Town of Lawrence
Town Board Meeting
Town Hall 2400 Shady Court, De Pere WI 54115
Monday, February 27, 2023
Regular Meeting at 6:30 P.M.

Discussion and Action on the following:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Agenda
5. Public comments upon matters not on agenda or other announcements
6. Consider minutes of February 13, 2023 Town Board Meeting
7. Consideration of payment of due invoices
8. Review of Recommendations and Reports from Planning & Zoning Board
    a. Consider Preliminary Plat Review for Lawrence Parkway First Addition by Town of Lawrence
    b. Consideration of Site Plan for Commercial Development at 2979 Williams Grant Drive, Parcel L-40-2 by Daniel Doyen
    c. Consideration of Site Plan for Commercial Development at 1358 Mid Valley Drive, Parcel L-221 by Blue Reef Holdings
9. Police Department Presentation of Axon and Taser Equipment – Chief Renkas
10. Consideration to Establish Initial Issue Program for Fire Dept Logo Clothing Program
11. Consideration of Proposal for Professional Herbicide/Fertilizer Program for Town Parks
12. Consideration of CliftonLarsonAllen Proposal for Water/Sewer Rate Case and Studies
13. Consideration of 2023 Farm Leases on Town Owned Land – Lance Mertens and Nicholas Van Gheem
14. Consideration of Land License Agreement for Parcel L-2195 American Blvd – Core & Main
15. Discussion on Upcoming Consideration of Implementing Short Term Rental Room Tax Ordinance(s)
16. Administrator/Staff Reports
17. Future Agenda Items
18. **Closed Session** Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session *(re: Land Sales/ Lease and TID #1 & #2 Development)* and **Closed Session** Pursuant to Ch. 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which is it or is likely to become involved (*Current or Pending Law Enforcement Claims*)
19. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
20. Adjourn

Patrick Wetzel for Dr. Lanny J. Tibaldo

Posted at the following on February 23, 2023:

- *Town Hall, 2400 Shady Ct*
- *Posted to the Town Website*
- *Notice to News Media*

NOTE: Any person wishing to attend this meeting who, because of disability requires special accommodations, should contact Town Clerk-Treasurer Cindy Kocken, at 920-347-3719 at least 2 business days in advance so that arrangements can be made.

Town of Lawrence
Proceedings of the Regular Town Board Meeting
Town Hall, 2400 Shady Court, De Pere WI
Monday, February 13, 2023

1. **Call to Order**
   The meeting was called to order by Chairman Tibaldo at 6:30 p.m.
2. **Roll Call**

Present In-Person	
Chairman:	Dr. Lanny Tibaldo
Supervisors:	Kevin Brienen, Kari Vannieuwenhoven, Tonya Wagner
Others in Attendance:	Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer; Scott Beining Building Inspector/Zoning Administrator; Kurt Minten, Fire Chief
Present Virtually:	Supervisor Tom Perock

3. **Pledge of Allegiance**
4. **Approve Agenda**
   Supervisor Brienen made the motion to approve the agenda as presented. Supervisor Wagner seconded the motion. The motion carried unanimously.
5. **Public Comments upon matters not on agenda or other announcements:**
   Resident, Andy Schmidt, 2874 Nostalgic Ct; commented on streetlights shining purple, WPS has been notified.
6. **Consider minutes of the January 23, 2023, Town Board Meeting:**
   Supervisor Wagner made the motion to approve the January 23, 2023, Town Board meeting minutes as presented. Supervisor Brienen seconded the motion. The motion carried unanimously.
7. **Consideration of payment of due invoices:**
   Supervisor Brienen made the motion to approve the payment of due invoices as presented. Supervisor Wagner seconded the motion. The motion carried unanimously.
8. **Review of Recommendations and Reports from Planning & Zoning Board:**
   a. *Set Public Hearing* for Non-Metallic Mining Conditional Use Permit for 1950 Scheuring Road at Parcels L-260, L-262-1, and L-163 by Northeast Asphalt, Inc:
      Supervisor Vannieuwenhoven made the motion to set the public hearing on March 13, 2023, for Non-Metallic Mining Conditional Use Permit for 1950 Scheuring Road at Parcels L-260, L-262-1, and L-163 by Northeast Asphalt, Inc. Supervisor Wagner seconded the motion. The motion carried unanimously.
9. **Consideration of Final Pay Request #4 – 2021 American Drive Project – Carl Bowers & Sons - $529,026.05:**
   Supervisor Brienen made the motion to approve final pay request #4 – 2021 American Drive Project for Carl Bowers & Sons in the amount of $529,026.05. Supervisor Wagner seconded the motion. The motion carried unanimously.
10. **Administrator/Staff Reports**
    Staff reports were given.
11. **Future Agenda Items:**
    a. Presentation of Axon and Taser Board – Chief Renkas;
    b. 2023 Farm Leases on Town owned land;
    c. Room Tax Update.
12. **Closed Session**: Supervisor Brienen made the motion at 7:07pm to move into closed session. Pursuant to Ch. 19.85(1)(e) Deliberation or negotiation for the purchase of public properties, the

DRAFT

investment of public funds, or the conduct of other specific public business, whenever competitive or bargaining reasons require a closed session *(re: Land Sales/ TID #1 & #2 Development)*. *).* Supervisor Wagner seconded the motion. Roll call vote: Supervisor Brienen, aye; Supervisor Perock, aye; Supervisor Vannieuwenhoven, aye; Supervisor Wagner, aye; Chairman Tibaldo, aye. Motion carried unanimously.

13. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:

Supervisor Brienen made motion to return to regular open session at 8:02pm. Supervisor Wagner seconded the motion. Roll call vote: Supervisor Brienen, aye; Supervisor Perock, aye; Supervisor Vannieuwenhoven, aye; Supervisor Wagner, aye; Chairman Tibaldo, aye. The motion carried unanimously.

14. Adjourn:

Supervisor Perock made the motion at 8:02pm to adjourn the meeting. Supervisor Wagner seconded the motion. The motion carried unanimously.

Respectfully submitted by,
Cindy Kocken, Clerk-Treasurer

DRAFT

Report Criteria:
Detail report.
Invoices with totals above $.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
AIA Corporation								
1101	AIA Corporation	3PM2931462	Fire Dept Apparel	02/21/2023	183.00	.00		
	Total AIA Corporation:				183.00	.00		
AIT Business Technologies, LLC								
869	AIT Business Technologies, LLC	42471	Cisco Meraki License	02/28/2023	662.31	.00		
	Total AIT Business Technologies, LLC:				662.31	.00		
Allstate								
862	Allstate	M01D0797045	Insurance	02/01/2023	295.24	.00		
	Total Allstate:				295.24	.00		
Barrier Security Systems LLC								
916	Barrier Security Systems LLC	7851	Video Surveilance Upgrade	01/02/2023	3,871.36	.00		
	Total Barrier Security Systems LLC:				3,871.36	.00		
Brown County Highway Department								
67	Brown County Highway Departme	01340	South Bridge Connector Design	12/31/2022	74,172.82	.00		
	Total Brown County Highway Department:				74,172.82	.00		
Brown County Treasurer								
74	Brown County Treasurer	021523	2023 February Tax Settlement - C	02/15/2023	778,167.09	778,167.09	02/14/2023	
	Total Brown County Treasurer:				778,167.09	778,167.09		
Building Creations								
1117	Building Creations	22-05-0008	Contractor Deposit-3465 Miners	02/20/2023	1,000.00	.00		
	Total Building Creations:				1,000.00	.00		
Carl Bowers & Sons Construction Co Inc.								
83	Carl Bowers & Sons Construction	L0017-9-20-00	American Drive - Payment #4 Fin	02/14/2023	529,026.05	529,026.05	02/14/2023	
	Total Carl Bowers & Sons Construction Co Inc.:				529,026.05	529,026.05		
Central Brown County Water Authority								
93	Central Brown County Water Auth	123122-02	December Billing 2022 True Up	12/31/2022	30,587.00	.00		
	Total Central Brown County Water Authority:				30,587.00	.00		
Clean Water Testing LLC								
102	Clean Water Testing LLC	90007072503	Water Testing	02/09/2023	48.00	.00		
102	Clean Water Testing LLC	9007102375	Water Testing	02/15/2023	32.00	.00		
	Total Clean Water Testing LLC:				80.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
CRI DEVELOPMENT								
997	CRI DEVELOPMENT	22-08-0006	Contractor Deposit Refund-1572	02/16/2023	1,000.00	.00		
997	CRI DEVELOPMENT	22-08-0013	Contractor Deposit Refund-1469	02/16/2023	1,000.00	.00		
	Total CRI DEVELOPMENT:				2,000.00	.00		
Cypress Homes								
692	Cypress Homes	22-07-0015	Contractor Deposit Refund-2171	02/17/2023	1,000.00	.00		
	Total Cypress Homes:				1,000.00	.00		
Decker, Robert								
1002	Decker, Robert	022123	Poll Worker	02/21/2023	140.00	.00		
	Total Decker, Robert:				140.00	.00		
Earth Development, Inc								
976	Earth Development, Inc	80686	Snow Removal Round-Abouts	01/31/2023	170.00	.00		
	Total Earth Development, Inc:				170.00	.00		
Fameree Consulting & Inspection								
154	Fameree Consulting & Inspection	1008	Electrical Inspection	02/07/2022	119.75	.00		
154	Fameree Consulting & Inspection	1009	Electrical Inspection	02/09/2023	238.85	.00		
	Total Fameree Consulting & Inspection:				358.60	.00		
Fox Structures								
162	Fox Structures	21-09-0029	Contractor Deposit Refund-3130	02/16/2023	1,000.00	.00		
	Total Fox Structures:				1,000.00	.00		
GFL Solid Waste Midwest, LLC								
1015	GFL Solid Waste Midwest, LLC	U60000131150	Trash Pick Up	02/20/2023	13,179.84	.00		
1015	GFL Solid Waste Midwest, LLC	U60000131150	Recycling Pick Up	02/20/2023	7,495.09	.00		
	Total GFL Solid Waste Midwest, LLC:				20,674.93	.00		
Grainger								
185	Grainger	9603656621	Shop Supplies	02/09/2023	84.88	.00		
	Total Grainger:				84.88	.00		
Greater Green Bay Chamber Foundation								
8	Greater Green Bay Chamber Fou	201160	Partnership Investment	01/05/2023	1,120.00	.00		
	Total Greater Green Bay Chamber Foundation:				1,120.00	.00		
Green Bay Metropolitan Sewage District								
192	Green Bay Metropolitan Sewage	1664	Monthly Fee	02/13/2023	65,204.80	.00		
	Total Green Bay Metropolitan Sewage District:				65,204.80	.00		
Green Bay Pressure Systems, LLC								
1116	Green Bay Pressure Systems, LL	14881	PW Vehicle Repairs	02/13/2023	432.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Green Bay Pressure Systems, LLC:				432.00	.00		
JHC Builders								
894	JHC Builders	22-04-0021	Contractor Deposit Refund-2409	02/17/2023	1,000.00	.00		
	Total JHC Builders:				1,000.00	.00		
JW Construction								
1118	JW Construction	21-09-0024	Contractor Deposit Refund-2241	02/20/2023	1,000.00	.00		
	Total JW Construction:				1,000.00	.00		
JX Enterprises								
243	JX Enterprises	14247716P	Fire Truck Maint	02/09/2023	9.30	.00		
	Total JX Enterprises:				9.30	.00		
Lafond, Terri								
1061	Lafond, Terri	022123	Pollworker	02/21/2023	70.00	.00		
	Total Lafond, Terri:				70.00	.00		
Lemke, Bonnie								
57	Lemke, Bonnie	022123	Election Poll Worker	02/21/2023	140.00	.00		
	Total Lemke, Bonnie:				140.00	.00		
Mail Haus, Inc								
410	Mail Haus, Inc	175041	Newsletter Spring 2023	02/13/2020	2,585.86	.00		
	Total Mail Haus, Inc:				2,585.86	.00		
McMahon Associates, Inc.								
285	McMahon Associates, Inc.	0929553	Illicit Discharge	01/19/2033	1,551.70	.00		
285	McMahon Associates, Inc.	0929581	American Sewer Connections - N	01/23/2023	6,884.80	.00		
285	McMahon Associates, Inc.	0929582	Scheuring Rd Urbanization	01/23/2023	2,758.70	.00		
285	McMahon Associates, Inc.	0929583	Packerland Water Sewer Extensio	01/23/2023	3,432.80	.00		
285	McMahon Associates, Inc.	0929584	American Drive Extension - TID #	01/23/2023	1,703.55	.00		
285	McMahon Associates, Inc.	0929585	Lawrence Parkway Engineering P	01/23/2023	9,380.60	.00		
285	McMahon Associates, Inc.	0929586	Autumn Heights Review - Billable	01/23/2023	4,414.00	.00		
285	McMahon Associates, Inc.	0929587	Autumn Fields Condos - Billable	01/23/2023	6,584.65	.00		
285	McMahon Associates, Inc.	0929596	GIS- WF	01/24/2023	154.13	.00		
285	McMahon Associates, Inc.	0929596	GIS-SF	01/24/2023	154.13	.00		
285	McMahon Associates, Inc.	0929596	GIS-SWF	01/24/2023	154.11	.00		
285	McMahon Associates, Inc.	0929596	GIS - GF	01/24/2023	154.13	.00		
	Total McMahon Associates, Inc.:				37,327.30	.00		
Menards Inc								
286	Menards Inc	11561	Shop Supplies	02/13/2023	90.85	.00		
286	Menards Inc	11694	Shop Supplies	02/15/2023	22.95	.00		
	Total Menards Inc:				113.80	.00		
Minten, Jean								
220	Minten, Jean	022123	Election Poll Worker	02/21/2023	70.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Minten, Jean:				70.00	.00		
Myette, Robert J								
1003	Myette, Robert J	022123	Pollworker	02/21/2023	85.00	.00		
	Total Myette, Robert J:				85.00	.00		
NWTC								
316	NWTC	021523	2023 February Tax Settlement	02/15/2023	150,006.80	150,006.80	02/14/2023	
	Total NWTC:				150,006.80	150,006.80		
Oshkosh Fire & Police Equipment								
320	Oshkosh Fire & Police Equipment	190044	Fire Dept Supplies	02/21/2023	350.00	.00		
320	Oshkosh Fire & Police Equipment	190045	SCBA Face Pieces	02/21/2023	720.00	.00		
	Total Oshkosh Fire & Police Equipment:				1,070.00	.00		
Police and Sheriff's Press								
1106	Police and Sheriff's Press	174158	ID Badges	02/16/2023	175.70	.00		
	Total Police and Sheriff's Press:				175.70	.00		
Pro One Janitorial Inc								
342	Pro One Janitorial Inc	195141	Office Cleaning	02/20/2023	565.00	.00		
	Total Pro One Janitorial Inc:				565.00	.00		
Rent-A-Flash of WI Inc								
361	Rent-A-Flash of WI Inc	84441	Signs	02/09/2023	1,037.20	.00		
	Total Rent-A-Flash of WI Inc:				1,037.20	.00		
Roland Machinery Co.								
370	Roland Machinery Co.	41114857	Truck #1	02/15/2023	632.44	.00		
370	Roland Machinery Co.	41114858	Equipment Repairs-Snowplow	02/15/2023	842.78	.00		
	Total Roland Machinery Co.:				1,475.22	.00		
Rueden, Lou Ann								
865	Rueden, Lou Ann	022123	Election Poll Worker	02/21/2023	140.00	.00		
	Total Rueden, Lou Ann:				140.00	.00		
Rueden, Warren H.								
864	Rueden, Warren H.	022123	Election Poll Worker	02/21/2023	70.00	.00		
	Total Rueden, Warren H.:				70.00	.00		
Saferite Homes, LLC								
1115	Saferite Homes, LLC	22-05-0030	Contractor Deposit Refund - 2385	02/09/2023	1,000.00	.00		
	Total Saferite Homes, LLC:				1,000.00	.00		
Schmidt, Chris								
1062	Schmidt, Chris	022123	Pollworker	02/21/2023	140.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
	Total Schmidt, Chris:				140.00	.00		
Securian Financial Group, Inc								
944	Securian Financial Group, Inc	002832L-0323	Life Insurance	02/20/2023	261.83	.00		
	Total Securian Financial Group, Inc:				261.83	.00		
West DePere School District								
458	West DePere School District	1021523	2023 February Tax Settlement	02/15/2023	1,675,073.10	1,675,073.1	02/14/2023	
	Total West DePere School District:				1,675,073.10	1,675,073.1		
Wil-Kil Pest Control								
801	Wil-Kil Pest Control	4582446	Services 2400 Shady Ct	02/09/2023	63.30	.00		
	Total Wil-Kil Pest Control:				63.30	.00		
Wisconsin Media								
175	Wisconsin Media	0005330693	Public Notices	01/20/2023	68.92	.00		
	Total Wisconsin Media:				68.92	.00		
Wrightstown School District								
482	Wrightstown School District	021523	2023 February Tax Settlement	02/15/2023	136,729.46	136,729.46	02/14/2023	
	Total Wrightstown School District:				136,729.46	136,729.46		
	Grand Totals:				3,520,507.87	3,269,002.5		

Dated: _____

Town Chairman: _____

Town Supervisor: _____

_____

_____

Clerk/Treasurer: _____

Report Criteria:
Detail report.
Invoices with totals above $.00 included.
Paid and unpaid invoices included.

Agenda Item Review

Meeting Date: 2/27/2023
Agenda Item#: 8 a, b and c

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Town Board of Supervisors
REPORT FROM: Scott Beining, Building Inspector/Zoning Administrator
AGENDA ITEM: **Staff Report for all Planning/Zoning agenda items**

a. Consider Preliminary Plat Review for Lawrence Parkway First Addition by Town of Lawrence

The Town has created the Plat for future development area. Uses will include Commercial, park/rec, and residential. This is within TID 1. Approval is recommended by staff & PZ cmte

b. Consideration of Site Plan for Commercial Development at 2979 Williams Grant Drive, Parcel L-40-2 by Daniel Doyen

The CUP was issued by the Town Board 1/23/23. Final site details including landscaping were reviewed by PZ on 2/8/23. Approval is recommended by staff if all details are acceptable. Approval shall be pending Storm Water Plan Review by Mc Mahon.

c. Consideration of Site Plan for Commercial Development at 1358 Mid Valley Drive, Parcel L-221 by Blue Reef Holdings

This site is currently zoned L-I which is proper for the mini-storage proposed in the plan. Access to the site will be from Mid Valley Drive. Stormwater will be managed with a pond on the property. Since zoning is proper for the development, approval is recommended if all site requirements are met and Storm Water plan is approved by Mc Mahon.

PRELIMINARY PLAT

LAWRENCE PARKWAY FIRST ADDITION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9269, RECORDED AS DOCUMENT No 2942268, ALL OF LOT 2 OF VOLUME 43 OF CERTIFIED SURVEY MAPS PAGES 339–341 AS MAP No. 6554, RECORDED AS DOCUMENT No. 1891137, ALL OF LOTS 45, 46, 47 AND OUTLOTS 2 & 3 OF LAWRENCE PARKWAY RECORDED AS DOCUMENT NO. 2920886 AND A PART OF LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, ALL LOCATED IN LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

OWNER & SUBDIVIDER:
TOWN OF LAWRENCE
2400 SHADY CT
DE PERE WI 54115

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920–751–4200

OBJECTING AUTHORITIES:
– DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
– TOWN OF LAWRENCE
– CITY OF DE PERE
– BROWN COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A–E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

1-24-2023
date — *Professional Land Surveyor*

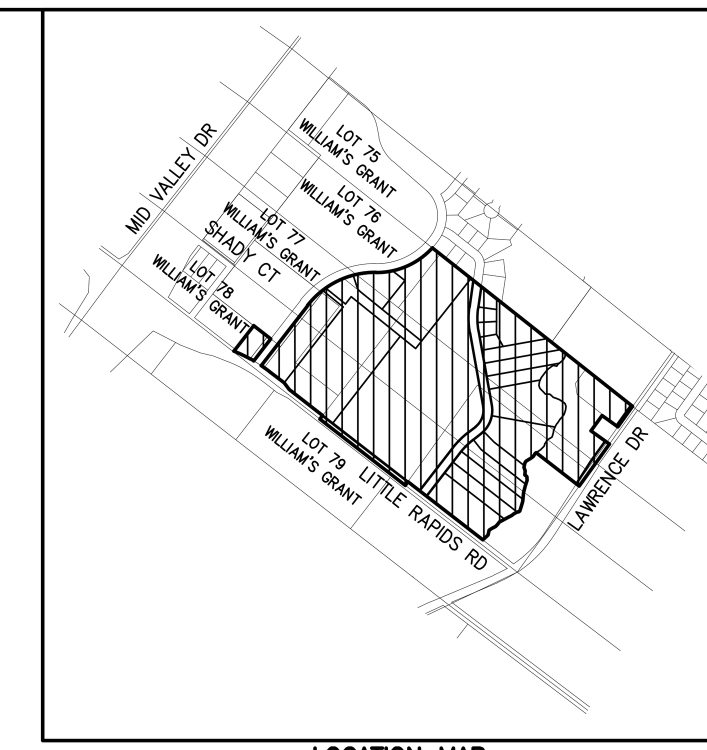
WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	175.48'	1195.92'	8°24'26"	N63°48'52"W	175.32'
C2	623.62'	680.00'	52°32'44"	N64°07'55"E	602.00'
C3	503.70'	600.00'	48°05'59"	N66°21'17"E	489.04'
C4	81.35'	1195.92'	3°53'51"	N54°17'44"W	81.34'

BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY LINE OF LOT 78 WILLIAMS GRANT SUBDIVISION WHICH BEARS S52°10'55"E PER THE PUBLISHED WISCONSIN COUNTY COORDINATE SYSTEM FOR BROWN COUNTY.

SCALE – FEET



LOCATION MAP
PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NOTES;

A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOTS 58, 59, 60, 61, 62, 63, 64, 65, 66, 67 AND 68 PRIOR TO CONSTRUCTION, FILL OR GRADING ACTIVITY WITHIN 300 FEET OF A STREAM.

LOTS 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 AND OUTLOT 5 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTY. DUE TO WETLANDS INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTY, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION–RELATED ACTIVITIES.

ESA RESTRICTIVE COVENANT:
LOTS 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 AND OUTLOT 5 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES WETLANDS, ALL LAND WITHIN 35 FEET OF WETLANDS 2 ACRES OR GREATER, FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK – WHICHEVER IS GREATER NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20–FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES DEVELOPMENT, ANY LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

LOT DRAINAGE RESTRICTIVE COVENANT:
THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

ALL ROADS ARE DEDICATED TO THE PUBLIC.

PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.

ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED TO PREVIOUS PROJECTS WITHIN THIS AREA. NAVD 88 DATUM (07 ADJUSTMENT).

THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

WDNR NOTES;
THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT. IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC., THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS. A PROJECT THAT RESULTS IN FILLING OF WETLANDS (THROUGH LAND DISTURBING ACTIVITIES) WILL NEED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML.

A PUBLIC (NAVIGABLE) WATERWAY MAY EXIST ON/WITHIN 500 FT OF THE PROPERTY. PERMITS MAY BE REQUIRED FOR PROPOSED PROJECTS IN/AROUND A PUBLIC WATERWAY. FOR MORE INFORMATION ON WATERWAY ACTIVITIES, PLEASE VISIT THE DEPARTMENT'S HOMEPAGE ON WETLAND/WATERWAY ACTIVITIES AT HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/.

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/ TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920–448–2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

PROPERTY DESCRIPTION: (Lot 48)
All of Lot 1 of Certified Survey Map No. 9269, Recorded as Document No. 2942268, located in Lot 78 of the recorded plat of the Subdivision of the William's Grant, Town of Lawrence, Brown County, Wisconsin.

And

All of Outlot 3 of Lawrence Parkway recorded as Document No. 2920886 located in Lot 78 according to the recorded plat of the Subdivision of William's Grant, Town of Lawrence, Brown County, Wisconsin.
containing 40,941 square feet (0.930 acres) of land.

PROPERTY DESCRIPTION: (Lots 49– thru 67 and Outlots 4 & 5)
All of Lot 2 of Volume 43 of Certified Survey Maps Pages 339–341 as Map No. 6554, recorded as Document No. 1891137, all of Lots 45, 46, 47 and Outlots 2 of Lawrence Parkway recorded as Document No. 2920886 and a part of Lots 76, 77 & 78 according to the recorded plat of the Subdivision of William's Grant, all located in Lots 76, 77 & 78 according to the recorded plat of the Subdivision of William's Grant, Town of Lawrence, Brown County, Wisconsin containing 82.45 acres of land more or less and described as follows:

Commencing at the Southwest corner of said Lot 78; Thence S52°10'55"E, 1358.66 feet along the Southwesterly line of said Lot 78 to the Southwesterly extension of the Southeasterly right–of–way line of Lawrence Parkway; Thence N37°51'33"E, 49.44 feet along said Southwesterly extension to the Southwesterly corner of said Outlot 2 and the Point of Beginning; Thence N37°51'33"E, 601.47 feet along the Northwesterly line of said Outlot 2 being the Southeasterly right–of–way line of Lawrence Parkway to the start of a 680.00 foot radius curve to the right; Thence 623.62 feet along the arc of said curve being the Northwesterly line of said Outlot 2 and Lots 45 and 46 and the Southeasterly right–of–way line of Lawrence Parkway having a 602.00 foot chord which bears N64°07'55"E, to the start of a 600.00 foot radius curve to the left; Thence 503.70 feet along the arc of said curve being the Northwesterly line of said Lot 45 and the Southeasterly right–of–way line of Lawrence Parkway having a 489.04 foot chord which bears N66°21'17"E to the Southwest corner of Lot 1 of Lawrence Parkway Estates; Thence S51°38'00"E, 2026.19 feet along the Southwesterly line of Lots 1, 2, 3, 4 and Outlot 1 of Lawrence Parkway Estates and the Northeasterly line of Lot 76 of said recorded plat of the subdivision of William's Grant to the Northwesterly right–of–way line of Lawrence Drive; Thence S35°40'47"W, 200.16 feet along said Northwesterly right–of–way line of Lawrence Drive to the Northeasterly line of lands described in Document No. 3006320; Thence N54°19'13"W (recorded as N54°W), 154.25 feet along said Northeasterly line to the Northwest corner thereof; Thence S35°40'47"W (recorded as S36°W), 150.00 feet along the Westerly line of said described lands to the Southwest corner thereof; Thence S54°19'13"E (recorded as S54°E), 179.00 feet along the Southerly line of said described lands to the Southeasterly line of said Lot 76; Thence S35°40'47"W, 411.55 feet along the Southeasterly line of said Lots 76 and 77 to the Southeasterly extension of the Northeasterly line of Lot 1 of Volume 43 of Certified Survey Maps Pages 339–341 as Map No. 6554; Thence N52°10'55"W, 471.43 along the Northeasterly line of said Lot 1 and its Northwesterly extension to the start of a Meander line to a tributary of Ashwaubenon Creek, said Point being N52°10'55"W, 39 feet more or less from the centerline of said Tributary; Thence S34°15'42"W, 182.07 feet along said meander line; Thence S04°24'02"W, 281.59 feet feet along said meander line; Thence S48°41'56"W, 395.85 feet along said Meander line to the Southwesterly line of said Lot 2 of said Certified Survey Map No. 6554 and the termination of said meander line said point being N52°10'55"W, 37 feet more or less from the centerline of said Tributary; Thence N52°10'55"W, 714.93 along the Southwesterly line of said Lot 2 to the Southwest corner thereof; Thence S35°40'47"W, 35.02 feet to the Southwesterly line of said Lot 78; Thence N52°10'55'W, 858.50 feet along said Southwesterly line to the Southwesterly extension of the Southeasterly line of said Lot 47; Thence N37°51'33"E, 35.00 feet along said Southwesterly extension to the Southeast corner of said Lot 47; Thence N52°10'55"W, 336.26 feet along the Southwesterly line of said Lot 47 being the North right–of–way line of Little Rapids Road; Thence N36°29'25"W, 66.04 feet along the Southwesterly line of said Lot 47 being the North right–of–way line of Little Rapids Road; Thence N52°20'48"W, 147.17 feet along the Southwesterly line of said Lot 47 being the North right–of–way line of Little Rapids Road to the start of a 1195.92 foot radius curve to the left; Thence 81.35 feet along the arc of said curve being the North right–of–way line of Little Rapids Road having a 81.34 foot chord which bears N54°17'44"W to the Point of Beginning.

Also including all those Lands lying between the above described meander line and the centerline of the tributary to Ashwaubenon Creek and the respective lot lines extended to said centerline.

