



Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on Tuesday October 4th 2022 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 30th day of September, 2022 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday October 4th 2022 (6:00 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Pledge of Allegiance

4. PUBLIC HEARINGS

5. CONSENT AGENDA (These items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Board President if you would prefer separate discussion and action.)

A. Payment of Invoices (Page 3); B. VILLAGE BOARD: Minutes of September 20th 2022 (Regular) (Page 6); C. PUBLIC WORKS AND UTILITIES ADVISORY COMMITTEE: Minutes of August 11th 2022 (Page 9); D. SITE REVIEW COMMITTEE: Minutes of August 17th 2022 (Page 11); E. PARK AND RECREATION COMMITTEE: Minutes of March 24th 2022 (Page 12)

6. ITEMS REMOVED FROM CONSENT AGENDA

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS (NOTE: Please limit citizens' comments to no more than three minutes)

A. PRESENTATION – Pulaski School District Referendum (Page 14)

Representative from the district will be present to discuss their upcoming November 8th referendum with two questions – a \$1.5 million phased operating referendum, and a \$69.8 million school building improvement referendum, that would include a major expansion of Hillcrest Elementary School in Hobart.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

9. COMMITTEE REPORTS AND ACTIONS

A. INFORMATIONAL - New 11,890 square foot commercial building and associated site improvements (3828 Packerland Dr., HB-950-7) (Site Review Committee) (Page 16)

This property located along Packerland Dr. is currently undeveloped, and the proposed project will consist of a new 11,890 square foot, single story, office/shop/warehouse facility. The development is proposed at 3828 Packerland Dr. with access from a shared driveway with the abutting property at 3794 Packerland Drive.

B. INFORMATIONAL - New 25,256 square foot commercial building and associated site improvements (4950 Founders Ter., HB-524-1) (Site Review Committee) (Page 46)

This property located along both Founders Ter. and Larsen Orchard Parkway is currently undeveloped, and the proposed project will consist of a new 25,256 square foot, single story, business/office/production facility. This building architecture and general site layout was before the committee back in July 2022 in concept only. Those items were conditionally approved, and this submittal reflects that prior submittal/approval.

C. INFORMATIONAL – Park and Recreation Committee

Staff will provide an update on the September 29th meeting of the Committee.

10. OLD BUSINESS

11. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)

A. DISCUSSION - Items for future agenda consideration or Committee assignment

B. ADJOURN to CLOSED SESSION:

1. Under Wisconsin State Statute 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 RE: Personnel
2. Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: TID Projects/Development Agreements
3. Under Wisconsin State Statute 19.85 (1) (g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. RE: Tribal Affairs; Potential Litigation

C. CONVENE into open session

D. ACTION from closed session

12. ADJOURN

Aaron Kramer, Village Administrator

Village Board of Trustees: Richard Heidel (President), Tim Carpenter, David Dillenburg, Vanya Koepke, Tammy Zittlow

UPCOMING BOARD MEETINGS

- * - Thursday October 6th 2022 (7:30 PM) – Special Board Meeting
- Tuesday October 18th 2022 (6:00 PM) – Regular Board Meeting at Village Office
- Saturday October 29th 2022 (9:00 AM) – Regular Board Meeting at Village Office (Closed Session)
- Tuesday November 1st 2022 (6:00 PM) – Regular Board Meeting at Village Office

* - The meeting will be with the Lawrence Town Board to discuss police staffing and police budget issues.

NOTE: Page numbers refer to the meeting packet. All agendas and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer's office at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Board may be considered and taken on any of the items described or listed in this agenda. There may be Board members attending this meeting by telephone if necessary.

9/28/2022 10:16 AM

Check Register - Quick Report - ALL

Page: 1

ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 10/04/2022

From Account:

Thru: 10/04/2022

Thru Account:

Check Nbr	Check Date	Payee	Amount
57147	10/04/2022	AMERICAN HERITAGE LIFE INSURANCE COMPANY INSURANCE PREMIUMS DEDUCTED	270.84
57148	10/04/2022	AT&T PHONE LINE BOOSTER STATION	242.67
57149	10/04/2022	AXON ENTERPRISE INC. MULTIPLE INVOICES	1,319.99
57150	10/04/2022	BADGERLAND BADGE & SIGN CO., INC. DESK NAMEPLATE - A. WANGERIN	6.50
57151	10/04/2022	BARRIER SECURITY SYSTEMS LLC SERVICE CONTROLLERS / NETWORKING ISSUE	245.00
57152	10/04/2022	BAYCOM INC PROGRAM MOBILE RADIO / NEW CODE	100.00
57153	10/04/2022	BAYSIDE PRINTING LLC BLACKOUT BADGES	217.12
57154	10/04/2022	BELSON CO. KLING 9% HCL BOWL CLEANER	75.50
57155	10/04/2022	BROWN COUNTY HIGHWAY DEPARTMENT SWEEP POLO POINT - GFL GLASS SPILL	140.08
57156	10/04/2022	BROWN COUNTY PORT & RESOURCE RECOVERY REFUSE & RECYCLING DISPOSAL AUGUST	8,031.36
57157	10/04/2022	CELLCOM GREEN BAY MSA PHONES & DATA LINES	897.19
57158	10/04/2022	CHADWICK'S AUTO GLASS REPLACE LEFT FRONT REGULATOR 2014 IMPALA	240.00
57159	10/04/2022	CONWAY SHIELD INC. 6-3R 6" SHIELD WITH 3 PANELS HOBART FIRE	278.50
57160	10/04/2022	DELTA DENTAL OF WISCONSIN DENTAL AND VISION PREMIUMS	2,151.17
57161	10/04/2022	DIVERSIFIED BENEFIT SERVICES INC. FSA-125 ADMIN SERVICES	298.00
57162	10/04/2022	ELAINE WELTER PARK DEPOSIT REFUND 9/11/2022	175.00
57163	10/04/2022	FAIR MARKET ASSESSMENTS ASSESSORS FEE OCTOBER	2,825.00
57164	10/04/2022	FEDEX MULTIPLE INVOICES	44.42
57165	10/04/2022	FERGUSON WATERWORKS METER TESTING FEES	475.00

9/28/2022 10:16 AM

Check Register - Quick Report - ALL

Page: 2

ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 10/04/2022

From Account:

Thru: 10/04/2022

Thru Account:

Check Nbr	Check Date	Payee	Amount
57166	10/04/2022	FIRE CATT LLC FIRE HOSE TESTING / LABOR	2,843.75
57167	10/04/2022	GAT SUPPLY INC. FIBERGLASS MARKING STAKES	889.55
57168	10/04/2022	GREEN BAY HIGHWAY PRODUCTS LLC GUARD RAIL PANEL/POST/PLATE	997.03
57169	10/04/2022	HAWKINS INC. CHLORINE CYLINDERS MULTIPLE INVOICES	481.50
57170	10/04/2022	HSHS EWD EVIDENCE DRAWS SEPTEMBER	139.50
57171	10/04/2022	JAZMINE KING PARK DEPOSIT REFUND 9/10/2022	175.00
57172	10/04/2022	KATRINA BRUECKER REIMBURSEMENT MEALS WMCA CONFERENCE	82.87
57173	10/04/2022	KRISTIN LICK PARK DEPOSIT REFUND - 9/13/2022	175.00
57174	10/04/2022	MARCO TECHNOLOGIES LLC CONTRACT RATE COPIERS	99.93
57175	10/04/2022	MIDWEST METER INC. 3/4" RUBBER GASKET AND CABLE	5,890.21
57176	10/04/2022	NORTHEAST ASPHALT INC. 3/4" CABC PATCHING HOT MIX	1,063.62
57177	10/04/2022	RANDY BANI REIMBURSEMENT	133.18
57178	10/04/2022	ROBERT PAULICK PARK DEPOSIT REFUND 9/20/2022	175.00
57179	10/04/2022	SHEILA LAING REFUND OVERPAYMENT CLOSED ACCT#1726-05	97.71
57180	10/04/2022	STREICHER'S SBA-WPS.V1WF FRONT OPEN -2	552.00
57181	10/04/2022	UNITED HEALTHCARE PREMIUM OCTOBER	33,338.14
57182	10/04/2022	VON BRIESEN & ROPER S.C. ATTORNEYS AT LAW MULTIPLE INVOICES	14,553.00
57183	10/04/2022	WORKHORSE SOFTWARE SERVICES INC. FIXED ASSET INFO. MANAGEMENT SYSTEM	3,400.00
Grand Total			83,120.33

9/28/2022 10:16 AM

Check Register - Quick Report - ALL

Page: 3

ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 10/04/2022

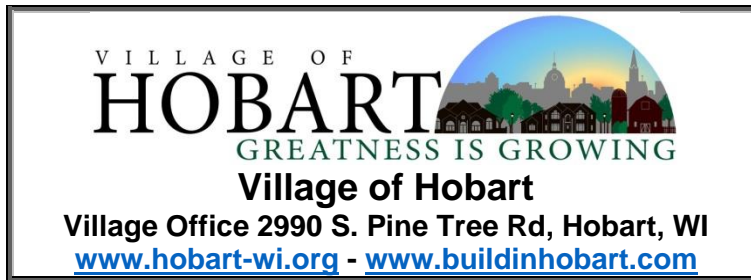
From Account:

Thru: 10/04/2022

Thru Account:

Amount

Total Expenditure from Fund # 001 - General Fund	69,831.42
Total Expenditure from Fund # 002 - Water Fund	7,120.46
Total Expenditure from Fund # 003 - Sanitary Sewer Fund	66.63
Total Expenditure from Fund # 004 - Capital Projects Fund	100.00
Total Expenditure from Fund # 007 - Storm Water Fund	1,029.63
Total Expenditure from Fund # 009 - TID #2 Fund	283.50
Total Expenditure from Fund # 011 - ARPA	4,688.69
Total Expenditure from all Funds	83,120.33



MEETING MINUTES – VILLAGE BOARD (Regular)

Date/Time: Tuesday, September 20, 2022 (6:00 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call:

The meeting was called to order by Rich Heidel at 6:01pm. Rich Heidel, David Dillenburg, Tim Carpenter, Vanya Koepke, and Tammy Zittlow were present.

2. Certification of the open meeting law agenda requirements and approval of the agenda:

Motion by Dave Dillenburg, second by Tammy Zittlow, to approve the agenda with the removal of items 4A and 4B at the request of the applicant. The motion passed unanimously.

3. Pledge of Allegiance:

Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS:

A. Consider Rezoning of Parcel HB-645-3 (4547 Country Aire Court) from R-2: Residential District to ER: Estate Residential District:

This item was removed from the agenda at the request of the applicant.

B. Ordinance 2022-15 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN):

This item was removed from the agenda at the request of the applicant.

5. CONSENT AGENDA:

A. Payment of Invoices

B. Village Board: Minutes of September 6, 2022

C. Ethics Committee Minutes: March 11, 2019

D. Planning & Zoning Commission: Minutes of August 10, 2022

Motion by Dave Dillenburg, second by Vanya Koepke, to approve the consent agenda as presented. The motion passed unanimously.

6. ITEMS REMOVED FROM CONSENT AGENDA:

None.

7. CITIZEN COMMENTS, RESOLUTIONS, AND PRESENTATIONS:

No comments from the public.

A. Presentation – Donations for the Hobart Fire Station #1 Project and Hobart-Lawrence Police Department:

A group of residents in the Thornberry Creek neighborhood organized a charity golf outing benefiting the fire station project and the police department. They raised over \$55,000.

The Julech Family held a lemonade stand and bake sale over labor day weekend to raise money for the new fire station project and raised \$5,701.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS:

There will be an official ribbon cutting for the interchange project next week.

9. COMMITTEE REPORTS AND ACTIONS:

A. Consider a three lot CSM dividing HB-1345-1 (500 Block Airport Drive) into three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres:

Motion by Rich Heidel, second by Tim Carpenter, to approve the three lot CSM dividing HB-1345-1 (500 Block Airport Drive) into three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres as presented with the condition of payment of the \$600.00 park fee. The motion passed unanimously.

10. OLD BUSINESS:

None.

11. NEW BUSINESS:

A. 2023 – 2027 Capital Project Plan with 2023 – 2032 Road Projects Plan:

Motion by Rich Heidel, second by Vanya Koepke, to adopt the 2023 – 2027 Capital Project Plan with 2023 – 2032 Road Projects Plan as presented and the authorization to bid out a new plow truck chase to be purchased in the 2023 budget. The motion passed unanimously.

B. Discussions on FY2023 Budget Process:

Staff presented the schedule for the 2023 Budget process as well as some proposed changes for the new year.

C. Establish a Public Hearing to Consider a Conditional Use Permit for an Additional Accessory Building at HB-606-4 (743 Melanie Lane):

Motion by Rich Heidel, second by Tim Carpenter, to schedule a public hearing to consider a conditional use permit for an additional accessory building at HB-606-4 (743 Melanie Lane) for October 18th at 6:00pm. The motion passed unanimously.

D. Establish a Public Hearing to Consider a Conditional Use Permit to Increase Square Footage and Height of Detached Accessory Building at HB-1490-15 (788 Brookwood Circle):

Motion by Rich Heidel, second by Tammy Zittlow, to schedule a public hearing to consider a conditional use permit to increase the square footage and height of a detached accessory building at HB-1490-15 (788 Brookwood Circle) for October 18th at 6:00pm. The motion passed unanimously.

E. Items for future agenda consideration or committee assignment:

None.

Motion by Rich Heidel, second by Vanya Koepke, to recess at 7:40pm.

The Board reconvened at 7:53pm.

F. ADJOURN TO CLOSED SESSION:

- i. Under Wisconsin State Statute 19.85 (1) (c): Considering employment, promotion, or compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. RE: Personnel

- ii. Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: TID Projects/Development Agreements
- iii. Under Wisconsin State Statute 19.85 (1) (g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. RE: Tribal Affairs; Potential Litigation

Motion by Rich Heidel, second by Tim Carpenter, to adjourn to closed session at 7:54pm. Roll call vote. The motion passed unanimously.

G. CONVENE INTO OPEN SESSION:

Motion by Dave Dillenburg, second by Vanya Koepke, to convene into open session at 9:20pm. Roll call vote. The motion passed unanimously.

H. ACTION FROM CLOSED SESSION:

Motion by Rich Heidel, second by Tim Carpenter, to accept the retirement of Police Chief Randy Bani effective January 2, 2023. The motion passed unanimously.

12. ADJOURN

Motion by Dave Dillenburg, second by Vanya Koepke, to adjourn at 9:21pm. The motion passed unanimously.



Village of Hobart Public Works & Utilities Advisory Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Monday, August 11, 2022 – 5:00 pm

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:01pm. Roll call: Dave Dillenburg, aye; Vanya Koepke, aye; Dave Baranczyk, aye; Dan Deruyter, arrived at 5:51pm; Don Dohlstrom, aye; Richard Happel, aye; David Smith, excused; Kevin Gannon, aye.

2. Certification of the Open Meeting Law Agenda & Approval of the Agenda:

Motion by Don Dahlstrom, seconded by Dick Happel, to approve the agenda as presented. All in favor. Motion carried.

4. Approval of Minutes:

Motion by Don Dahlstrom, seconded by Dave Baranczyk, to approve the July 11, 2022 minutes as presented. All in favor. Motion carried.

Director of Public Works, Jerry Lancelle gave updates on a drainage project on Larkspur Lane and Riverdale Drive.

Comments were made by the following resident:

- Cynthia Gegare – 1469 Larkspur Lane

5. Discussion and Action: Drainage concerns, options and costs on 1007 Heyerdahl Heights:

Motion by Dave Dillenburg, seconded by Don Dahlstrom to open the meeting to the public at 5:20 pm. All in favor. Motion carried.

Comments were made by the following residents:

- Jeff & Renae Vincent – 1007 Heyerdahl Heights
- Gary & Terry Lewis – 1005 Heyerdahl Heights

Motion by Dave Dillenburg, seconded by Vanya Koepke to return to normal meeting at 6:04 pm. All in favor. Motion carried.

Motion by Don Dahlstrom to get cost estimates to give to the property owners. No one seconded the motion. Motion failed

Motion by Dave Dillenburg, seconded by Don Dahlstrom to open the meeting to the public at 6:09 pm. All in favor. Motion carried.

Comments were made by the following residents:

- Jeff & Renae Vincent – 1007 Heyerdahl Heights
- Gary & Terry Lewis – 1005 Heyerdahl Heights

Motion by Dave Dillenburg, seconded by Dave Baranczyk to return to normal meeting at 6:11 pm. All in favor. Motion carried.

Motion at 6:11 pm by Don Dahlstrom, seconded by Dave Dillenburg to get cost estimates of the plan as proposed and give the information to the Vincent's and the Lewis' and forward to the Village Board. Also, Todd Gerbers, Director of Planning and Code, will contact neighbors affected by the easement. All in favor. Motion carried.

Motion by Dave Dillenburg, seconded by Vanya Koepke to open the meeting to the public at 6:24pm. All in favor. Motion carried.

Comments were made by the following residents:

- Jeff & Renae Vincent – 1007 Heyerdahl Heights
- Gary & Terry Lewis – 1005 Heyerdahl Heights

Motion by Dave Dillenburg, seconded by Don Dahlstrom to return to normal meeting at 6:38pm. All in favor. Motion carried.

6. Discussion and Action – Continued review of DPW work categories to project future equipment, staffing levels and possible outsourcing required for current and expected growth of Public Works:

Public Works Director, Jerry Lancelle, presented data on projected future equipment, staffing and possible outsourcing required for expected growth of Public Works. Motion by Dave Baranczyk, seconded by Rick Nuetzel to postpone until next meeting. All in favor. Motion carried.

7. UPDATE – Director and Activity Reports:

Public Works Director, Jerry Lancelle, updated the committee on the storm damage clean-up and progress of the new salt shed.

8. Adjourn:

Motion by Dave Baranczyk, seconded by Don Dahlstrom, to adjourn. All in favor. Motion carried. Meeting adjourned at 7:05 pm.



**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, August 17, 2022 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:33 pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, excused; Steve Riley, aye; Peter Zobro, aye; Rick Nuetzel, aye; Dave Baranczyk, aye; Tom Tengowski, absent.

2. Verify/Modify/Approve Agenda:

Motion by Dave Dillenburg, seconded by Dave Baranczyk, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Site Review Minutes:

Motion by Rick Nuetzel seconded by Dave Baranczyk to approve the July 20, 2022 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None

5. Discussion and action on a request for new wall signage (560 Larsen Orchard Parkway, HB-3206; Hobart Family Dentistry):

Plans for the new wall signage were presented by Todd Gerbers, Director of Planning and Zoning. Motion by Rick Nuetzel, seconded by Steve Riley, to approve with the following recommendations:

1. Signage area of 18.13 sq. ft. on the north elevation (facing Larsen Orchard Pkwy).
2. A total of 79.13 sq. ft. on both the west elevation (facing round-about) and east elevation (facing the parking lot).

All in favor. Motion carried.

6. Meeting Adjournment:

Motion made by Dave Baranczyk, seconded by Rick Nuetzel, to adjourn at 5:41pm. All in favor. Motion carried.



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Thursday, March 24, 2022 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Mary Jane Hemmy at 5:33pm. Roll call: Mary Jane Hemmy (Chairperson), aye; Laura Lear (Vice Chairperson), aye; Elizabeth Danner, aye; Michael Hoeft, aye; Jane Jerzak, aye; Tammy Zitlow (Alternate), absent.

2. Verify/Modify/Approve Agenda:

Motion by Laura Lear, seconded by Jane Jerzak, to approve the agenda as presented. The motion passed unanimously.

3. Public Comment on Non-Agenda Items

None.

4. Approval of Parks & Recreation Committee Minutes:

Motion by Mike Hoeft, seconded by Laura Lear, to approve the September 9, 2021 minutes as presented. The motion passed unanimously.

5. Utilization of Four Seasons Park:

The committee agreed that having two diamonds would increase the desire for usage for tournaments, leagues, and practices, and would be more cost effective than constructing them at separate times. The Village and the Parks & Rec Committee will work with interested parties to fundraise for requested enhancements to the fields and related improvements.

Motion by Mike Hoeft, seconded by Jane Jerzak, to propose to the Village Board to add the costs of relocating the existing diamond at South Pine Tree Park to Four Seasons Park to the 2023 bond issuance for the new fire station. The motion passed unanimously.

Motion by Mary Jane Hemmy, seconded by Mike Hoeft, to recommend to the Village Board including funds in the 2023 bond issuance to construct the second proposed diamond at Four Seasons Park. The motion passed unanimously.

Motion by Laura Lear, seconded by Mike Hoeft, to recommend to the Village Board that the Village apply for funding for the concession stand and related improvements through the Knowles-Nelson Stewardship Local Assistance Grant Program and to pursue additional grant or fundraising opportunities as they arise. The motion passed unanimously.

Motion by Jane Jerzak, seconded by Mike Hoeft, to recommend to the Village Board moving the existing volleyball court at Four Seasons Park to the west of the parking lot and add 8 new plots to the existing community gardens. The motion passed unanimously.

6. Hobart Bicycle and Pedestrian Plan

The committee would like to revisit the option for a trail along Brookwood Circle when the road is up for repair in the budget, based on the road repair schedule.

Motion by Mike Hoefft, seconded by Jane Jerzak, to request cost estimates from Robert E Lee for a crosswalk across N. Overland at Birch Dr. and a walking trail along N. Overland from Birch Dr to Four Seasons Park. The motion passed unanimously.

Motion by Mike Hoefft, seconded by Liz Danner, to recommend to the Village Board that the Village apply for the Federal Recreational Trails Program and any other qualifying grant for the crosswalk and walking trail previously approved. The motion passed unanimously.

7. Brown County Bicycle and Pedestrian Plan:

The Village of Hobart Parks & Recreation Committee would like to formally request cooperation from Brown County on the viability of a shared trail on the old railroad bed along County Highway J (Riverdale Dr).

8. Sports League Field Rental Contract & Costs:

Motion by Liz Danner, seconded by Jane Jerzak, to postpone this agenda item until the next meeting of the Parks & Recreation Committee.

9. Items for Future Agendas/Scheduling of the Next Committee Meeting:

The next committee meeting will be scheduled for mid-late April.

The committee will follow up on the cost estimates from Robert E. Lee, address agenda item 8, and discuss Arbor Day in the Village.

10. Adjourn:

Motion by Mike Hoefft, seconded by Jane Jerzak, to adjourn at 7:43pm. The motion passed unanimously.



2022 REFERENDUM

The Pulaski schools and our community have always been very tightly connected through **tradition, pride, and excellence**. These pillars have led to a long history of success. Whether it's academics, music, theater, or athletics, our students continually make us proud.

Compared to similar school districts, the Pulaski Schools enjoy a very high level of satisfaction from the community. Thus, it's no surprise more families are choosing to live here. Our district is projected to grow by more than 500 students over the next 10 years. **The district developed a facilities master plan and is going to referendum to address the capacity and infrastructure needs.**

QUESTION 1

\$1.5 million operating referendum

- Increasing \$100,000 annually over five years to \$1.9 million



What You'll See on the Ballot:

Shall the Pulaski Community School District, Brown, Oconto, Shawano and Outagamie Counties, Wisconsin be authorized to exceed the revenue limit specified in Section 121.91, Wisconsin Statutes, by \$1,500,000 for the 2023-2024 school year, by \$1,600,000 for the 2024-2025 school year, by \$1,700,000 for the 2025-2026 school year, by \$1,800,000 for the 2026-2027 school year and by \$1,900,000 for the 2027-2028 school year, for non-recurring purposes consisting of compensating and providing benefits to teachers and staff, maintaining programs and services, and operating facilities?

YES NO

THE COST | Questions 1 + 2

TAX IMPACT FACTS

- If the \$69.8 million **school building improvement referendum passes**, the tax mill rate increase will be \$1.28 per \$1,000 property value over the 2021-22 tax mill rate.
- If the \$1.9 million **operating referendum passes**, the tax mill rate increase will be \$0.58 average per \$1,000 property value.
- If voters approve **both** the operational and school building improvement referendum, the projected tax mill rate will be lower than it was in 2019-20.

	OPERATING QUESTION	SCHOOL BUILDING IMPROVEMENT QUESTION
Referendum Amount	5-Year Step-up to \$1,900,000	\$69,800,000
Mill Rate Per \$1,000	\$0.58 average	\$1.28
Tax Impact on Fair Market Property Value		
\$100,000 Property Value		
Estimated Annual	\$88.00	\$128.00
Estimated Monthly	\$4.83	\$10.67
\$200,000 Property Value		
Estimated Annual	\$166.00	\$256.00
Estimated Monthly	\$9.67	\$21.33
\$300,000 Property Value		
Estimated Annual	\$174.00	\$384.00
Estimated Monthly	\$14.50	\$32.00

Assumptions: Mill rate based on the current 2021 Equalized Valuation of \$9,193,917 (flat with annual growth of 2.0% annual growth) and based on the current 2021 Equalized Valuation of \$9,193,917 (flat with annual growth of 2.0% annual growth). The estimated tax mill rate is based on the current 2021 Equalized Valuation of \$9,193,917 (flat with annual growth of 2.0% annual growth) with average borrowing interest rates of 4.75-5.00%. Planning estimates only. Significant changes in market conditions will require adjustments to the current financing plan.

QUESTION 2

\$69.8 million school building improvement referendum

What You'll See on the Ballot:

Shall the Pulaski Community School District, Brown, Oconto, Shawano and Outagamie Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes general obligation bonds in an amount not to exceed \$69,800,000 for the public purpose of paying the cost of a school facility improvement project consisting of: construction of additions, renovations and safety improvements at Hillcrest and Sunnyside Elementary Schools; construction of a Technical Education addition and renovations at the High School; district-wide building systems, capital maintenance and site improvements, accessibility updates and renovations; and acquisition of furnishings, fixtures and equipment?

YES NO

THE NEED | Question 2



OUTGROWING ELEMENTARY SCHOOLS

- Due to overcrowding, Hillcrest Elementary has four temporary portable classrooms on site starting in the 2022-23 school year.
- The District is projected to grow by more than 500 students over the next 10 years, with more than 300 additional elementary students by 2035.
- Enrollment study shows that 2 of the 5 elementary schools will exceed or reach capacity by the 2030 school year.

SCHOOL	LOWER LIMIT CAPACITY	UPPER LIMIT CAPACITY
Hillcrest Elementary	Exceeds going into 2022	Projected to exceed by 2025
Sunnyside Elementary	Projected to exceed by 2025	Projected to exceed by 2030

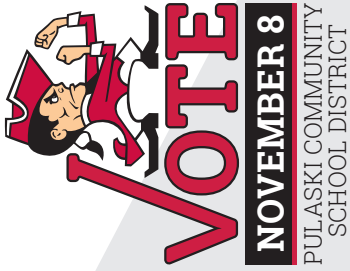
AGING BUILDINGS, SAFETY, & SECURITY

- Building systems (plumbing, heating / ventilation, and electrical), roofing, windows, doors, generators, etc., have exceeded their service life or need to be replaced.
- Areas of the buildings do not support students of all abilities.
- Due to their age, interior finishes need to be updated or replaced.
- Vehicle traffic and pedestrians need to be better separated to improve safety.
- Parking lots and sidewalks need resurfacing.

CLASSROOMS & SUPPORT AREAS ARE IN NEED OF IMPROVEMENT

- Student enrollment in the high school's career / Tech Ed courses has outgrown the classrooms and labs, which do not support project-based learning courses.
- Outgrown space for programs and classes, such as: 4-year-old Kindergarten, Kindergarten, Art, Music, Special Ed and services, labs, etc.
- More space needed for small and large group instruction and meetings.





THE SOLUTION | Questions 1 + 2

QUESTION 1 | OPERATING SOLUTION

- Create a competitive compensation model to attract and retain high-quality staff
- Support and maintain programs and additional spaces

QUESTION 2 | SCHOOL BUILDING IMPROVEMENT SOLUTION

EXPAND ELEMENTARY SCHOOLS TO SUPPORT GROWING ENROLLMENT

- Renovate and expand Sunnyside and provide natural lighting for classrooms in the lower level
- Renovate and expand Hillcrest and update existing classrooms and spaces

UPDATE / REPLACE MAJOR BUILDING SYSTEMS

- Plumbing, heating / ventilation, and electrical updates
- Asphalt replacement for parking lots and hard surface play areas
- Update interior and exterior building finishes, as needed

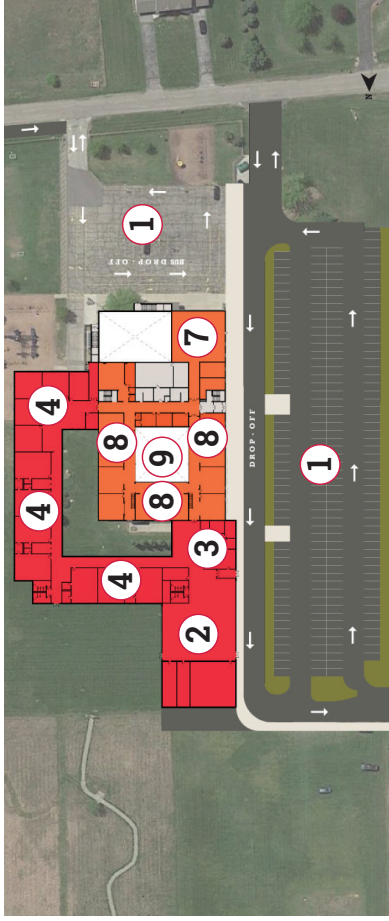
IMPROVE SITE SAFETY

- Reconfigure the bus and car pick-up / drop-off areas across the District to better separate pedestrians and traffic to improve safety

RENOVATE / ADD TECH ED SPACE

- Expand the high school's career / Tech Ed space to support project-based courses providing students with hands-on learning opportunities

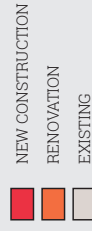
SUNNYSIDE ELEMENTARY SOLUTION | preliminary site and floor plan



SUNNYSIDE AND HILLCREST ELEMENTARY PLAN KEY

- 1 Reconfigured Parent and Bus Drop-off and expanded parking
- 2 Cafeteria / Commons / Kitchen
- 3 School Office and Secure Entry
- 4 Classrooms with Collaboration
- 5 Music and Art Classrooms
- 6 Gymnasium
- 7 Library
- 8 Renovated Classrooms with Collaboration
- 9 Improvements to allow for natural light in the lower level

PLAN COLOR KEY



HILLCREST ELEMENTARY SOLUTION | preliminary site and floor plan



PULASKI HIGH SCHOOL SOLUTION | preliminary floor plan



PULASKI HIGH SCHOOL PLAN KEY

- 1 Site updates outside Tech Ed
- 2 Renovation and expansion of woods and home construction
- 3 Renovation and expansion of metals / machining / welding
- 4 Renovation and expansion of auto / diesel / small engine





TO: Site Review Committee

RE: 3828 Packerland Dr., HB-950-7; New 11,890 Square Foot Industrial Building, office/shop/warehouse with associated site improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: September 21, 2022

ISSUE: Discussion and action on a new 11,890 square foot commercial building and associated site improvements

RECOMMENDATION: Staff recommends conditional approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Bayland Buildings, Inc.
2. Applicant: Robert E. Lee & Associates, Inc.
3. Address/Parcel: 3328 Packerland Dr., HB-950-7
4. Zoning: I-1: Limited Industrial District
5. Use: Office/Shop/Warehouse facility

BACKGROUND

This property located along Packerland Dr. is currently undeveloped, and the proposed project will consist of a new 11,890 square foot, single story, office/shop/warehouse facility. The development is proposed at 3828 Packerland Dr. with access from a shared driveway with the abutting property at 3794 Packerland Dr.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. **Zoning:** I-1: Limited Industrial District
- B. **Green Space:** 42.6% green space.
- C. **Setbacks:** Compliant with zoning district requirements. 40' front(s) (83' from Packerland), 15' side (70' from north property line), 15' side (87' from the south property line), and 20' rear (365' from the west property line).
- D. **Parking:** 44 spaces proposed, 40 are required. There is additional paved surface available for parking if so needed.
- H. **Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Department and Fire Department.
- I. **Storm Water:** Storm water will be collected by on-site storm sewer before discharging to an on-site wet pond on the east side of the development (along Packerland Dr.).

M. Refuse Collection: None noted on the site plans, but if any is placed on site, it shall be screened with materials compatible to the primary building.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Metal frame building
2. **Exterior Materials:** Front wall of building facing Packerland Dr. will have a combination of split face CMU veneer and semi-concealed fastener metal wall panel wall panels. As for the percentage of masonry along the front elevation, the plan meets the minimum 35% masonry along the front elevation of the building.
3. **Height:** Overall height of 19'-5"
4. **Overhead doors:** All overhead doors on located on the north and south building elevations which are both side walls of the proposed building.
5. **Mechanical equipment:** There is no mechanical equipment shown, however, any roof mounted equipment shall be screened from view by materials compatible with the primary building.

Section 5, Landscaping Plan: There are no plantings shown along the building foundation (front elevation) and the other three sides of the building will have hard surfaces adjacent to the building. The landscape plan has four (4) deciduous trees proposed along Packerland Dr., but a total of 5 trees are required to comply with the Village requirement of one (1) tree per 50 feet of road frontage.

Section 6, Lighting: No parking lot lighting is proposed at this time. Wall packs are proposed, and all proposed as noted on the plans.

Section 7, Signage: No signage is proposed. Formal signage submittal is required if proposed in the future.

Section 8, Driveway-Curb Cut: This property is not permitted an additional driveway to Packerland Dr. per Brown County, so it has an easement with the adjoining property to the north.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review may identify:

1. Screening of any roof mounted HVAC equipment with materials similar to those utilized for the principal building
2. Implementation of a total of 5 deciduous trees along the public roadway
3. Any proposed signage shall come back to the Committee for approval

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

Concrete Shop for Bayland Buildings. / Parcel HB-950-7 / Section 1, Township 23N, Range 20E

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 3.134 Acres

Size of facility(square footage): 11,890 Square Feet

Type of facility: Contractor Concrete Shop

Developer: Bayland Buildings, Inc.

Address: P.O. Box 13571, Green Bay, WI 54307 Phone: 920-371-6200

Engineer: Robert E Lee and Associates, Inc. – Brandon Robaidek

Address: 1250 Centennial Centre Blvd, Hobart, WI 54155 Phone: 920-662-9641

Contractor: Bayland Buildings, Inc.

Construction Firm: Bayland Buildings, Inc.

Address: P.O. Box 13571, Green Bay, WI 54307 Phone: 920-371-6200

Revised 1-23-08

3. **SITE PLAN APPROVAL**A. Industrial Business Park Commercial Multi-Family Current Zoning: I-1: Limited Industrial District

Other – Identify: _____

Erosion Control Plan on file: YES NO% of Green Space: 42.3%

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: Front – 40', Side – 15', Rear – 20'
Complies with Ordinance: D. # of parking stalls (Include Handicapped parking): 44 Stall, 2 Handicap Stalls

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground overhead 2) Natural Gas 3) Telephone 4) Water / Fire Hydrants 5) Fiber Optic Lines

6) Other transmission lines _____

7) Ingress – egress easements Sheet 1-5

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance YES NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: YES NO

- H. Adjacent streets and street rights-of-ways and fire lanes:
 - 1) Fire Chief has reviewed and approved: ___YES ___X___NO
 - 2) Not applicable_____

- I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.
 - 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
 - 2) Name and address and phone# of engineer of project plan:

Robert E Lee and Associates, Inc. – Brandon Robaidek
1250 Centennial Centre Blvd, Hobart, WI 54155

- J. Sidewalks, walkways, and driveways: X
- K. Off street loading areas and docks: X
- L. Fences and retaining walls or berms: X
- M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

- N. Location and dimensions of proposed outdoor display areas: N/A

4. ARCHITECTURAL PLAN APPROVAL

- A. Exterior construction information:
 - 1) Type of Construction Materials: Metal
 - 2) Exterior Materials: Metal Wall Panel
 - 3) Height of Facility: 19'5"
 - 4) Compatibility with existing adjacent structure: N/A (Attach Photos)
 - 5) Other unique characteristics: _____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc: Per Landscape Plan

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Wall Packs on Building

Identify Parking Lighting – Quantity – Wattage – Location :

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: _____

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: N/A _____

Radius / Flare: N/A _____

Apron Dimensions: N/A _____

Culvert Size (End-walls Required) N/A _____



Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: Bayland Buildings, Inc. Owner Name: _____
 Address: P.O. Box 13571 Address: _____
 City: Green Bay State: WI Zip: 54307 City: _____ State: ____ Zip: _____
 Phone: (920) 371-6200 Phone: (____) _____
 Email: dobrien@baylandbuildings.com Email: _____

B. Parcel – Site Information

Site Address: Packerland Drive Parcel ID: HB-950-7
 Project Description: Contractor Concrete Shop

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	0		11,890		11,890	
Paved/Gravel Areas	0		67,687		67,687	
Totals	0		79,577		79,577	

ERU Calculation: 79,577 / 4000 sf / ERU = **19.89** ERU's
 New Total Area sq. ft.

Preparer's Signature: *Brandon Roburdek* Date: 8/29/22
 Preparer's Printed Name: Brandon Roburdek



Robert E. Lee & Associates, Inc.
Engineering, Surveying, Environmental Services

Green Bay Office
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141

September 1, 2022

Mr. Aaron Kramer, Village Administrator
VILLAGE OF HOBART
2990 S Pine Tree Road
Hobart, WI 54155

RE: Bayland Concrete Shop Development
Storm Water Management Summary

Dear Mr. Kramer:

Robert E. Lee & Associates, Inc., is submitting the following Storm Water Management summary for the proposed concrete shop development off of Packerland Drive. Storm water running off of the proposed building and parking areas will be collected by on-site storm sewer before being discharged to a wet detention pond on the east side of the site. The on-site wet pond will treat the stormwater for TSS removal and peak discharge.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Brandon D. Robaidek, P.E.

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

**CERTIFICATION DATA**

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

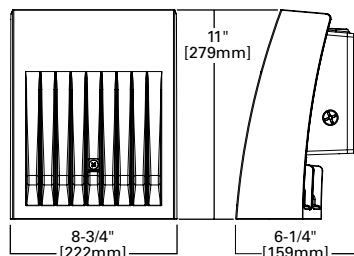
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:

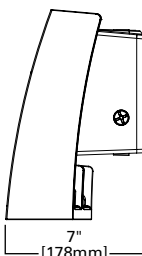
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

DIMENSIONS

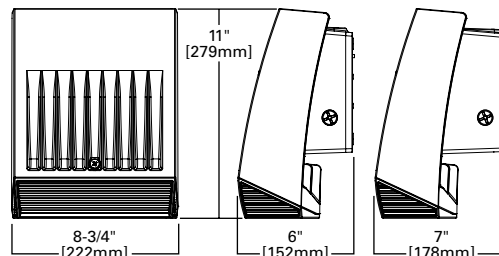
FULL CUTOFF



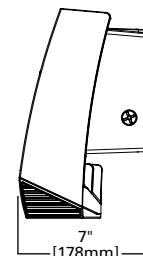
DEEP BACK BOX



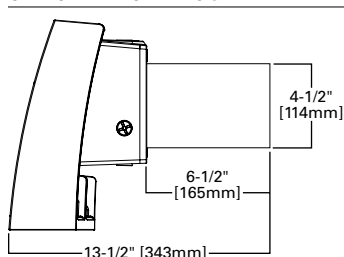
REFRACTIVE LENS



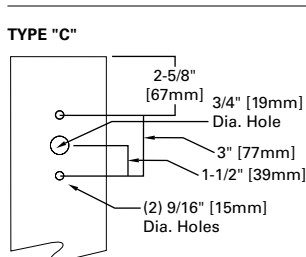
DEEP BACK BOX



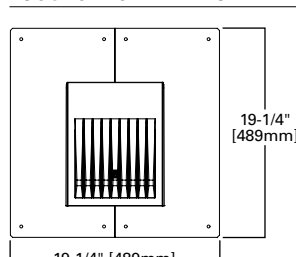
OPTIONAL POLE MOUNT ARM



ARM DRILLING



ESCUTCHEON PLATES



POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W

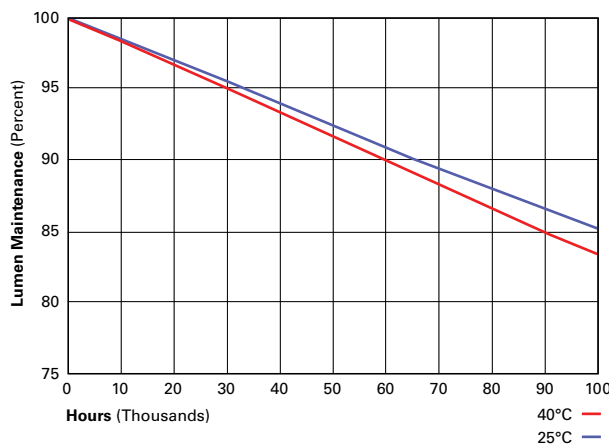
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W

102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED	XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		--
480V	0.14	0.19	0.24		--

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1














Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B=58W XTOR8B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V ^{2,3,4,5} 480V=480V ^{2,3,4,5,6} PC1=Photocontrol 120V ⁷ PC2=Photocontrol 208-277V ^{7,8} PMA=Pole Mount Arm (C Drilling) with Round Adapter ^{3,9} MS-L20=Motion Sensor for ON/OFF Operation ^{2,3,10,11} MS/DIM-L20=Motion Sensor for Dimming Operation ^{2,3,10,11,12,13,14} CBP=Cold Weather Battery Pack ^{2,3,15,16,17} HA=50°C High Ambient ¹⁷
Accessories (Order Separately)			
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol ⁸ VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸ VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon ¹⁸		VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon ¹⁸ EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁴	

- NOTES:**
- DesignLights Consortium[®] Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
 - Not available with HA option.
 - Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
 - Not available with CBP option.
 - Thru-branch wiring not available with HA option or with 347V.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Not available with MS-L20 and MS/DIM-L20 options.
 - Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
 - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
 - 120V thru 277V only.
 - Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
 - Includes integral photo sensor.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
 - 120V or 277V operation only.
 - Operating temperatures -20°C to 25°C.
 - Not available in XTOR12B or XTOR12BRL models.
 - Replace XX with housing color.

