

Town of Lawrence  
Town Board Meeting  
Town Hall 2400 Shady Court, De Pere WI 54115  
Monday, August 22, 2022  
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 August 15, 2022, Town Board Meeting
7. Consideration of payment of due invoices
8. Review of Recommendations and Reports from Planning & Zoning Board:
  - a. Discussion/Consideration of Street Name Change at French Road at Parcel L-1803 by Mau & Associates
  - b. Consideration of Sign Review at 1632 Mid Valley Drive-Parcel L-229 by Jones Sign
  - c. Consideration of Site Review for Building Addition at 1632 Mid Valley Dr. Parcel L-229 by EUA
  - d. Consideration of Site Review for New Commercial Construction at 2812 American Blvd. Parcel L-2187 by Bayland Buildings.
9. Administrator/Staff Reports
10. Future Agenda Items
11. **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: parameters on prospective development – Lawrence Parkway Corridor / Integrated Public Resources*) and **Closed Session** Pursuant to Ch. 19.85(1)(c) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (*Employee Benefits*).
12. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats
13. Adjourn

Patrick Wetzel for Dr. Lanny J. Tibaldo

*Posted at the following on August 19, 2022:*

- *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, August 15, 2022**  
**This meeting was held in person.**

**1. Call to Order**

The meeting was called to order by Chairman Tibaldo at 6:33 p.m.

**2. Roll Call**

**Present In-Person**

Chairman: Dr. Lanny Tibaldo

Supervisors: Kevin Brien and Kari Vannieuwenhoven

Others in Attendance: Patrick Wetzel, Administrator; Cindy Kocken, Clerk-Treasurer; Scott Beining Building Inspector/Zoning Administrator; Kurt Minten, Fire Chief; Randy Bani, Police Chief

Excused: Supervisor Tom Perock

**Present Virtually via Zoom:** Supervisor Tonya Wagner

**3. Pledge of Allegiance**

**4. Approve Agenda**

Supervisor Brien made the motion to approve the agenda as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**5. Public Comments upon matters not on agenda or other announcements:**

Chairman Tibaldo announced the next HALO'S meeting will be held at ISA on August 16<sup>th</sup>.

**6. Consider minutes of the July 25, 2022, Town Board Meeting:**

Supervisor Brien made the motion to approve the July 25, 2022 Town Board meeting minutes as amended. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**7. Consideration of payment of due invoices:**

Supervisor Brien made the motion to approve the payment of due invoices as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**8. Public Hearing: Conditional Use Permit for approval of fence location per Town Ordinance 300-14 for 1772 Applewood Drive, Parcel #L-1900 by Benjamin & Rebecca Clark:**

Supervisor Brien made the motion to open the public hearing at 6:36pm for public comment. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Residents, Benjamin & Rebecca Clark, 1772 Applewood Dr; spoke on behalf of their request for a Conditional Use Permit.

Residents, Justin & Rebecca Fronek, 1775 Applewood Dr; submitted written testimony in favor of the Conditional Use Permit.

Residents, Jessica Lundgren & Elizabeth Sievert, 1776 Williams Grant; submitted written testimony in favor of the Conditional Use Permit.

Chairman Tibaldo asked if there are any other comments. None heard.

Supervisor Brien made the motion to close the public hearing at 6:40pm. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

- a. Consideration of Conditional Use Permit request for approval of fence location per Town Ordinance 300-14 for 1772 Applewood Drive, Parcel #L-1900 by Benjamin & Rebecca Clark:  
Scott Beining, Building Inspector/Zoning Administrator gave an overview of the proposed project; owner is requesting 6' fence to be placed at the edge of drainage swale. Planning & Zoning Board recommends approval of placement of the 6' high fence at a location of 15' from the property line.

Supervisor Brien en made the motion to approve the Conditional Use Permit for fence location per Town Ordinance 300-14 for 1772 Applewood Drive, Parcel L-1900 by Benjamin & Rebecca Clark as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**9. Public Hearing:** Conditional Use Permit request for approval of fence location per Town Ordinance 300-14 for 1141 Applewood Drive, Parcel #L-1858 by Nick Janssen:

Supervisor Brien en made the motion to open the public hearing at 6:46pm. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Chairman Tibaldo asked if there are any comments. None heard.

Supervisor Brien en made the motion to close the public hearing at 6:47pm. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**a. Consideration of Conditional Use Permit request for approval of fence location per Town Ordinance 300-14 for 1141 Applewood Drive, Parcel #L-1858 by Nick Janssen**

Scott Beining, Building Inspector/Zoning Administrator gave an overview of the proposed project. Owner is requesting 6' high fence to be placed at property line/trail. Planning & Zoning Board recommends approval of placement of the 6' high fence along the property line.

Supervisor Brien en made the motion to approve the Conditional Use Permit request for approval of fence location per Town Ordinance 300-14 for 1141 Applewood Drive for parcel L-1858 by Nick Janssen. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**10. Public Hearing:** Ordinance 2022-001 to amend section 300-23(f) Swimming Pool Fence Requirements of Code of Ordinances, eliminating subsection (9), effectively removing the current option for a fence requirement waiver.

Supervisor Brien en made the motion to open the public hearing at 6:50pm. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Patrick Wetzel, Administrator and Scott Beining gave an overview of the proposed amendment, removing the option for a fence waiver, and adding language noting that the fence must be in place prior to use of the swimming pool. Planning & Zoning Board recommends approval of the proposed amendment.

Resident, Jeff Burke, 2454 Riddle Ct; commented on his own pool project with an automatic pool cover and how this amendment might affect it.

Chairman Tibaldo asked if there are any other comments. None heard.

Supervisor Brien en made the motion to close the public hearing at 6:59pm. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**a. Consideration of Ordinance 2022-001 to amend section 300-23(f) Swimming Pool Fence Requirements of Code of Ordinances, eliminating subsection (9), effectively removing the current option for a fence requirement waiver.**

Supervisor Brien en made the motion to approve Ordinance 2022-001 to amend section 300-23(f) swimming pool fence requirements of Code of Ordinances, eliminating subsection (9), effectively removing the current option for a fence requirement waiver as presented.

Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Brien en, aye; Supervisor Vannieuwenhoven, aye; Supervisor Wagner, aye; Chairman Tibaldo, aye. The motion carried unanimously.

**11. Consideration of WPS Proposals for Electric/Gas and Street Light Installation – American Boulevard:**

As part of the construction of American Boulevard, it is necessary to install three phase electric, natural gas, and streetlights along the new road.

Supervisor Brien en made the motion to approve the WPS proposals for electric/gas and streetlight installation along American Boulevard as presented. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**12. Administrator/Staff Reports**

Staff reports were given.

**13. Future Agenda Items:**

- a. Street Name Change at French Road at Parcel L-1803 by Mau & Associated.
- b. Sign Review at 1632 Mid Valley Drive-Parcel L-229 by Jones Sign.
- c. Site Review for Building Addition at 1632 Mid Valley Dr. Parcel L-229 by EUA.
- d. Site Review for New Commercial Construction at 2812 American Blvd.  
Parcel L-2187 by Bayland Buildings.

- 14. Closed Session:** Supervisor Brienien made the motion at 7:39pm to move into 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: parameters on prospective development – Lawrence Parkway Corridor / Integrated Public Resources*) and **Closed Session** Pursuant to Ch. 19.85(1)(c) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (*Employee Benefits and Chief Agreements*). Supervisor Vannieuwenhoven seconded the motion. Roll call vote: Supervisor Brienien, aye; Supervisor Vannieuwenhoven, aye; Supervisor Wagner aye; Chairman Tibaldo, aye. Motion carried unanimously.

- 15. Return to Regular Open Session for possible action pursuant to Ch. 19.85 (2) of Wisconsin Stats:**  
Supervisor Brienien made the motion to return to open session at 8:36pm. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

**16. Adjourn:**

Chairman Tibaldo made the motion at 8:37pm to adjourn the meeting. Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously.

Respectfully submitted by,  
Cindy Kocken, Clerk-Treasurer

## 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
<b>Country Side Barn Salvage</b>								
1084	Country Side Barn Salvage	5746-16	Barn Removal - Sanes Property	08/15/2022	6,000.00	.00		
Total Country Side Barn Salvage:					6,000.00	.00		
<b>Graybar</b>								
186	Graybar	379719624	lighting maintenance	08/10/2022	165.62	.00		
Total Graybar:					165.62	.00		
<b>McMahon Associates, Inc.</b>								
285	McMahon Associates, Inc.	0927484	Carpenter South Condo Pond Rev	08/09/2022	437.25	.00		
Total McMahon Associates, Inc.:					437.25	.00		
<b>Menards Inc</b>								
286	Menards Inc	2833	Water Dept Supplies	08/15/2022	215.71	.00		
286	Menards Inc	2833	Operating Supplies - SF	08/15/2022	215.71	.00		
286	Menards Inc	2862	Operating Supplies - WF	08/16/2022	17.38	.00		
Total Menards Inc:					448.80	.00		
<b>Oshkosh Fire &amp; Police Equipment</b>								
320	Oshkosh Fire & Police Equipment	188252	Fire dept 2% supplies	08/12/2022	277.23	.00		
Total Oshkosh Fire & Police Equipment:					277.23	.00		
<b>Renards Catering</b>								
581	Renards Catering	56793	HALO Breakfast	08/16/2022	454.35	.00		
Total Renards Catering:					454.35	.00		
<b>Southside Tire Co.</b>								
388	Southside Tire Co.	3111226	Public Works Truck Repair	08/11/2022	30.00	.00		
Total Southside Tire Co.:					30.00	.00		
<b>Village of Ashwaubenon</b>								
448	Village of Ashwaubenon	5697	Ballistic Gear	08/10/2022	796.24	.00		
Total Village of Ashwaubenon:					796.24	.00		
<b>Wisconsin Public Service Corp</b>								
1085	Wisconsin Public Service Corp	WR #3288756-	American Rapids Street Lights	08/17/2022	15,016.03	15,016.03	08/17/2022	
1085	Wisconsin Public Service Corp	WR#3288753	American Rapids Electric and Gas	08/17/2022	118,284.35	118,284.35	08/17/2022	
Total Wisconsin Public Service Corp:					133,300.38	133,300.38		
Grand Totals:					141,909.87	133,300.38		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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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: 8/22/22

