



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jun 4, 2024, 03:26PM EDT

Parcel Number: (Include ALL parcels)	WD-1040
Nearest property address to the project site:	Street Address: 2121 American Blvd City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	BP-1
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Rhett Last Name: Wiseman
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 111 S Elgin Ave City: Tulsa State: OK Zip: 74120
Property Owner's Phone Number:	580-799-0198
Property Owner's Email Address:	rhett@oliveco.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Steve Last Name: Kolar
Authorized Representative's Business Name:	Payne & Dolan, Inc

Authorized Representative's Phone Number:		9207577561
Authorized Representative's Email Address:		skolar@walbecgroup.com
Please attach a PDF copy of the site plan.		USLEmodel.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: Steve	
	Last Name: Kolar	
	Email Address: skolar@walbecgroup.com	
		
		Signed at: June 4, 2024 2:09pm America/New_York
User's Session Information		IP Address: 12.165.201.130
		Referrer URL:

CITY OF DE PERE

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



July 2, 2024

Steve Kolar
Payne & Dolan INC
W6380 Design DR
Greenville, WI 54942

RE: Site Plan Review for the New Robinson Metal Loading Docks, Pavement, and Screened Gas Tank at 2121 American BL
(Parcels WD-1040 and WD-1041-2)

Dear Steve:

Thank you for the site plan for the New Robinson Metal Loading Docks, Pavement, and Screened Gas Tank at 2121 American BL. The City of De Pere staff reviewed the site plan on July 2, 2024, and recommended approval with two conditions that may need to be addressed prior to requesting occupancy permits:

- Site Plan review is for Phase 1 part of site plan only (loading docks existing pavement replacement on north side of building, new pavement adjacent to north side of building, and screened gas tank on east side of building). Future Phases 2 and 3 are not part of the review and need to be submitted as a separate site plan(s) with separate fee(s).
- To provide adequate fire protection, ensure access road supports aerial truck weight and turning radius.

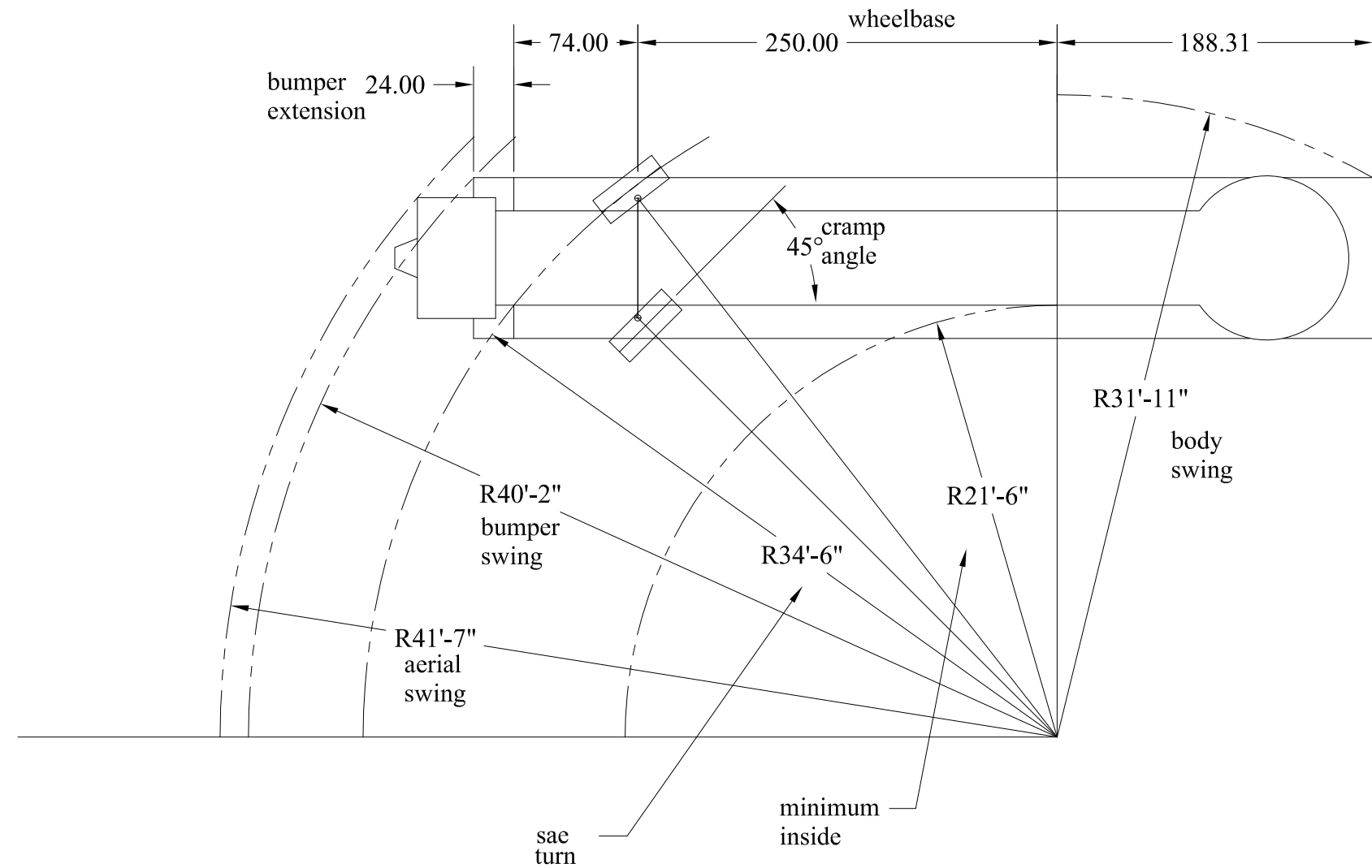
You may now proceed to the Inspection Division to begin the process of obtaining permits. Should you have any questions regarding the decision or require further information, feel free to contact me at 339-4043 or pschleinz@deperewi.gov.

Sincerely,

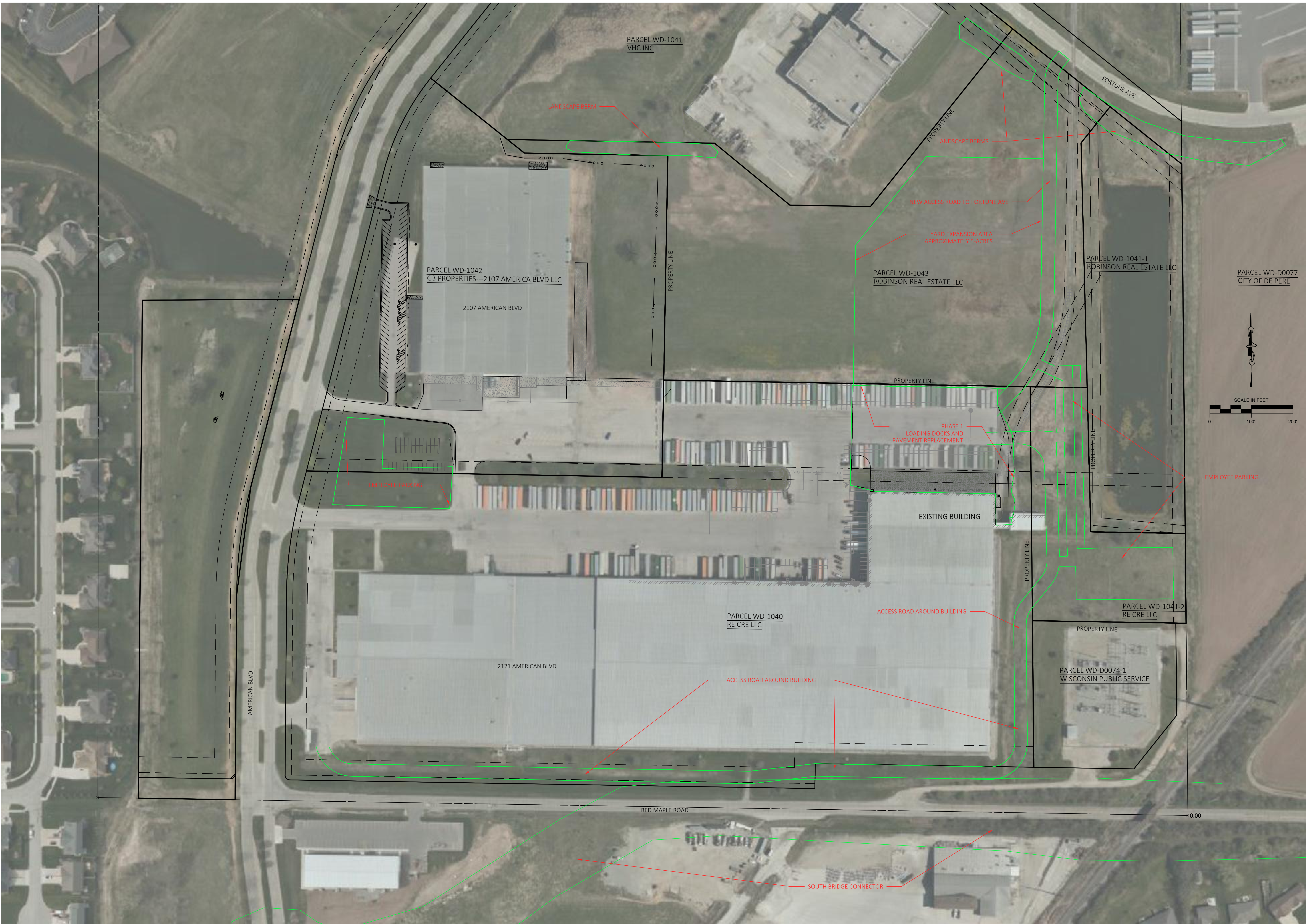
A handwritten signature in black ink that reads "Peter Schleinz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Peter Schleinz
Senior Planner | Zoning Administrator

