



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Mar 29, 2024, 05:50PM EDT

Parcel Number: (Include ALL parcels)	WD-86-5
Nearest property address to the project site:	Street Address: 850 Morning Glory Lane City: DePere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	RM-2
Existing Site Land Uses:	Residential
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a pre-consultation meeting?	Yes
Property Owner:	First Name: Wade Last Name: Schmechel
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-336-0755
Property Owner's Email Address:	wschmechel@dphousing.org
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: David Last Name: Johnson
Authorized Representative's Business Name:	Architects Group Ltd
Authorized Representative's Phone Number:	9204321232
Authorized Representative's Email Address:	dave@aglgb.com

Please attach a PDF copy of the site plan.		2023-027_03-29-24.pdf
Would you like a basic checklist of information to include in the site plan?		Yes
How do you plan on paying for your application?		Online with a credit card
Total Due:		\$350.00
Signature Data	First Name: David Last Name: Johnson Email Address: dave@aglgb.com	
		
		Signed at: March 29, 2024 5:49pm America/New_York
User's Session Information		IP Address: 69.23.65.172 Referrer URL:

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



April 10, 2024

David Johnson
Architects Group LTD
1825 S Webster AV, Suite 202
Green Bay, WI 54301

RE: Site Plan Review for the De Pere Housing Authority Generator at 850 Morning Glory LN
Parcel WD-86-5

Dear David:

Thank you for the site plan for the De Pere Housing Authority Generator at 850 Morning Glory LN. The City of De Pere staff reviewed the site plan on April 10, 2024, and recommended approval, with the following condition that must be addressed prior to submitting a request for occupancy permits:

- The 6-foot screen wall requires a fence permit from Inspection Division.

You may now proceed to the Inspection Division to begin the process of obtaining permits. Should you have any questions regarding the decision or require further information, feel free to contact me at 339-4043 or pschleinz@deperewi.gov.

Sincerely,

A handwritten signature in black ink that reads "Peter Schleinz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Peter Schleinz
Senior Planner | Zoning Administrator

cc: Daniel J. Lindstrom, AICP, Development Services Director
Dennis Jensen, Senior Building Inspector

DE PERE HOUSING EMERGENCY GENERATOR REPLACEMENT & SCREEN WALL DE PERE, WI

PROJECT TEAM

ARCHITECT	ELECTRICAL ENGINEER
DAVID JOHNSON	HARLAND MATTHEWS
ARCHITECTS GROUP LIMITED	MIDWEST DESIGN SOLUTIONS
1825 S WEBSTER - SUITE 200	2676 BAY SETTLEMENT ROAD
GREEN BAY, WI 54302	GREEN BAY, WI 54311
(920) 432-1232	(920)471-0805