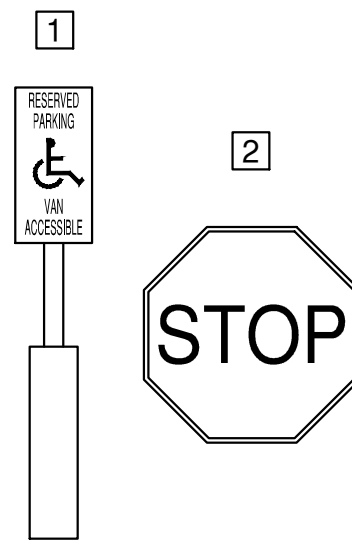
STOCK ORDERING INFORMATION

58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	XTOR12B-WT=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	XTOR12B-PC2=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR12B-PMA=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR8B-W=81W, 4000K, Carbon Bronze	XTOR12B-W=102W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze	XTOR12B-W-PC1=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze	XTOR12B-W-PC2=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR8B-W-PMA=81W,4000K, Pole Mount Arm, Carbon Bronze	XTOR12B-W-PMA=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-PC1=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR2BRL-WT=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-PC2=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-PMA=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-PC1=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC2=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-W-PC2=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-W-PMA=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-W-PMA=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

LEGEND

-  CONCRETE PAVEMENT
-  GRAVEL PAVEMENT (16,250 S.F.)
-  ASPHALT PAVEMENT (HEAVY) (38,780 S.F.)
-  LANDSCAPE AREA
-  GREEN SPACE
-  TRAFFIC FLOW ARROW
-  HANDICAPPED PARKING
-  INDICATES NUMBER OF PARKING STALLS
-  WALL PACK
-  LIGHT POLE (1 LAMP)
-  LIGHT POLE (2 LAMPS)
-  LIGHT POLE (3 LAMPS)
-  LIGHT POLE (4 LAMPS)

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



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.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 44
 HANDICAP ACCESSIBLE PARKING STALLS = 2
 TOTAL PARKING STALLS REQUIRED = 40 POSSIBLE EMPLOYEES AT ONE TIME

SITE DATA

TOTAL AREA = 3.16 ACRES, 137,863 S.F.
 BUILDING AREA = 0.27 ACRES, 11,890 S.F. (8.6%)
 SIDEWALK/PARKING LOT AREA = 1.54 ACRES, 67,316 S.F. (48.8%)
 GREEN SPACE = 1.35 ACRES, 58,657 S.F. (42.6%)


ZONING

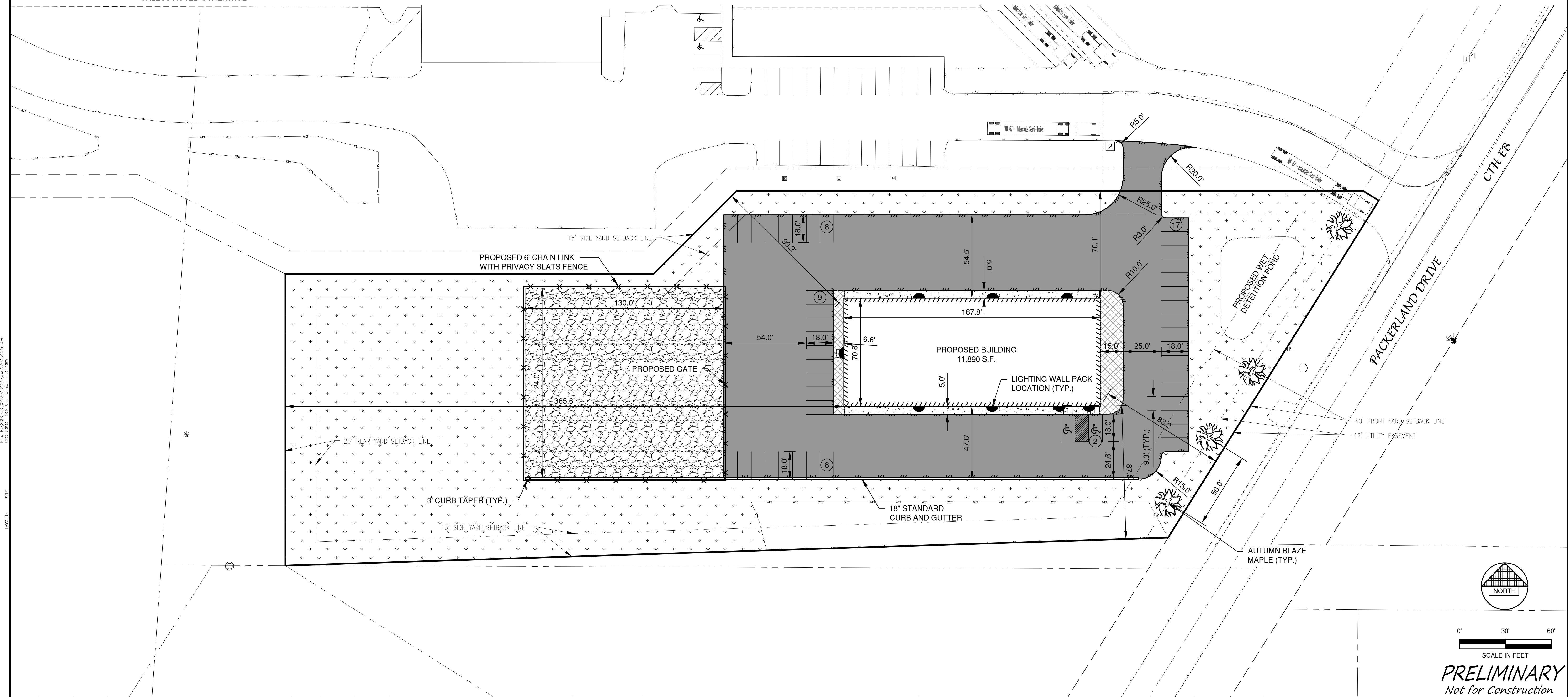
I-1: LIMITED INDUSTRIAL DISTRICT

PARCEL NO.

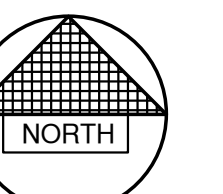
HB-950-7

TREE LEGEND

SYMBOL	COMMON NAME	LATIN NAME	PLANT SIZE	QUANTITY
	AUTUMN BLAZE MAPLE	ACER X FREEMAIL	2" CALIPER	4



File: R:\2020\2035\2035454\454_2035454.dwg
 Plot Date: Sep 21, 2022 7:12am
 SITE
 LAYOUT:



PRELIMINARY
 Not for Construction

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

CONCRETE SHOP
 FOR BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

SITE PLAN

DATE	07/20/22
FILE	2035454D
JOB NO.	2035454

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
2

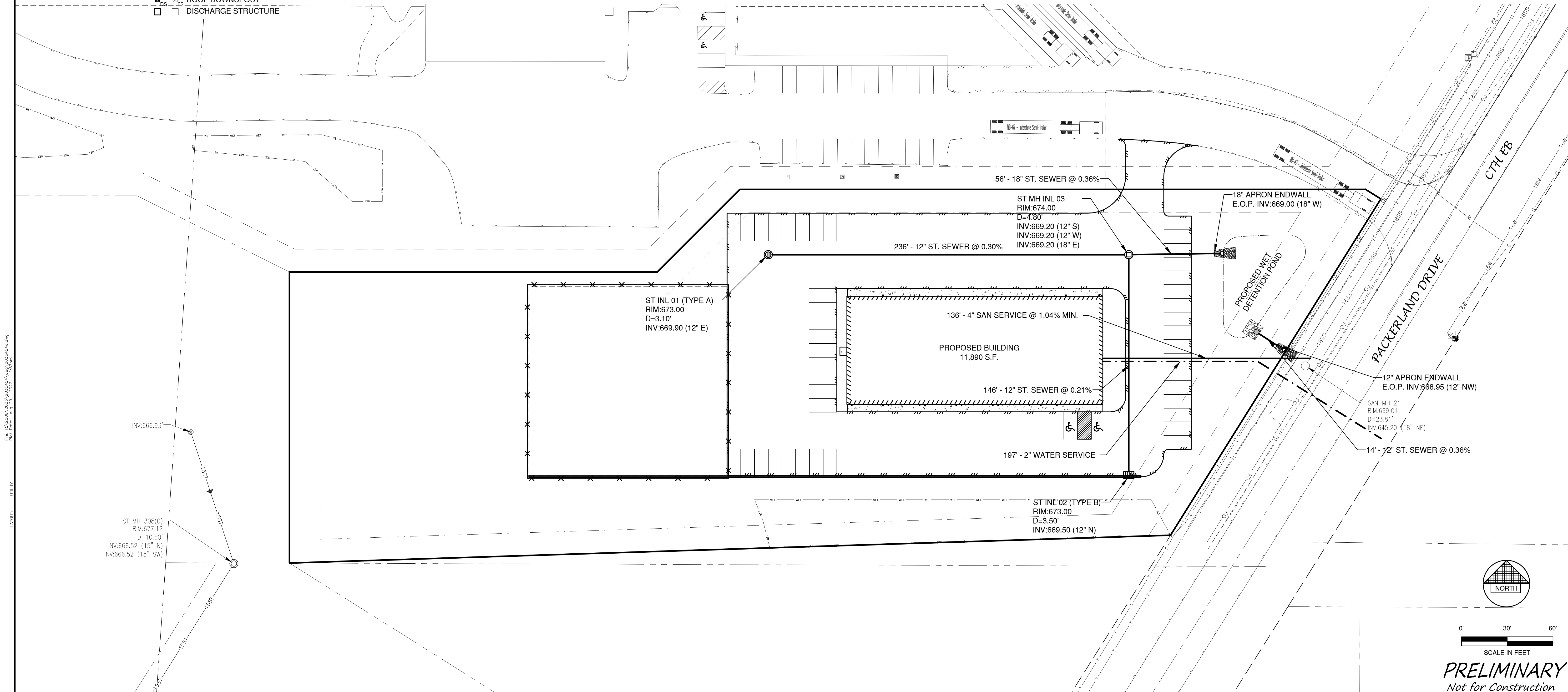
LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- - - PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

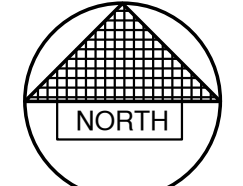
- PROPOSED
- EXISTING
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE/CURB STOP
- ⊙ WATER MANHOLE
- ▽ REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ STORM INLET
- ⊙ STORM INLET MANHOLE
- ⊙ YARD DRAIN
- ⊙ STANDPIPE
- ⊙ ROOF DOWNSPOUT
- DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



File: R:\2020\2035\2035454\454_2035454.dwg
 Plot Date: Aug 28, 2022 11:37am
 Utility
 Layout



0' 30' 60'
SCALE IN FEET

PRELIMINARY
Not for Construction

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: BDR
 CHECKED: BDB
 DESIGNED: BDR
CONCRETE SHOP FOR BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

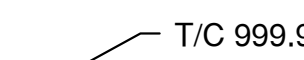
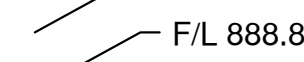
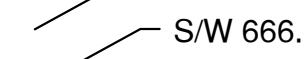
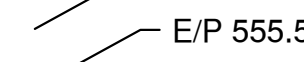
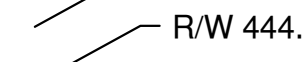
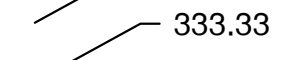
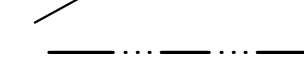

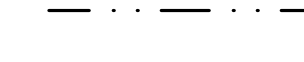
UTILITY PLAN
 DATE: 07/20/22
 FILE: 2035454D
 JOB NO.: 2035454

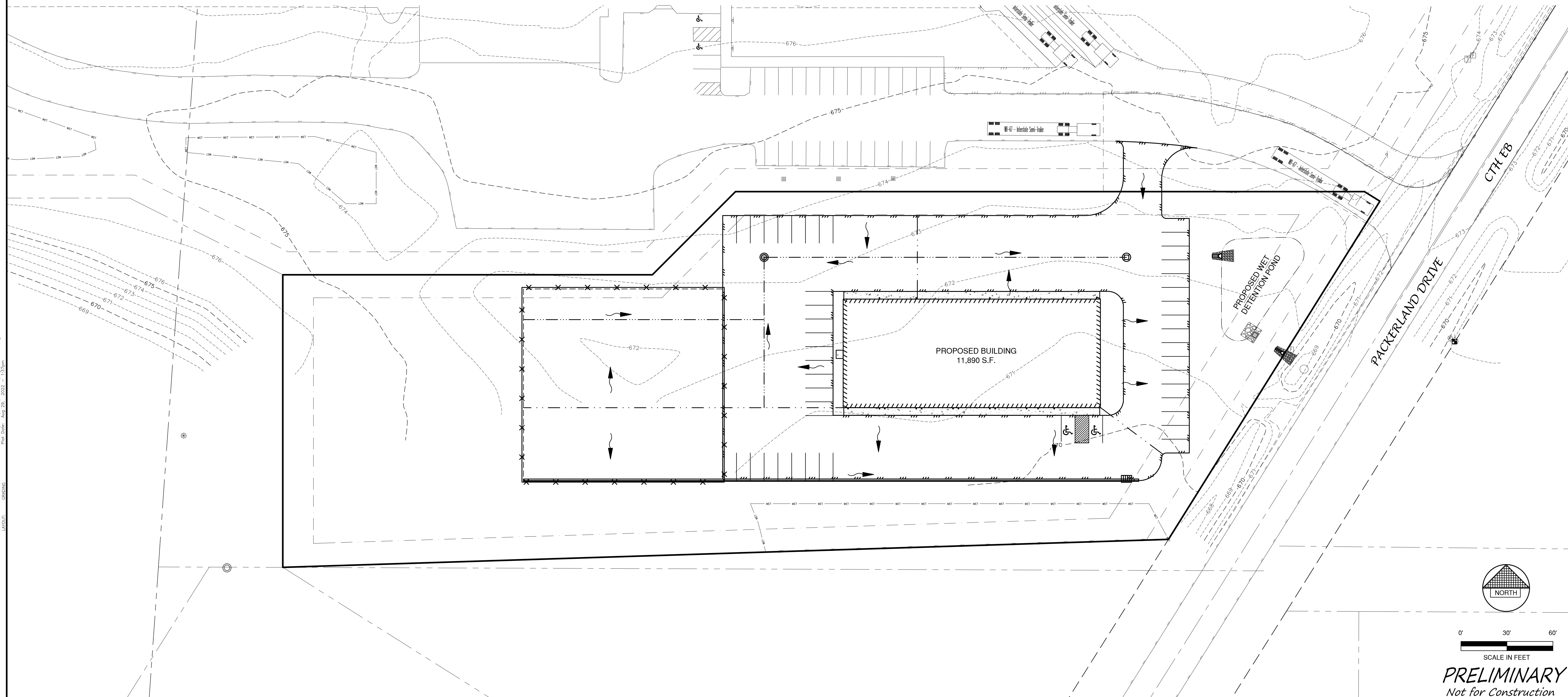
DATE: 07/20/22
 FILE: 2035454D
 JOB NO.: 2035454

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
3

LEGEND

-  T/C 999.99 TOP OF CURB ELEVATION
-  F/L 888.88 FLOW LINE ELEVATION
-  S/W 666.66 TOP OF SIDEWALK ELEVATION
-  E/P 555.55 EDGE OF PAVEMENT ELEVATION
-  R/W 444.44 TOP OF RETAINING WALL ELEVATION
-  333.33 GROUND ELEVATION
-  DRAINAGE SWALE
-  DRAINAGE DIVIDE
-  FLOW ARROW



File: R:\2005\2035\2035454\454_2035454.dwg
Plot Date: Aug 28, 2022 11:37am
LAYOUT: GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

CONCRETE SHOP
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GRADING PLAN

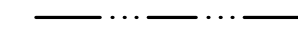
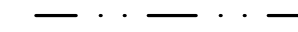

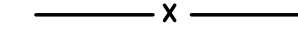
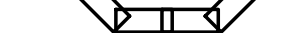



DATE	07/2022
FILE	2035454D
JOB NO.	2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
4

PRELIMINARY
Not for Construction

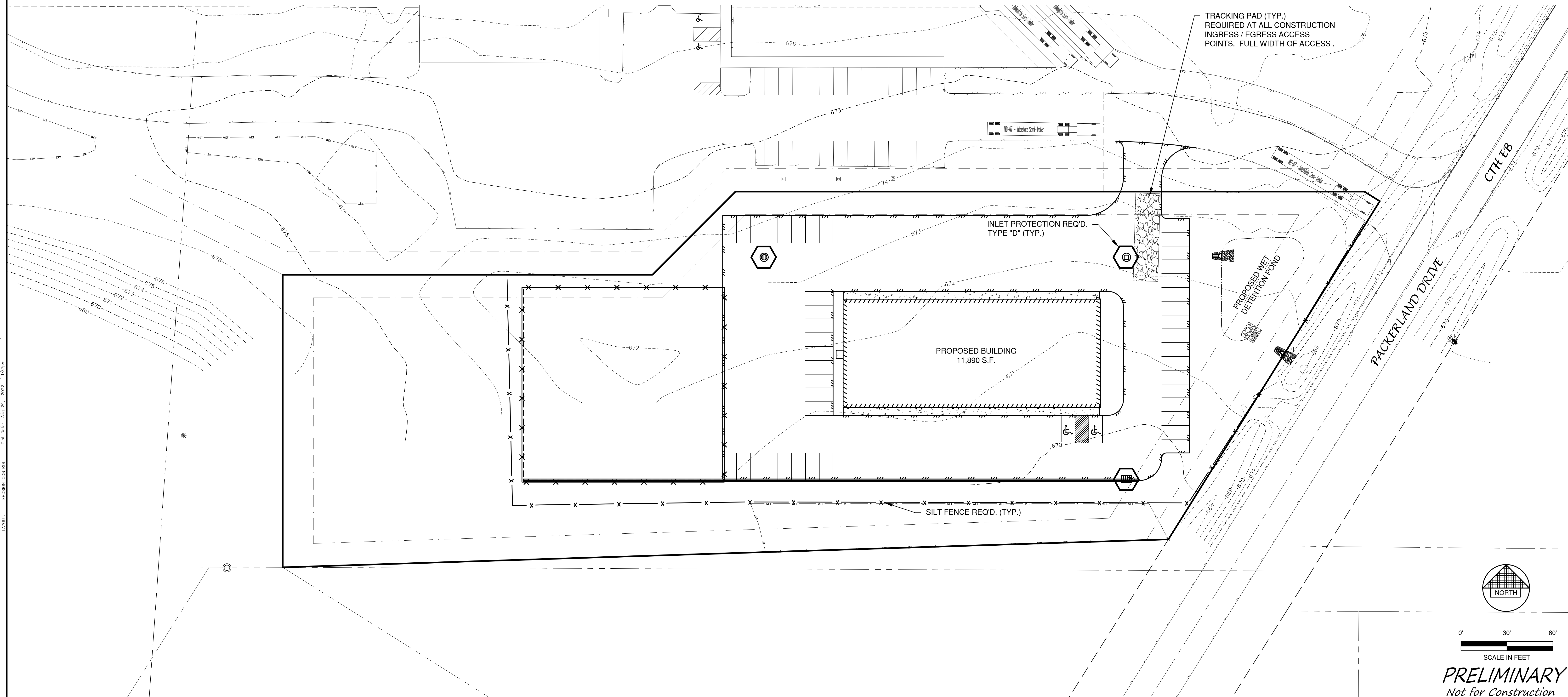
LEGEND

-  DRAINAGE SWALE
-  DRAINAGE DIVIDE
-  FLOW ARROW
-  SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
-  DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
-  TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
-  EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
-  INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

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.



File: R:\2005\2035\2035454\454_2035454.dwg
 Plot Date: Aug 28, 2022 11:37am
 LAYOUT: EROSION CONTROL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

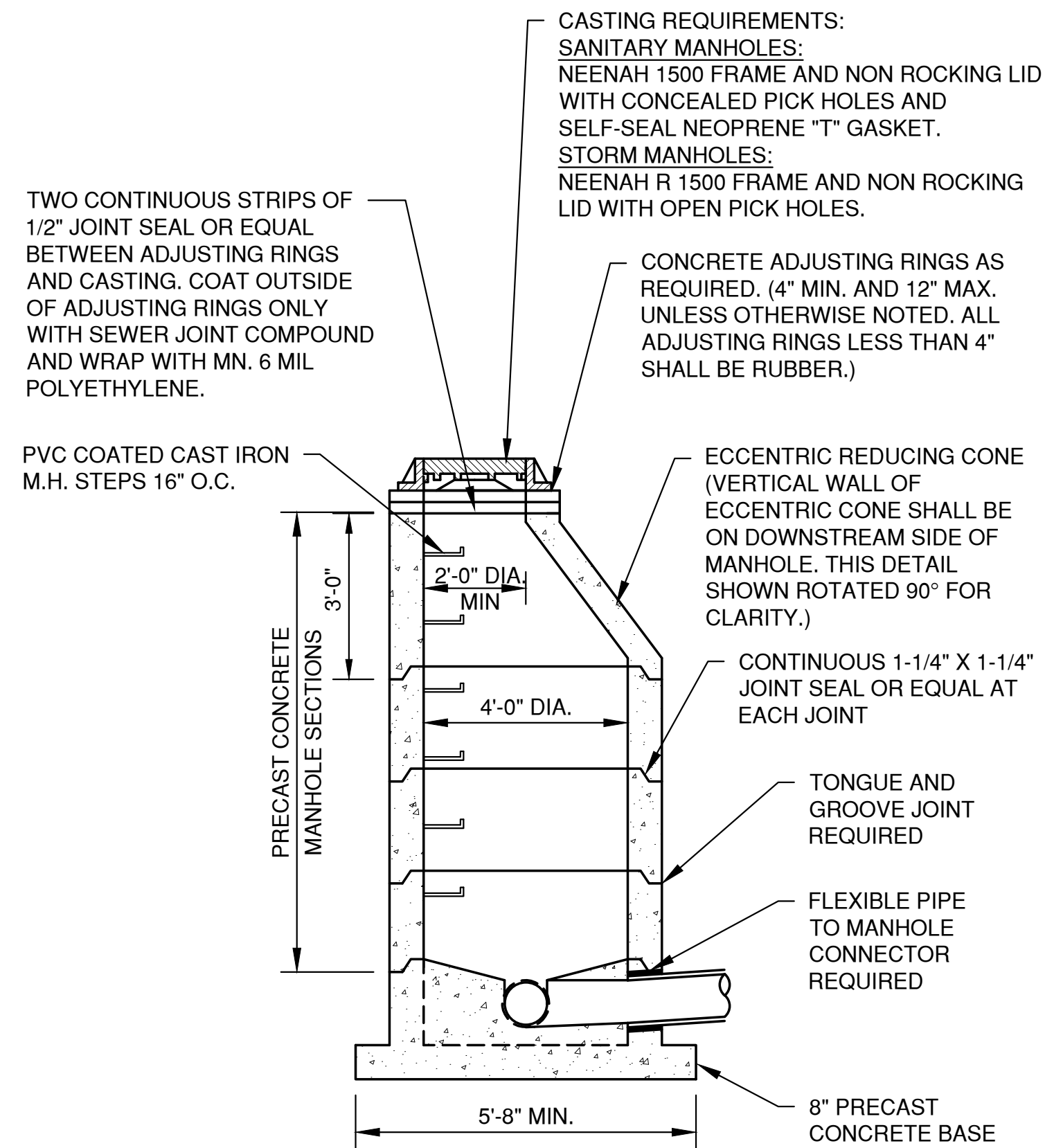
DRAWN: BDR
 CHECKED: BDB
 DESIGNED: BDR
CONCRETE SHOP FOR BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

EROSION CONTROL PLAN
 DATE: 07/20/22
 FILE: 2035454D
 JOB NO.: 2035454

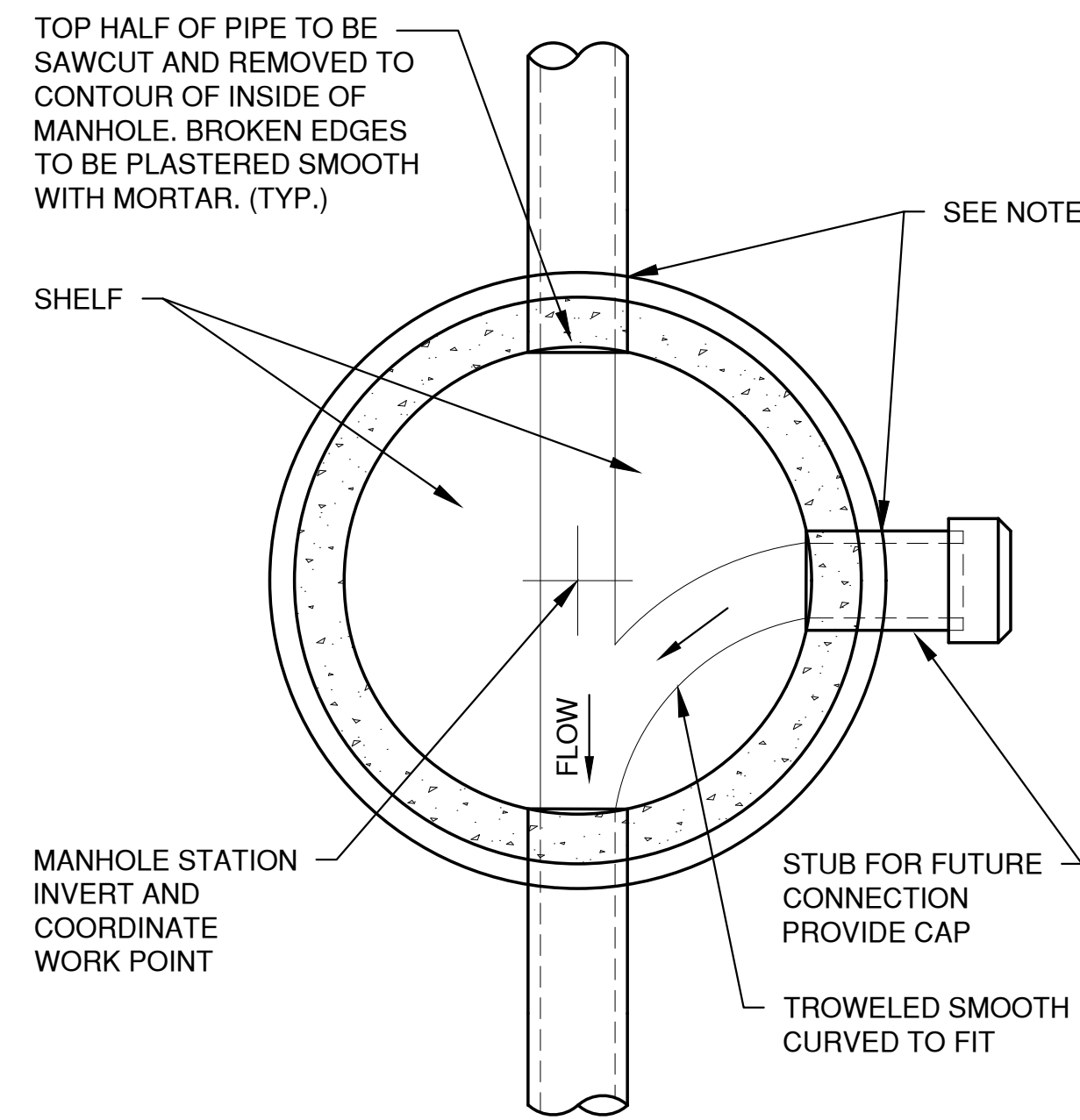
DATE: 07/20/22
 FILE: 2035454D
 JOB NO.: 2035454


Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO. **5**
 PRELIMINARY
 Not for Construction

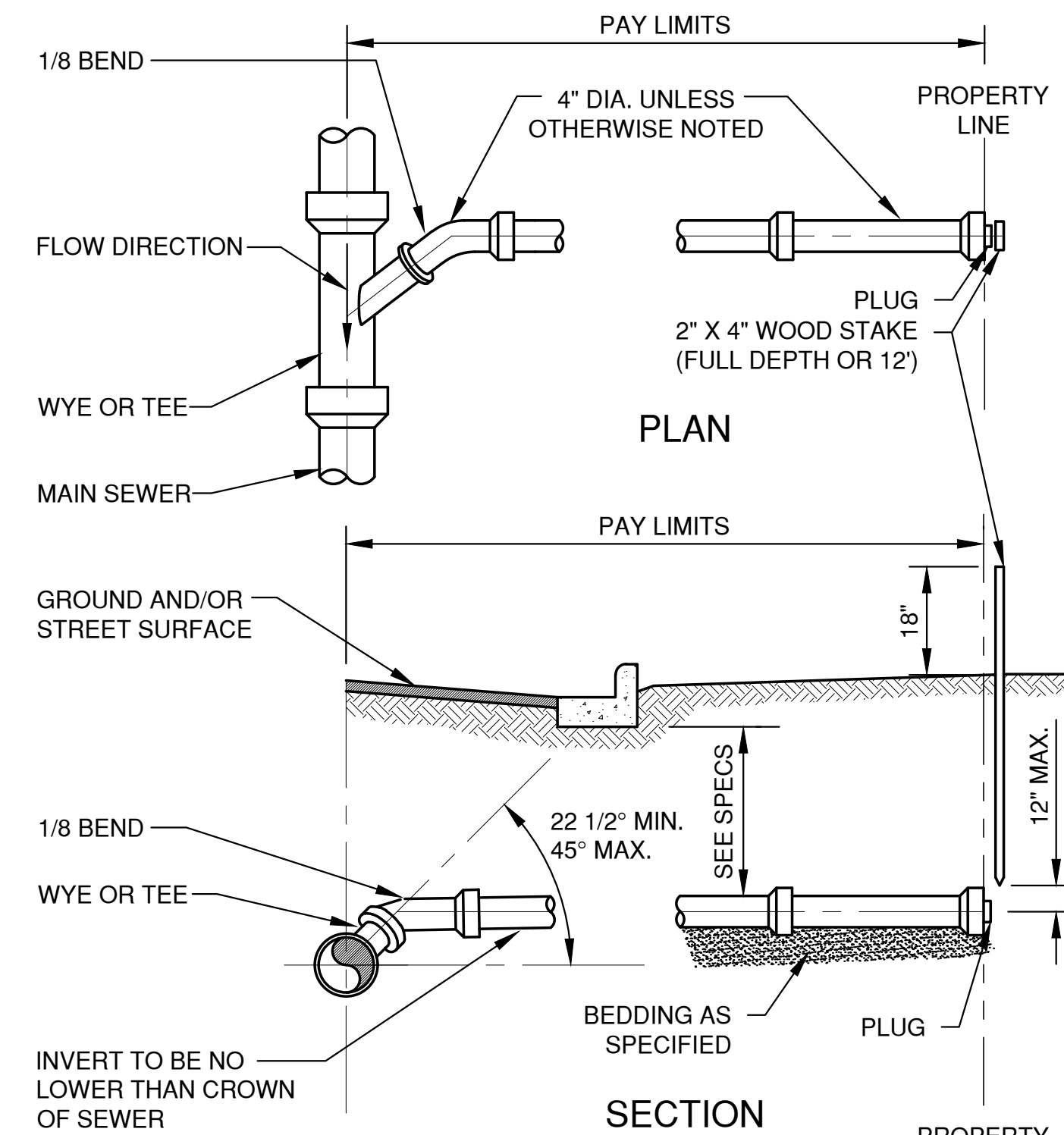


**SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)**



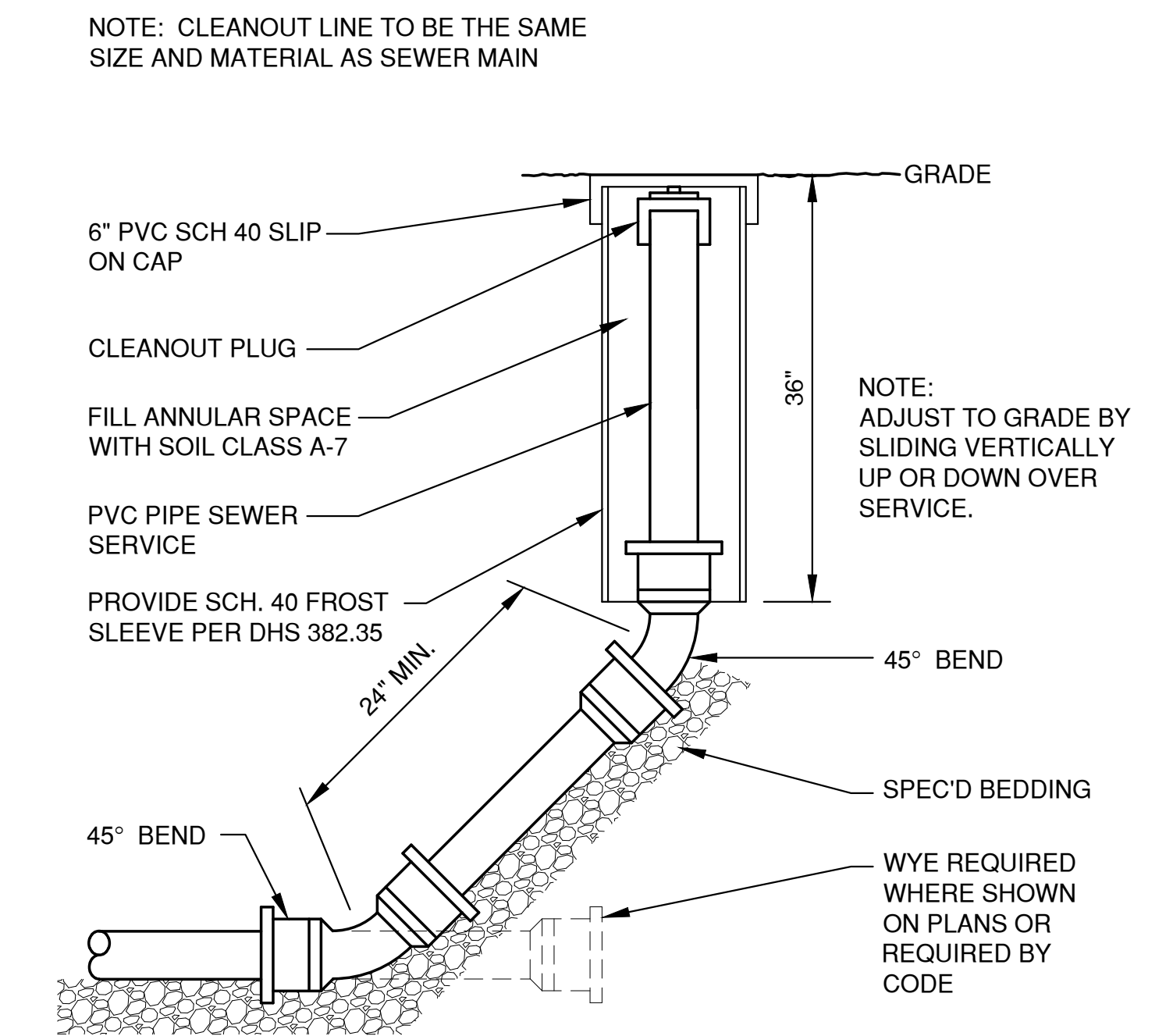
NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

**MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)**

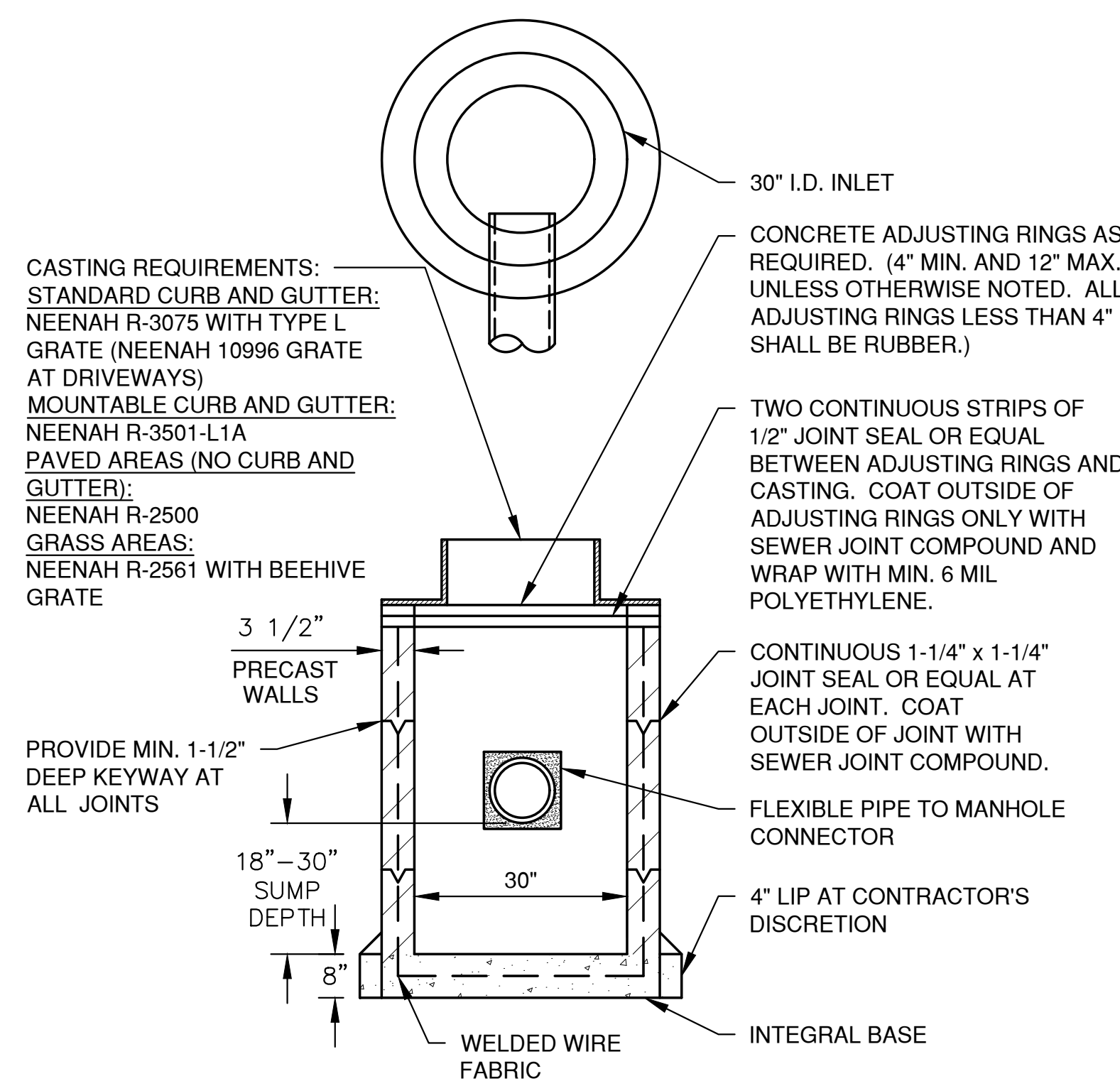


NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL

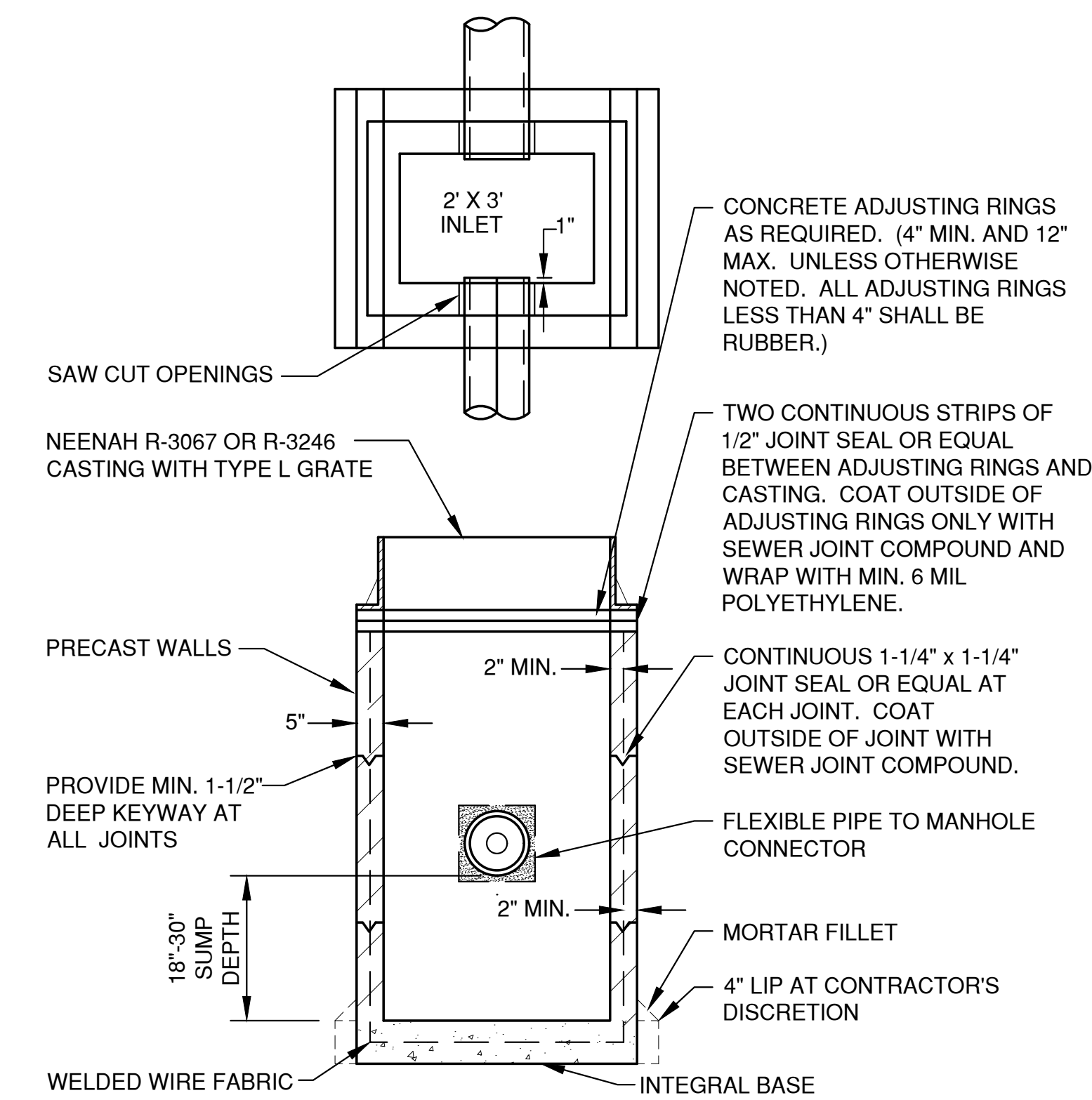


**CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)**



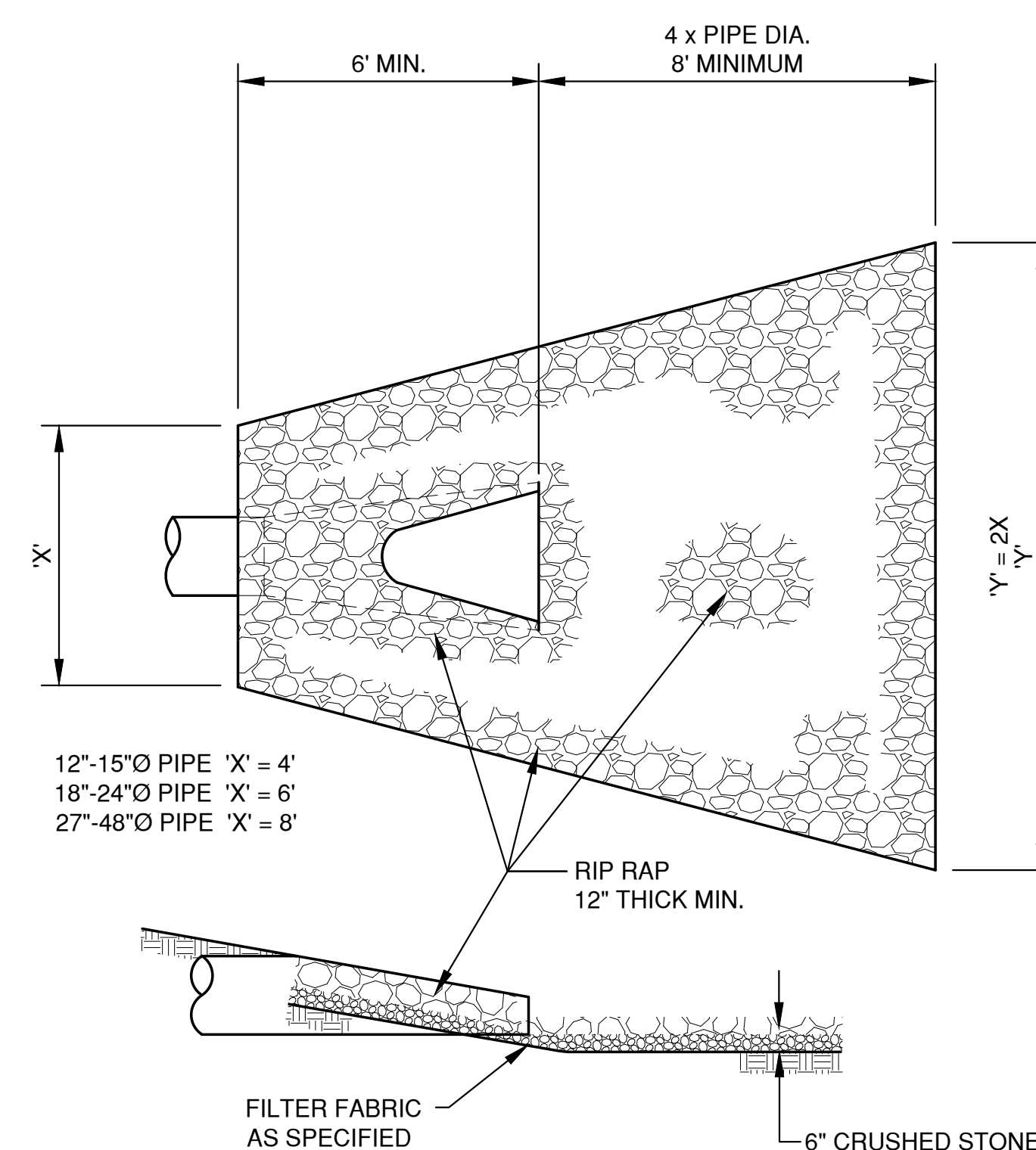
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

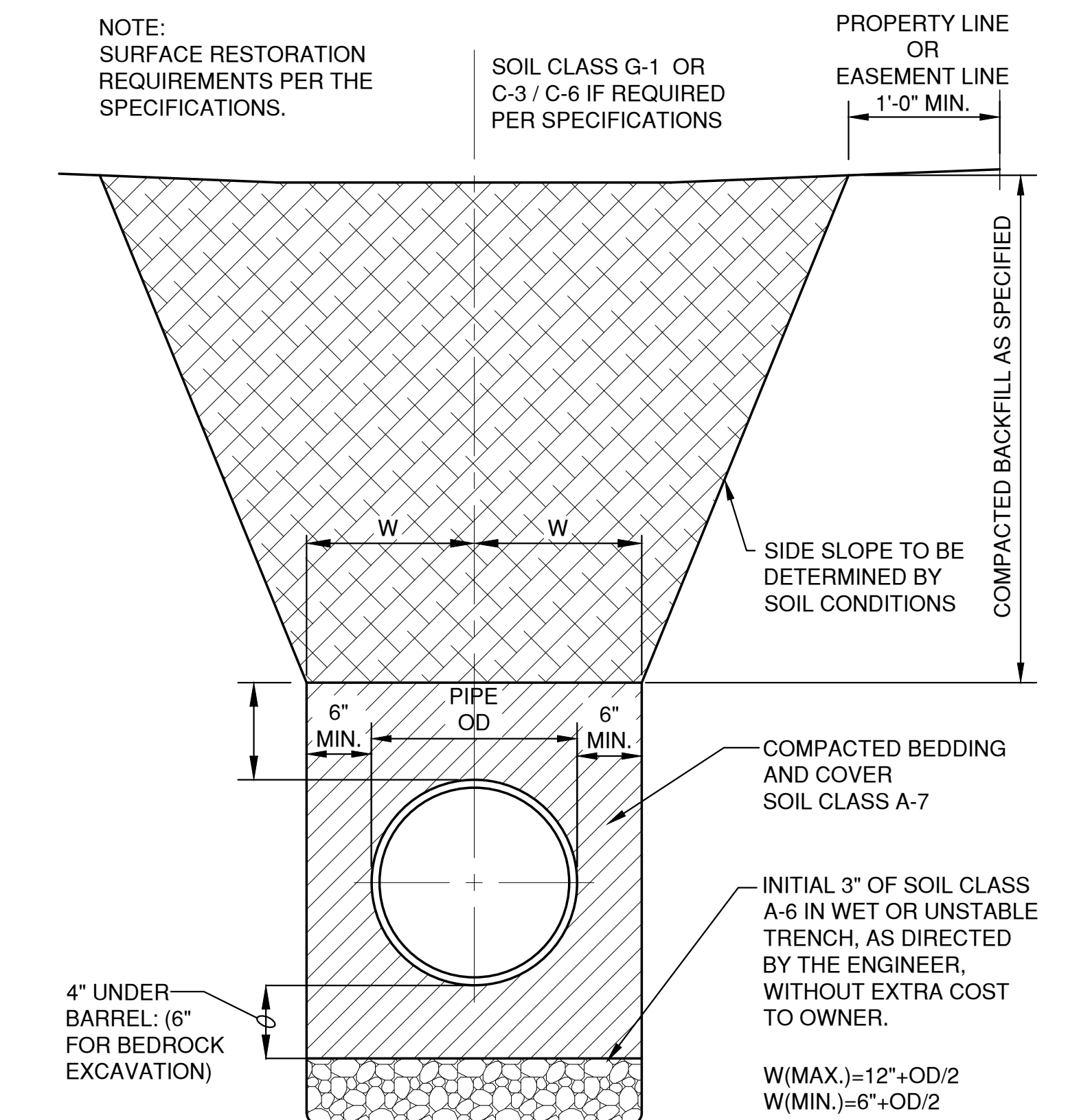


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL



**HDPE / PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL**

FILE: R:\2020\2020\2020\2020\44\DETAILS.dwg PLOT DATE: Aug 28, 2022 11:13:00am LAYOUT: DETAILS (1)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BDB
DESIGNED BDR

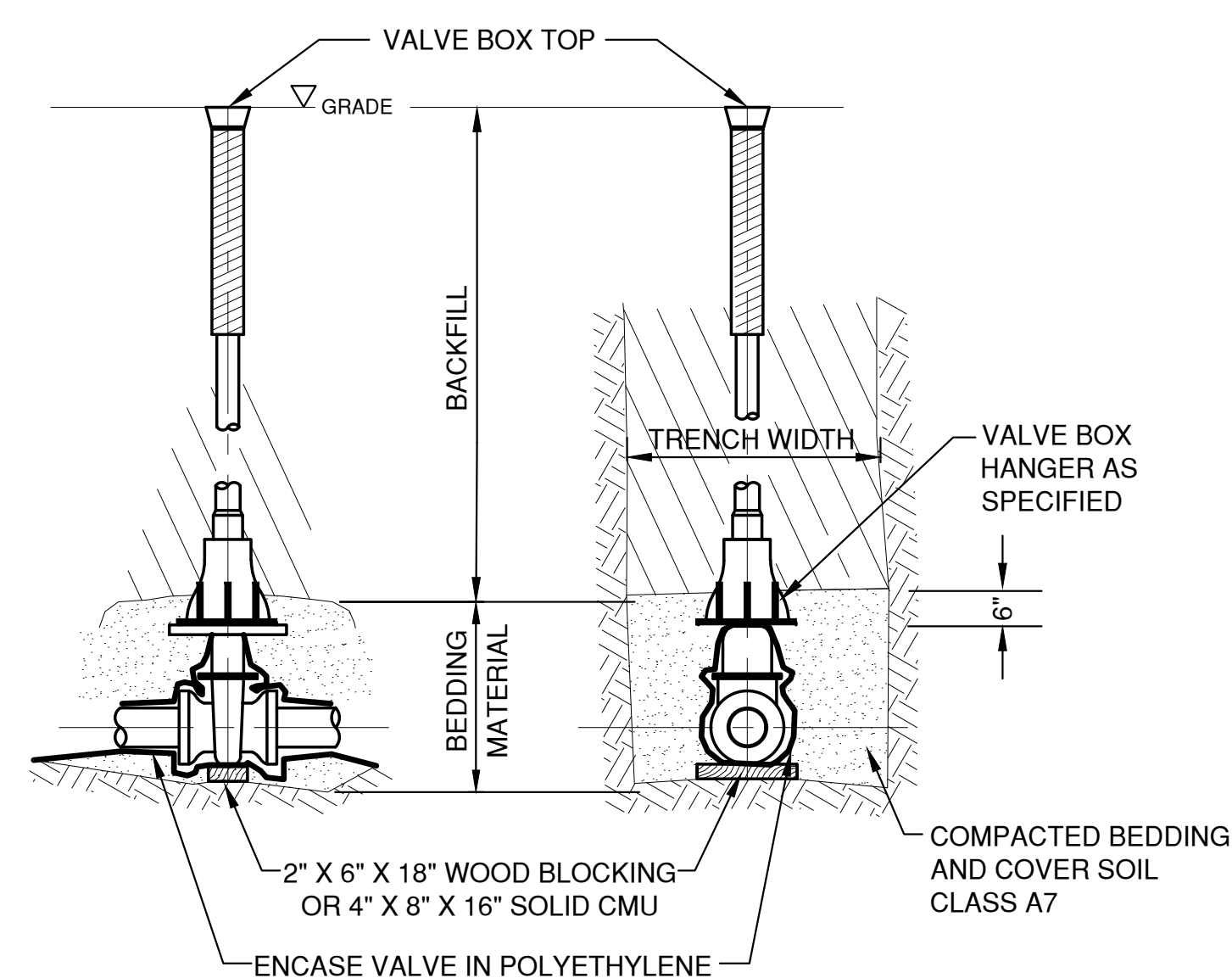
CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

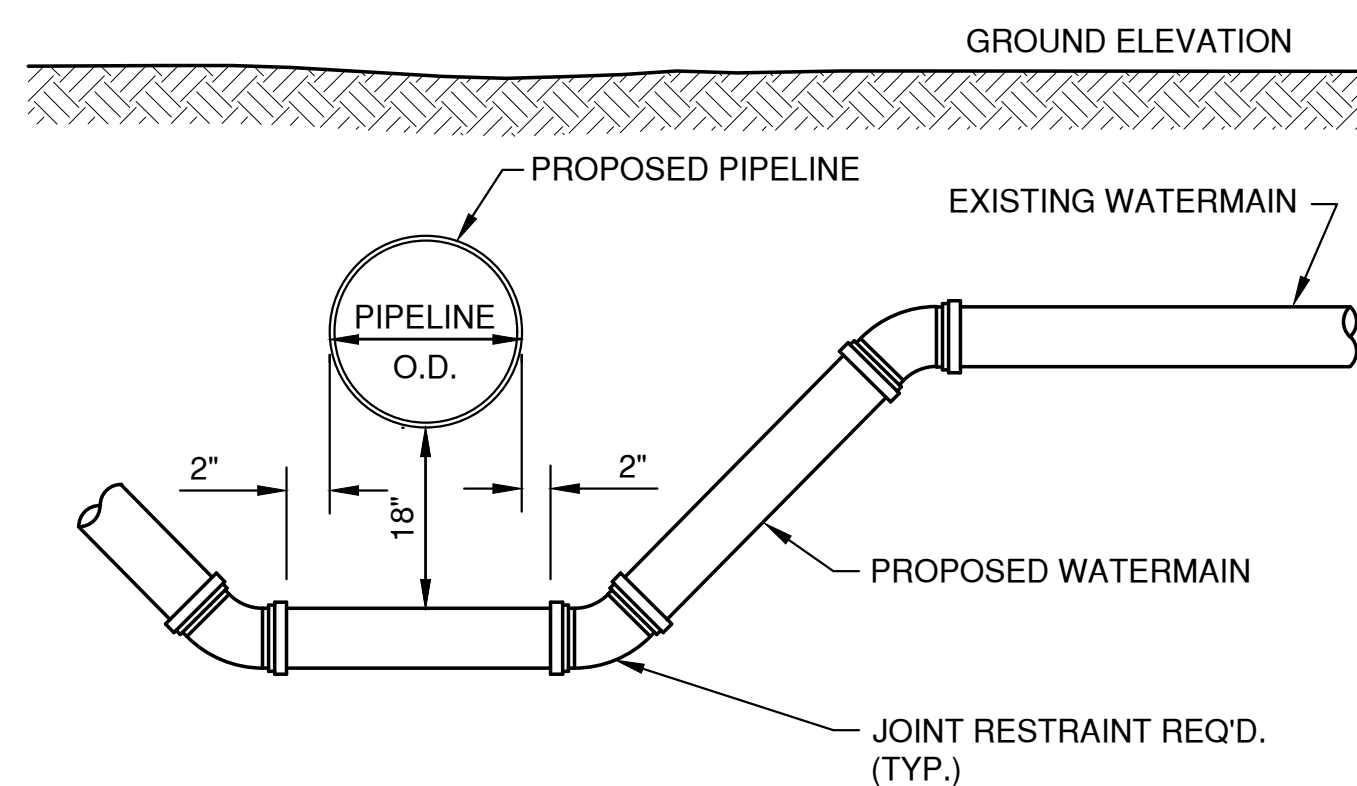
DATE 07/2022
FILE DETAILS
JOB NO. 2025454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

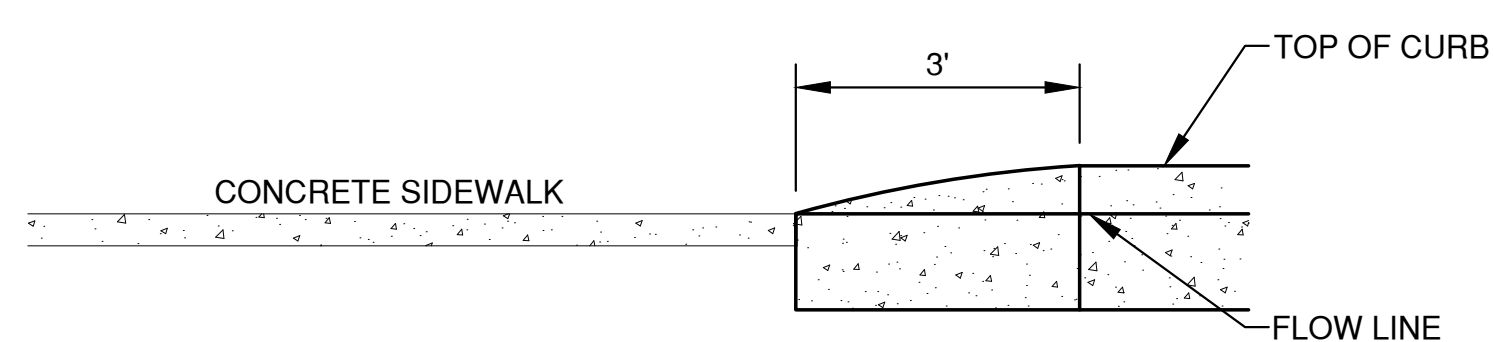
SHEET NO. **6**



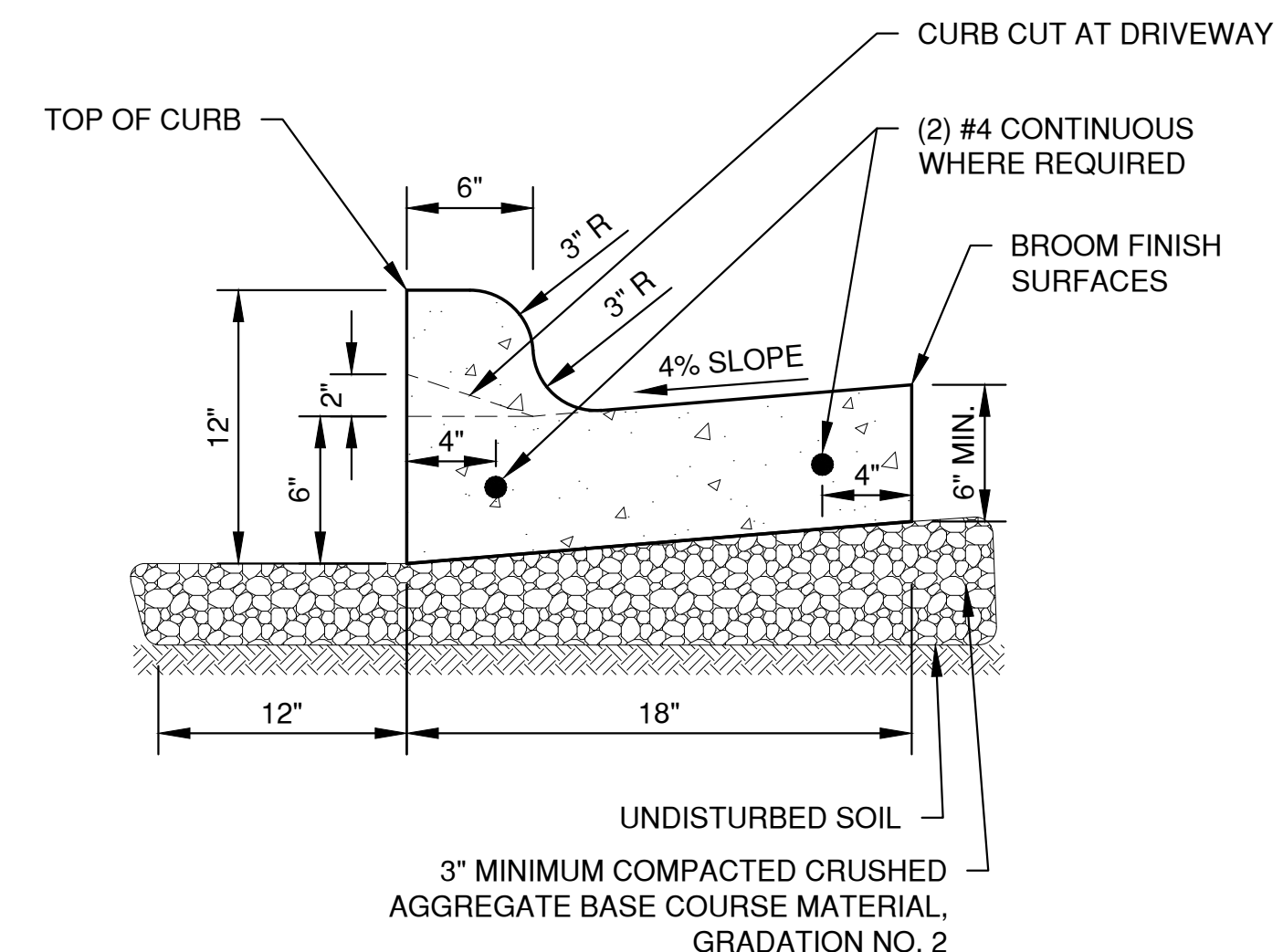
SIDE VIEW FRONT VIEW
VALVE BOX SETTING



DETAIL FOR WATERMAIN OFFSET

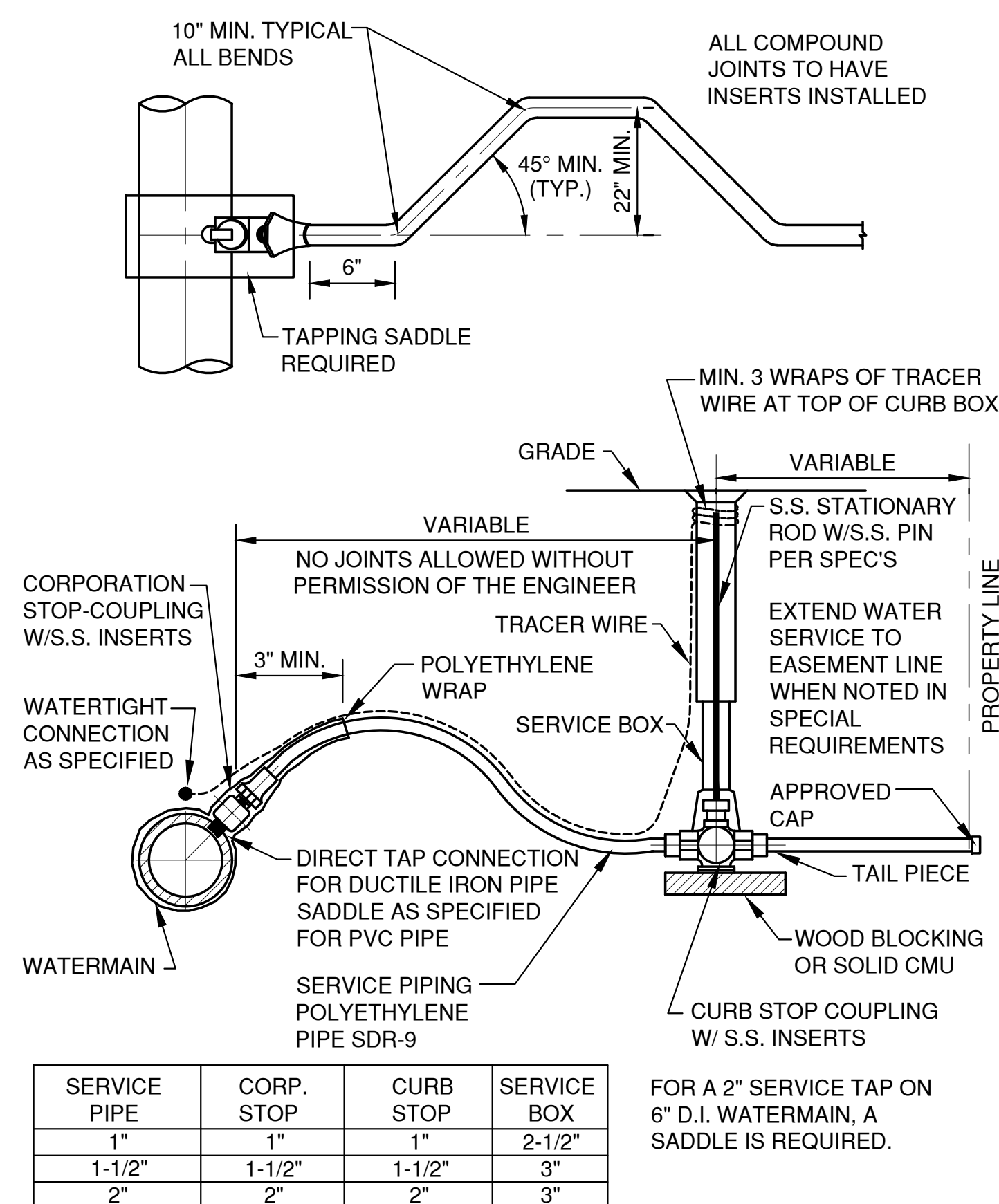


CURB TAPER DETAIL



- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

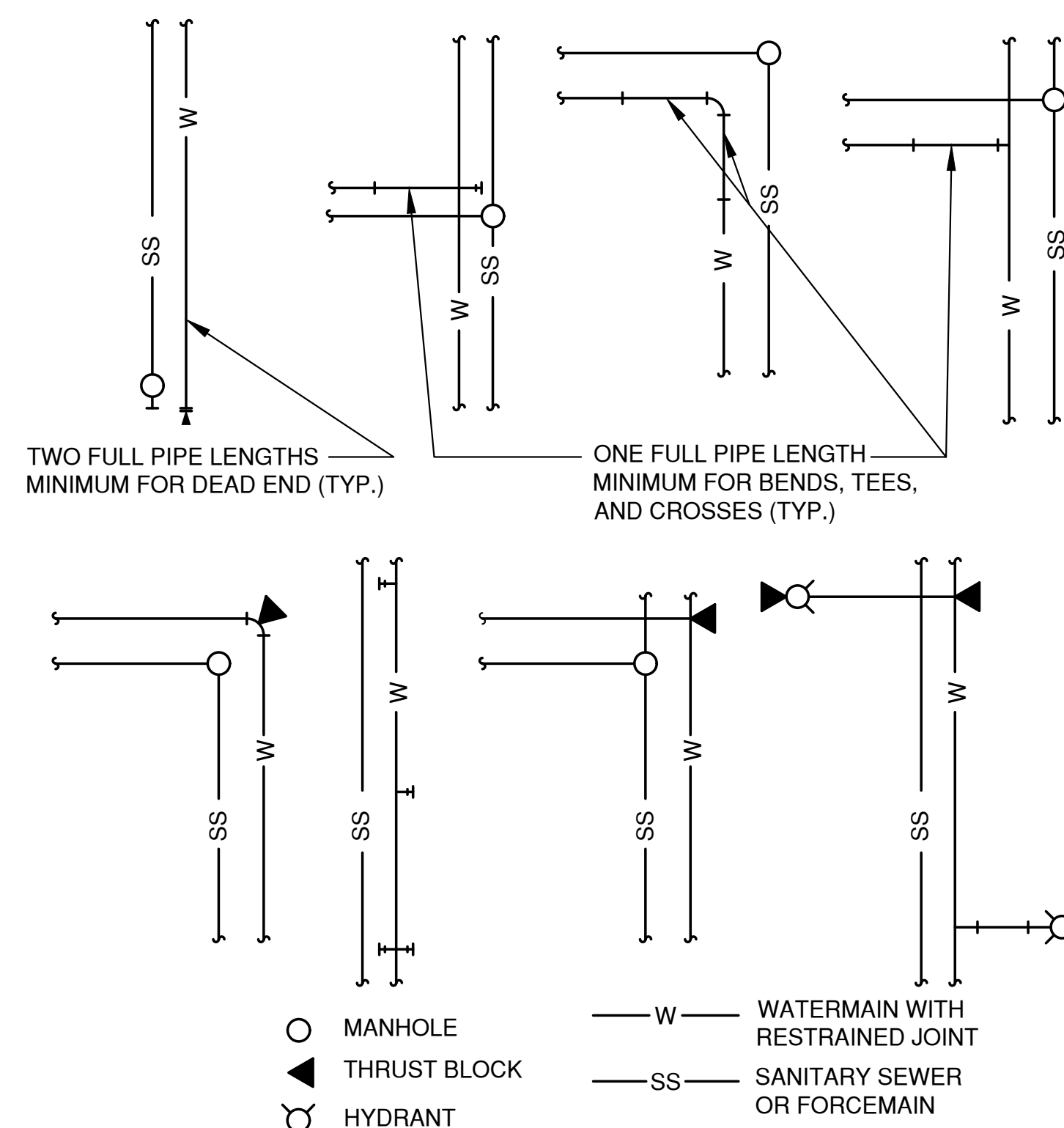
STANDARD CURB AND GUTTER



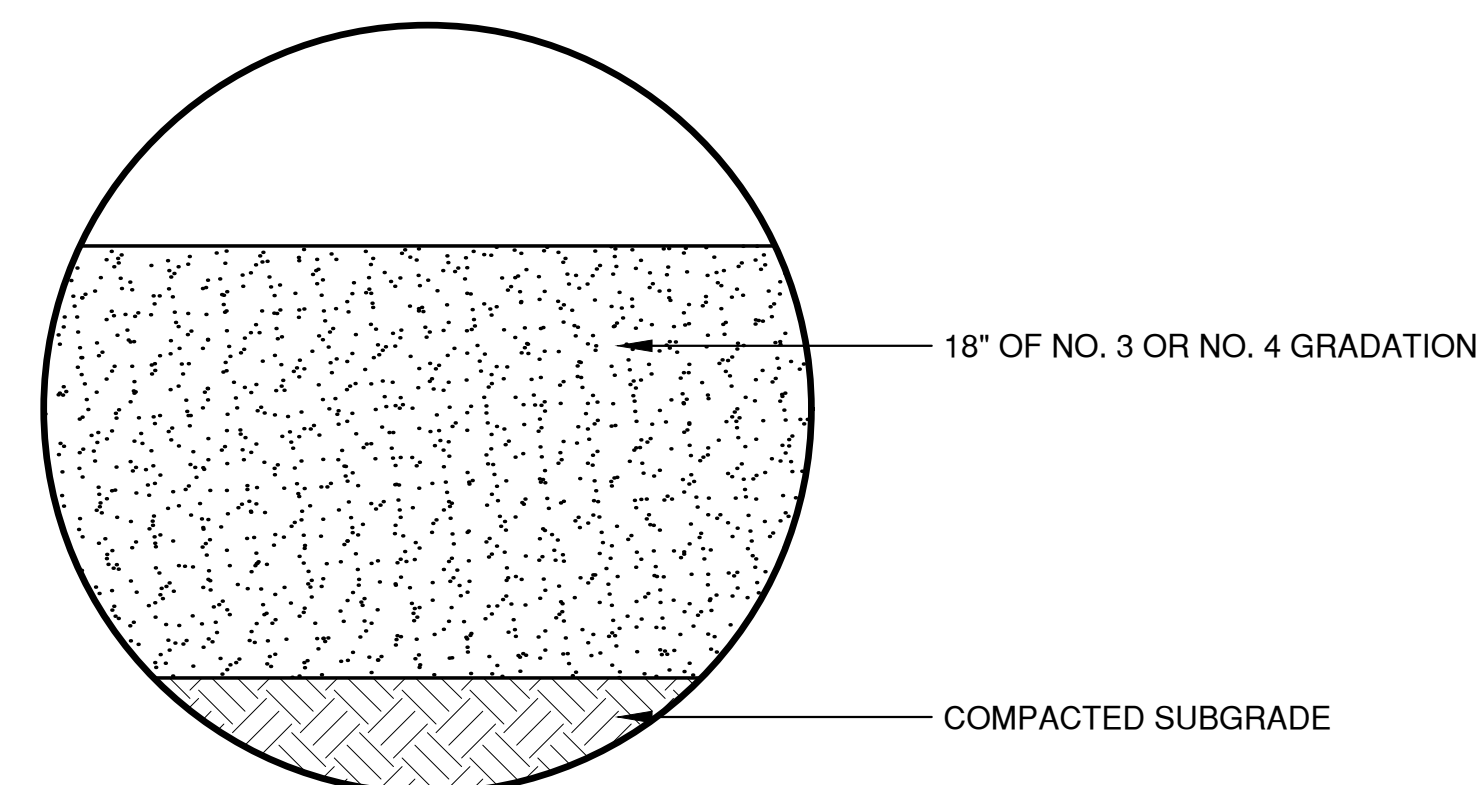
SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

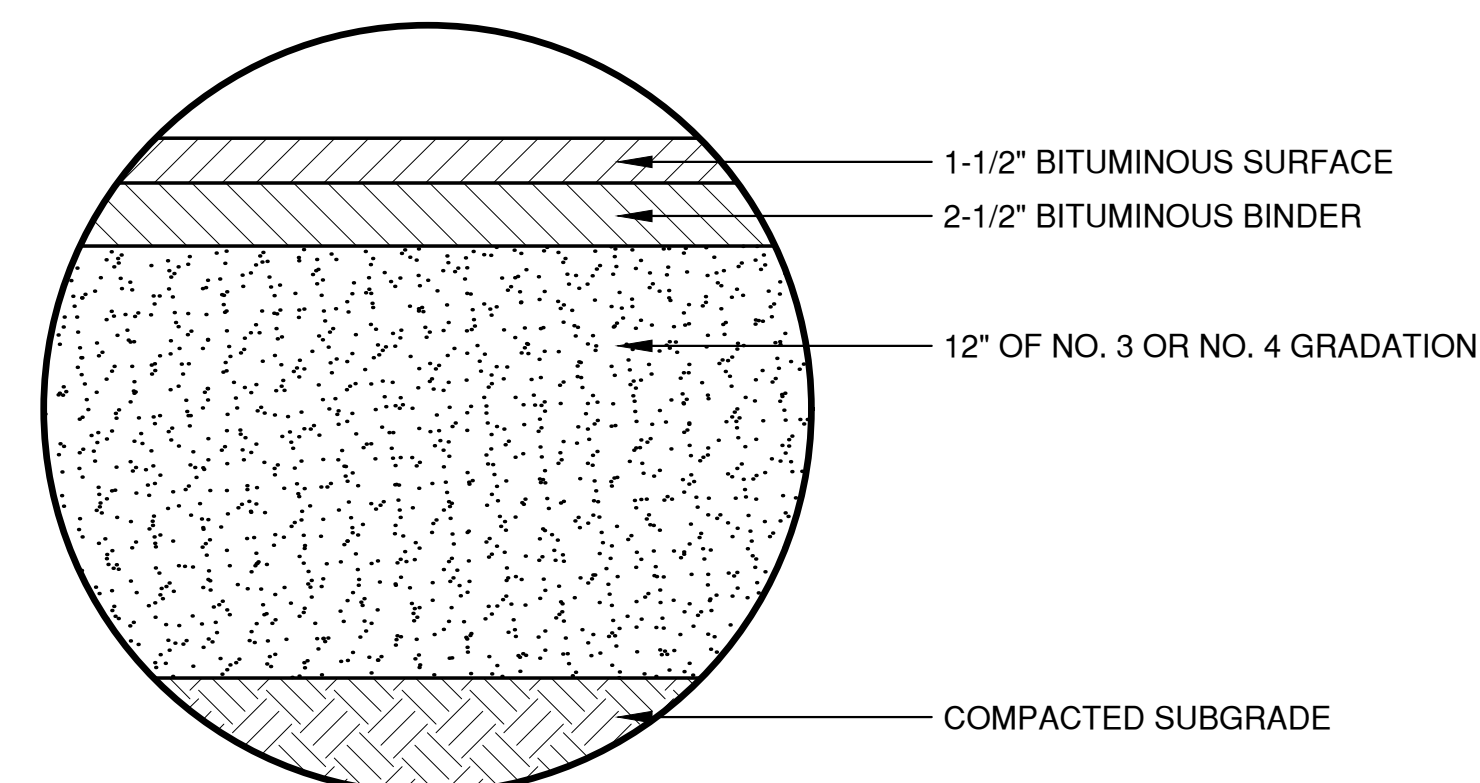
TAP SERVICE PIPING (POLYETHYLENE)



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



GRAVEL PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

File: R:\2020\2020\2020\44\44\DETAILS.dwg
 Plot Date: Aug 28, 2022 11:30am
 LAYOUT: DETAILS (2)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
 CHECKED BDB
 DESIGNED BDR
 CONCRETE SHOP FOR BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 07/2022
 FILE DETAILS
 JOB NO. 2025454

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO. 7

INLET PROTECTION NOTES:

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

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

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.