Agenda Item#: 8

### TOWN OF LAWRENCE BOARD MEETING STAFF REPORT

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

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1. Review of Recommendations and Reports from Planning & Zoning Board:

- a. Discussion/Consideration of Street Name Change at French Road at Parcel L-1803 by Mau & Associates

**From 7/25/22 meeting minutes:** The CSM for parcel L-1803 was recorded September of 2021, it included the street names of North Stellita Circle and Meyer Way. The Town received a request from Mau and Associates to change the street names to Midnight Star Circle and Diamond Breeze Way. Planning & Zoning Board recommends approval only if the City of De Pere gives approval for the changes and the town is reimbursed for expenses associated with the change and street sign costs.

Supervisor Perock made the motion to hold item pending outcome from the City of De Pere regarding the name change at French Road at Parcel L-1803 by Mau & Associates.

Supervisor Vannieuwenhoven seconded the motion. The motion carried unanimously. **The City of De Pere denied the request for the name changes. It is recommended that the Town Board remove item from the table to finalize topic to be in agreement with the city's decision.**

- b. Consideration of Sign Review at 1632 Mid Valley Drive-Parcel L-229 by Jones Sign

Jones Sign presented a plan for the new Plank Road Pylon sign. The Town received information regarding the required separation distance between the sign and the Overhead Power lines. 15' separation is required. The sign plan indicates the sign will be 17.5' away from the power lines, which is now acceptable. The setback and size of the sign now complies with ordinance. PZ recommends approval with a 7-0 vote on 8/10/22. Staff recommends approval.

- c. Consideration of Site Review for Building Addition at 1632 Mid Valley Dr. Parcel L-229 by EUA

Aaron Kiesau (EUA) presented plans for the building addition that will include a dining addition, kitchen/cooler addition, and cooler enclosure. The setbacks comply with ordinance requirements. A BC Shoreland Zoning permit will be required from the county. Exterior materials and alterations will consist of Split Face block and LP smart siding. Plumbing and HVAC plans comply with the expanded space. PZ members asked that we check into plans or agreements to prevent parking congestion during events. Approval is recommended with a 7-0 vote. Parking is sufficient for the business and building size, but staff will check on provisions for large events.

- d. Consideration of Site Review for New Commercial Construction at 2812 American Blvd.

Parcel L-2187 by Bayland Buildings.

David O'Brien (Bayland Buildings) presented the new commercial building plans for Seaway Printing. Landscaping and lighting are currently still being worked on.

Discussion was had regarding exterior materials, ordinance requirements, current and future trail location. Storm water management will be served by the regional storm pond. PZ recommends approval, with a 7-0 vote, of the Site Review contingent on the landscaping, lighting and exterior building materials. Those items need to be reviewed by PZ and Town Board before permits issued.

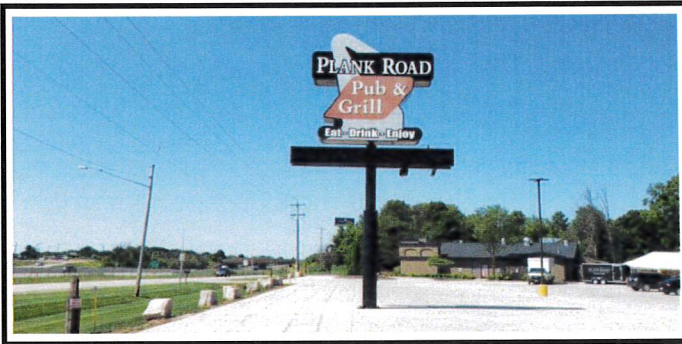
**PS.1 NEW D/F PYLON SIGN UTILIZING NEW POLE & FOOTING (QTY 1)**

**SIGN AREA SQUARE FOOTAGE: 196.7**

ENGINEERING REQUIRED  
VECTOR ARTWORK REQUIRED  
SURVEY REQUIRED

- A** 3'-0"w X 2'-4"d corrugated aluminum clad pole cover (**covering new 12" support pole**). 2"x2"x1/8" aluminum angles in corner of pole cover; 1/8" rounded plates with bent 2" flange @ 24" on center; Added (3) locations of steel to weld to support pipe; Clad exterior with corrugated siding from Menards, Charcoal Gray with trim pieces, screwed every 28"
- B** 20"(w)X20"(d) and 20"(w)X16"(d) faux wood finished "planks" up lit by color changing spotlights housed in sign base. Constructed with V-Grooved and folded ACM panels
- C** 1"X2" aluminum tube frame to make d/f cabinet with 3mm ACM clad backer cabinets with digitally printed "blackened steel". Internally illuminated face & halo lit plank road channel letter sets mounted off of back cabinet.  
3/16" 7328 white acrylic faces,  
.150 white polycarbonate back,  
.040" 3-1/2" letter coil pre-finished black returns,  
24V VL Sloan LED's
- D** (2) sf internally illuminated tagline cabinets. white acrylic faces w/ black block-out vinyl applied 1st surface. painted black frame & returns. 1 row Sign Box 3
- E** (2) 10mm pixel pitch full color electronic message centers w/ wireless communication. HSS4x4x1/4" steel tube added off steel pipe; 3"X3"X1/4" steel angle frame cabinet for EMC to sleeve over steel pipes
- F** 1"X2" aluminum tube frame sign base clad w/ 3mm ACM digitally printed woodgrain, Graphic direct print; Glued to steel
- G** 1"X2" aluminum tube frame sign base clad w/ 3mm ACM digitally printed Blackened Steel, Graphic direct print; Glued to frame

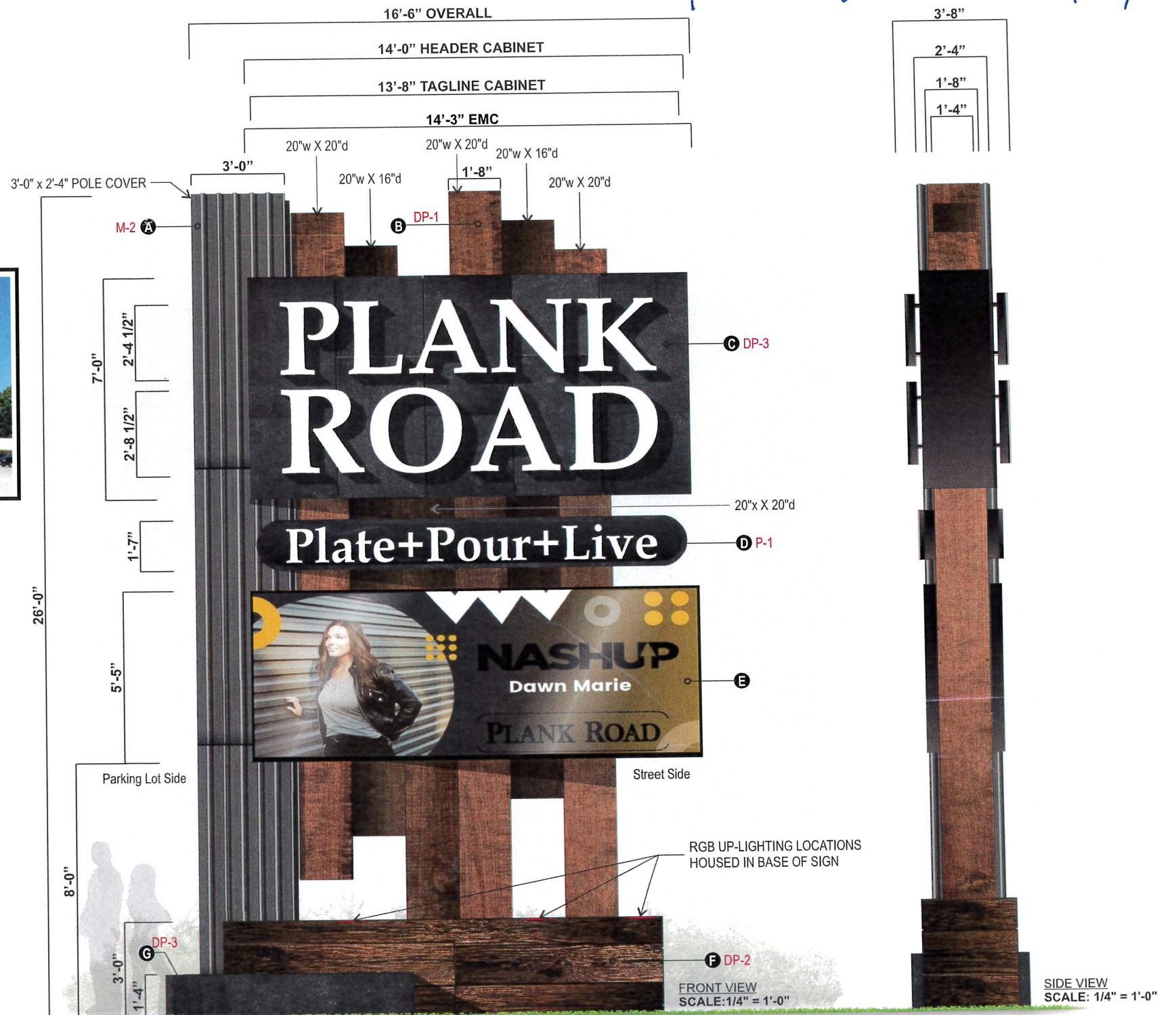
\*note: new 12" support pole being used in fabrication.