NOTES:
THIS PROPERTY IS CURRENTLY ZONED: A–1 AGRICULTURAL DISTRICT & ER: Estate Residential
PROPOSED ZONING: LOTS 48 THRU 53, LOT 67 & OUTLOT 4 = B1 BUSINESS/COMMERCIAL DISTRICT
LOTS 54 THRU 66, LOT 68 & OUTLOT 5 = R–1 RESIDENTIAL DISTRICT
UTILITY & DRAINAGE EASEMENTS TO BE SHOWN ON THE FINAL PLAT
FRONTYARD BUILDING SETBACKS TO BE 30 FEET
TOTAL AREA OF DEVELOPMENT = 82.45 ACRES
DEDICATED STREET AREA = 4.11 ACRES
NET SUBDIVIDED AREA = 78.34 ACRES
TOTAL SINGLE FAMILY LOTS = 15 – 29.31 ACRES (LOTS 54–68)
TOTAL BUSINESS/COMMERCIAL LOTS = 6 – 45.49 ACRES (LOTS 48–53)
TOTAL OUTLOTS = 2 – 3.54 ACRES (OUTLOTS 4–5)
AVERAGE LOT SIZE = 64,583 S.F.± (LOTS 54–67)
SMALLEST LOT SIZE = 15,588 S.F.
LINEAL FEET OF NEW STREETS = 1870 LIN. FT.
SEWER AND WATER SERVICE FROM THE TOWN OF LAWRENCE
OUTLOTS 4 & 5 ARE TO BE OWNED & MAINTAINED BY THE TOWN OF LAWRENCE
OUTLOT 4 TO CONTAIN A PRIVATE ROAD AND PARKING AREAS
OUTLOT 5 TO CONTAIN A STORM WATER POND

LEGEND
- 1 1/4" STEEL REBAR FOUND
- 1" I.D. IRON PIPE FOUND
- CERTIFIED LAND CORNER BROWN COUNTY
- ( ) – RECORDED BEARING AND/OR DISTANCE
- S.F. – SQUARE FEET
- EXISTING CONTOURS
- EXISTING DITCH
- UTILITY EASEMENT (12' UNLESS NOTED) LOCATION MAY CHANGE AFTER PUBLIC UTILITY COMPANY REVIEW
- BSL – BUILDING SETBACK LINE
- FIRE HYDRANT
- MANHOLE
- CONCRETE CURB & GUTTER
- FENCE POST
- WETLANDS AS DELINEATED BY STACY CAPLAN OF MCMAHON ASSOCIATES DATED DEC. 2018 (SEE ARTIFICIAL WETLAND EXEMPTION DETERMINATION DATED JAN. 3, 2019 EXE–NE–2018–5–00468)
- ZONE A PER LOMA EFFECTIVE FEBRUARY 16, 2023 TO FEMA MAP NO. 55009C0244F, BROWN COUNTY COMMUNITY
- ASPHALT PAVEMENT
- LIMITS OF WOODED AREA

LAWRENCE PARKWAY FIRST ADDITION
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN
PRELIMINARY PLAT

SURVEYED	DRAWN
DEW	MJA
PROJECT NO.	
L0017 9-20-00846	
DATE	
JANUARY, 203	
SHEET NO.	
1	

McMAHON ENGINEERS ARCHITECTS

New Office and Storage Facility For:

Doyen Storage

Freedom Rd. *Lawrence, Wisconsin*

ABBREVIATIONS

A	AMPERES	JB	JUNCTION BOX
A/C	AIR CONDITIONING	JT	JOINT
ADD'L	ADDITIONAL	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	LIN	LINEAR
ASF	ABOVE SUB FLOOR	LP	LOW POINT
ATS	ABOVE TOP OF SLAB	LT	LIGHT
ALT	ALTERNATE	LTG	LIGHTING
ALUM	ALUMINUM	LVL	LAMINATED VENEER LUMBER
APPROX	APPROXIMATE	MAX	MAXIMUM
BD	BOARD	MC	MECH. CONTRACTOR
BLDG	BUILDING	MCB	MAIN CIRCUIT BREAKER
BLK	BLOCK	MECH	MECHANICAL
BLKG	BLOCKING	MFR	MANUFACTURE (R) (ING)
BM	BEAM	MIN	MINIMUM
BOTT	BOTTOM	MISC	MISCELLANEOUS
BRG	BEARING	MLO	MAIN LUGS ONLY
B/	BOTTOM OF	MO	MASONRY OPENING
C	CONDUIT	MT	MOUNT
CB	CIRCUIT BREAKER	MTD	MOUNTED
C/C	CENTER TO CENTER	MTGHT	MOUNTING HEIGHT
CJ	CONSTRUCTION JOINT	MTL	METAL
CKT	CIRCUIT	N	NORTH OR NEUTRAL
CLG	CEILING	NEC	NATIONAL ELECTRIC CODE
CLR	CLEAR	NIC	NOT IN CONTRACT
CNTR	CENTER	NO or #	NUMBER
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CO	CLEAN OUT	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONSTR	CONSTRUCTION	OPNG	OPENING
CONTR	CONTRACTOR	OPP	OPPOSITE
CONT	CONTINUOUS	PC	PLUMB. CONTRACTOR
DET	DETAIL	PLMB	PLUMBING
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PNL	PANEL
DN	DOWN	PNLBD	PANEL BOARD
DS	DOWNSPOUT	PREFAB	PREFABRICATED
DW	DRY WALL	PROJ	PROJECT
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	R	RADIUS
EC	ELEC. CONTRACTOR	R	RISER
EF	EXHAUST FAN	RD	ROOF DRAIN
EL	ELEVATION	RECEPT	RECEPTACLE
ELEC	ELECTRIC (AL)	REINF	REINFORCING
ELEV	ELEVATOR	REQ'D	REQUIRED
EM	EMERGENCY	RES	RESILIENT
EPS	EXPANDED POLYSTYRENE	REV	REVISION
EQUIP	EQUIPMENT	RM	ROOM
EW	EACH WAY	RO	ROUGH OPENING
EWC	ELECTRIC WATER COOLER	RTU	ROOF TOP UNIT
EWH	ELECTRIC WATER HEATER	ACT	ACOUSTICAL CEILING TILE
EXIST	EXISTING	SECT	SECTION
EXP JT	EXPANSION JOINT	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SPEC	SPECIFICATIONS
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STRUCT	STRUCTURAL
FIN	FINISH	STRL.	STRUCTURAL
FLR	FLOOR	TEL	TELEPHONE
FT	FEET	T & B	TOP AND BOTTOM
FTG	FOOTING	T & G	TONGUE AND GROOVE
GALV	GALVANIZED	T	TREAD
GC	GENERAL CONTRACTOR	T/	TOP OF
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
GND	GROUND	UON	UNLESS OTHERWISE NOTED
GYP	GYPSUM	V	VOLTS
HDW	HARDWARE	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	VWC	VINYL WALL COVERING
HP	HIGH POINT OR HORSE POWER	WC	WATER CLOSET
HT	HEIGHT	WD	WOOD
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WH	WATER HEATER
ID	INSIDE DIAMETER	WP	WATER PROOF
IN	INCH	WR	WATER RESISTANT
INFO	INFORMATION	W/	WITH
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WWF	WELDED WIRE FABRIC
INV	INVERT	XFMR	TRANSFORMER

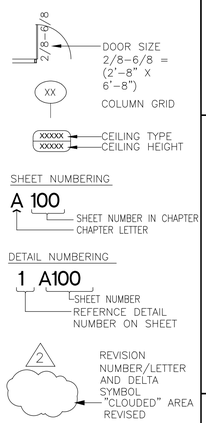
BUILDING CODE SUMMARY

CURRENT CODES	IBC 2015 WITH WISCONSIN INSERTS
CONSTRUCTION CLASSIFICATION	VB
FIRE SUPPRESSION SYSTEMS	SPRINKLER SYSTEM NONE
BUILDING HEIGHT	29'-6"
FIREALARM DETECTION SYSTEM	PER IBC 907.2
SMOKE DETECTORS	INSTALL PER IBC 907.2
EXIT SIGNS	PROVIDE PER IBC 1013
FIRE EXTINGUISHERS	INSTALL PER IFC & LOCAL CODES

FLOOR AREA / OCCUPANCY	BUILDING AREA	OCCUPANCY
FIRST FLOOR	6,000 S.F.	B/S-1
TOTAL BUILDING	6,000 S.F.	
ALLOWABLE S.F. PER FLOOR PER IBC 506.2.3		9,000

DESIGN LOADS PER IBC 2015, CHAPTER 16	
Pg	40
ULTIMATE WIND SPEED	115 MPH
WIND EXPOSURE	B
SEISMIC CATEGORY	A
SOIL BEARING PRESSURE	2000 PSF PRESUMED

DRAFTING SYMBOLS



PROJECT TEAM

Owner

DAN DOYEN

LAWRENCE, WI
PHONE: 920.412.6366
FAX: –
CONTACT: DAN DOYEN
ddoyen@hotmail.com

PROJECT ARCHITECT

BAY ARCHITECTS, LLC
3049 RAMADA WAY, SUITE 125
GREEN BAY, WISCONSIN 54304
PHONE: 920.337.9400
FAX:
CONTACT: DAVID R VAN LANEN

GENERAL NOTES

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED IBC 2015 AND ALL OTHER APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

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

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

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

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

INDEX TO DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION
TS	COVER SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A3	ELEVATIONS
A4	SECTIONS
A5	SCHEDULES
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION

DATE

REVISION NO.

NEW OFFICE AND STORAGE FACILITY FOR:
DOYEN STORAGE
LAWRENCE, WISCONSIN

BAY ARCHITECTS, LLC
3049 RAMADA WAY, STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

DATE 88/88/8888

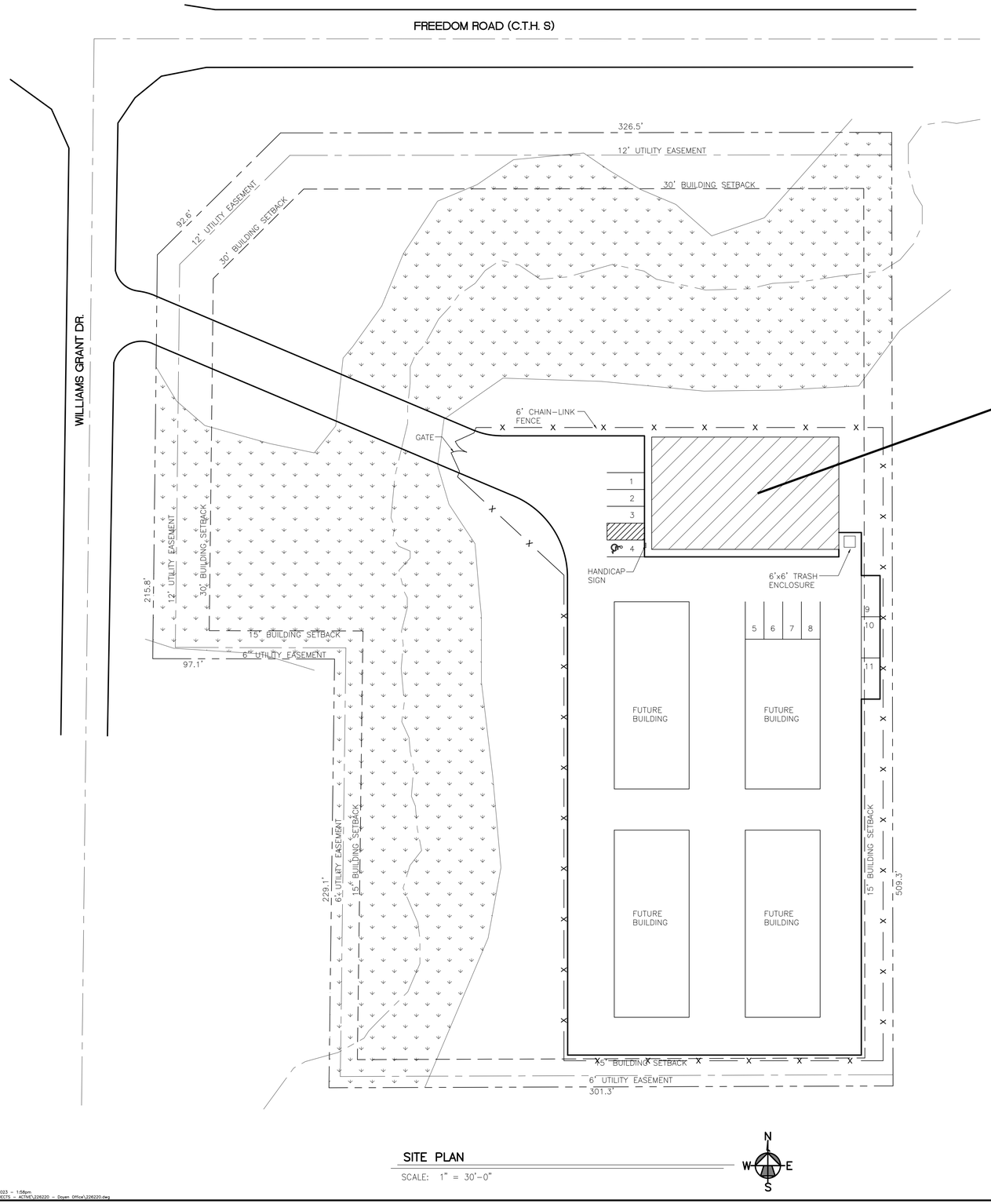
FILE 8

JOB NO. 226220

TS

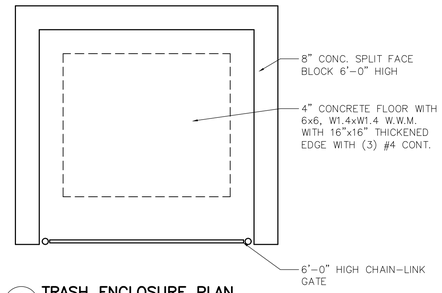
PRELIMINARY
NOT FOR CONSTRUCTION

Feb. 02, 2023 - 1:58pm
D:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg



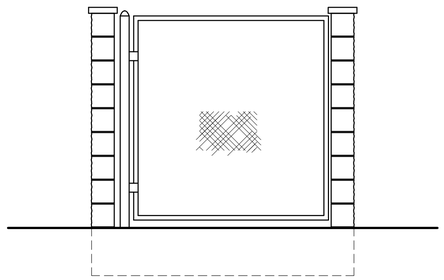
SITE PLAN

SCALE: 1" = 30'-0"



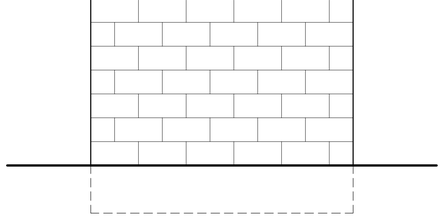
1 / A1 TRASH ENCLOSURE PLAN

SCALE: 1/2"=1'-0"



2 / A1 FRONT ELEVATION

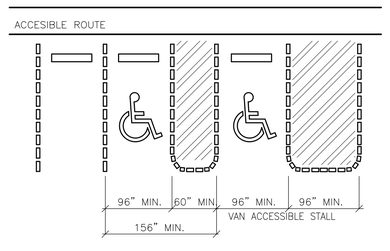
SCALE: 1/2"=1'-0"



3 / A1 BACK ELEVATION

SCALE: 1/2"=1'-0"

BOTH SIDES IDENTICAL



NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED THAT STALL MUST BE VAN ACCESSIBLE

PARKING SPACE DIMENSIONS

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION | DATE | REVISION NO.

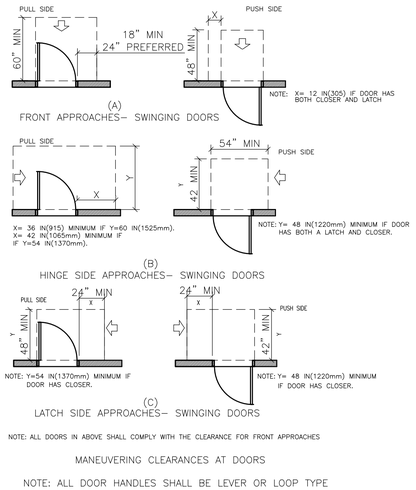
NEW OFFICE AND STORAGE FACILITY FOR: DOYEN STORAGE LAWRENCE, WISCONSIN

BAY ARCHITECTS, L L C
3249 RAMADA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

DATE 88/88/8888
FILE 8
JOB NO. 226220

A1

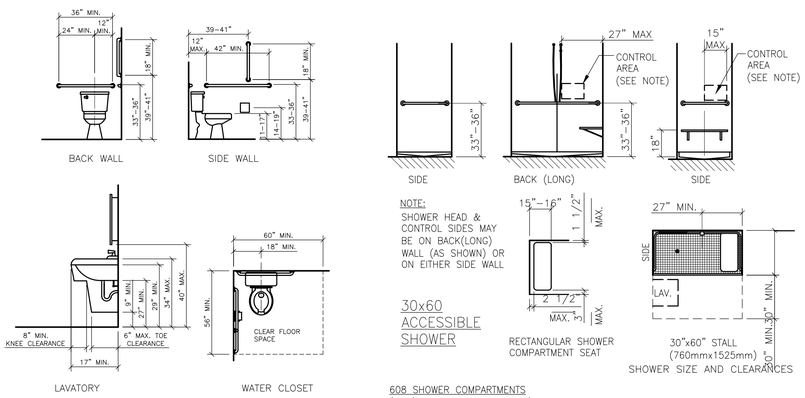
Feb 02, 2023 - 1:58pm
D:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg



NOTE: ALL DOORS IN ABOVE SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES

MANEUVERING CLEARANCES AT DOORS

NOTE: ALL DOOR HANDLES SHALL BE LEVER OR LOOP TYPE



BATHROOM FIXTURE CLEARANCES

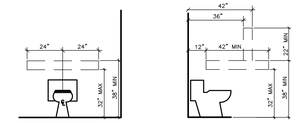
NOT TO SCALE

NOTE:
SHOWER HEAD & CONTROL SIDES MAY BE ON BACK(LONG) WALL (AS SHOWN) OR ON EITHER SIDE WALL

30x60 ACCESSIBLE SHOWER

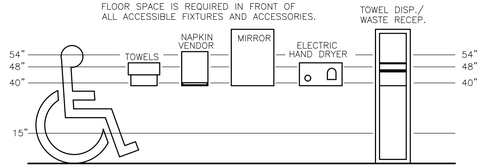
608 SHOWER COMPARTMENTS
(ICC/ANSI A117.1 CHAPTER 6)

SCALE: 1/4" = 1'–0"



REINFORCED AREAS FOR INSTALLATION OF GRAB BARS

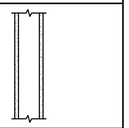
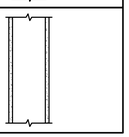
LOCATION OF GRAB BAR REINFORCEMENT FOR WATER CLOSETS

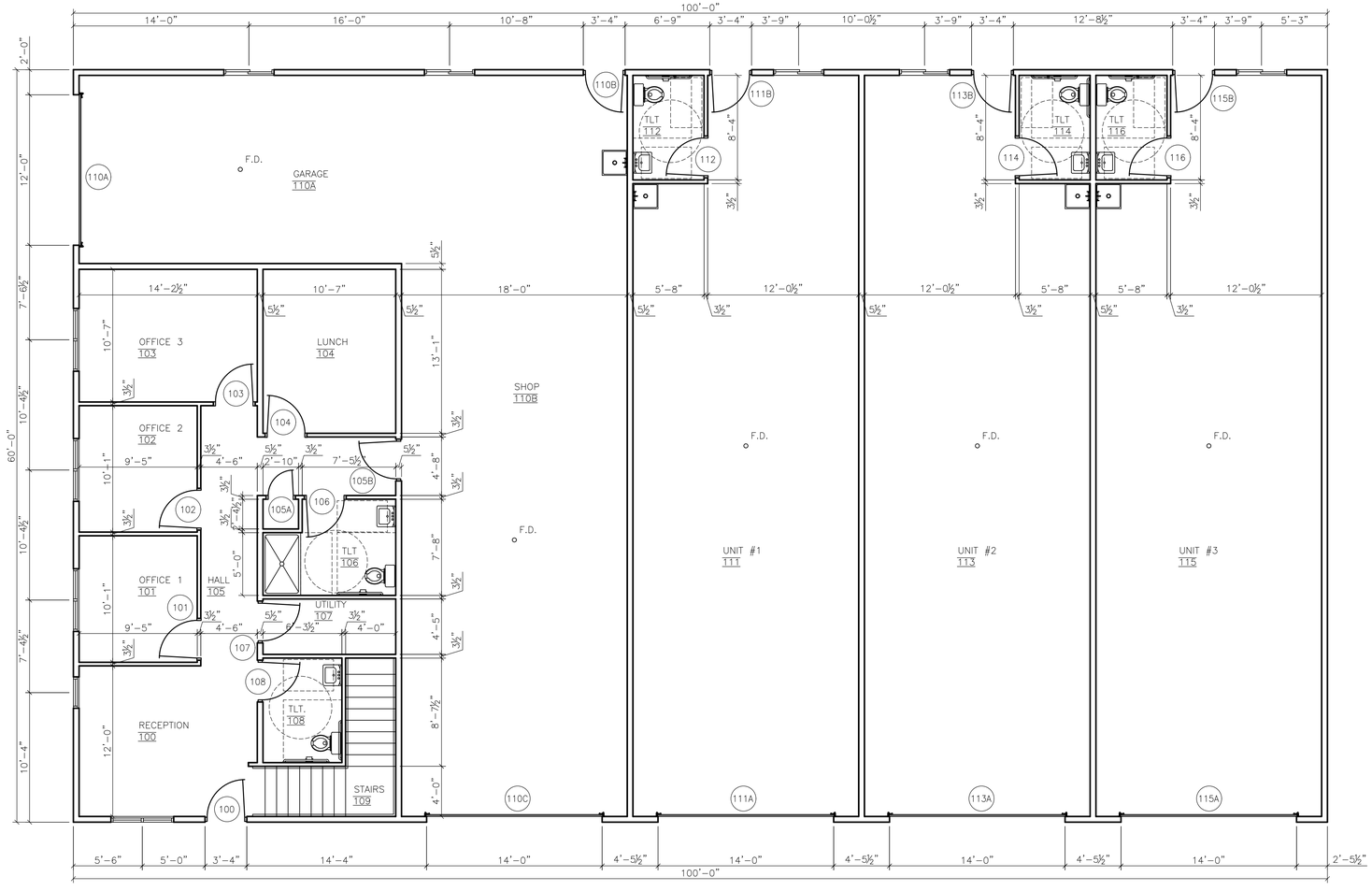


QUICK REFERENCE GUIDELINES

(CHECK ANSI 117.1 CODE)

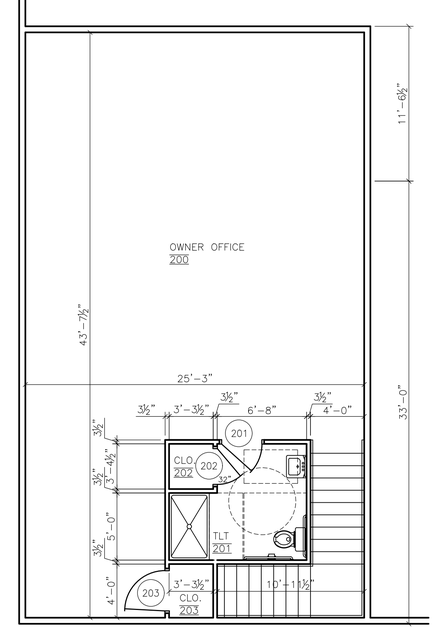
WALL SCHEDULE

P1	½" GYP. 2x4 WOOD STUDS AT 16" O.C. ½" GYP.	
P2	½" GYP. 2X6 WOOD STUDS AT 16" O.C. ½" GYP.	



FIRST FLOOR PLAN

SCALE: 3/16" = 1'–0"



SECOND FLOOR PLAN

SCALE: 3/16" = 1'–0"

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISION	DATE	REVISION NO.

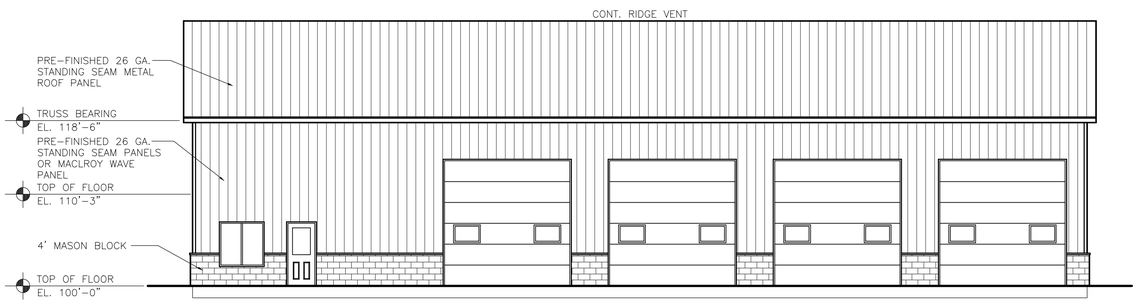
NEW OFFICE AND STORAGE FACILITY FOR:
DOYEN STORAGE
LAWRENCE, WISCONSIN

BAY ARCHITECTS, L L C
3049 PANADA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

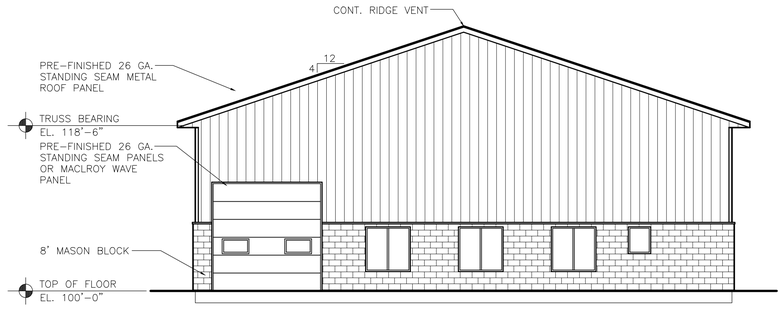
DATE 88/88/8888
FILE 8
JOB NO. 226220

A2

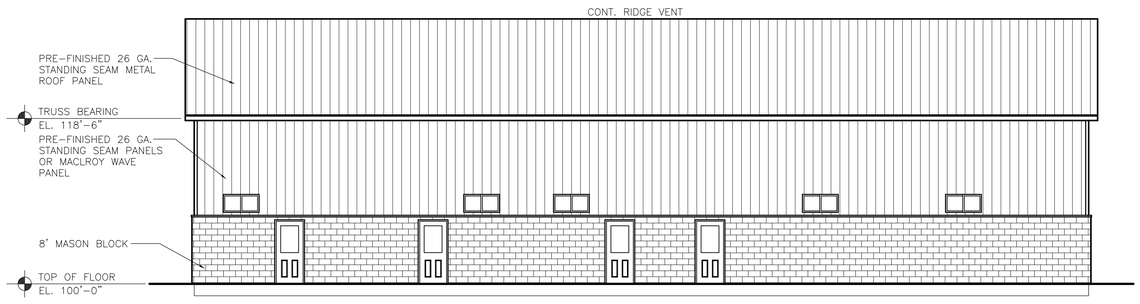
Feb 02, 2023 - 1:58pm
D:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg



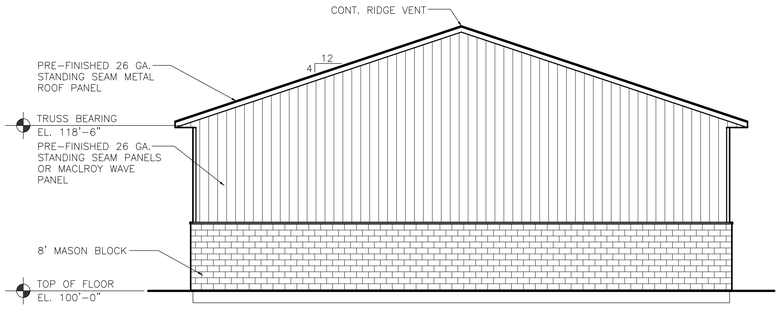
1/A3 **FRONT ELEVATION**
SCALE: 1/8"=1'-0"



2/A3 **SIDE ELEVATION**
SCALE: 1/8"=1'-0"



3/A3 **BACK ELEVATION**
SCALE: 1/8"=1'-0"