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.

**INSTALLATION NOTES:
TYPE "B" AND "C"**

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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

TYPE "D"

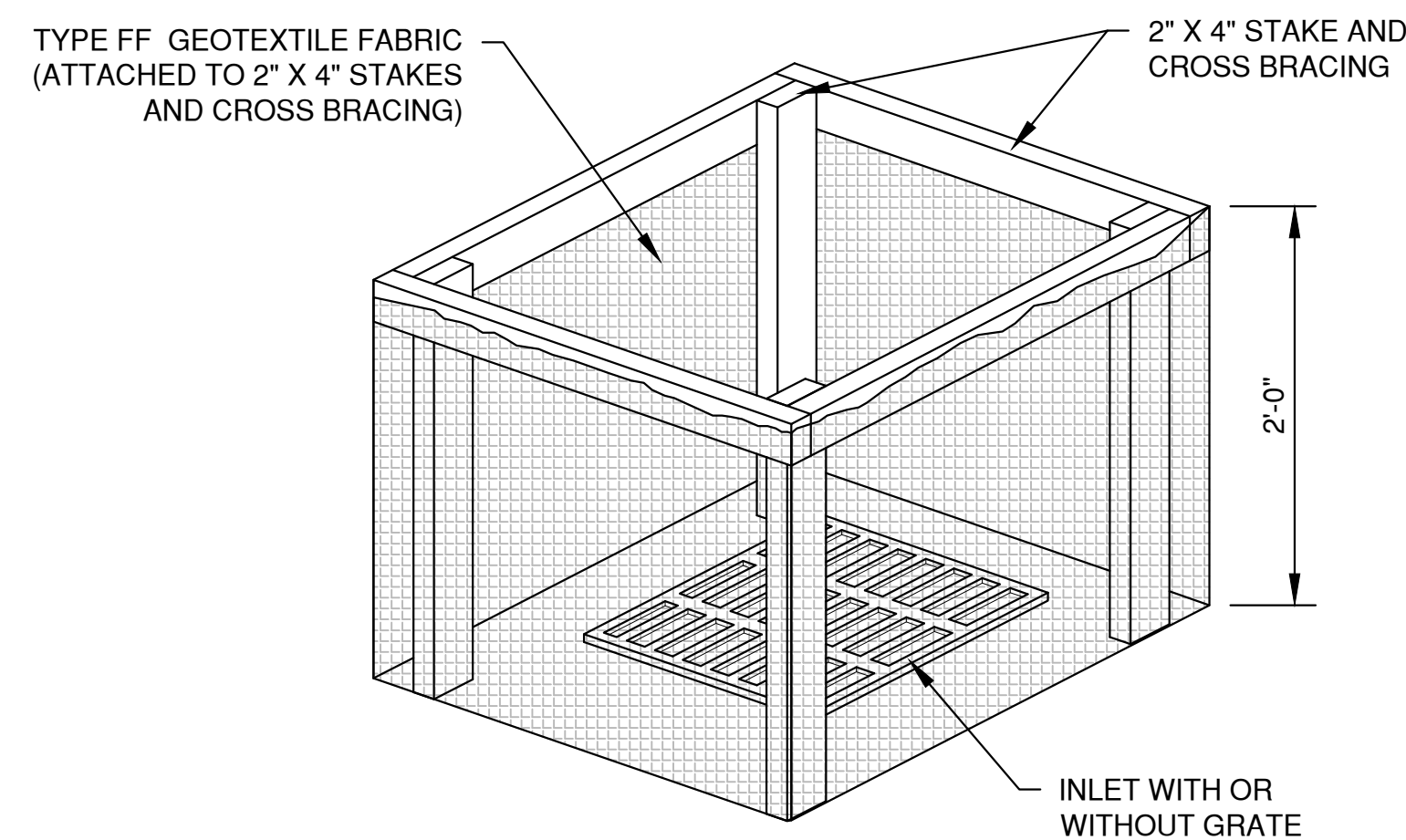
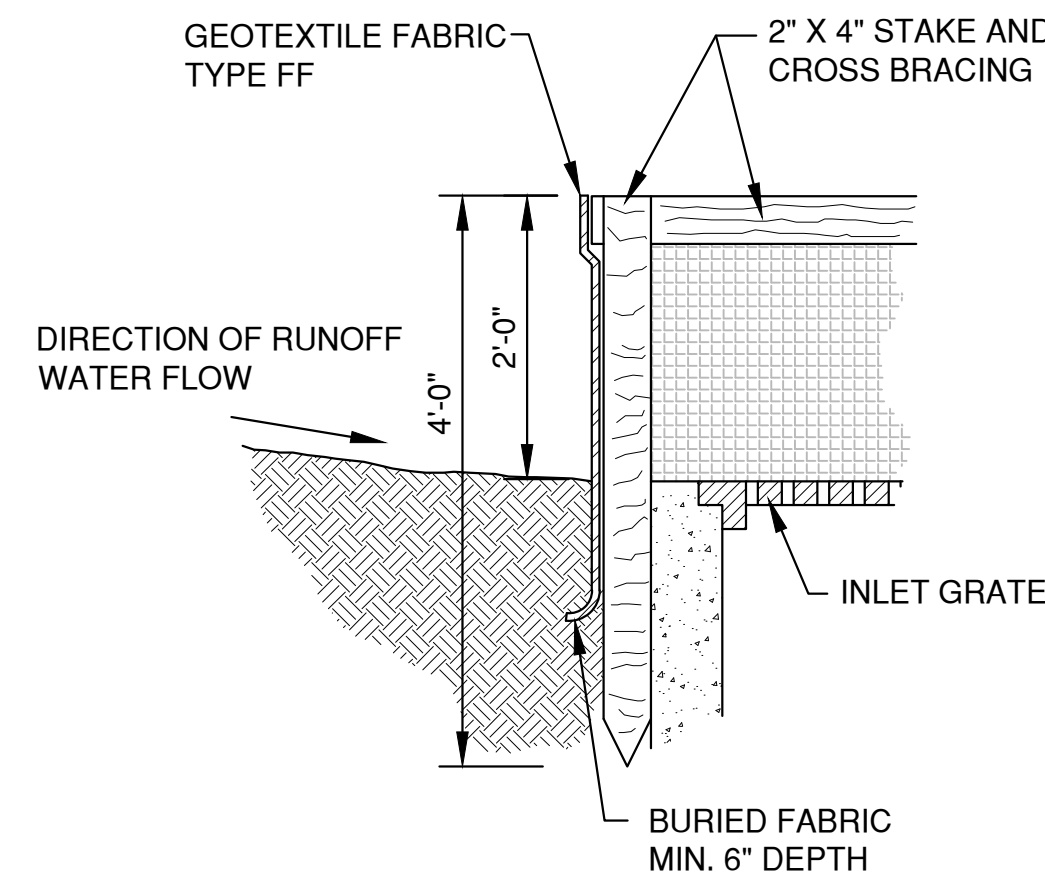
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

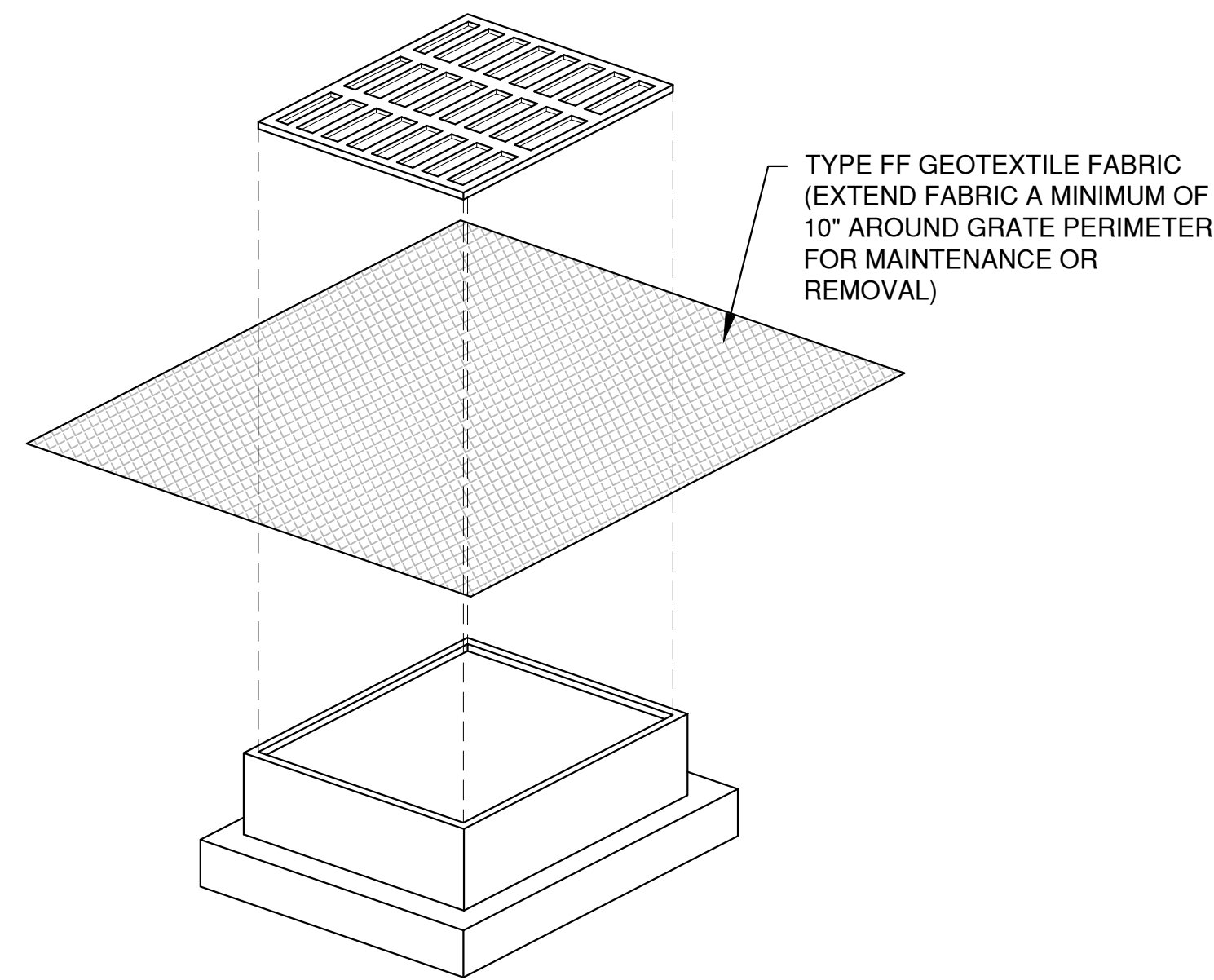
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

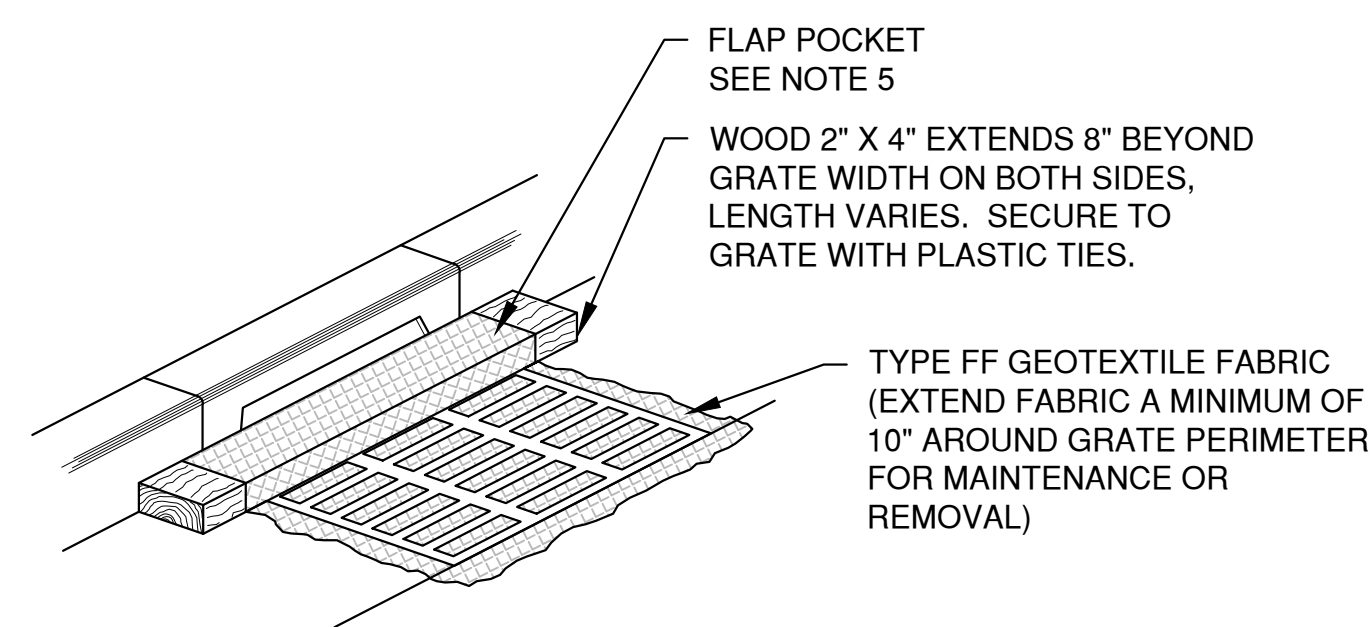
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



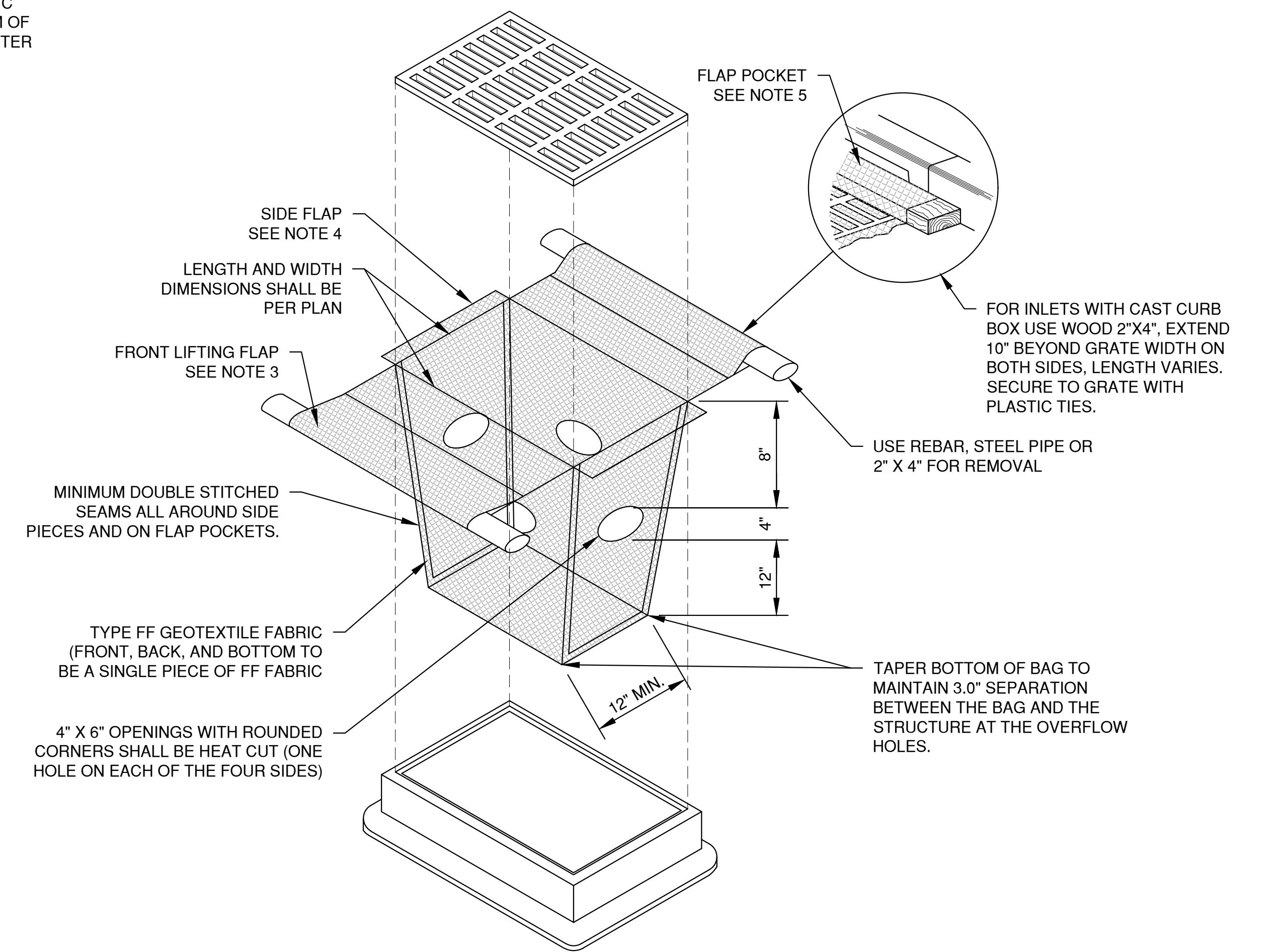
INLET PROTECTION, TYPE A



**INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)**



**INLET PROTECTION, TYPE C
(WITH CURB BOX)**



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

LAYOUT: I. INLET PROTECTION File: R:\2005\2015\2015454\454 EROSION CONTROL.dwg Plot Date: Aug 28, 2022 11:13:10am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE
07/2022
FILE
EROSION CONTROL
JOB NO.
2025454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
8

NOTES:

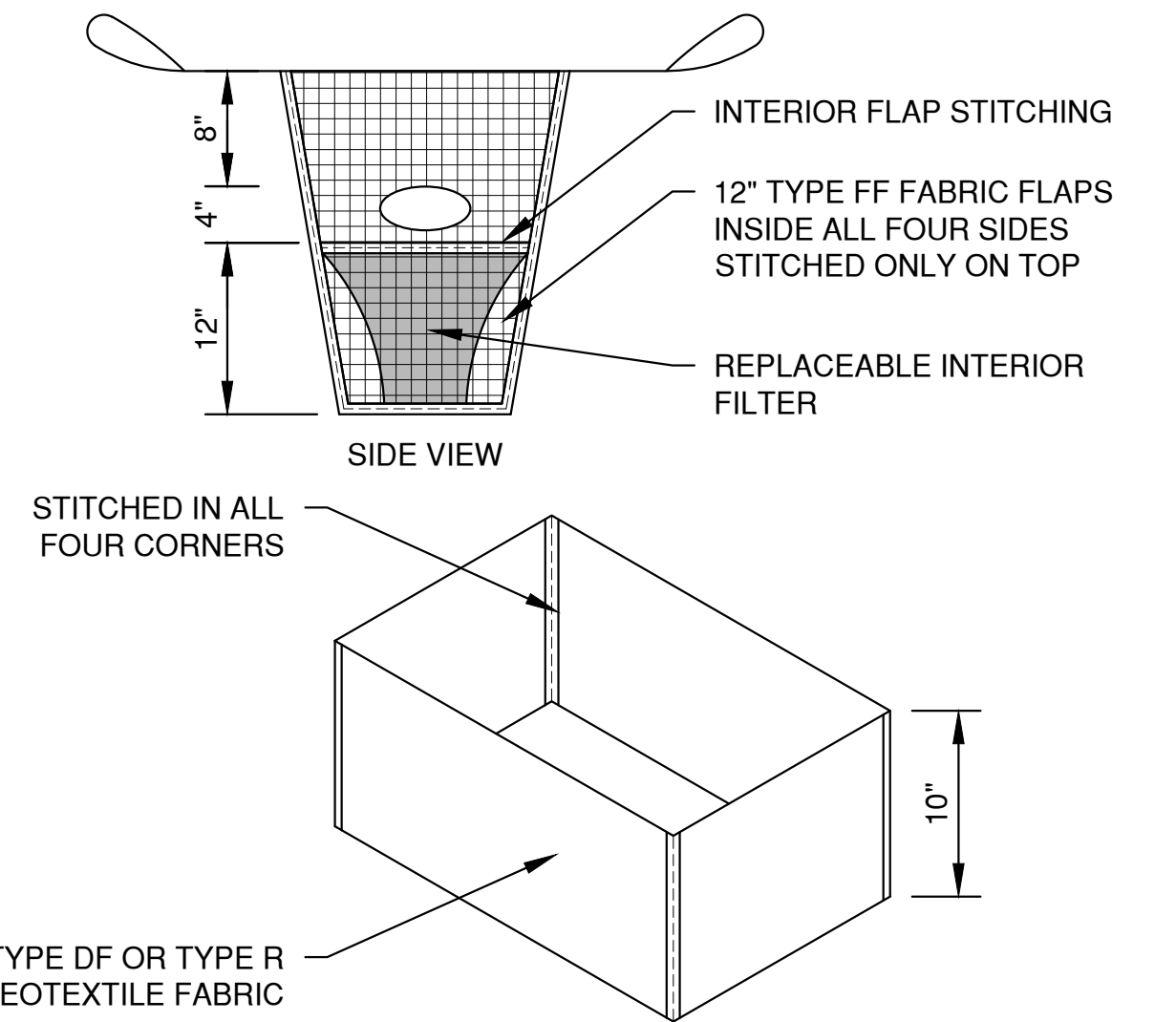
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK 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:

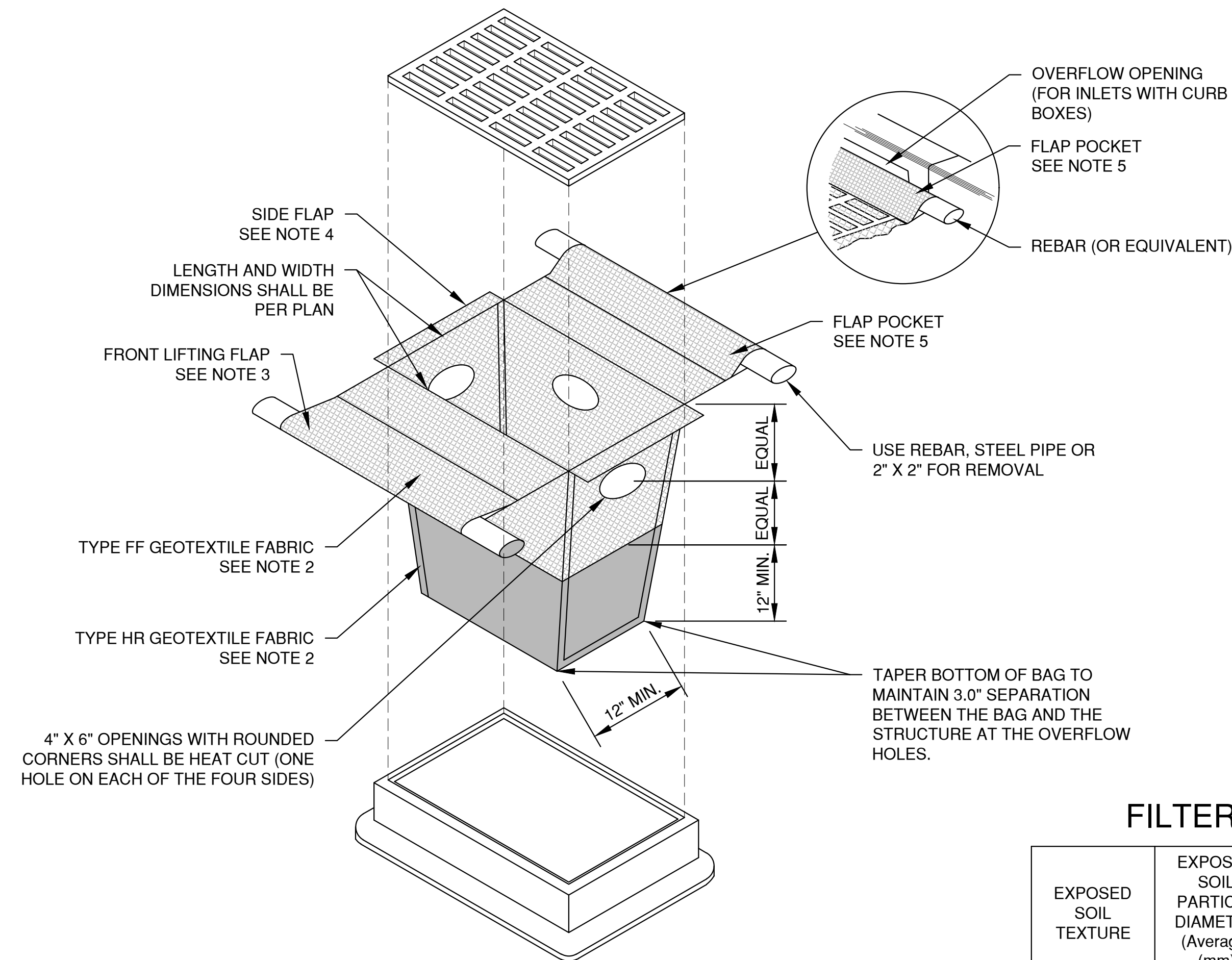
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

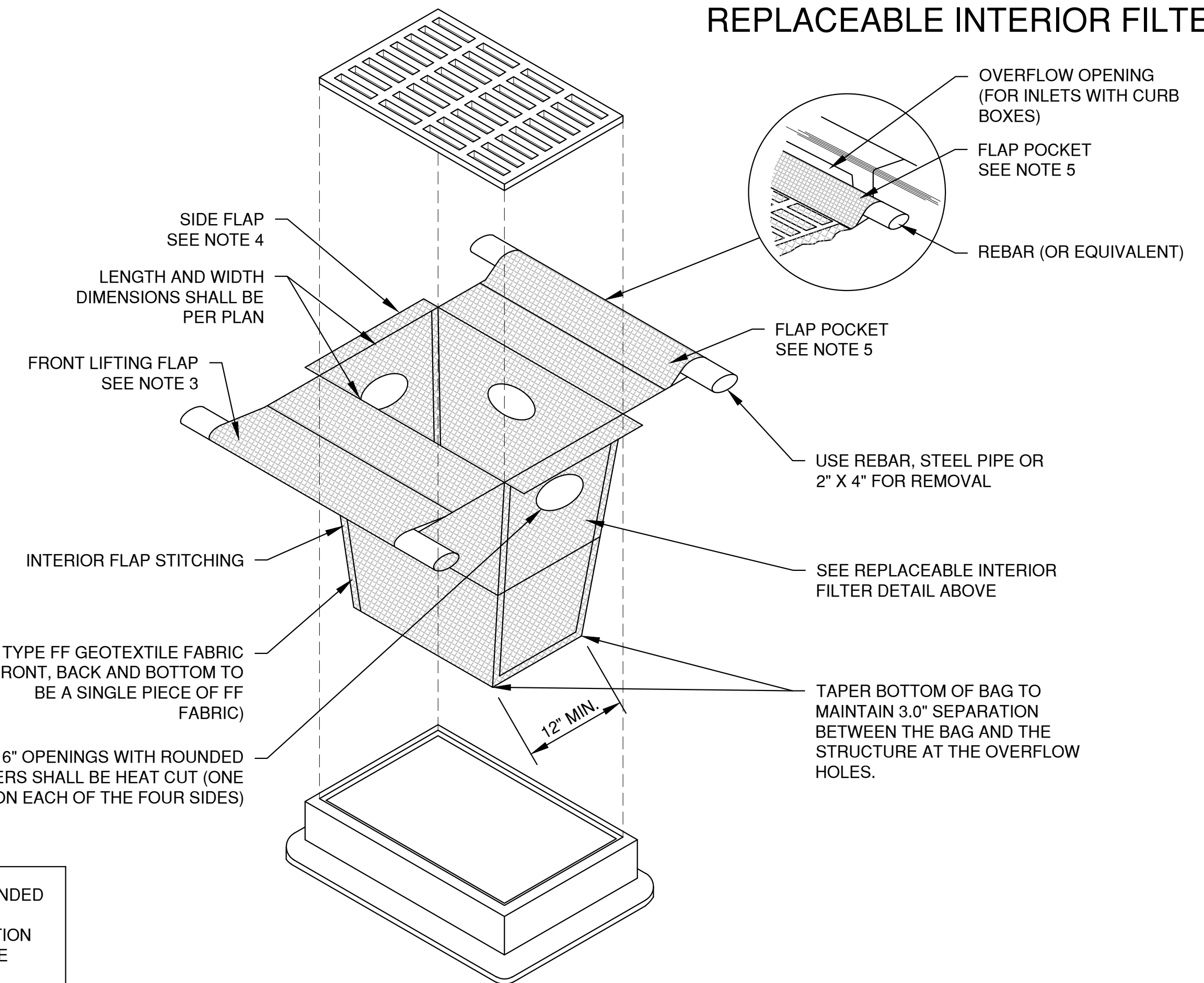
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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.



REPLACEABLE INTERIOR FILTER



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



INLET PROTECTION, TYPE D-M
(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

LAWVILLE: 2. INLET PROTECTION: FILE: R:\2000\2010\2015\2015\44\44\EROSION CONTROL.dwg PLOT DATE: Aug 28, 2022 11:13:00am

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

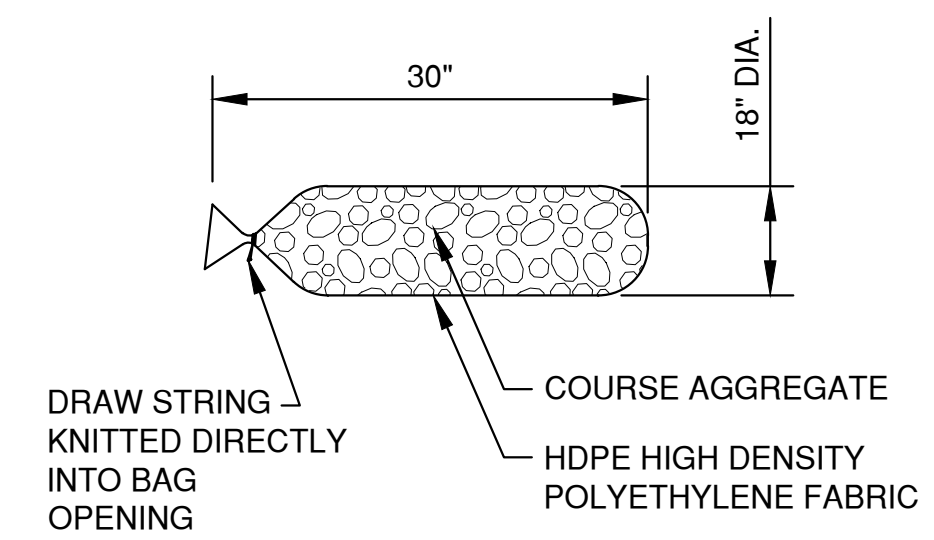
CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

DATE	07/20/22
FILE	EROSION CONTROL
JOB NO.	2025454



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com



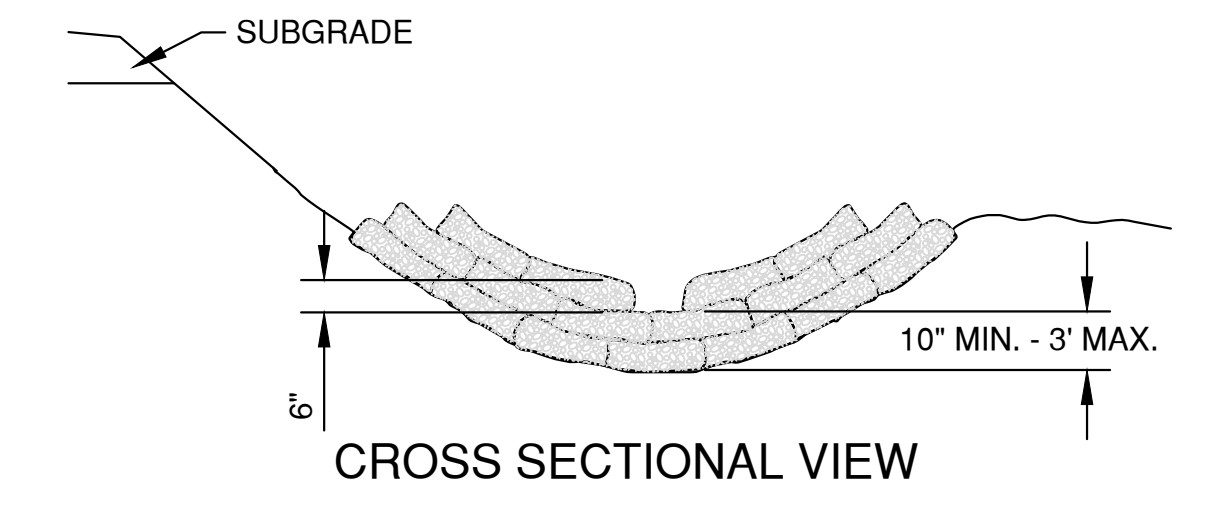
FILTER BAG DETAIL

NOTES:

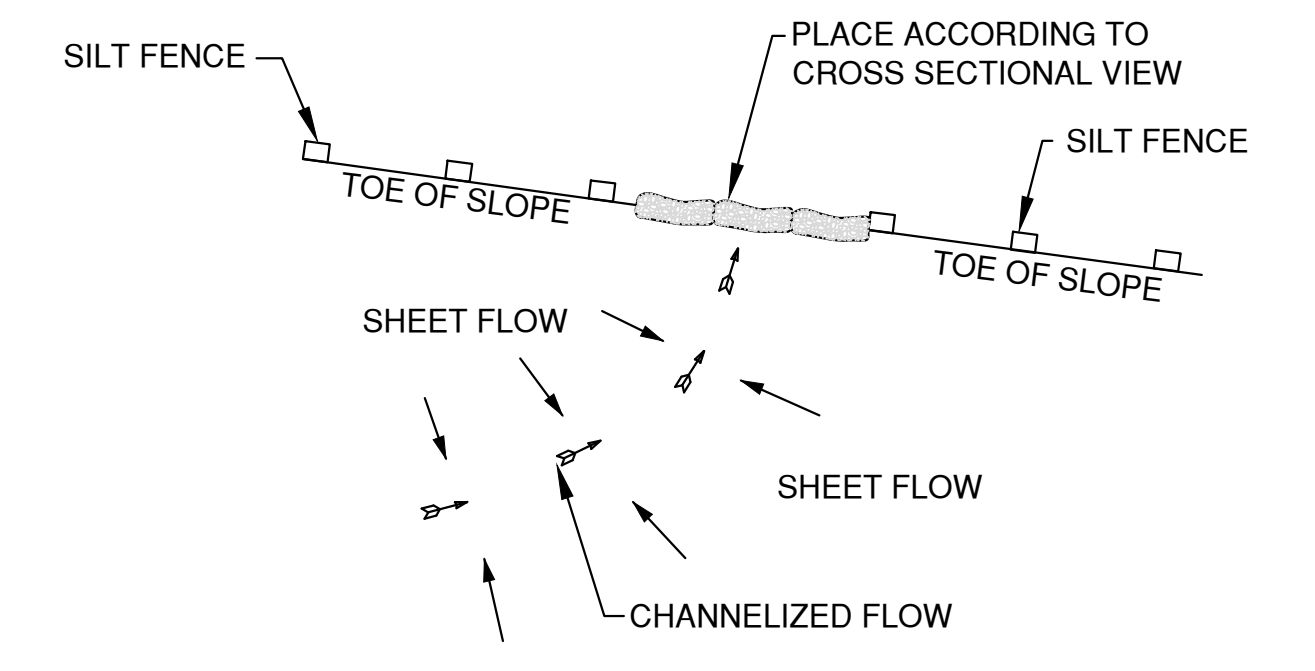
- 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
 HDPE HIGH DENSITY POLYETHYLENE
 HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
 80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
 ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
- USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO.
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

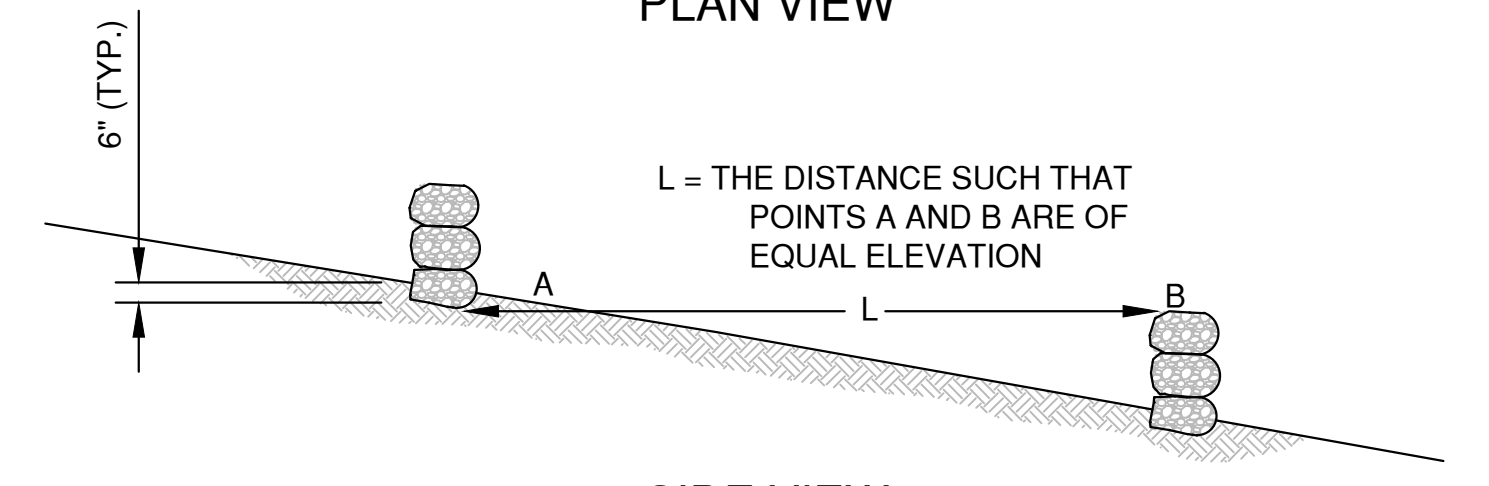
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