EXISTING  
SCALE: NTS

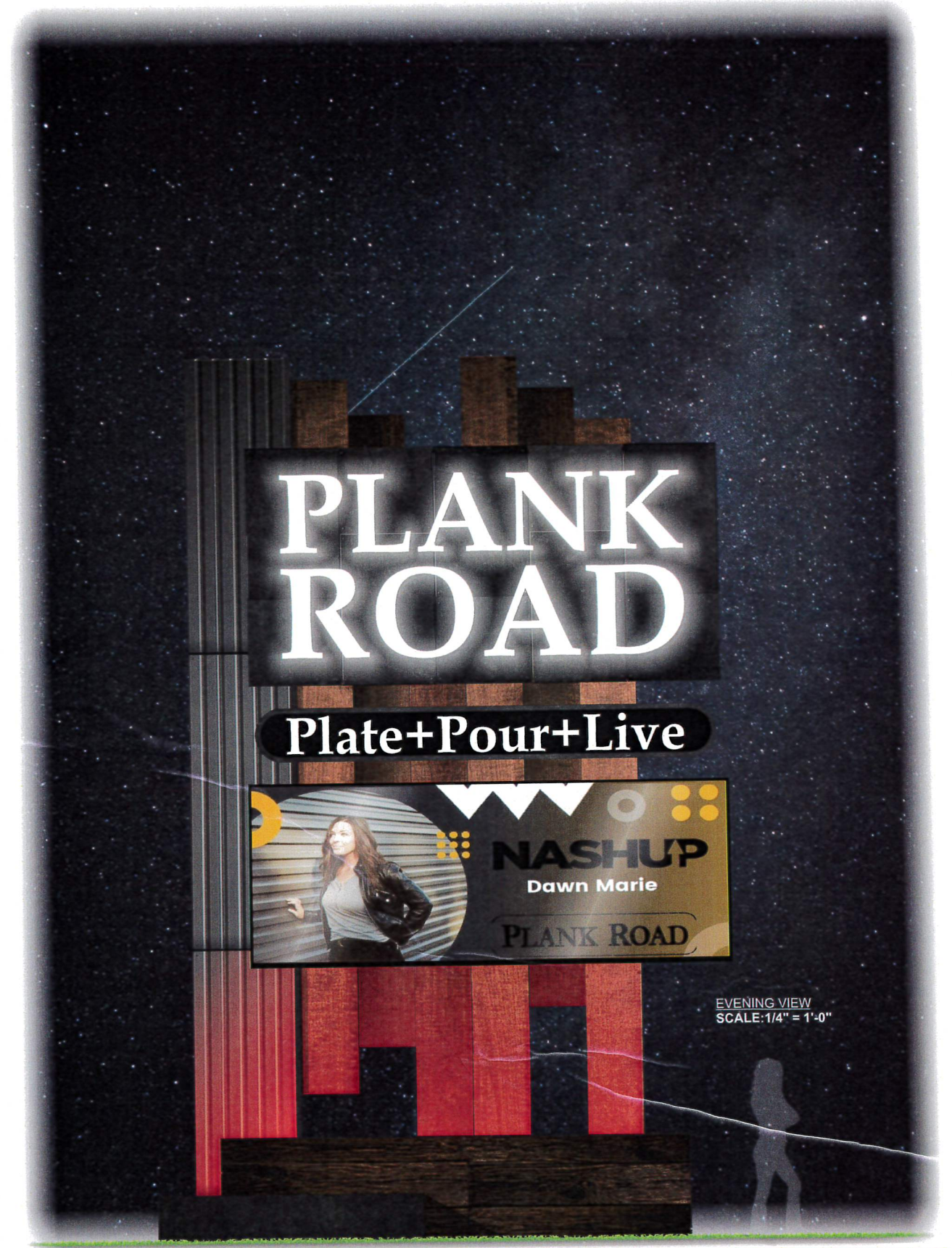
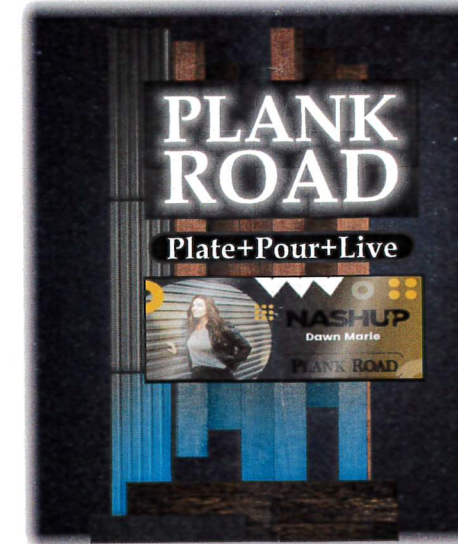
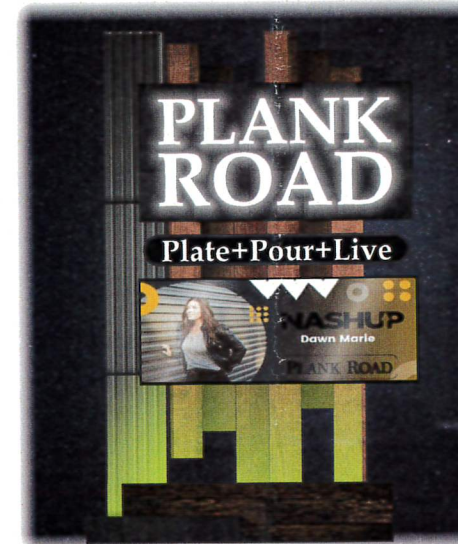
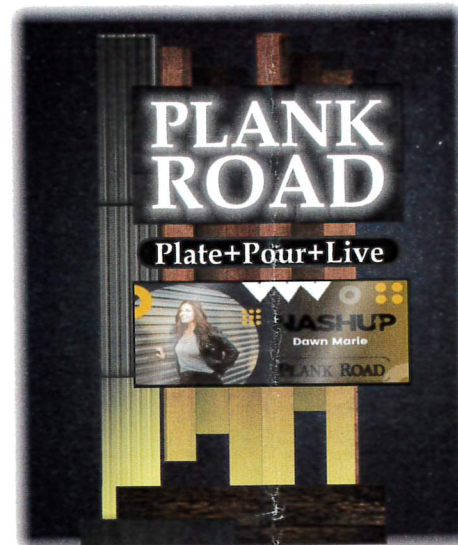
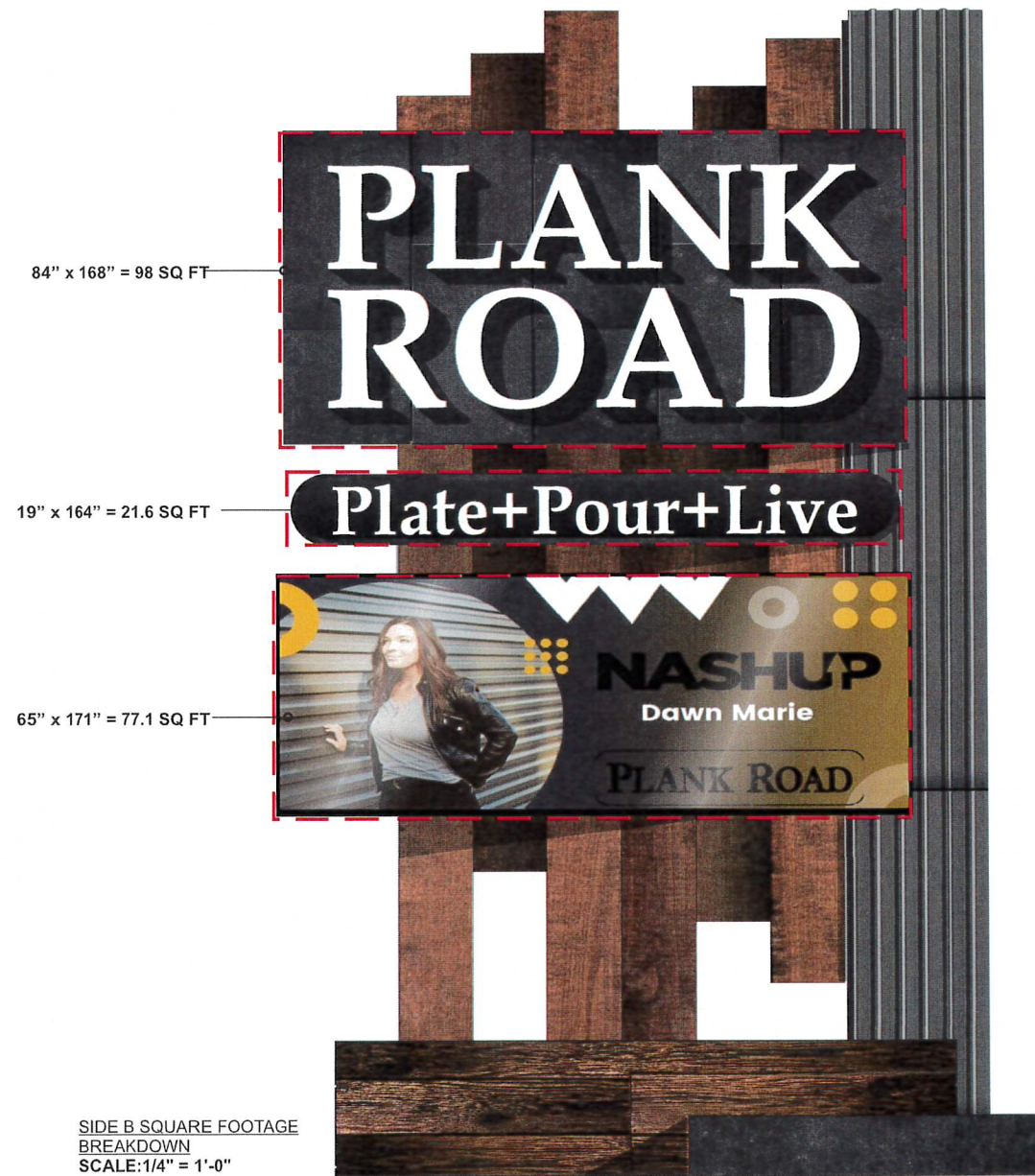
## COLORS/FINISHES

