.
2. WATER SERVICE SHALL BE C900 PVC. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT FOR WORK IN THE RIGHT-OF-WAY. CONTACT DE PERE PUBLIC WORKS (920-339-4061) FOR PERMIT PACKAGE, PERMIT REVIEW MAY TAKE UP TO TWO WEEKS.
10. CONTRACTOR SHALL CONTACT THE DE PERE WATER DEPARTMENT (920-339-4063) ASAP TO ORDER THE WATER METER(S).
11. PRIOR TO GOING LIVE, ALL WATER LINES, MUST BE TESTED (SAFE SAMPLE, PRESSURE TEST).
12. CONTACT ENGINEERING STAFF (920-339-4061) AT LEAST 24 HOURS IN ADVANCE TO MAKING WATER SERVICE, STORM SEWER LATERAL, OR SANITARY SEWER LATERAL CONNECTIONS.

SHEET KEY NOTES:

- ① CONNECT TO EXISTING SANITARY WITH FERNCO SADDLE, WYE OR EQUIVALENT
- ② SANITARY CLEAN OUT; SEE DETAIL H SHEET C6.0, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- ③ CONNECT TO EXISTING WATER MAIN WITH 12" X 8" TAPPING TEE AND VALVE, VERIFY EXISTING WATER MAIN SIZE; SEE DETAIL I SHEET C6.0
- ④ CONNECT TO EXISTING STORM STRUCTURE
- ⑤ DOWNSPOUT SPLASH PAD, VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS; SEE DETAIL J SHEET C6.0.
- ⑥ STORM CLEANOUT; SEE DETAIL H SHEET C6.0
- ⑦ DOWNSPOUT CONNECTION MAIN, VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS; SEE DETAIL K SHEET C6.0

Benchmarks		
Label	Elevation	Description
BM 1	636.67	HYDRANT BURY BOLT
BM 2	638.13	HYDRANT BURY BOLT

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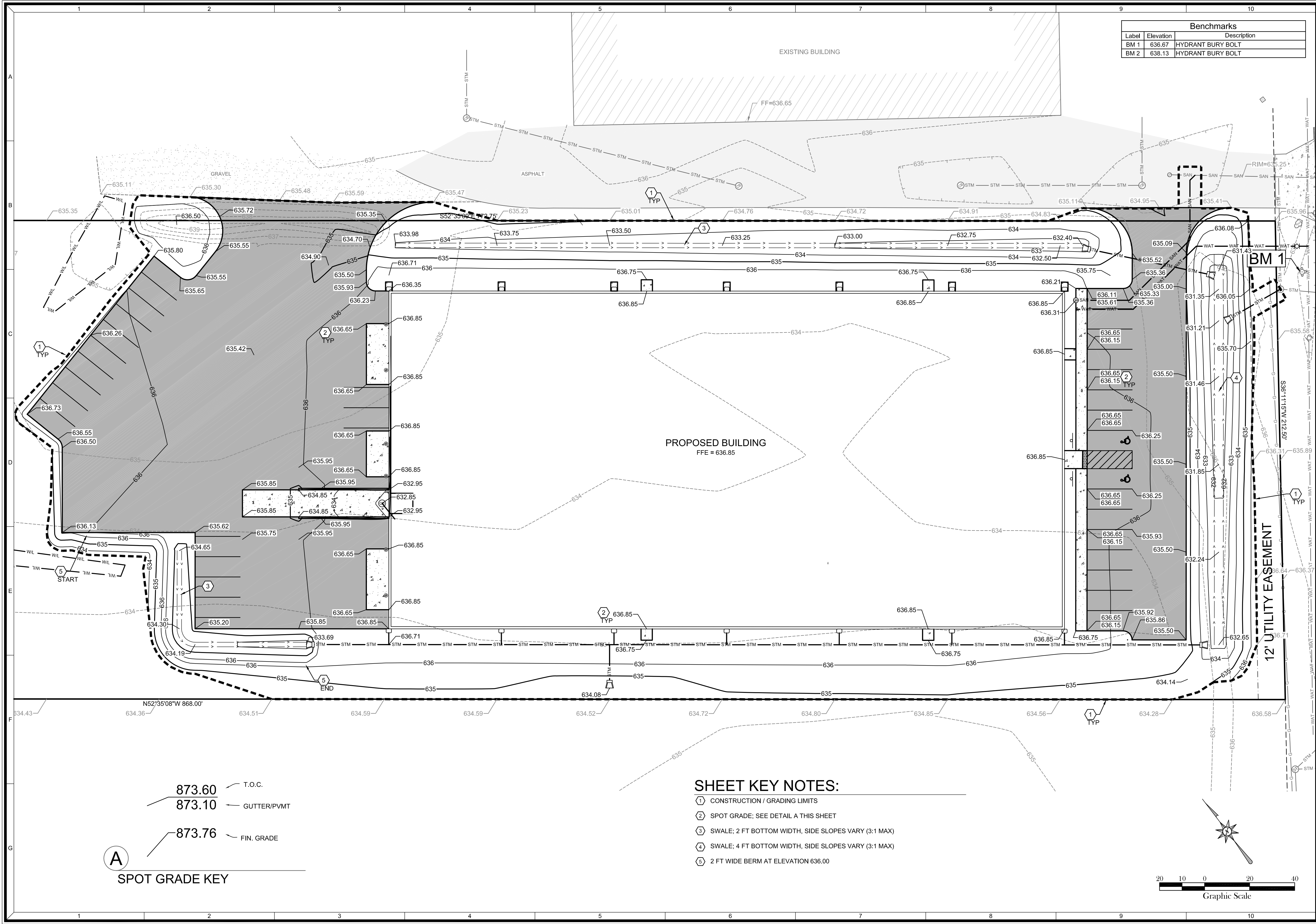
BILL LORRIGAN CONSTRUCTION, INC.