4/A3 **SIDE ELEVATION**
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

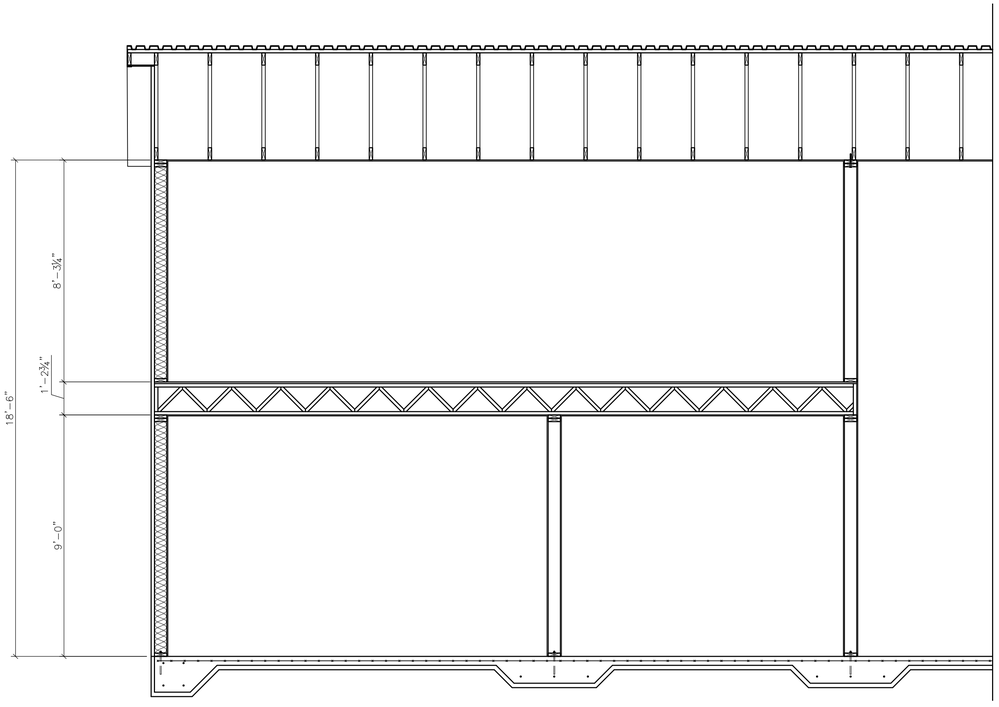
NEW OFFICE AND STORAGE FACILITY FOR: DOYEN STORAGE LAWRENCE, WISCONSIN

BAY ARCHITECTS, L L C
3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

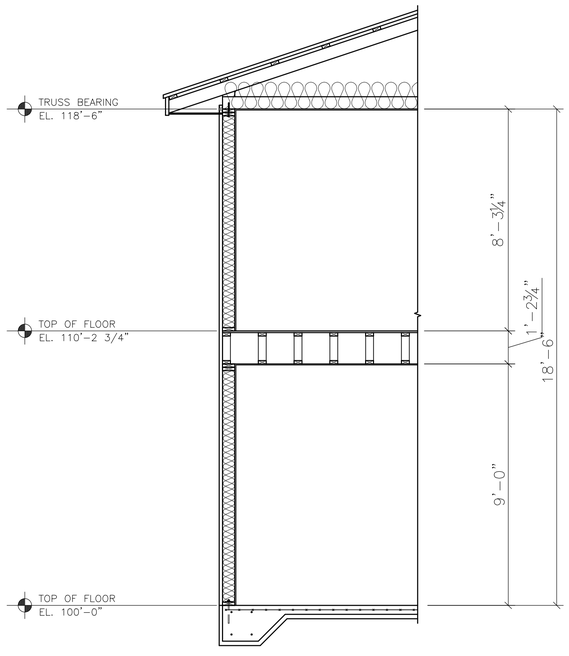
DATE 88/88/8888
FILE 8
JOB NO. 226220

A3

Feb 02, 2023 - 1:58pm
D:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg



1 A4 **WALL SECTION**
SCALE: 3/8"=1'-0"



2 A4 **WALL SECTION**
SCALE: 3/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

NEW OFFICE AND STORAGE FACILITY FOR:
DOYEN STORAGE
LAWRENCE, WISCONSIN

BAY ARCHITECTS, L L C
3649 RAMADA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

DATE 88/88/8888
FILE 8
JOB NO. 226220

A4

Feb 02, 2023 - 1:58pm
D:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg

DOOR SCHEDULE

NO.	LOCATION	DOOR SIZE WD	DOOR SIZE HT	DOOR SIZE THK	DOOR MATERIAL	DOOR FINISH	RATING	TYPE	CLOSER	HRDWR SET	THRESHOLD, SWEEP, SEAL SET	INSUL CORE	FRAME MATERIAL	FRAME TYPE	FRAME FINISH	REMARKS
100	RECEPTION	3'-0"	6'-8"	1¾"	H.M.	PF		B	X	ENTRANCE	X	X	H.M.	1	PF	
101	OFFICE #1	3'-0"	6'-8"	1¾"	H.M.	PF		A		OFFICE			H.M.	1	PF	
102	OFFICE #2	3'-0"	6'-8"	1¾"	H.M.	PF		A		OFFICE			H.M.	1	PF	
103	OFFICE #3	3'-0"	6'-8"	1¾"	H.M.	PF		A		OFFICE			H.M.	1	PF	
104	LUNCH	3'-0"	6'-8"	1¾"	H.M.	PF		A		PASSAGE			H.M.	1	PF	
105A	HALL	3'-0"	6'-8"	1¾"	H.M.	PF		A		PASSAGE			H.M.	1	PF	
105B	HALL	3'-0"	6'-8"	1¾"	H.M.	PF		A	X	PASSAGE			H.M.	1	PF	
106	TOILET	3'-0"	6'-8"	1¾"	H.M.	PF		A	X	PRIVACY			H.M.	1	PF	
107	UTILITY	3'-0"	6'-8"	1¾"	H.M.	PF		A		STOREROOM			H.M.	1	PF	
108	TOILET	3'-0"	6'-8"	1¾"	H.M.	PF		A	X	PRIVACY			H.M.	1	PF	
110A	GARAGE	12'-0"	12'-0"	1¾"	STL.	PF		C	X	INCLUDED	X	X	STL.	1	PF	
110B	GARAGE	3'-0"	6'-8"	1¾"	H.M.	PF		B		EXIT	X	X	H.M.	1	PF	
110C	SHOP	14'-0"	14'-0"	1¾"	STL.	PF		C	X	INCLUDED	X	X	STL.	1	PF	
111A	UNIT #1	14'-0"	14'-0"	1¾"	STL.	PF		C	X	INCLUDED	X	X	STL.	1	PF	
111B	UNIT #1	3'-0"	6'-8"	1¾"	H.M.	PF		B		EXIT	X	X	H.M.	1	PF	
112	TOILET	3'-0"	6'-8"	1¾"	H.M.	PF		A	X	PRIVACY			H.M.	1	PF	
113A	UNIT #2	14'-0"	14'-0"	1¾"	STL.	PF		C	X	INCLUDED	X	X	STL.	1	PF	
113B	UNIT #2	3'-0"	6'-8"	1¾"	H.M.	PF		B		EXIT	X	X	H.M.	1	PF	
114	TOILET	3'-0"	6'-8"	1¾"	H.M.	PF		A	X	PRIVACY			H.M.	1	PF	
115A	UNIT #3	14'-0"	14'-0"	1¾"	STL.	PF		C	X	INCLUDED	X	X	STL.	1	PF	
115B	UNIT #3	3'-0"	6'-8"	1¾"	H.M.	PF		B		EXIT	X	X	H.M.	1	PF	
116	TOILET	3'-0"	6'-8"	1¾"	H.M.	PF		A	X	PRIVACY			H.M.	1	PF	

DOOR HARDWARE TYPES:

- ENTRANCE: 1-keyed rim cylinder, 1-Touchbar rim exit devices,1-pull bars
- EXIT: 1-entry lock with lever handles 1-auxilary dead latch
- PRIVACY: 1-privacy, Lever handles lock,1-restroom/handicap plastic sign
- OFFICE: Push-button locking. Push-button locks outside lever until unlocked with key or by rotating inside lever.
- STORERROOM: Outside lever fixed. Entrance by key only. Inside lever always unlocked.
- PASSAGE: Both levers always unlocked, 1-passage level handles,1-door stop,1-tactile exit plastic sign
- PUSH/PULL: Blank plate on push side. Lever on pull side.
- SINGLE DUMMY TRIM: Single dummy trim for one side of door. Used for door pull or as matching inactive trim.

DOOR INSTALLATION NOTES:

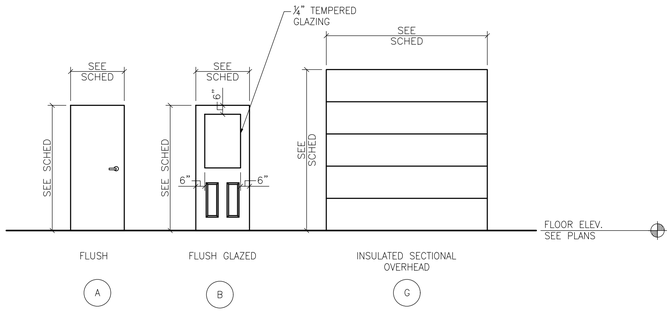
1. EXTERIOR H.M. DOOR FRAMES SHALL BE LOCATED 1" FROM THE EXTERIOR FACE OF BUILDING, TYPICAL UNLESS NOTED.
2. FRAMES SHALL BE RIGIDLY ATTACHED TO WALL STUDS, MASONRY, OR METAL BUILDING FRAMESWITH ANCHORS OF MANUFACTURER'S DESIGN.
3. PROVIDE SEALANT ALL AROUND, BOTH SIDES, OF ALL HOLLOW METAL AND ALUMINUM DOOR FRAMES.
4. FILL HOLLOW METAL DOOR FRAMES SOLID WITH GROUT AT MASONRY AND FIRE RATED CONSTRUCTION AND AS NOTED. IF APPLICABLE.
5. SEE FLOOR PLAN FOR WALL TYPES AND CONSTRUCTION.
6. ALL SWING DOORS TO HAVE LEVER HANDLES AND 1½ PR. 3-4x4 BUTT HINGES UNLESS NOTED OTHERWISE.

MATERIAL KEY:

WOOD = SOLID CORE WOOD
H.M. = HOLLOW METAL
ALUM = ALUMINUM

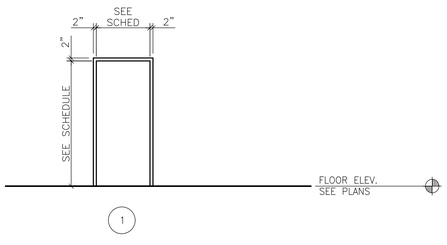
FINISH KEY:

ANOD = ANODIZED, CLEAR
PT = PAINTED
S&V = STAIN AND VARNISH
PF = PREFINISHED



DOOR DIAGRAMS

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



FRAME DIAGRAMS

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

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR: CONCRETE W/ SEALER	FLOOR: CARPET	FLOOR: VINYL COMPOSITION TILE (VCT)	FLOOR: CERAMIC TILE	FLOOR: RUBBER STAIR TREADS AND RISERS	FLOOR: RUBBER STAIR LANDING TILE	BASE: NO BASE	BASE: 4" VINYL W/ COVE	BASE: 6" CERAMIC TILE W/ COVE	WALLS: GYPSUM BOARD		CEILING: GYPSUM BOARD	
	FIRST FLOOR													
100	RECEPTION			●					●		●		●	
101	OFFICE 1			●					●		●		●	
102	OFFICE 2			●					●		●		●	
103	OFFICE 3			●					●		●		●	
104	LUNCH			●					●		●		●	
105	HALL			●					●		●		●	
106	TOILET				●						●		●	
107	UTILITY	●						●			●		●	
108	TOILET				●					●	●		●	
109	STAIRS			●		●	●				●		●	
110A	GARAGE	●						●			●		●	
110B	SHOP	●						●			●		●	
111	UNIT #1	●						●			●		●	
112	TOILET				●					●	●		●	
113	UNIT #2	●						●			●		●	
114	TOILET				●					●	●		●	
115	UNIT #3	●						●			●		●	
116	TOILET				●					●	●		●	
	SECOND FLOOR													
200	OWNER OFFICE			●					●		●		●	
201	TOILET				●					●	●		●	
202	CLOSET			●					●		●		●	
203	CLOSET			●					●		●		●	

NOTES:

1. GENERAL CONTRACTOR SHALL SUBMIT MATERIALS, COLOR SAMPLES, AND PRODUCT DATA TO ARCHITECT FOR REVIEW AND OWNER APPROVAL PER SPECIFICATIONS.
2. PROVIDE 4" VINYL BASE W/ COVE AT ALL INTERIOR CASEWORK. COORDINATE W/ CASEWORK SUPPLIER.
3. FULL HEIGHT CERAMIC TILE AT ALL SHOWER AND DRESSING AREA WALLS.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION	DATE	REVISION NO.

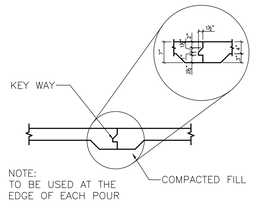
NEW OFFICE AND STORAGE FACILITY FOR:
DOYEN STORAGE
LAWRENCE, WISCONSIN

BAY ARCHITECTS, L L C
3049 PANAMA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

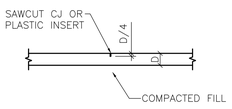
DATE 88/88/8888
FILE 8
JOB NO. 226220

A5

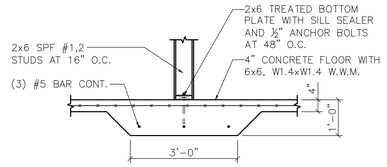
Feb 02, 2023 - 1:58pm
D:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg



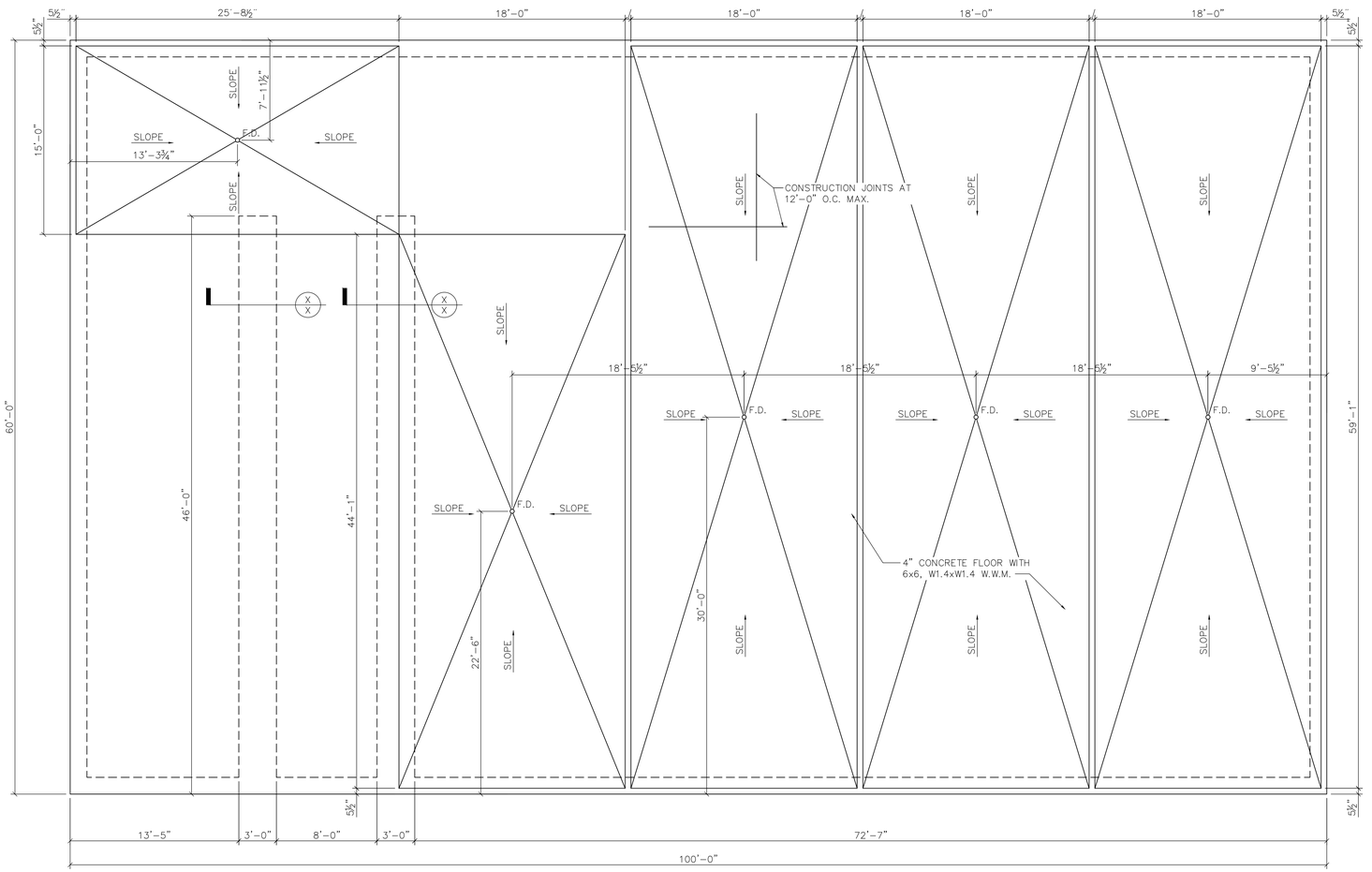
1 / S1 **TYP. CONSTRUCTION JOINT (4" SLAB)**
SCALE: ½"=1'-0"



2 / S1 **TYP. CONTROL JOINT**
SCALE: ½"=1'-0"



3 / S1 **THICKENED SLAB DETAIL**
SCALE: ½"=1'-0"



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

N
W E
S

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION NO.	DATE	REVISION

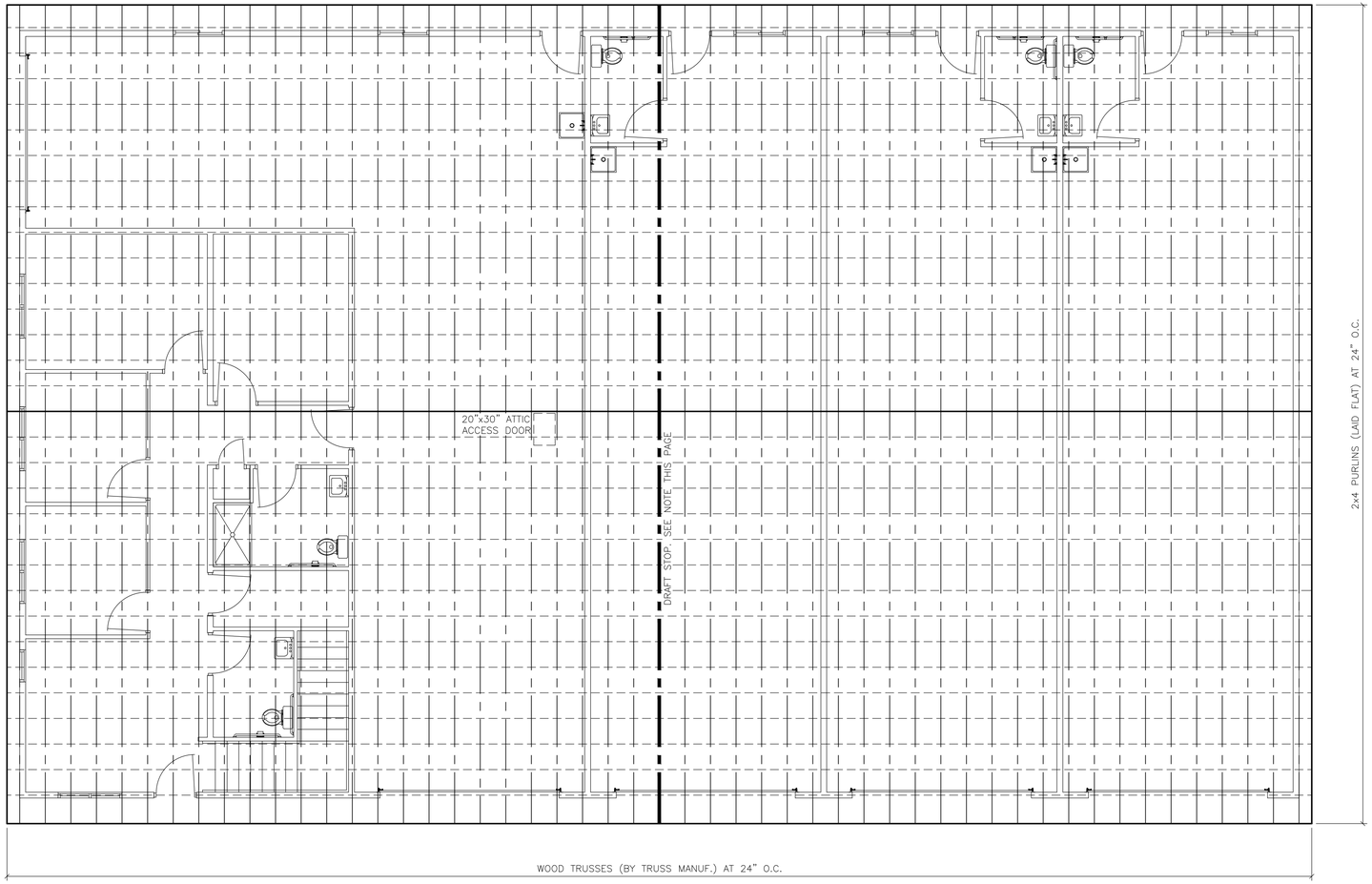
NEW OFFICE AND STORAGE FACILITY FOR:
DOYEN STORAGE
LAWRENCE, WISCONSIN

BAY ARCHITECTS, L L C
3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

DATE 88/88/8888
FILE 8
JOB NO. 226220

S1

Feb 02, 2023 - 1:59pm
O:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg



SITE PLAN

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



HEADER SCHEDULE				
HEADER	SIZE	SHOULDER STUDS	KING STUDS	COMMENTS
H-1	(2) 2x8 SPF #1,2	(2) 2x6	(2) 2x6	(1)
H-2	(2) 2x10 SPF #1,2	(2) 2x6	(2) 2x6	(1)
H-3	(3) 2x10 SPF #1,2	(2) 2x6	(2) 2x6	(1)
H-4	(3) 1 3/4"x12" LVL	(2) 2x6	(2) 2x6	1.9e LVL (1)
H-5	(3) 2x12 SPF #1,2	(2) 2x4	(2) 2x4	(1)

NOTES
1. FASTEN TO KING STUD w/ (8) 12d NAILS

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISION NO.	DATE	REVISION
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

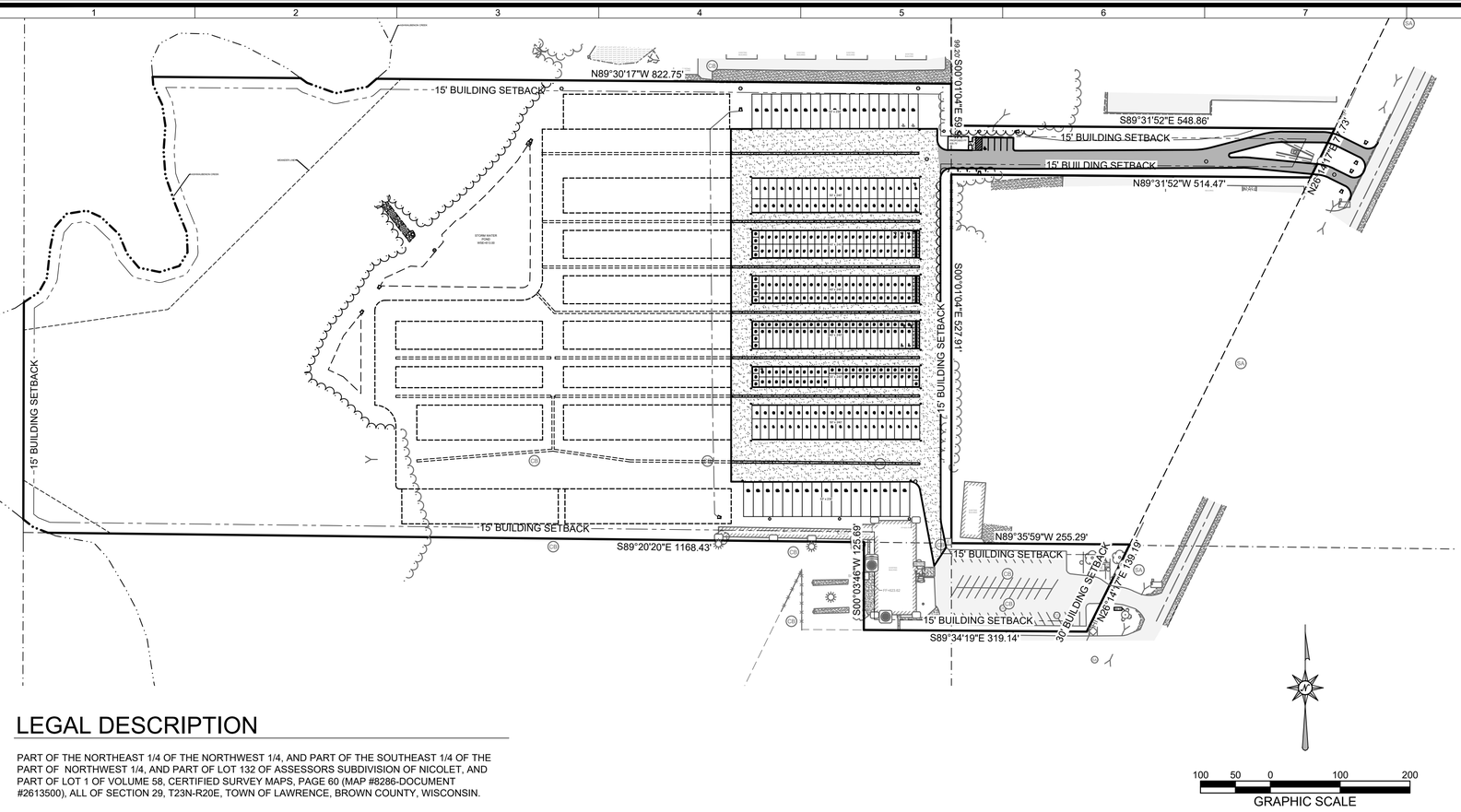
NEW OFFICE AND STORAGE FACILITY FOR:
DOYEN STORAGE
LAWRENCE, WISCONSIN

BAY ARCHITECTS, L L C
3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

DATE 88/88/8888
FILE 8
JOB NO. 226220

S2

Feb 02, 2023 - 1:59pm
O:\BA PROJECTS - ACTIVE\226220 - Doyen Office\226220.dwg





LOCATION MAP

1358 MID VALLEY DR A
DE PERE, WI 54115

NOT TO SCALE

CIVIL SHEETS INDEX

C0.1 COVER SHEET
C1.0 DEMOLITION PLAN
C2.0 SITE PLAN - PHASING
C2.1 SITE PLAN - ENTRANCE
C2.2 SITE PLAN - NORTH
C2.3 SITE PLAN - SOUTH
C2.4 SITE PLAN - PONDS
C3.1 UTILITY PLAN - ENTRANCE
C3.2 UTILITY PLAN - NORTH
C3.3 UTILITY PLAN - SOUTH
C3.4 UTILITY PLAN - PONDS
C4.1 GRADING PLAN - ENTRANCE
C4.2 GRADING PLAN - NORTH
C4.3 GRADING PLAN - SOUTH
C4.4 GRADING PLAN - PONDS
C5.0 EROSION CONTROL PLAN
C5.1 EROSION CONTROL DETAILS
C6.0 SITE DETAILS
C6.1 UTILITY DETAILS
C6.2 GRADING DETAILS
L1.0 LANDSCAPE PLAN

LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE PART OF NORTHWEST 1/4, AND PART OF LOT 132 OF ASSESSORS SUBDIVISION OF NICOLET, AND PART OF LOT 1 OF VOLUME 58, CERTIFIED SURVEY MAPS, PAGE 60 (MAP #8286-DOCUMENT #2613500), ALL OF SECTION 29, T23N-R20E, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

ABBREVIATIONS

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

CIVIL LEGEND

	EXISTING	PROPOSED
CABLE PEDESTAL	C	
ELECTRIC METER		
ELECTRIC PEDESTAL	E	
GUY WIRE		
LIGHT POLE		
POWER POLE		
GAS METER		
GAS VALVE		
BOLLARD		
HANDICAP PARKING		
SANITARY CLEANOUT	CO	CO
SANITARY MANHOLE	SA	SA
CATCH BASIN	CB	CB
CULVERT		
DOWNSPOUT		
INLET		
INLET 2' X 2'		
STORM CLEANOUT		D
STORM MANHOLE	ST	ST
FIBER OPTIC PEDESTAL	FO	
SIGN		
FIRE HYDRANT		
WATER SHUT OFF		
WATER VALVE		

	EXISTING	PROPOSED
EVERGREEN SHRUB		
EVERGREEN TREE		
TREE		
TREE SHRUB		
BUILDING OVERHANG		
UNDERGROUND CABLE	C	
OVERHEAD WIRE	OHP	
UNDERGROUND ELECTRIC	E	
GAS	G	
LANDSCAPE		
FENCE		
GUARDRAIL		
CENTERLINE		
CURB		
PARKING STRIPE		
SANITARY SEWER	SAN	SAN
CULVERT	CLVRT	CLVRT
STORM SEWER	STM	STM
FIBER OPTIC	FO	
WOOD LINE		
RETAINING WALL		
WATERMAIN	WAT	WAT
CONTOUR MAJOR	600	600
CONTOUR MINOR	602	602