ARCHITECTURAL ABBREVIATIONS

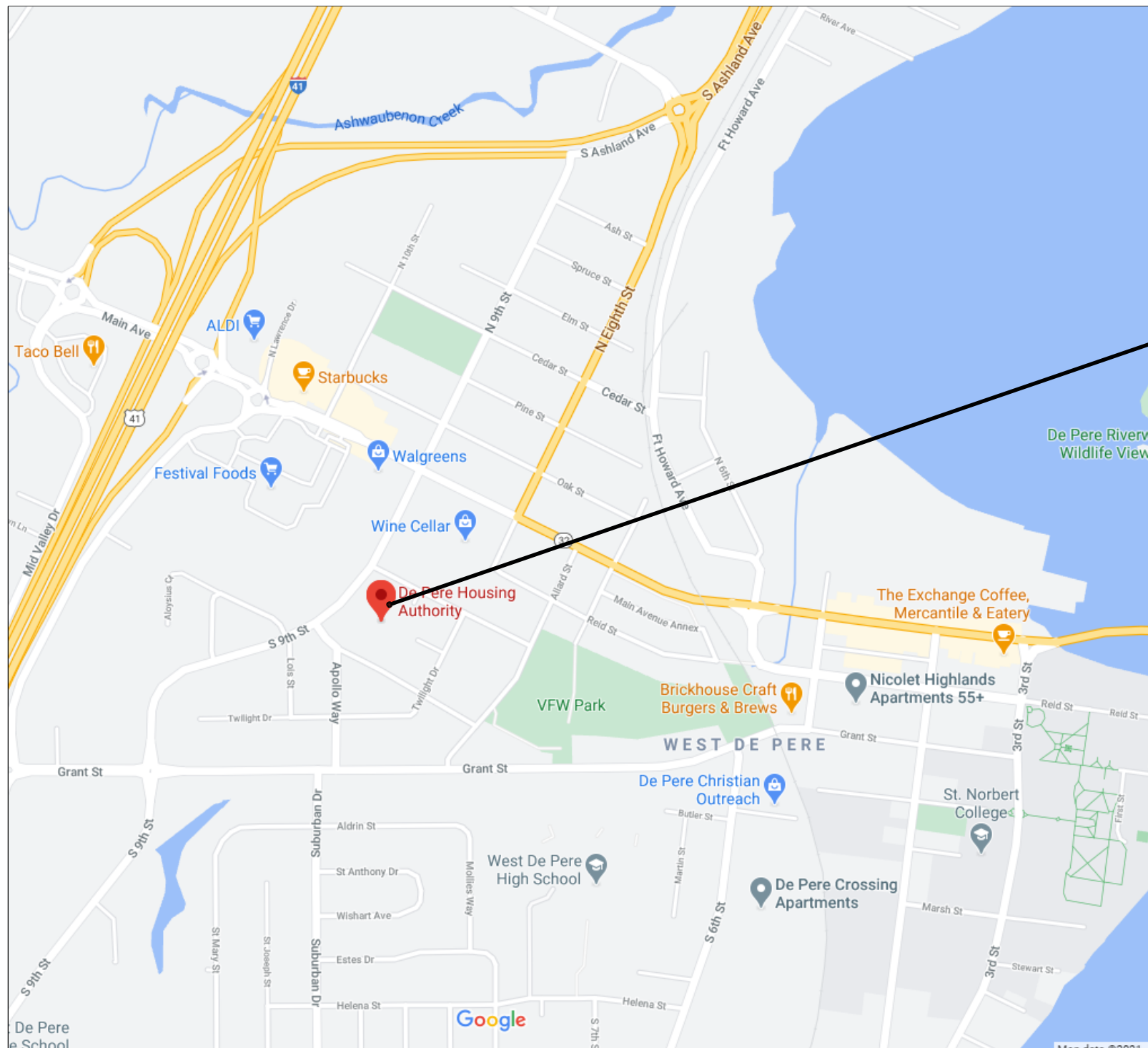
AB	ANCHOR BOLT	MECH	MECHANICAL
A/C	AIR CONDITIONING	MDF	MEDIUM DENSITY FIBER BOARD
ACT	ACOUSTICAL CEILING TILE	MIN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AFF	ABOVE FINISHED FLOOR	MO	MASONRY OPENING
AHU	AIR HANDLING UNIT	MTL	METAL
ALT	ALTERNATE	N/A	NOT APPLICABLE
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
ARCH	ARCHITECTURAL	NTS	NOT TO SCALE
		#	NUMBER
BO	BOTTOM OF	OC	ON CENTER
BOT	BOTTOM	OH	OPPOSITE HAND
BOW	BOTTOM OF WALL	OFNG	OPENING
BUR	BUILT UP ROOFING	OPP	OPPOSITE
CF	CUBIC FEET	PCBL	PAINTED CONCRETE BLOCK
CH	CHANNEL	PGB	PAINTED GYPSUM BOARD
CJ	CONTROL JOINT	PL	PLATE
CL	CENTERLINE	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLY	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
CO	CLEAN OUT	PSF	POUNDS PER SQUARE FOOT
COL/COLS	COLUMN/COLUMNS	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PT	PORCELAIN TILE
CONST	CONSTRUCTION	PVC	POLYVINYL CHLORIDE
CONT	CONTINUOUS	QT	QUARRY TILE
COORD	COORDINATE	QTY	QUANTITY
CT	CERAMIC TILE		
DBL	DOUBLE	R	RISER
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIA	DIAMETER	RE	REGARDING
DIM	DIMENSION	REF	REFERENCE
DN	DOWN	REFG	REFRIGERATOR
DR	DOOR	REINF	REINFORCED
DLS	DOWNSPOUT	REQD	REQUIRED
DTL/DET	DETAIL	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	SACT	SUSPENDED ACOUSTICAL CEILING TILE
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SCHED	SCHEDULE
EJ	EXPANSION JOINT	SF	SQUARE FEET
ELEV	ELEVATION-HEIGHT	SHT	SHEET
ELEC	ELECTRIC	SHTG	SHEATHING
EQ	EQUAL	SIM	SIMILAR
EXTG	EXISTING	SIP	STRUCTURAL INSULATED PANEL
FD	FLOOR DRAIN	SPECS	SPECIFICATIONS
FDN	FOUNDATION	SS	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FF	FINISHED FLOOR	STRUCT	STRUCTURAL
FLR	FLOOR	STL	STEEL
FT	FOOT/FEET	SUB FLR	SUB FLOOR
FTG	FOOTING		
GA	GAUGE	T&G	TONGUE & GROOVE
GALV	GALVANIZED	THRU	THROUGH
GC	GENERAL CONTRACTOR	TJI	TRUSS JOIST INCORPORATED
GL	GLASS	TO	TOP OF
GLU LAM OR GLB	GLUE LAMINATED BEAM	TOB	TOP OF BEAM
GYP BD	GYPSUM WALL BOARD	TOP	TOP OF PLATE
H OR HORZ	HORIZONTAL	TO FTG	TOP OF FOOTING
HM	HOLLOW METAL	TOS	TOP OF STEEL
HT	HEIGHT	TOSL	TOP OF SLAB
HTG	HEATING	TOW	TOP OF WALL
IN	INCH	TP DISP	TOILET PAPER DISPENSER
INFO	INFORMATION	TYP	TYPICAL
INSUL	INSULATION	UNO	UNLESS NOTED OTHERWISE
INT	INTERIOR	VCT	VINYL COMPOSITE TILE
JT	JOINT	VERT	VERTICAL
LB	FOUND	VB	VINYL BASE
LF	LINEAL FEET	W/	WITH
LTWT	LIGHTWEIGHT	WC	WATER CLOSET
LVL	LAMINATED VENEER LUMBER	WD	WOOD
MANUF	MANUFACTURER	W/O	WITHOUT
MAT	MATERIAL	WT	WEIGHT
MAX	MAXIMUM	WUM	WELDED WIRE MESH

INDEX TO DRAWINGS

T	TITLE, SHEET INDEX, GRAPHICS, LOCATION MAP
I.O	SITE PLAN
I.1	ENLARGED AREA PLANS
I.2	SCREEN WALL DETAILS

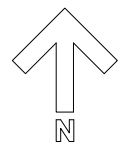
ELECTRICAL

E1.O	ELECTRICAL FLOOR PLAN ONE-LINE DIAGRAM
E2.O	ELECTRICAL SCHEDULES / DETAILS / SYMBOLS LIST



DE PERE HOUSING AUTHORITY
850 MORNING GLORY LANE
DE PERE, WI 54115

LOCATION MAP



MATERIALS

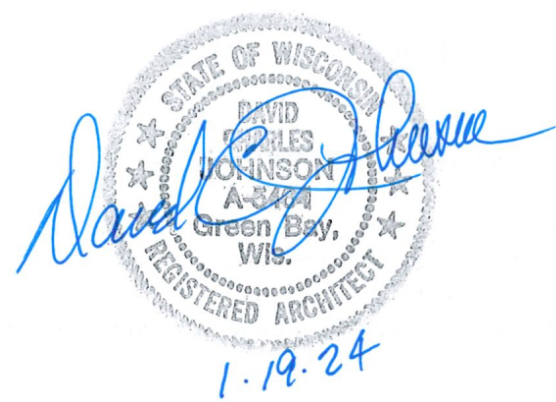
UNLESS NOTED OTHERWISE

	RIGID INSULATION
	BATT. INSULATION
	BLOWN INSULATION
	WOOD - ROUGH CUT
	WOOD - FINISH
	BRICK
	BLOCK
	STONE
	CONCRETE
	COMPACTED FILL
	EARTH
	GYPSUM BOARD
	STEEL