- |                                                                                     |                                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------|
|  | <b>P-1</b> MATTHEWS BLACK                                |
|  | <b>M-2</b> CORRUGATED ALUMINUM (MENARDS - CHARCOAL GRAY) |
|  | <b>DP-1</b> DIGITALLY PRINTED "FAUX WOODGRAIN 1"         |
|  | <b>DP-2</b> DIGITALLY PRINTED "FAUX WOODGRAIN 2"         |
|  | <b>DP-3</b> DIGITALLY PRINTED "BLACKENED STEEL"          |



 <p><b>JONES SIGN</b> Your Vision. Accomplished. WWW.JONESSIGN.COM</p>	<b>JOB #: 276802_R4</b>  DATE: 5.31.22  DESIGNER: J MILLER  SALES REP: N LISON  PROJ MGR: S RAMIREZ		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>06.03.22</td><td>JM</td><td>RESIZE, REVISE LETTERSET, LIGHTING SPECS</td></tr> <tr><td>2</td><td>07.12.22</td><td>JD</td><td>CHANGED JOB # 16688 TO 276802, ADDED FOOTING DETAILS, REVISED PER REDLINES</td></tr> <tr><td>3</td><td>07.21.22</td><td>JM</td><td>RE SIZE: CHANGE CALLOUT TO NEW POLE</td></tr> <tr><td>4</td><td>07.22.22</td><td>JM</td><td>ADD NEW LOCATION PHOTOS AND POLE DETAIL</td></tr> <tr><td>5</td><td>08.08.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>6</td><td>08.08.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>7</td><td>08.08.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>8</td><td>08.08.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>9</td><td>08.08.00</td><td>XX</td><td>XXXX</td></tr> <tr><td>10</td><td>08.08.00</td><td>XX</td><td>XXXX</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	06.03.22	JM	RESIZE, REVISE LETTERSET, LIGHTING SPECS	2	07.12.22	JD	CHANGED JOB # 16688 TO 276802, ADDED FOOTING DETAILS, REVISED PER REDLINES	3	07.21.22	JM	RE SIZE: CHANGE CALLOUT TO NEW POLE	4	07.22.22	JM	ADD NEW LOCATION PHOTOS AND POLE DETAIL	5	08.08.00	XX	XXXX	6	08.08.00	XX	XXXX	7	08.08.00	XX	XXXX	8	08.08.00	XX	XXXX	9	08.08.00	XX	XXXX	10	08.08.00	XX	XXXX	<table border="1"> <thead> <tr> <th>CLIENT APPROVAL</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> <tr> <td>QC</td> <td></td> </tr> </tbody> </table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	QC		 <p><b>PLANK ROAD</b> Pub &amp; Grill</p>	1632 Mid Valley Rd. De Pere, WI 54115  DESIGN PHASE: CONCEPTUAL	SHEET NUMBER  <div>2.0</div>
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This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.



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JOB #: 276802\_R4  
DATE: 5.31.22  
DESIGNER: J MILLER  
SALES REP: N LISON  
PROJ MGR: S RAMIREZ

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6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

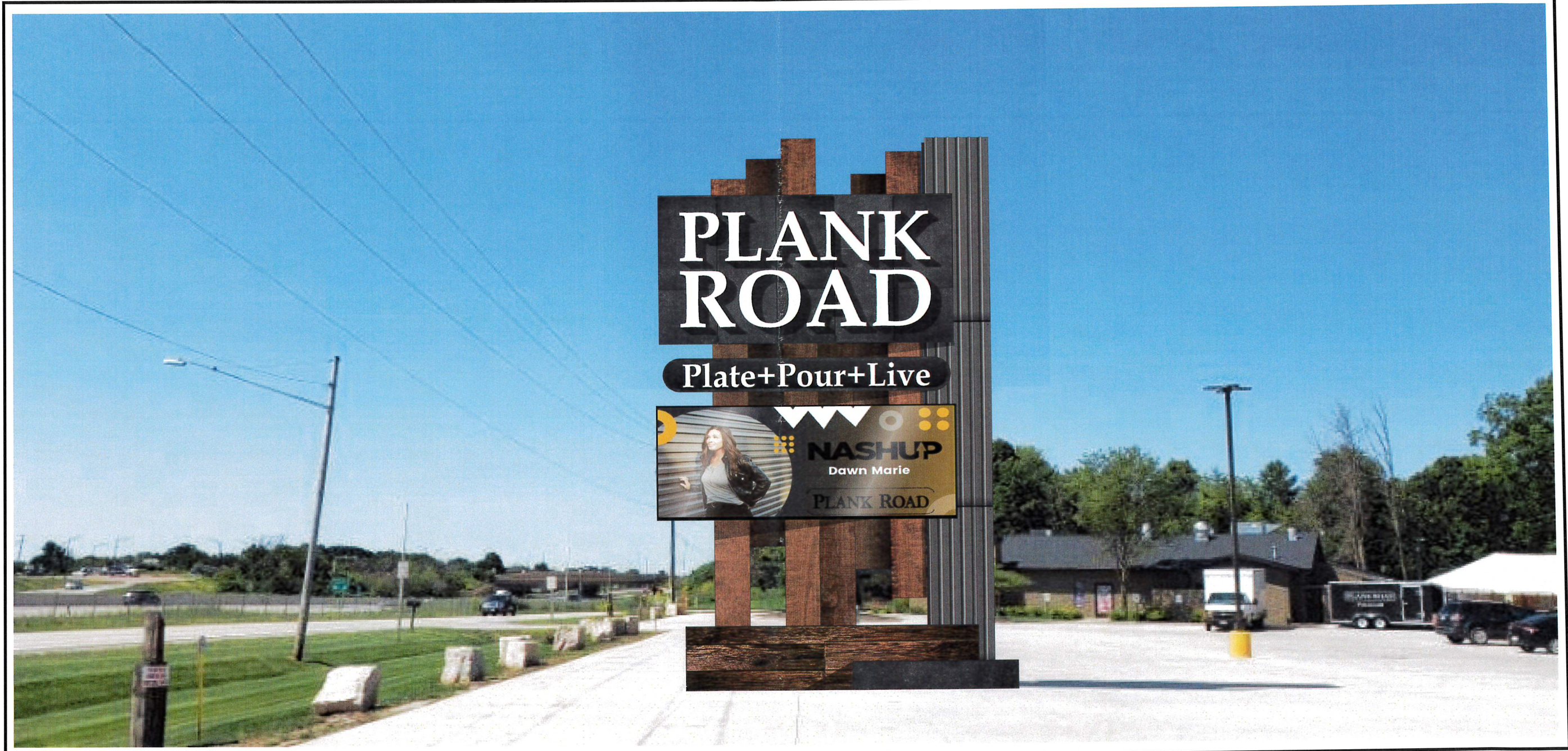
**PLANK ROAD**  
Pub & Grill

1632 Mid Valley Rd.  
De Pere, WI 54115

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

3.0



PROPOSED  
SCALE: NTS

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JOB #: 276802\_R4  
DATE: 5.31.22  
DESIGNER: J MILLER  
SALES REP: N LISON  
PROJ MGR: S RAMIREZ

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7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	