METAL STORM

UTILITY PLAN

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Benchmarks		
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BM 2	638.13	HYDRANT BURY BOLT



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BILL LORRIGAN CONSTRUCTION, INC.

METAL STORM

GRADING PLAN

REVISION DESCRIPTION	
NO.	

DATE: SEPTEMBER 9, 2019	
DRAFTED BY: RPH	
CHECKED BY: SRW	
PROJECT NO.: 1660-01-19	
DRAWING NUMBER	
SHEET NUMBER	
C4.0	
OF 8	

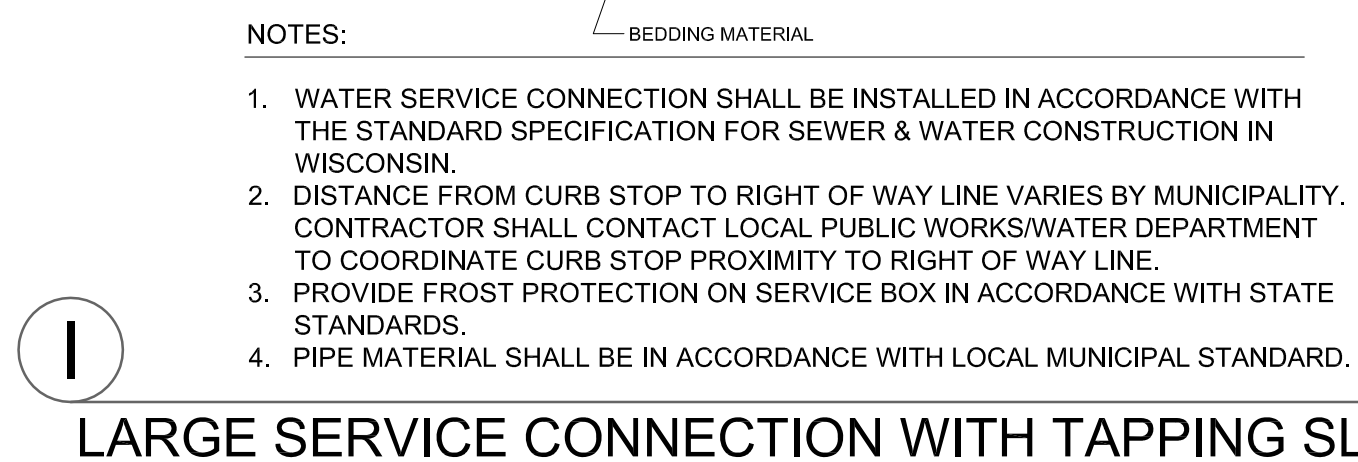
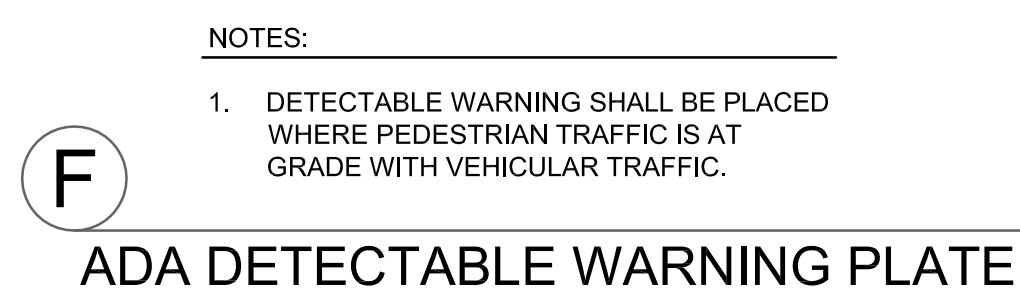
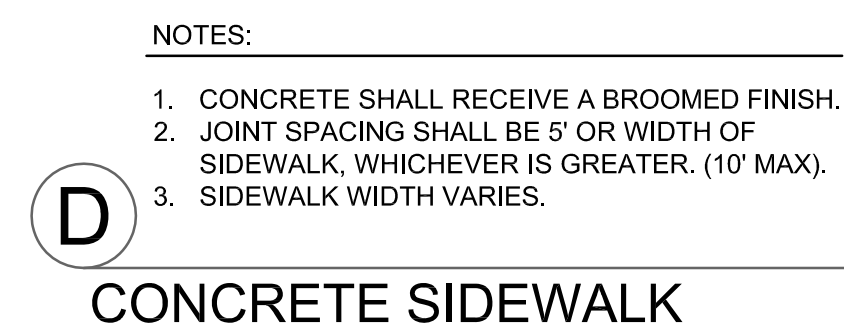
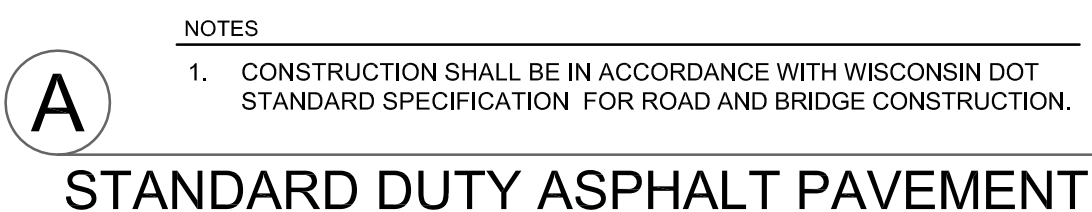