SYMBOLS

COMMUNITY ROOM

	ROOM SYMBOL EX: ROOM NAME/ROOM NUMBER
	DOOR TAG SEE DOOR SCHEDULE
	DOOR SYMBOL EX: DOOR/DIR. OF SWING
	WINDOW TAG SEE WINDOW TYPE ELEVATIONS
	INTERIOR ELEVATION EX: SHEET A400, DETAIL 3
	EXTERIOR ELEVATION EX: SHEET A204, DETAIL 7
	BUILDING SECTION EX: SHEET A302, DETAIL A
	DETAIL CALL-OUT EX: SHEET A602, DETAIL 12



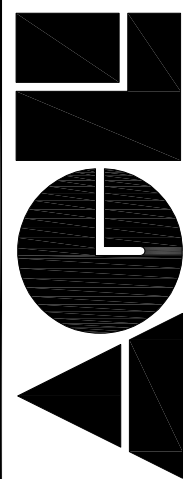
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Nicolet Terrace
850 Morning Glory Ln
De Pere, WI 54115

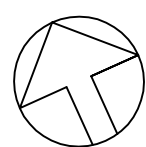
TITLE, INDEX TO DRAWINGS,
GRAPHICS, LOCATION MAP

SET TYPE	JOB NO.
PRELIMINARY	2023-021
FINAL REVIEW	
BID DOCUMENT	DRAWN BY D.J.B.

ARCHITECTS GROUP LIMITED
1825 South Webster Avenue Suite 202
Green Bay, Wisconsin 54301
www.aglb.com
920-432-1232



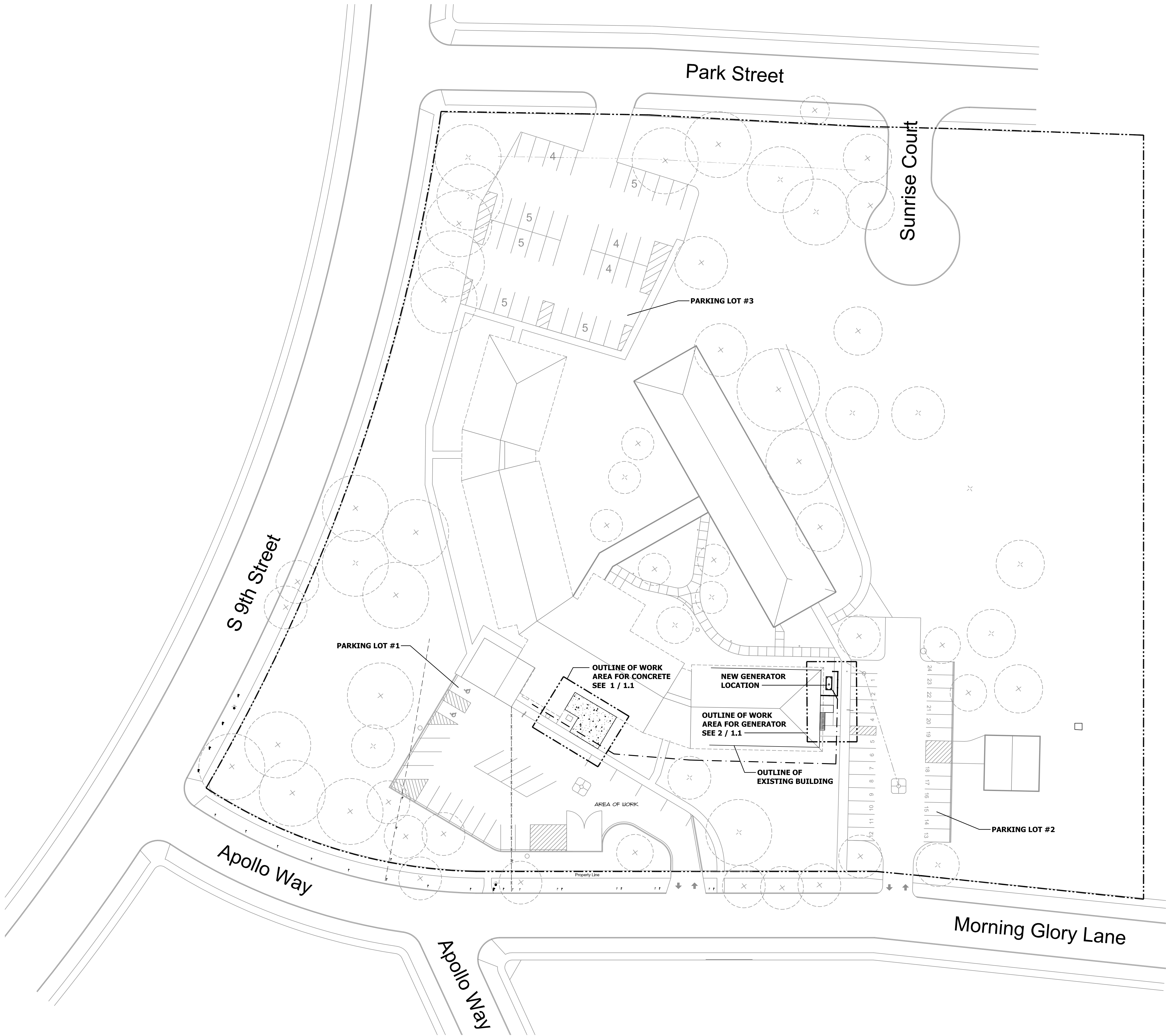
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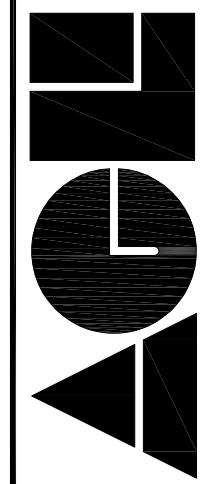
NORTH