1632 Mid Valley Rd.  
De Pere, WI 54115  
  
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER  
**4.0**

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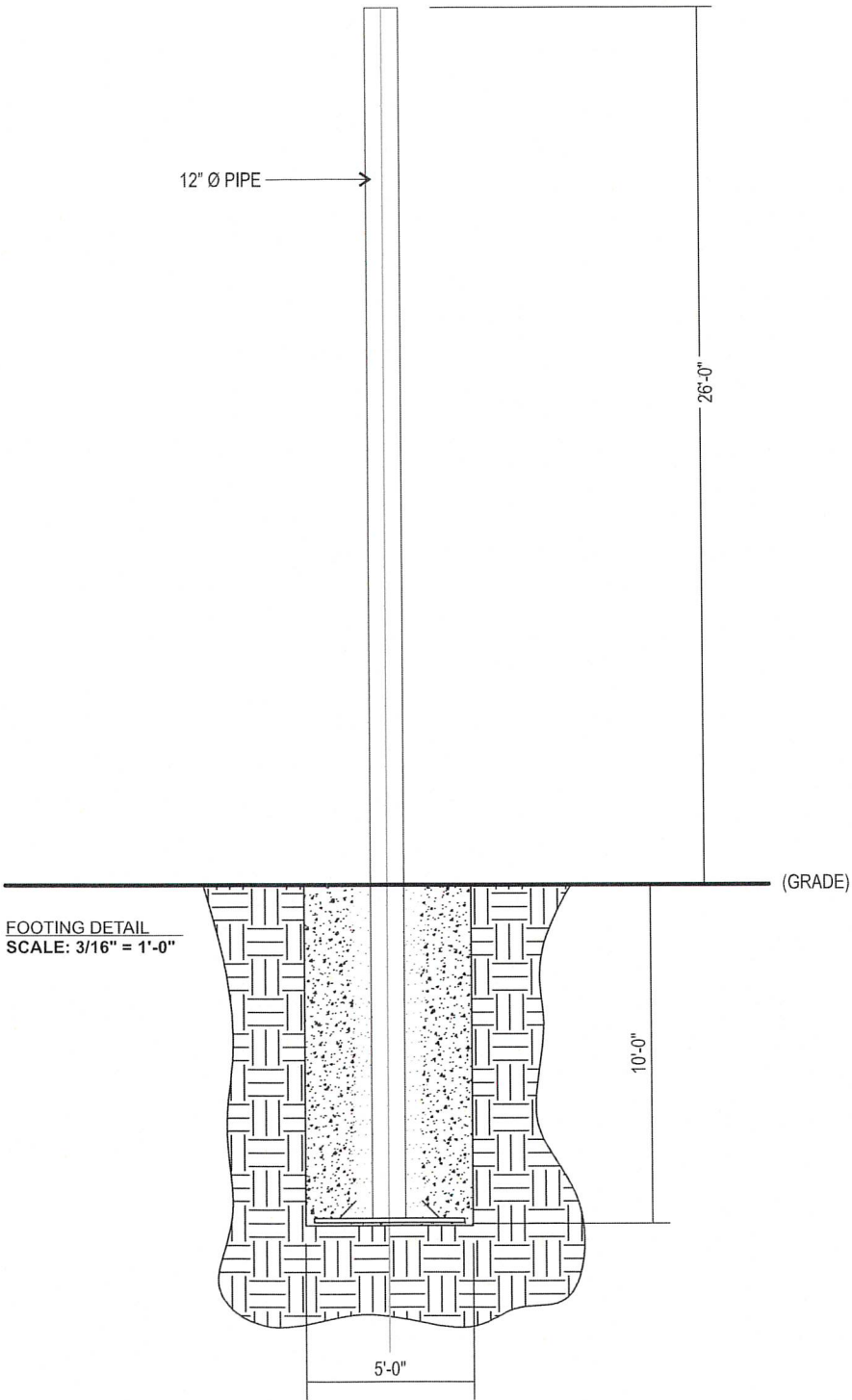
PS.1 NEW D/F PYLON SIGN UTILIZING NEW POLE & FOOTING (QTY 1)

SIGN AREA SQUARE FOOTAGE: 196.7

ENGINEERING REQUIRED

VECTOR ARTWORK REQUIRED

SURVEY REQUIRED



- FOOTING NOTES:
- 1. New pole
  - 2. New 10' deep x 5' Ø hole
  - 3. Pending engineering

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JOB #: 276802\_R4  
DATE: 5.31.22  
DESIGNER: J MILLER  
SALES REP: N LISON  
PROJ MGR: S RAMIREZ

REV.	DATE	BY	DESCRIPTION
1	06.03.22	JM	RESIZE, REVISE LETTERSET, LIGHTING SPECS
2	07.12.22	JD	CHANGED JOB # 16688 TO 276802, ADDED FOOTING DETAILS, REVISED PER REDLINES
3	07.21.22	JM	RE SIZE, CHANGE CALLOUT TO NEW POLE
4	07.22.22	JM	ADD NEW LOCATION PHOTOS AND POLE DETAIL
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

**PLANK ROAD**  
Pub & Grill

1632 Mid Valley Rd.  
De Pere, WI 54115

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

5.0



WPSC SERVICE MANUAL		
Revised 03/2020	Section 7 CLEARANCES	Page 7 of 10

## 7-2 Miscellaneous Clearances

### Wells

- Underground 5 feet for electric or gas. May be reduced to one foot with special permission and with special precautions for lightning damage (Company Design Rule).
- Overhead - WI Horizontal clearance must be no less than 3/4 of the required vertical clearance of the conductors to ground. A conservative guide is 14 feet on service drops and 20 feet on primary lines. Note OSHA working clearances. (PSC 114.234C8).
- Overhead - MI Horizontal clearance must be considered for well maintenance. MIOSHA requires at least 10' working clearance.

### Private Septic Systems

Design Standard based on WI Plumbing Code SPS 383.43(8)(i), Table 383.43-1 (private sewers), and Table 382.365-4 (storm water). This does not apply directly to gas or electric utility lines. The intent, however, is to maintain working clearances. The enforcers of this in Wisconsin are the local Zoning Offices. There are also concerns with the impact on cable insulation, pipe, and concentric neutrals.

Clearance to drain fields and mound systems: 5 feet  
The above applies to the primary and alternate septic system.  
Recommend 10 foot clearance if 480 volt.

Clearance to holding tanks and collector tanks: 10 feet

Clearance to septic system pipes: 1 foot  
(Based on WI PSC 114.352E)  
Attempt to avoid crossing pressurized systems, if reasonable, for liability reasons.

### Stored Materials

Overhead Overhead lines shall not be run over areas designated for material storage where cranes or other types of tall machinery are used unless adequate clearance can be provided for full use of the equipment (PSC 114.234C6 for Wisconsin and Company design rule).

### Working Clearances

Following are the OSHA Unqualified Subpart K 1926.403(j)(3) and Qualified Subpart V 1926.950 and MIOSHA Rule 408.14005(4) rules.

Voltage	Minimum personnel clearance, To any part of crane, or to the load in feet
69 kv and below	10
115 kv and 138 kv	11
345 kv	15

### Swimming Pools (also includes Outdoor Hot Tubs per PSCW interpretation 7/00)

- Underground 5 feet of pool / hot tub or auxiliary equipment (horizontally) (NESC 351C1)
- Overhead Shall be avoided by a minimum of 10 feet horizontally from the edge of the pool, diving platform, diving tower, water slide, or other fixed, pool-related structures. The following are clearances for utility triplex service drops (under 750 volts). Conductor thermal and ice loading must be considered also (see WI PSC 114.234E1).



Plank Road Power Line Distance

Jon Cameron <jcameron@jonessign.com>

Wed 8/3/2022 12:05 PM

To: Nick Lison <nlison@jonessign.com>

We will be staying at least 10' away from the power lines as our cabinet will be installed 17'+ away.

---

**Jon Cameron** | Install Manager

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Cell: 920-288-1659

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---

**From:** Jeff VanLieshout <JVanlieshout@jonessign.com>

**Sent:** Wednesday, August 3, 2022 11:21 AM

**To:** Jon Cameron <jcameron@jonessign.com>

**Subject:**

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

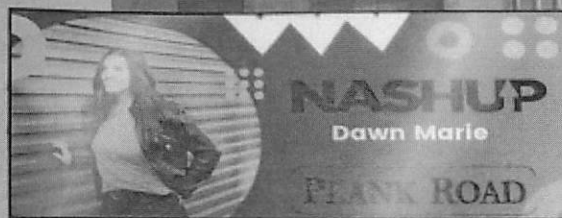


120KV

**STAY AWAY FROM HIGH VOLTAGE LINES****Power Line Voltage****Required Clearance****0 to 50 KV****10 feet****50 to 200 KV****15 feet****200 to 350 KV****20 feet****350 to 500 KV****25 feet****500 to 750 KV****30 feet****750 to 1,000 KV****45 feet**