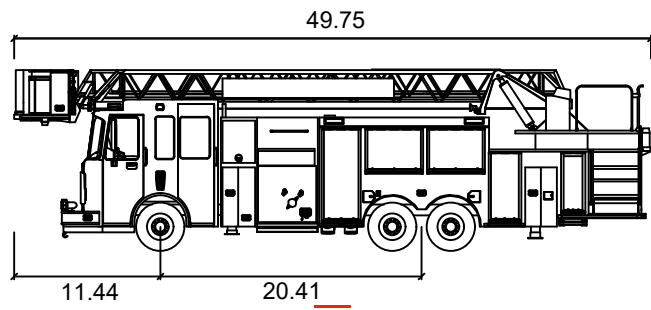
cc: Daniel J. Lindstrom, AICP, Development Services Director
Dennis Jensen, Senior Building Inspector



INFERNO PLATFORM AERIAL w/ STEERTEK - TURNING RADIUS DIAGRAM

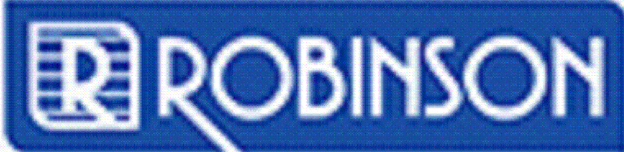


NO	REVISION DESCRIPTION	DATE
Paynet+Dolan A WALBECK COMPANY www.walbeckgroup.com (820) 767-1556		
PROJECT ROBINSON METAL		
CLIENT ROBINSON METAL, INC 1740 EISENHOWER DRIVE DE PERE, WI 54114-5905		
SHEET TITLE DEVELOPMENT OVERVIEW		
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Drawing Scale: 1"= 100'		
Drawn: SPK 05/29/2024		
Checked:		
P&D Project No: 490896		
Sheet No:		
EX-1		



E-One Cyclone II

Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 31.0



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PROJECT

LOADING DOCK & PAVEMENT

2121 AMERICAN BLVD

CLIENT

ROBINSON METAL, INC

1740 EISENHOWER DRIVE

DE PERE, WI 54114-5905

REVISION DESCRIPTION

NO

DATE

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SHEET TITLE

FIRE TRUCK ROUTE

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490896

Sheet No:

EX1



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer:

Robinson Metal

Project:

Warehouse and paved lot improvements - City of De Pere

Date:

06/04/24

County:

Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	07/15/24	07/20/24	3.2%	100	Silt Loam	0.43	25.0%	14	2.32	1.00	3.2	0.417	Silt Fence	0.8
Seed with Mulch or Er	07/20/24	09/20/24	32.6%	100	Silt Loam	0.43	25.0%	14	2.32	0.10	3.3	0.417	Silt Fence	0.8
End	09/20/24	-----	-----	-----	-----	-----	25.0%	14	2.32	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	25.0%	14	2.32	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	25.0%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											6.5		TOTAL	1.6
													% Reduction Required	NONE

SLOPE > 20% USE PRESCRIPTIVE COMPLIANCE

Notes:

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

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

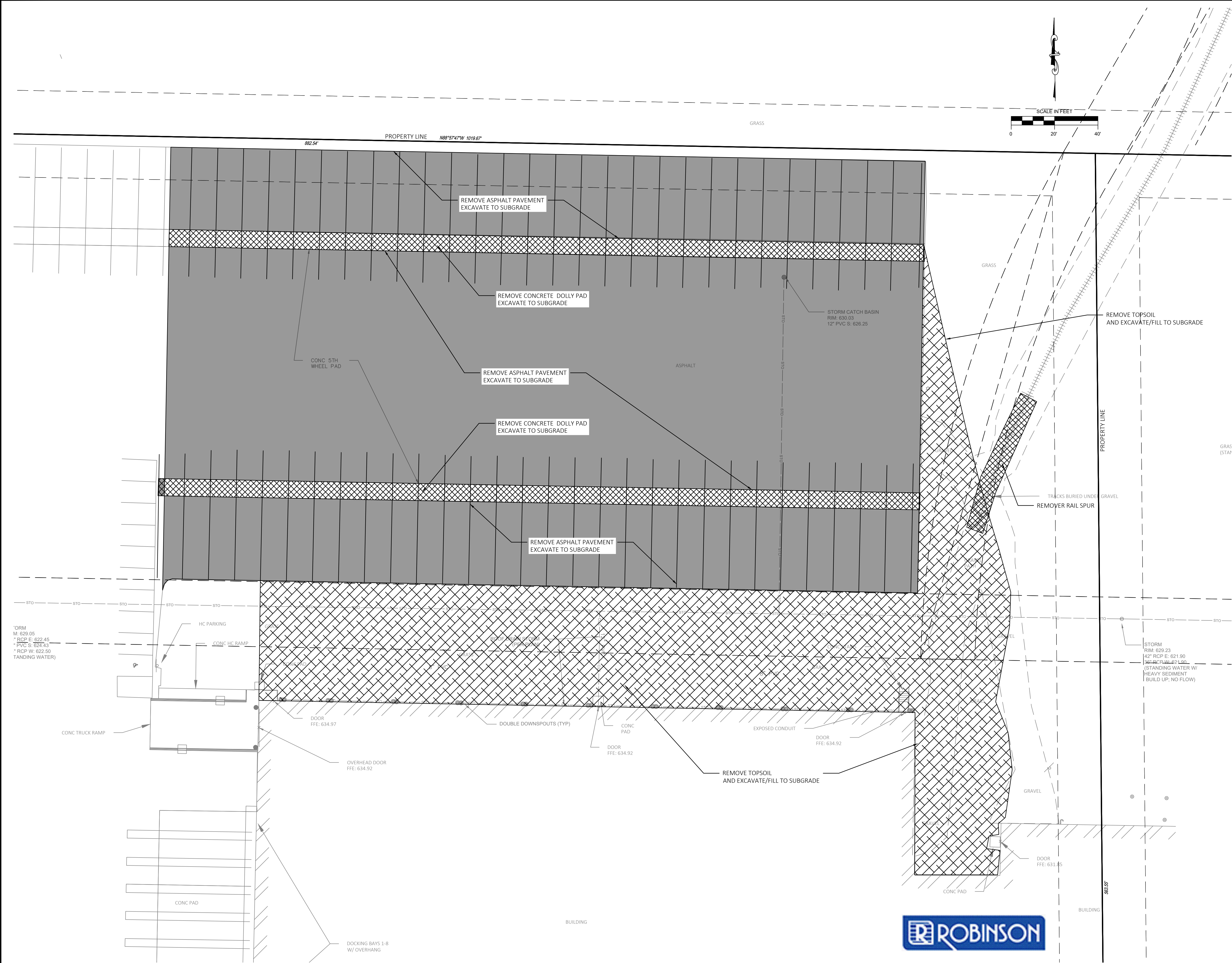
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

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

Recommended Permanent Seeding Dates:

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

Designed By:	spk
Date	6/4/2024



NO	REVISION DESCRIPTION	DATE

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PROJECT

LOADING DOCK & PAVEMENT

2121 AMERICAN BLVD

CLIENT

ROBINSON METAL, INC

1740 EISENHOWER DRIVE

DE PERE, WI 54114-5905

Seal

SHEET TITLE

REMOVAL PLAN

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490896

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C-2

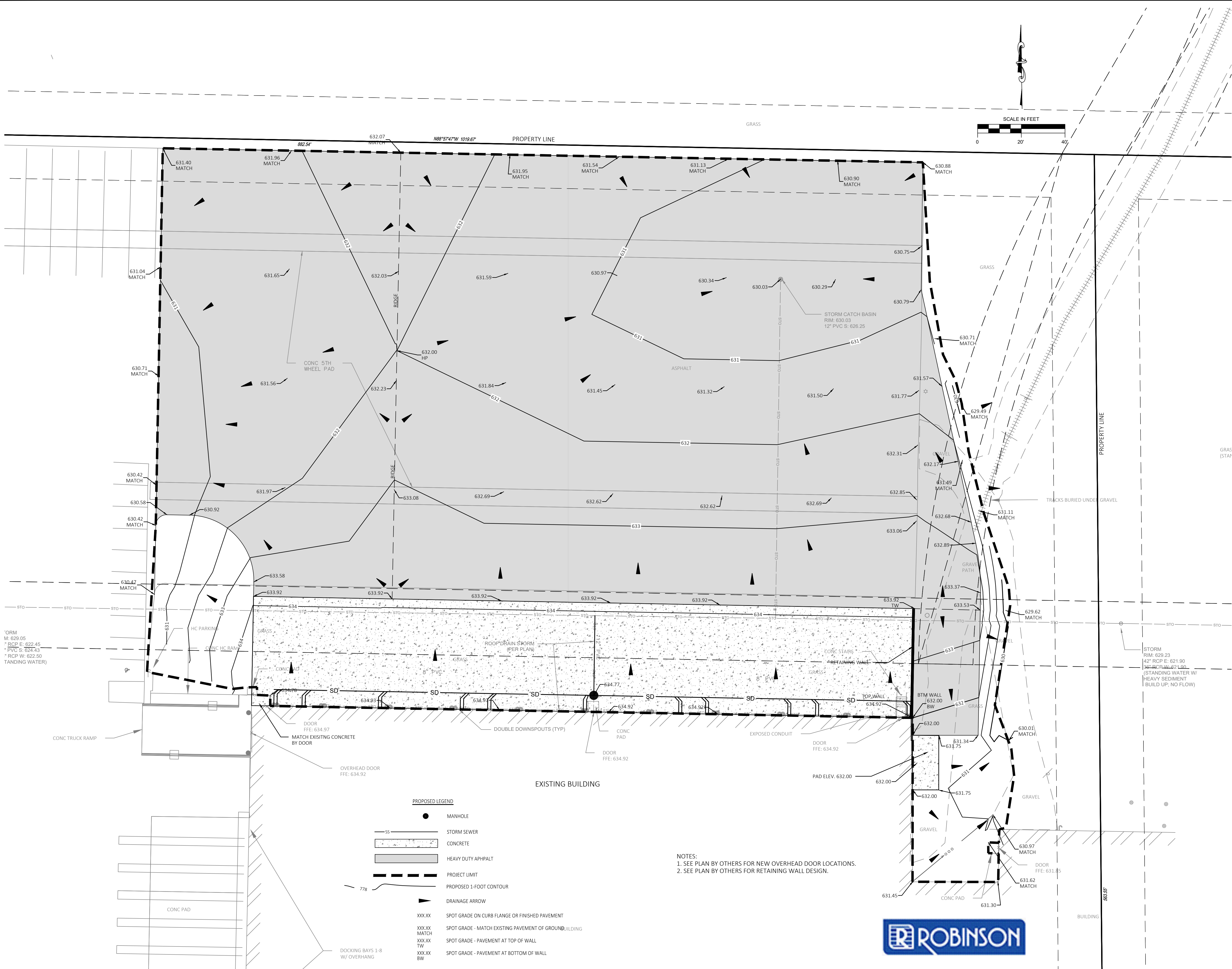
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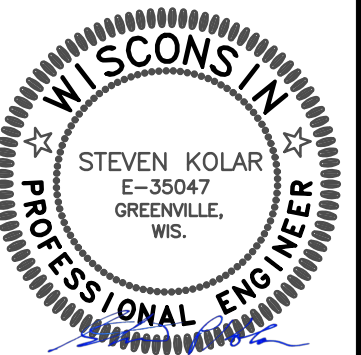


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LOADING DOCK & PAVEMENT
2121 AMERICAN BLVD

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GRADING PLAN

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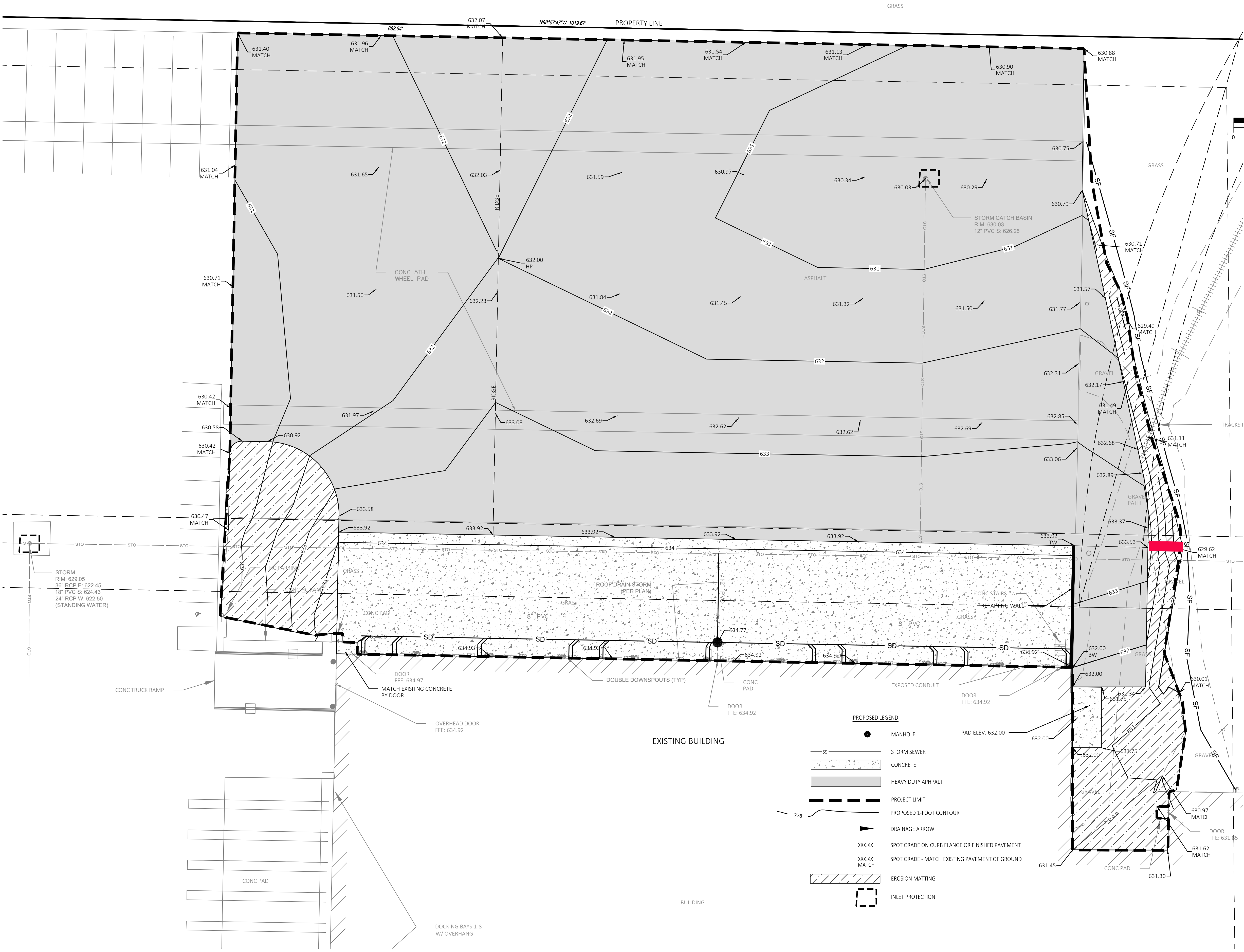
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NARRATIVE AND CONSTRUCTION SEQUENCE

THE PROPOSED PROJECT CONSISTS OF RECONSTRUCTING THE TRUCK TERMINAL LOT AND ADDING LOADING DOCKS ALONG THE NORTH SIDE OF THE BUILDING LOCATED AT 2121 AMERICAN BLVD IN THE CITY OF DE PERE, WI. THE SITE IMPROVEMENTS WILL INCLUDE APPROXIMATELY 2.26 ACRES OF EXCAVATION, GRADING, AND PAVING. THE PROJECT IS BEING BUILT IN ONE PHASE.