1

SITE PLAN
SCALE: 1/32" = 1'-0"



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920-432-1232



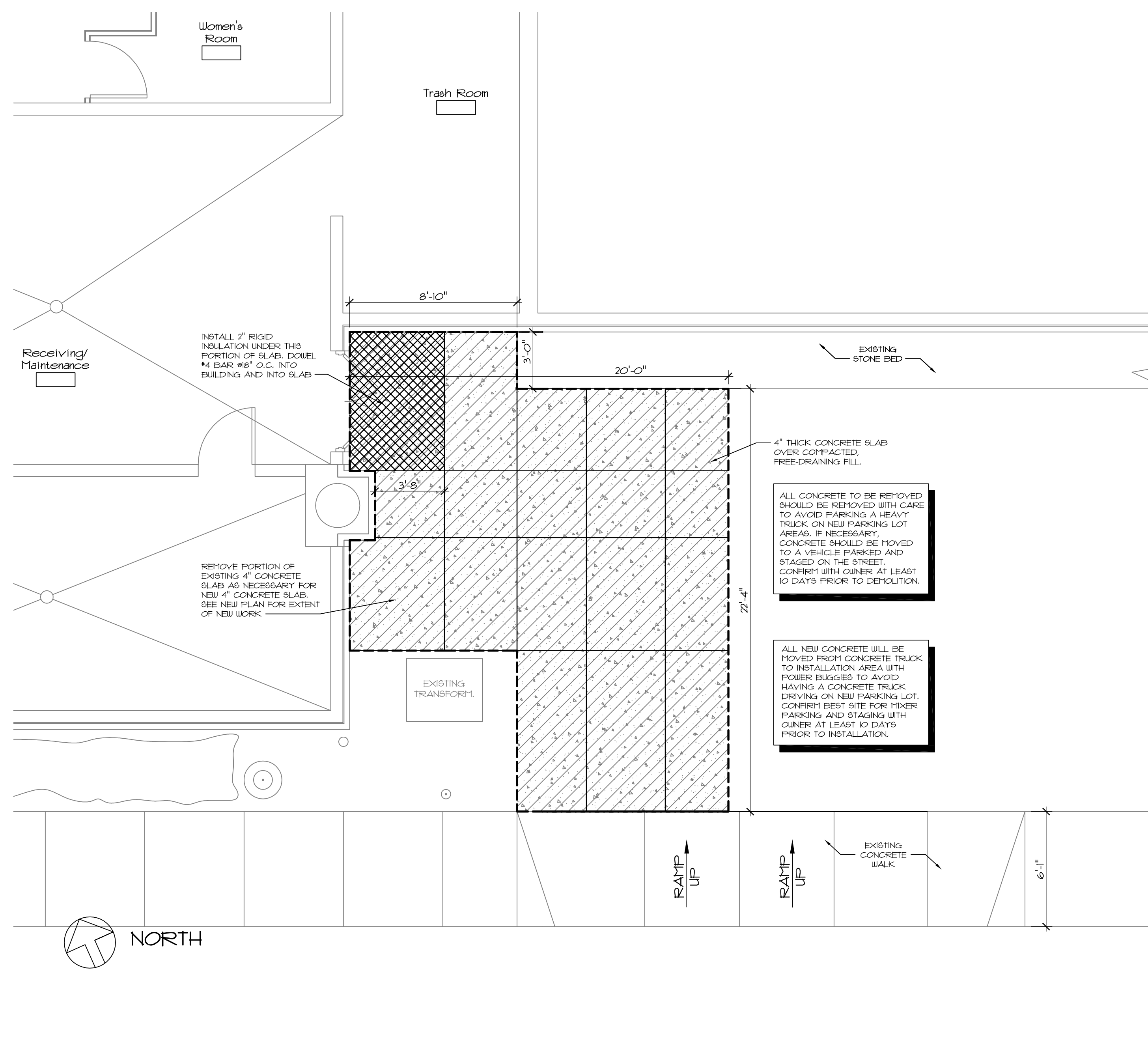
1.0

SITE PLAN

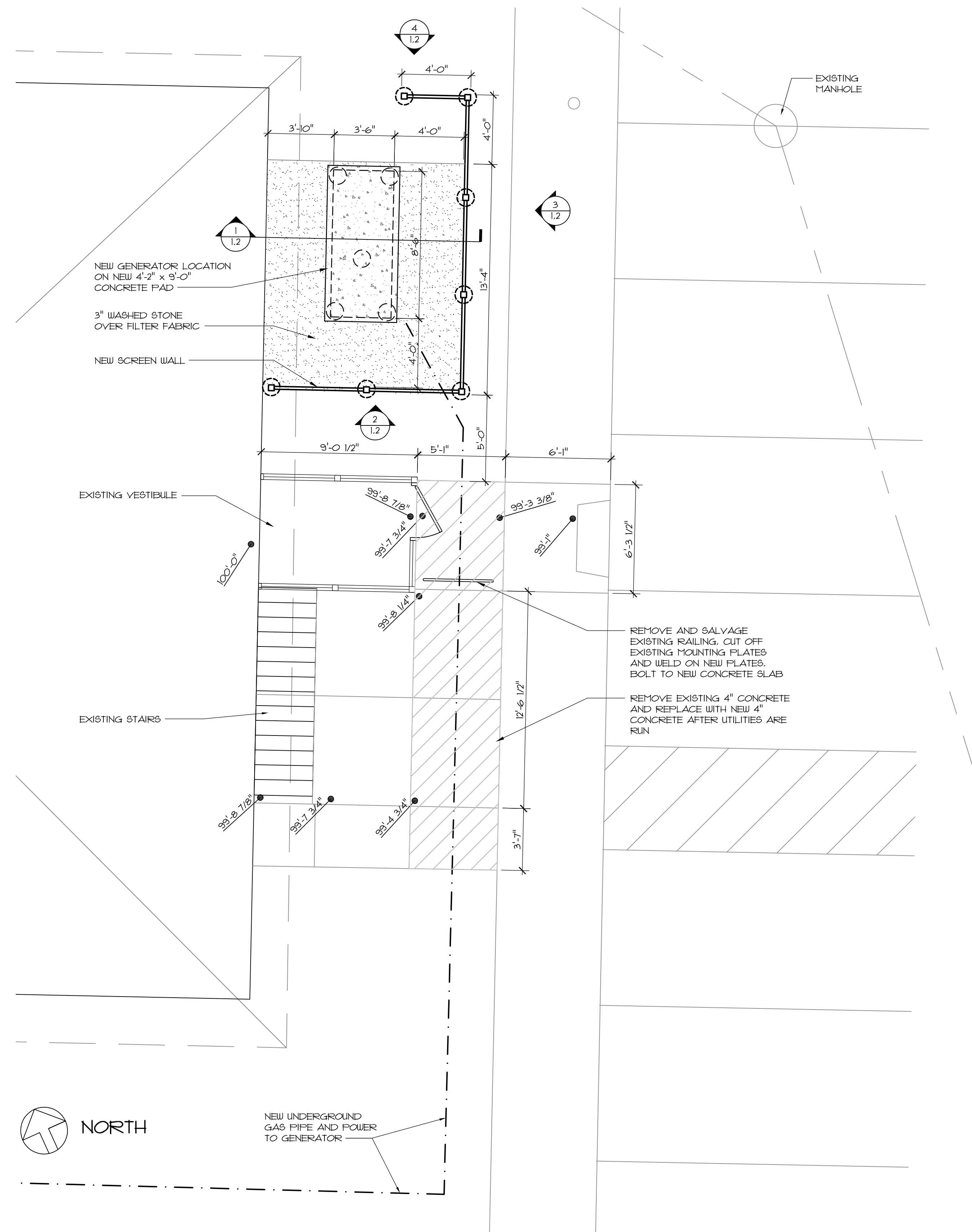
DATE	REVISED	JOB NO.
03/23/24		2023-027
		DRAWN BY
		D.J.B.

