



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jun 10, 2024, 03:52PM EDT

Parcel Number: (Include ALL parcels)	ED-F0103-6
Nearest property address to the project site:	Street Address: 1302 S Broadway St 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:	Commercial
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	No
Property Owner:	First Name: Jordan Last Name: Mortenson
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 1674 Eisenhower Rd Property Owner's Address: Apt A City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	715-445-1018
Property Owner's Email Address:	jordan@parkplace-holdings.com
Is someone processing the project for the property owner as their authorized representative?	No
Please attach a PDF copy of the site plan.	7855_Site Plan.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?	Mail a check
Total Due:	\$350.00
Signature Data	<div>First Name: Collin</div> <div>Last Name: Arndt</div> <div>Email Address: carndt@somervilleinc.com</div> <div></div> <div>Signed at: June 10, 2024 3:38pm America/New_York</div>
User's Session Information	<div>IP Address: 98.103.133.151</div> <div>Referrer URL:</div>

CITY OF DE PERE

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



October 17, 2024

Collin Arndt, AIA
Somerville Architects & Engineers
2100 Riverside DR
Green Bay, WI 54301-2309

RE: Site Plan Review for the Unity Hospice Resale Store Renovation at 1302 S Broadway ST
(Parcel ED-F0103-6)

Dear Collin:

Thank you for the revised site plan for the Unity Hospice Resale Store Renovation at 1302 S Broadway ST. The City of De Pere staff reviewed the site plan on October 21, 2024, and recommended approval with no conditions.

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,

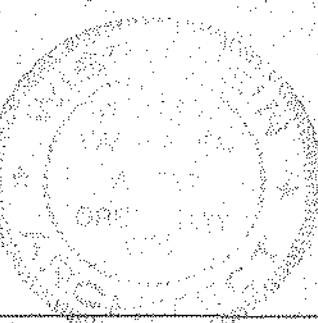
A handwritten signature in black ink that reads "Peter Schleinz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Peter Schleinz
Senior Planner | Zoning Administrator

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

VAN LANEN ARCHITECTS

PROFESSIONAL SEALS:

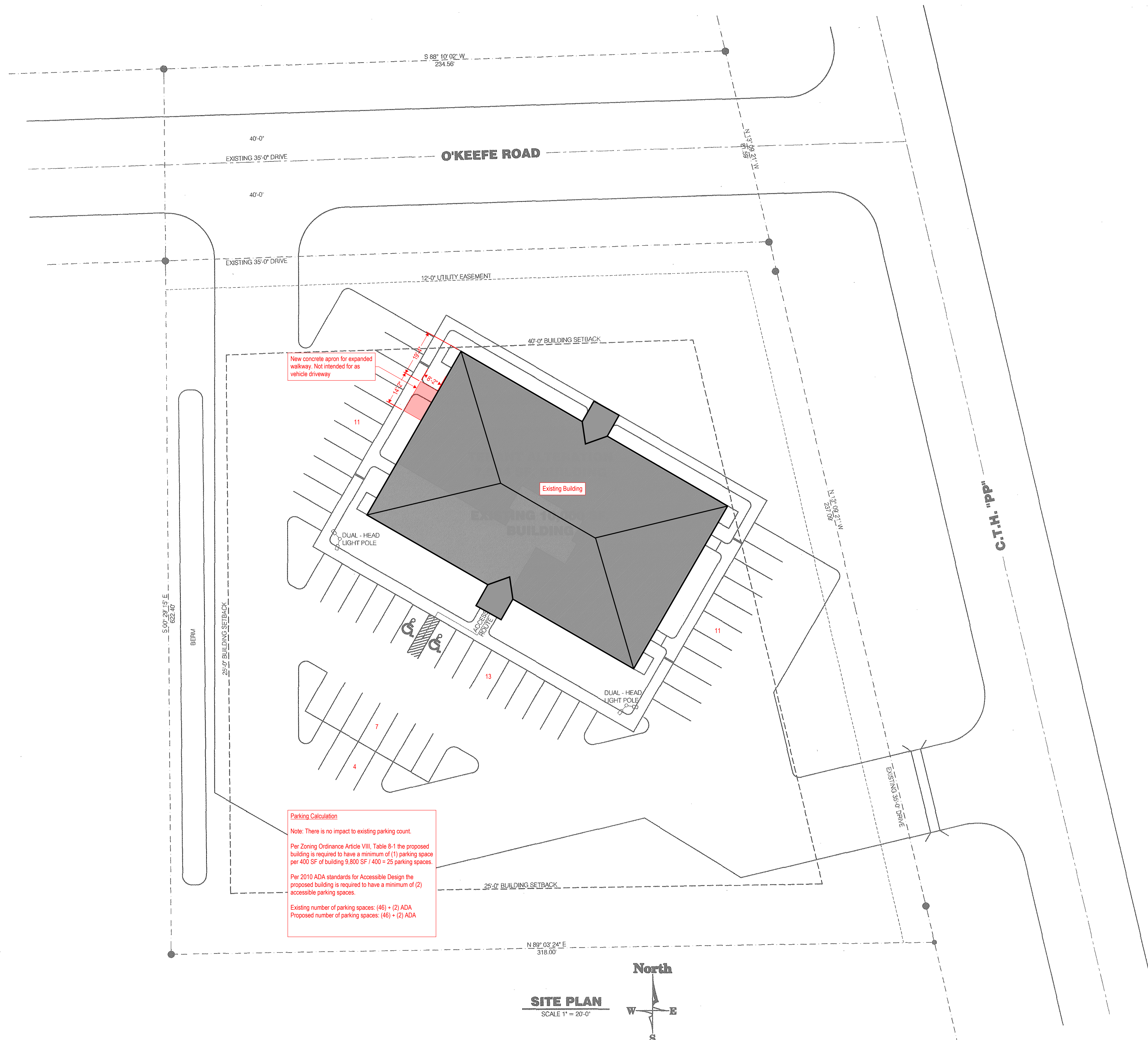


**AMERICAN
TRANSMISSION CO.**

[illegible]

SITE PLAN

1 OF 5



STORE REMODELING FOR:
UNITY HOSPICE
DE PERE, WISCONSIN



PARTITION LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE SITE CLEARED. PATCH ADJACENT FLOOR, WALLS AND CEILING AS REQUIRED
	GYPSUM BOARD ON METAL STUDS AT 16" O.C.
NOTE: FOR BRACING TOP OF NON-LOAD BEARING WALLS, SEE 1/A101	

PARTITION TYPES:	
METAL STUDS:	
53-S	- 5/8" GYPSUM BOARD - 3 5/8" METAL STUDS AT 16" O.C. W/ 3" SOUND ATTENUATION BLANKETS FULL HEIGHT - 5/8" GYPSUM BOARD
PARTITION TYPES NOTES:	
1. CONSTRUCTION IS LISTED IN ORDER FROM SIDE OF WALL THAT TAG IS INDICATED.	
2. EXTEND WALLS TO UNDERSIDE OF EXISTING DECK ABOVE.	

MATERIALS	
	CONCRETE
	STUD PARTITION
	WOOD (ROUGH FINISH)
	ACOUSTIC UNIT
	FIBERGLASS INSULATION
	PLYWOOD
	PARTICLE BOARD
	RIGID INSULATION
	GYPSUM BOARD
	STEEL

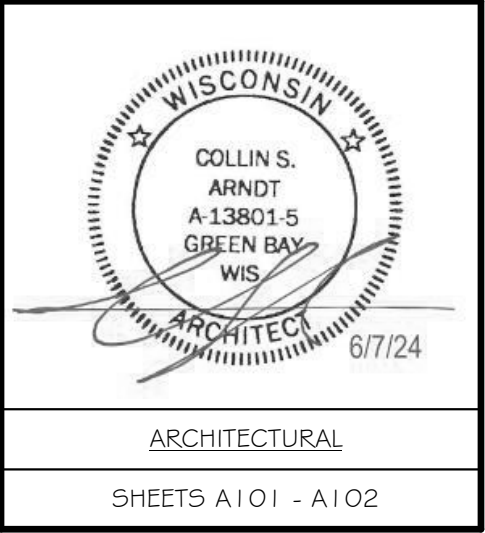
SYMBOLS	
	DIMENSION LINE TO WALL OR OTHER OBJECT
	DESIGNATES SECTION
	DESIGNATES SHEET SECTION OCCURS
	DESIGNATES DETAILS
	DESIGNATES SHEET DETAIL OCCURS
	DESIGNATES PLAN NOTE
	INDICATES ELEVATION
	INDICATES WALL TYPE

NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT / ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE... METHOD AND COSTS OF REMOVAL, SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

INDEX TO DRAWINGS	
ARCHITECTURAL	
A101	TITLE SHEET, INDEX, MATERIALS, FIRST FLOOR PLANS, DOOR SCHEDULE, DETAILS
A102	REFLECTED CEILING - FIRST FLOOR PLAN, CASEWORK ELEVATIONS, DETAILS