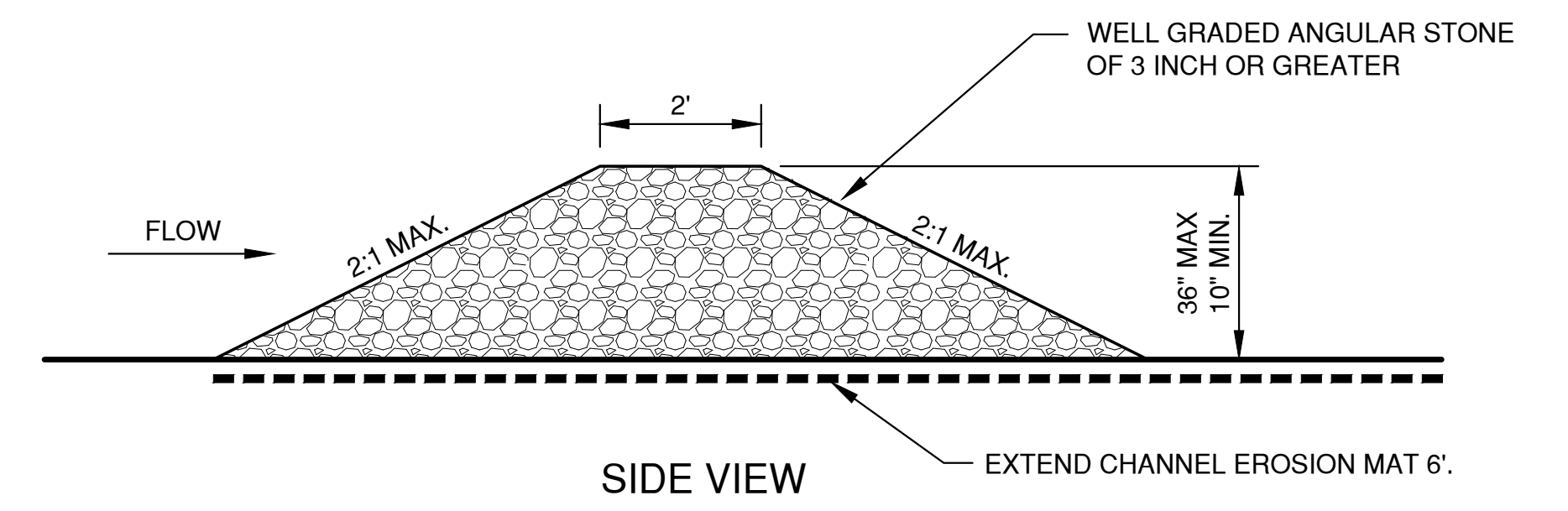
SIDE VIEW

DITCH CHECK DETAIL

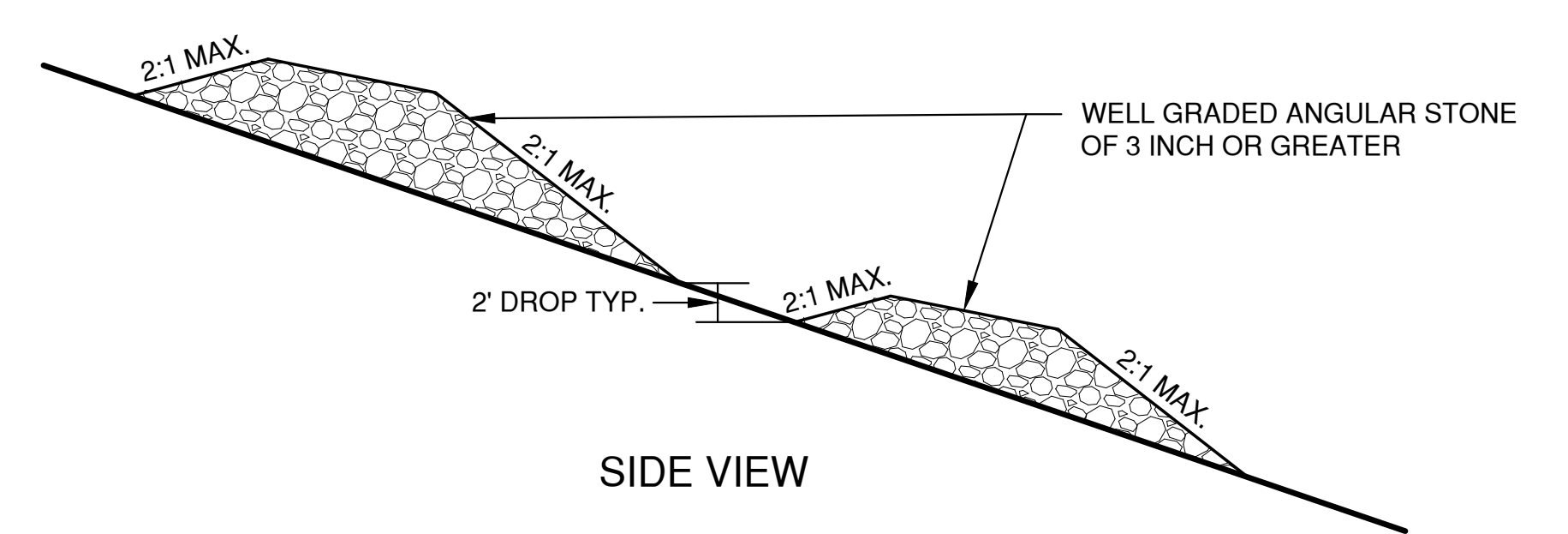
ROCK FILLED EROSION CONTROL BAGS
TYPE B

DITCH CHECK GENERAL NOTES:

- DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
- AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
- DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

File: R:\2020\2020\2020\2020\44\EROSION CONTROL.dwg
Plot Date: Aug 28, 2022 11:10am
LAYOUT: 3. DITCH CHECKS

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

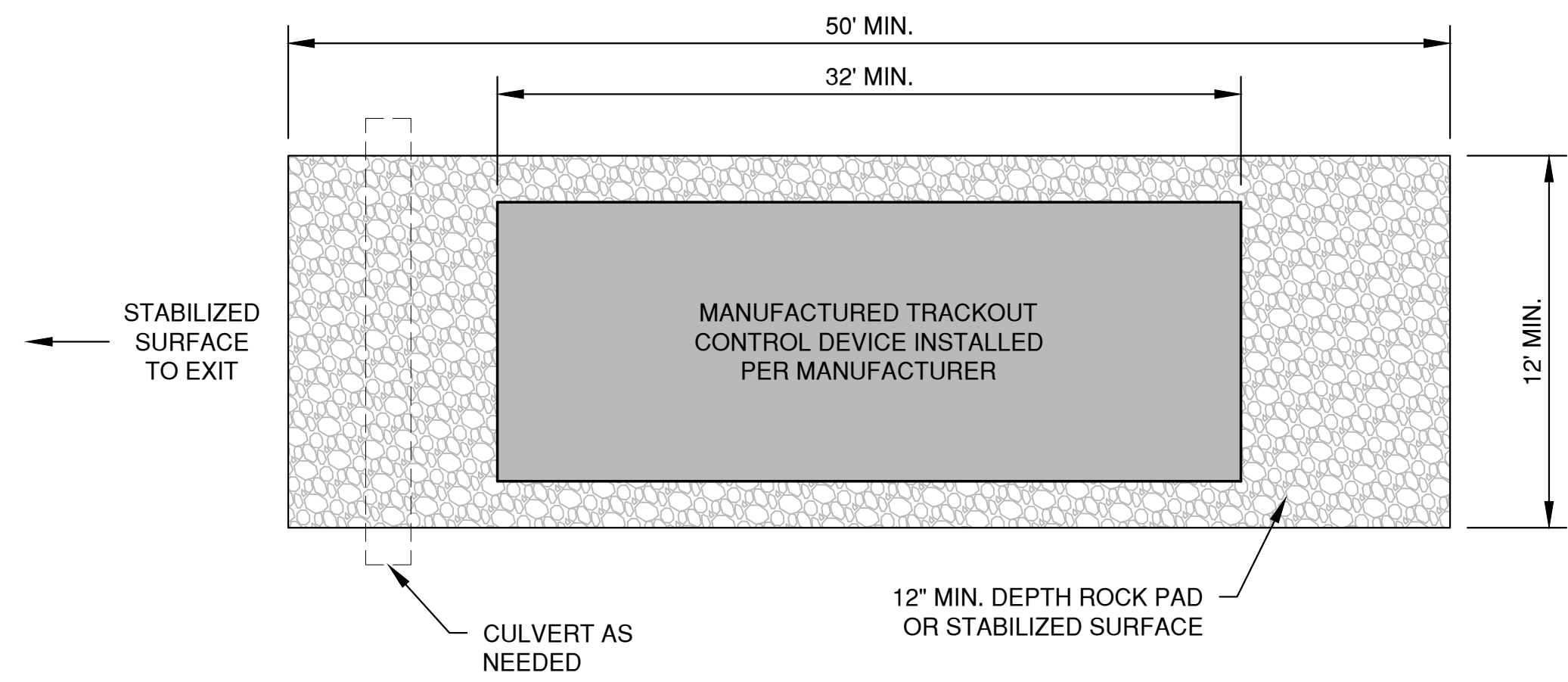
CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

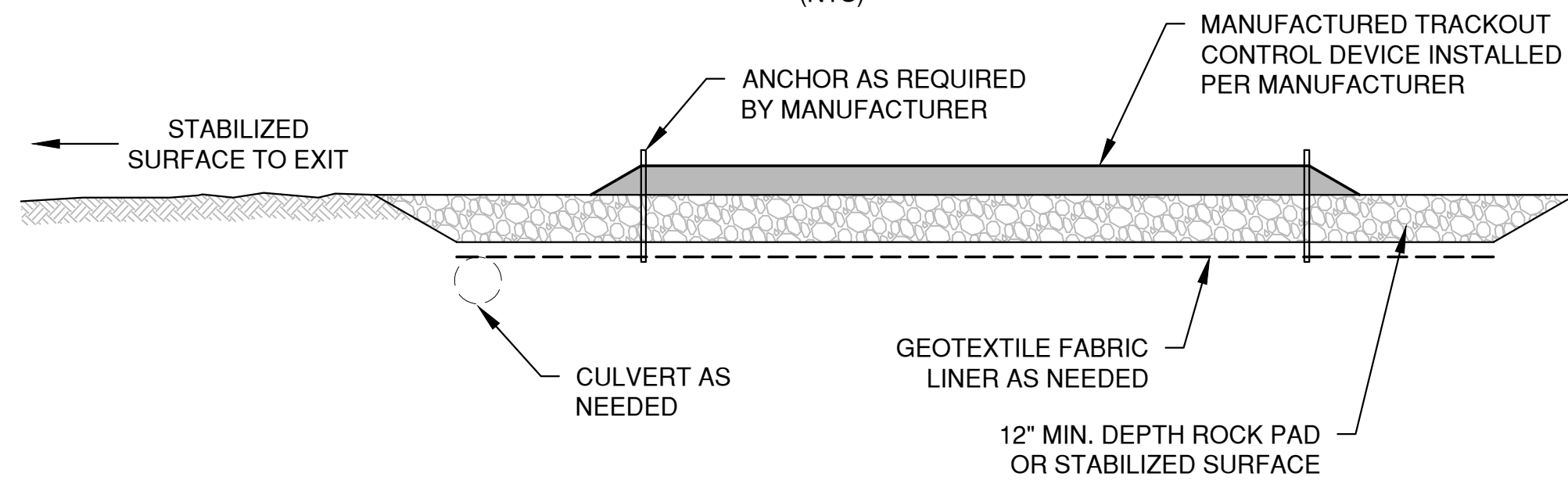
DATE 07/20/22
FILE EROSION CONTROL
JOB NO. 2025454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeeinc.com

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

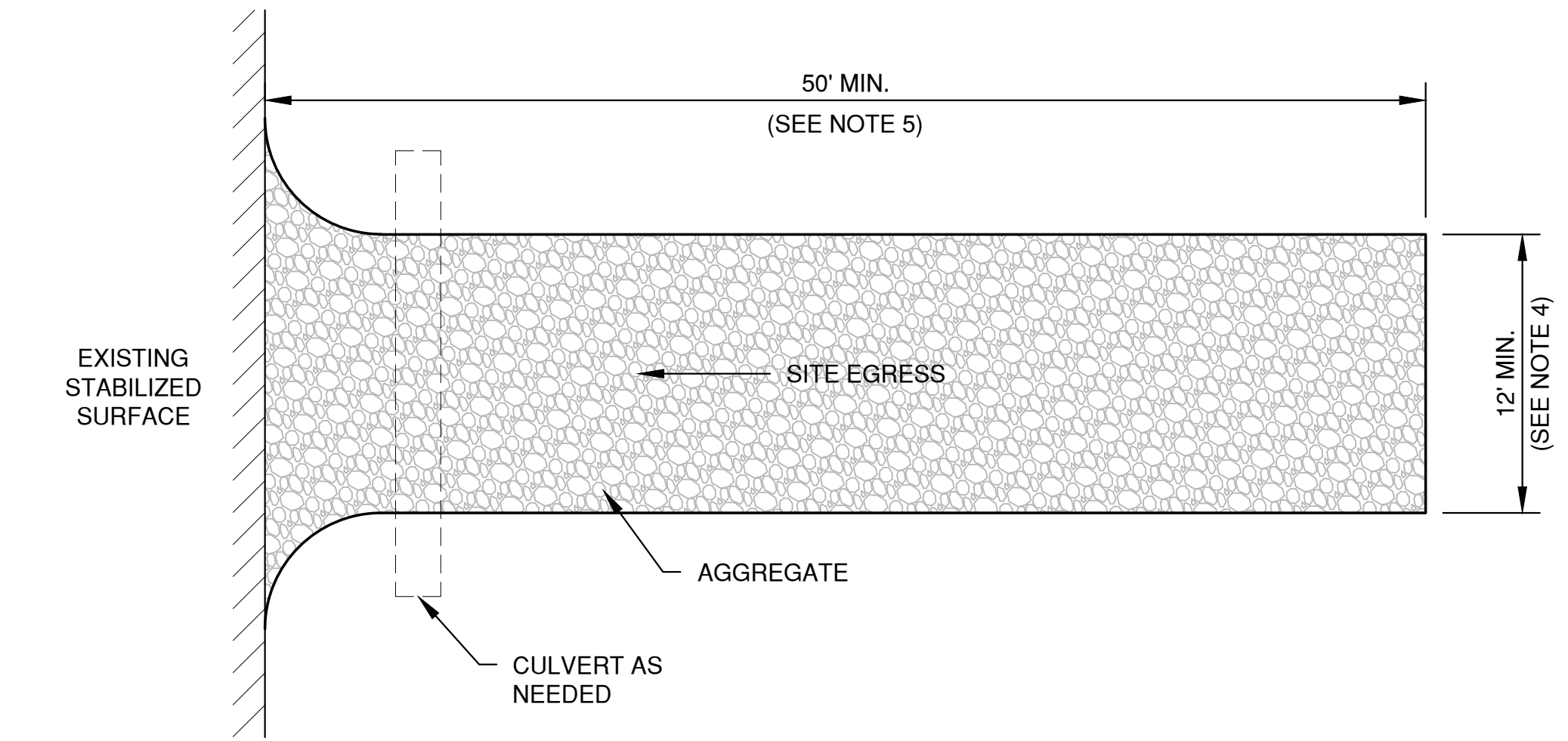


SECTION VIEW

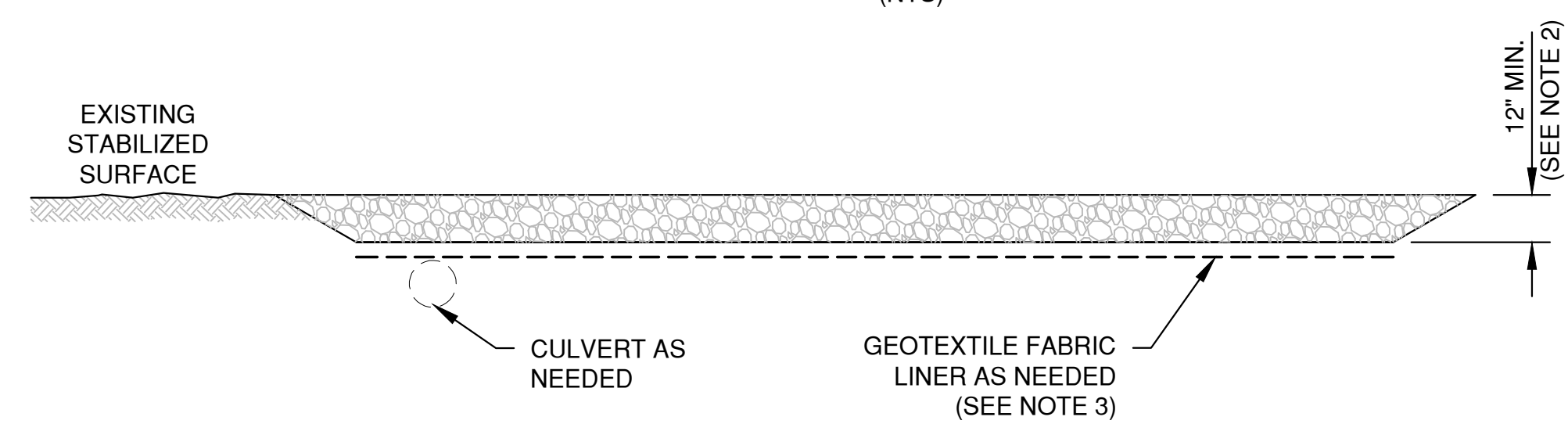
NOTES:

- THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: R:\2020\2020\2020\2020\44\EROSION CONTROL.dwg
Plot Date: Aug 28, 2022 11:12 AM
LAYOUT: 5_TRACKOUT

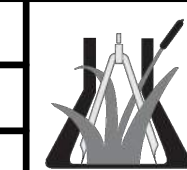
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
BDR
CHECKED
BDB
DESIGNED
BDR

CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

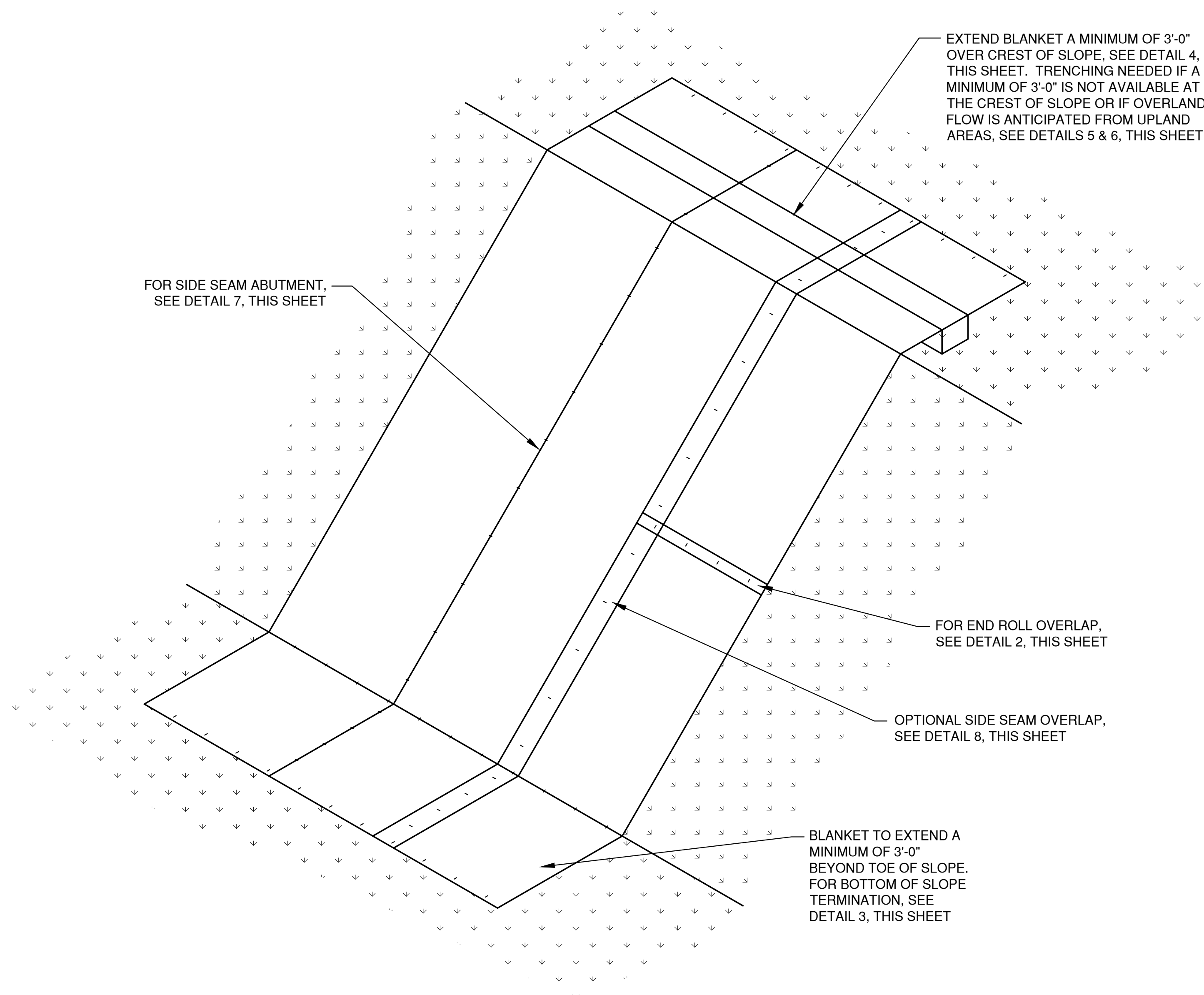
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE
07/2022
FILE
EROSION CONTROL
JOB NO.
2025454

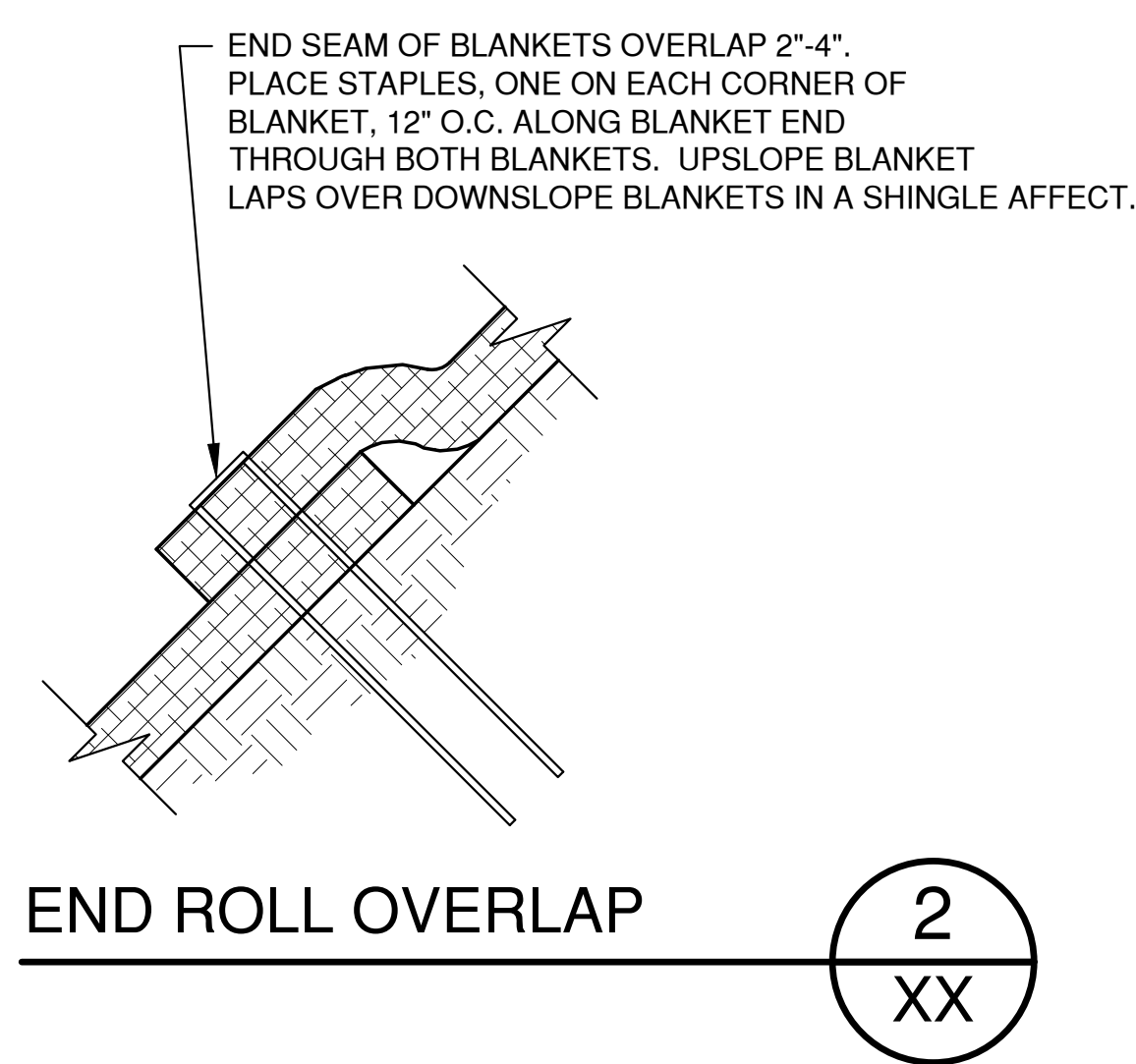


Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

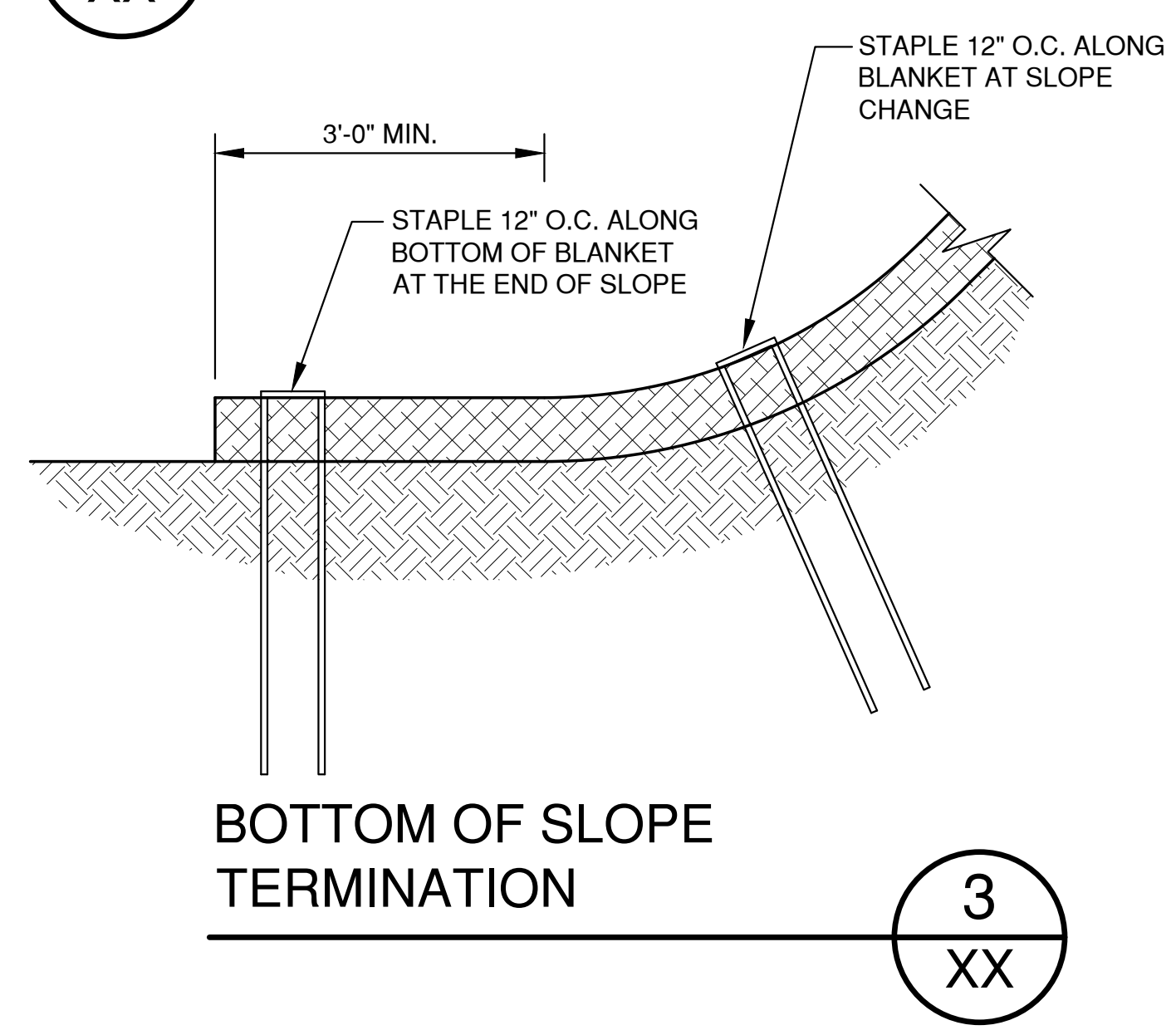
SHEET NO.
12



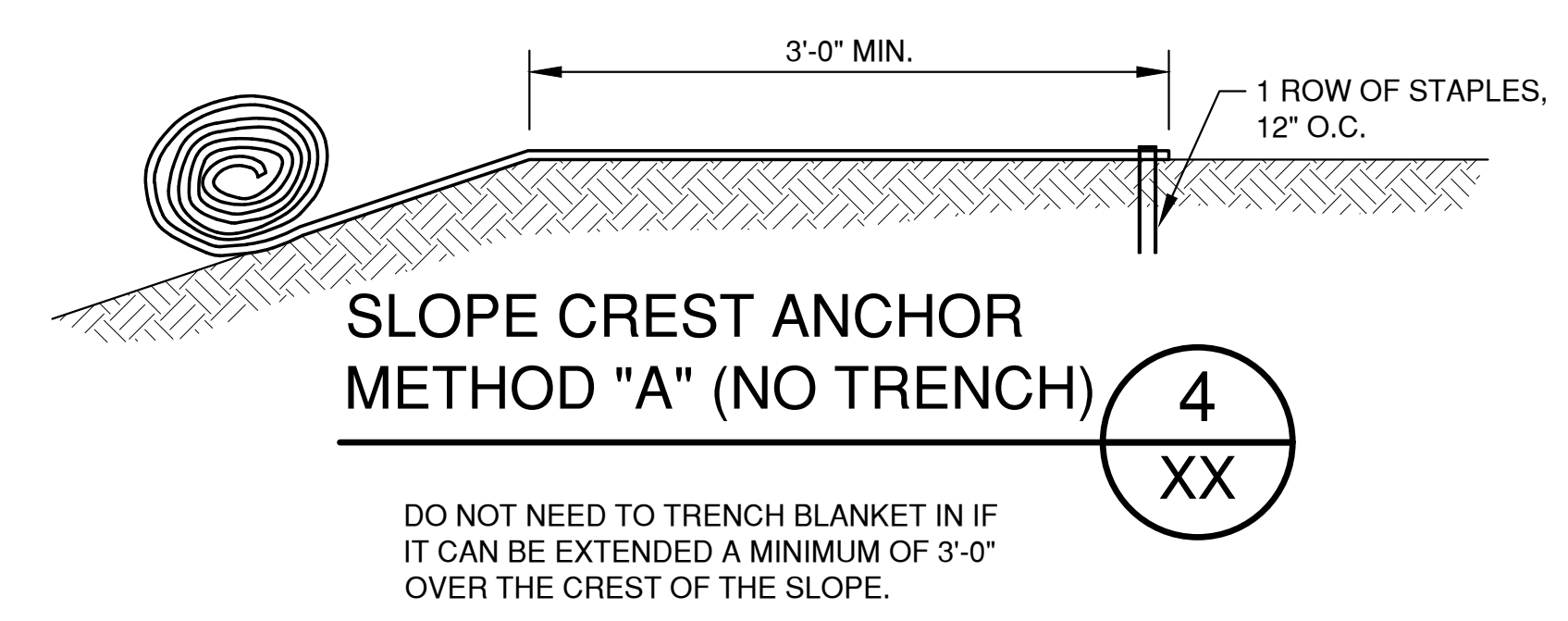
SLOPE DETAIL 1
XX



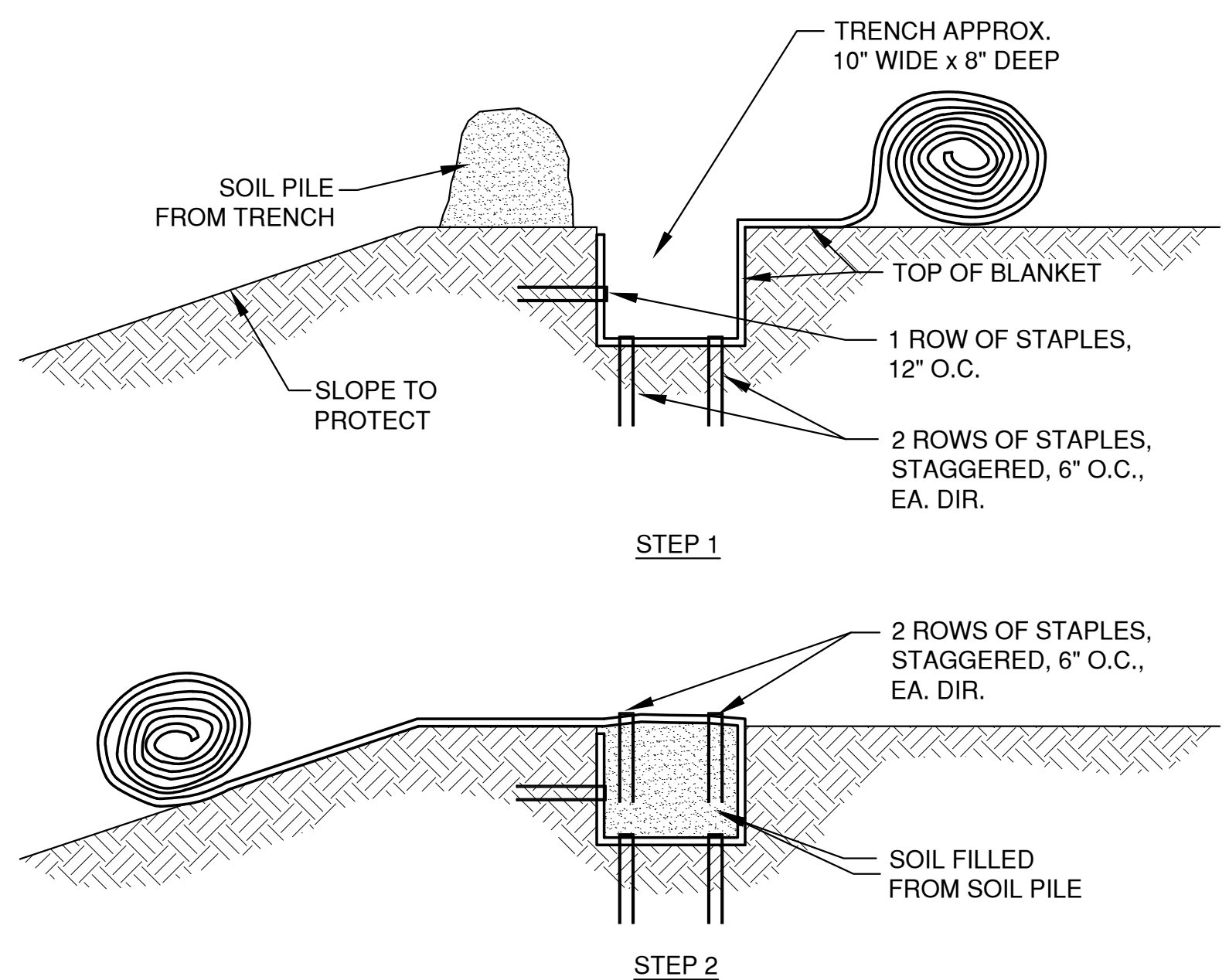
END ROLL OVERLAP 2
XX



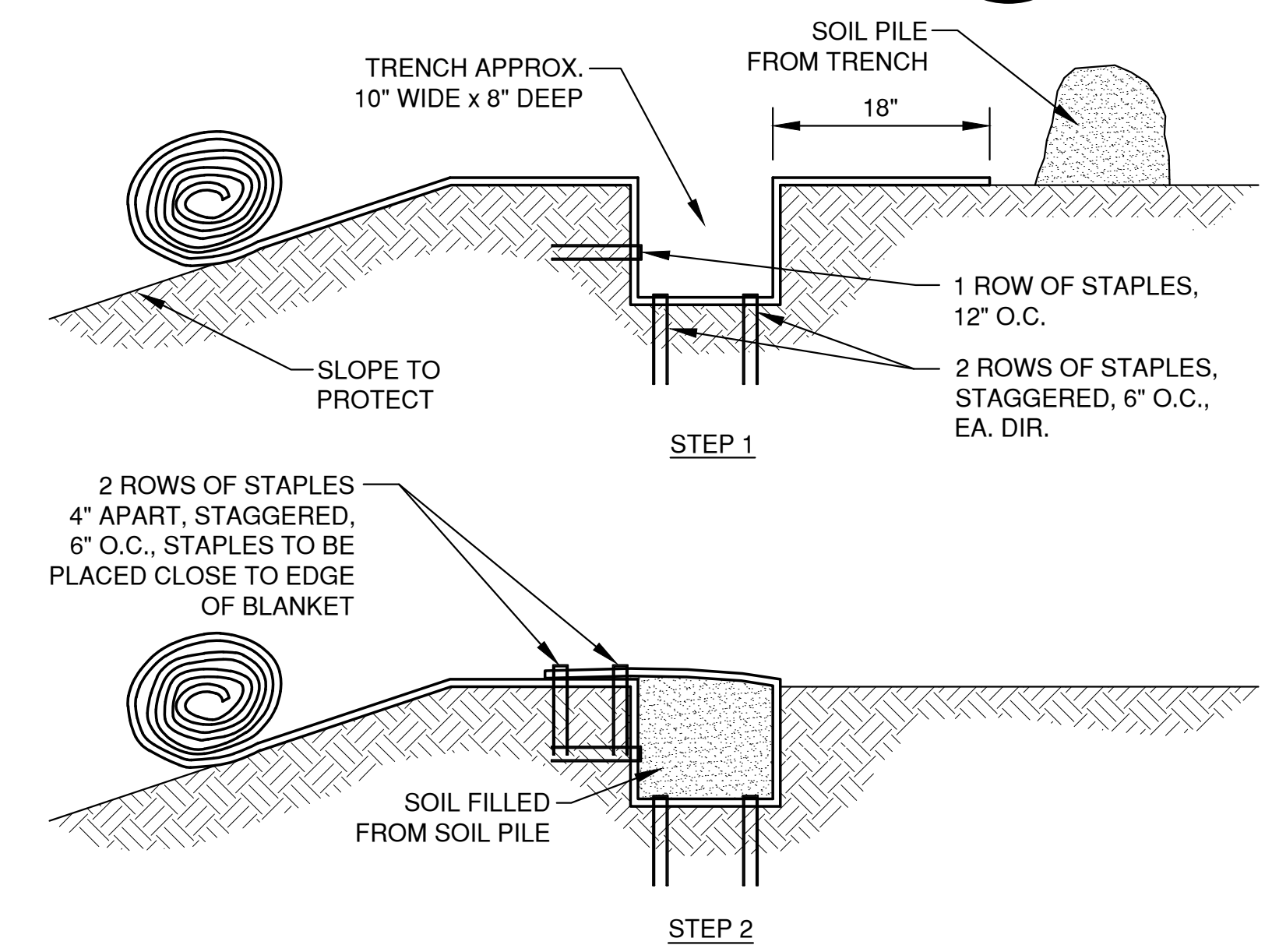
BOTTOM OF SLOPE TERMINATION 3
XX



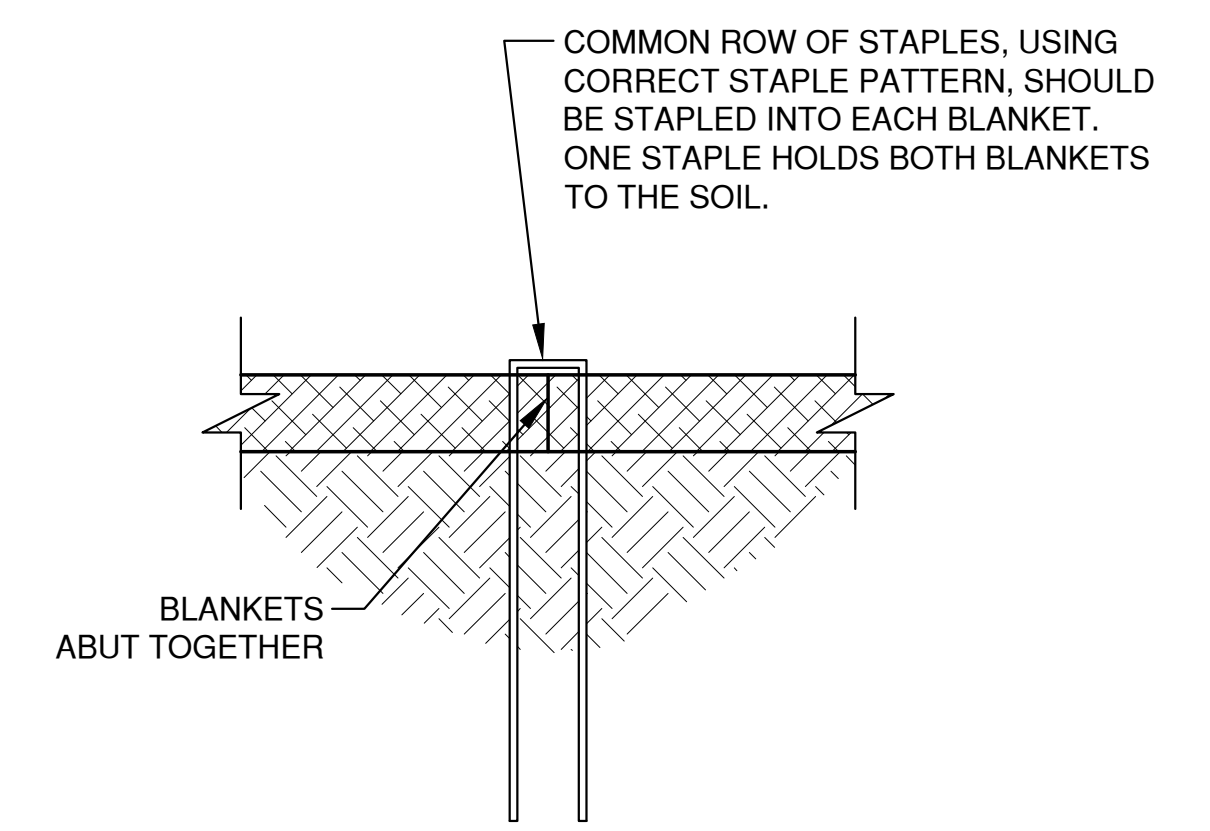
SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4
XX
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