SET TYPE
PRELIMINARY
FINAL REVIEW
BID DOCUMENT

Nicolet Terrace
850 Morning Glory Ln
De Pere, WI 54115



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



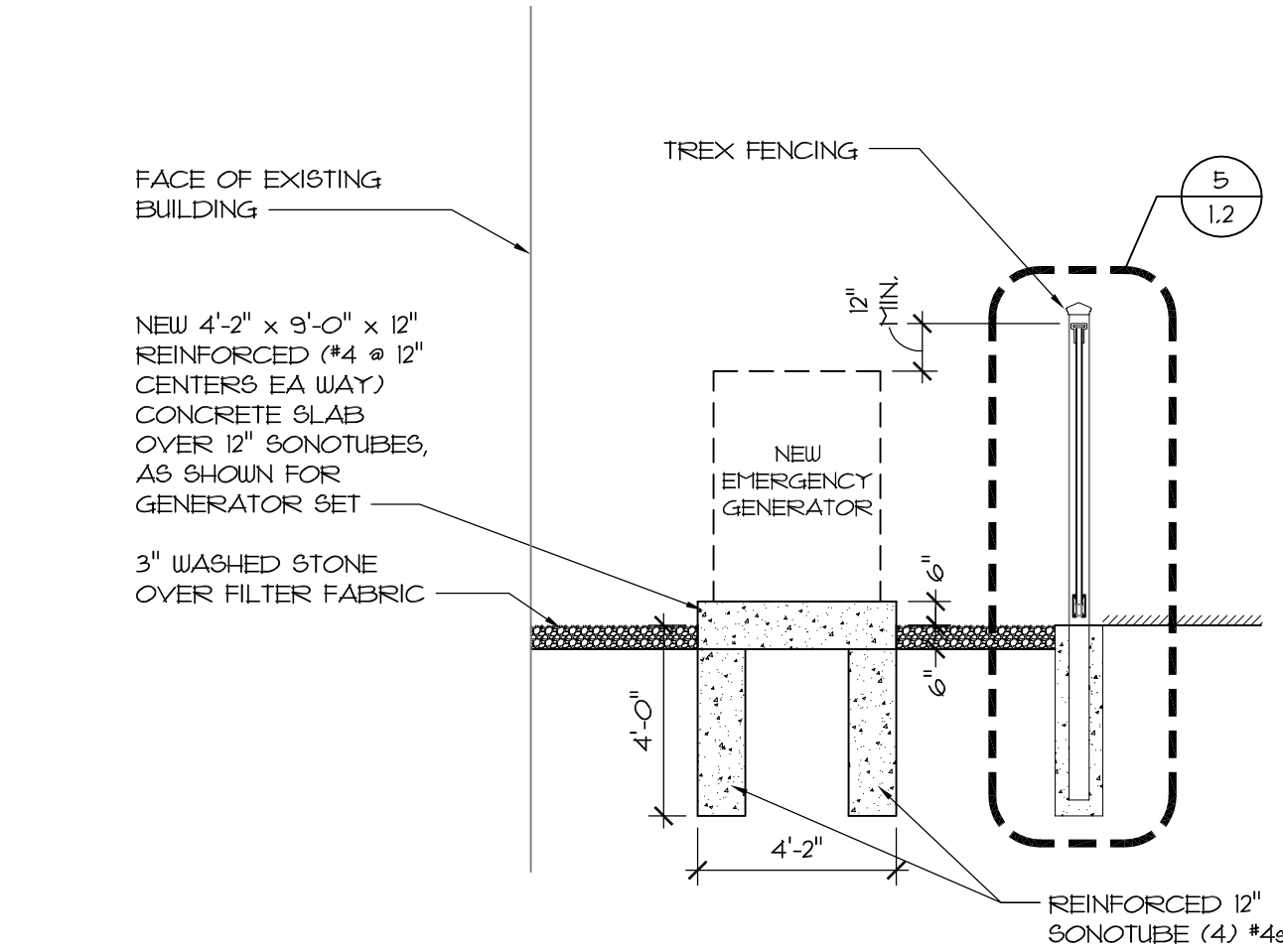
2 ENLARGED GENERATOR AREA PLAN
SCALE: 1/4" = 1'-0"