# PLANK ROAD

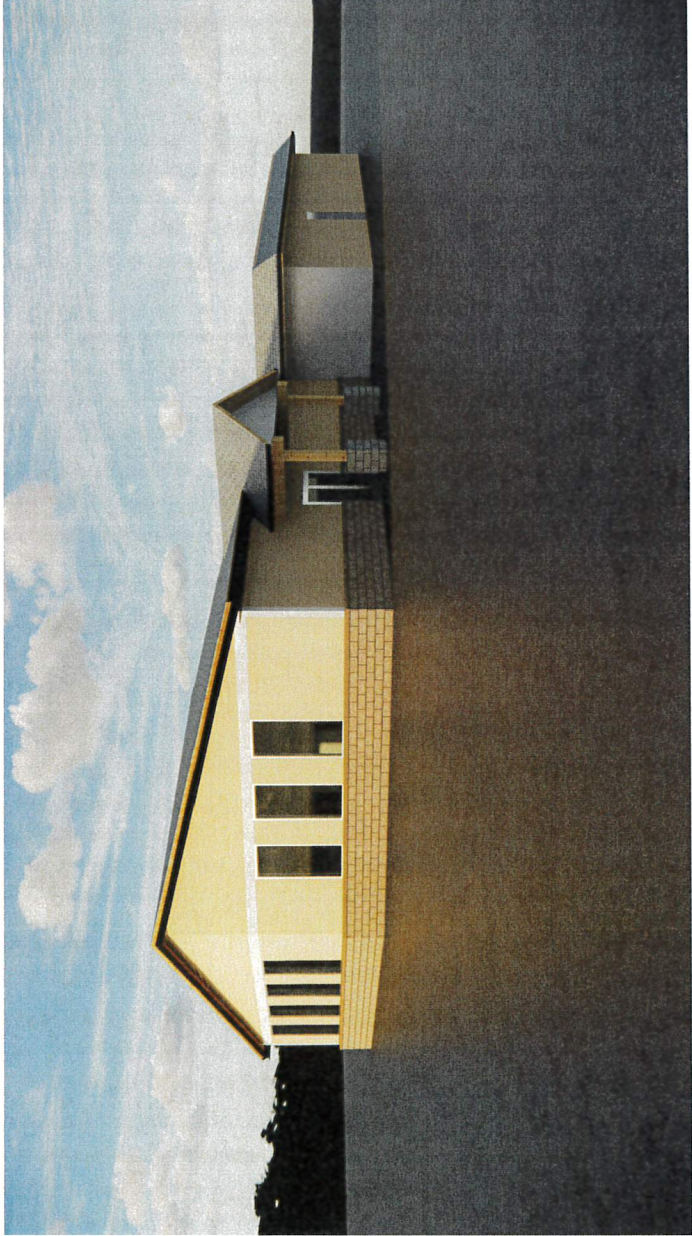
Plate+Pour+Live



17 1/2'

17'6"

25'



**PLANK ROAD PUB AND GRILL  
ADDITIONS**

1632 MID VALLEY DR, DEPERE, WI 54115



**BID PACKAGE  
BID PACKAGE DESCRIPTION**

Issue Date PROJECT NUMBER: 922387-01  
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## PROJECT INFORMATION

PLANK ROAD PUB  
AND GRILL  
ADDITIONS

C 1632 MID VALLEY  
DR, DEPERE, WI  
54115

## ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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## SHEET INFORMATION

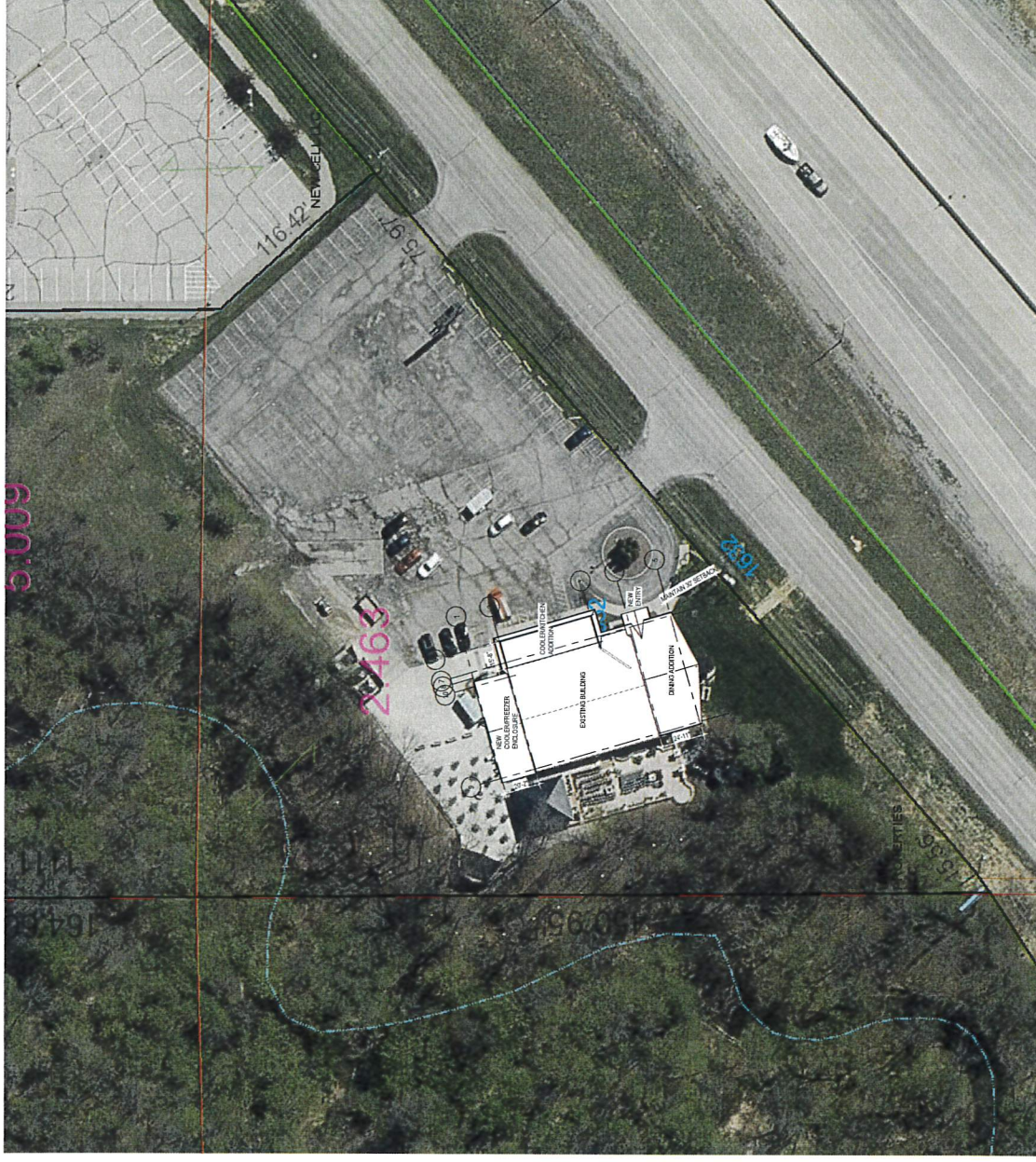
**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**

PROJECT MANAGER	AK
<hr/>	
A PROJECT NUMBER	922387-01

ARCHITECTURAL  
SITE PLAN

# AS100

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N



**A3**

ARCHITECTURAL SITE PLAN

1" = 30'-0"

**PROJECT INFORMATION**

**PLANK ROAD PUB  
AND GRILL  
ADDITIONS**

1632 MID VALLEY  
DR, DEPERE, WI  
54115

## ISSUANCE AND REVISIONS

[illegible]

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PROJECT MANAGER	AK
PROJECT NUMBER	922387-01

1ST FLR LIFE  
SAFETY PLAN

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PROJECT NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

LIFE SAFETY DRAWING NOTES APPLICABLE TO EXISTING CONDITIONS

EXISTING CONDITIONS INDICATED BY THESE LIFE SAFETY PLANS ARE BASED ON INFORMATION PROVIDED AND AN ANALYSIS OF APPLICABLE CODES. IF EXISTING FIELD CONDITIONS ARE DISCOVERED TO BE DIFFERENT FROM WHAT IS INDICATED ON THESE PLANS, CONTACT THE ARCHITECT.



collaborator | masonbury | greenbay | danner | juliana

D

PROJECT INFORMATION  
PLANK ROAD PUB  
AND GRILL  
ADDITIONS

C 1632 MID VALLEY  
DR, DEPERE, WI  
54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

B

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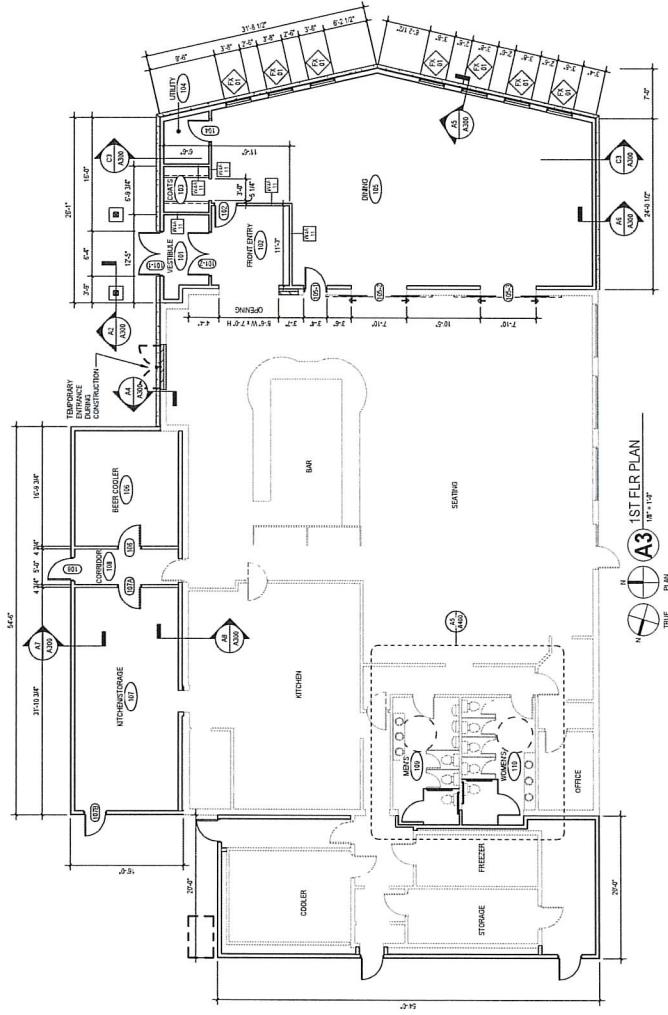
1ST FLR PLAN

A101

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- SHEET NOTES - FLOOR PLAN**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  2. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.
  3. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.
  4. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.
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  13. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.