EARTHWORK FOR THIS PROJECT WILL CONSIST OF EXCAVATING THE PROPOSED PAVEMENT AREAS TO SUBGRADE, REGRADING THE SITE, INSTALLING PROPOSED UTILITIES, INSTALLING BASE MATERIAL, ASPHALT AND CONCRETE PAVING. EXCESS MATERIAL WILL BE REMOVED AND DISPOSED OF OFF-SITE.

ESTIMATED CONSTRUCTION TIMEFRAMES:

INSTALL EROSION CONTROL JULY 2024
FINE GRADING AND PAVING = JULY 2024
LANDSCAPING AND FINAL RESTORATION = JULY - AUGUST 2024

THE INTENDED SEQUENCES OF SITE CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF WNDNR CONSERVATION PRACTICE STANDARDS.
2. REGRADE SITE. INSTALL PROPOSED UTILITIES.
3. INSTALL BASE AGGREGATE.
4. FINE GRADE AND INSTALL CONCRETE PAVEMENT
5. INSTALL ASPHALT PAVEMENT
6. INSTALL LANDSCAPE/RESTORATION.
7. WHEN THE SITE VEGETATION HAS BEEN ESTABLISHED AND THE POTENTIAL OF EROSION IS STABILIZED, THE TEMPORARY EROSION CONTROL MEASURE WILL BE REMOVED.

*CONSTRUCTION ACTIVITY DATES ARE APPROXIMATE AND MAY CHANGE DUE TO WEATHER OR OTHER UNFORESEEN REASONS.

- EROSION CONTROL**
- THE FOLLOWING EROSION AND POLLUTANT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THIS SITE AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE SITE IS STABILIZED.
- EROSION CONTROL MEASURES:**
1. VEHICLE TRACKING MATS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
 2. CONTRACTOR SHALL BE RESPONSIBLE TO PROMPTLY CLEAN UP ALL SEDIMENT DEPOSITS THAT OCCUR OFF SITE BY THE END OF EACH WORKDAY.
 3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE SITE HAS BEEN STABILIZED. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL EVENT OF 1/8 INCH OR MORE. CONTRACTOR SHALL KEEP A LOGBOOK OF ALL INSPECTION REPORTS ONSITE ALONG WITH ALL PERMITS THAT ARE REQUIRED FOR THE PROJECT. THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 4. DRAINAGE WAYS ARE TO BE SEEDED AND MULCHED OR SODDED AS SOON AS POSSIBLE. SIDE SLOPES OF DRAINAGE WAYS THAT ARE SLOPED 4:1 OR GREATER AND FLOW LINES OF THE DRAINAGE WAYS SHALL HAVE EROSION FABRIC OR MATTING INSTALLED TO PROTECT FROM EROSION. LIGHT DUTY WISDOT CLASS 1 URBAN TYPE A MAT IS RECOMMENDED FOR THE SLOPED AREAS AND TYPE B FOR THE FLOW LINE OF THE SWALES. DITCH CHECKS SHALL BE INSTALLED AS INDICATED ON THE GRADING AND EROSION CONTROL PLAN.
 5. ALL AREAS OF BARE SOIL LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDED WITH A FAST GROWING ANNUAL GRASS (TEMPORARY) SUCH AS OATS AND RYE AND MULCHED.
 6. DEWATERING IS NOT ANTICIPATED. IF DEWATERING IS NECESSARY IT SHALL FOLLOW THE REQUIREMENTS OF WDNr TECHNICAL STANDARD 1061.
 7. DUST CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL INCLUDE MINIMIZATION OF SOIL DISTURBANCE, APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS. THESE MEASURES SHALL BE APPLIED AS APPLICABLE TO THE SITE CONDITIONS AND SHALL FOLLOW THE REQUIREMENTS OF WDNr TECHNICAL STANDARD 1068.
 8. CONTRACTOR SHALL HAVE A DESIGNATED AREA FOR TRASH AND PROMPTLY DISPOSE OF ALL WASTE MATERIAL.
 9. ANY SPILL THAT MAY OCCUR SHALL BE PROMPTLY CLEANED UP PER LOCAL AND STATE REQUIREMENTS.

- PROPOSED LEGEND**
- MANHOLE
 - SS STORM SEWER
 - CONCRETE
 - HEAVY DUTY ASPHALT
 - PROJECT LIMIT
 - PROPOSED 1-FOOT CONTOUR
 - ▲ DRAINAGE ARROW
 - XXXXXX SPOT GRADE ON CURB FLANGE OR FINISHED PAVEMENT
 - XXXXXX MATCH SPOT GRADE - MATCH EXISTING PAVEMENT OF GROUND
 - EROSION MATTING
 - INLET PROTECTION

DATE	
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PROJECT	LOADING DOCK & PAVEMENT
CLIENT	ROBINSON METAL, INC
2121 AMERICAN BLVD	1740 EISENHOWER DRIVE
	DE PERE, WI 54114-5905