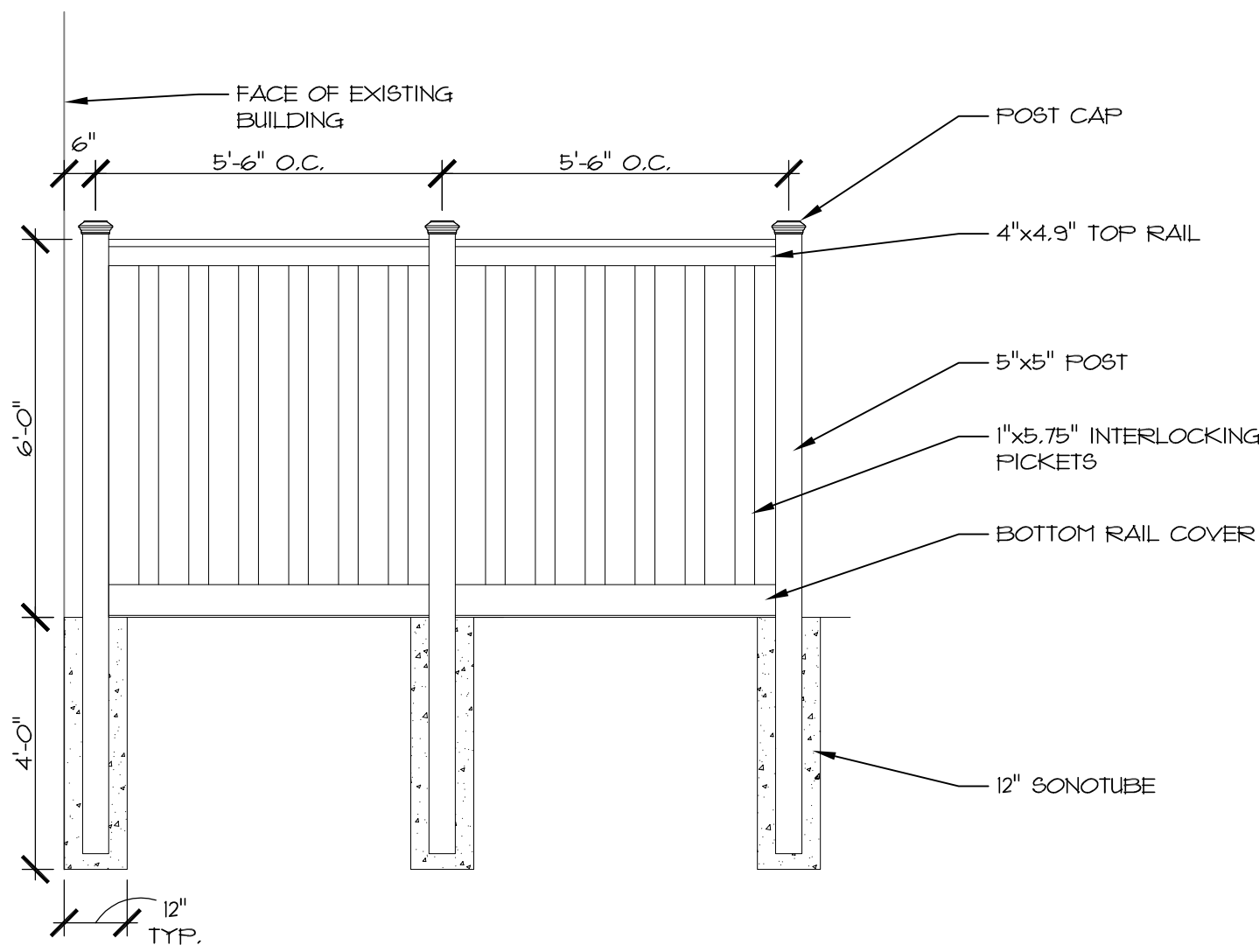
SCREEN WALL COLOR



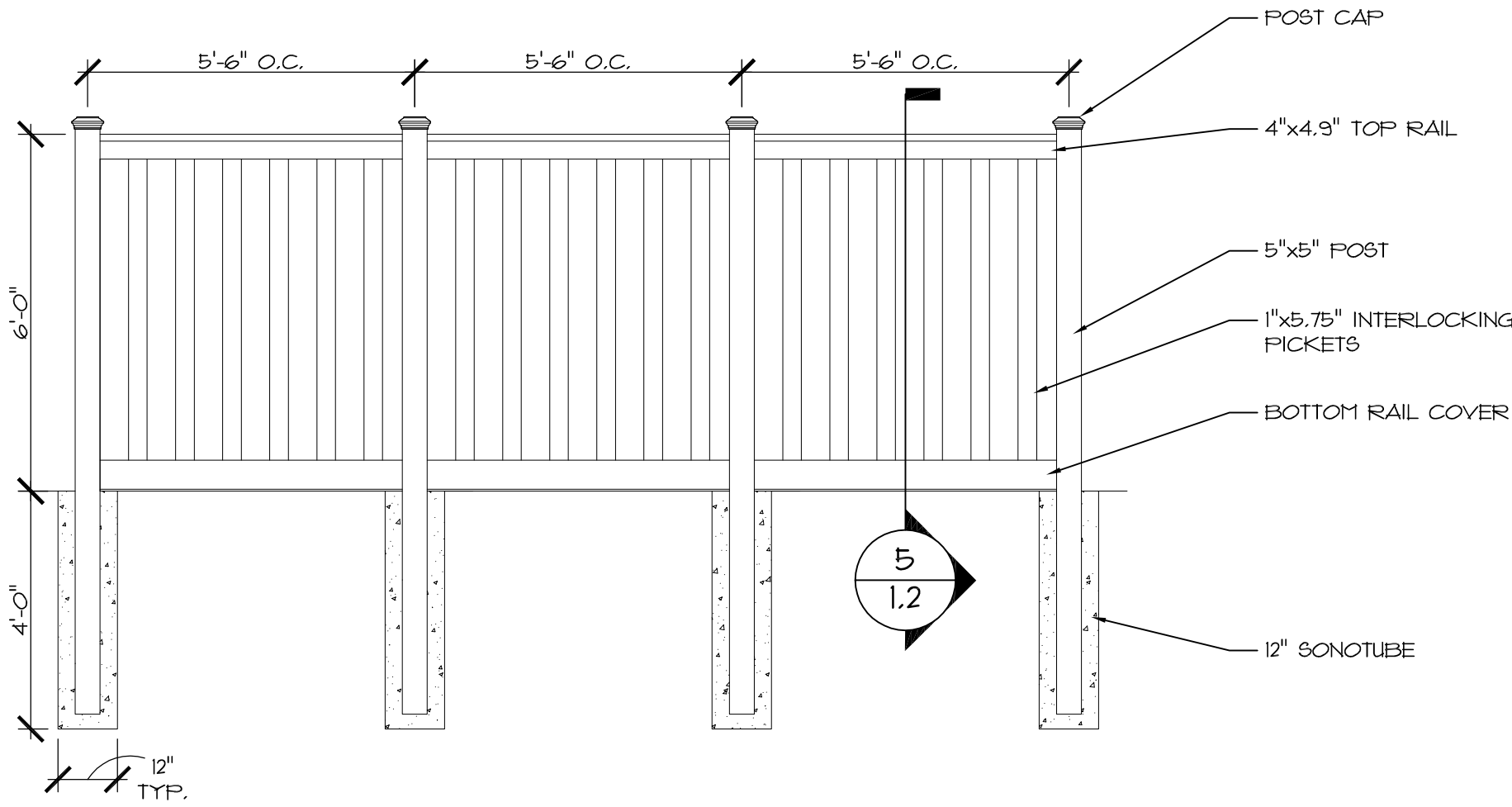