KEYNOTES PER SHEET



1ST FLR PLAN  
18' x 11'2"

6

5

4

3

2

1

SHEET NOTES -

EXTERIOR ELEVATIONS

1. SEE SHEET C600 FOR EXTERIOR FINISHES, TYPES AND LOCATIONS.

2. FINISHES TO BE SHOWN ON EXTERIOR ELEVATIONS SHALL BE INDICATED BY A FINISH CODE IN THE MARGIN OF THE SHEET.

3. ALL FINISHES SHALL BE SHOWN ON EXTERIOR ELEVATIONS AND SHALL BE INDICATED BY A FINISH CODE IN THE MARGIN OF THE SHEET.

4. FINISHES TO BE SHOWN ON EXTERIOR ELEVATIONS SHALL BE INDICATED BY A FINISH CODE IN THE MARGIN OF THE SHEET.

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euo

interiors | interiors | interiors | interiors | interiors | interiors

D

KEYNOTES PER SHEET

PROJECT INFORMATION  
PLANK ROAD PUB  
AND GRILL  
ADDITIONS

C 1632 MID VALLEY  
DR, DEPERE, WI  
54115

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION

C6 NORTH ELEVATION  
1/8" = 1'-0"

B6 EAST ELEVATION  
1/8" = 1'-0"

A6 SOUTH ELEVATION  
1/8" = 1'-0"

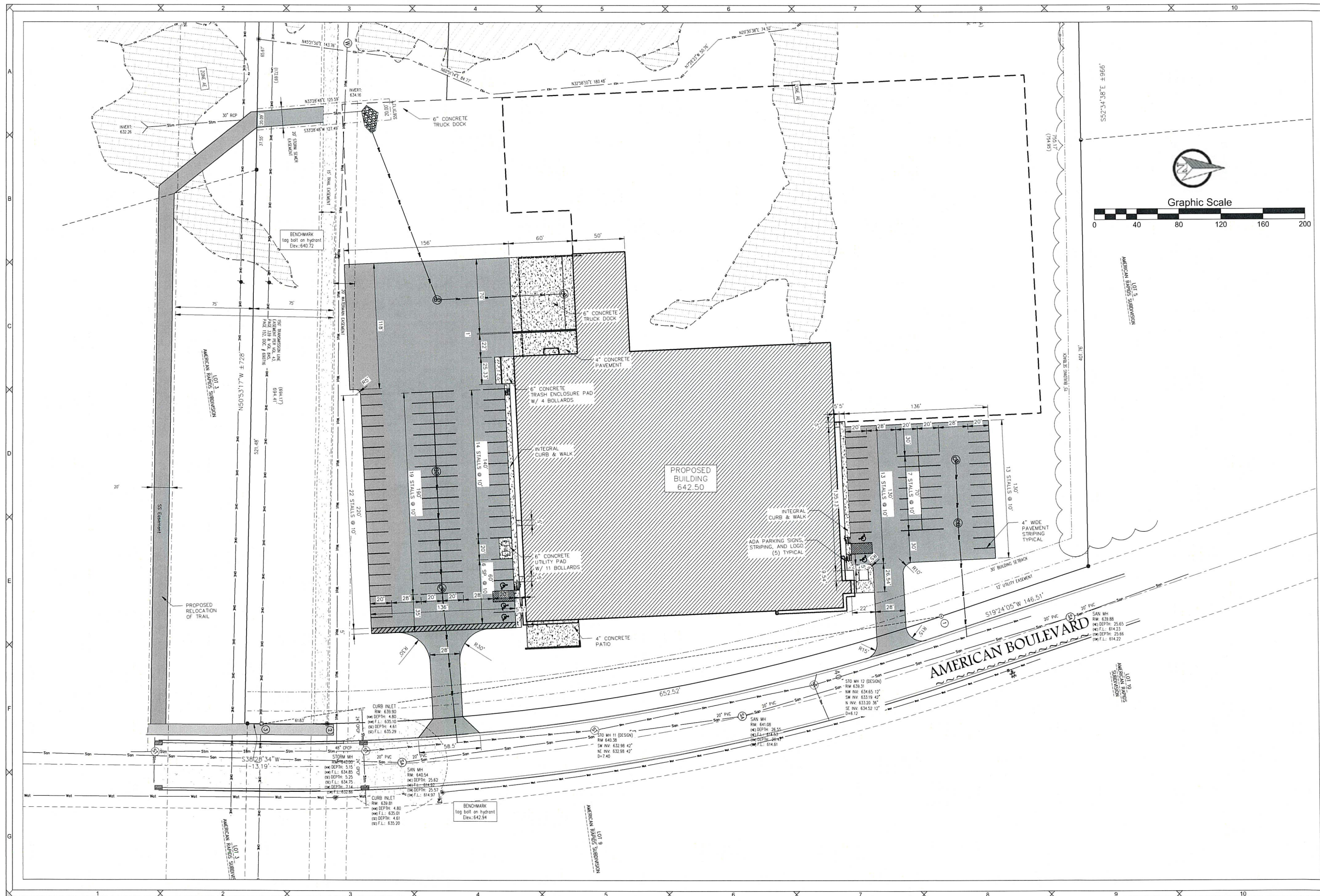
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PROJECT NUMBER  
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EXTERIOR  
ELEVATIONS

A200

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DESIGNED BY  
TAW

DATA FILE  
H-1002.dwg

DATE  
05/12/2022

Number	Date	Comments

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

**Site Plan**  
**2812 American Blvd.**  
PROJECT NO.  
H-1002  
SHEET NO.  
C3.0  
DRAWING NO.  
S-3581



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(920) 371-2011

DRAWN BY: LJP

DATE: 08/03/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:  
BY:

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☒ DESIGN REVIEW  
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OVERALL FLOOR PLAN

FLOOR PLAN - OVERALL FLOOR PLAN

1/16" = 3/16" = 1'-0"



A1.0



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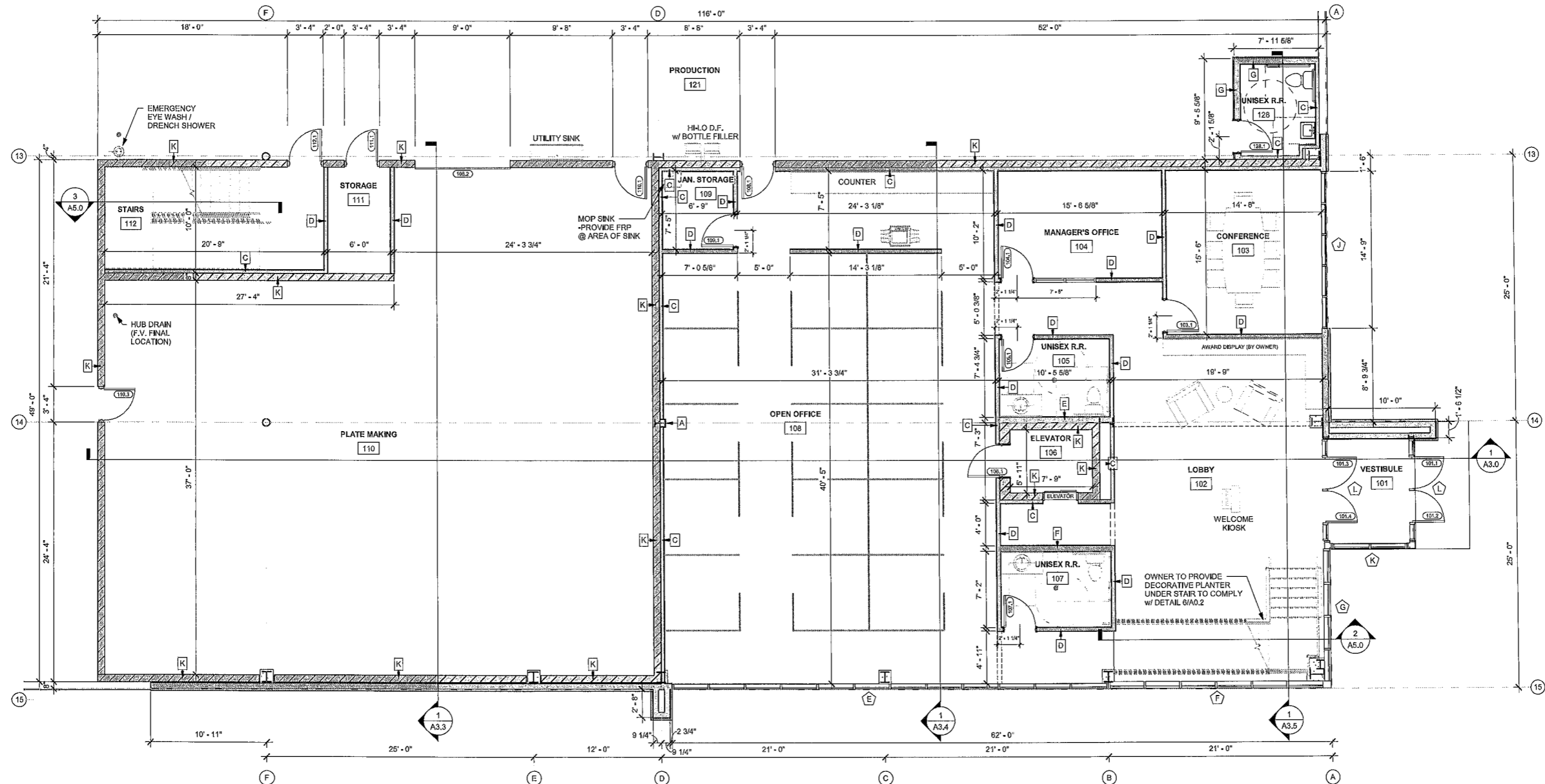
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ENLARGED OFFICE & PLATE  
MAKING