	EXISTING	PROPOSED
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
BUILDING		
ASPHALT		
CONCRETE		
GRAVEL		
LANDSCAPE WOOD MULCH		
LANDSCAPE STONE MULCH		

DIGGERS HOTLINE

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

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

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

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC MONTH YEAR.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. 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.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. 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.
9. 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.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
18. FOR NOTES SHOWN THUS, "(1)", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

BLUE REEF STORAGE

COVER SHEET

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C0.1
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:53:56 PM

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SHEET KEY NOTES:

1. REMOVE UTILITY POLE
2. REMOVE TREE AND GRUB ROOTS TO 3' BELOW FINISHED SURFACE
3. CLEAR AND GRUB TREES AS NECESSARY TO 3' BELOW FINISHED SURFACE
4. SAW CUT ASPHALT
5. REMOVE ASPHALT
6. REMOVE CONCRETE
7. RAZE BUILDING
8. REMOVE EXISTING 15" PVC PIPE AND FILL HOLES IN STRUCTURES AS NECESSARY AFTER INSTALLATION OF NEW PIPE; SEE SHEET C3.3
9. ADJUST RIM ELEVATION AS INDICATED ON SHEETS C3.3 AND C4.3 AND PROVIDE SOLID COVER

60 30 0 60 120
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

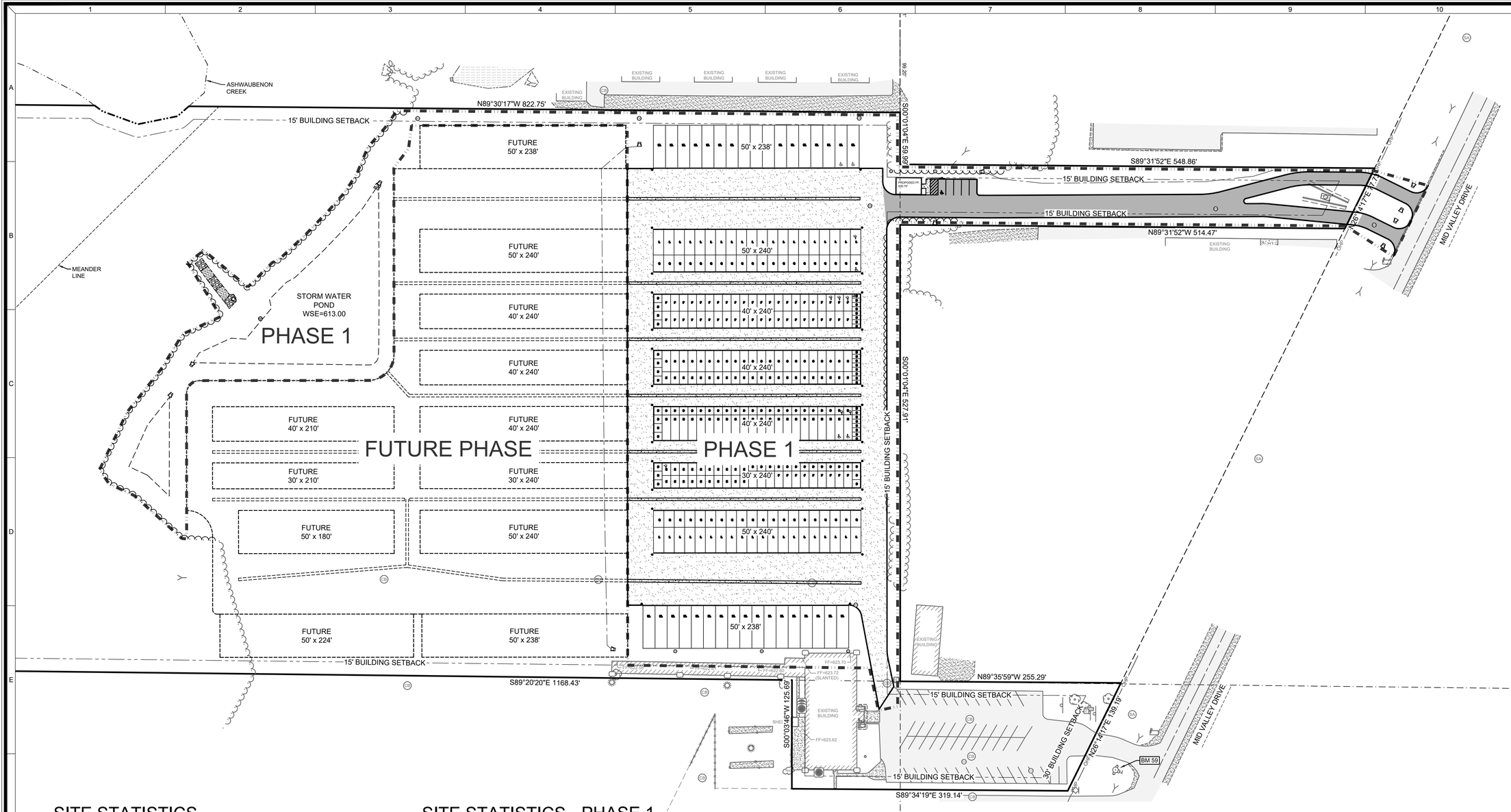
BLUE REEF STORAGE

DEMOLITION PLAN

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER:
SHEET NUMBER
C1.0
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:54:02 PM



SITE STATISTICS

PARCEL ADDRESS:	1358 MID VALLEY DRIVE
PARCEL NUMBER:	L-221
PARCEL SIZE:	909,751 SF (20.89 AC)
ZONING:	L1 - LIMITED INDUSTRIAL DISTRICT
EXISTING SITE	
GREEN SPACE:	864,436 SF (95.0%)
IMPERVIOUS AREA	
BUILDING:	12,471 SF (1.4%)
PAVEMENT:	32,844 SF (3.6%)
TOTAL IMPERVIOUS:	45,315 AF (5.0%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	535,377 SF (12.29 AC)
GREEN SPACE PROVIDED:	443,051 SF (48.7%)
IMPERVIOUS AREA	
BUILDING:	214,672 SF (23.6%)
PAVEMENT:	252,028 SF (27.7%)
TOTAL IMPERVIOUS:	466,700 SF (51.3%)

SITE STATISTICS - PHASE 1

PARCEL ADDRESS:	1358 MID VALLEY DRIVE
PARCEL NUMBER:	L-221
PARCEL SIZE:	909,751 SF (20.89 AC)
ZONING:	L1 - LIMITED INDUSTRIAL DISTRICT
EXISTING SITE	
GREEN SPACE:	864,436 SF (95.0%)
IMPERVIOUS AREA	
BUILDING:	12,471 SF (1.4%)
PAVEMENT:	32,844 SF (3.6%)
TOTAL IMPERVIOUS:	45,315 AF (5.0%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	535,377 SF (12.29 AC)
GREEN SPACE PROVIDED:	678,671 SF (74.6%)
IMPERVIOUS AREA	
BUILDING:	95,972 SF (10.5%)
PAVEMENT:	135,108 SF (14.9%)
TOTAL IMPERVIOUS:	231,080 SF (25.4%)

OWNER

BLUE REEF HOLDINGS
443 N ST. BERNARD DRIVE
DE PERE, WI 54115

60 30 0 60 120
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

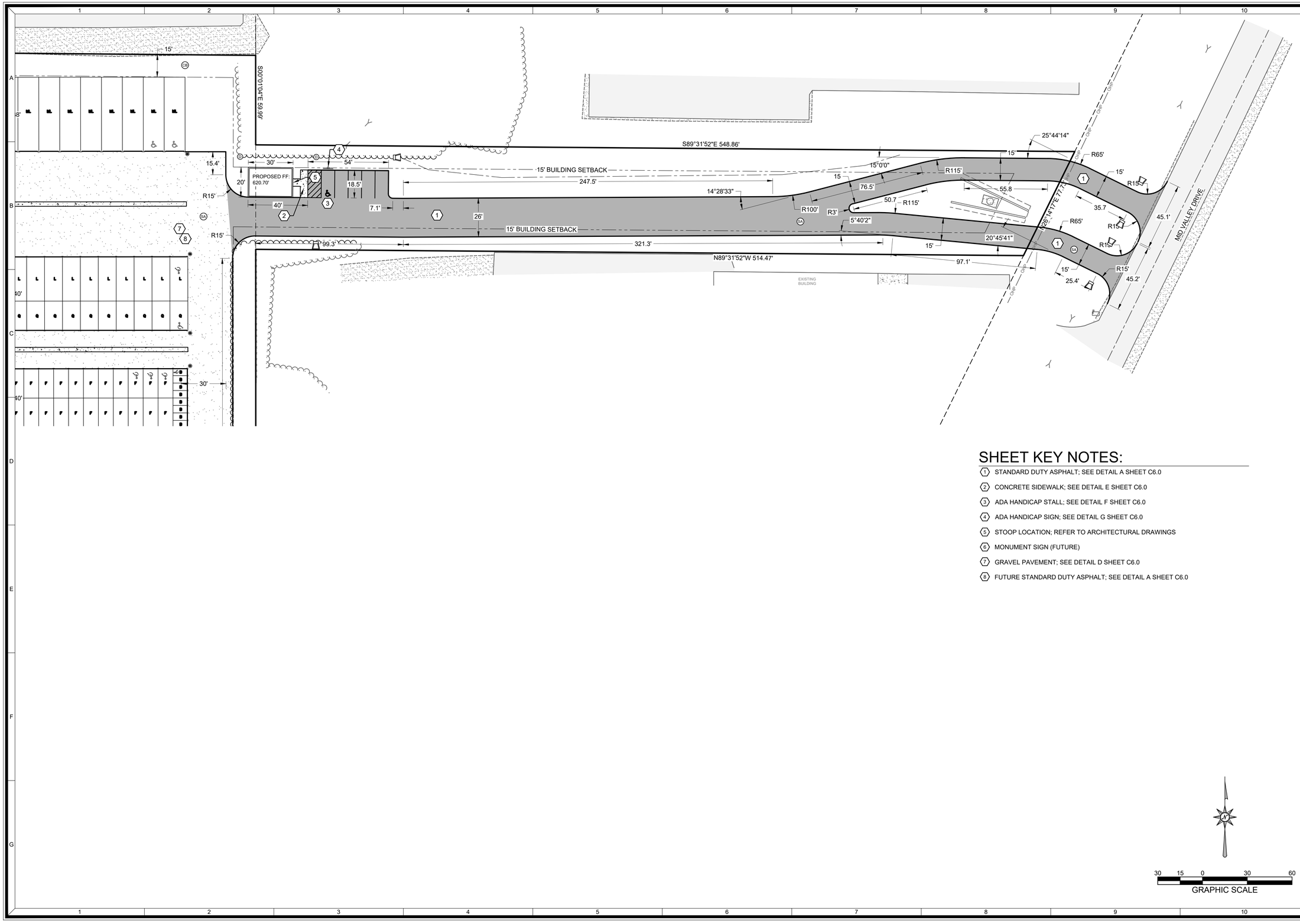
BLUE REEF STORAGE

SITE PLAN - PHASING

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C2.0
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:54:07 PM



SHEET KEY NOTES:

1. STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
2. CONCRETE SIDEWALK; SEE DETAIL E SHEET C6.0
3. ADA HANDICAP STALL; SEE DETAIL F SHEET C6.0
4. ADA HANDICAP SIGN; SEE DETAIL G SHEET C6.0
5. STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
6. MONUMENT SIGN (FUTURE)
7. GRAVEL PAVEMENT; SEE DETAIL D SHEET C6.0
8. FUTURE STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

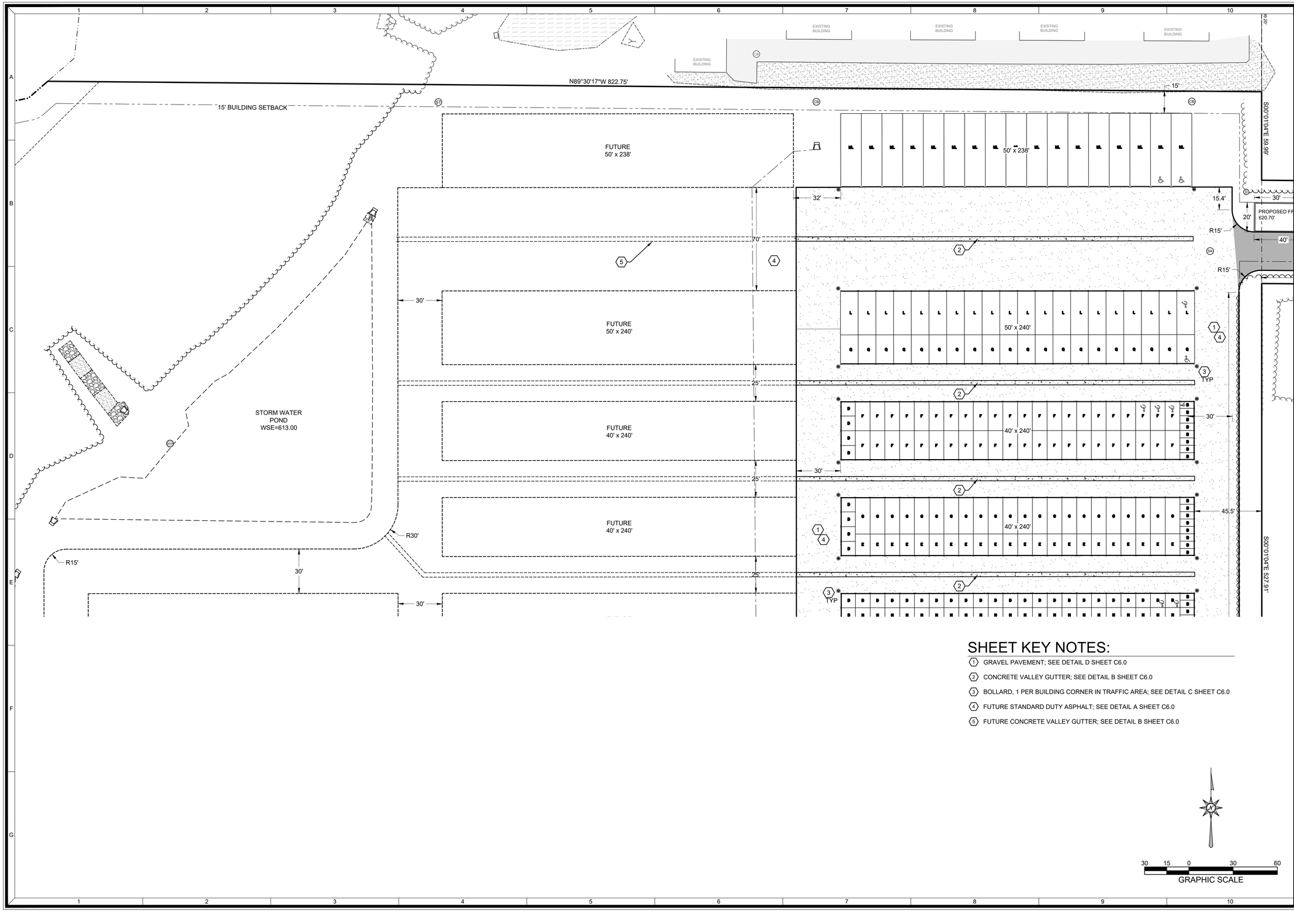
BLUE REEF STORAGE

SITE PLAN - ENTRANCE

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C2.1
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:54:13 PM



SHEET KEY NOTES:

1. GRAVEL PAVEMENT; SEE DETAIL D SHEET C6.0
2. CONCRETE VALLEY GUTTER; SEE DETAIL B SHEET C6.0
3. BOLLARD, 1 PER BUILDING CORNER IN TRAFFIC AREA; SEE DETAIL C SHEET C6.0
4. FUTURE STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
5. FUTURE CONCRETE VALLEY GUTTER; SEE DETAIL B SHEET C6.0

30 15 0 30 60
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

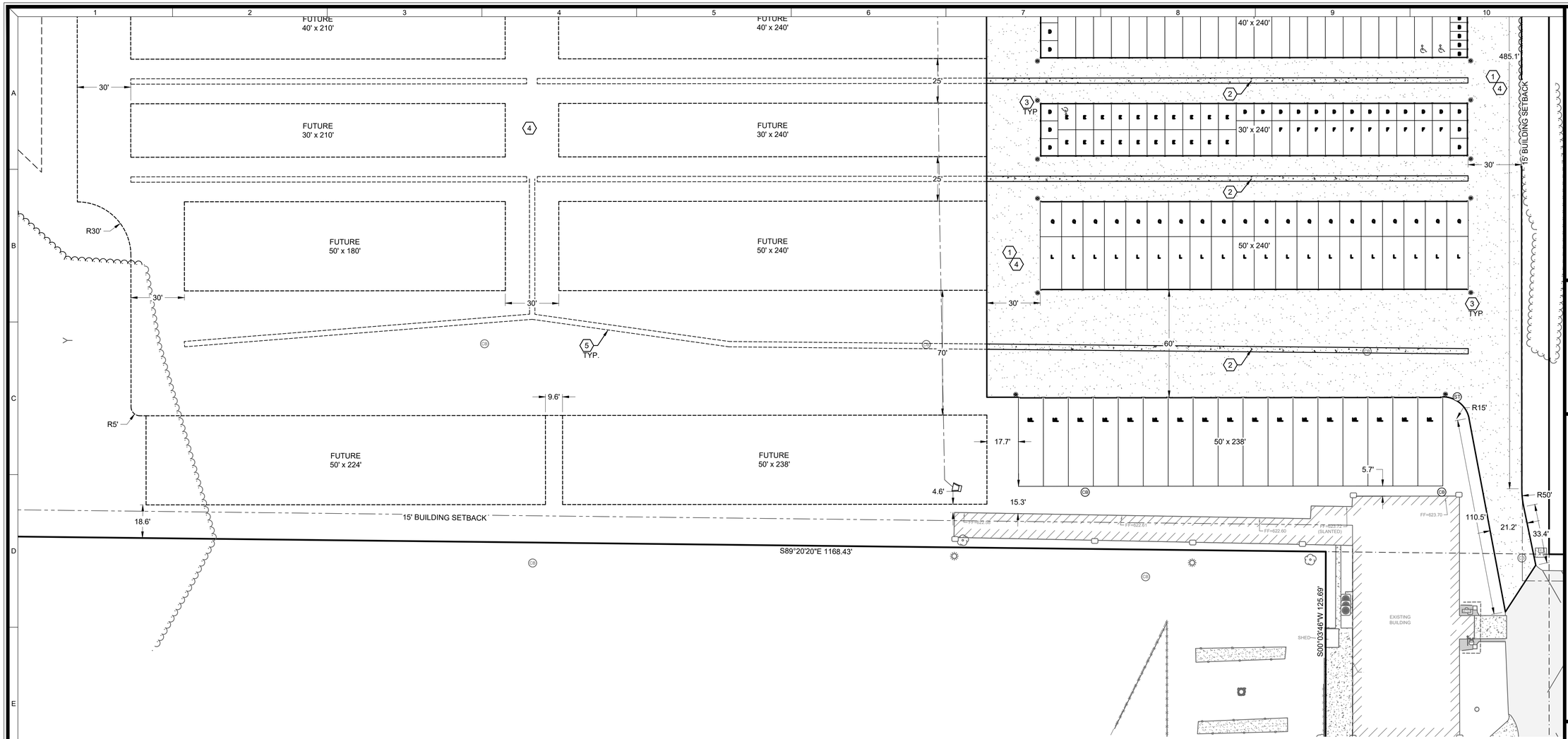
BLUE REEF STORAGE

SITE PLAN - NORTH

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C2.2
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:54:18 PM



SHEET KEY NOTES:

1. GRAVEL PAVEMENT; SEE DETAIL D SHEET C6.0
2. CONCRETE VALLEY GUTTER; SEE DETAIL B SHEET C6.0
3. BOLLARD, 1 PER BUILDING CORNER IN TRAFFIC AREA; SEE DETAIL C SHEET C6.0
4. FUTURE STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
5. FUTURE CONCRETE VALLEY GUTTER; SEE DETAIL B SHEET C6.0

30 15 0 30 60
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

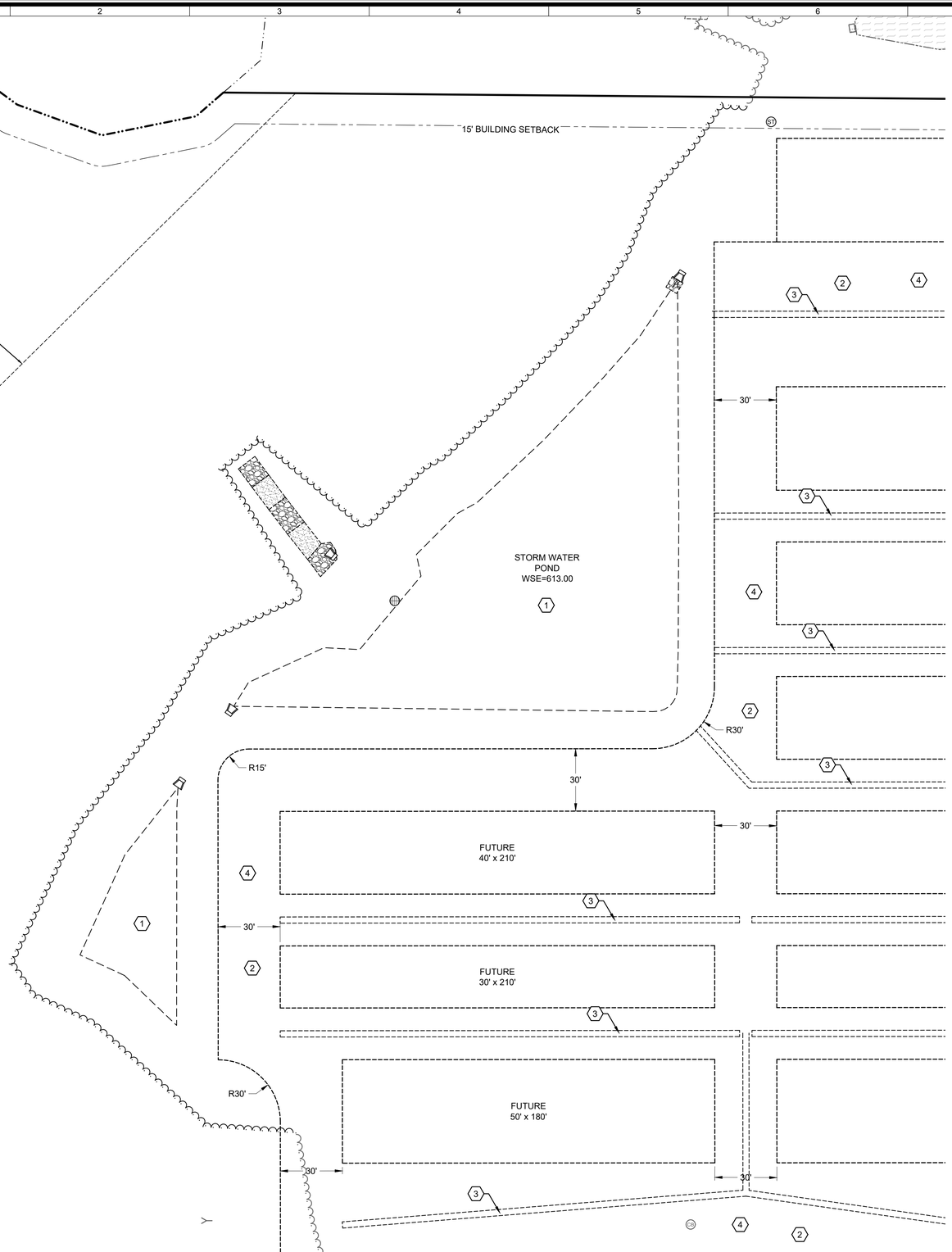
BLUE REEF STORAGE

SITE PLAN - SOUTH

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C2.3
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/3/2023 11:26:18 AM



SHEET KEY NOTES:

1. STORMWATER POND; SEE SHEETS C3.4 AND C4.4
2. FUTURE STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
3. FUTURE CONCRETE VALLEY GUTTER; SEE DETAIL B SHEET C6.0

30 15 0 30 60
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

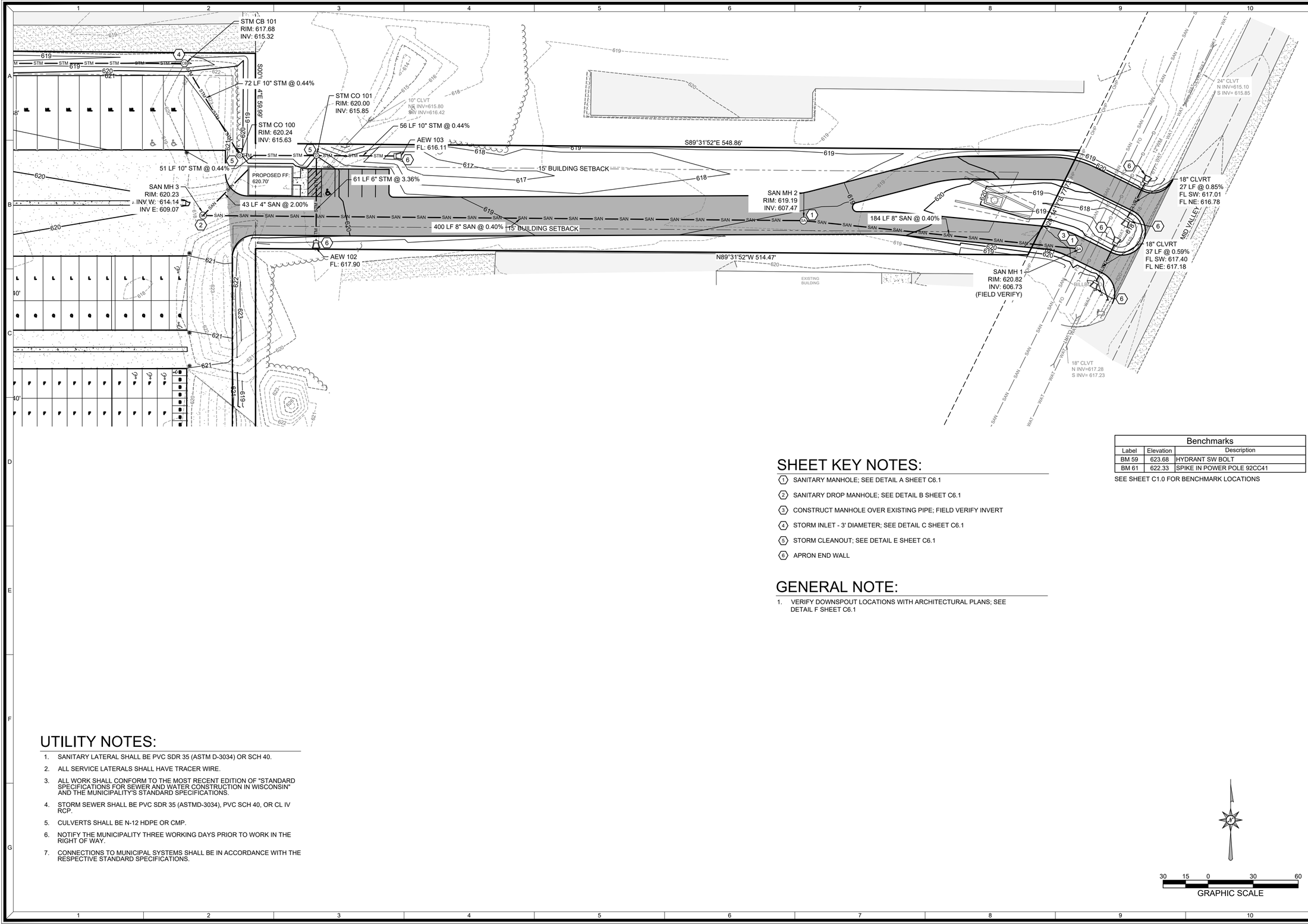
BLUE REEF STORAGE

SITE PLAN - PONDS

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C2.4
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:54:29 PM



SHEET KEY NOTES:

1. SANITARY MANHOLE; SEE DETAIL A SHEET C6.1
2. SANITARY DROP MANHOLE; SEE DETAIL B SHEET C6.1
3. CONSTRUCT MANHOLE OVER EXISTING PIPE; FIELD VERIFY INVERT
4. STORM INLET - 3' DIAMETER; SEE DETAIL C SHEET C6.1
5. STORM CLEANOUT; SEE DETAIL E SHEET C6.1
6. APRON END WALL

GENERAL NOTE:

1. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS; SEE DETAIL F SHEET C6.1

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS

UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
3. 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.
4. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034), PVC SCH 40, OR CL IV RCP.
5. CULVERTS SHALL BE N-12 HDPE OR CMP.
6. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
7. CONNECTIONS TO MUNICIPAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE RESPECTIVE STANDARD SPECIFICATIONS.