BRICK COLOR ON EXISTING BUILDING



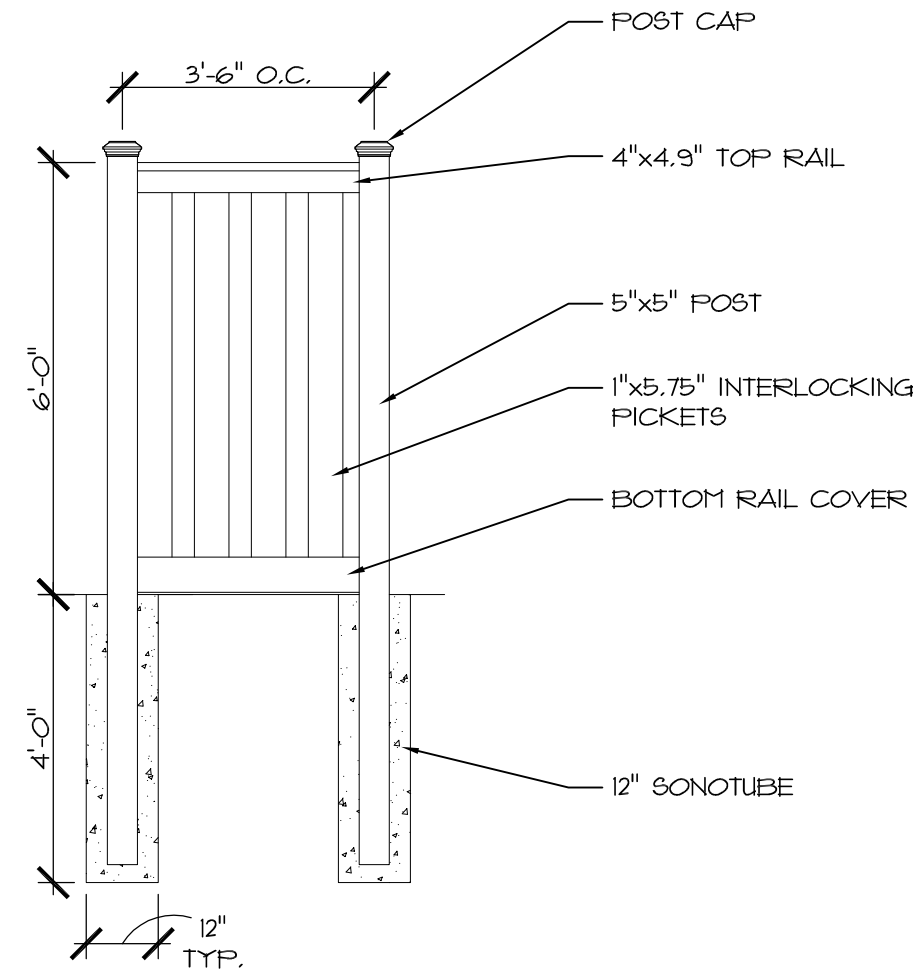
1 SECTION THROUGH SCREEN WALL
SCALE: 1/4" = 1'-0"