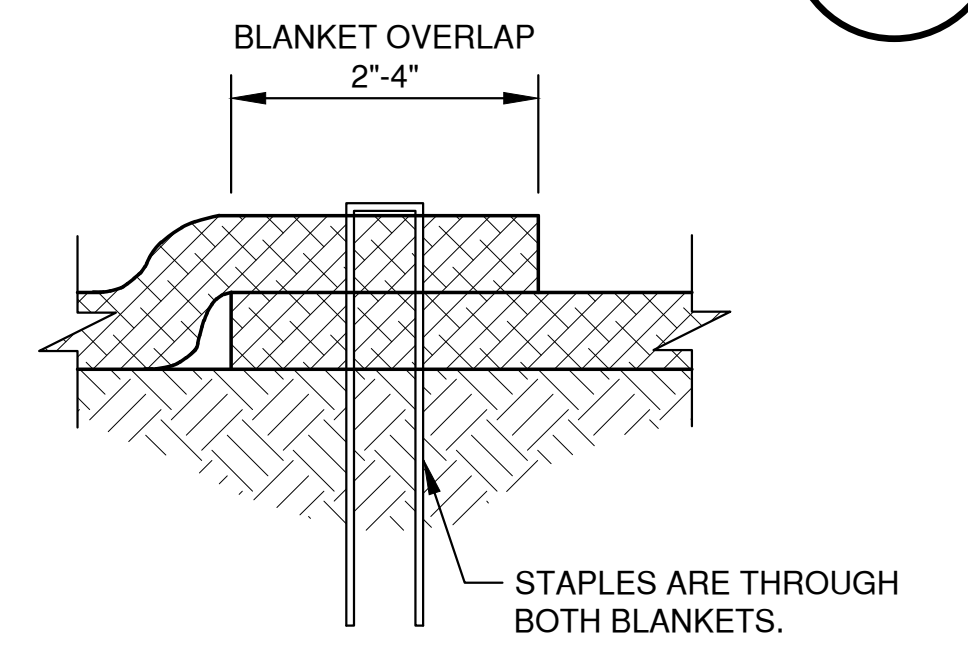
SLOPE TRENCHING METHOD "B" 5
XX



SLOPE TRENCHING METHOD "C" 6
XX



SIDE SEAM ABUT STAPLE DETAIL 7
XX



SIDE SEAM OVERLAP STAPLE DETAIL 8
XX

NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

FILE: R:\3200\3200\3200\3200\44\EROSION CONTROL.dwg
PLOT DATE: Aug 28, 2022 11:13 AM
LAYOUT: 8 - SLOPE MAT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BDB
DESIGNED BDR

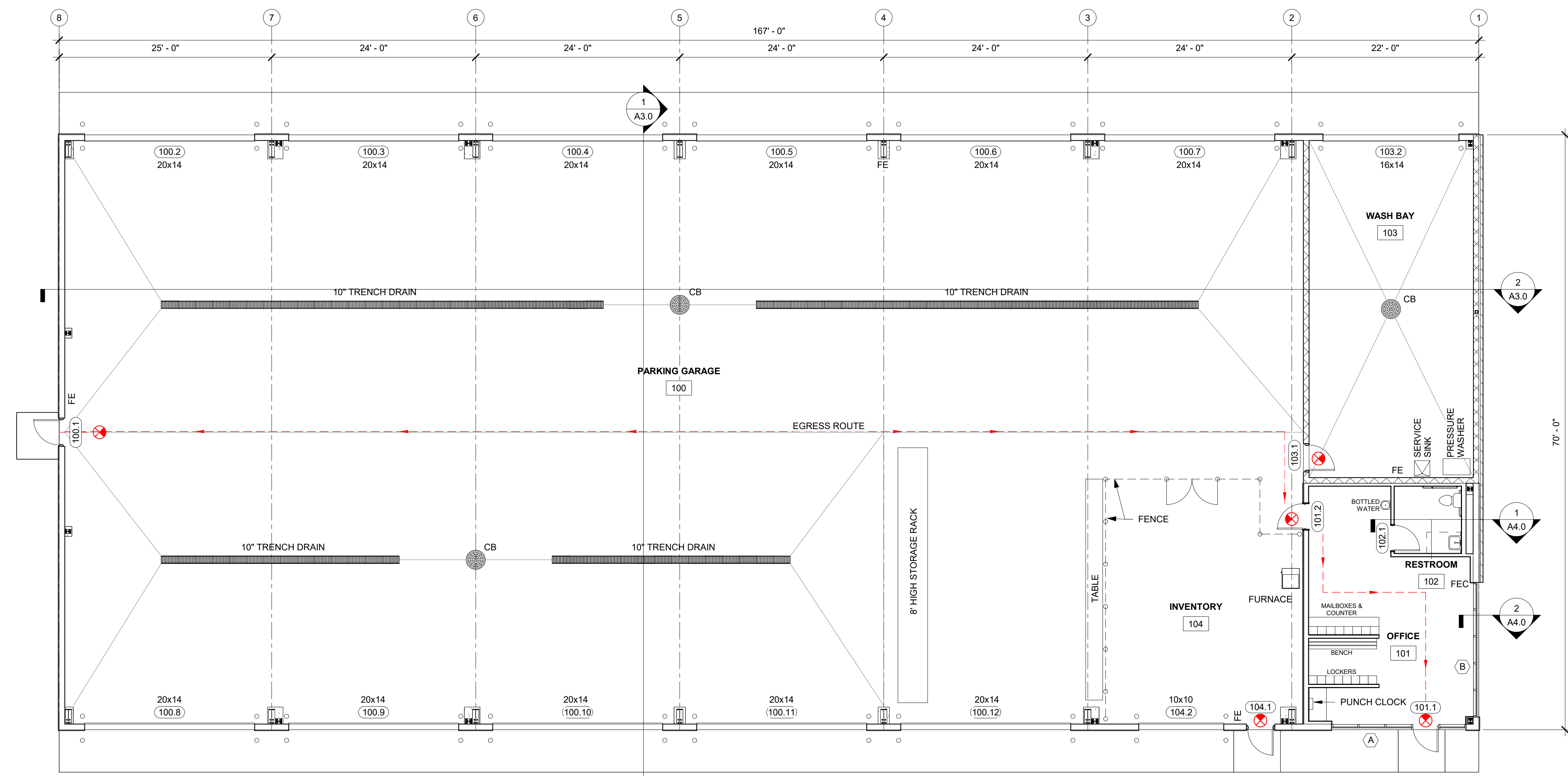
CONCRETE SHOP FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2025454

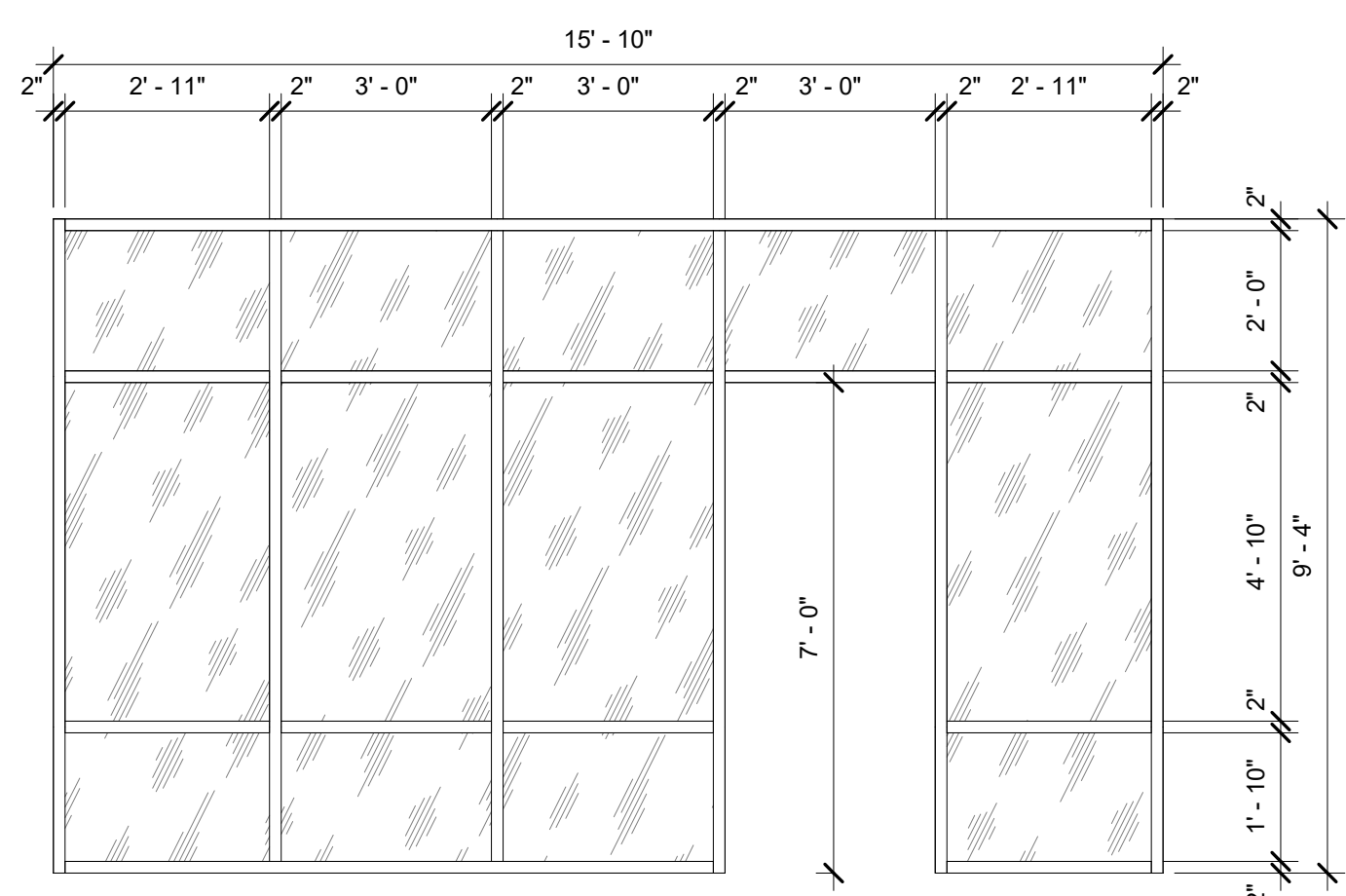
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO. **13**

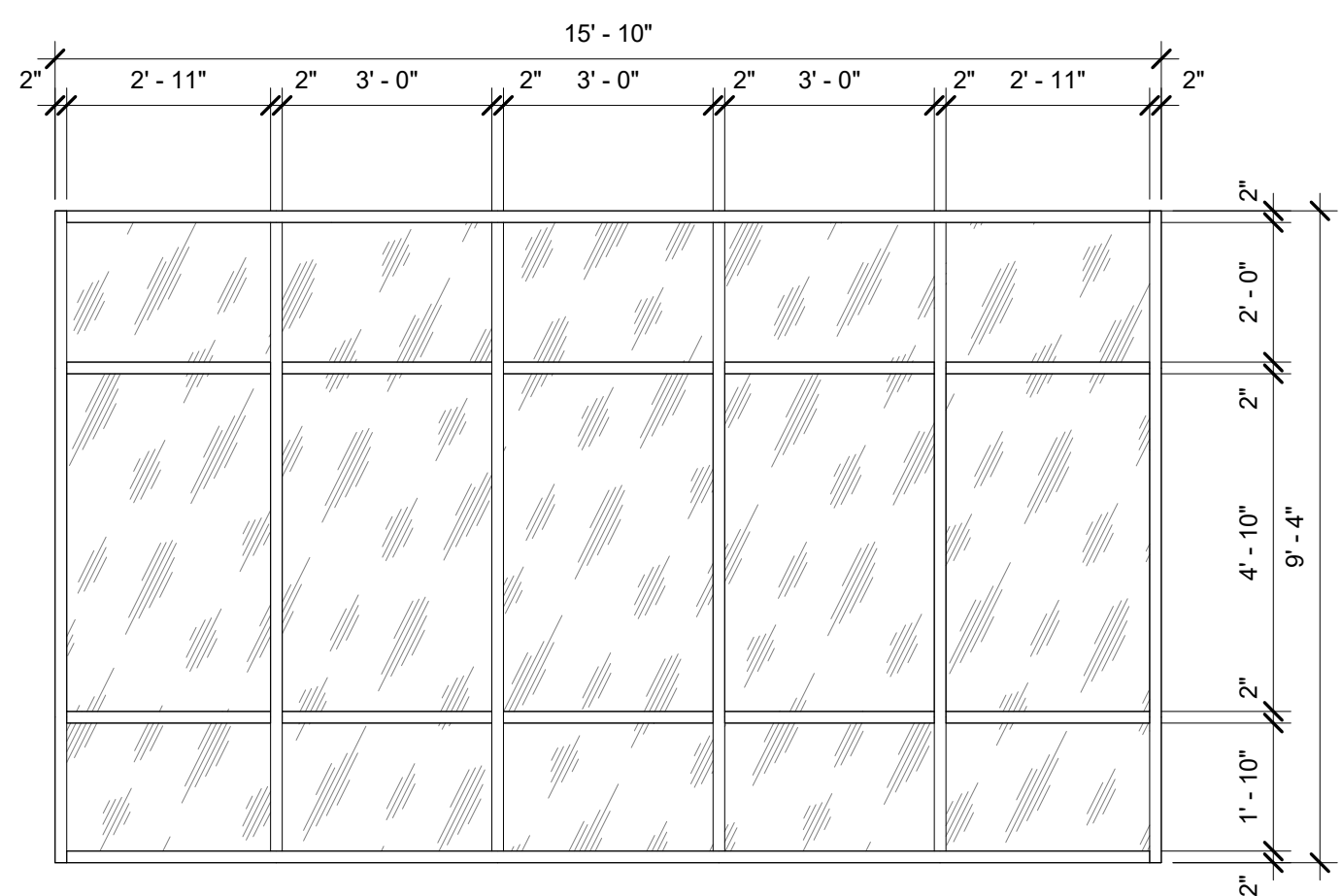
PROPOSED BUILDING FOR:
BAYLAND CONCRETE SHOP
 LITTLE CHUTE, WI



- WALL LEGEND**
 SCALE = 1/2" = 1'-0"
- B** - 1-1/2" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD
- FURRING STRIPS
 - C** - 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD
 - D** - 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD E.S.
- 4" BATT INSUL.
 - E** - 6" MTL STUDS @ 16" O.C.
- 5/8" GYP BD (INTERIOR SIDE)
 - G** - 6" (600S162-33) MTL STUDS @ 24" O.C.
- 5/8" GYP BD (ONE SIDE)
- 7/8" FURRING STRIPS @ 32" O.C.
- LINER STL
- 6" BATT INSUL.

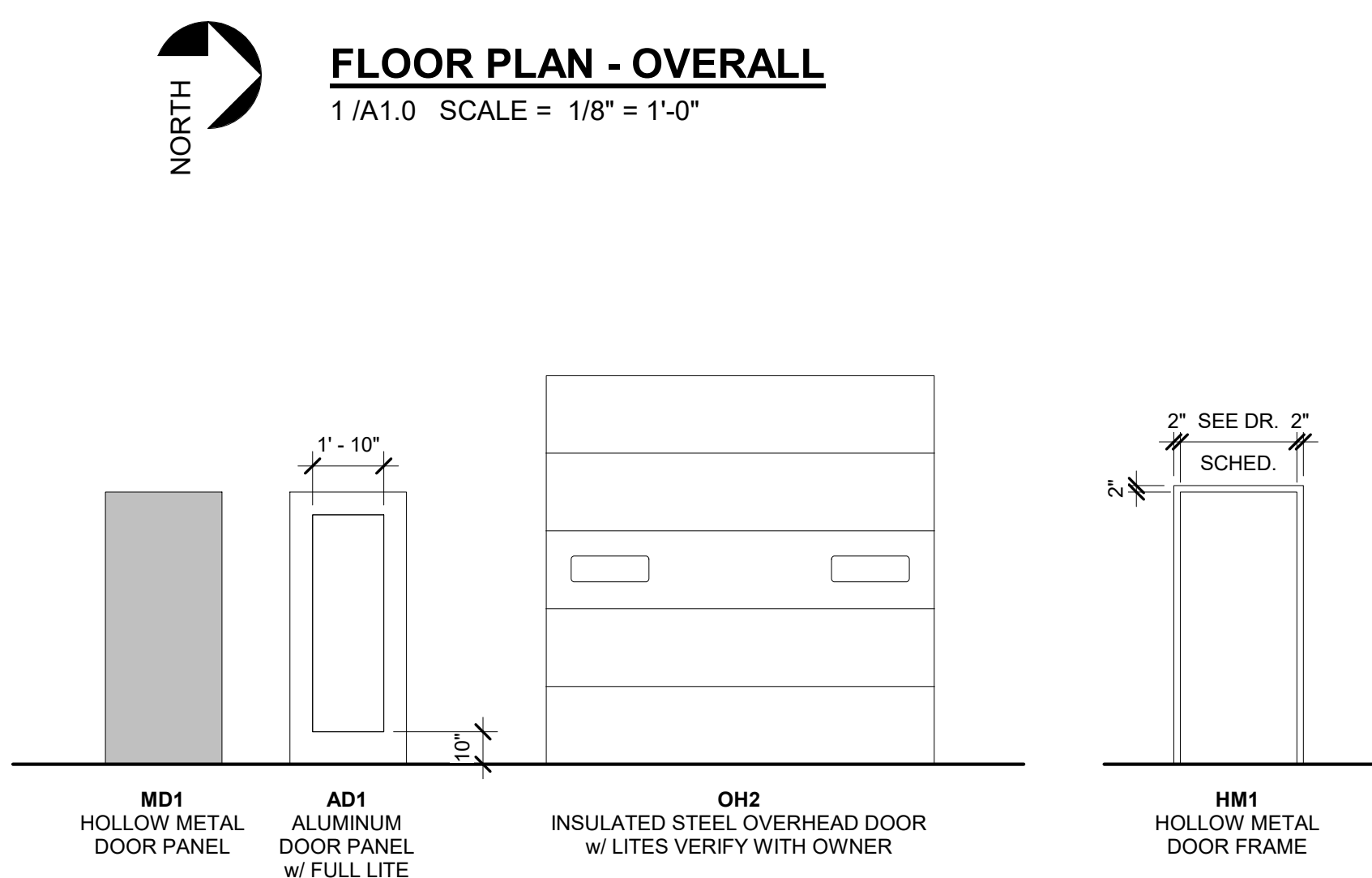


CURTAIN WALL - A
 2/A1.0 SCALE = 3/8" = 1'-0"

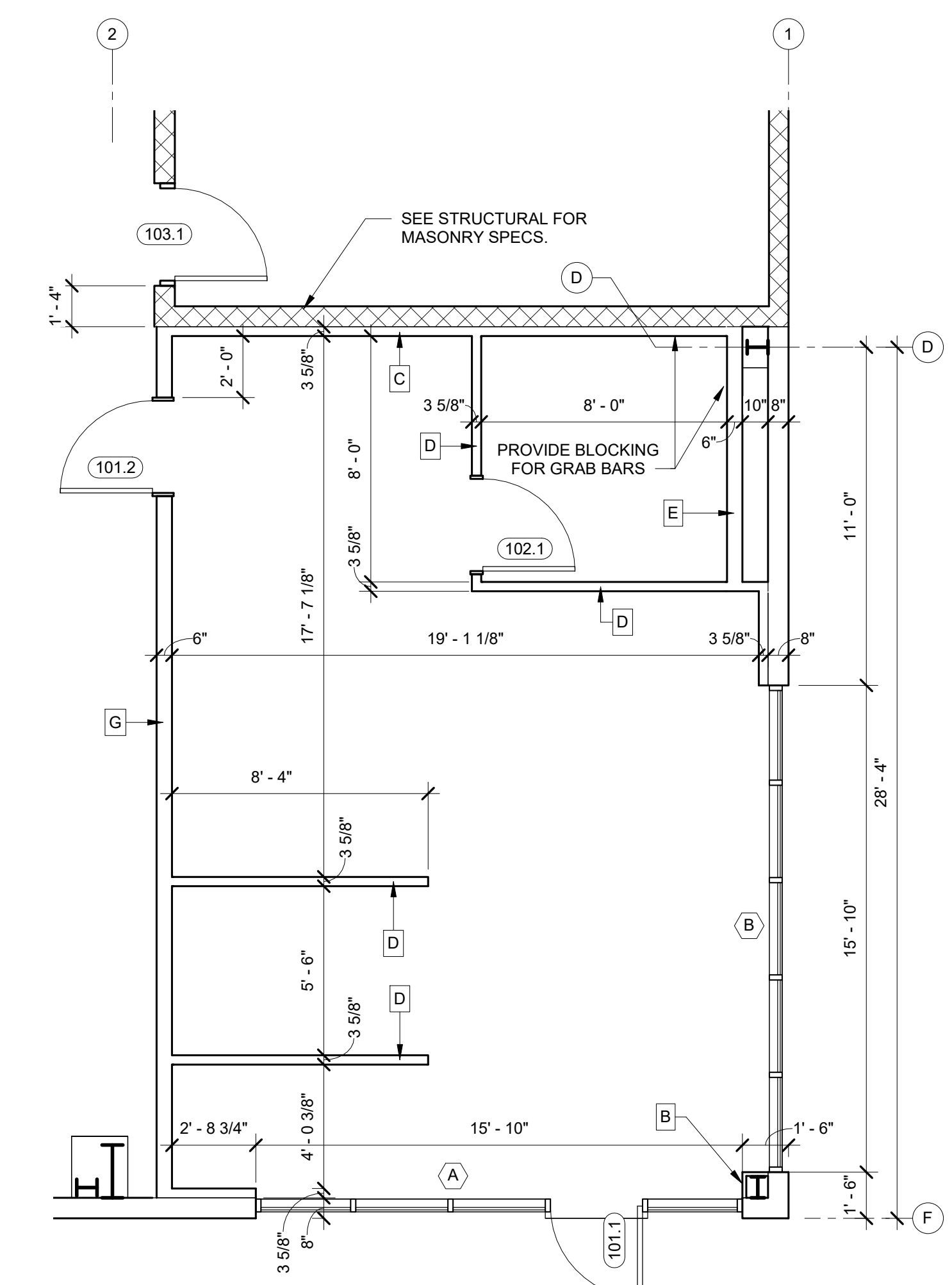


CURTAIN WALL - B
 3/A1.0 SCALE = 3/8" = 1'-0"

FLOOR PLAN - OVERALL
 1/A1.0 SCALE = 1/8" = 1'-0"



DOOR SCHEDULE													
NUMBER	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	REMARKS
100.1	3'-0"	7'-0"	MD1	HM1									
100.2	20'-0"	14'-0"	OH1	-									
100.3	20'-0"	14'-0"	OH1	-									
100.4	20'-0"	14'-0"	OH1	-									
100.5	20'-0"	14'-0"	OH1	-									
100.6	20'-0"	14'-0"	OH1	-									
100.7	20'-0"	14'-0"	OH1	-									
100.8	20'-0"	14'-0"	OH1	-									
100.9	20'-0"	14'-0"	OH1	-									
100.10	20'-0"	14'-0"	OH1	-									
100.11	20'-0"	14'-0"	OH1	-									
100.12	20'-0"	14'-0"	OH1	-									
101.1	3'-0"	7'-0"	AD1										
101.2	3'-0"	7'-0"	MD1	HM1								Push/Pull, Cylinder Lock	
102.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
103.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
103.2	16'-0"	14'-0"	OH1	-									
104.1	3'-0"	7'-0"	MD1	HM1									
104.2	10'-0"	10'-0"	OH1	-									



DIMENSION PLAN - OFFICE
 4/A1.0 SCALE = 1/4" = 1'-0"

SCALE VERIFICATION
 THIS BAR MEASURES 1" ON ORIGINAL.
 ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
 THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
 COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
 SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
 DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
 COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
 INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
 AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
 ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
 UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
 REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
 CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
 COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-5083
PROJECT EXECUTIVE: SHAWN MUELLER
 (920) 371-2546
DRAWN BY: AJR
DATE: 05/20/22
REVISIONS:

ISSUED FOR: CHECKED DATE:
 BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

OVERALL FLOOR PLAN
A1.0



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
BAYLAND CONCRETE SHOP
LITTLE CHUTE, WI

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-5083

PROJECT EXECUTIVE: SHAWN MUELLER
(920) 371-2546

DRAWN BY: AJR

DATE: 05/20/22

REVISIONS:

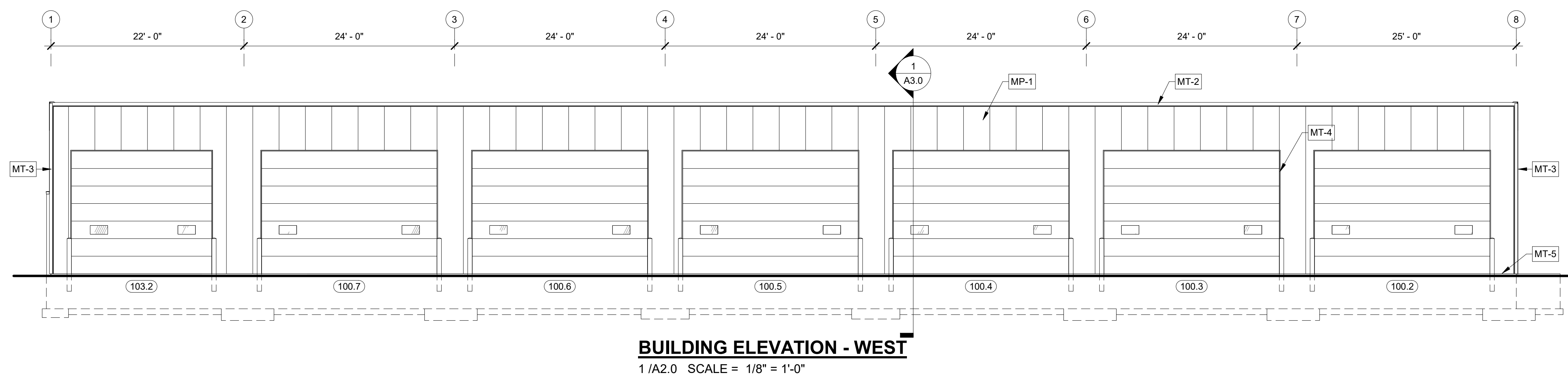
ISSUED FOR:	CHECKED BY:	DATE:
<input type="checkbox"/> PRELIMINARY		
<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET		
<input checked="" type="checkbox"/> CONSTRUCTION		

EXTERIOR ELEVATIONS

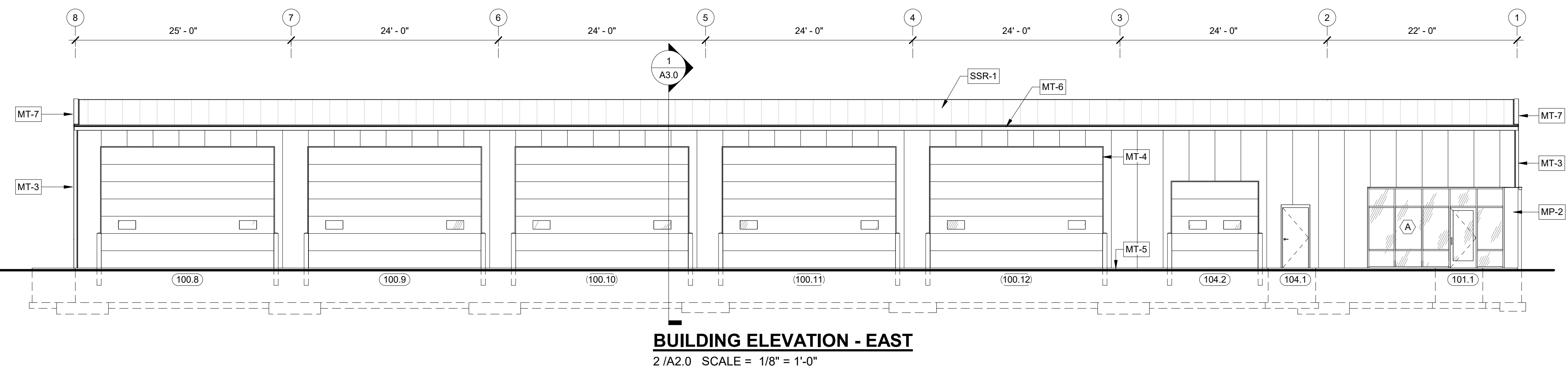
A2.0

EXTERIOR FINISH LEGEND

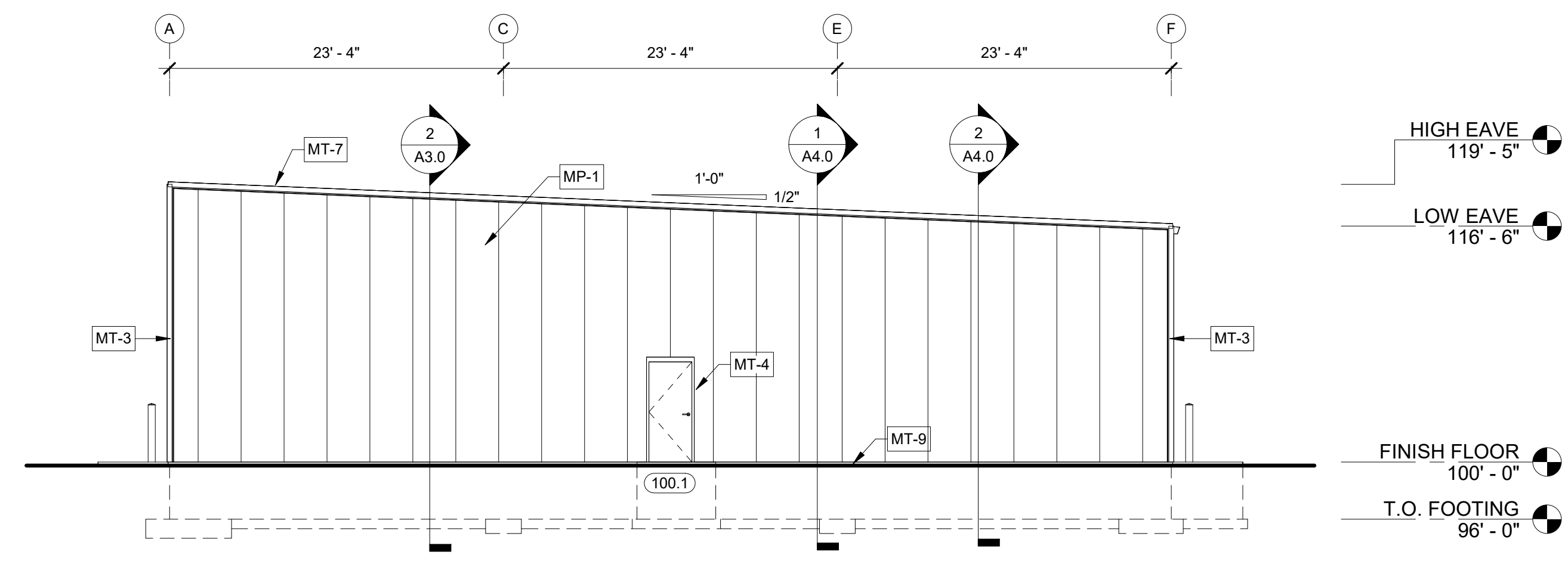
MARK	DESCRIPTION
MP-1	26 GA. RIBBED METAL WALL PANEL
MP-2	26 GA. SMOOTH WALL PANEL
SSR-1	STANDING SEAM ROOF PANEL
CMU-1	4" x 8" x 16" SPLIT-FACE CMU VENEER
MS-1	4" x 3" PRECAST SILL OR EQUIV.
MT-2	26 GA. HIGH EAVE TRIM
MT-3	26 GA. CORNER TRIM
MT-4	26 GA. OPENING TRIM
MT-5	26 GA. DRIP TRIM @ CONC. APRON
MT-6	ALUMINUM GUTTER
MT-7	26 GA. RAKE TRIM
MT-9	26 GA. RODENT GUARD
MT-10	26 GA. SPECIAL DRIP TRIM



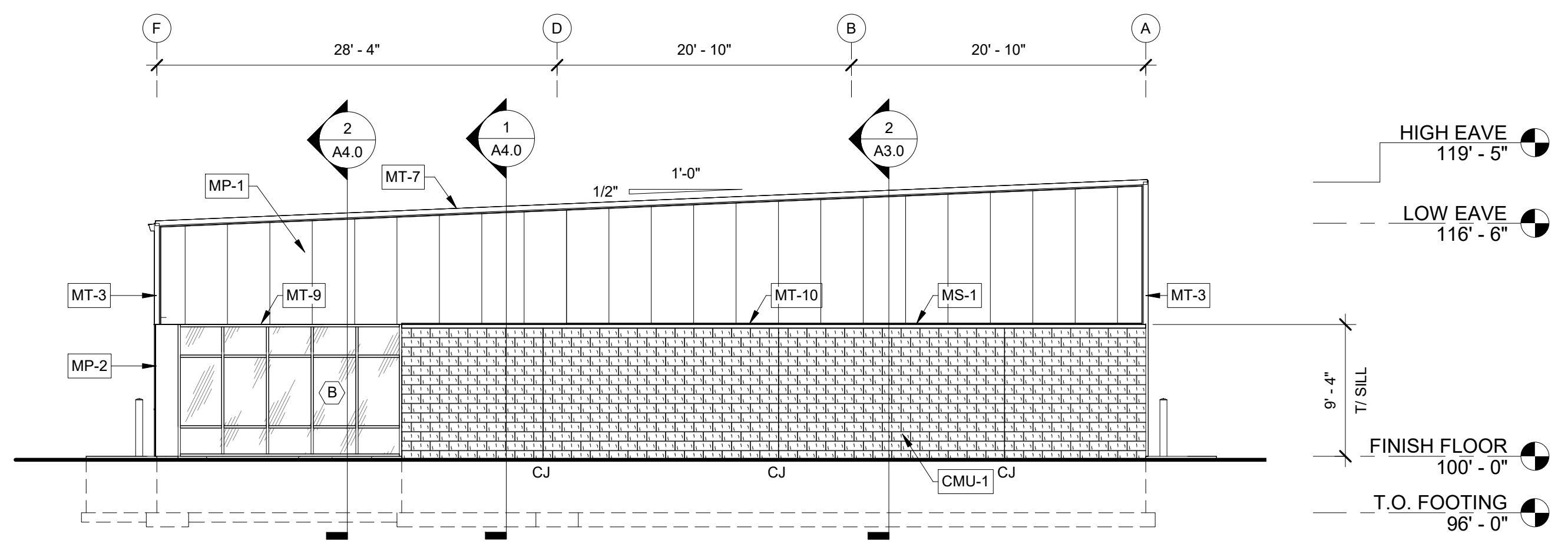
BUILDING ELEVATION - WEST
1 / A2.0 SCALE = 1/8" = 1'-0"



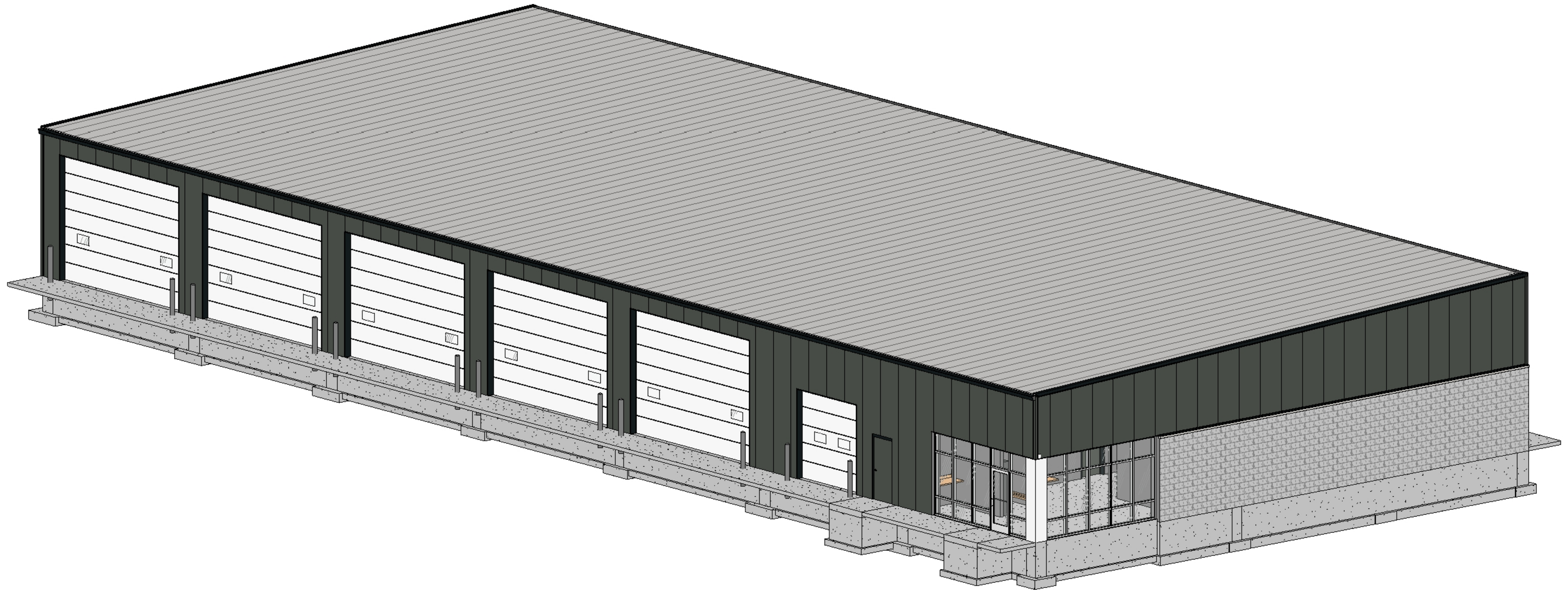
BUILDING ELEVATION - EAST
2 / A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH
3 / A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH
4 / A2.0 SCALE = 1/8" = 1'-0"





TO: Site Review Committee

RE: 4950 Founders Ter., HB-524-1; New 25,256 Square Foot Commercial Building

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: September 21, 2022

ISSUE: Discussion and action on a new 25,256 square foot commercial building and associated site improvements

RECOMMENDATION: Staff recommends conditional approval of this new development along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Sparta Properties, LLC
2. Applicant: Robert E. Lee & Associates
3. Address/Parcel: 4950 Founders Ter. / HB-524-1
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Business/Office/Production

BACKGROUND

This property located along both Founders Ter. and Larsen Orchard Parkway is currently undeveloped, and the proposed project will consist of a new 25,256 square foot, single story, business/office/production facility.