30 15 0 30 60
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

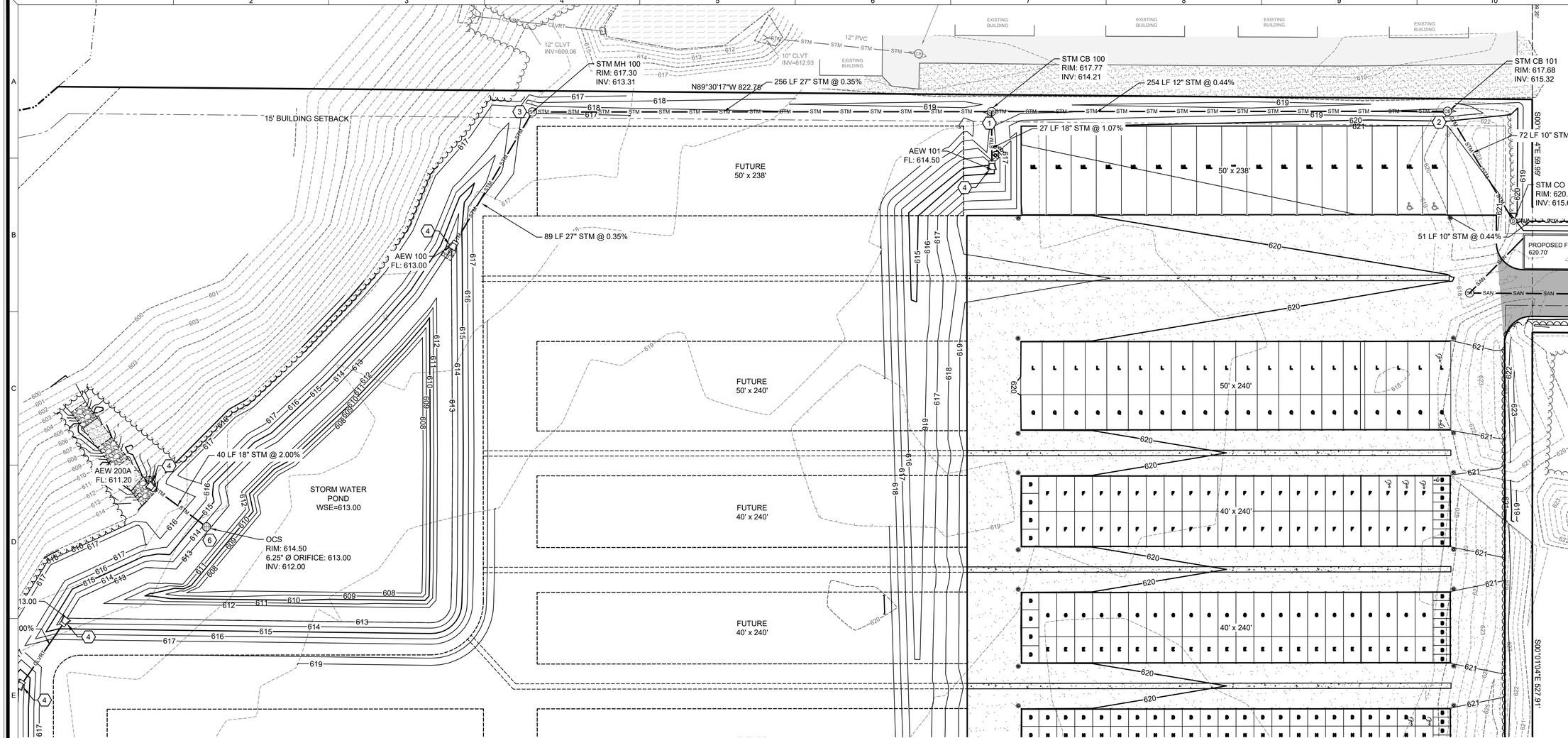
BLUE REEF STORAGE

UTILITY PLAN - ENTRANCE

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C3.1
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:54:38 PM



SHEET KEY NOTES:

1. STORM INLET - 5' DIAMETER; SEE DETAIL C SHEET C6.1
2. STORM INLET - 3' DIAMETER; SEE DETAIL C SHEET C6.1
3. STORM MANHOLE - 5' DIAMETER; SEE DETAIL D SHEET C6.1
4. APRON END WALL
5. PRIMARY OUTFALL OUTLET STRUCTURE; SEE DETAIL G SHEET C6.1

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS

GENERAL NOTE:

1. SEE SHEET C3.1 FOR UTILITY NOTES.
2. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS; SEE DETAIL F SHEET C6.1

30 15 0 30 60
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

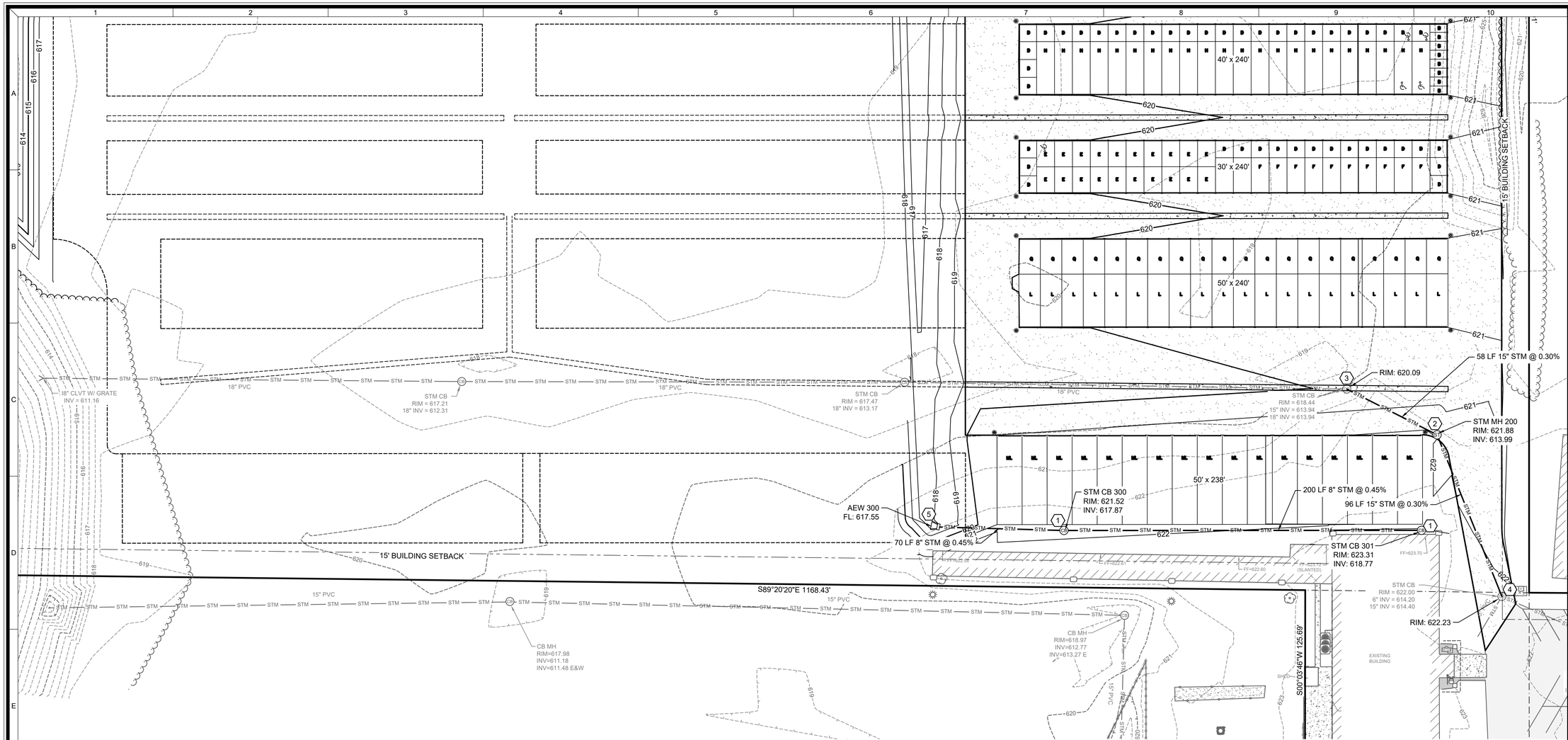
BLUE REEF STORAGE

UTILITY PLAN - NORTH

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C3.2
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:54:45 PM



Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS

SHEET KEY NOTES:

1. STORM CLEANOUT; SEE DETAIL E SHEET C6.1
2. STORM MANHOLE - 3' DIAMETER; SEE DETAIL C SHEET C6.1
3. ADJUST RIM TO PROPOSED ELEVATION AND REPLACE GRATE WITH SOLID LID
4. CONNECT TO EXISTING STORM STRUCTURE. FILL HOLES IN STRUCTURE AS NECESSARY FROM DEMOLISHED STORM SEWER.
5. APRON ENDWALL

GENERAL NOTE:

1. SEE SHEET C3.1 FOR UTILITY NOTES.
2. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS; SEE DETAIL F SHEET C6.1

30 15 0 30 60
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

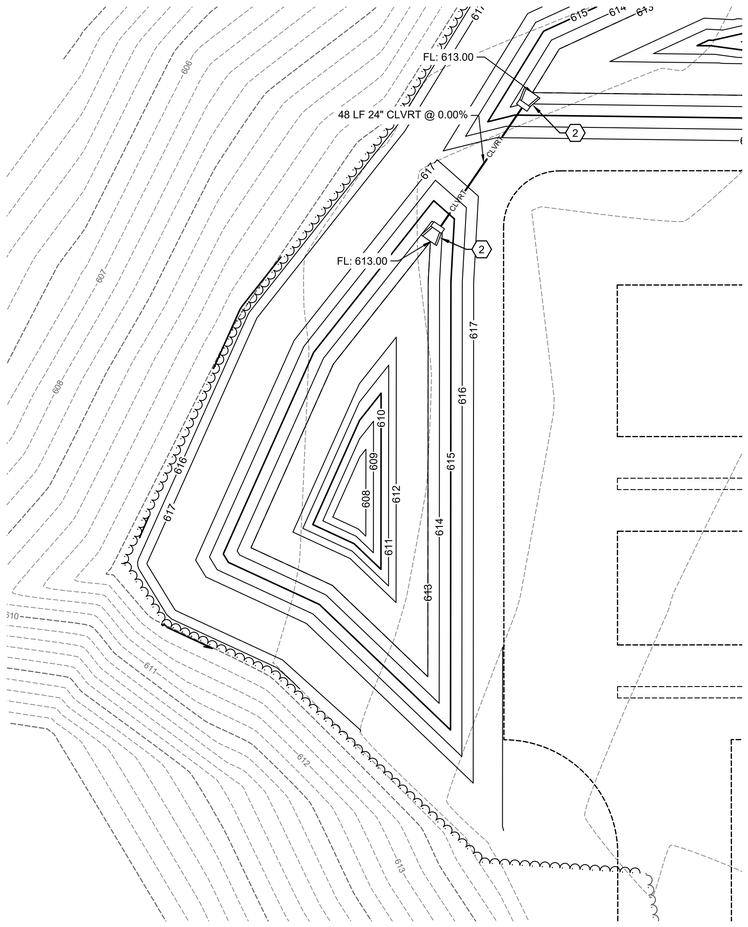
BLUE REEF STORAGE

UTILITY PLAN - SOUTH

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C3.3
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/3/2023 11:26:23 AM



SOUTH POND

SHEET KEY NOTES:

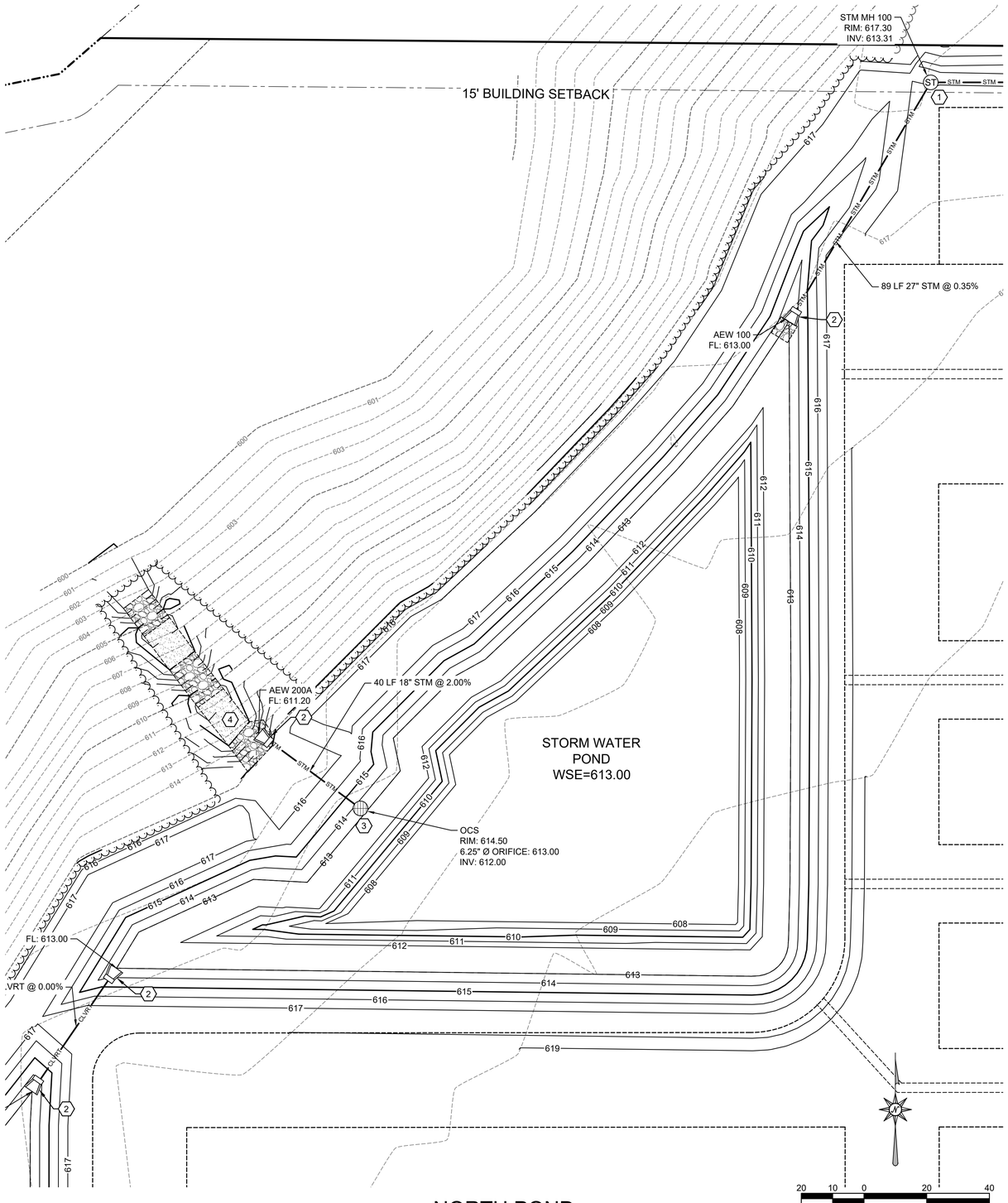
1. STORM MANHOLE - 5' DIAMETER; SEE DETAIL D SHEET C6.1
2. APRON END WALL
4. PRIMARY OUTFALL OUTLET STRUCTURE; SEE DETAIL G SHEET C6.1
5. STEP POOL OUTFALL; SEE DETAIL C SHEET C6.2

GENERAL NOTE:

1. SEE SHEET C3.1 FOR UTILITY NOTES.
2. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS; SEE DETAIL F SHEET C6.1

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS



NORTH POND

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

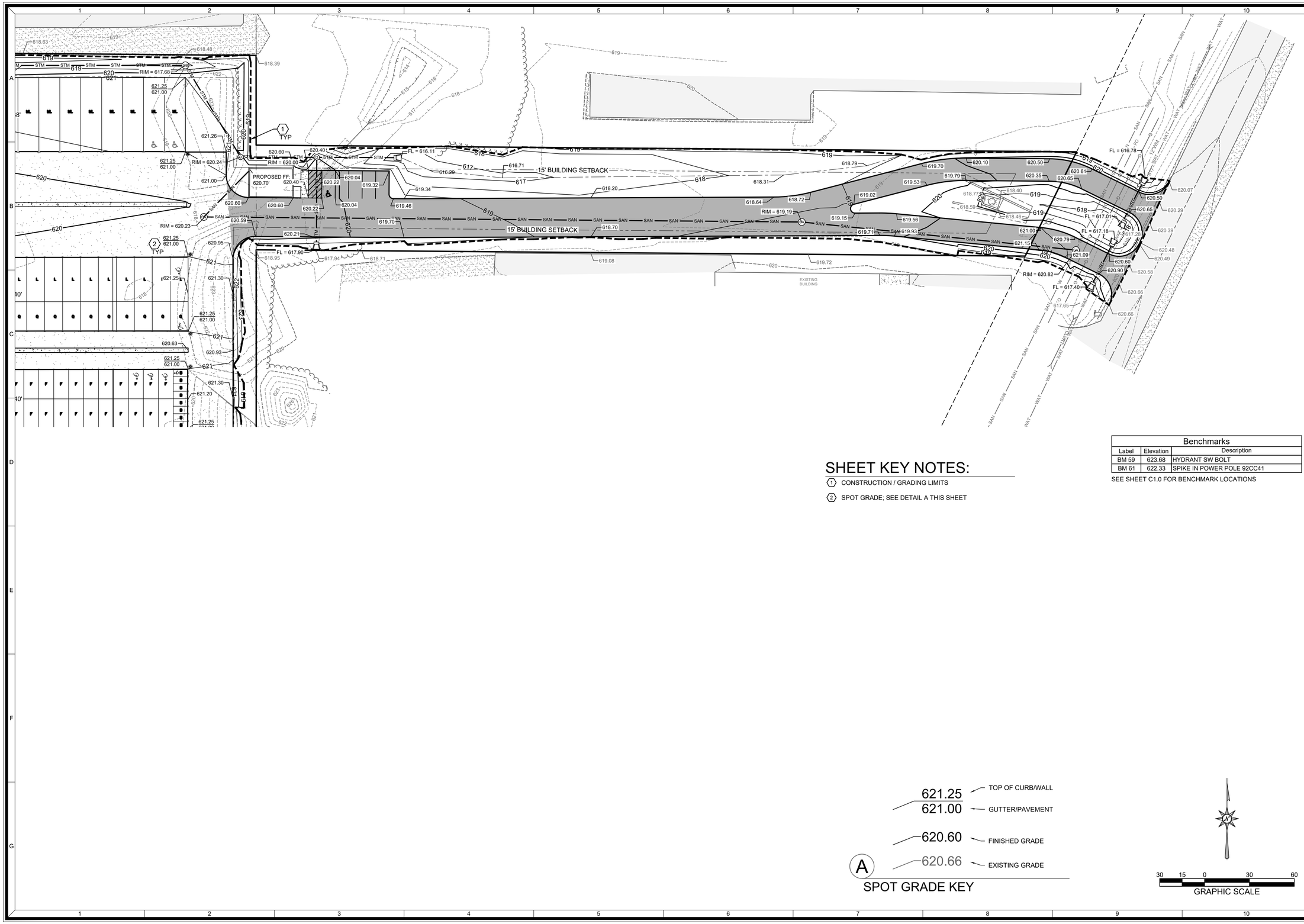
BLUE REEF STORAGE

UTILITY PLAN - PONDS

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C3.4
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:55:03 PM



SHEET KEY NOTES:

1. CONSTRUCTION / GRADING LIMITS
2. SPOT GRADE; SEE DETAIL A THIS SHEET

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS

621.25 — TOP OF CURB/WALL
621.00 — GUTTER/PAVEMENT
620.60 — FINISHED GRADE
A 620.66 — EXISTING GRADE

SPOT GRADE KEY

30 15 0 30 60

GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

BLUE REEF STORAGE

GRADING PLAN - ENTRANCE

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C4.1
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:55:11 PM



SHEET KEY NOTES:

1. CONSTRUCTION / GRADING LIMITS
2. SPOT GRADE; SEE DETAIL A THIS SHEET
3. STORM WATER POND; SEE DETAIL A SHEET C6.2
4. EMERGENCY OVERFLOW WEIR; SEE DETAIL B SHEET C6.2

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS

621.25 — TOP OF CURB/WALL
621.00 — GUTTER/PAVEMENT
620.60 — FINISHED GRADE
A 620.66 — EXISTING GRADE

SPOT GRADE KEY

30 15 0 30 60
GRAPHIC SCALE

MACH IV
ENGINEERING · SURVEYING · ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

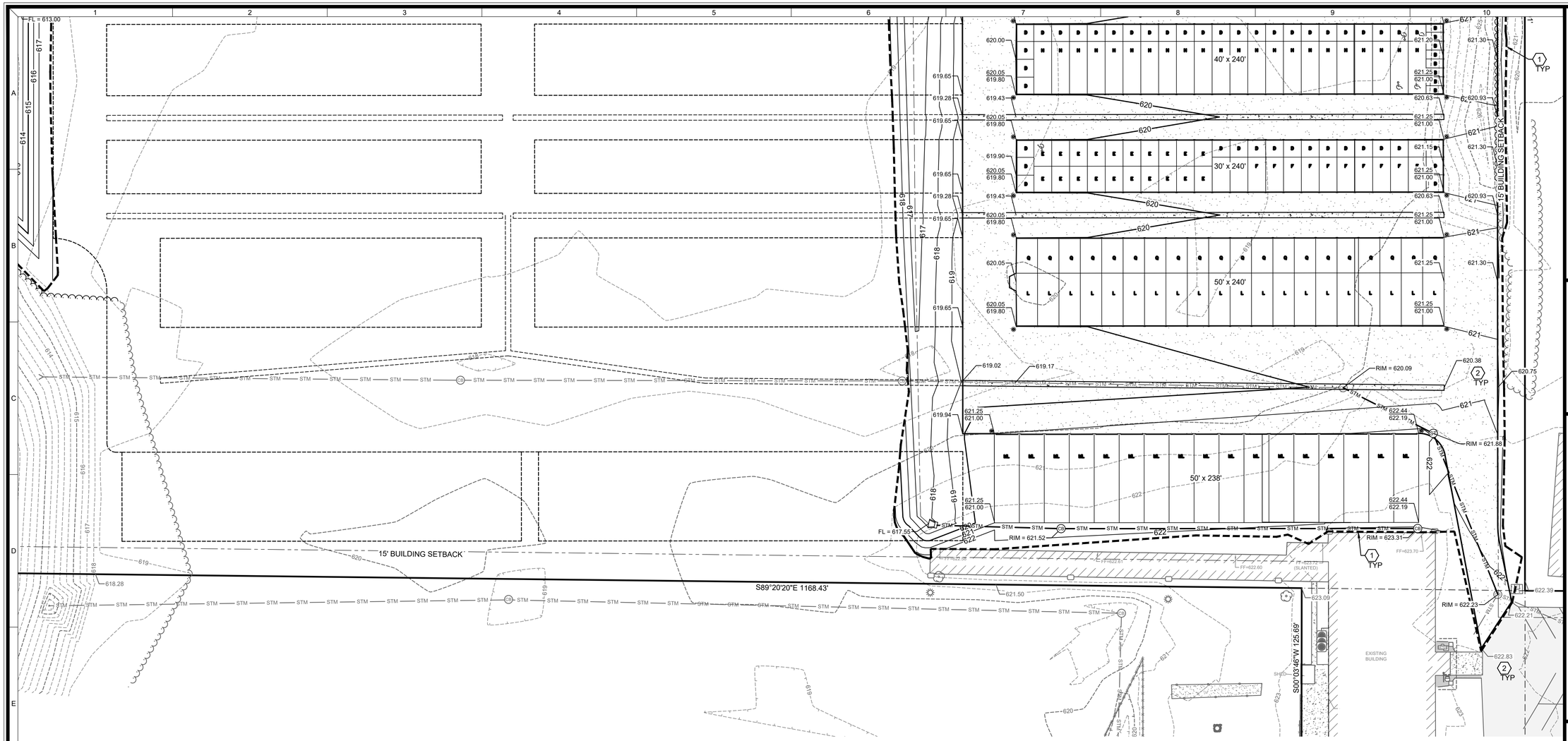
BLUE REEF STORAGE

GRADING PLAN - NORTH

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C4.2
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:55:20 PM



SHEET KEY NOTES:

1. CONSTRUCTION / GRADING LIMITS
2. SPOT GRADE; SEE DETAIL A THIS SHEET

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS

621.25 / 621.00 — TOP OF CURB/WALL / GUTTER/PAVEMENT

620.60 — FINISHED GRADE

A 620.66 — EXISTING GRADE

SPOT GRADE KEY

30 15 0 30 60

GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

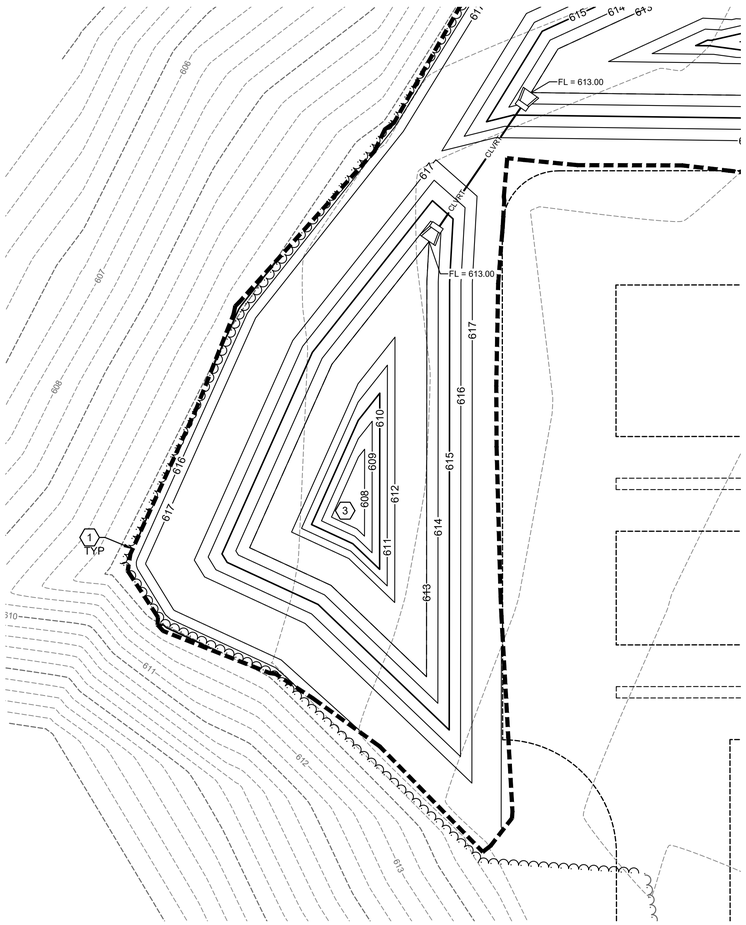
BLUE REEF STORAGE

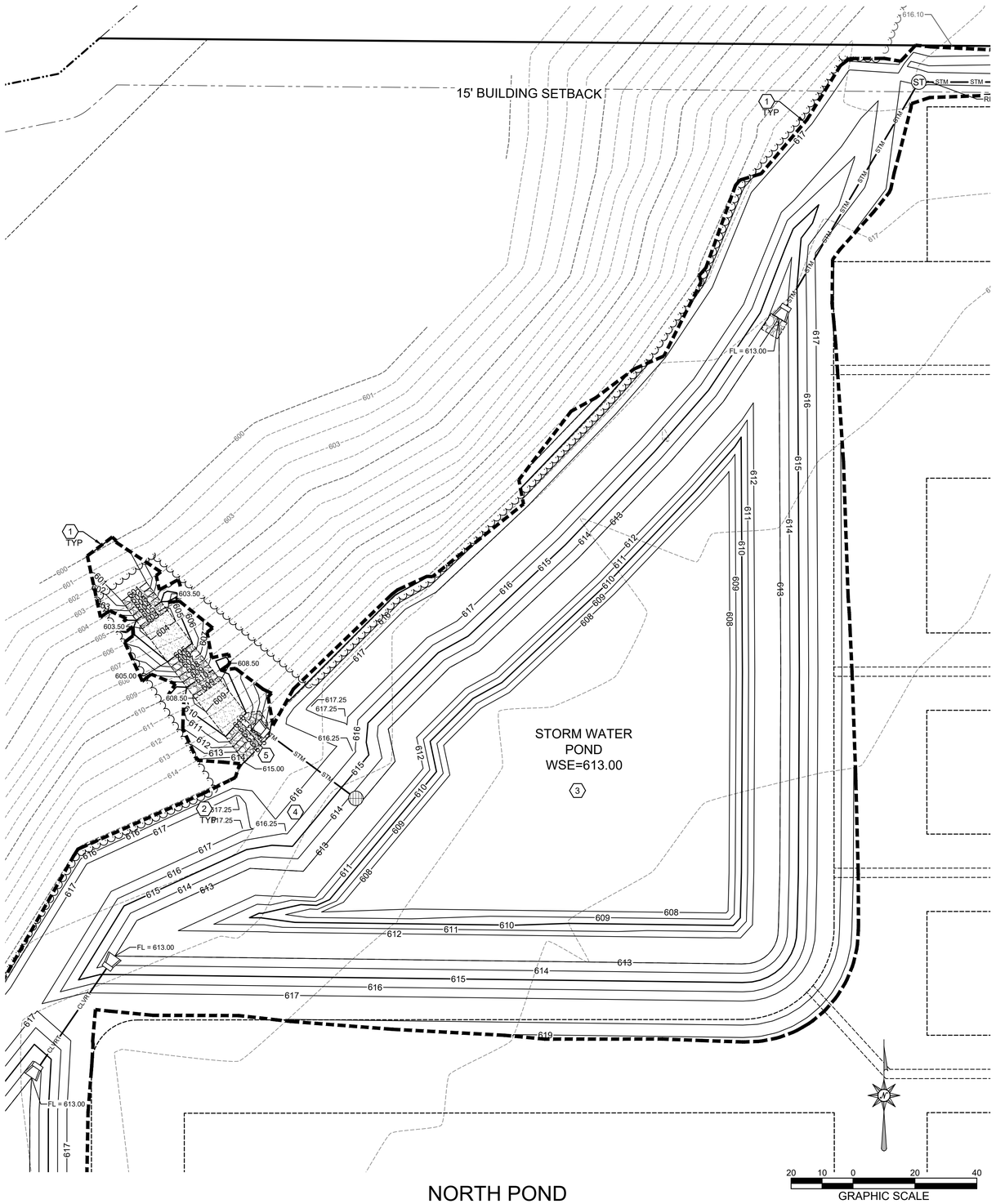
GRADING PLAN - SOUTH

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C4.3
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/3/2023 11:26:28 AM