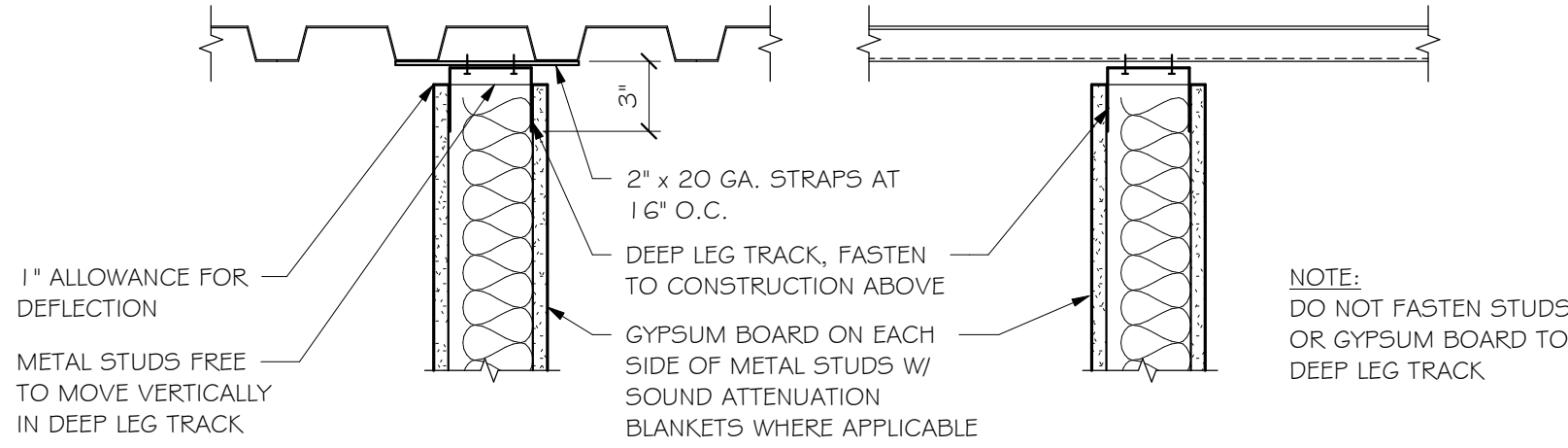
CODE REVIEW DATA	
APPLICABLE CODE	WISCONSIN COMMERCIAL BUILDING CODE (2015 EDITION)
OCCUPANCY	(M) MERCANTILE
CONSTRUCTION CLASSIFICATION	TYPE II-B
BUILDING AREA	9,800 GROSS SF (800 SF LEVEL 2 ALTERATION)
BUILDING HEIGHT	1 STORY - 20'-0" TO RIDGE VENT
FIRE SUPPRESSION SYSTEMS	NON-SPRINKLERED