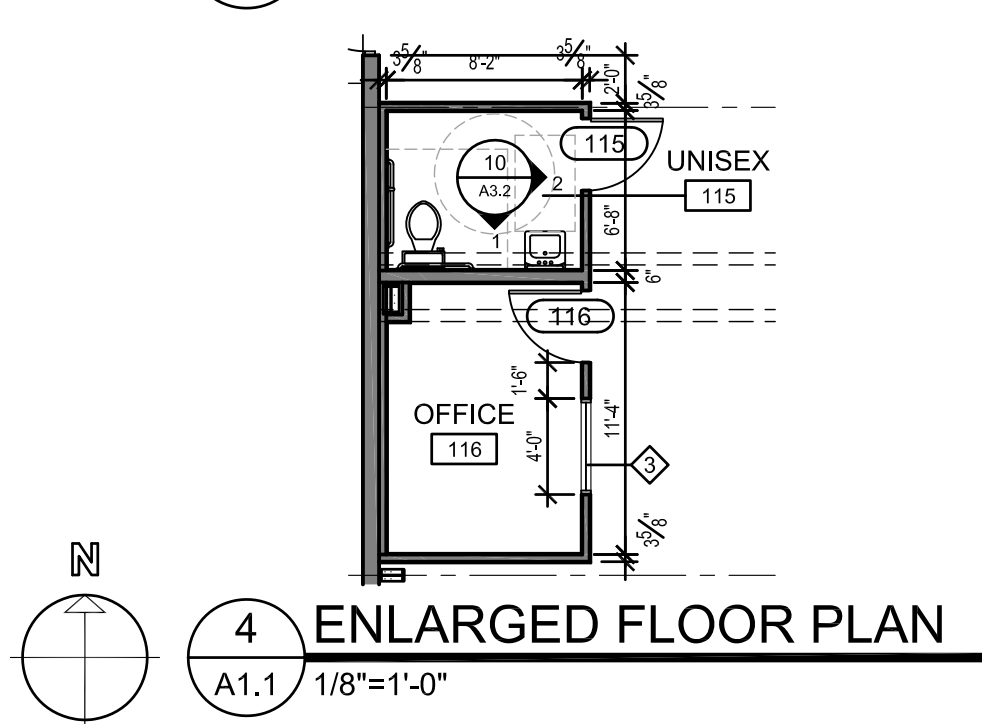
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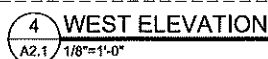
METAL STORM

EROSION CONTROL PLAN

							REVISION DESCRIPTION
							NO.
DATE: SEPTEMBER 9, 2019							
DRAFTED BY: RPH							
CHECKED BY: SRW							
PROJECT NO.: 1660-01-19							
DRAWING NUMBER							
SHEET NUMBER							
C5.0							
							OF 8









Packet Pg. 81



G501



(SOME OR ALL OF THE TREES ON THE SOUTH VIEW HAVE BEEN HIDDEN FOR CLARIFICATION)





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 23, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Status of City of De Pere Zoning Code Ordinance Rewrite --
September 2019.

ATTACHMENTS:

- Plan Commission Report - Zoning Code Update - September 2019 (DOCX)

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: September 23, 2019

RE: **Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite – Sep 2019**

On March 16, 2018, the City of De Pere entered into an agreement with a consultant, Duncan Associates, in order to cooperatively take on the task of rewriting the City's Zoning Ordinance and Sign Ordinance. This task is expected to be completed by 2020. The role of the Plan Commission is to act as the steering committee that reviews and edits the rewritten ordinances prior to final approval by the Common Council.

To keep the Plan Commission updated about the status of the rewrite, staff provides monthly status reports. Periodically, the consultant will attend Plan Commission meetings to gather information and to present the draft ordinance in smaller sections to allow for a thorough analysis of the rewritten ordinances.

August-September 2019 Summary Status of Ordinance Rewrite Activities:

- Staff completed the review of the DRAFT Module 2 of the Zoning Code and is preparing comments for editing by the consultant.
- Staff began the review the DRAFT Module 3 of the Zoning Code.
- Staff and the consultant are preparing for the public comment phase of the project, which is expected to occur after the holidays in order to improve public access to the DRAFT documents.

Upcoming September-October 2019 Activities:

- Module 2 should be presented to Plan Commission by staff in October.
- Module 3 should be presented to Plan Commission by staff in November.

Project Time Schedule:

- The Plan Commission review of Modules 2 and 3 is anticipated over the next 2 months.
- Public review of the Code and Map is expected during the winter of 2019-2020.
- Editing and final Plan Commission review is expected to occur during the spring of 2020 with public final revisions, public hearing, and Common Council review occurring during the first half of 2020. Timing will be dependent on the number of required revisions.

If the Plan Commission has questions of staff or the consultant, staff will gladly retrieve additional information from the consultant.

Staff Recommendation

Receive the memo and place on file.