This building architecture and general site layout was before the committee back in July 2022 in concept only. Those items were conditionally approved, and this submittal reflects that prior submittal/approval.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

- A. **Zoning:** PDD #1: Centennial Centre at Hobart District
- B. **Green Space:** 53.4% green space proposed.
- C. **Setbacks:** Per the PDD #1 zoning district, “minimum setbacks will be established per the design of the structure”. Front setback along Founders Ter. – 85.9’ (front of building), 185.7’ to east property line (rear of building), 74.4’ to south property line, and 93.6’ to north property line. All comply with zoning requirements.
- D. **Parking:** 77 spaces proposed, 26 spaces are required per code of 1 stall per 1,000 square feet of building area.
- E. **Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Department and Fire Department. Fire Chief is requiring that limited number and reduced size of landscape plantings be located adjacent to the driveway accesses from Larsen Orchard Parkway to minimize vision problems along that section of roadway. Reason for this requirement is due to the on-street parking located directly across from the southern driveway.

- F. Storm Water:** Storm water running off the proposed building and parking areas will be collected by the proposed on-site storm sewer and will be discharged to a dry detention pond on the north and east sides of the development. This dry pond will discharge to the Village storm sewer which ultimately discharges to the Centennial Centre regional storm water system that will treat the storm water for TSS removal and peak discharge.
- G. Refuse Collection:** The Refuse/recycling enclosure is proposed to the east side of the development with access from the driveways serving the loading dock area. Due to the proposed location of this enclosure, additional landscaping is recommended to help screen this enclosure with the high visibility from Larsen Orchard Parkway.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Metal framed building.
2. **Exterior Materials:** Proposed building materials consist of pre-finished smooth metal wall panels with 3'-8" high 4" spilt faced block veneer wainscoting on all four building elevations with pre-finished ACM panels around main entrance area on the front elevation.
3. **Height:** 21' to top of parapet wall
4. **Overhead doors:** Located on east elevation of building along Larsen Orchard Parkway.
5. **Mechanical equipment:** Mechanical equipment and backup generator are noted adjacent to the rear of the building and additional planting are recommended to screen the equipment from public view.

Section 3, Landscaping Plan: Required tree planting along the public roadway is noted on plan, however, a additional landscaping is recommended around the refuse/recycling enclosure and ground mounted mechanical equipment/backup generator to provide better screening of these areas.

Section 4, Lighting: Wall pack lighting is proposed around the perimeter of the building.

Section 5, Signage: Wall signage is noted on front (west) elevation of the building, although Staff would recommend signage be permitted on two building elevations (East, and West elevations) due to this lot having frontage and access from two different roadways. However, no sign details are attached so any proposed signage shall be submitted for approval prior to installation.

Section 6, Driveway-Curb Cut: For circulation purposes, there are two driveways proposed along Founders Ter. which have curb cut widths of 35' (25' wide drive lane) and 34' (24' wide drive lane. There are also two driveways proposed along Larsen Orchard Parkway which is designed to allow for larger trucks to pull into the site and loop around without having to stop and back in from the public roadway. Both driveways have curb cuts of 50' in width (40' drive lane). A 26' wide driveway with a 32' curb cut is proposed along Larsen Orchard Parkway and a second ingress/egress will be through a shared location also along Larsen Orchard Parkway.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of this site plan in concept only, subject to the following in addition to any conditions the Site Review may identify:

1. Detailed on construction materials of refuse/recycling enclosure that are compatible with the primary building.
2. Additional landscape planting around south side of mechanical equipment /generator area and along south and east sides of refuse/recycling enclosure to screen from view from the public roadway.
3. Maintaining visual site lines for vehicular and pedestrian traffic at driveway accesses along Larsen Orchard Parkway.
4. Signage details shall be submitted for approval prior to installation.
5. Any additional mechanical equipment if located on the roof or ground, shall be screen from view by materials compatible with the building or landscaping.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

Proposed building for Forever / Parcel HB-524-1 / Section 11, Township 24N, Range 19E

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 3.53 Acres

Size of facility(square footage): 25,256 Square Feet

Type of facility: Video and Photo Processing Shop

Developer: Sparta Properties, LLC.

Address: One PPG Place, 20th Floor, Pittsburgh, PA 15222 Phone:920-371-6200

Engineer: Robert E Lee and Associates, Inc. – Brandon Robaidek

Address: 1250 Centennial Centre Blvd, Hobart, WI 54155 Phone:920-662-9641

Contractor: Bayland Buildings, Inc.

Construction Firm: Bayland Buildings, Inc.

Address: P.O. Box 13571, Green Bay, WI 54307 Phone:920-371-6200

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial Business Park Commercial
 Multi-Family

Current Zoning: PDD #1: Centennial Centre at Hobart District

Other – Identify: _____

Erosion Control Plan on file: _____ YES NO

% of Green Space: 46.7 %

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: Front – 30', Side – 15', Rear – 25'
 Complies with Ordinance:

D. # of parking stalls (Include Handicapped parking): 77 Stall, 4 Handicap Stalls

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground overhead

2) Natural Gas

3) Telephone

4) Water / Fire Hydrants

5) Fiber Optic Lines

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: YES _____ NO

- H. Adjacent streets and street rights-of-ways and fire lanes:
 - 1) Fire Chief has reviewed and approved: ___YES ___X___NO
 - 2) Not applicable _____

- I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.
 - 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
 - 2) Name and address and phone# of engineer of project plan:

Robert E Lee and Associates, Inc. – Brandon Robaidek
1250 Centennial Centre Blvd, Hobart, WI 54155

- J. Sidewalks, walkways, and driveways: X
- K. Off street loading areas and docks: X
- L. Fences and retaining walls or berms: X

- M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

Shown on plan, 6' chain link fence with privacy slats

- N. Location and dimensions of proposed outdoor display areas: On Plans

4. ARCHITECTURAL PLAN APPROVAL

- A. Exterior construction information:

- 1) Type of Construction Materials: Steel
- 2) Exterior Materials: Insulated Metal Wall Panel
- 3) Height of Facility: 21'
- 4) Compatibility with existing adjacent structure: N/A (Attach Photos)
- 5) Other unique characteristics: _____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc: Per Landscape Plan

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Wall Packs on Building

Identify Parking Lighting – Quantity – Wattage – Location :

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: _____

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: 35', 34', 50', 50' _____

Radius / Flare: 5' _____

Apron Dimensions: 25' @ ROW x 35' @ CURB, 24' @ ROW x 34' @ CURB, 40' @ ROW x 50'
@ CURB _____

Culvert Size (End-walls Required) N/A _____



Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: Sparta Properties, LLC. Owner Name: _____

Address: One PPG Place, 20th Floor Address: _____

City: Pittsburgh State: PA Zip: 15222 City: _____ State: ____ Zip: _____

Phone: (412) 736-8444 Phone: (____) _____

Email: gmeakem@forever.com Email: _____

B. Parcel – Site Information

Site Address: Founders Terrace Parcel ID: HB-524-1

Project Description: Video and Photo Processing Shop

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	0		25,256		25,256	
Paved/Gravel Areas	0		46,644		46,644	
Totals	0		71,900		71,900	

ERU Calculation: $\frac{71,900}{4000 \text{ sf / ERU}} = \mathbf{17.975}$ ERU's
 New Total Area sq. ft.

Preparer's Signature: *Brandon Robitck* Date: _____

Preparer's Printed Name: Brandon Robitck



Robert E. Lee & Associates, Inc.
Engineering, Surveying, Environmental Services

Green Bay Office
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141

September 2, 2022

Mr. Aaron Kramer, Village Administrator
VILLAGE OF HOBART
2990 S Pine Tree Road
Hobart, WI 54155

RE: Forever Development
Storm Water Management Summary

Dear Mr. Kramer:

Robert E. Lee & Associates, Inc., is submitting the following Storm Water Management summary for the proposed Forever development off of Founders Terrace. Storm water running off of the proposed building and parking areas will be collected by on-site storm sewer before being discharged to a dry detention basin on the north side of the site. The peak discharge of stormwater running from the site will be reduced to the 10-year storm event before draining to the Village storm sewer. This will ensure that the capacity of the Village storm sewer will not exceed capacity. The stormwater will ultimately drain to the regional stormwater pond to the east of the development where it will be treated for peak discharge and pollutant removal.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Brandon D. Robaidek, P.E.

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(P) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	REL Sheet C	Y	
b. Location of project/development by street address, or CSM	REL Sheets 2-6	Y	
c. Name and mailing address of developer/owner;	REL Sheet 2	Y	
d. Name and mailing address of engineer/architect;	REL Sheets 2-6	Y	
e. A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.			
f. A written statement from the Owner acknowledging the Village's Restrictive Covenants for the District set forth on Appendix A and agreeing:			
i. to subject the real estate that is subject to the Site to the Restrictive Covenants if said property has not been previously subjected to the Restricted Covenants; and			
ii. to be individually bound by the terms of the Restrictive Covenants, including the waiver of sovereign immunity set forth therein.		Y	
g. North point indicator;	REL Sheet 2-6	Y	
h. Scale;	REL Sheet 2-6	Y	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
i. Boundary lines of property, with dimensions;	REL Sheet 2	Y	
j. Location identification, and dimensions of existing and proposed:			
i. Topographic contours at a minimum interval of two feet, and key spot elevations;	REL Sheets 2,5,6	Y	
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	REL Sheet 2-6	Y	
iii. On site streets and street right of ways, and fire lanes;	REL Sheet 2-6	Y	
iv. Utilities and any easements including but not limited to the following types;	REL Sheets 2,4	Y	
v. All buildings and structures, existing & proposed to consider maximum development of the parcel if more than one structure could be located on the parcel;	REL Sheet 3-6	Y	
k. A statement of the total acreage of the property to be developed;	REL Sheet 3	Y	1.79 ACRES PROJECT 1.69 ACRES LOT
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	REL Sheet 3	Y	
m. All contemplated land uses;	REL Sheets 3-6	Y	
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	N/A	N/A	N/A

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	REL Sheet 3	Y	
p. Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;	REL Sheet 3	Y	
q. Existing rights-of-way and easements that may affect the project;	REL Sheets 2-6	Y	
r. The location of sanitary and storm sewer lines and water mains;	REL Sheets 2,4	Y	
s. The location of recreational and open space areas;	REL Sheet 3	Y	
t. Description of proposed system for drainage and a storm water plan showing existing and final grades.			NARRATIVE
i. Parking facilities;	REL Sheet 3	Y	
ii. Water bodies and wetlands;	REL Sheet 3	Y	
iii. Surface water holding ponds , drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site	REL Sheets 3-6	Y	
u. Sidewalks, walkways, and driveways;	REL Sheet 3	Y	
v. Off street loading areas and docks;	N/A		
w. Fences and retaining walls;	REL SHEET 3	Y	
x. All signs;	N/A		

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
y. Exterior refuse collection areas and the required enclosure(s);	REL Sheets 3,8	Y	
z. Exterior lighting;	REL Sheet 3	Y	
aa. Traffic flow on and off site.	REL Sheet 3	Y	
bb. Location of open space/green space;	REL Sheet 3	Y	
cc. Site statistics, including:			
i. Sq. Footage	REL Sheet 3	Y	153,733 SF
ii. Percent site coverage;	REL Sheet 3	Y	46.60%
iii. Percent open space; and green space	REL Sheet 3	Y	53.40%
iv. Floor area ratio (FAR)	REL Sheet 3	Y	0.164
dd. Location and dimensions of proposed outdoor display areas;	N/A	N/A	
ee. Architectural rendering of the proposed structures and buildings, including:	A10		
i. All dimensions;	A1.0, A2.0		
ii. Gross square footage of existing and proposed buildings and structures; and	A1.0	Y	
iii. Description of all exterior finish materials.	A2.0	Y	
ff. Erosion control plans;	REL Sheets 6, 9-13	Y	
gg. Landscaping plan	REL Sheet 14		

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



**XTOR
CROSSTOUR
MAXX LED**

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

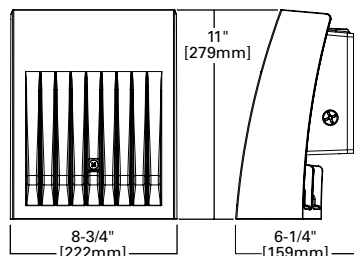
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:

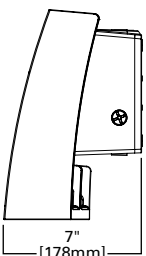
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

DIMENSIONS

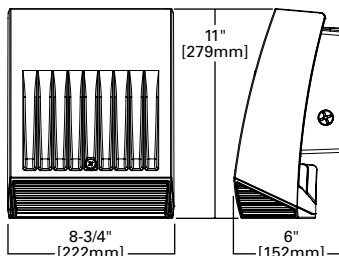
FULL CUTOFF



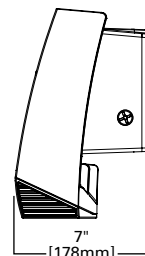
DEEP BACK BOX



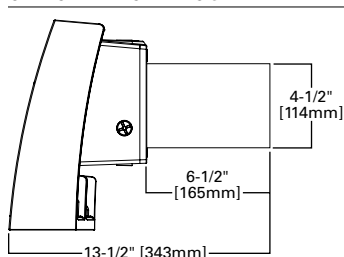
REFRACTIVE LENS



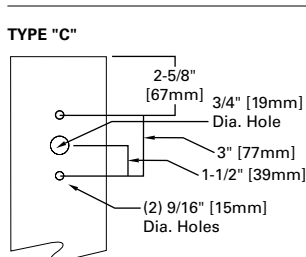
DEEP BACK BOX



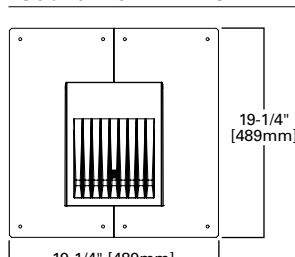
OPTIONAL POLE MOUNT ARM



ARM DRILLING



ESCUTCHEON PLATES



POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W

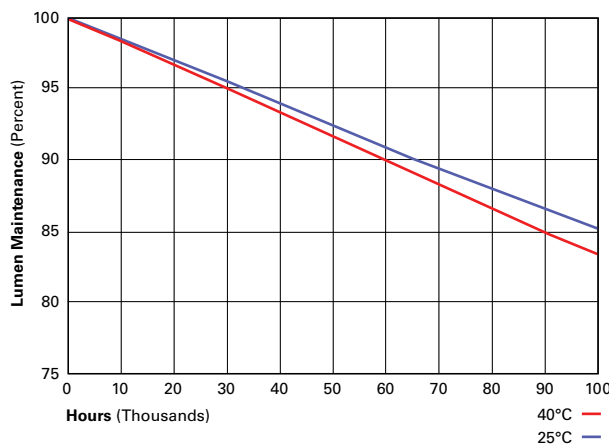
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W

102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED	XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		--
480V	0.14	0.19	0.24		--

ORDERING INFORMATION

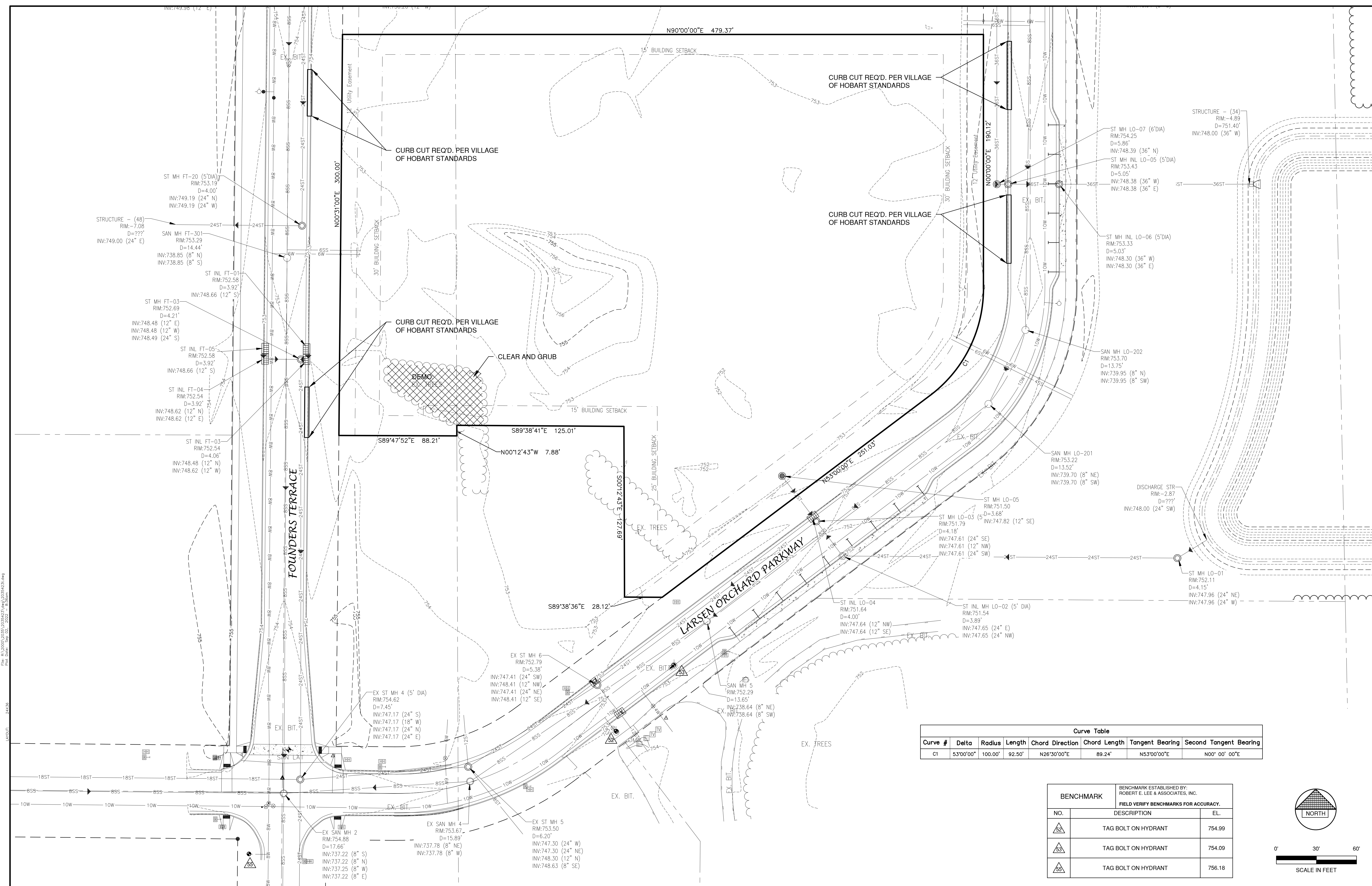
Sample Number: XTOR6B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B=58W XTOR8B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V^{2,3,4,5} 480V=480V^{2,3,4,5,6} PC1=Photocontrol 120V⁷ PC2=Photocontrol 208-277V^{7,8} PMA=Pole Mount Arm (C Drilling) with Round Adapter^{3,9} MS-L20=Motion Sensor for ON/OFF Operation^{2,3,10,11} MS/DIM-L20=Motion Sensor for Dimming Operation^{2,3,10,11,12,13,14} CBP=Cold Weather Battery Pack^{2,3,15,16,17} HA=50°C High Ambient¹⁷
Accessories (Order Separately)			
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol⁸ VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸		VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor¹⁴	

- NOTES:**
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
 - Not available with HA option.
 - Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
 - Not available with CBP option.
 - Thru-branch wiring not available with HA option or with 347V.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Not available with MS-L20 and MS/DIM-L20 options.
 - Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
 - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
 - 120V thru 277V only.
 - Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
 - Includes integral photo sensor.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
 - 120V or 277V operation only.
 - Operating temperatures -20°C to 25°C.
 - Not available in XTOR12B or XTOR12BRL models.
 - Replace XX with housing color.

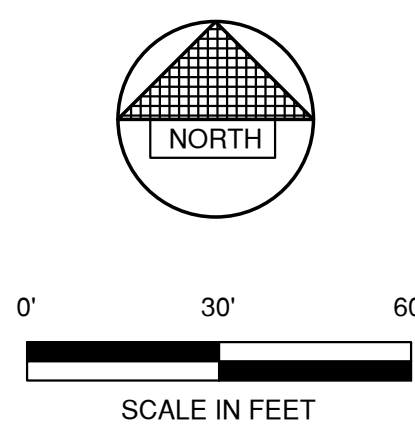
STOCK ORDERING INFORMATION

58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	XTOR12B-WT=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	XTOR12B-PC2=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR12B-PMA=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR8B-W=81W, 4000K, Carbon Bronze	XTOR12B-W=102W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze	XTOR12B-W-PC1=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze	XTOR12B-W-PC2=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR8B-W-PMA=81W,4000K, Pole Mount Arm, Carbon Bronze	XTOR12B-W-PMA=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-PC1=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR2BRL-WT=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-PC2=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-PMA=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-PC1=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC2=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-W-PC2=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-W-PMA=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-W-PMA=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze



Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	53°00'00"	100.00'	92.50'	N26°30'00"E	89.24'	N53°00'00"E	N00° 00' 00"E

BENCHMARK		
NO.	DESCRIPTION	EL.
52	TAG BOLT ON HYDRANT	754.99
53	TAG BOLT ON HYDRANT	754.09
55	TAG BOLT ON HYDRANT	756.18



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

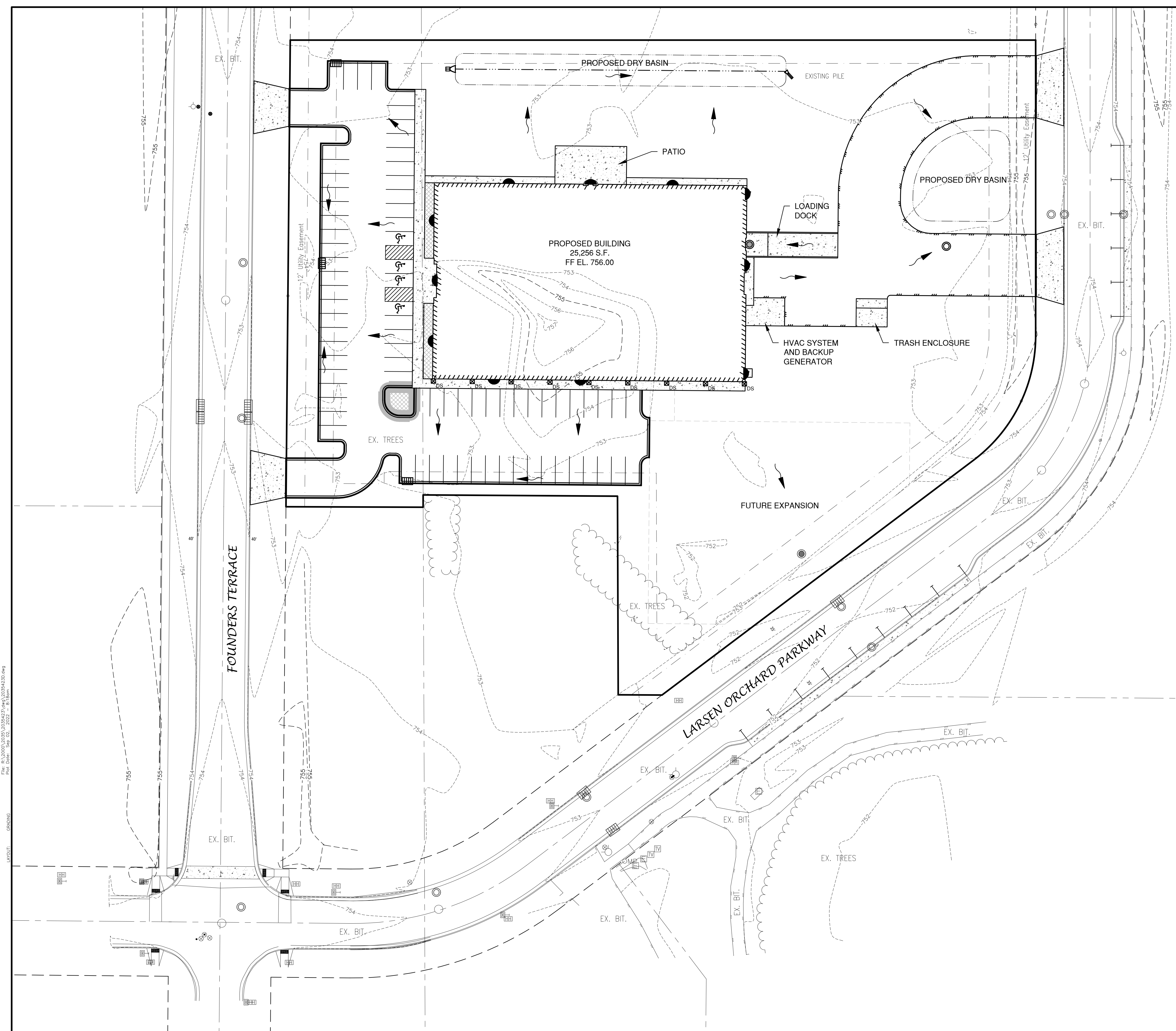
SITE DEVELOPMENT FOR FOREVER BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 08/2022
 FILE 2035423T
 JOB NO. 2035423

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO. **2**

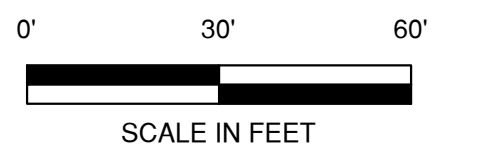
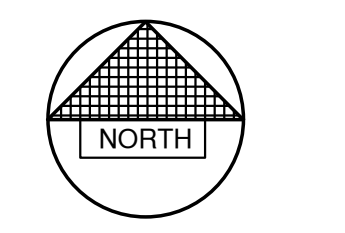


LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW

NOTE

*CONTRACTOR TO TEMPORARILY BUILD GRAVEL BASE COURSE TO FINAL PAVEMENT ELEVATION FOR LOADING DOCK RAMPS AND TEST RAMP FOR PROPER TRUCK ALIGNMENT TO LOADING DOCK PRIOR TO PAVING.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

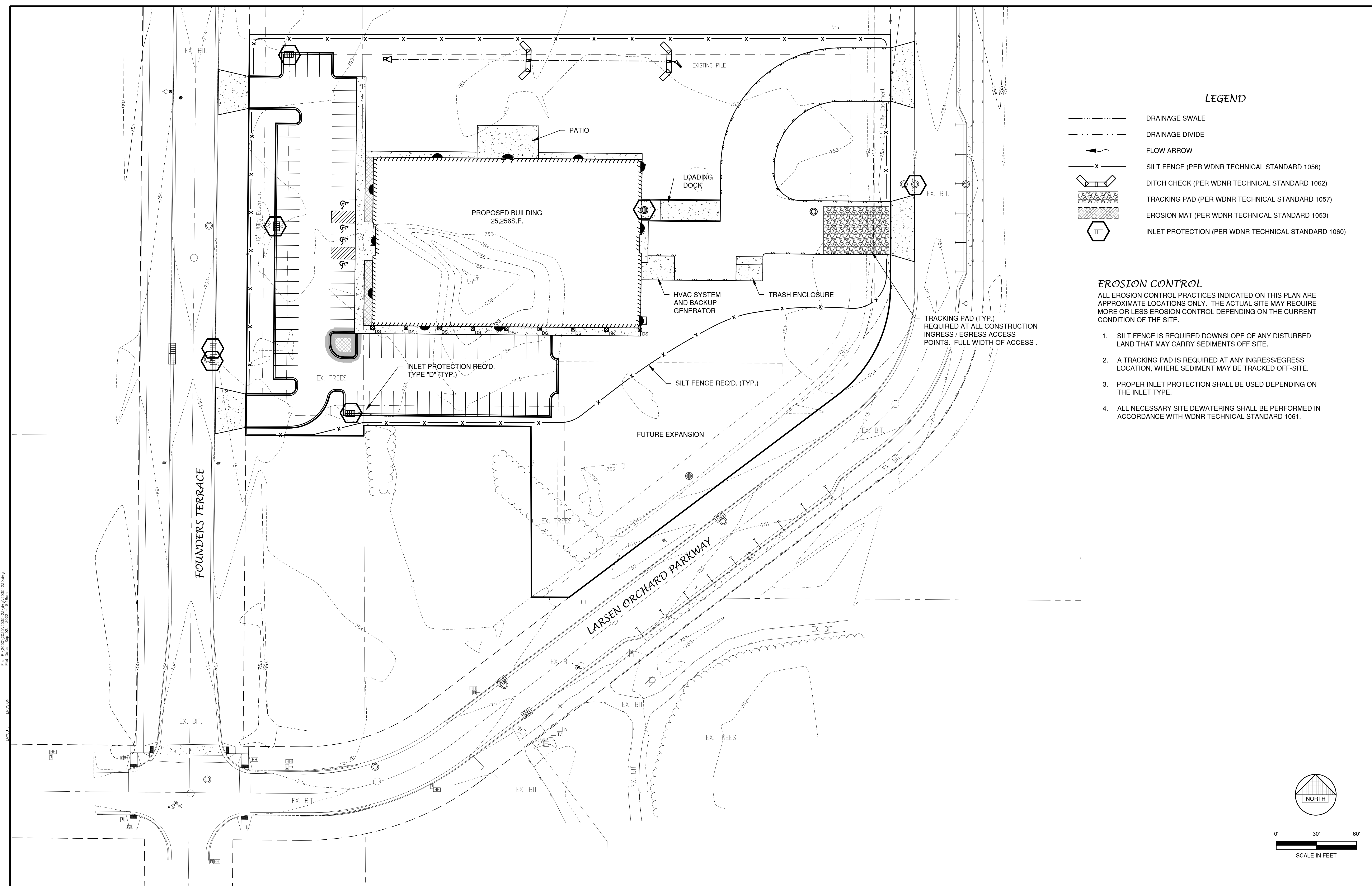
SITE DEVELOPMENT FOR FOREVER
 BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

GRADING PLAN

DATE	08/20/22
FILE	2035423D
JOB NO.	2035423

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
5



LEGEND

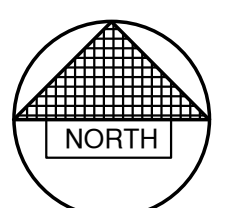
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

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.

TRACKING PAD (TYP.)
REQUIRED AT ALL CONSTRUCTION
INGRESS / EGRESS ACCESS
POINTS. FULL WIDTH OF ACCESS .



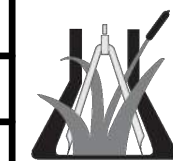
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN
LLP
 CHECKED
 DESIGNED
BBR

SITE DEVELOPMENT FOR FOREVER
 BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

