


CITY OF DE PERE
RECEIVED
OCT 16 PAID

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 186750
		Date: 10-16-23

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Preserve Development, LLC.	Authorized Representative Bill Kingston	Title Developer	
Mailing Address 3346 South Pine Tree	City Hobart	State WI	ZIP Code 54155
Email Address bkjngston@draco-pm.com	Phone Number (incl. area code) 414-651-5077	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1100 Employers Drive	Parcel No. WD-D0031
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SECTION 4: Project Information

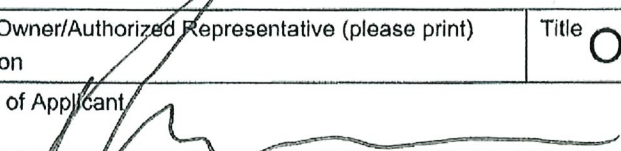
Existing Zoning:	O-Office		
Present Use of Parcel:	Multi-Use		
Proposed Use of Parcel:	Multi-Use		
Estimated Start Date:	10/1/23	Estimated Completion Date:	10/15/23

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Bill Kingston	Title Owner	Phone Number 414-651-5077
Signature of Applicant 		Date Signed 9/26/23

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.

CITY OF DE PERE

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



November 7, 2023

Bill Kingston, Developer
Preserve Development, LLC
3346 South Pine Tree RD
Hobart, WI 54155

RE: Site Plan Review for the Preserve Development Refuse Enclosure at 1100 Employers BL
Parcel WD-D0031

Dear Bill:

Thank you for the site plan for the Preserve Development Refuse Enclosure at 1100 Employers BL. The City of De Pere staff reviewed the revised site plan on October 17, 2023, 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,

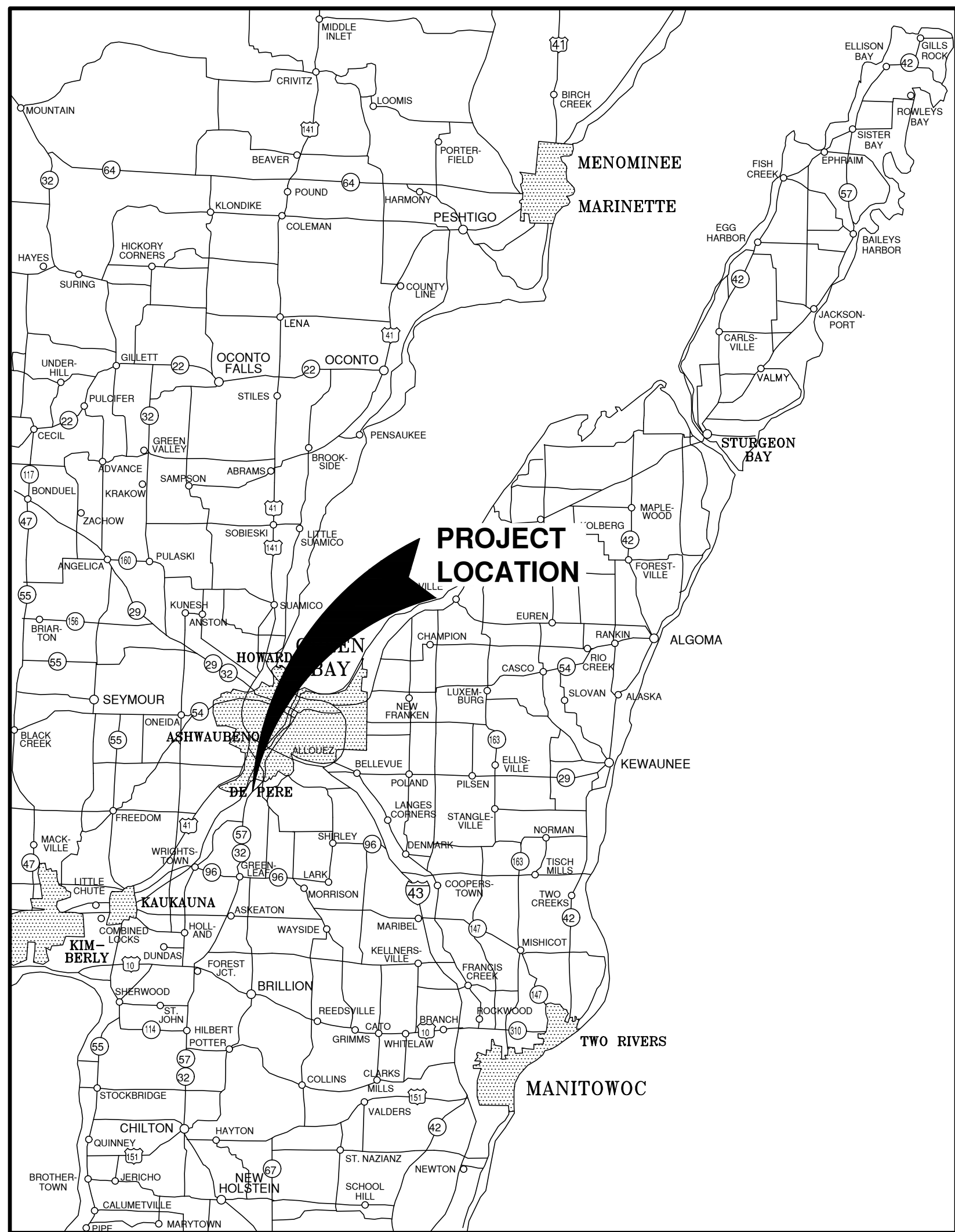
A handwritten signature in black ink that reads "Peter Schleinz". The signature is fluid and cursive, with a long, sweeping horizontal line extending from the end of the name.