SHEET KEY NOTES:

1. CONSTRUCTION / GRADING LIMITS
2. SPOT GRADE; SEE DETAIL A THIS SHEET
3. STORM WATER POND; SEE DETAIL A SHEET C6.2
4. EMERGENCY OVERFLOW WEIR; SEE DETAIL B SHEET C6.2
5. STEP POOL OUTFALL; SEE DETAIL C SHEET C6.2

Benchmarks		
Label	Elevation	Description
BM 59	623.68	HYDRANT SW BOLT
BM 61	622.33	SPIKE IN POWER POLE 92CC41

SEE SHEET C1.0 FOR BENCHMARK LOCATIONS

621.25 — TOP OF CURB/WALL
621.00 — GUTTER/PAVEMENT
620.60 — FINISHED GRADE
A 620.66 — EXISTING GRADE

SPOT GRADE KEY

20 10 0 20 40
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

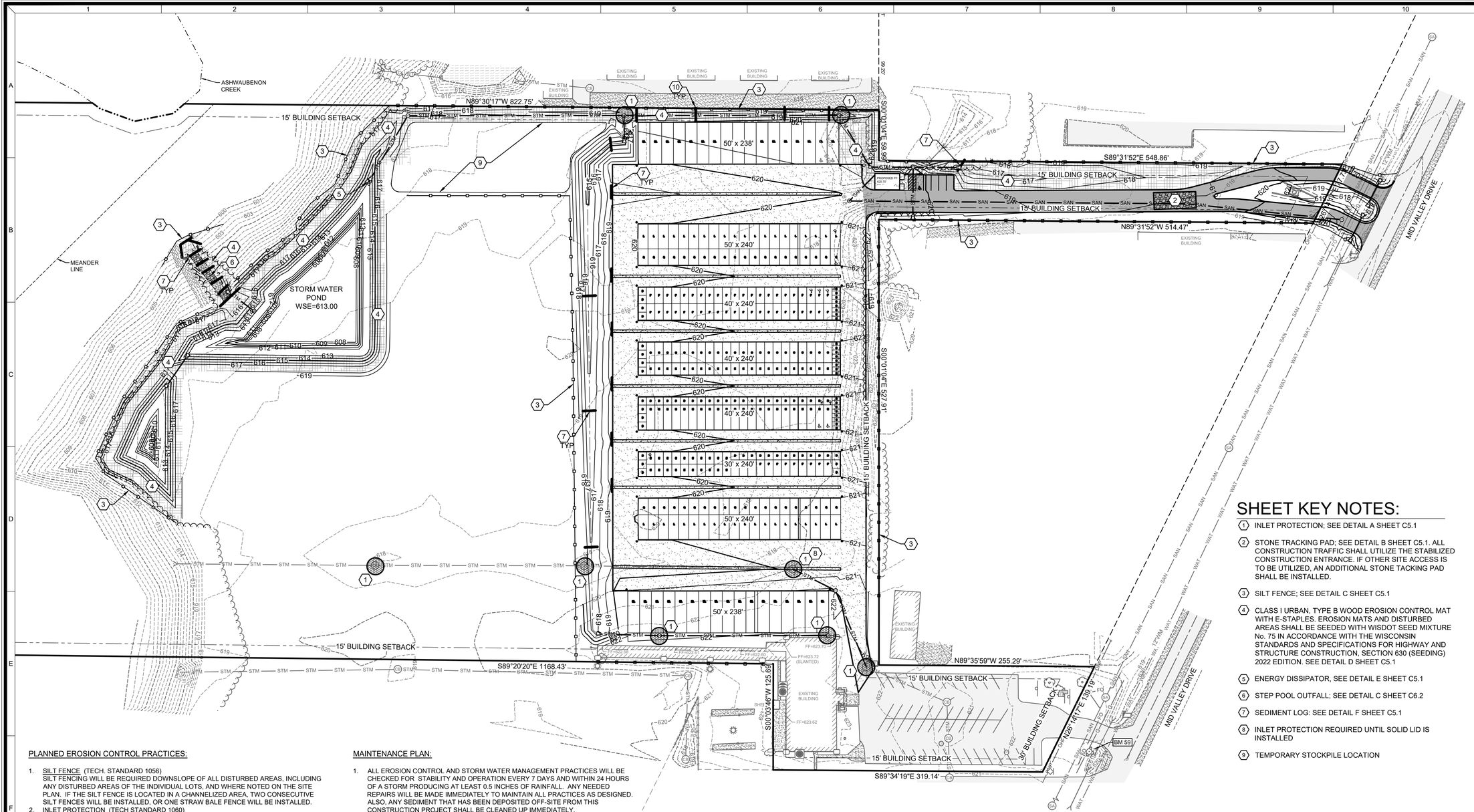
BLUE REEF STORAGE

GRADING PLAN - PONDS

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C4.4
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:55:52 PM



SHEET KEY NOTES:

1. INLET PROTECTION; SEE DETAIL A SHEET C5.1
2. STONE TRACKING PAD; SEE DETAIL B SHEET C5.1. ALL CONSTRUCTION TRAFFIC SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE. IF OTHER SITE ACCESS IS TO BE UTILIZED, AN ADDITIONAL STONE TACKING PAD SHALL BE INSTALLED.
3. SILT FENCE; SEE DETAIL C SHEET C5.1
4. CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES. EROSION MATS AND DISTURBED AREAS SHALL BE SEEDED WITH WISDOT SEED MIXTURE No. 75 IN ACCORDANCE WITH THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 630 (SEEDING) 2022 EDITION. SEE DETAIL D SHEET C5.1
5. ENERGY DISSIPATOR, SEE DETAIL E SHEET C5.1
6. STEP POOL OUTFALL; SEE DETAIL C SHEET C6.2
7. SEDIMENT LOG: SEE DETAIL F SHEET C5.1
8. INLET PROTECTION REQUIRED UNTIL SOLID LID IS INSTALLED
9. TEMPORARY STOCKPILE LOCATION

PLANNED EROSION CONTROL PRACTICES:

1. SILT FENCE (TECH. STANDARD 1056)
   SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. INLET PROTECTION (TECH STANDARD 1060)
   INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. DUST CONTROL (TECH STANDARD 1068)
   DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
   SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
   A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. EROSION CONTROL MATS (TECH. STANDARD 1053)
   EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. DEWATERING (TECH STANDARD 1061)
   SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF $\frac{1}{3}$ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

CONSTRUCTION SEQUENCE:

APRIL 2023 - DECEMBER 2023

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- CONSTRUCT WET POND AS TEMPORARY SEDIMENT BASIN
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT BUILDINGS
- INSTALL SITE UTILITIES
- INSTALL BASE COURSE
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE DEBRIS, ACCUMULATED SEDIMENT, AND EROSION CONTROL BMPS UPON SITE STABILIZATION

60 30 0 60 120
GRAPHIC SCALE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

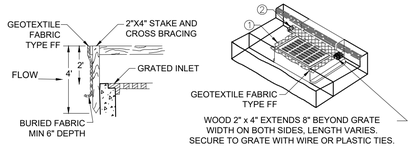
BLUE REEF STORAGE

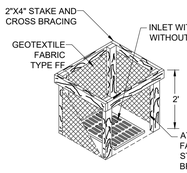
EROSION CONTROL PLAN

NO.	REVISION DESCRIPTION

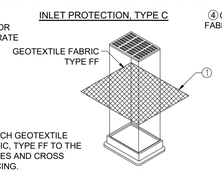
DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER:
SHEET NUMBER
C5.0
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/3/2023 11:26:33 AM

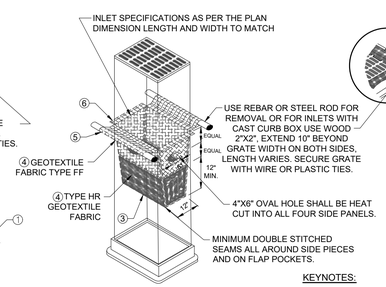




INLET PROTECTION, TYPE A



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



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

INSTALLATION NOTES TYPE D-HR

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INSTALLATION NOTES TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

KEYNOTES:

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN BAG AND THE STRUCTURE, MEASURED FROM BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

④ GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.

⑤ FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FABRIC BAG.

⑥ SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

⑦ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 2". THE REBAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

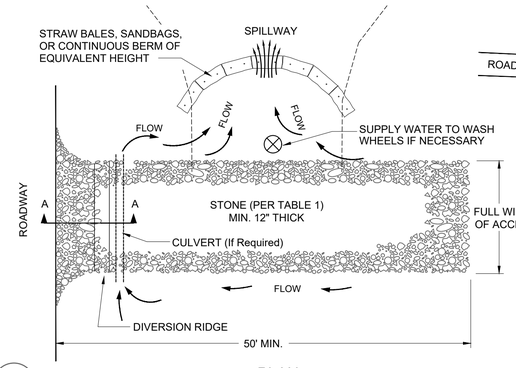
INLET PROTECTION TYPES:

1. ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.
2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C(DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS.

A

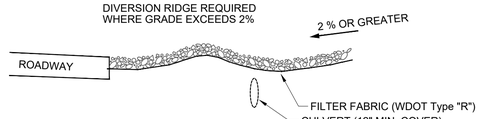
INLET PROTECTION

TABLE 1: GRADATION FOR STONE TRACKING PADS	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



PLAN

B

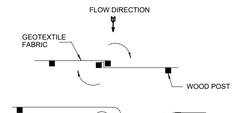


SECTION A - A

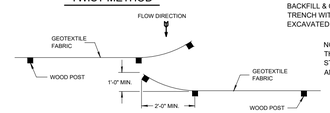
NOTES:

1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

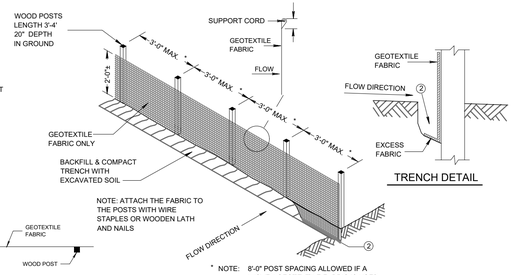
STONE TRACKING PAD



TWIST METHOD



HOOK METHOD

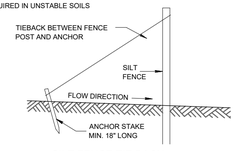


TRENCH DETAIL

* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

JOINING TWO LENGTHS OF SILT FENCE ⑤



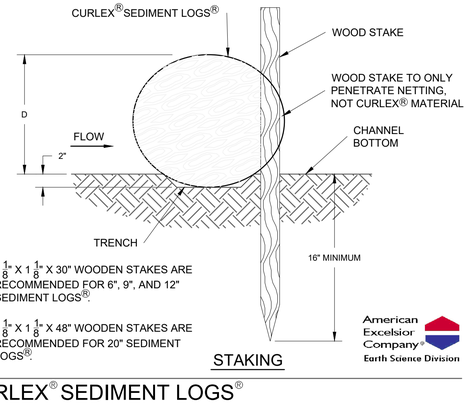
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

C

SILT FENCE



1 1/8" X 1 1/8" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS®.

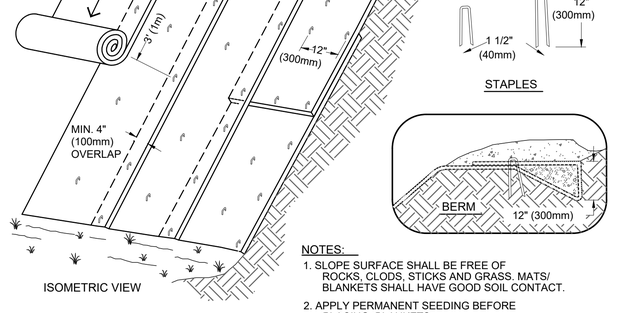
1 1/8" X 1 1/8" X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS®.

STAKING

American Excelsior Company® Earth Science Division

F

CURLEX® SEDIMENT LOGS®



ISOMETRIC VIEW

STAPLES

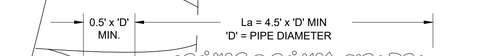
TYPICAL SLOPE SOIL STABLIZATION

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

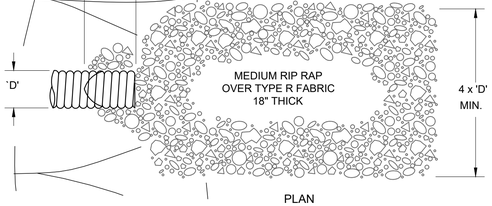
D

EROSION CONTROL MAT FOR SLOPE INSTALLATION



THICKNESS ('d') = 1.5 x MAX. ROCK DIAMETER (18" MIN.)

SECTION



PLAN

NOTES:

1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.

E

ENERGY DISSIPATOR

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

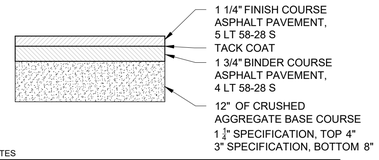
BLUE REEF STORAGE

EROSION CONTROL DETAILS

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C5.1
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:55:54 PM

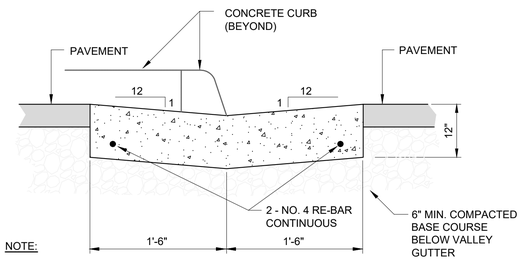


NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

A

STANDARD DUTY ASPHALT PAVEMENT

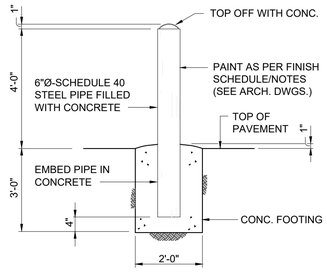


NOTE:

1. CONTRACTION JOINTS SHALL BE PLACED AT 10' ON CENTER MAXIMUM
2. EXPANSION JOINTS SHALL BE PLACED AT 50' ON CENTER, MAXIMUM

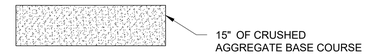
B

36" CONCRETE VALLEY GUTTER



C

PIPE BOLLARD - 6"

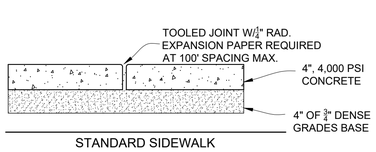


NOTES

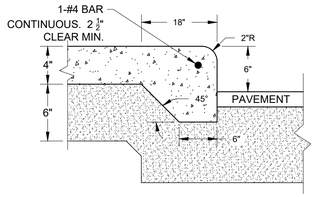
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

D

GRAVEL - STANDARD DUTY



STANDARD SIDEWALK



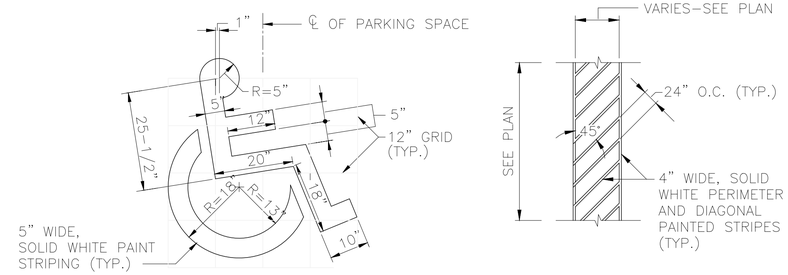
THICKENED EDGE FOR
MONOLITHIC SIDEWALK

NOTES:

1. CONCRETE SHALL RECEIVE A BROOMED FINISH.
2. JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER. (10' MAX).
3. SIDEWALK WIDTH VARIES.

E

CONCRETE SIDEWALK

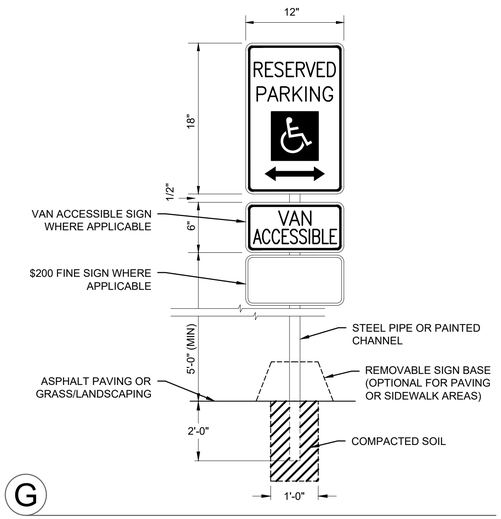


H.C. SYMBOL

PAINTED ISLAND/
ACCESS AISLE

F

HANDICAP PAVEMENT MARKING DETAILS



G

ADA HANDICAP SIGN

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

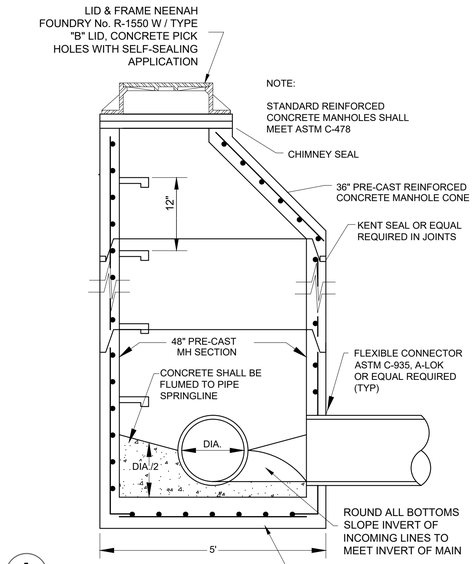
BLUE REEF STORAGE

SITE DETAILS

NO.	REVISION DESCRIPTION

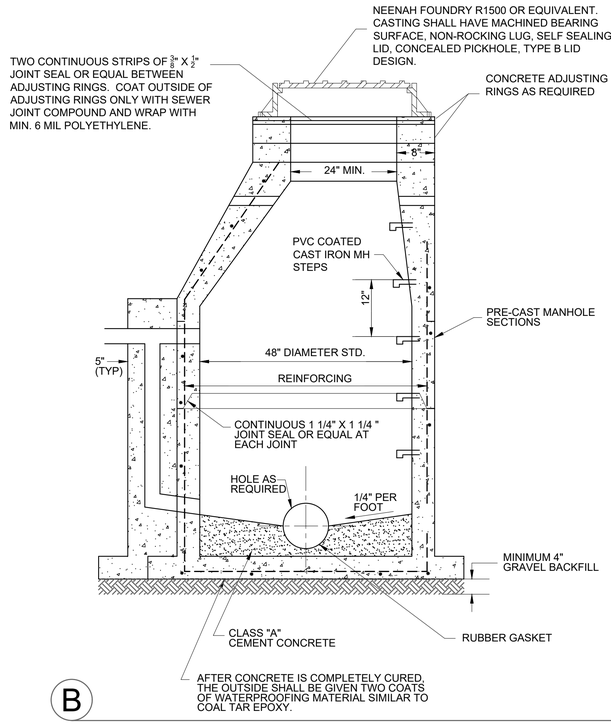
DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C6.0
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:55:57 PM



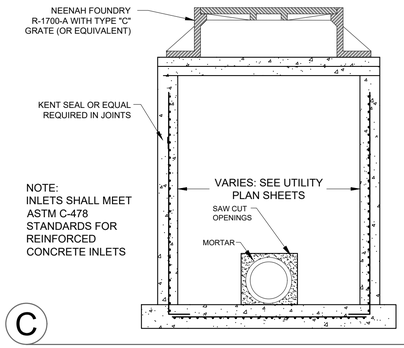
A

SANITARY SEWER MANHOLE



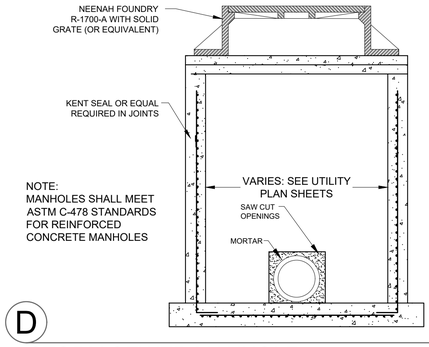
B

SANITARY SEWER DROP MANHOLE



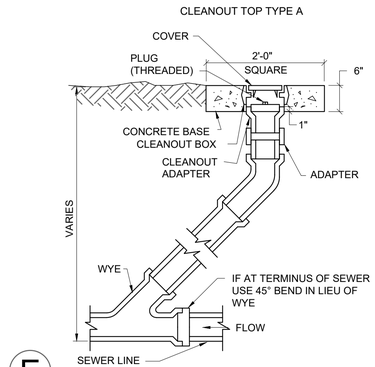
C

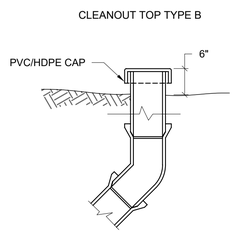
STORM SEWER INLET



D

STORM SEWER MANHOLE



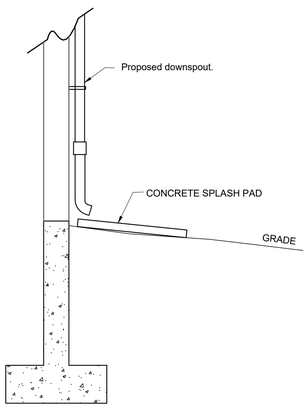


NOTES:

1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS

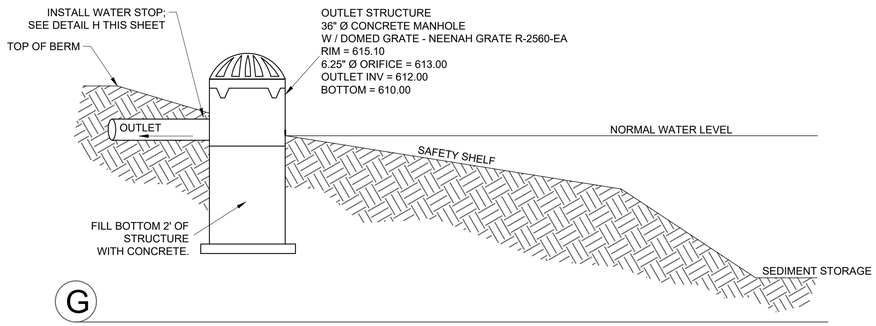
E

CLEANOUT



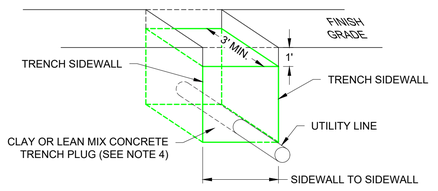
F

DOWNSPOUT DETAIL



G

POND OUTLET STRUCTURE



NOTES

1. WATER STOP SHALL BE PLACED AT DOWNSTREAM SIDE OF OUTLET STRUCTURE TO PREVENT SEEPAGE THROUGH UTILITY TRENCH.
2. WATER STOP SHALL BE A MINIMUM OF 3 FEET IN LENGTH AND THE HEIGHT OF THE PLUG SHALL EXTEND FROM THE BOTTOM OF THE DESIGNED UTILITY TRENCH TO 1 FOOT BELOW THE DESIGN SURFACE GRADE.
3. THE PLUG SHALL COMPLETELY ENCASE THE UTILITY PIPE(S) AND EXTEND FROM THE TRENCH SIDEWALL TO SIDEWALL.
4. THE TRENCH PLUG MIXTURE SHALL CONSIST OF A COMPACTED MIXTURE OF 50 PERCENT CLAY AND 50 PERCENT HIGH-YIELD 200 MESH SODIUM BENTONITE CLAY OR LOW FLOW LEAN MIX CONCRETE.

H

WATER STOP

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

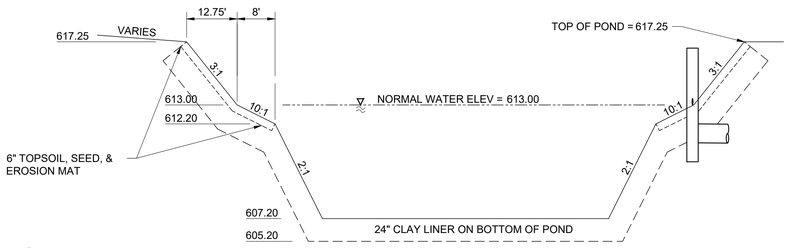
BLUE REEF STORAGE

UTILITY DETAILS

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C6.1
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:55:59 PM

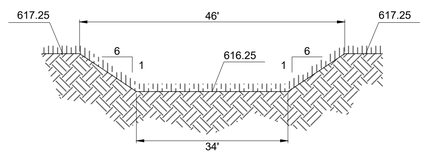


A

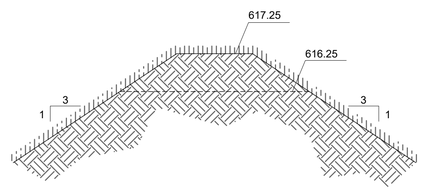
WET POND TYPICAL SECTION

CLAY LINER CRITERIA:

1. 50% FINES (200 SIEVE) OR MORE IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10^ -6 CM/SEC OR LESS.
2. AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER WITH NO VALUE LESS THAN 14
3. AVERAGE PI OF 7 OR MORE WITH NO VALUES LESS THAN 5
4. CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204



TRANSVERSE X-SECTION

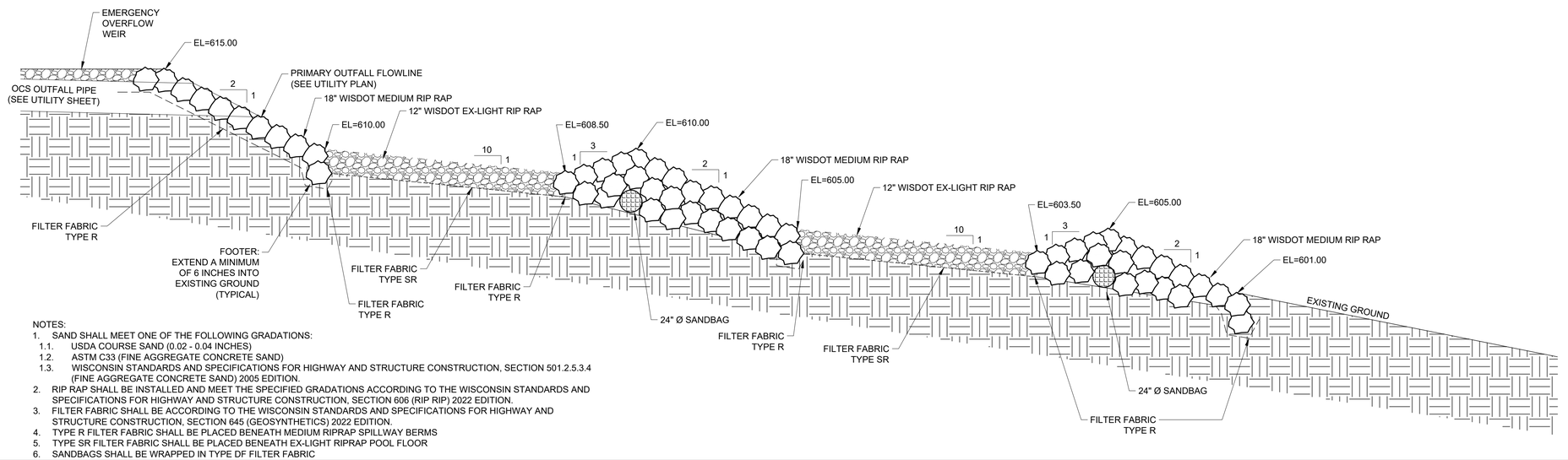


LONG. X-SECTION

B

EMERGENCY OVERFLOW WEIR

SCALE: N.T.S.