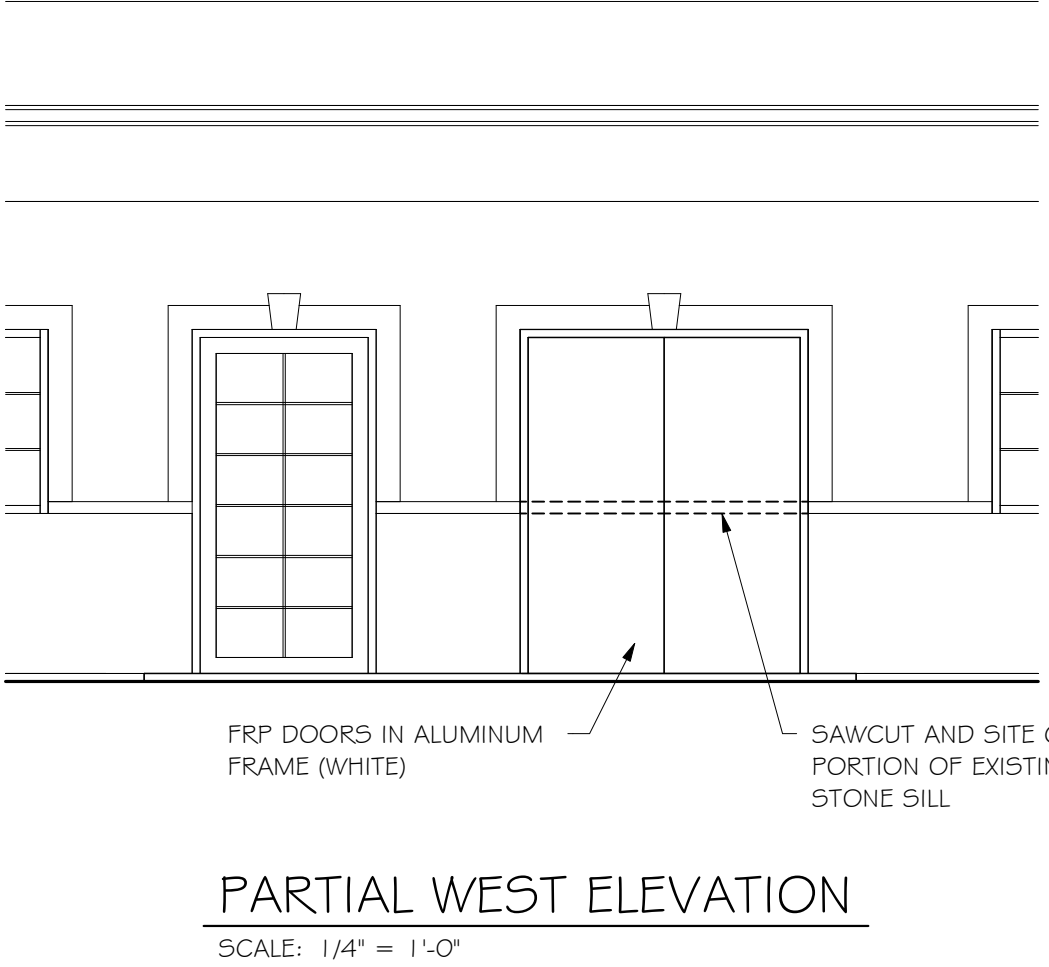
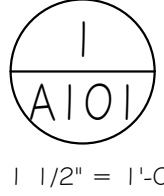
- GENERAL NOTES:
- THE DEMOLITION SHOWN IS INTENDED AS A GUIDE. NOT ALL DEMOLITION IS SHOWN. WHERE NEW CONSTRUCTION IS SHOWN ON OTHER DOCUMENTS, DEMOLISH EXISTING WALLS, FLOORS AND CEILINGS AS NECESSARY TO FACILITATE SUCH NEW CONSTRUCTION.
 - PATCH EXISTING FINISHES AS REQUIRED IN AREAS ADJACENT TO DEMOLITION. PROVIDE NEW FINISHES AT NEW CONSTRUCTION ONLY. NEW FINISHES TO MATCH EXISTING FINISHES.
 - OWNER HAS RIGHT OF FIRST REFUSAL OF ALL NON-HAZARDOUS ITEMS PRIOR TO SITE CLEARING, INCLUDING BUT NOT LIMITED TO, SALVAGED COPPER AND OTHER VALUABLE CONSTRUCTION WASTE. ITEMS THE OWNER WISHES TO SALVAGE SHALL BE REMOVED AND DELIVERED TO A SITE FOR STORAGE AS DIRECTED BY OWNER.
 - CONTRACTOR SHALL FIELD VERIFY EXACT EXTENTS OF EXISTING CONCRETE SLAB-ON-GRADE DEMOLITION WITH NEW CONCRETE SLAB-ON-GRADE CONFIGURATION PRIOR TO COMMENCING ANY WORK. FINAL PITCH/SLOPE OF NEW CONCRETE SHALL COMPLY WITH THE FOLLOWING AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS UNLESS DESIGNATED AS A RAMP OR NOTED OTHERWISE. FOR AN ACCESSIBLE ROUTE, THE MAXIMUM RUNNING SLOPE ALLOWED IS 1:20. FOR THE CROSS SLOPE OF AN ACCESSIBLE ROUTE, THE MAXIMUM RUNNING SLOPE ALLOWED IS 1:48, WHICH INCLUDES SLABS DIRECTLY ADJACENT TO DOORS, EXITS, STAIRS, AND LOADING ZONES.

- PLAN NOTES: (X)
- SITE CLEAR EXISTING CONCRETE STOOP.
 - SITE CLEAR PORTION OF EXISTING WALL CONSTRUCTION AS REQUIRED TO INSTALL NEW DOOR IN EXISTING OPENING.
 - SITE CLEAR EXISTING WINDOW SYSTEM.
 - SITE CLEAR EXISTING DOOR, FRAME AND HARDWARE.
 - SITE CLEAR PORTION OF WALL AS REQUIRED FOR NEW WORK.
 - ALIGN FACE OF NEW WALL WITH FACE OF EXISTING WALL.
 - CONCRETE APRON - SLOPE TO EXISTING SIDEWALK.
 - DASHED LINES INDICATE SOFFIT ABOVE.