Peter Schleinz
Senior Planner | Zoning Administrator

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

TRASH ENCLOSURE ADDITION FOR PRESERVE DEVELOPMENT, LLC. CITY OF DE PERE, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE
OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE
FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS.
ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



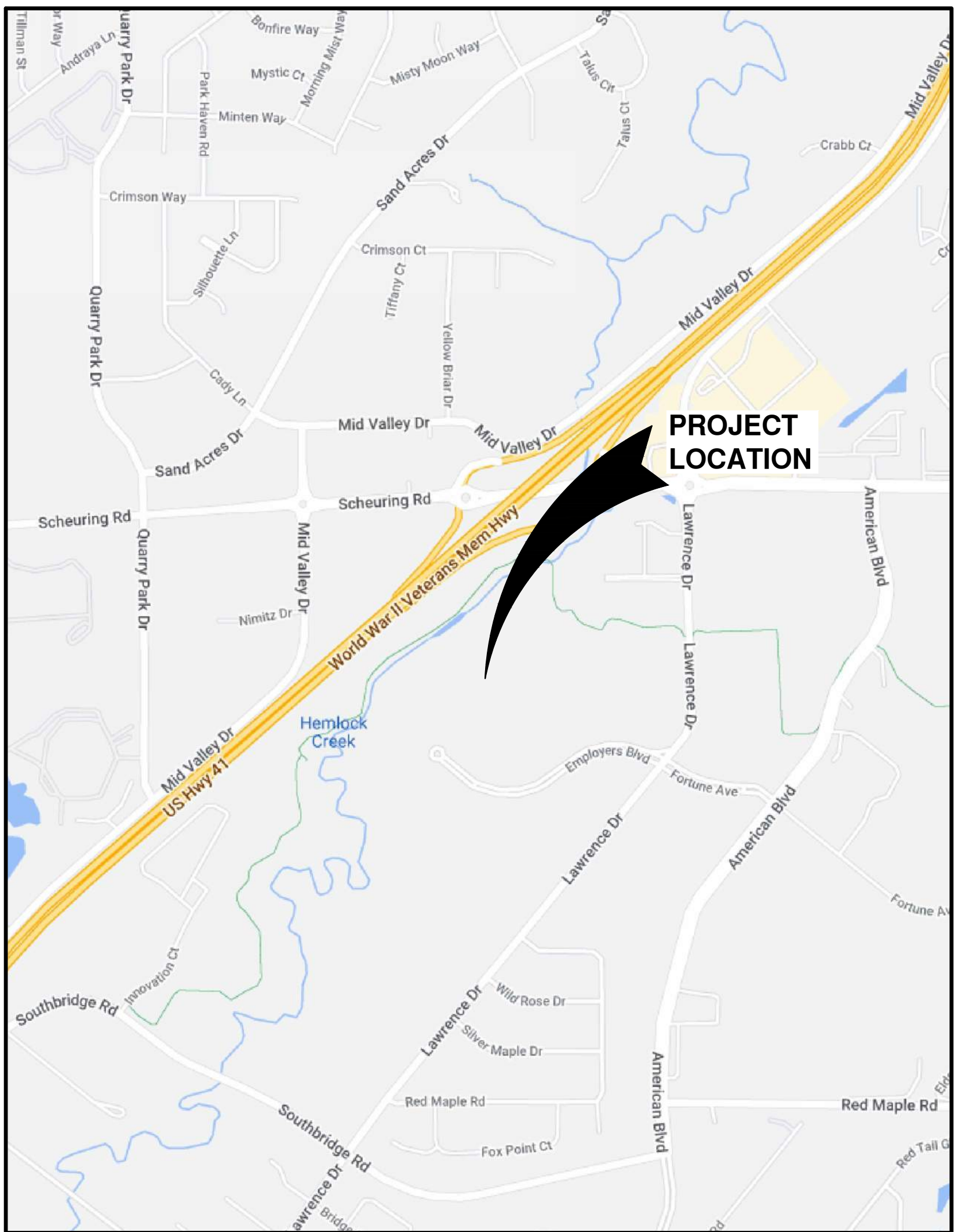
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