EROSION CONTROL PLAN

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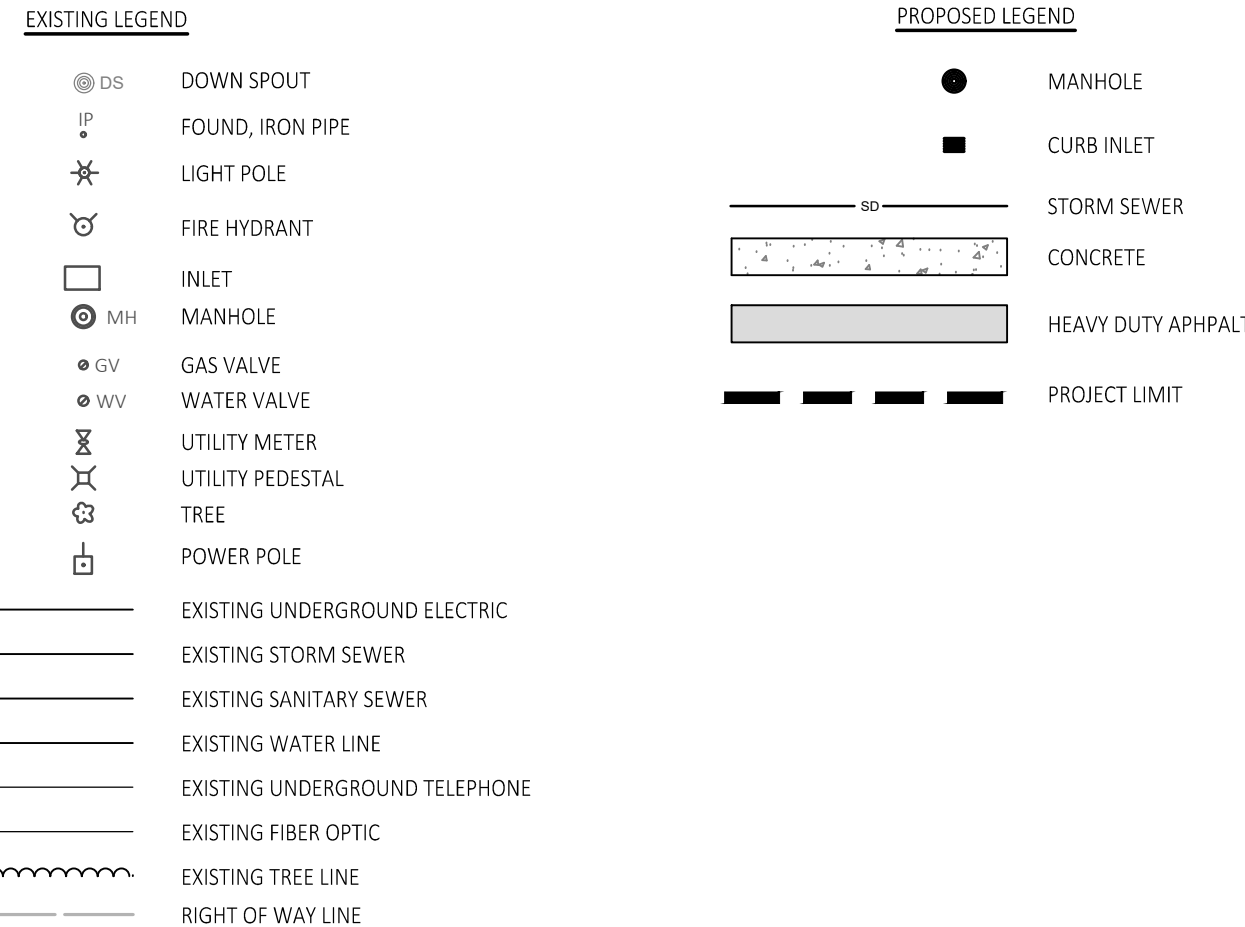
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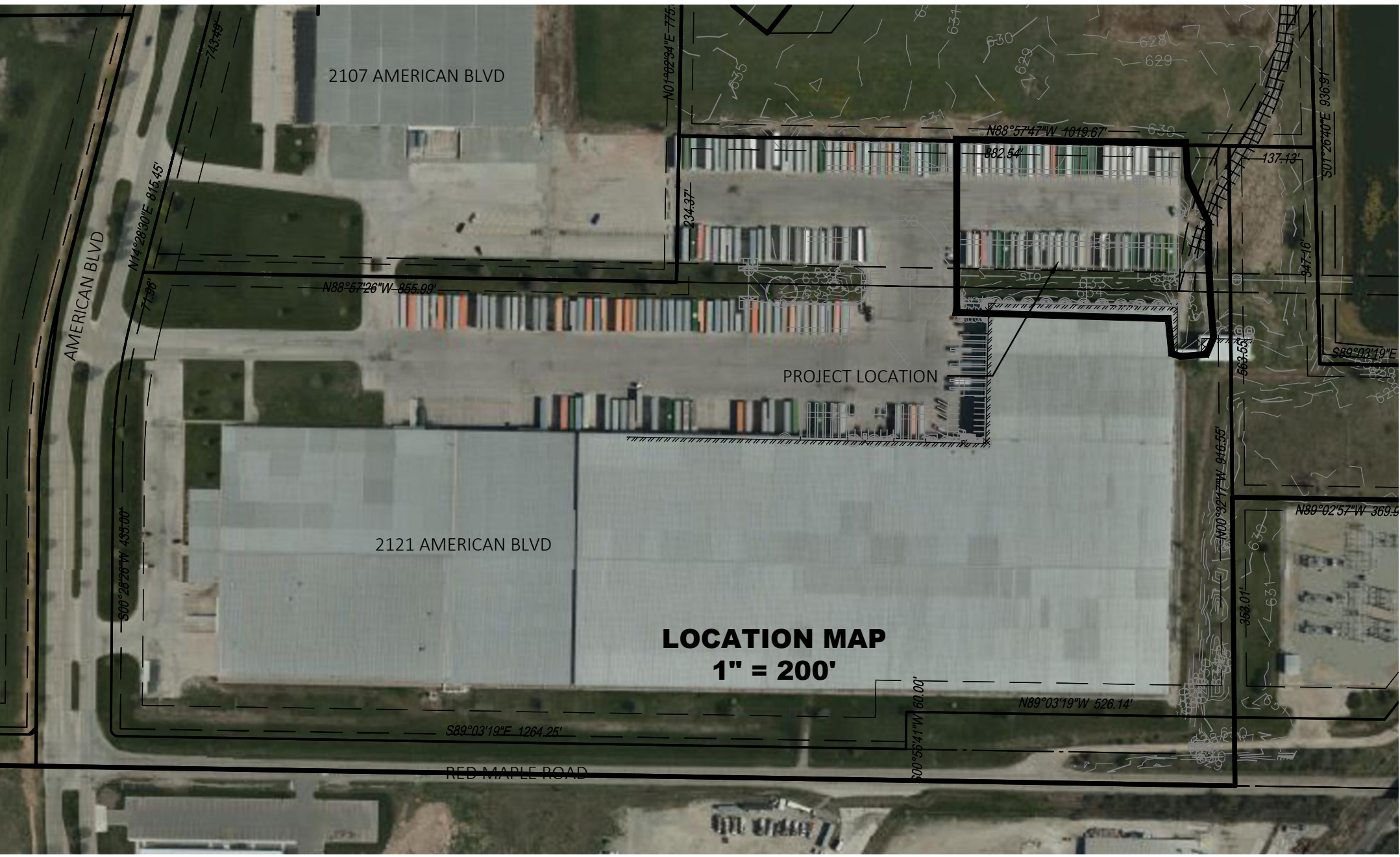


— E ————— E —————	EXISTING UNDERGROUND ELECTRIC
— SS ————— SS —————	EXISTING STORM SEWER
— SAN ————— SAN —————	EXISTING SANITARY SEWER
— W ————— W —————	EXISTING WATER LINE
— T ————— T —————	EXISTING UNDERGROUND TELEPHONE
— FO ————— FO —————	EXISTING FIBER OPTIC
	EXISTING TREE LINE
	RIGHT OF WAY LINE

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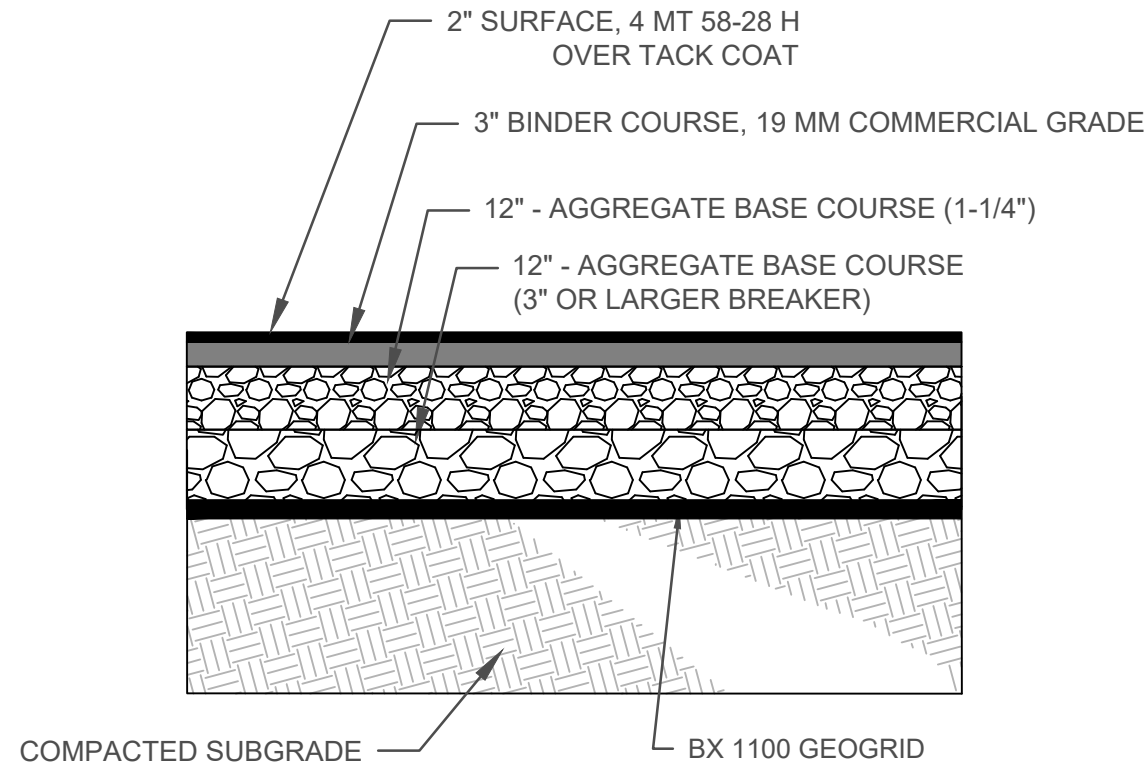
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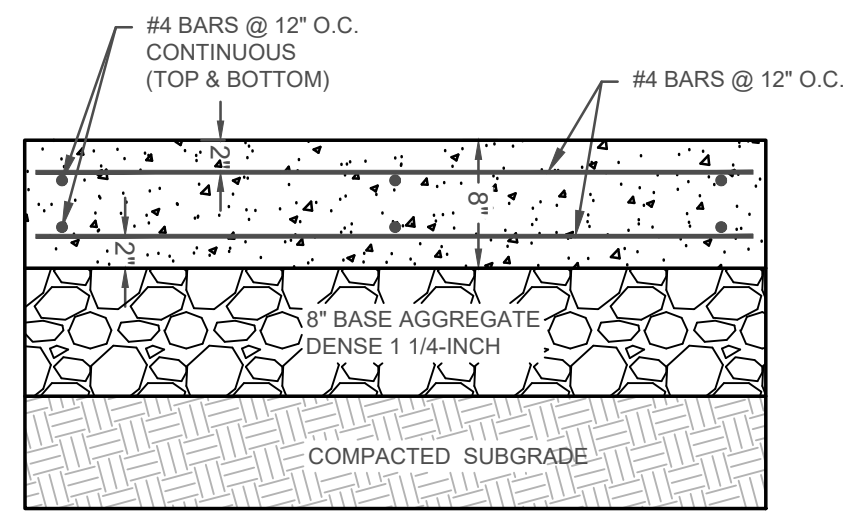