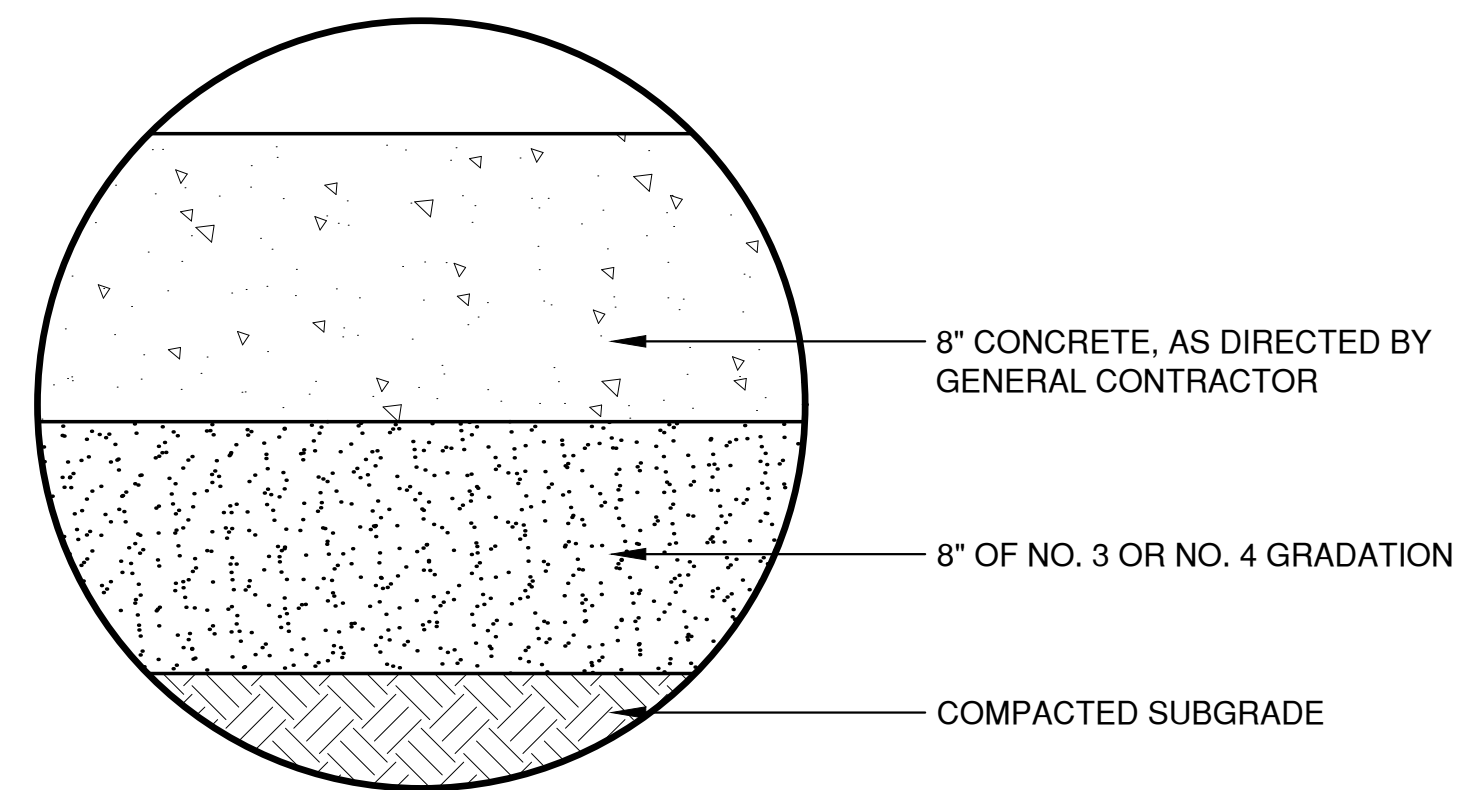
EROSION CONTROL PLAN

DATE
08/2022
 FILE
2035423D
 JOB NO.
2035423

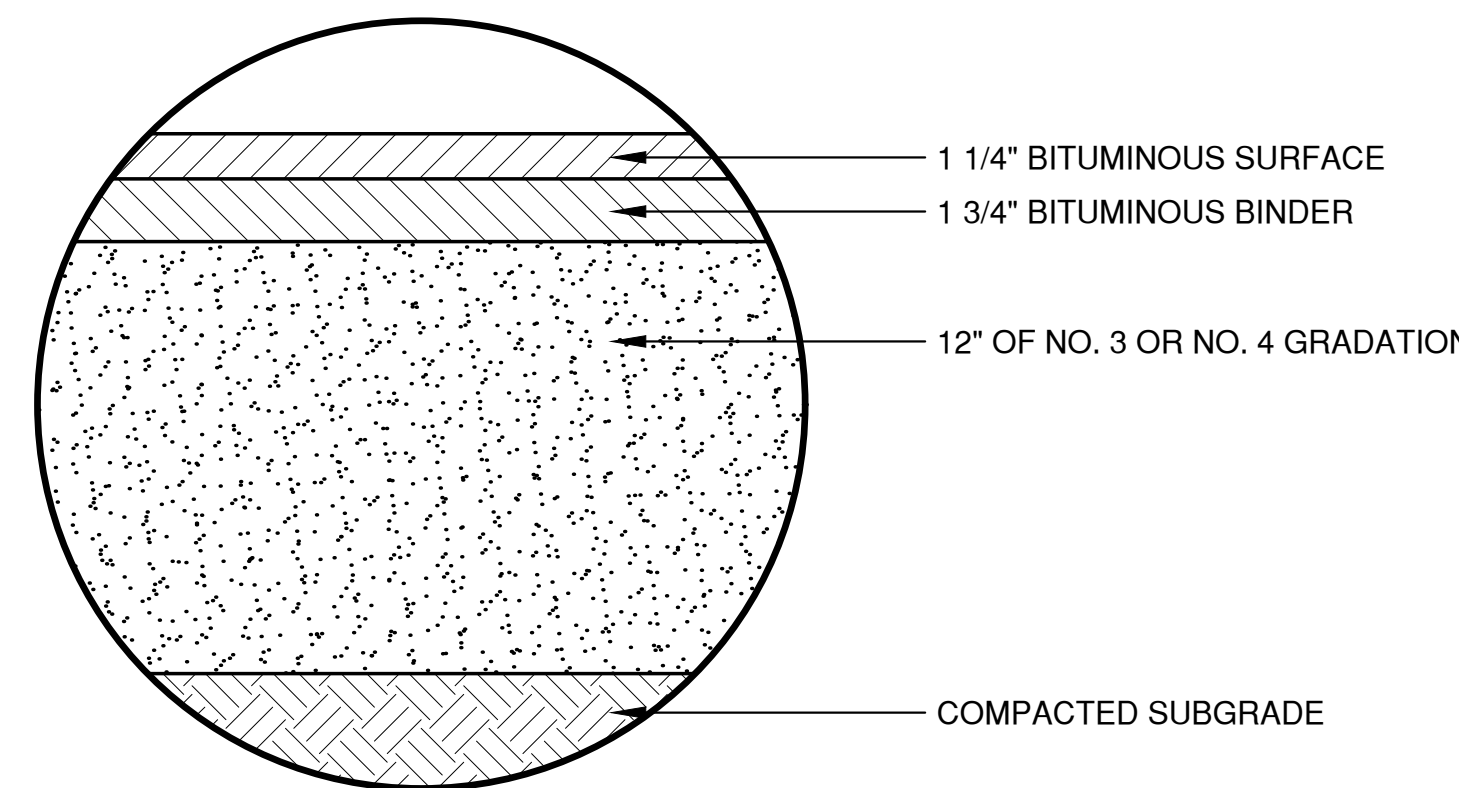


Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

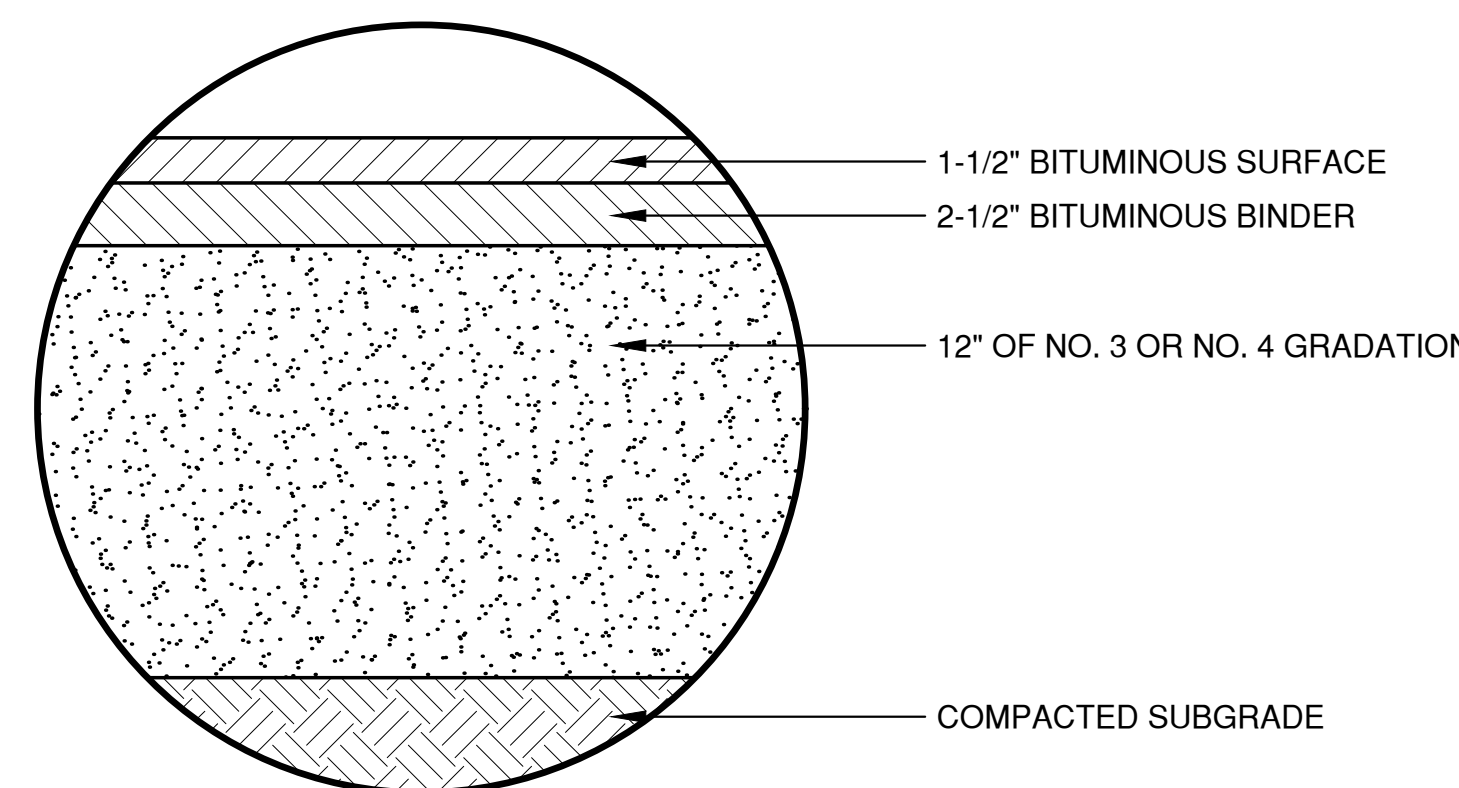
SHEET NO.
6



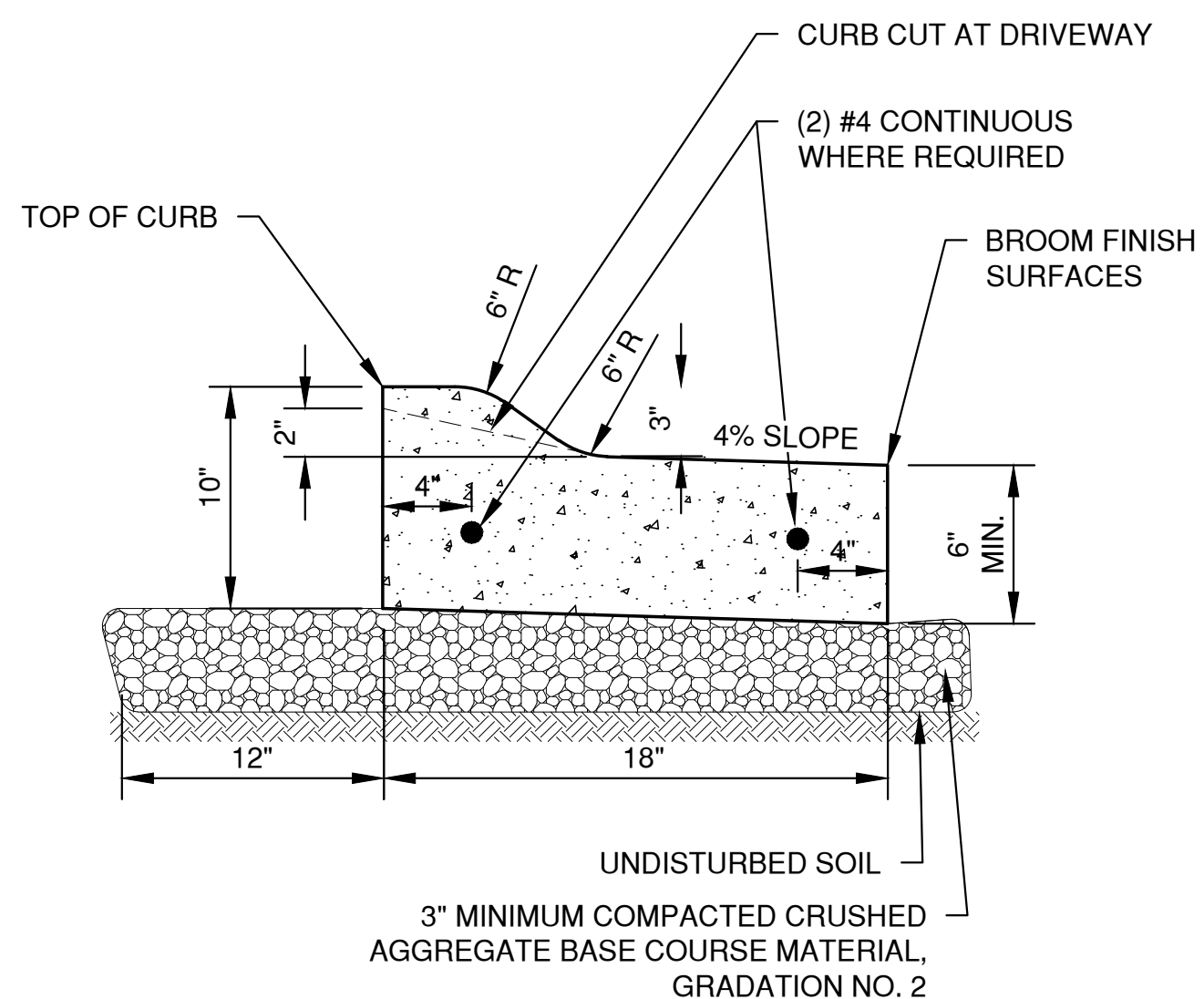
CONCRETE PAVEMENT



LIGHT DUTY ASPHALT PAVEMENT

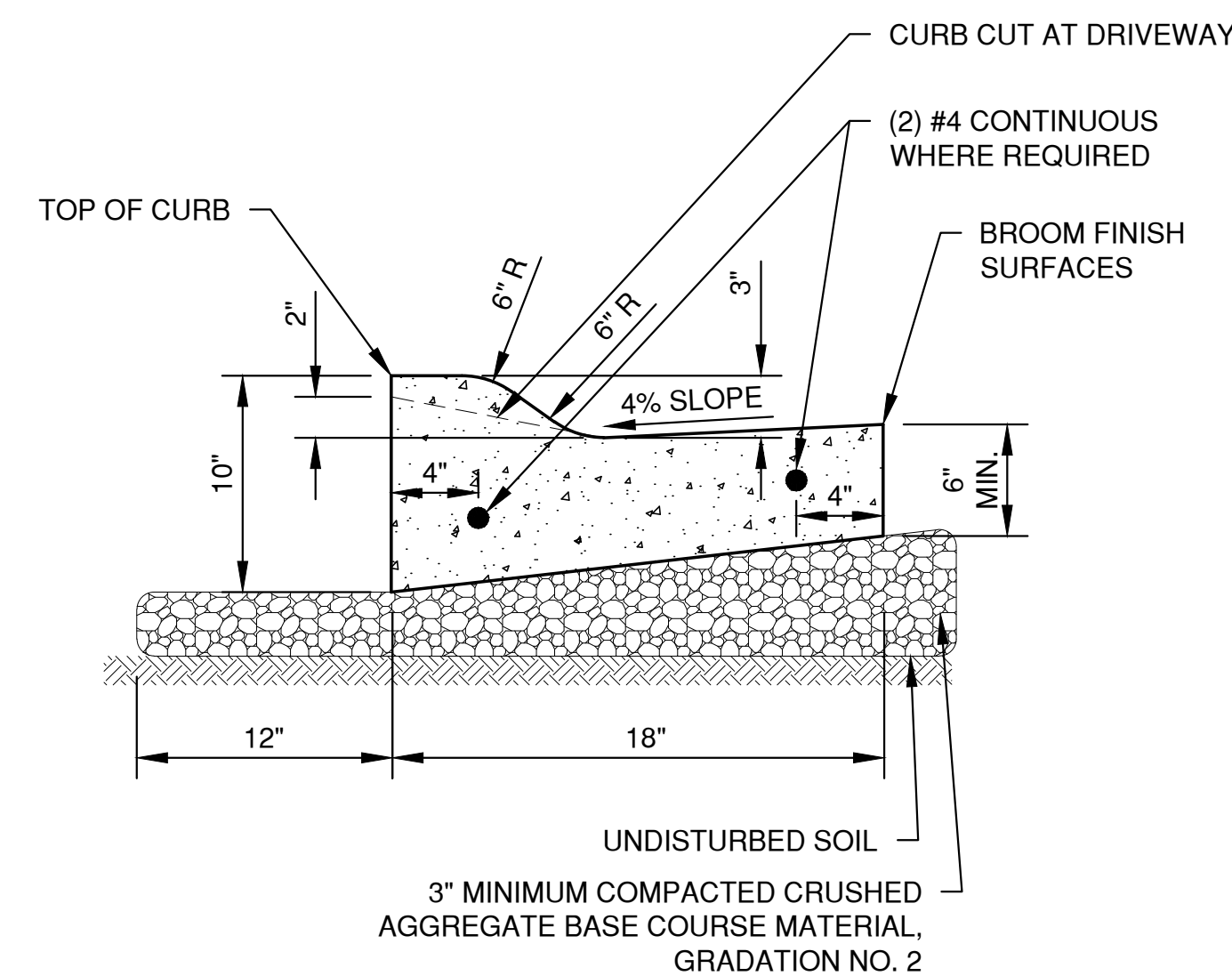


HEAVY DUTY ASPHALT PAVEMENT



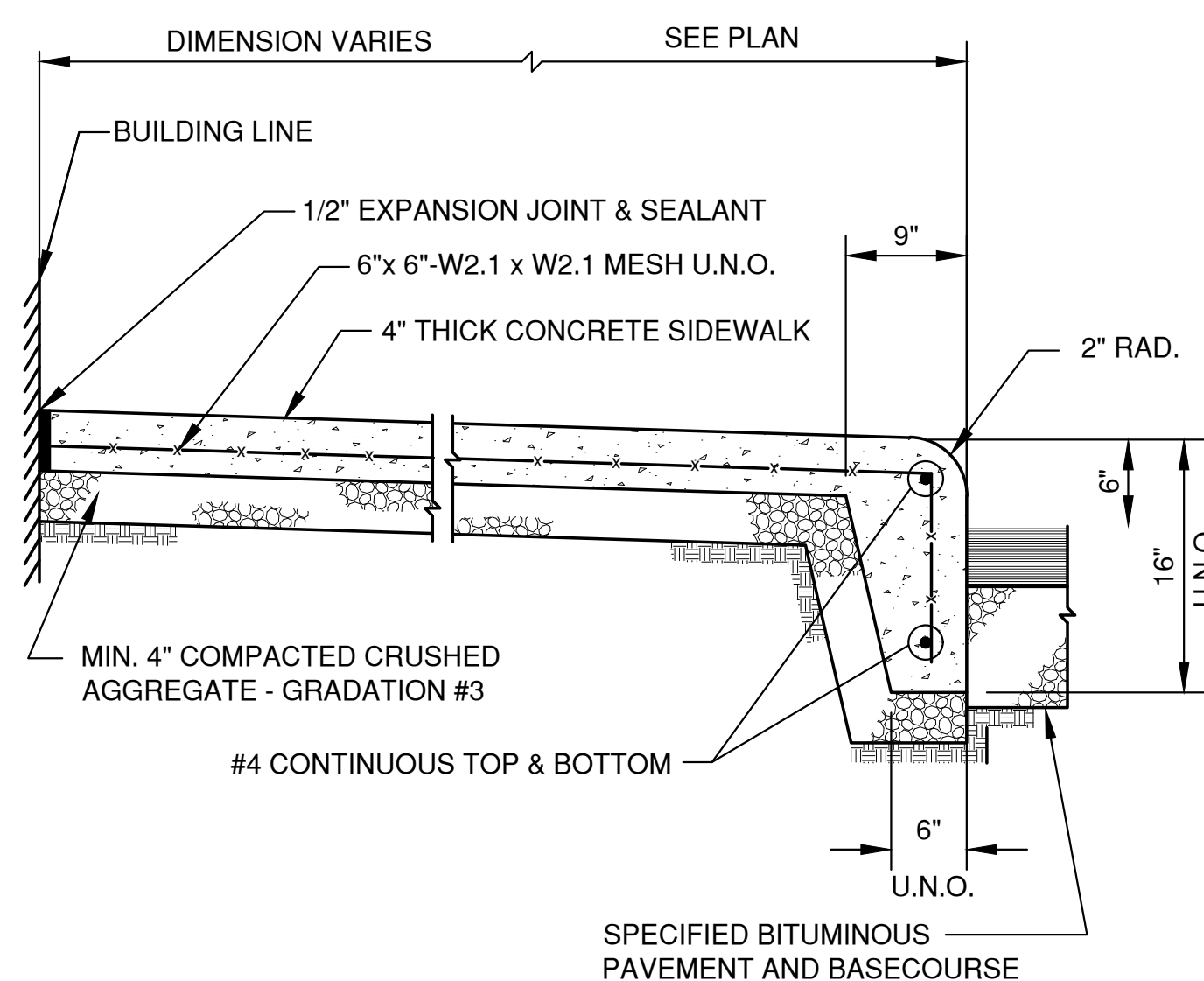
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE SHEDDING CURB AND GUTTER

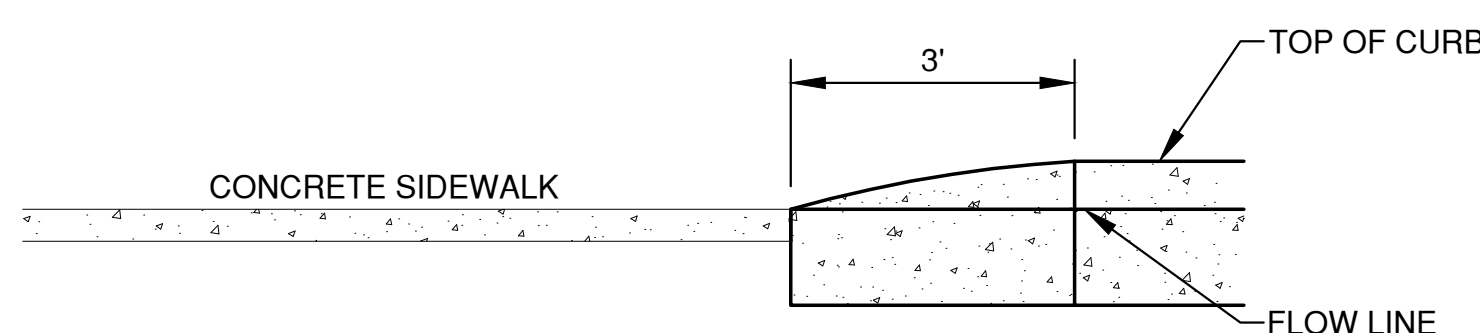


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

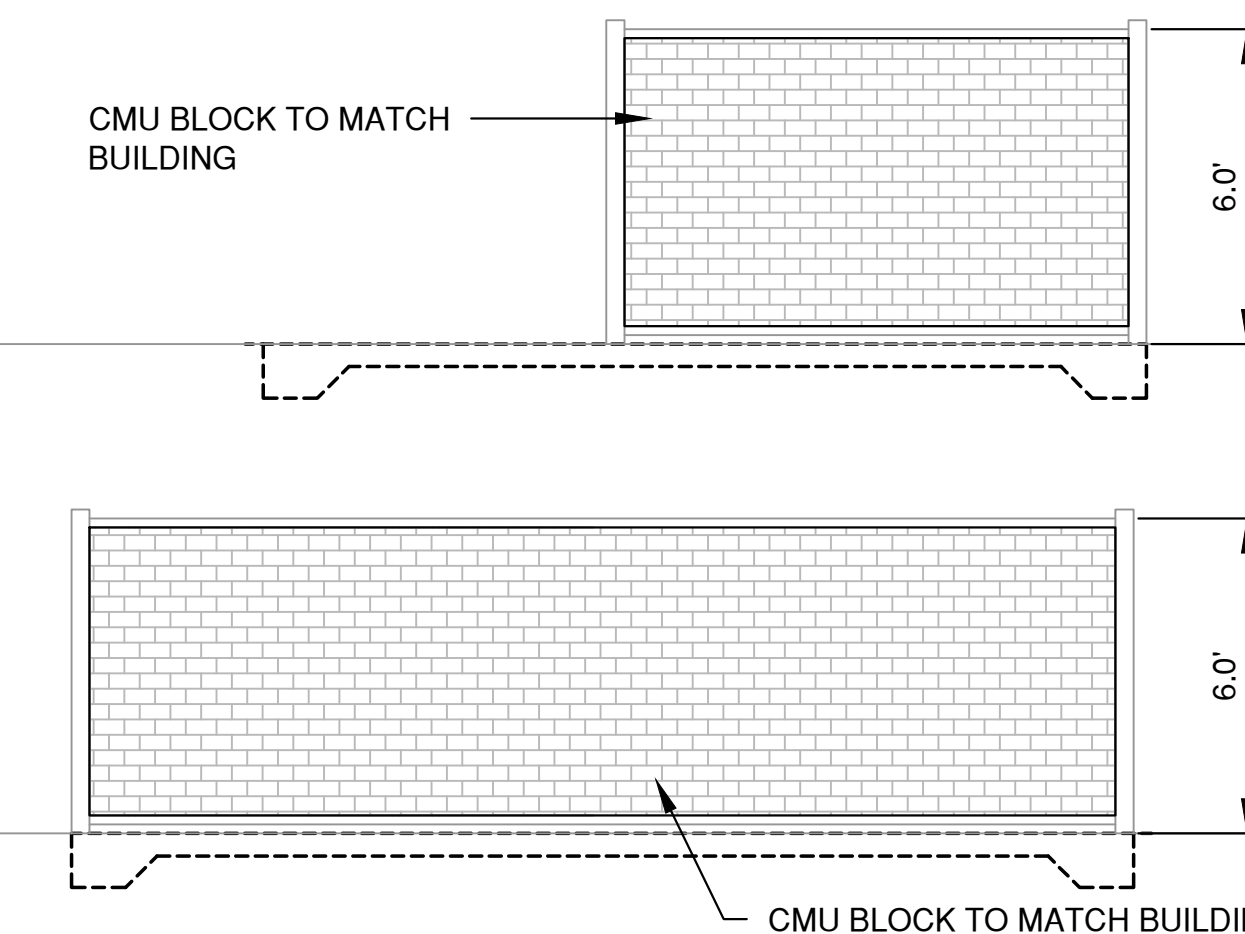
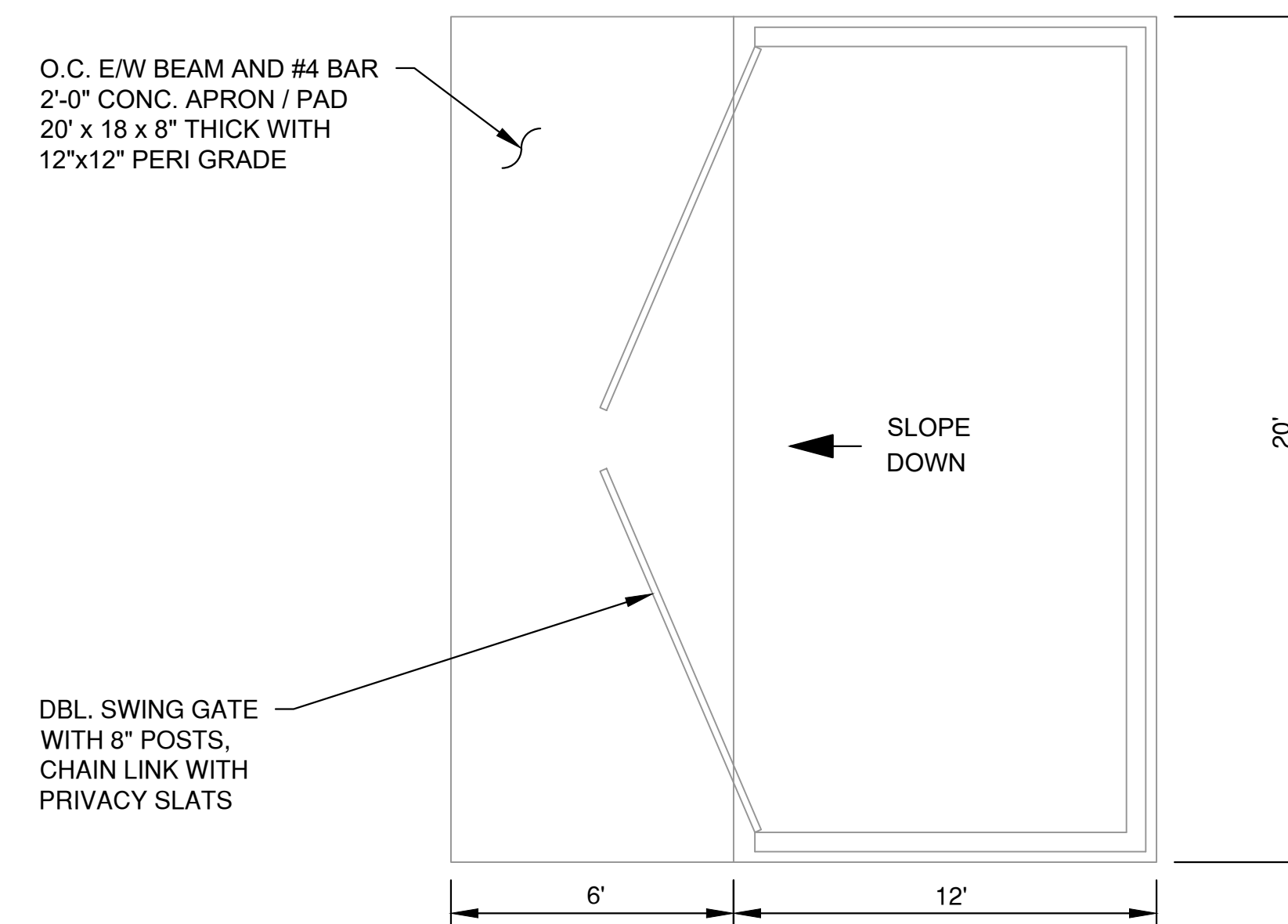
MOUNTABLE CURB AND GUTTER



SIDEWALK WITH INTEGRAL CURB



CURB TAPER DETAIL



TRASH ENCLOSURE DETAIL

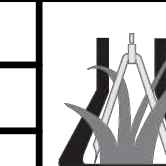
LAYOUT: DETAILS (2) FILE: R:\2020\2019\2019\2019\44\DETAILS.dwg PLOT DATE: Sep 22, 2022 8:54am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								JMS
								CHECKED
								DESIGNED
								BBR

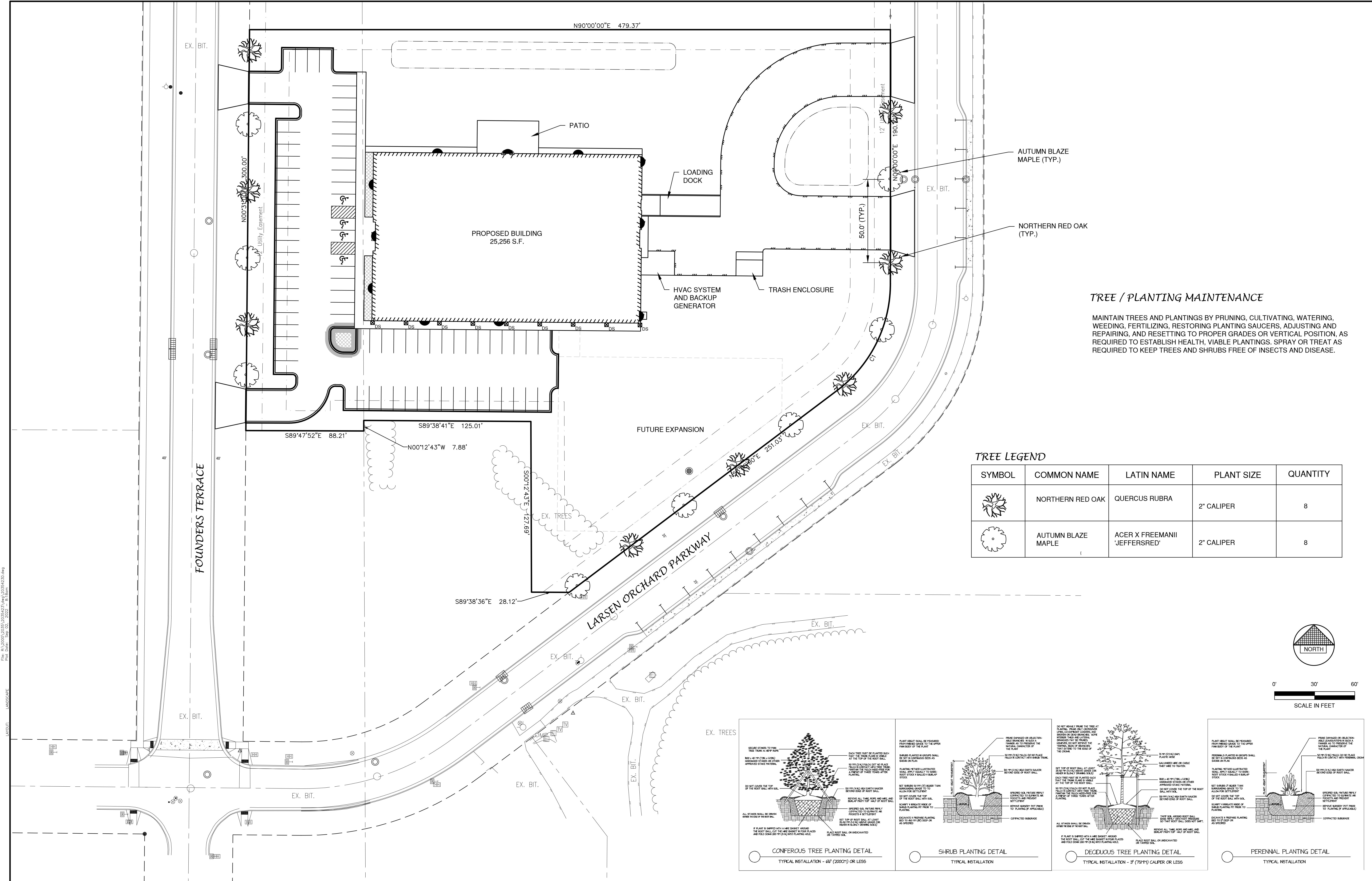
SITE DEVELOPMENT FOR FOREVER
 BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE	08/2022
FILE	DETAILS
JOB NO.	2025423



Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

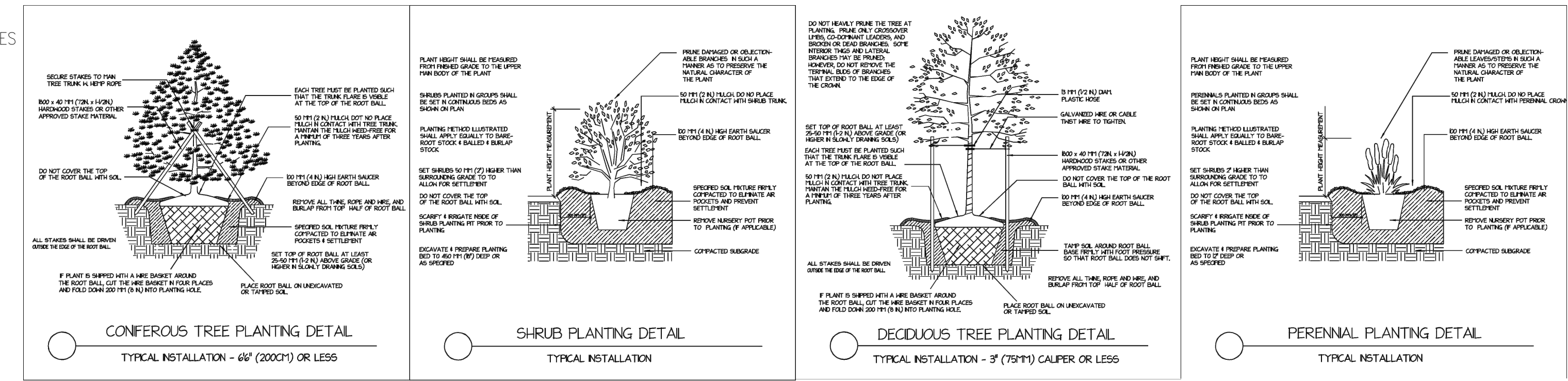


TREE / PLANTING MAINTENANCE

MAINTAIN TREES AND PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

TREE LEGEND

SYMBOL	COMMON NAME	LATIN NAME	PLANT SIZE	QUANTITY
	NORTHERN RED OAK	QUERCUS RUBRA	2" CALIPER	8
	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CALIPER	8



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

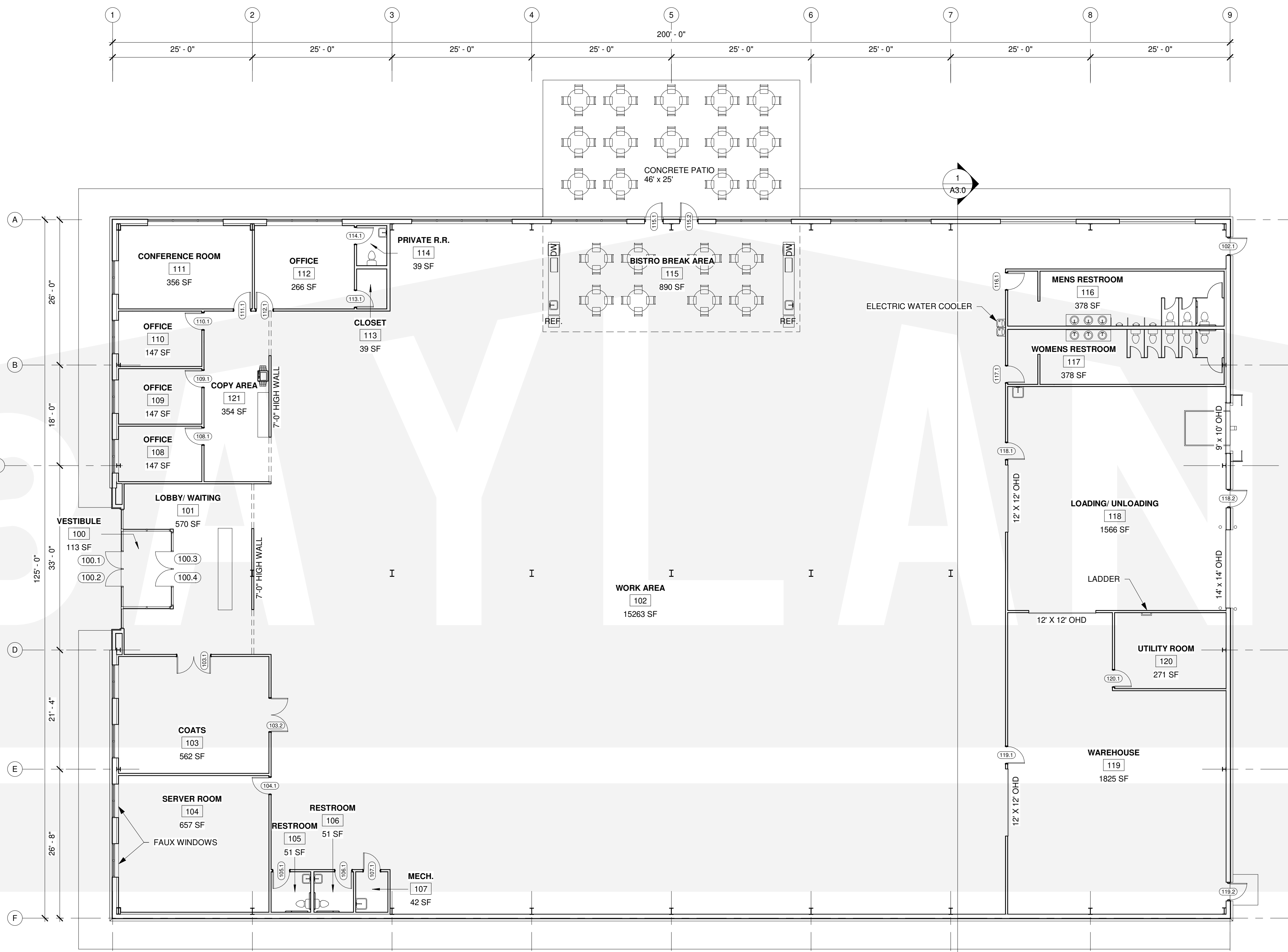
SITE DEVELOPMENT FOR FOREVER BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

LANDSCAPE PLAN

DATE 08/2022
FILE 2035423D
JOB NO. 2035423

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releec.com

SHEET NO. 14



PROPOSED BUILDING FOR:

21-2155

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION,
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *

PROJECT EXECUTIVE: BRIAN PETERS
(920) 362-7870

DRAWN BY: DPO/CRP

DATE: 12/27/21

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

OVERALL FLOOR PLAN



1/A1.0 SCALE = 3/32" = 1'-0"
OVERALL 1ST FLOOR PLAN

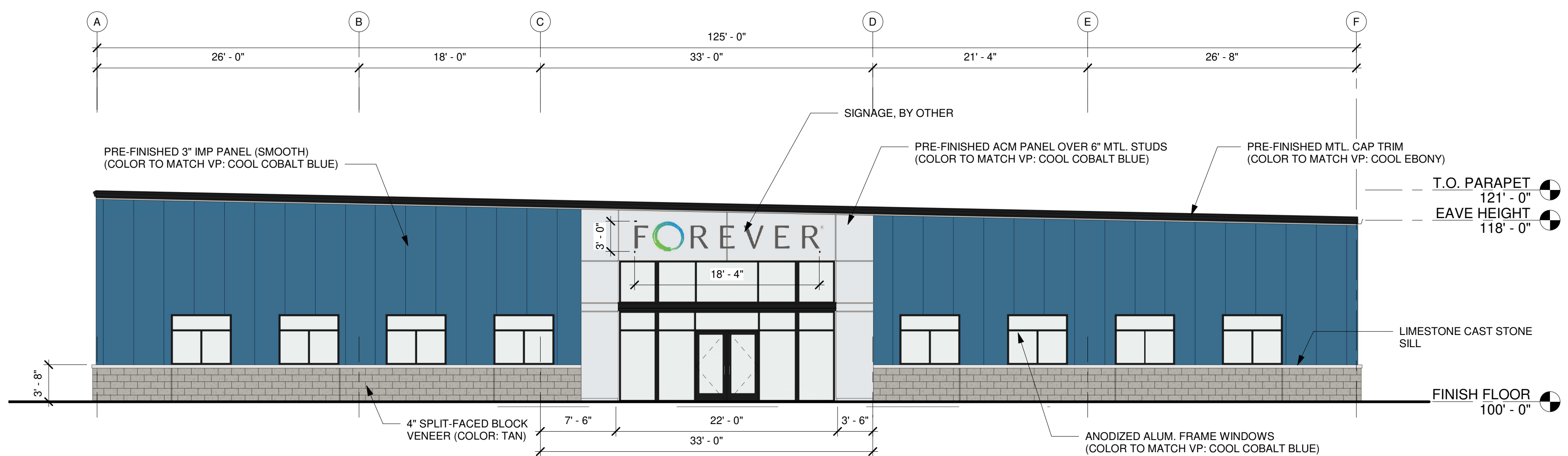
A1.0



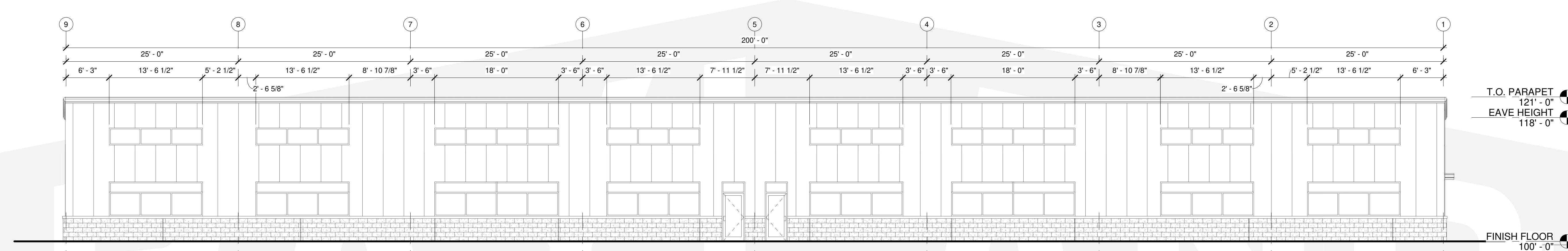
BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
 (920) 498-9300 FAX (920) 498-3033
 www.baylandbuildings.com

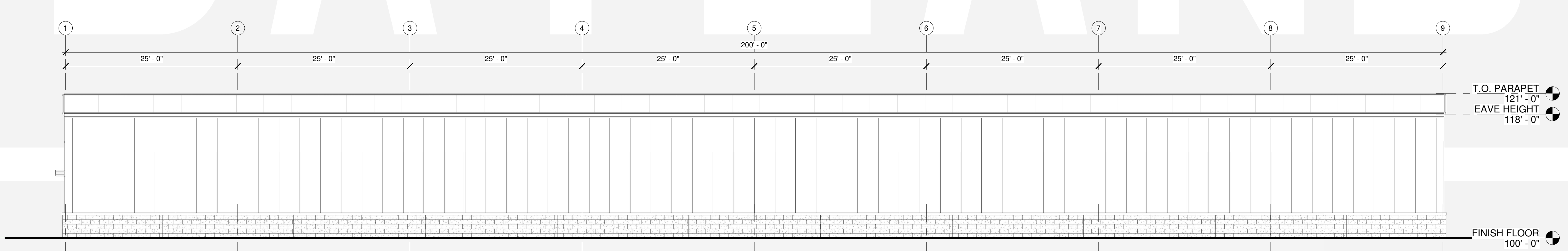
DESIGN & BUILD GENERAL CONTRACTOR



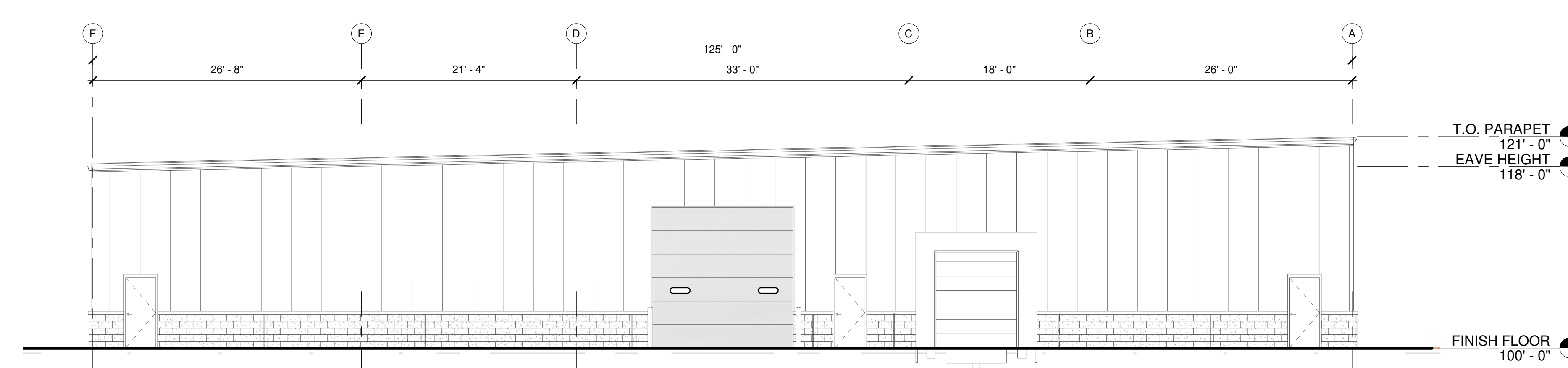
1 / A2.0 SCALE = 1/8" = 1'-0"
WEST ELEVATION



2 / A2.0 SCALE = 1/8" = 1'-0"
NORTH ELEVATION



3 / A2.0 SCALE = 1/8" = 1'-0"
SOUTH ELEVATION



4 / A2.0 SCALE = 1/8" = 1'-0"
EAST ELEVATION

PROPOSED BUILDING FOR:

21-2155

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT: THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *

PROJECT EXECUTIVE: BRIAN PETERS
 (920) 362-7870

DRAWN BY: DPO/CRP

DATE: 12/27/21

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0