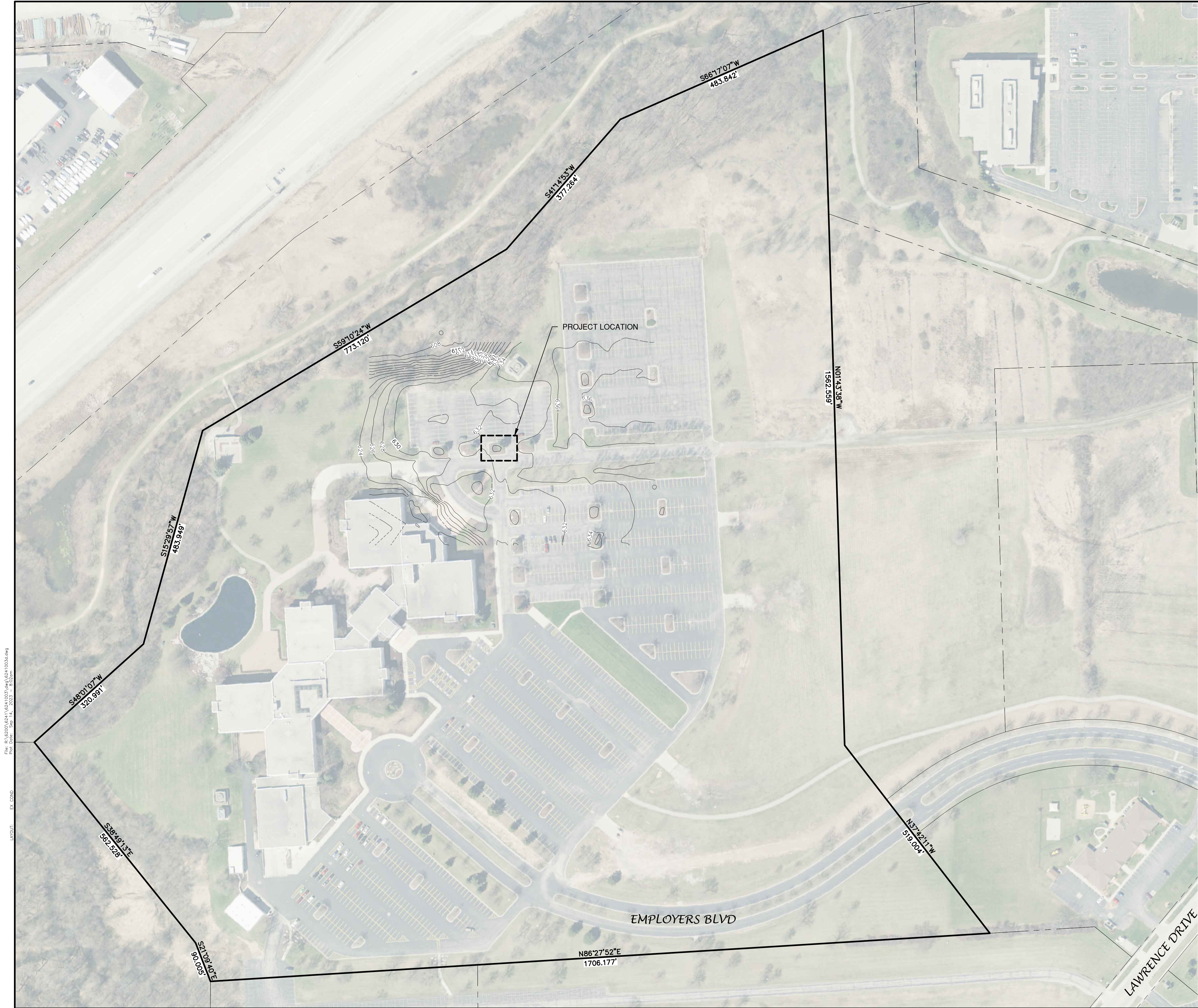
INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE, GRADING, EROSION CONTROL AND LANDSCAPE PLAN
3	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
4	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	TRASH ENCLOSURE ADDITION FOR PRESERVE DEVELOPMENT, LLC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	LOCATION MAPS AND INDEX TO DRAWINGS	DATE 08/2023	FILE 6241003C	JOB NO. 6241003	SHEET NO. C
								CHECKED						
								DESIGNED						
								BDR						



File: R:\2020\6241\6241003D.dwg
Plot Date: Sep 14, 2023 8:02am

EX COND
LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED
								DESIGNED
								BDR

TRASH ENCLOSURE ADDITION
FOR PRESERVE DEVELOPMENT, LLC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 08/2023
FILE 6241003D
JOB NO. 6241003

**Robert E. Lee**
& Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
1

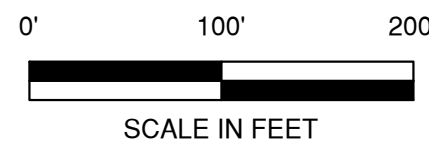
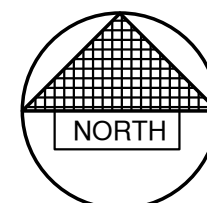
SITE DATA

TOTAL AREA = 56.89 ACRES, 2,478,225 S.F.
BUILDING AREA = 3.37 ACRES, 146,659 S.F. (5.9%)
SIDEWALK/PARKING LOT AREA = 18.19 ACRES, 792,264 S.F. (32.0%)
GREEN SPACE = 35.34 ACRES, 1,539,302 S.F. (62.1%)


Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN

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



PRELIMINARY
Not for Construction



LEGEND

CONCRETE PAVEMENT

INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

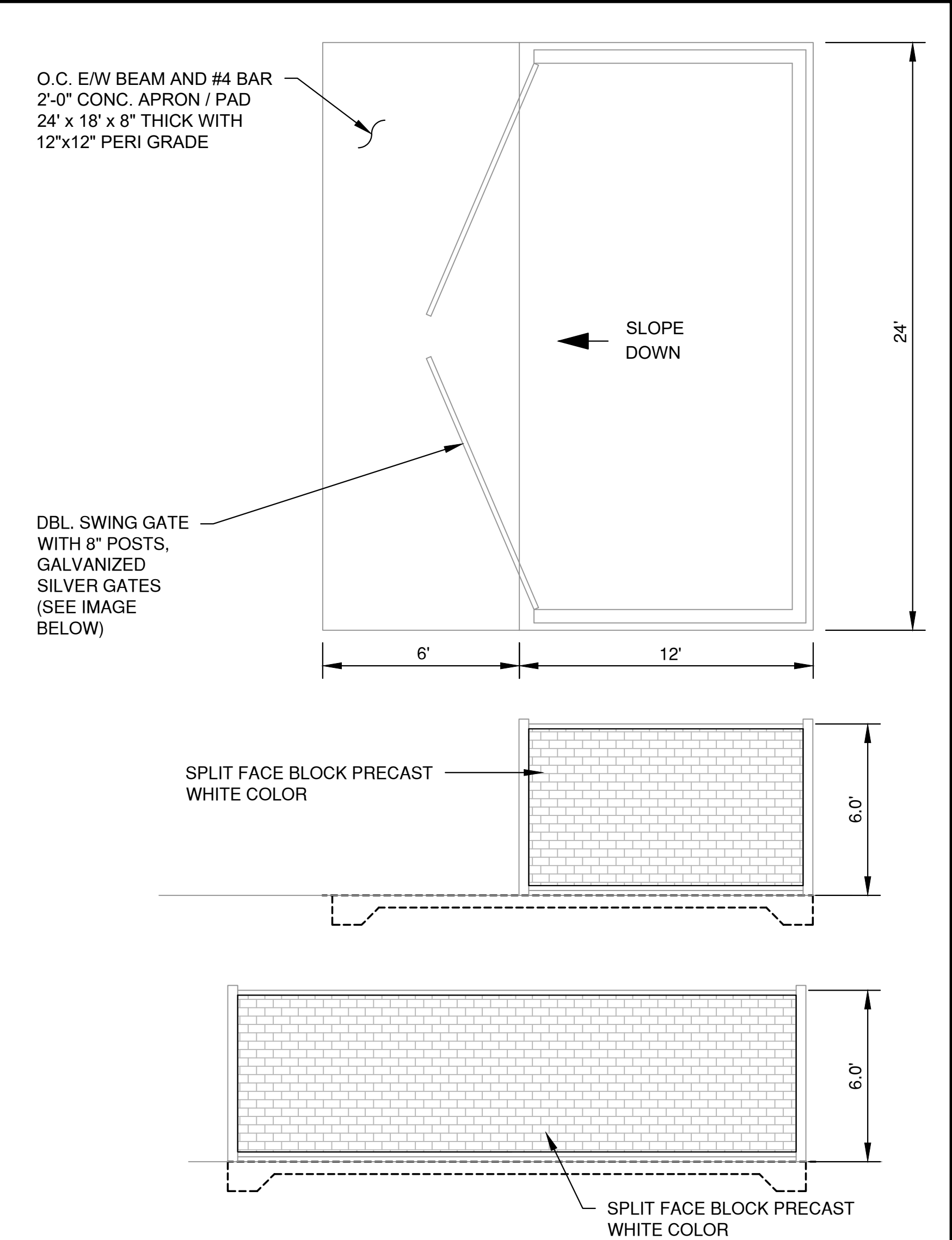
ZONING

O - OFFICE

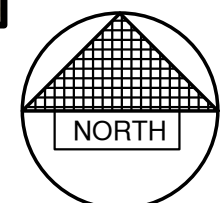
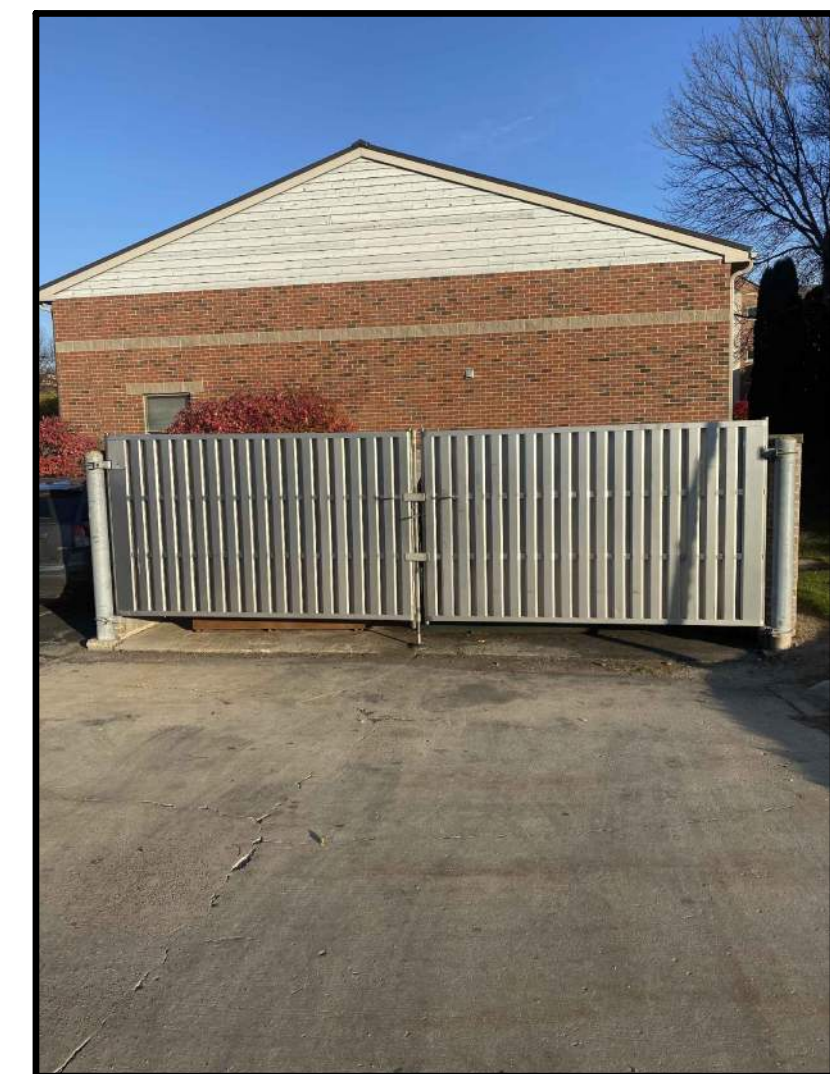
PARCEL NO.