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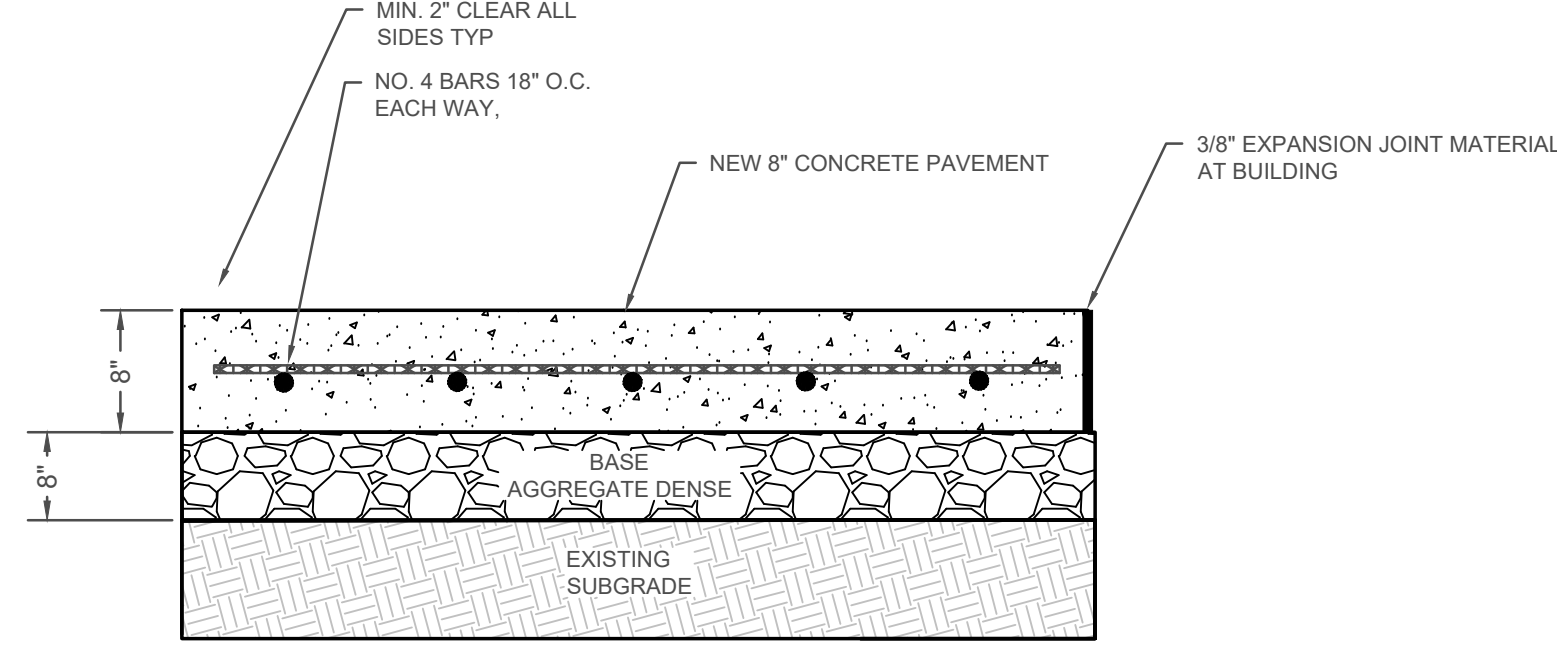
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LOADING DOCK & PAVEMENT 2121 AMERICAN BLVD	ROBINSON METAL, INC 1740 EISENHOWER DRIVE DE PERE, WI 54114-5905
TOPGRAPHIC SURVEY	
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HEAVY DUTY HMA PAVEMENT SECTION



CONCRETE PAD FOR TANKS
(VERIFY WITH TANK SUPPLIER BEFORE
CONSTRUCTION)