A1.1

FLOOR PLAN - FIRST FLOOR OFFICE / PLATE MAKING

1/1A1.1 SCALE = 3/16" = 1'-0"



- 5/8" GYP BD FASTENED  
w/ CLIPS OR GLUED TO  
COLUMNS AS NEEDED

- 3-5/8" 20GA MTL STUDS @ 16" O.C.  
- 5/8" GYP BD

- 3-5/8" 20GA MTL STUDS @ 16" O.C.  
- 5/8" GYP BD E.S.  
- 4" BATT INSUL.

- 6" 20GA MTL STUDS @ 16" O.C.  
- 5/8" GYP BD

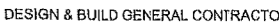
- 6" 20GA MTL STUDS @ 16" O.C.  
- 5/8" GYP BD E.S.

- 6" 16GA MTL STUDS @ 16" O.C.  
- 5/8" GYP BD (ONE SIDE)  
- 7/8" FURRING STRIPS @ 32" O.C.  
- LINER STL  
- 6" BATT INSUL.

- 8" 16GA MTL STUDS @ 16" O.C.  
- 5/8" GYP BD (ONE SIDE)  
- 7/8" FURRING STRIPS @ 32" O.C.  
- LINER STL  
- 6" BATT INSUL.

- 8" SMOOTH FACE CMU

- 12" SMOOTH FACE CMU



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ENLARGED BREAK ROOM



NORTH





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ENLARGED SECOND FLOOR

FLOOR PLAN - SECOND FLOOR OFFICE

1/4" = 1' SCALE



A1.4



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#### EXTERIOR FINISH LEGEND

MARK DESCRIPTION

- WP-1** LOCATION: HORIZONTAL PANEL  
MATERIAL: 28GA WAVE PANEL  
SUPPLIER: VERIFY  
COLOR: VERIFY  
COMMENTS:
- ACM-1** LOCATION: DECORATIVE CANOPY / ENTRY  
MATERIAL: 2" ACM PANEL  
SUPPLIER: MUZA  
COLOR: VERIFY  
COMMENTS:
- MT-1** LOCATION: PARAPET CAP  
MATERIAL: 28GA METAL  
SUPPLIER: ROOFING CONTRACTOR  
COLOR: VERIFY  
COMMENTS:
- MT-2** LOCATION: RAKE, GUTTERS & TRIMS  
MATERIAL: 28GA METAL  
SUPPLIER: PEMB  
COLOR: VERIFY  
COMMENTS:
- MB-1** LOCATION: WALL PANEL  
MATERIAL: 28GA SEMI-CONCEALED  
SUPPLIER: PEMB  
COLOR: VERIFY  
COMMENTS:
- MR-1** LOCATION: ROOF PANEL  
MATERIAL: 24GA SSR  
SUPPLIER: PEMB  
COLOR: VERIFY  
COMMENTS:

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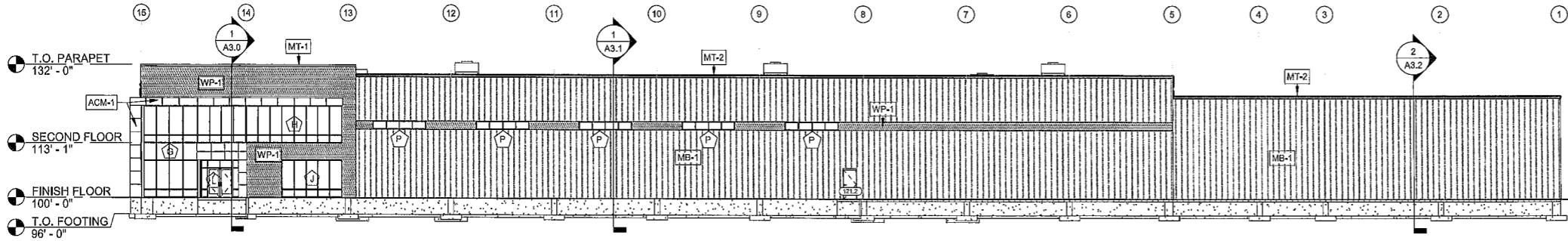
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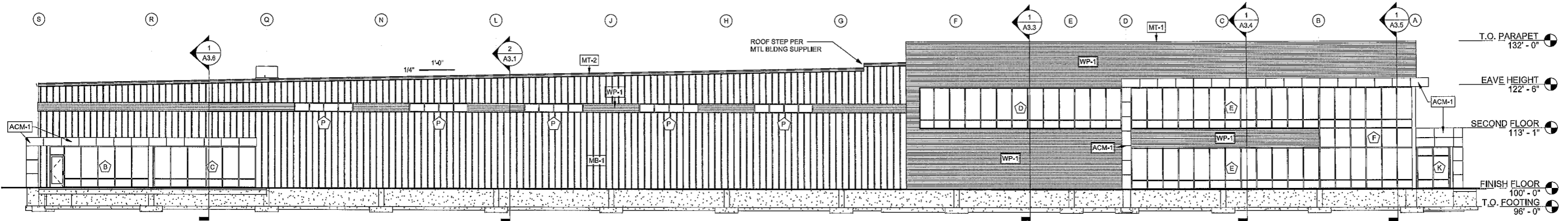
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EXTERIOR ELEVATIONS

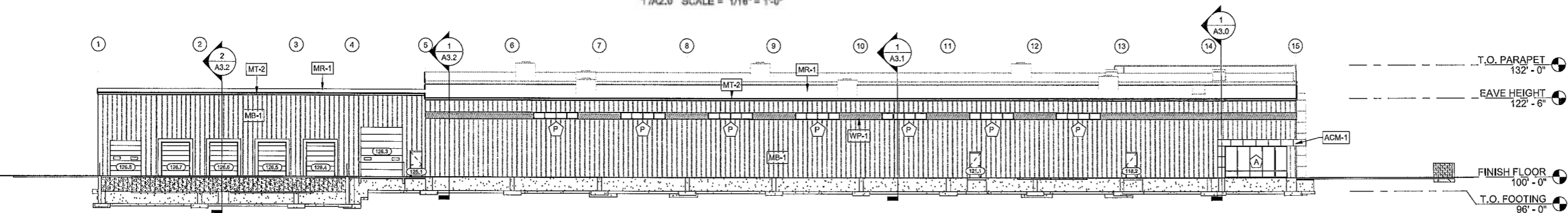
**A2.0**



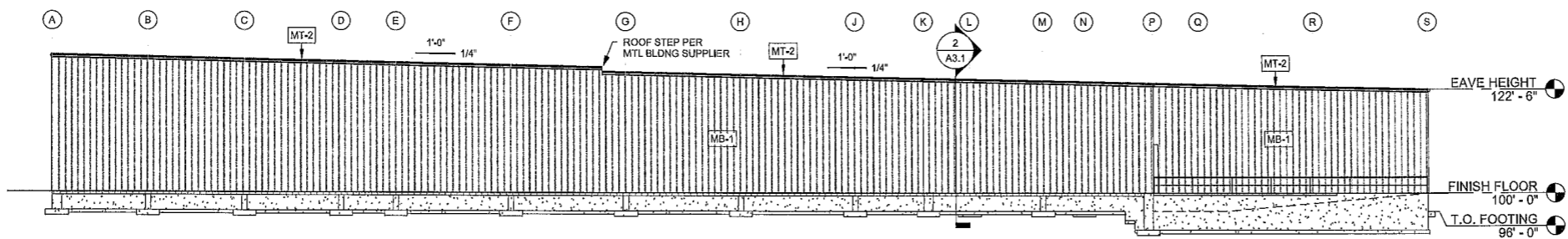
**BUILDING ELEVATION - NORTH**  
4/A2.0 SCALE = 1/16" = 1'-0"



**BUILDING ELEVATION - EAST**  
1/A2.0 SCALE = 1/16" = 1'-0"



**BUILDING ELEVATION - SOUTH**  
2/A2.0 SCALE = 3/32" = 1'-0"



**BUILDING ELEVATION - WEST**  
3/A2.0 SCALE = 1/16" = 1'-0"