WD-D0031

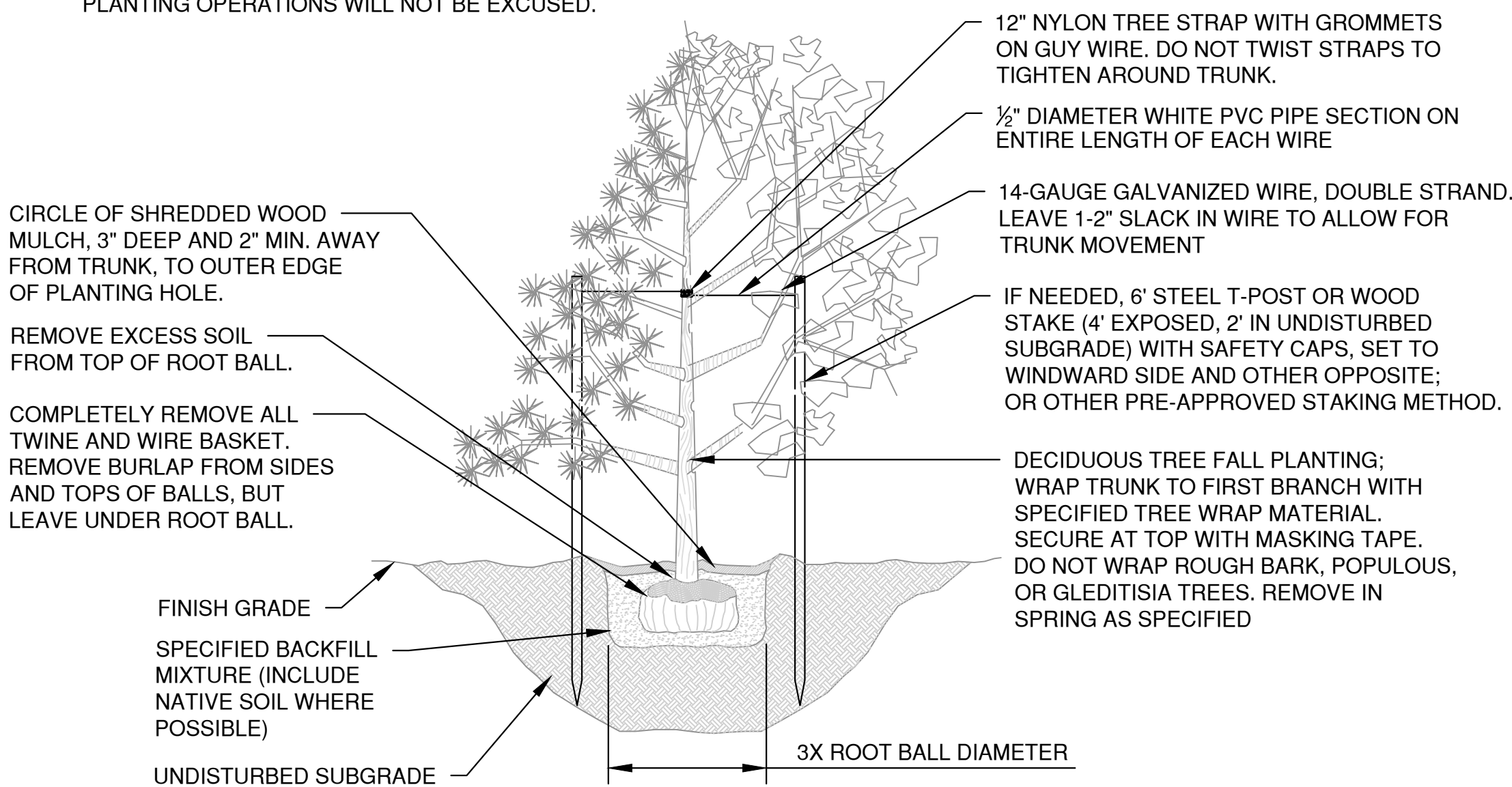
- EROSION CONTROL**
- ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.
1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
 2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
 3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
 4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.



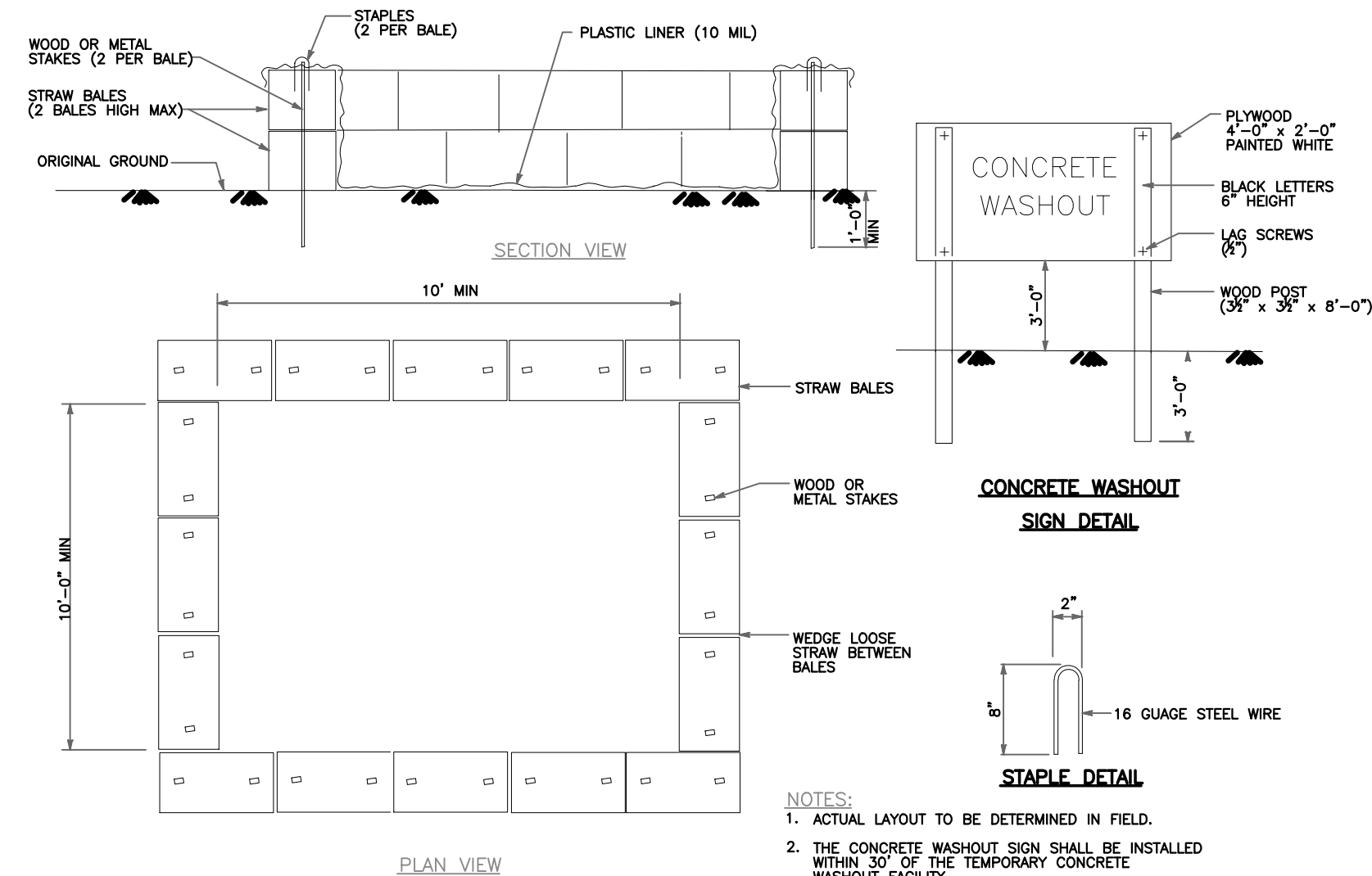
TRASH ENCLOSURE DETAIL
*DETAILED CONSTRUCTION DETAILS
PER GENERAL CONTRACTOR



- NOTES:**
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT MUNICIPALITY FORESTERS DIRECTION
 2. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.