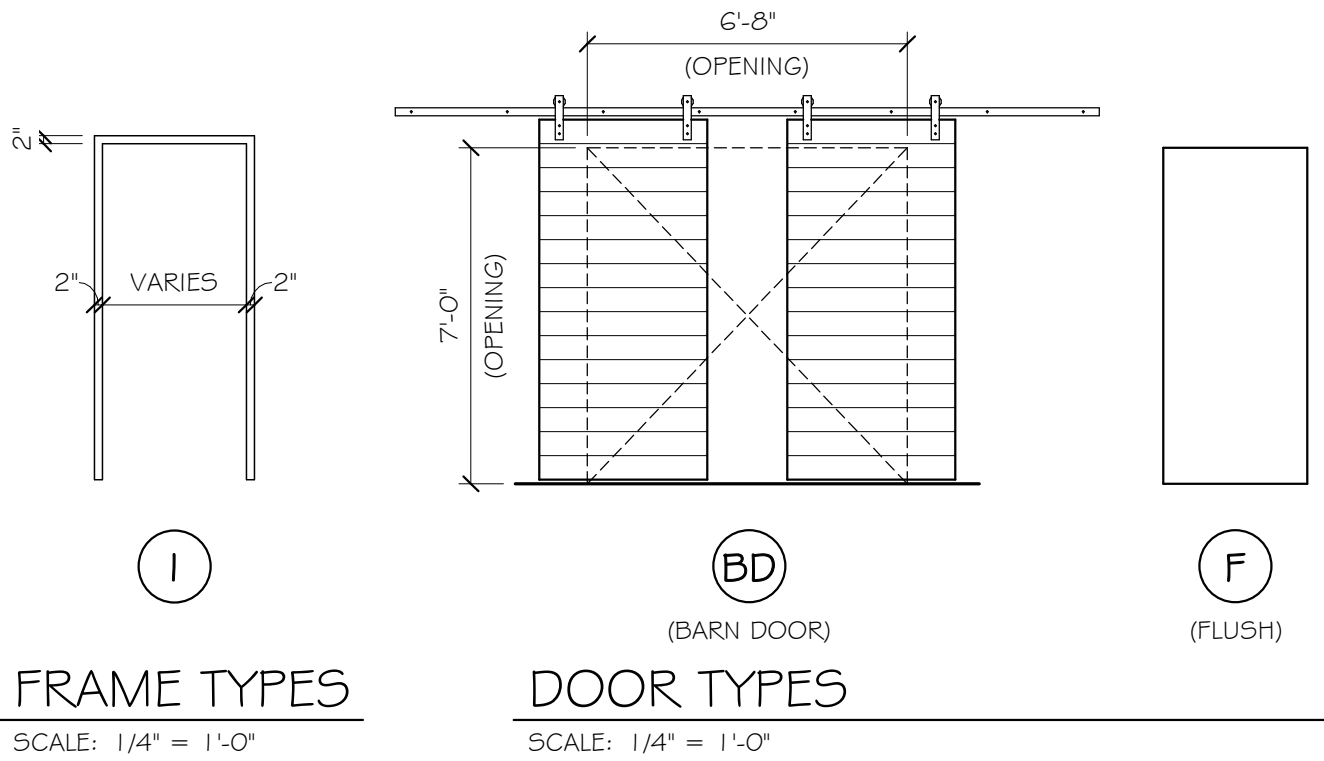
- DOOR SCHEDULE NOTES:
- CUSTOM BARN DOOR AND TRACK.
 - FRP DOOR COLOR TO SELECTED BY ARCHITECT FROM MANUFACTURERS FULL STANDARD COLOR RANGE.