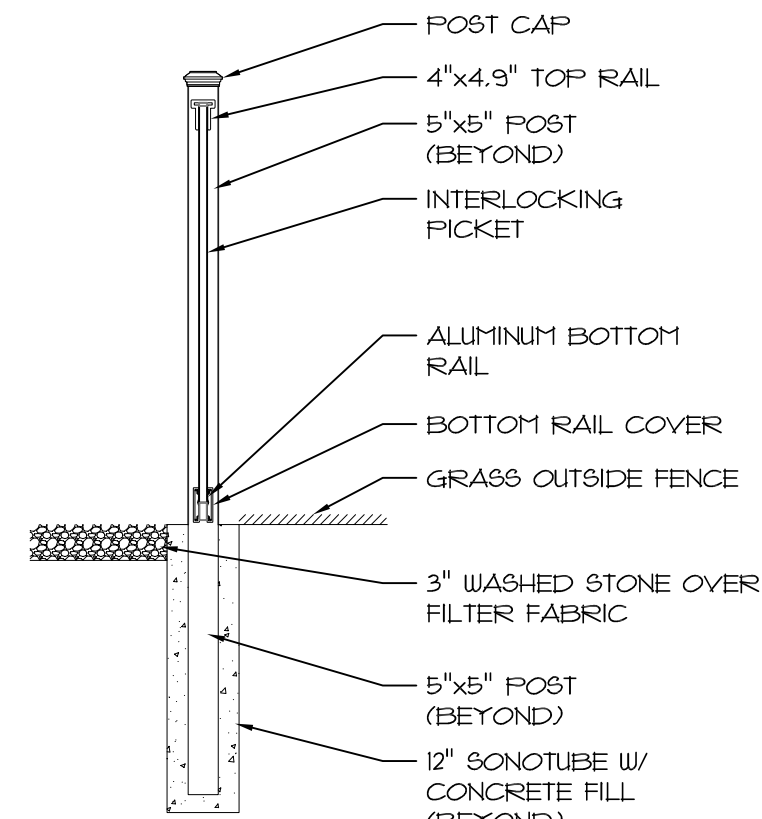
2 SCREEN WALL ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



3 SCREEN WALL ELEVATION - EAST
SCALE: 3/8" = 1'-0"



4 SCREEN WALL ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



5 SCREEN WALL SECTION
SCALE: 3/8" = 1'-0"

Dave Johnson

From: Steven D Buechler <steven.d.buechler@cummins.com>
Sent: Thursday, March 14, 2024 10:01 AM
To: Dave Johnson; Jesse Trembl
Subject: RE: DePere Housing Generator
Attachments: MSP-1250 (2).PDF

So-

From what I can estimate here, we should be fine as far as noise and distances as shown on your drawing. Sound data sheet attached for the C45N6.

Based on the calculations we show, using 71 dBA as the worst level pressure level from the genset, and the shortest distance of 126 feet to property lines, along with not even accounting for the barrier or sound walls shown on the drawing around the genset, we estimate the below:

Calculating Sound Pressure Level (dBa)				
Sample Calculation from T-030 Page 134				
	Current Sound Level	Current Distance	New Distance	New Sound Level
	71.2	23	126	56.43
Input Data: Rows B5 thru D5				

- (1) *Maximum levels within zones.* No person shall operate or cause to be operated on private or public property any source of sound in such a manner as to create a sound level which exceeds the limits set for the zone categories in tables I and II.

Table I
Maximum Permissible Sound Pressure - 7:00 AM - 10:00 PM

	Residential	Commercial	Industrial
A-scale Level	57 dB(A)	63 dB(A)	72 dB(A)
(Levels in Decibels re .0002 Microbars)			

Along with meeting this, I also see how a genset could be considered as emergency operations, and used solely for the need of power when the utility is not available. (Generator is not being ran 24/7. The exercising of the equipment can be programmed so it is ran during times available per city regulations as well.

Hope this helps out, but again, it is not our responsibility to meet the requirements. I do think however, we should be fine here.

Thanks

Steven D Buechler
Senior Sales Executive - PG

Desk: 920-338-5986 EXT=86986
Mobile: 920-655-3458

steven.d.buechler@cummins.com

Cummins Inc.
Seymour, Wisconsin 54165
United States

From: Dave Johnson <Dave.Johnson@aglgb.com>

Sent: Thursday, March 14, 2024 9:11 AM

To: Jesse Treml <jessetr@elandelectric.com>; Steven D Buechler <steven.d.buechler@cummins.com>

Subject: RE: DePere Housing Generator

EXTERNAL SENDER: This email originated outside of Cummins. Do not click links or open attachments unless you verify the sender and know the content is safe.

Attached Is the sound ordinance for DePere which the planner refers to. when we bid this out last time in 2022, we had to go thru the same process of what was the sound level at the property line and an interpretation was made at what the sound level is estimated to be at the street . it was slightly higher than what the ordinance lists but because it is used for emergency they allowed it back then. Since we have to go back for site plan approval, I have to show what is the estimated sound level at the property lines from the new generator location.

Dave

From: Jesse Treml <jessetr@elandelectric.com>

Sent: Wednesday, March 13, 2024 11:55 AM

To: Dave Johnson <Dave.Johnson@aglgb.com>; Steven Buechler <steven.d.buechler@cummins.com>

Cc: Jesse Treml <jessetr@elandelectric.com>

Subject: RE: DePere Housing Generator

Hello Dave,

Looping Steve @ Cummins in on this email chain, just easier than trying to go back and forth.

I posed your question to Steve this morning, and he came back with the following:

I will need some sort of distance drawing of where the final genset location is, in relationship to all property lines.