TYPICAL PLANTING, GUYING AND
SPIKING EVERGREEN TREE DETAIL



CONCRETE WASHOUT DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	TRASH ENCLOSURE ADDITION FOR PRESERVE DEVELOPMENT, LLC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	SITE, GRADING, EROSION CONTROL AND LANDSCAPE PLAN	DATE 08/2023	FILE 6241003D	JOB NO. 6241003	REL Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 2
								CHECKED							
								DESIGNED BDR							

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH
WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET
PROTECTION FOR CONSTRUCTION SITES.

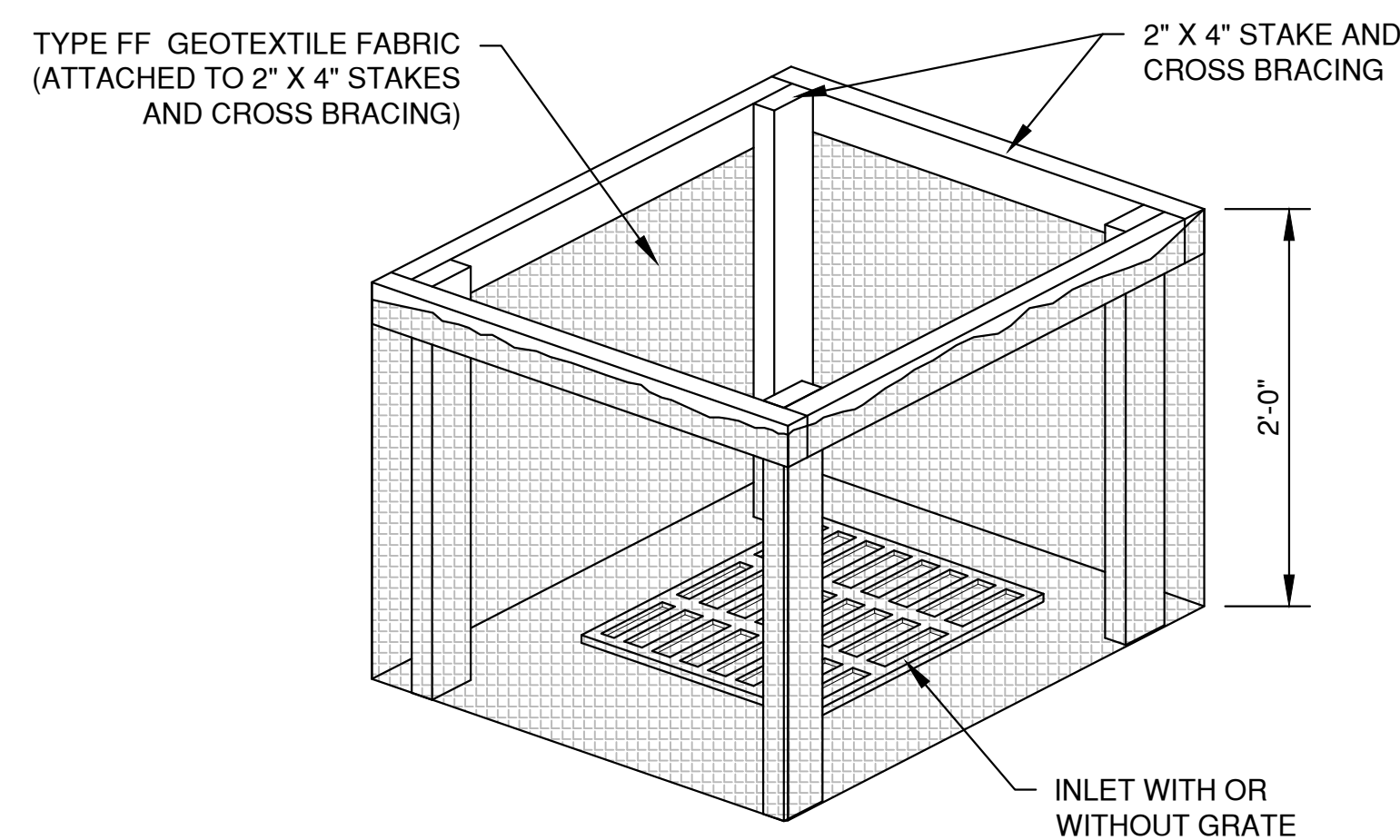
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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 INLET SHALL BE IMMEDIATELY REMOVED.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

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, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES 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 THE 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 TWO INCHES 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.



FLAP POCKET
SEE NOTE 5

WOOD 2" X 4" EXTENDS 8" BEYOND
GRATE WIDTH ON BOTH SIDES,
LENGTH VARIES. SECURE TO
GRATE WITH PLASTIC TIES.