NOTES:

1. SAND SHALL MEET ONE OF THE FOLLOWING GRADATIONS:
   - 1.1. USDA COURSE SAND (0.02 - 0.04 INCHES)
   - 1.2. ASTM C33 (FINE AGGREGATE CONCRETE SAND)
   - 1.3. WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EDITION.
2. RIP RAP SHALL BE INSTALLED AND MEET THE SPECIFIED GRADATIONS ACCORDING TO THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 606 (RIP RIP) 2022 EDITION.
3. FILTER FABRIC SHALL BE ACCORDING TO THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 645 (GEOSYNTHETICS) 2022 EDITION.
4. TYPE R FILTER FABRIC SHALL BE PLACED BENEATH MEDIUM RIPRAP SPILLWAY BERMS
5. TYPE SR FILTER FABRIC SHALL BE PLACED BENEATH EX-LIGHT RIPRAP POOL FLOOR
6. SANDBAGS SHALL BE WRAPPED IN TYPE DF FILTER FABRIC

C

STEP POOL OUTFALL

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

BLUE REEF HOLDINGS

BLUE REEF STORAGE

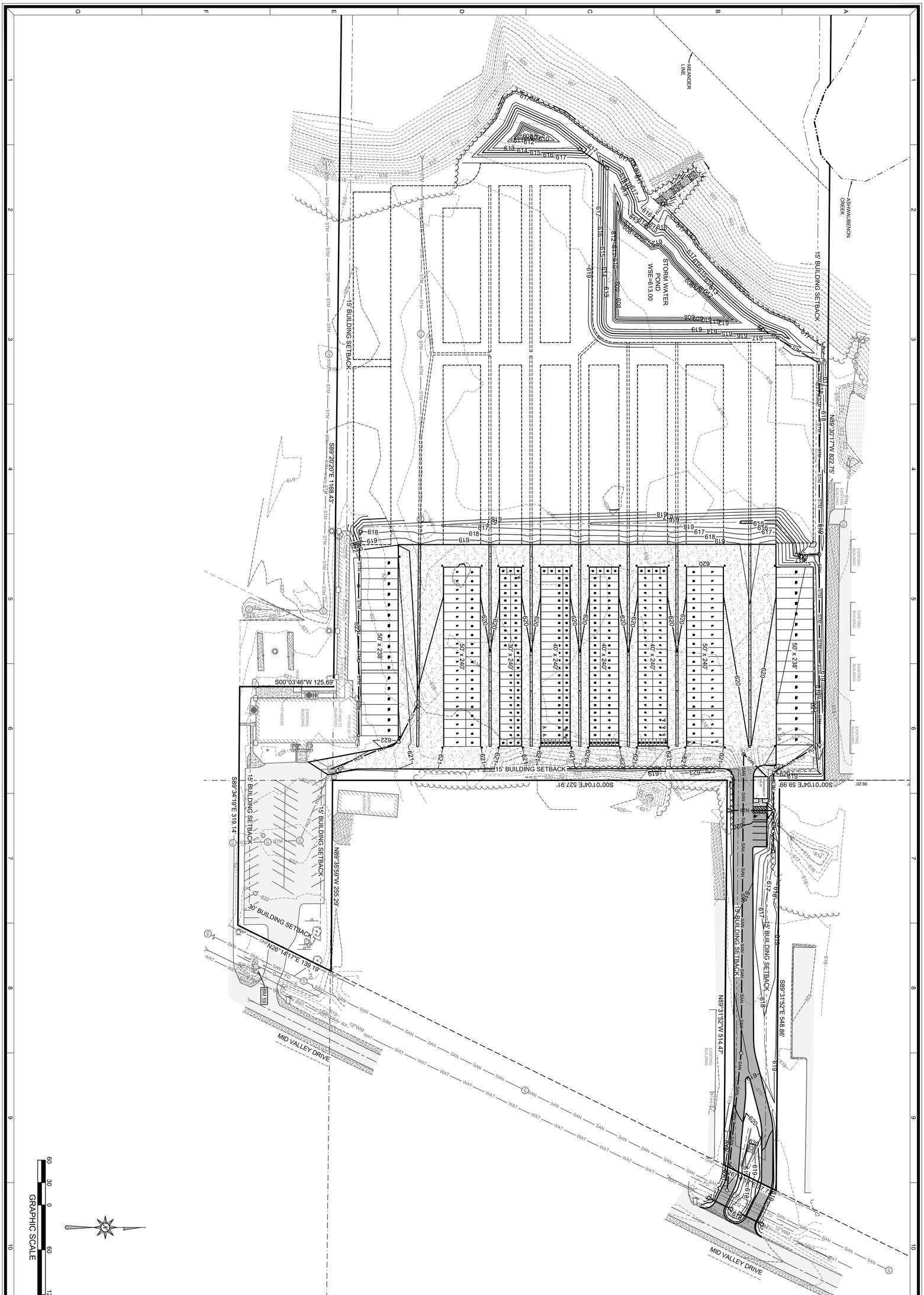
GRADING DETAILS

NO.	REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO.: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
C6.2
OF 21

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:56:01 PM

R:\Jobs\1647-05-22 BLUE REEF STORAGE\DRAWINGS\1647-05-22 ENG.dwg 1/2/2023 2:56:12 PM



BLUE REEF HOLDINGS

BLUE REEF STORAGE

LANDSCAPE PLAN

NO. REVISION DESCRIPTION

DATE: NOVEMBER, 2022
DRAFTED BY: RPH/BM
CHECKED BY:
PROJECT NO: 1647-05-22
DRAWING NUMBER
SHEET NUMBER
L1.0
OF 21

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

Variable Roof Pitch Self-Storage System



1/4":12" to 1/2":12" Pitch Buildings

TBS TRACHTE Building Systems

800-356-5824 • trachte.com • tbs@trachte.com

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



20’ wide Iced White building with Royal Blue doors. False doors are installed on the sidewall, which prevents the ribbed panel from being shown.



30’ wide Classic Beige building with Evergreen doors.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



30’ wide Classic Beige building with Matte Black doors. Note: The building has rolling steps.



20’ wide Classic Beige building with Cedar Red gutters and rake trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



Iced White building with Royal Blue doors, gutters, downspouts and trim.



A view of the same building, closer up.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



40’ wide Classic Beige building with Iced White doors and Garnet gutters, downspouts and trim.



55' wide Classic Beige building with Evergreen doors.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



Cream Beige building with Iced White doors and trim. Note: The swing door on the end wall is for ADA compliance. (American Disability Act)



30' wide Cream Beige building with Garnet doors and trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



30’ wide Iced White building with Evergreen doors and trim.



Classic Beige building with Evergreen doors, gutters, and trim. Note: The downspouts are Classic Beige to match the building.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



This building has the center section raised to 14' to allow taller boat/campers into the unit. The building is Slate Gray with Garnet doors and Continental Brown trim.



The higher building section lines up with the driveway for more backing up space.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



This building, slate gray with cedar red doors and trim, features a lean to roof over smaller units. In back, the building is wider with a gable roof over taller units.



Aerial view of the site. Galvalume roofs are standard. A colored roof is available for an additional cost.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



A lean-to building with Garnet doors on the high and low sides.



A lean-to building with Evergreen doors only on the high side.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



This 100’ wide building has a 3’wains coat of brick. The building is Classic Beige and the doors, gutters and trim are Evergreen.



This 50’ wide building is Cream Beige with Iced White doors and trim.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.

Variable Roof Pitch Self-Storage System

1/4":12" to 1/2":12" Pitch



An unusual building that is notched out every 10' to maximize rentable square footage on a triangular lot.



200' wide building that provides a high percentage of building coverage. The building will have four hallways and the interior units will all be climate-controlled.

For more information and details on Trachte self-storage systems, please contact your regional manager at 800-356-5824.



AXON & TASER

HOBART-LAWRENCE POLICE DEPARTMENT



AXON BODY 3

CLEAR FRAME PLAYBACK

Reduced motion blur during recording means clearer evidence during playback with a near photographic level of detail.

MULTI-MIC AUDIO

Four microphones work together to capture clear audio, with algorithms optimized for law enforcement scenarios.

IRONCLAD SECURITY

Disk encryption, signed commands, secure boot and enhanced video authenticity and integrity validation are just some of Body 3's security enhancements.

WIRELESS ACTIVATION

Axon Body 3 is compatible with the Axon Signal wireless activation technology so officers can focus on the situation at hand, not on pressing 'record.'

SAFETY + USABILITY

The dispay screen gives important info without distraction. And the front LED's brightness auto adjusts to allow transparency without compromising officer safety.

Hobart-Lawrence Police Department

AXON FLEET 3

DUEL-VIEW CAMERA

Capture clear, panoramic evidence with integrated 4K ALPR covering three lanes of traffic.

INTERIOR CAMERA

Get knee-to-head occupant view, with color and infrared illumination capabilities.

LIVE STREAMING AND LOCATION

Awareness of evolving situations with alerts, live maps of vehicle location and live streaming.

WIRELESS ACTIVATION

Axon signal activates cameras based on events like lightbar activation or speed threshold.

WIRELESS MIC

Captures clear audio up to 1,000 feet away from the vehicle.

BWC PAIRING & UPLOAD

Pair Axon Body 3, upload footage wirelessly and have multi-cam view in Axon Evidence.









Hobart-Lawrence Police Department

ALPR, ANYWHERE

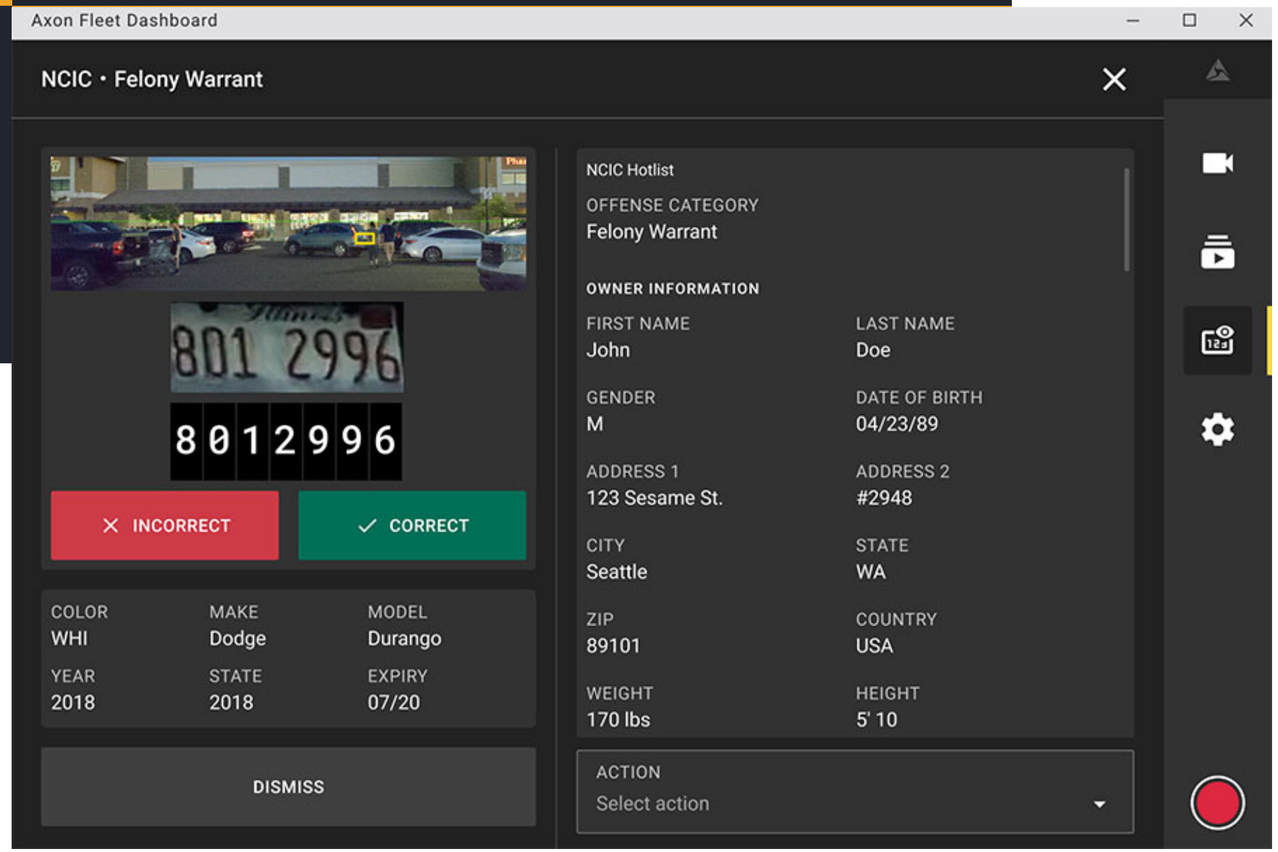
Turns our fleet into a dynamic network of plate reading cameras. With Axon Fleet 3, every vehicle has ALPR capabilities, giving us eight times more plate reads for the same cost as traditional systems.

ALPR CAMERA

4K ALPR camera covering three lanes of traffic.

ALPR HOTLISTS

Alerts officers of "HITS" from local, state and federal hotlists. Enhance ability to identify and recover stolen vehicles and missing persons.



ALPR



TASER

CONFIDENCE IN ACTION

New rapid arc technology outperforms all previous Energy Weapons. Spiral darts fly straighter and faster with nearly double the kinetic energy to compress loose and hanging clothing.

CONNECT TO SAVE TIME

TASER 7 is the first Energy Weapon to be wirelessly connected to the Axon network. Recharge batteries and upload logs via docking and walking, and assign weapons and accessories in seconds with Axon Device Manager mobile app.

TILT SELECT

Easily toggle between cartridge bays by tilting the weapon for greater confidence in the field.

ADAPTIVE CROSS-CONNECT

Electricity is intentionally driven between all contacts to maximize the effectiveness of the probe deployment and to help compensate for close probe spreads or clothing disconnects.

CLOSE-RANGE OPTIMIZED

93% increased probe spread at close range, where 85% of deployments occur, according to agency reports.

IMPROVED DARTS

TASER 7 darts fly straighter and faster with nearly twice the kinetic energy for better connection to the target, and the body of the dart breaks away to allow for attainment at tough angles.

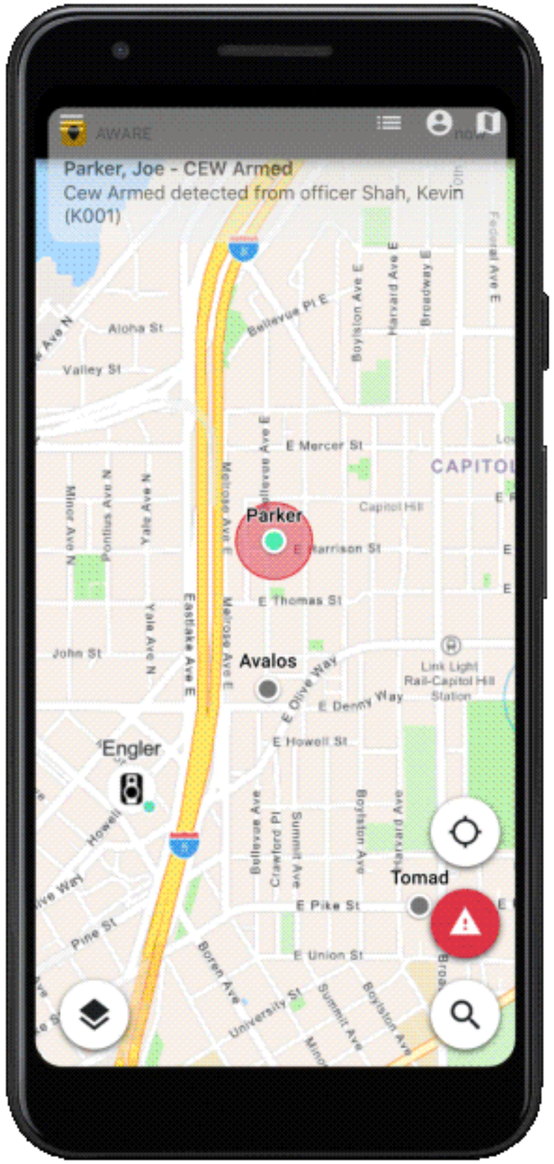
Hobart-Lawrence Police Department

AXON RESPOND

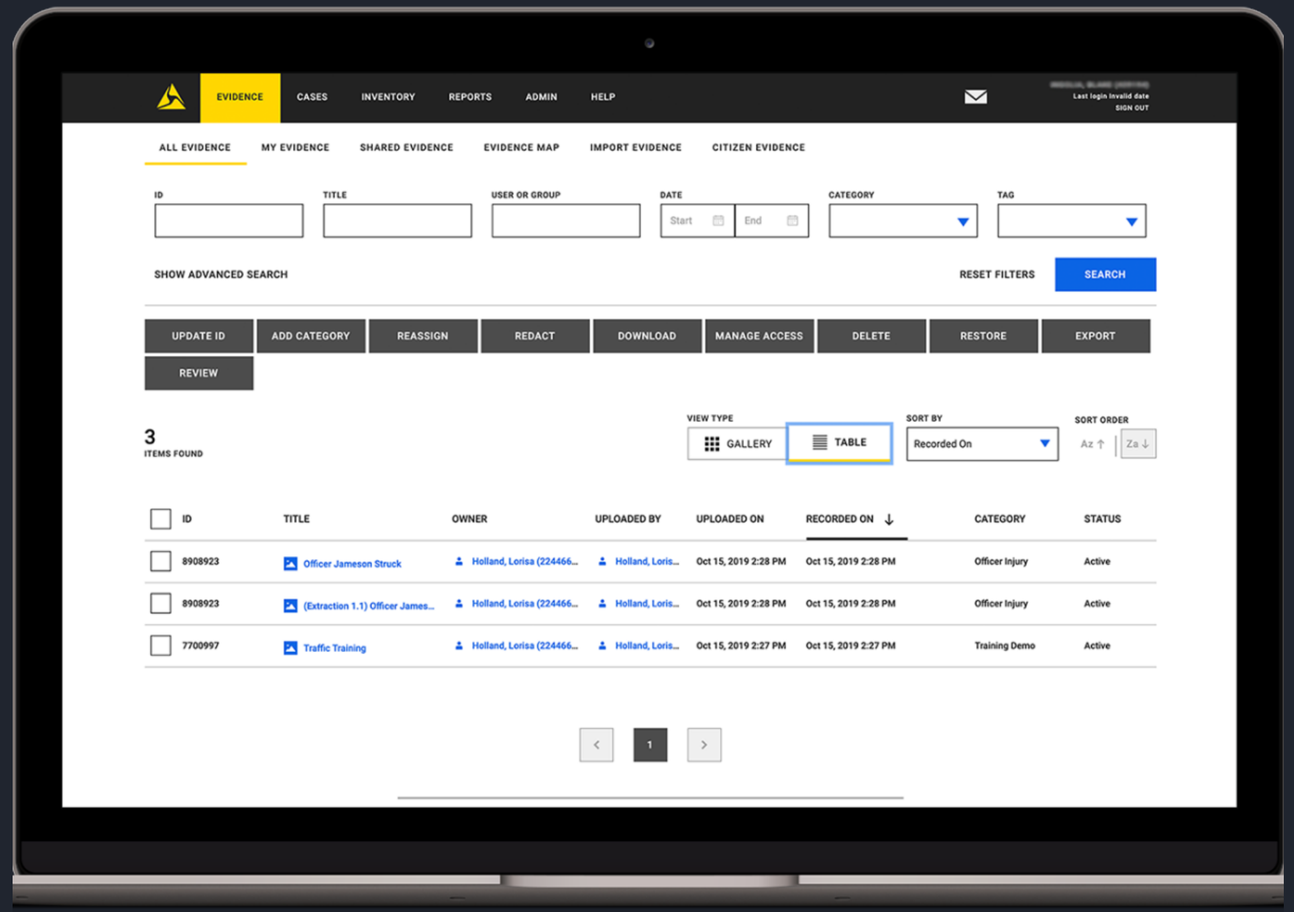
TACTICAL SUPPORT

Supervisors can view team member locations or streams and better coordinate the operation.

This allows for a complete picture of evolving situations on any device anywhere.



Hobart-Lawrence Police Department



AXON EVIDENCE

FILE SUPPORT

Manage all types of data, including body-worn video, in-car video, interview room video, CCTV, photographs, audio, documents, and more.

AUDIT TRAILS

Prove chain of custody on evidence and review actions taken by users across Axon Evidence.

PROSECUTOR AND OUTSIDE AGENCIES

Seamlessly share evidence using the industry's only scalable solution for justice system collaborators.

CJIS-COMPLIANCE

Axon Evidence is fully CKIS compliant.

DATA ENCRYPTION

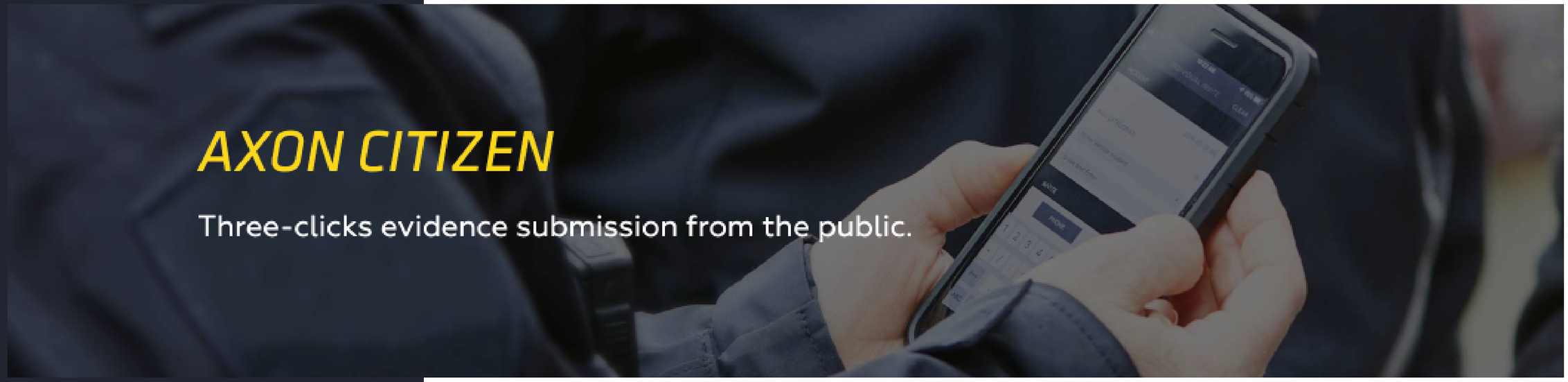
All information is fully encrypted in transit and at rest.

AXON PERFORMANE ADD-ON

Streamline supervisor review of body-worn camera video and reduce the time it takes to ensure that teams are operating within agency guidelines and policies.

MUCH MORE

Hobart-Lawrence Police Department



COMMUNITY EVIDENCE

Now, it is easier than ever to collect and manage evidence from the community. With Axon Citizen, we can invite individual witnesses - or the entire community - to submit photos and videos of an incident directly to our agency. One-to-one submissions and community-wide portals help get to the truth quickly.

THANK YOU

Hobart-Lawrence Police Department

Agenda Item Review

Meeting Date: February 27, 2023
Agenda Item#: 10

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Luke F. Pasterski, Assistant Fire Chief
AGENDA ITEM: **Consider Request for Fire Department Initial Issue Apparel Program and Purchase**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes

Item History

Traditionally, fire departments staff are issued PPE and department apparel when they are hired. On the Lawrence Fire Department all staff are issued PPE upon hire, however, are not issued department apparel. After some time on the department staff are issued department apparel based on department involvement.

To become more inclusive, create a team environment and promote professionalism within the organization we are recommending issuing at least the basics department apparel to all staff and additional department apparel to those that have routine contacts with the public.

Proposed Initial Issue:

Fire Fighters: A t-shirt, sweatshirt, baseball hat, and knit winter hat. $55.15 per employee.

Fire Inspectors and Officers: A Polo and ¼ Zip long sleeve work shirt. $106.45 per employee.

Total Cost of $2145.00 in 2023 to update all staff with clothing as outlined above.

This would be a one-time purchase to get all staff issued the same apparel items, then going forward this would be budgeted into the initial cost upon hire or promotion.

Thank you for your time and consideration.

Recommended Action By Town Board:

Approval of Initial Issue Program and 2023 Purchase Cost of $2145 for existing staff

Agenda Item Review

Meeting Date: 2/27/2023
Agenda Item#: 11

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Kurt Minten, Director of DPW
AGENDA ITEM: **Consider proposal for professional herbicide/fertilizer program for Town facilities**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes-Park improvement fund.

Item History: Over the years town staff has sprayed the town parks with herbicides to control weeds and broad leaf. With limited knowledge and equipment, we should look into hiring a professional service to complete this task.

We are looking to have Lakeland Lawn Care provide these services along with fertilizing. The estimate includes herbicide spraying of Shadow Ridge Park, Lost Dauphin Park, The north half of Quarry Park (including baseball fields), Fire Station one, Town Hall, DPW Facilities and the new green space behind Town Offices. The fertilizing would take place at the playground area at Shadow Ridge (the park area east of drainage ditch), north half of Quarry Park (including baseball fields), and the green space behind Town Offices.

Lakeland Lawn Care has done this kind of work for multiple municipalities and school systems in Brown County.

The estimate from Lakeland Lawn Care is $7289.31 for all the work listed above.

Recommended Action: I would recommend approval for hiring Lakeland Lawn Care for herbicide and fertilizing, of the town parks and town facilities which are listed above, for the cost of $7289.31. The expenditure will come out of the park improvement fund. All the work would be completed in 2023.