TOP OF INTERIOR STUD
PARTITION TERMINATION



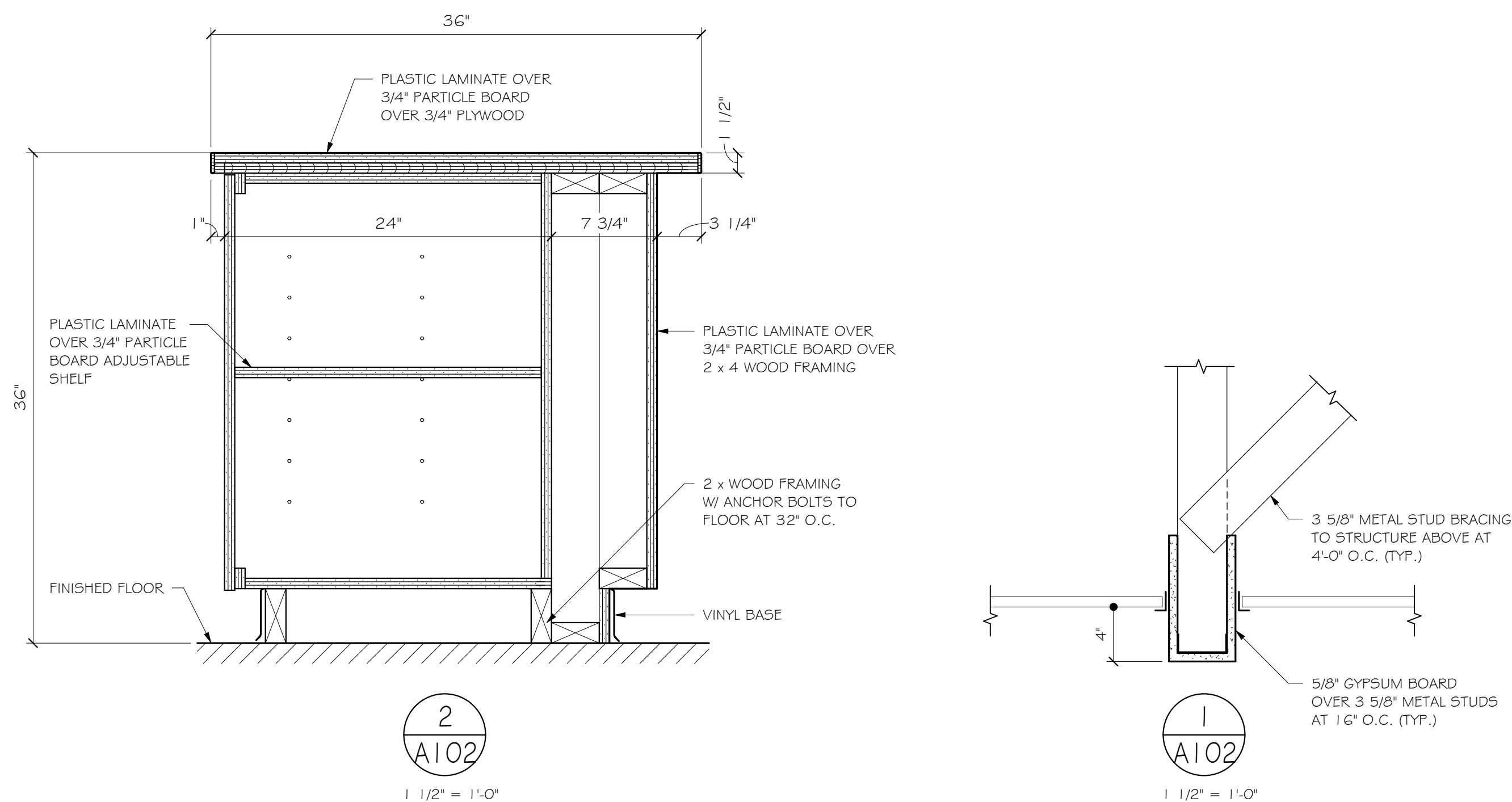
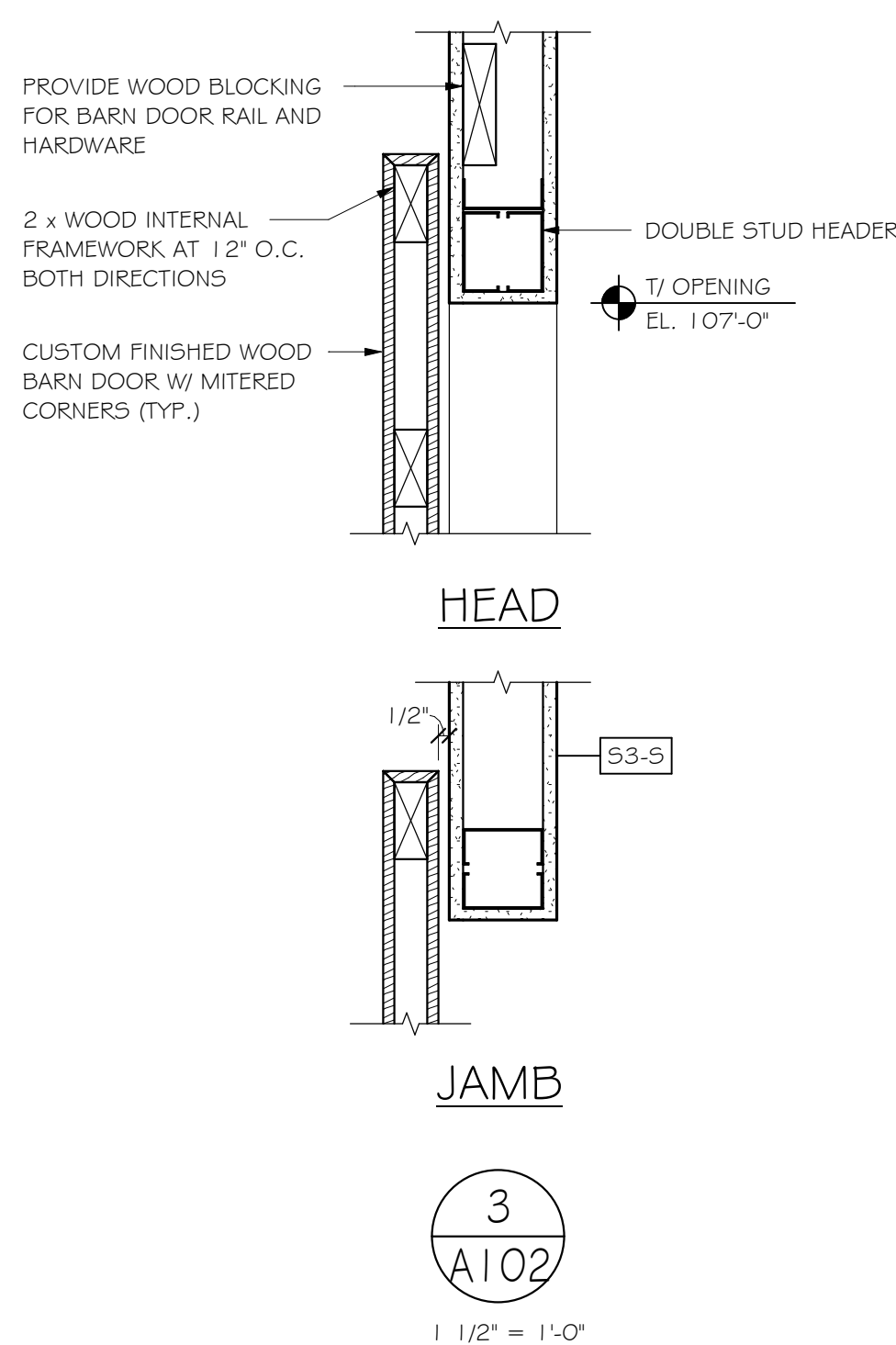
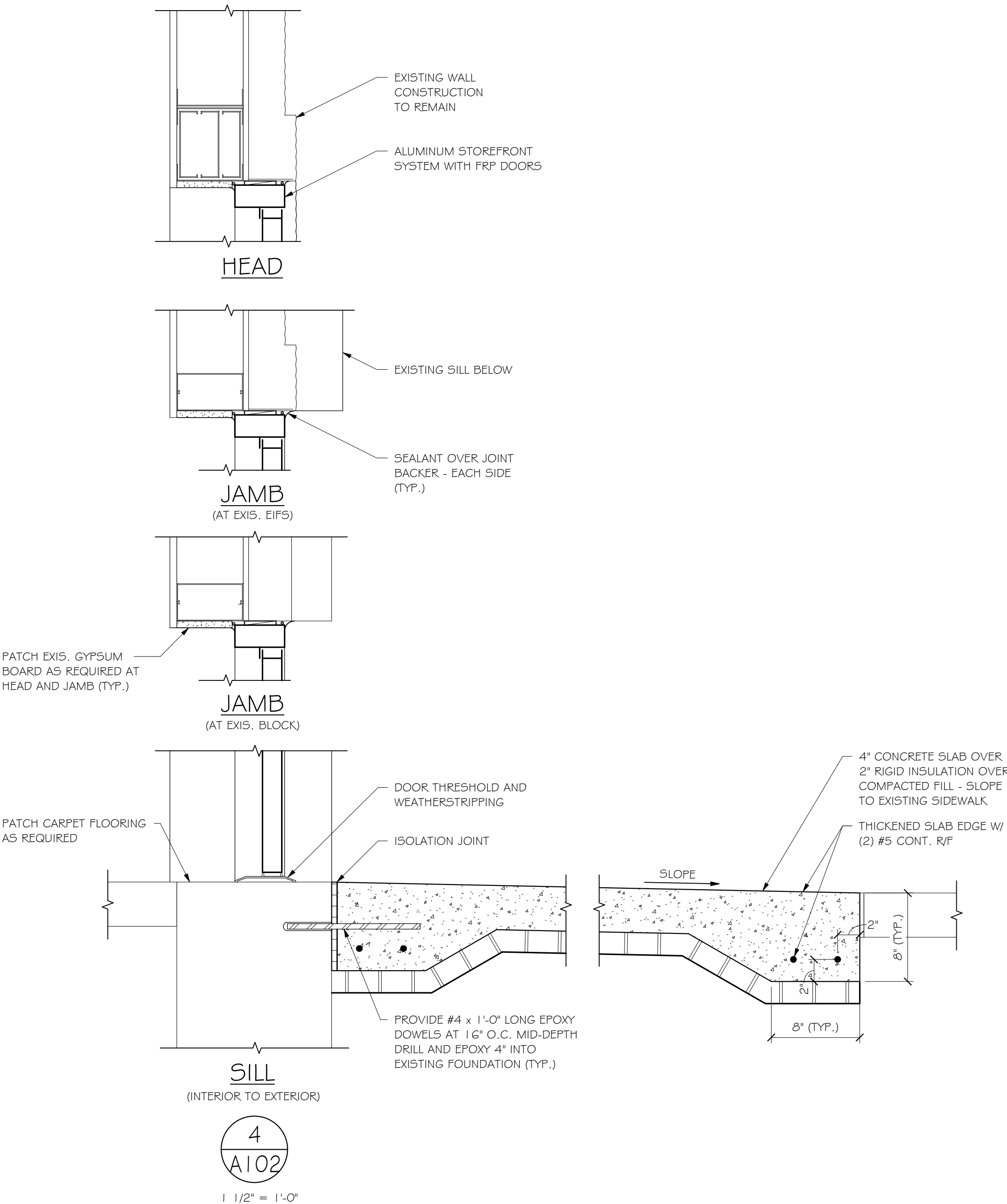
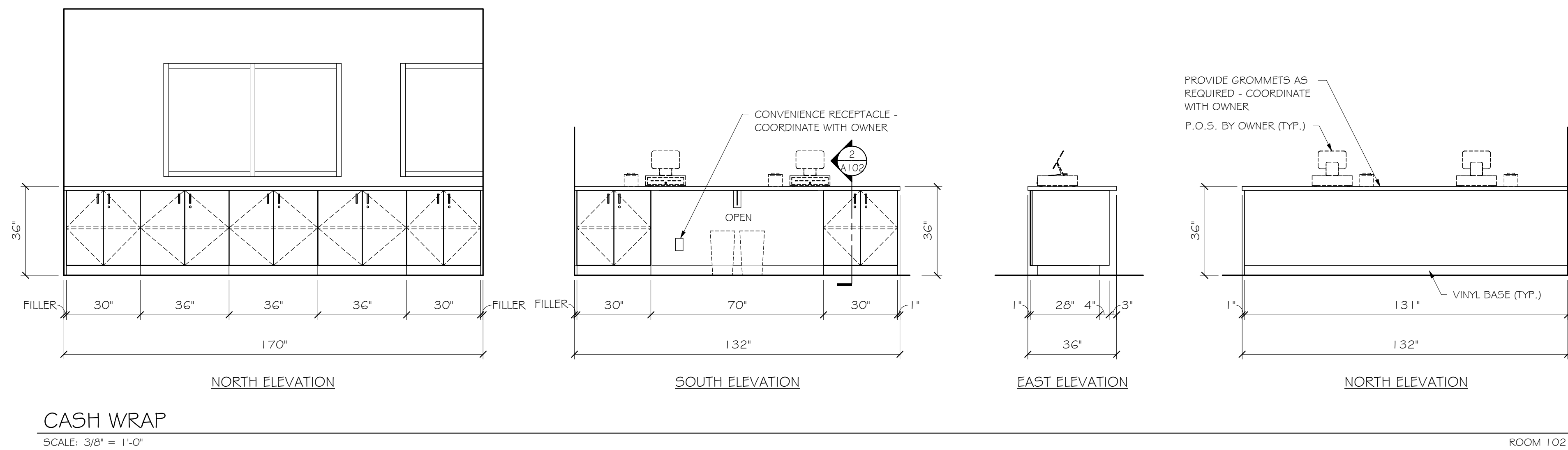
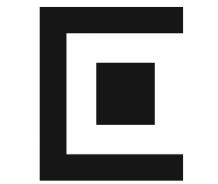
PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



DEMOLITION -
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Revision	Description	Date



REFLECTED CEILING NOTES:
A. MODIFY EXISTING CEILING TILE AND GRID AS REQUIRED AT NEW WALL CONSTRUCTION.

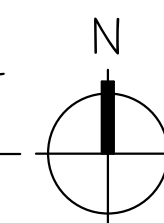
SOFFIT LEGEND

INDICATES HEIGHT OF SOFFIT OR HEADER ABOVE FINISHED FLOOR
INDICATES DETAIL NUMBER AND SHEET
INDICATES DEPTH OF SOFFIT (FACE TO FACE OF GYPSUM BOARD)



REFLECTED CEILING -
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



STORE REMODELING FOR:
UNITY HOSPICE

DE PERE, WISCONSIN

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Date:
6/7/24
Project No.
7855

Sheet:

A102