TYPE FF GEOTEXTILE FABRIC
(EXTEND FABRIC A MINIMUM OF
10" AROUND GRATE PERIMETER
FOR MAINTENANCE OR
REMOVAL)

INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

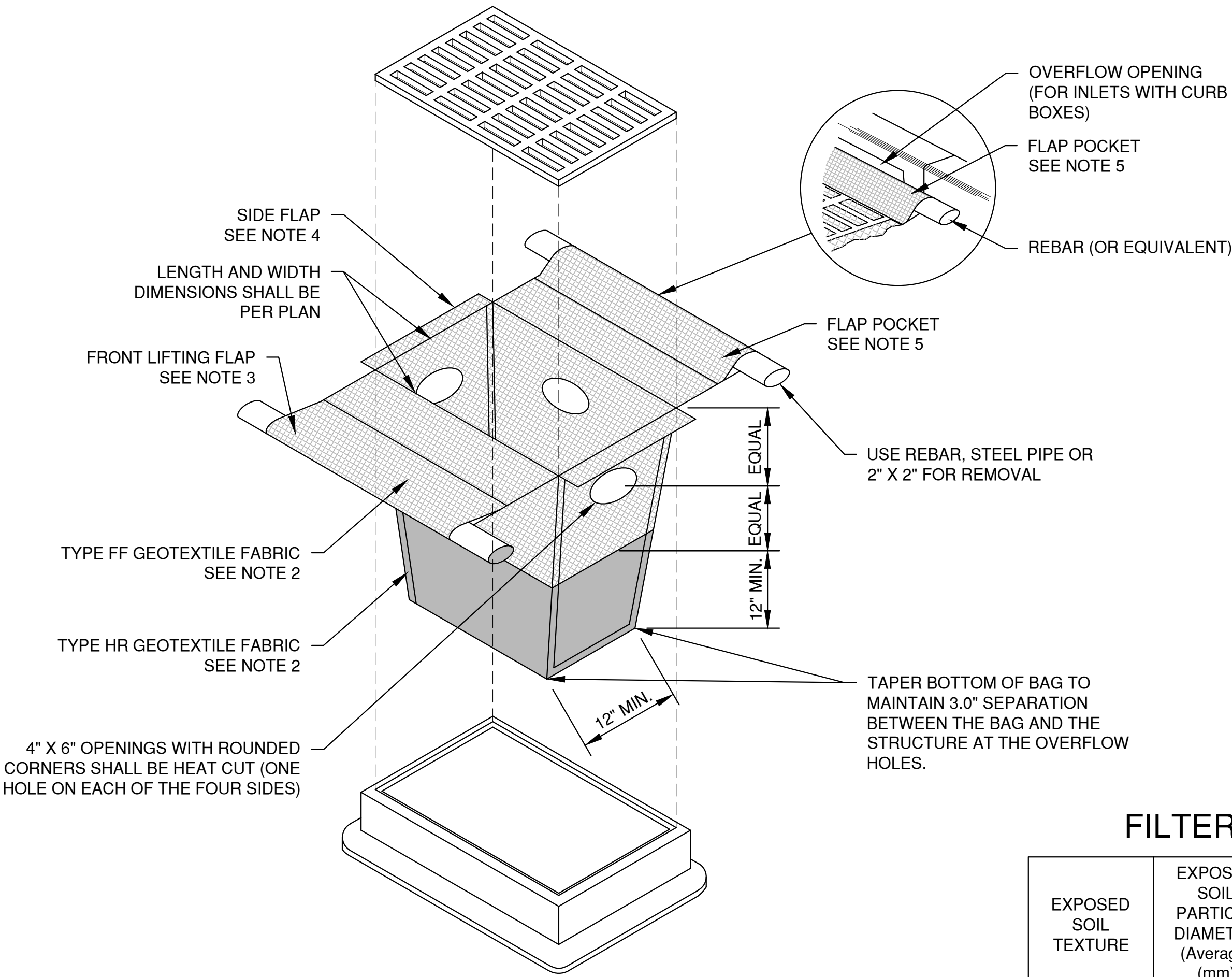
[illegible]

NOTES:

- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES 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 AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF 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 TWO INCHES 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:

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 INLET SHALL BE IMMEDIATELY REMOVED.



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

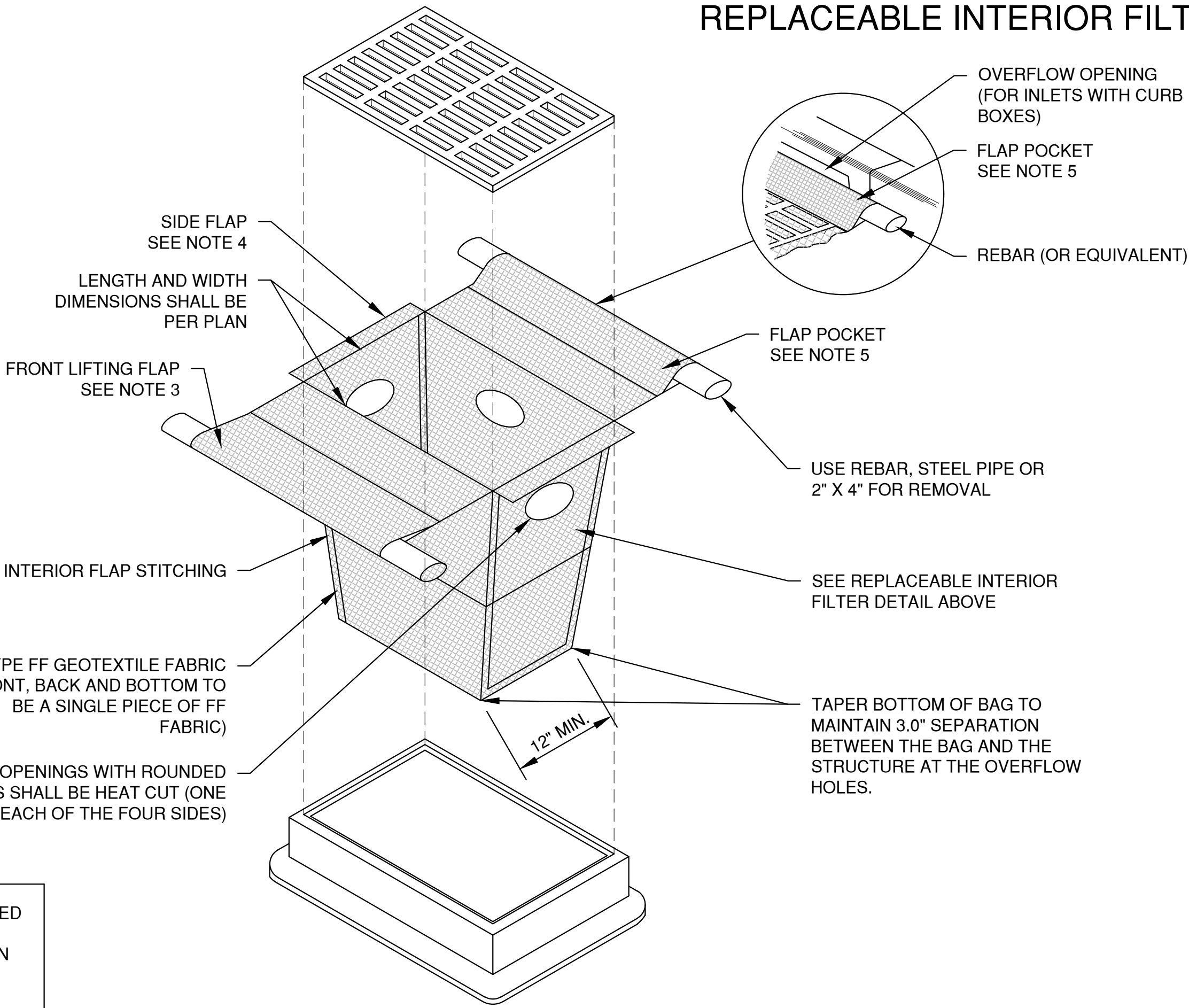
EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