LAKELAND LAWN CARE

Michael Haupt Cell: 920-362-5296 Email: mike@lakelandlawncare.com
Business Address: 1195 Flight Way Dr. De Pere, WI 54115
Billing Address: P.O. 5883 De Pere, WI 54115

Prepared for: *Town of Lawrence*

AREA

M Sq Ft:	132,000	Lost Dauphin Park
Acres:	3.00	

Week	Month	Stock #	Product	ANALYSIS N	P	K	# of Units	Rate/ M	PER 1,000 SQ FT N	P	K	Unit Size	Unit Cost	Total Cost	Application Date & # bags
	May		Vessel Herbicide				1.50	1.50				Gal	$41.28	$ 61.92	
			App Fee				3.00					Acre	$70.00	$ 210.00	
														$ -	
	Sept		Vessel Herbicide				1.50	1.50				Gal	$41.28	$ 61.92	
			App Fee				3.00					Acre	$70.00	$ 210.00	
									0.00	0.00	0.00			$ -	
									0.00		0.00			$ -	
									0.00	0.00	0.00			$ -	
														$ -	
														$ -	
									0.00	0.00	0.00			$ -	
														$ -	
														$ -	
														$ -	
														$ -	
									0.00	0.00	0.00			$ -	
									0.00	0.00	0.00			$ -	
							9		0.00	0.00	0.00			$ 543.84	

Prepared By: Michael Haupt

A)
B)
C)
D)
E)
F)
G)
H)
I)
J)
K)
L)

LAKELAND LAWN CARE

Michael Haupt Cell: 920-362-5296 Email: mike@lakelandlawncare.com
Business Address: 1195 Flight Way Dr. De Pere, WI 54115
Billing Address: P.O. 5883 De Pere, WI 54115

Prepared for: *Town of Lawrence*

AREA	
M Sq Ft:	88,000
Acres:	2.00
Practice Area	

Week	Month	Stock #	Product	ANALYSIS N	P	K	# of Units	Rate/ M	PER 1,000 SQ FT N	P	K	Unit Size	Unit Cost	Total Cost	Application Date & # bags
	April		33-0-5	33	0	5	5.00	2.84	0.93	0.00	0.14	50.00	$34.70	$ 173.50	
			App Fee				2.00					Acre	$100.00	$ 200.00	
														$ -	
	Mary		Vessel Herbicide				1.00	1.50				Gal	$41.28	$ 41.28	
			App Fee				2.00					Acre	$70.00	$ 140.00	
									0.00	0.00	0.00			$ -	
	June		33-0-5	33	0	5	5.00	2.84	0.93	0.00	0.14	50.00	$34.70	$ 173.50	
			App Fee				2.00					Acre	$100.00	$ 200.00	
														$ -	
	Sept		33-0-5	33	0	5	5.00	2.84	0.93	0.00	0.14	50.00	$34.70	$ 173.50	
			App Fee				2.00					Acre	$100.00	$ 200.00	
														$ -	
	Sept		Vessel Herbicide				1.00	1.50				Gal	$41.28	$ 41.28	
			App Fee				2.00					Acre	$70.00	$ 140.00	
														$ -	
									0.00	0.00	0.00			$ -	
									0.00	0.00	0.00			$ -	
							27		2.79	0.00	0.42			$ 1,483.06	

Prepared By: Michael Haupt

A)
B)
C)
D)
E)
F)
G)
H)
I)
J)
K)
L)

LAKELAND LAWN CARE

Michael Haupt Cell: 920-362-5296 Email: mike@lakelandlawncare.com
Business Address: 1195 Flight Way Dr. De Pere, WI 54115
Billing Address: P.O. 5883 De Pere, WI 54115

Prepared for: *Town of Lawrence*

		AREA
M Sq Ft:	**176,000**	**Quarry Park**
Acres:	**4.00**	

Week	Month	Stock #	Product	ANALYSIS N	P	K	# of Units	Rate/ M	PER 1,000 SQ FT N	P	K	Unit Size	Unit Cost	Total Cost	Application Date & # bags
	April		33-0-5	33	0	5	10.00	2.84	0.93	0.00	0.14	50.00	$34.70	$ 347.00	
			App Fee				4.00					Acre	$100.00	$ 400.00	
														$ -	
	April		Gypsum				13.00	10.00	0.00	0.00	0.00	50.00	$20.00	$ 260.00	Just on Baseball Fields
			App Fee				1.50					Acre	$100.00	$ 150.00	
									0.00	0.00	0.00			$ -	
	May		Vessel Herbicide				2.00	1.50				1 Gal	$41.28	$ 82.56	
			App Fee				4.00					Acre	$70.00	$ 280.00	
														$ -	
	June		33-0-5	33	0	5	10.00	2.84	0.93	0.00	0.14	50.00	$34.70	$ 347.00	
			App Fee				4.00					Acre	$100.00	$ 400.00	
														$ -	
	Sept		33-0-5	33	0	5	10.00	2.84	0.93	0.00	0.14	50.00	$34.70	$ 347.00	
			App Fee				4.00					Acre	$100.00	$ 400.00	
														$ -	
	Sept		Gypsum				13.00	10.00	0.00	0.00	0.00	50.00	$20.00	$ 260.00	Just on Baseball Fields
			App Fee				1.50					Acre	$100.00	$ 150.00	
	Sept		Vessel Herbicide				2.00	1.50				1 Gal	$41.28	$ 82.56	
			App Fee				4.00					Acre	$70.00	$ 280.00	
							83		2.79	0.00	0.42			$ 3,786.12	

Prepared By: Michael Haupt

A)
B)
C)
D)
E)
F)
G)
H)
I)
J)
K)
L)

LAKELAND LAWN CARE

Michael Haupt Cell: 920-362-5296 Email: mike@lakelandlawncare.com
Business Address: 1195 Flight Way Dr. De Pere, WI 54115
Billing Address: P.O. 5883 De Pere, WI 54115

Prepared for: *Town of Lawrence*

AREA	
M Sq Ft: 220,000	Shadow Ridge Park
Acres: 5.00	

				ANALYSIS					PER 1,000 SQ FT						
Week	Month	Stock #	Product	N	P	K	# of Units	Rate/ M	N	P	K	Unit Size	Unit Cost	Total Cost	Application Date & # bags
	April		33-0-5	33	0	5	2.50	2.84	0.93	0.00	0.14	50.00	$34.70	$ 86.75	Just Around Playground
			App Fee				1.00					Acre	$100.00	$ 100.00	
														$ -	
	May		Vessel Herbicide				2.50	1.50				Gal	$41.28	$ 103.20	
			App Fee				5.00					Acre	$70.00	$ 350.00	
									0.00	0.00	0.00			$ -	
	June		33-0-5	33	0	5	2.50	2.84	0.93	0.00	0.14	50.00	$34.70	$ 86.75	Just Around Playground
			App Fee				1.00					Acre	$100.00	$ 100.00	
														$ -	
	Sept		33-0-5	33	0	5	2.50	2.84	0.93	0.00	0.14	50.00	$34.70	$ 86.75	Just Around Playground
			App Fee				1.00					Acre	$100.00	$ 100.00	
														$ -	
	Sept		Vessel Herbicide				2.50	1.50				Gal	$41.28	$ 103.20	
			App Fee				5.00					Acre	$70.00	$ 350.00	
														$ -	
									0.00	0.00	0.00			$ -	
									0.00	0.00	0.00			$ -	
							26		2.79	0.00	0.42			$ 1,466.65	

Prepared By: Michael Haupt

A)
B)
C)
D)
E)
F)
G)
H)
I)
J)
K)
L)

LAKELAND LAWN CARE

Michael Haupt Cell: 920-362-5296 Email: mike@lakelandlawncare.com
Business Address: 1195 Flight Way Dr. De Pere, WI 54115
Billing Address: P.O. 5883 De Pere, WI 54115

Prepared for: *Town of Lawrence*

		AREA
M Sq Ft:	**220,000**	**Town Hall, Fire, Public Works**
Acres:	**5.00**	

Week	Month	Stock #	Product	ANALYSIS N	P	K	# of Units	Rate/ M	PER 1,000 SQ FT N	P	K	Unit Size	Unit Cost	Total Cost	Application Date & # bags
	May		Vessel Herbicide				2.50	1.50				Gal	$41.28	$ 103.20	
			App Fee				5.00					Acre	$70.00	$ 350.00	
														$ -	
	Sept		Vessel Herbicide				2.50	1.50				Gal	$41.28	$ 103.20	
			App Fee				5.00					Acre	$70.00	$ 350.00	
									0.00	0.00	0.00			$ -	
									0.00		0.00			$ -	
									0.00	0.00	0.00			$ -	
														$ -	
														$ -	
									0.00	0.00	0.00			$ -	
														$ -	
														$ -	
														$ -	
														$ -	
									0.00	0.00	0.00			$ -	
									0.00	0.00	0.00			$ -	
							15		0.00	0.00	0.00			$ 906.40	

Prepared By: Michael Haupt

A)
B)
C)
D)
E)
F)
G)
H)
I)
J)
K)
L)

Agenda Item Review

Meeting Date: 2/27/2023
Agenda Item#: 12

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Consideration of Water/Sewer Rate Case and Studies – CliftonLarsonAllen**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes

Item History:
Before 2023, it has been a number of years since our water/sewer rates have been adjusted and we are in need of a review on our current water/sewer rates. We have solicited a proposal from our Town auditor, CliftonLarsonAllen, as they will be deep into our finances and activities as part of our annual audit and reporting to the Public Service Commission of Wisconsin. As part of this report generation and review, water/sewer rate efficiencies are expected if a rate study is also included in this scope of work.

There are a number of items that are upcoming that will significantly factor into our revenues/expenses of the utilities, and professional assistance on the forecasting for these occurrences, as well as projections on future rate structures:

- Existing Water Tower Inspection and painting/maintenance considerations
- Consideration of LE2 implementation, the Town's long planned for second connection to the Central Brown County Water Authority transmission system
- Manitowoc Public Utilities reviewing a water rate increase estimated to be no more than 10% in next year, which will impact our purchased water rates
- Existing Central Brown County Water Authority Debt Retirement within 10 years
- Existing Town water/sewer utility debt coming off books in next 2-4 years
- Future Water Tower south of Hickory Road/Lawrence Drive
- Extension, Connection and Purchased Capacity of American Bvd Sewer Interceptor to replace temporary Town Lift Station at American Blvd

Recommended Action: Review CLA water/sewer rate review proposal and recommend approval in the est. amount of $8,000 to $10,000 for Water, $4,000 to $5,000 for Sewer.

CliftonLarsonAllen LLP
1175 Lombardi Ave, Suite 200
Green Bay, WI 54304

phone 920-436-7800 **fax** 920-436-7808
CLAconnect.com

December 7, 2022

Town of Lawrence, Wisconsin
2400 Shady Court
De Pere, WI 54115

Thank you for allowing us the opportunity to assist with evaluating the water and sewer rates for the Town. We are excited about this opportunity to continue providing services to your organization. Below is a summary of the services and the proposed fee. If you have any questions about our offerings, please do not hesitate to contact me at 920-455-4132 or email at scott.sternhagen@claconnect.com.

Scope and fees for professional services

The scope of the engagement will be as follows:

- Complete the water rate case with the Wisconsin Public Service Commission.
- Review current rates of the Sewer Utility and provide recommendations.

Our fees are based on the timely delivery of the services provided, and the experience of the personnel assigned to the engagement. Our fees are expected to range as follows, which include professional fees and related expenses.

Rate Case with the PSC for the Water Utility	$8,000 - $10,000
Sewer Utility Rate Case Study	$4,000 - $5,000

Our fees do not anticipate unusual or unforeseen circumstances. Before the scope of our work is changed for any unanticipated circumstances or events, we will inform you of the change and related change in fee before we incur any additional time or expenses.

CLA has a very open fee philosophy with our clients and will work with you to establish mutually acceptable fee arrangement for any future or special projects. We reiterate our strong interest in continuing to provide you the quality of service and support that will help you achieve your goals.

If at any time you have a question concerning our services or fees, please call it to our attention so that we can discuss it.

Sincerely,

CliftonLarsonAllen LLP

Scott Sternhagen, CPA, Principal
920-455-4132
Scott.sternhagen@claconnect.com

Amber Drewieske, CPA, Principal
920-455-4138
Amber.drewieske@claconnect.com

A member of Nexia International

CLA is an independent member of Nexia International, a leading, global network of independent accounting and consulting firms. See nexia.com/member-firm-disclaimer for details.

Agenda Item Review

Meeting Date: 2/27/2023
Agenda Item#: 13

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Consideration of 2023 Farm Leases on Town Owned Land – Van Gheem/Mertens**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes

Item History:
Historically, the Town has entered into lease agreements for farming on land held for future development. These agreements have been made on a year-to-year basis to maximize flexibility in the event that development should occur in a given year, while also providing for a revenue source while the land waits for development.

Typically, when lessee's incur costs for seed/crops, if they need to be removed mid-season for development, the amount of penalty expense outweighs the revenue the Town earns from leasing the property, so the consideration of lease areas has been reviewed conservatively each year.

The Town acquired the former Sannes property on Williams Grant Drive for a future park, with some acreage able to be farmed via Nick Van Gheem, the adjacent property owner. We recommend continuing this arrangement with Nick Van Gheem to lease a portion of Parcel L-386-1 for $200 per acre, approx. 4 acres. Terms have been the same since 1/1/2018.

The Town acquired certain former MS Real Estate/IPR property between Lawrence Parkway and French Road for future park/sports corridor development. Lance Mertens, an adjacent property owner, has assisted in prepping much of this property for future park/greenspace via land cutting & weed control/alfalfa seeding/drainage improvement. We would like to firm up a lease at a discounted rate for 2023 in consideration for the assistance Lance has provided the Town on this property. We recommend a lease rate of $100 per acre for the approximate 15 acres of land for 2023. The goal is for the Town to consider athletic fields and similar park amenities in this area in the next 1-3 years, at which point any farm lease terms would be revised as a result.

Recommended Action: Recommend approval of 2023 Farm Leases for Town property:

- With Nicholas Van Gheem for Parcel L-386-1 – Williams Grant Dr
- With Lance Mertens for a portion of Parcels L-2111 & L-2112 – Lawrence Parkway

Note-Additional leases in Lawrence Pkwy & American Boulevard still being reviewed for 2023

LEASE OF LAND FOR FARMING PURPOSES

Effective January 1, 2023

THIS AGREEMENT, made this ____ day of _____, 2023 by and between

(Lessor) **Nicholas Van Gheem Farms LLC, 2156 Mid Valley Drive De Pere, WI 54115**,

AND

(Lessee) **TOWN OF LAWRENCE**, 2400 Shady Ct, De Pere, Brown County, Wisconsin,

In consideration of one annual payment to be paid upon execution of this lease agreement, the Town of Lawrence agrees to lease approximately four (4) acres more or less of vacant land more fully described or depicted on Exhibit "A" attached hereto.

The annual payment due in year 2023 shall be $200.00 per acre for a total of:
$800.00 dollars.

This lease agreement represents the official lease arrangement for calendar year 2023.

It is the intent of the parties to continue this lease arrangement in future years.

_____

(Lessor) Nicholas Van Gheem

_____

(Lessee) Patrick Wetzel, Town Administrator

Exhibit A

Overview of Town of Lawrence Parcel for Farming Purposes

(source: Brown County GIS BrownDog program)

Parcel L-386-1



LEASE OF LAND FOR FARMING PURPOSES

Effective January 1, 2023

THIS AGREEMENT, made this ____ day of _____, 2023 by and between

(Lessor) **Lance Mertens 2545 French Road, De Pere, WI 54115**,

AND

(Lessee) **TOWN OF LAWRENCE**, 2400 Shady Ct, De Pere, Brown County, Wisconsin,

In consideration of one annual payment to be paid upon execution of this lease agreement, the Town of Lawrence agrees to lease approximately fifteen (15) acres more or less of vacant land more fully described or depicted on Exhibit "A" attached hereto.

The annual payment due in year 2023 shall be $100.00 per acre for an approximate total of: $1,500.00 dollars.

This lease agreement represents the official lease arrangement for calendar year 2023.

It is the intent of the parties to continue this lease arrangement in future years.

_____

(Lessor) Lance Mertens

_____

(Lessee) Patrick Wetzel, Town Administrator

DRAFT

EXHIBIT A

TOWN OF LAWRENCE LAND FOR MERTENS LEASE – APPROXIMATE

PORTION OF TAX PARCELS L-2111 AND L-2112



Agenda Item Review

Meeting Date: 2/27/2023
Agenda Item#: 14

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Consider Land License Agreement – Core & Main - L-2195 American Blvd**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? Yes

Item History:

As a result of the platting of the American Rapids Subdivision, and the challenge in plotting out an American Boulevard right of way that navigates existing subdivisions, railroad and development from the Town's boundary with the De Pere to Hickory Road/CTH S, an odd shaped parcel was created between the existing Core & Main facility at 2100 Little Rapids Road and the new American Boulevard road and right-of-way.

This parcel (L-2195) is just under an acre in size. An attempt was made to discuss a sale of this parcel to the property owner at 2100 Little Rapids Rd (Core & Main's landlord), however terms between the property owner and Core & Main were apparently not able to be reached regarding their lease and the additional property.

Core & Main wants to expand their site and access via American Boulevard. Core & Main corporate requested consideration of a land license agreement for the use of the parcel. Town Attorney reviewed attached land license agreement, which on a basic level, can be more beneficial to the Town as opposed to a typical or traditional lease arrangement.

The following basic terms are included:

- Core & Main (licensee) to utilize via license, Parcel L-2195 for $3,750 per year
- Core & Main to backpay Town from 6/1/2022 as result of use of driveway/property
- License to match Core & Main existing lease on main facility, to June 2026
- Automatic renewals included, with opt-out language available

Core & Main would need to submit for site plan on any future expansion of their facility.

In general, Town generates a significant revenue per acre, maintains ability to sell land in future and can collect future water/sewer assessments with future utility connection too.

Recommended Action: Recommend approval of Land License Agreement with Core & Main LP regarding Town owned Parcel L-2195 – American Boulevard.

LICENSE AGREEMENT

This **LICENSE AGREEMENT** ("**License Agreement**") is made as of this ___ day of February, 2023, by and between **Town of Lawrence, Wisconsin** ("**Licensor**") and **Core & Main LP,** a Florida limited partnership ("**Licensee**") with reference to the following:

RECITALS:

Licensor desires to grant a license to Licensee, and Licensee desires to license from Licensor, the use of certain Licensed Premises, as defined below upon certain terms and conditions set forth below.

In consideration of the mutual covenants and obligations set forth below, Licensor and Licensee hereby agree as follows:

1. Demise/Use. Licensor grants to Licensee, and Licensee accepts from Licensor, the right to use approximately 37,229 square feet of land on the west side of the property at 2100 Little Rapids Road, De Pere, WI and shown on the attached Exhibit A, (the "**Licensed Premises**") for the purpose of storage of pipe and other waterworks materials and ingress and egress to adjacent property owned by Licensee.

2. Term. The term of this License (the "**Term**") shall commence as June 1, 2022 (the "**Commencement Date**") and shall expire on June 30, 2026 (the "**Expiration Date**").

3. Additional Extension Term. Licensee shall have two (2) additional options to extend the Term (the "Additional Extension Option(s)") for an additional term of three (3) years each (the "Additional Extension Term(s)") on the same terms and conditions as contained in the License Agreement, except that the License Fee during the Additional Extension Terms shall be at fair market value as determined by the parties. The Licensee can, at any time, with 120 days written notice, terminate the license.

4. License Fee. During the term hereof, Licensee shall be required to pay an annual license fee to Licensor in the amount of Three Thousand, Seven Hundred Fifty and No/100 ($3,750.00) to be paid to the Lawrence Town Clerk on the date of execution of this lease and the anniversary date of the execution of the lease thereafter.

5. Condition of Licensed Premises. Licensor has made no representations or warranties with respect to the Licensed Premises, Licensee shall take possession of the Licensed Premises in its "AS IS, WHERE IS" condition. Licensee shall not make any changes, additions or alterations to the Licensed Premises, without the prior written consent of Licensor, which may provide that any new alterations and fixtures must be removed by Licensee prior to the Expiration Date.

6. Maintenance and Repair. Licensee shall, at its own expense, provide day-to-day maintenance and repair of the Licensed Premises, including without limitation regular disposal of trash and lawn maintenance. Licensee shall keep the property in a neat and orderly condition free of trash and debris.

7. Vacation of Licensed Premises. On or before the Expiration Date, at its own expense, Licensee shall remove from the Licensed Premises any and all of Licensee's personal property and equipment that are not permanently attached. Such removal must be effected without damage to the Licensed Premises. Except as otherwise provided herein, Licensee shall return the Licensed Premises to Licensor in the same condition as it exists as of the beginning of the Term, reasonable wear and tear excepted.

8. Indemnity. Licensee agrees to indemnify, protect, defend and hold Licensor, its officers, employees and agents, harmless from and against all claims, actions, losses, damages, costs, expenses and

liabilities (except to the extent caused by the willful misconduct or gross negligent acts or omissions of Licensor), including all costs of defense and attorney fees, arising out of injury to or death of any person or loss of or damage to property in or upon the Licensed Premises during the term of this license.

9. Insurance. Licensee shall maintain, during the Term, the following policies of insurance covering the Licensed Premises, which insurance shall be obtained from companies reasonably acceptable to the Licensor: (a) commercial general liability insurance in amounts of not less than $1,000,000 per occurrence and per location aggregate (and, if the use and occupancy of the Licensed Premises include any activity or matter that is or may be excluded from coverage under a commercial general liability policy,; (c) worker's compensation insurance in amounts required by applicable law including all employees, proprietors, partners, executive officers and members; (d) automobile liability coverage of not less than $1,000,000 naming Licensor as an additional insured. Licensee shall furnish to Licensor certificates of such insurance and such other evidence satisfactory to Licensor of the maintenance of all insurance coverage required hereunder upon Licensor's request. Licensee hereby waives, and all policies shall contain, an express waiver of subrogation.

10. Risk of Loss. Licensee shall use the Licensed Premises at its own risk. Licensor shall have no responsibility or liability for any loss of or damage to any property of Licensee, its employees, agents, contractors or invitees, nor shall Licensor be responsible or liable to Licensee or to anyone claiming by, though, or under Licensee for any loss or damage that may be occasioned by or through the acts or omissions of any person or occupant of the Licensed Premises (except loss or damage to the extent caused by the willful misconduct or negligence of Licensor).

11. Default. Licensor may recover possession and dispossess Licensee in the manner prescribed by statute, or may pursue any other remedy available to it at law or in equity, if, after receiving written notice from Licensor, Licensee fails to start performance within five business (5) days thereafter, of any other covenant or agreement to be performed by Licensee herein and, if after commencing to cure such default, fails to complete such cure within five (5) days of such notice. It is acknowledged and agreed that this provision shall not apply to Licensee's requirement to vacate the Licensed Premises on or before the Expiration Date for which there will be no required notice and no cure period.

12. Condemnation/Damage. In the event of damage, destruction or a taking by eminent domain, which render the Licensed Premises no longer useful for the purpose intended, either party may terminate this License Agreement by giving written notice to the other party.

13. No Assignment or Subletting. Licensee shall not (i) assign or otherwise transfer any interest in this License Agreement, (ii) sublet the Licensed Premises or any part thereof, or (iii) permit the use of the Licensed Premises by any party or parties other than Licensee, its members, guests or invitees.

14. Real Estate Broker. Licensee represents that it has not dealt with any broker in connection with this License Agreement, and that insofar as Licensee knows no broker negotiated this License Agreement or is entitled to any commission in connection herewith. Licensee agrees to indemnify, defend and hold Licensor, its agents and employees, harmless from and against any claims made by any other broker for a commission or fee in connection with this License Agreement, provided Licensor has not in fact retained such broker.

15. Notices. All notices to be given under this License shall be in writing and delivered either (i) personally upon an officer of Licensor or Licensee, as the case may be, or (ii) by depositing such notice in the United States mail, certified or registered mail with return receipt requested, postage prepaid, or (iii) via reputable overnight air courier service (such as Federal Express or Airborne) and addressed

as follows:

If to Licensor: Town of Lawrence
Attn: Town Administrator
2400 Shady Court
De Pere, WI 54115

or to such other person or such other address or addresses designated by Licensor in a written notice to Licensee sent pursuant hereto.

If to Licensee: Core & Main LP
1830 Craig Park Ct.
St. Louis, MO 63146
Attn: Real Estate Administration

16. Entire Agreement/Binding Effect. This License Agreement covers in full every obligation between the parties hereto concerning the Licensed Premises, and the provisions of this License Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executor, administrators, successors and assigns, as the case may be.

17. Entire Agreement. This License Agreement constitutes the entire agreement between the parties with respect to the Licensed Premises. Neither this License Agreement nor any of its provisions may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by the parties.

18. Choice of Law. This License Agreement shall be construed in accordance with and governed by the laws of the State of Wisconsin.

19. Third Party Beneficiaries. Except as herein specifically provided, no other person, customer, employee or invitee of Licensee or any other third party shall be deemed to be a third- party beneficiary of any of the provisions herein.

20. Counterparts/Facsimile Transmission. This License Agreement and the signatures on this License Agreement may be transmitted by facsimile or by electronic mail (via scan). Facsimiles or electronic mail scans of signatures shall be deemed to constitute original signatures and facsimiles and electronic mail scans of this License Agreement (or counterparts of this License Agreement containing the signatures (whether original, facsimiles, or electronic mail scans) of all the parties shall be deemed to constitute a single, enforceable agreement.

IN WITNESS WHEREOF, Licensor and Licensee have executed this License Agreement as of the day and year first above written.

Licensee:

Core & Main LP, a Florida limited partnership

By:_____
Its:_____

Licensor:

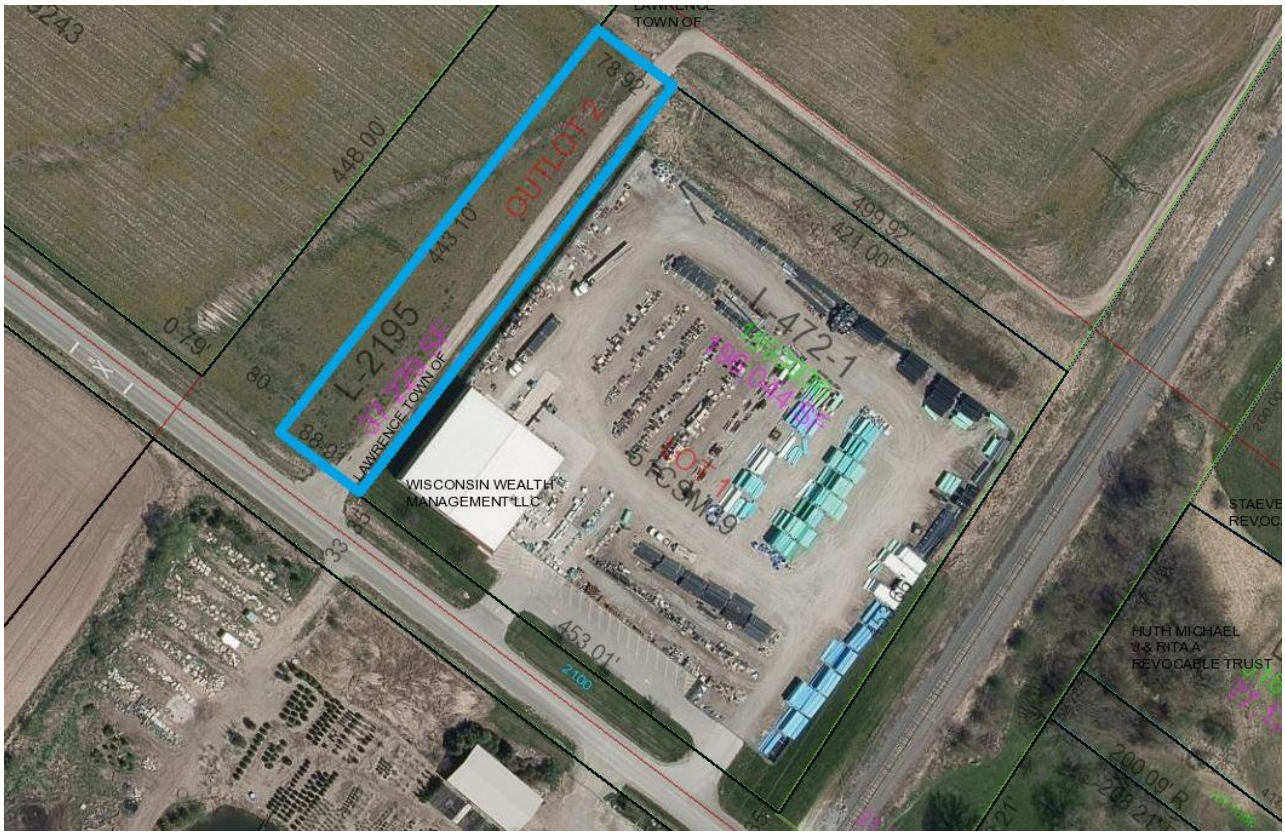
TOWN OF LAWRENCE, WISCONSIN

By:_____
Its:_____

Exhibit A

Licensed Premises

The Licensed Premises are outlined in blue in the below picture.



Agenda Item Review

Meeting Date: 2/27/2023
Agenda Item#: 15

TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

REPORT TO: Dr. Lanny Tibaldo, Town Board Chairman, Town Board
REPORT FROM: Patrick Wetzel, Town Administrator
AGENDA ITEM: **Discussion on Upcoming Consideration of Implementing STR/Room Tax Ordinance**

FISCAL IMPACT:

1. Is there A Fiscal Impact? Yes
2. Is it Currently Budgeted? N/A – doesn't exist yet

Item History:
Communities are able to implement a hotel room tax, which also applies to any short term rental property (less than 30 day stays).

The more traditional metro room tax system in our area (Green Bay Area Room Tax Commission) includes: Allouez, Ashwaubenon, Bellevue, De Pere, Green Bay, Howard and Suamico. This setup funds area tourism promotion, but more specifically, long term debt on regional facilities: KI Convention Center, Resch Expo, (historically the Resch Center), etc. The majority of these room taxes goes towards debt retirement on these facilities, with a minority share going specifically towards tourism promotion via Discover Green Bay (the Visitors and Conventions Bureau), and approximately 4% towards local communities. State law requires 70% of the proceeds of new room taxes be directed to tourism promotion.

In 2022, the Village of Wrightstown and Town of Scott were able to create a second Tourism Zone and Room Tax program in our area. This new zone and room tax are under the umbrella of the "Bay Area Room Tax Commission," utilizing much of the same infrastructure created by the larger Green Bay Area Room Tax Commission, however the entities are separate from each other. The intent going forward is that any new communities in the area that implement a room tax, which aren't members of the Green Bay Area Room Tax, would fall under the Bay Area Room Tax Commission. Wrightstown and Scott have done all of the legwork and setting up of templates and infrastructure for this room tax setup, which would be a great savings in time and effort for the Town, and any future communities considering room tax. A future room tax would breakdown: 70% to tourism promotion (to Discover Green Bay), 5% to administrative/stabilization fund for the commission, and 25% to remain with the Town.

A key benefit of room tax is as revenues typically paid by those who do not live in the community/county, thus their need for short term rental/hotel accomodations.

Recommended Action: Will discuss program for more discussion in March. Town will be reviewing development of a short term rental ordinance/program and room tax structure