CONCRETE PAVEMENT AT DOCKS
VERIFY SECTION PRIOR TO CONSTRUCTION

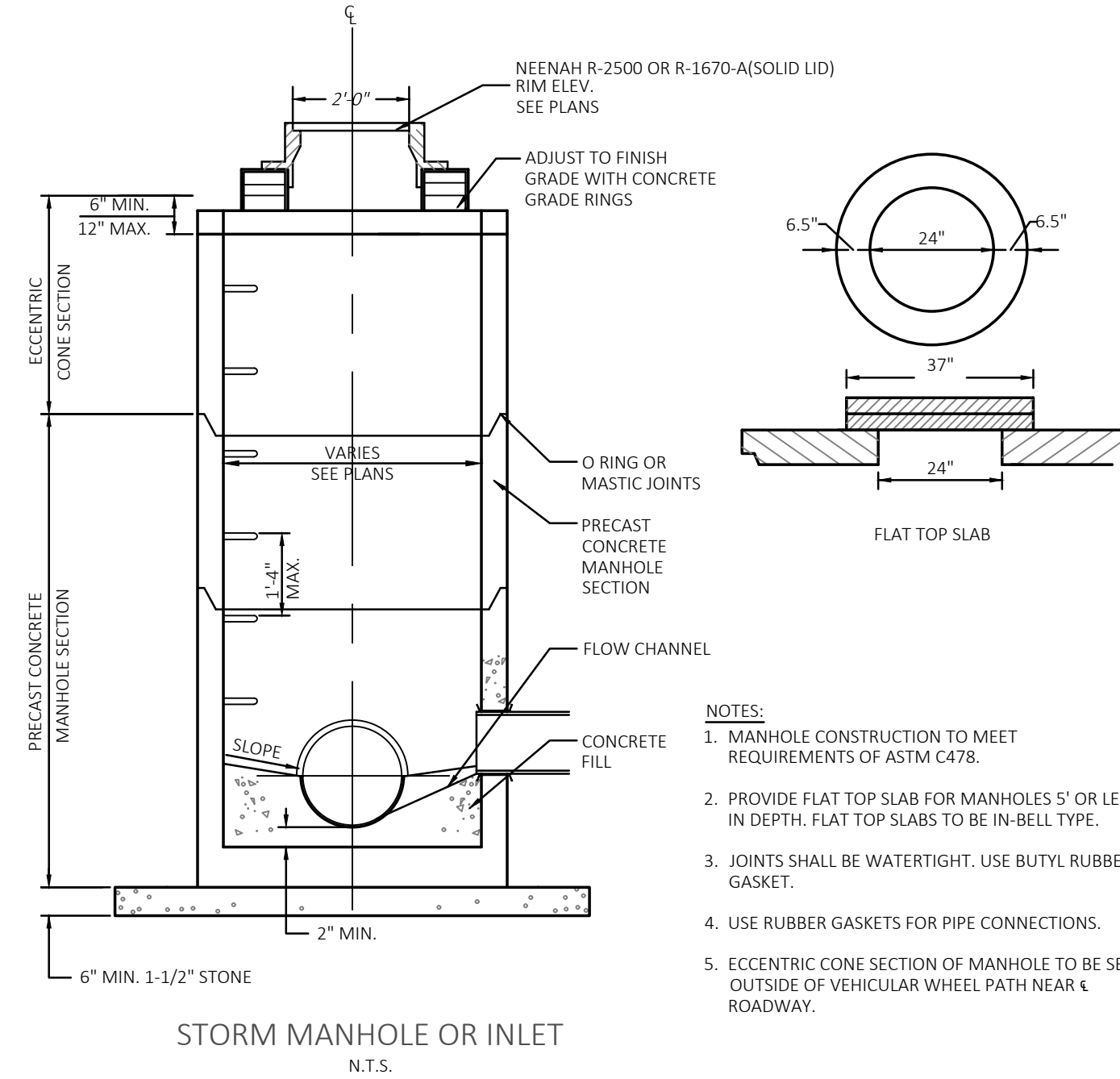


Figure 5:
Silt Fence Installation

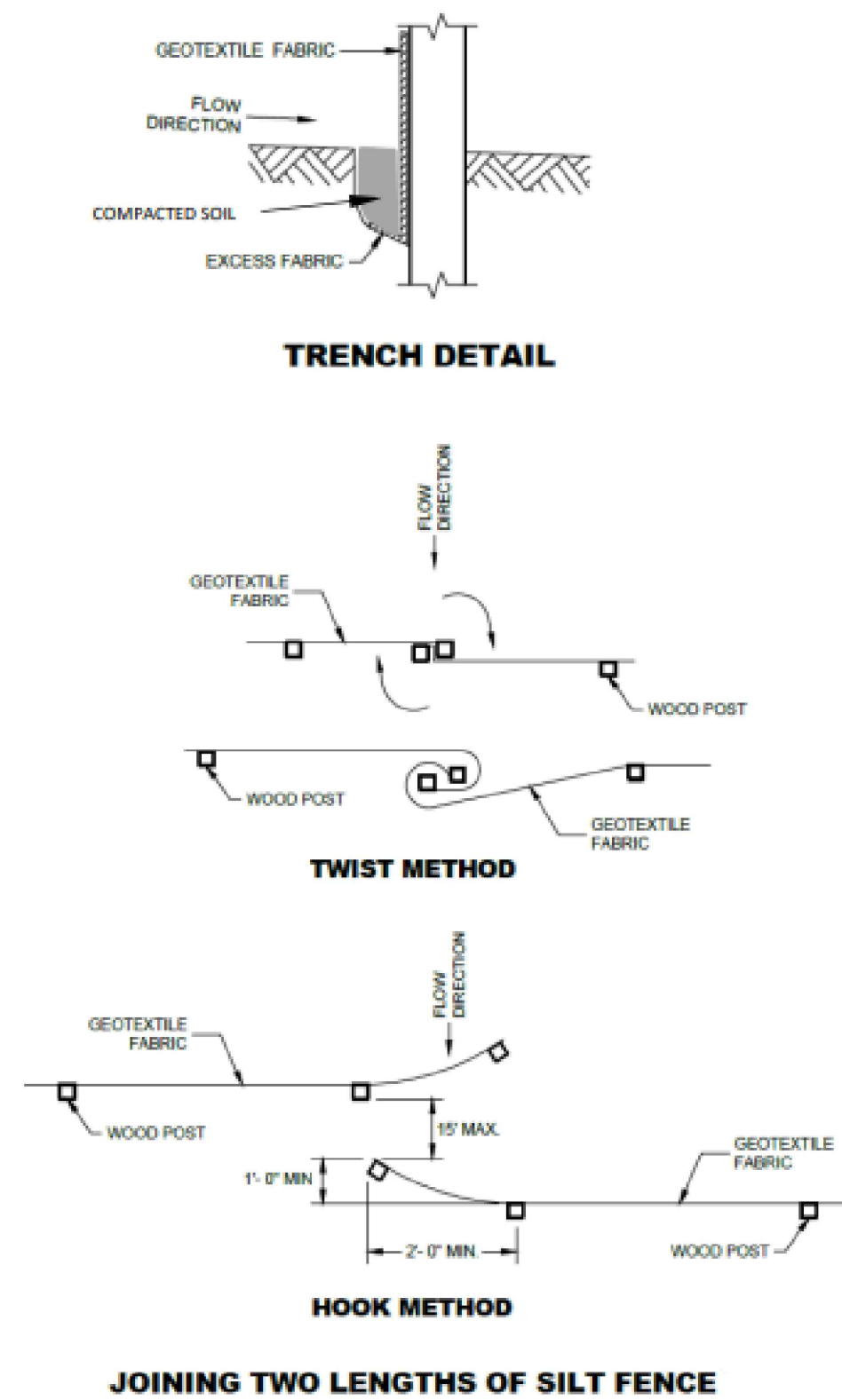
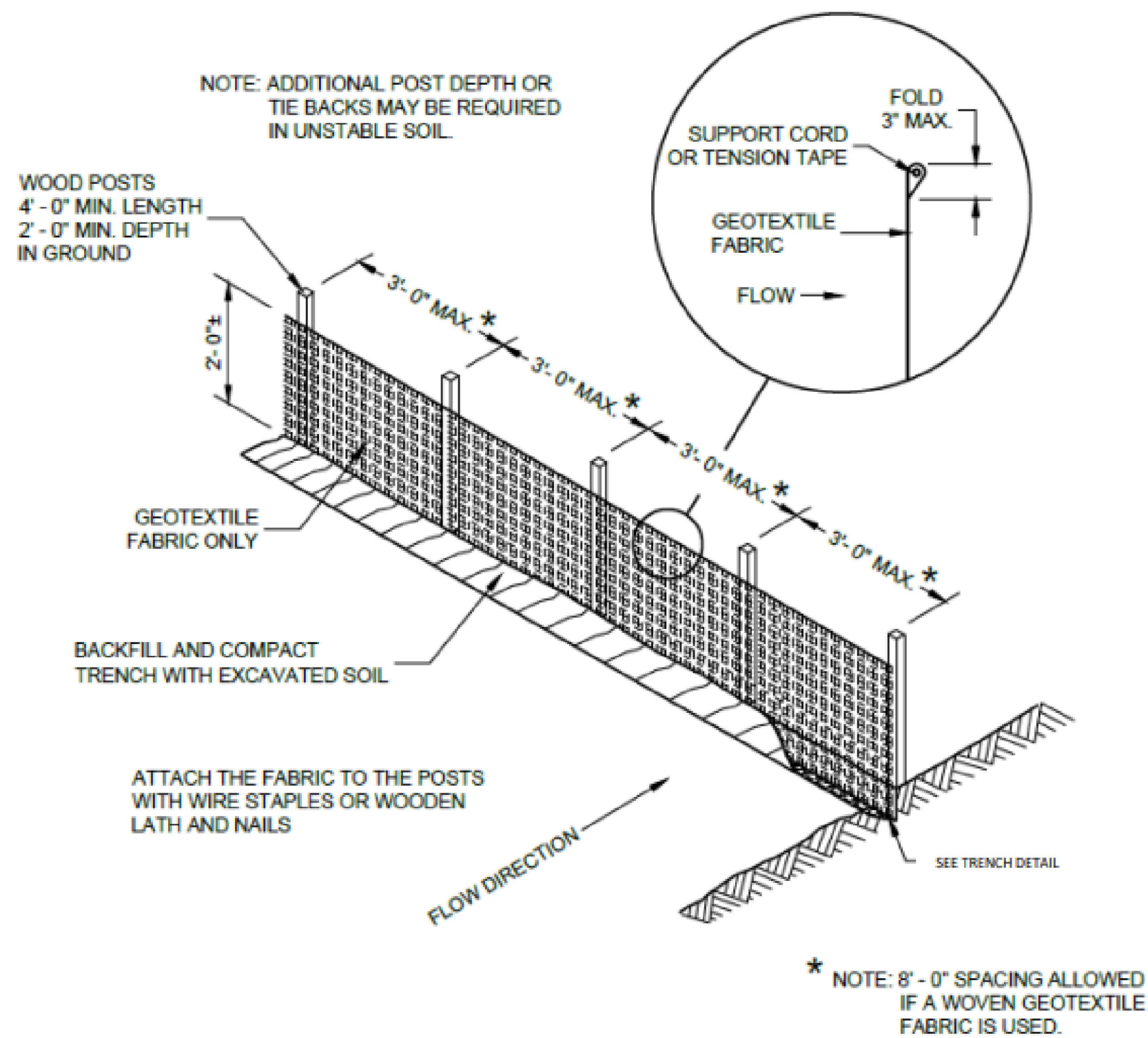
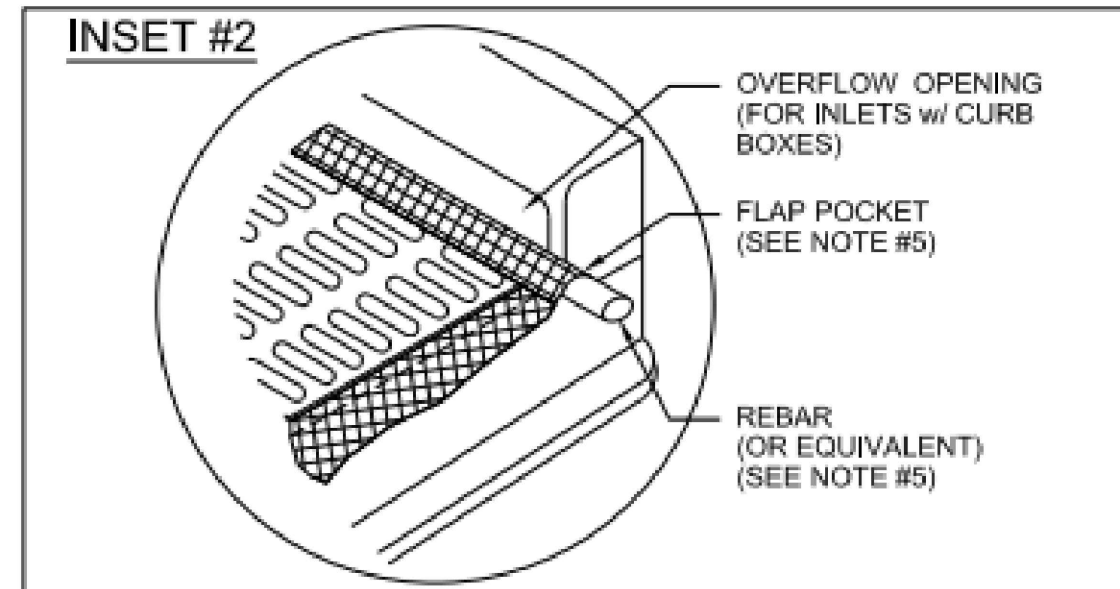
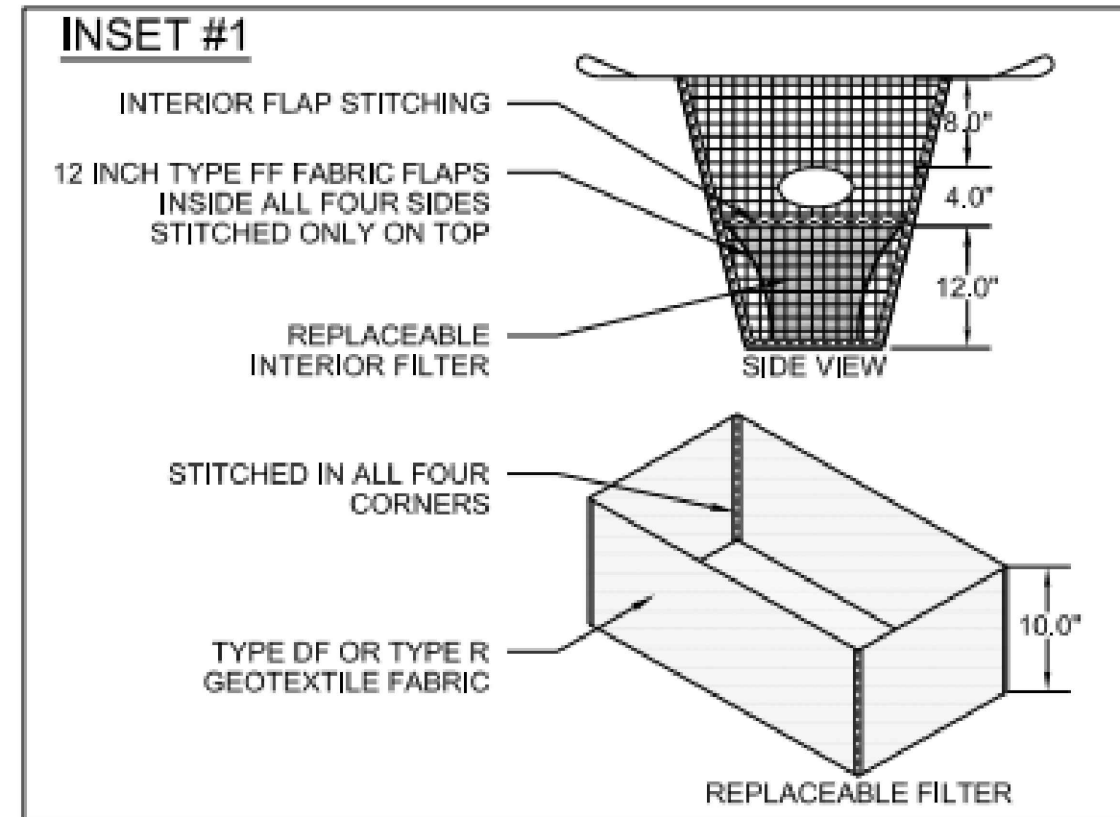
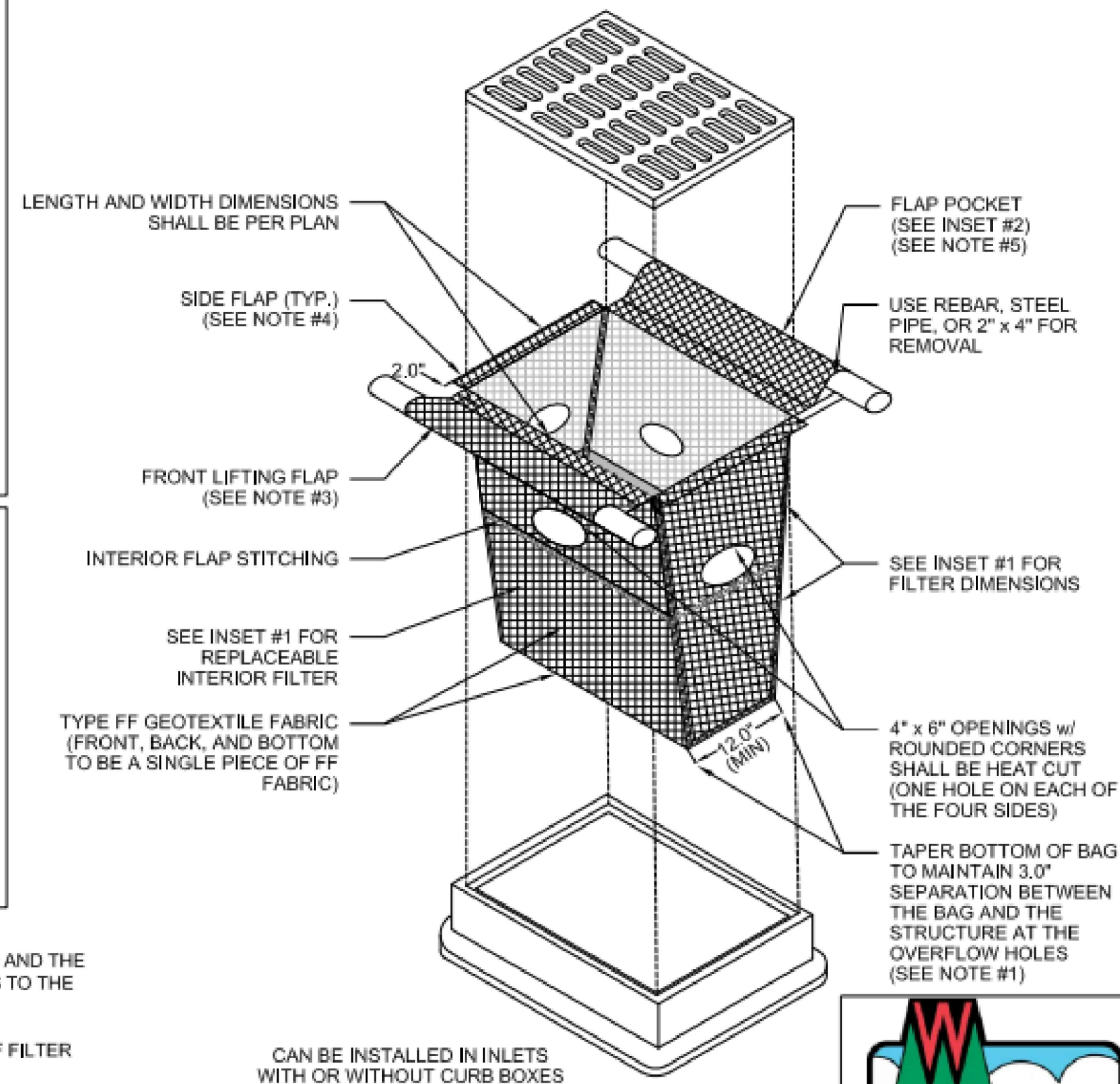


FIGURE 3. INLET PROTECTION TYPE D-M



- NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". 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.

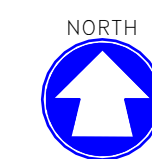
- MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.



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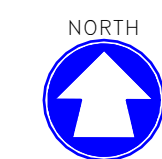
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Drawing Scale:	1"= 20'
Drawn:	SPK
Checked:	06/20/2024
P&D Project No:	490896
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ELECTRICAL OUTLET LAYOUT





COMPRESSED AIR LINE LAYOUT







OVERHEAD CRANE LAYOUT

1" = 30'-0"

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