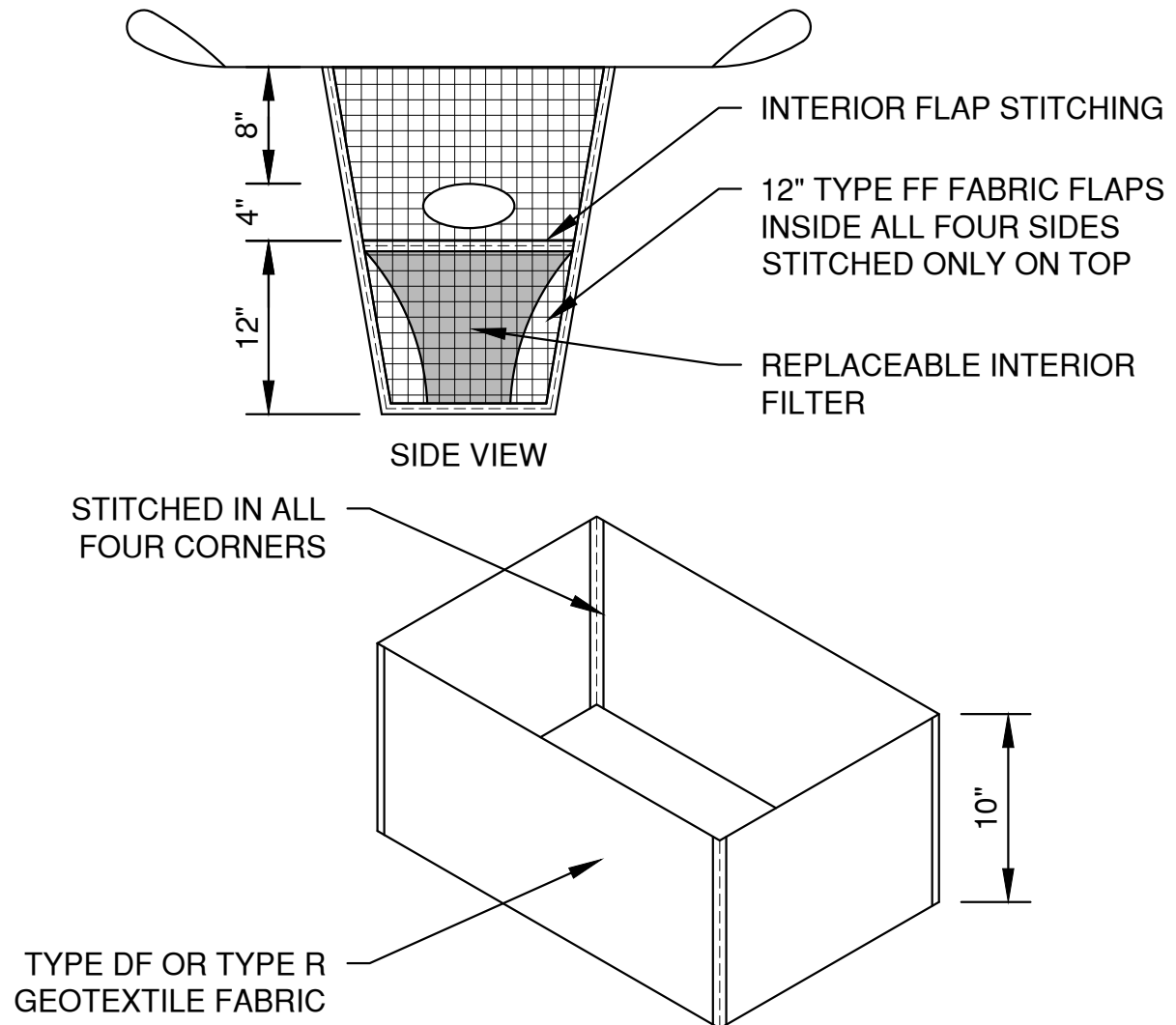
** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NOTES:

- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES 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 TWO INCHES 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.



INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



REPLACEABLE INTERIOR FILTER

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED
								DESIGNED BDR

TRASH ENCLOSURE ADDITION
FOR PRESERVE DEVELOPMENT, LLC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 08/2023
FILE 6241003EC
JOB NO. 6241003