



Village of Hobart – www.hobartwi.gov
Village Office - 2990 South Pine Tree Road, Hobart, WI

Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on **Thursday May 28th 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted May 22nd 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Thursday May 28th 2026 (5:30 PM)

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. Approve Minutes of April 1st 2026 (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Election of Committee Chairperson and Vice-Chairperson

6. DISCUSSION AND ACTION – Consider a new 16,945 SF Indoor Riding Arena/Barn w/ Associated site Improvements (1130 Orlando Drive, HB-332-3-1) (Page 4)

Exceptional Equestrians is proposing to construct a new indoor riding arena / barn of 16,945 square feet within their complex located at 1130 Orlando Dr. (Parcel HB-332-3-1) along with the required associated site improvement including access and parking. The proposed building will be single story in height.

*** 7. DISCUSSION AND ACTION - Site plan modification to the previously conditionally approved development (5076 Founders Terrace, HB-523-2) (Page 34)**

The property owner of parcel HB-523-2, located at 5076 Founders Terrace, is proposing some modifications to the previously conditionally approved site plans for their new development. This request is for the proposed modifications to be reviewed with the Committee directing the applicant to proceed accordingly. A final drawing of the proposed site plans will be submitted at a later date pending direction from the Site Review Committee.

8. ADJOURN

Aaron Kramer – Village Administrator

Members: Dave Dillenburg (Chairperson), Tom Tengowski (Vice-Chairperson), Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Peter Zobro, Steve Riley

NOTE: A quorum of the Village Board may be present at this meeting, but no official Board action or discussion will take place. Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobartwi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, April 1, 2026 – 5:30 pm

MEETING MINUTES – SITE REVIEW COMMITTEE

ROUTINE ITEMS TO BE ACTED UPON:

1. **Call to order/Roll Call.** The meeting was called to order by Dave Dillenburg at 5:30 pm. Roll call: Dave Baranczyk, Rick Nuetzel, Steve Riley, and Dave Dillenburg were present. Excused: Tom Tengowski, Tammy Zittlow and Peter Zobro.
2. **Certification of the open meeting law agenda requirements and approval of the agenda.** ACTION: To certify the open meeting law agenda requirements and approval of the agenda. MOTION: Baranczyk SECOND: Nuetzel MOTION APPROVED BY VOICE VOTE: 4-0.
3. **Approve Minutes of February 18, 2026.** ACTION: To approve the minutes of the February 18, 2026 Site Review Meeting. MOTION: Dillenburg SECOND: Riley MOTION APPROVED BY VOICE VOTE: 4-0
4. **Public Comment on Non-Agenda Items.** – None.

ACTION ITEMS

5. DISCUSSION AND ACTION – Request for new wall signs located at 611 Centerline Drive (HB-524-1-1)

Auto Aces, located at 611 Centerline Dr., is currently under construction and is submitting for review and action of the wall signage. During the original site review back in September 2025, signage was not finalized and therefore not submitted at that time. The developer has since finalized the freestanding signage and is requesting review of said signage. The request before the Committee at this time would be for two internally illuminated wall signs of a total of 70.76 square feet (actual sign area is roughly 96 square feet of sign faces) for each sign. There will be one sign located on each of the office store fronts facing Centerline Dr. and Founders Terrace. Since this is a corner parcel, the development is allowed to have one wall sign facing each roadway. Both wall signs are compliant with the Village Sign Code.

ACTION: Approval of the proposed two wall signs of 70.76 square feet each to be located on the north and west elevations of the new building located at 611 Centerline Dr. as submitted.

MOTION: Nuetzel SECOND: Baranczyk MOTION APPROVED BY VOICE VOTE: 5-0

6. DISCUSSION AND ACTION - Consider the landscaping and lighting plans for the new recently approved development at 5060 Founders Terrace (HB-523-7) Bayland Buildings recently received conditional approval on a proposed new 20,000 square foot commercial building to be located at 5060 Founders Terrace (Parcel HB-523-7) along with the required associated site improvement including access and parking. The landscaping plan and exterior lighting plan were required to be re-submitted for review and approval.

ACTION: Approval of both the landscape plan and lighting plan as submitted. This approval does not relive the other conditions of approval from the February 18, 2026 conditional approval.

1. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall lighting fixtures and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.

MOTION: Dillenburg SECOND: Nuetzel MOTION APPROVED BY VOICE VOTE: 4-0

7. DISCUSSION AND ACTION - Request for new wall signage and face replacement of existing ground sign located at 3860 W. Mason Street (Dobbs Tire & Auto Centers, HB-1394-3) Dobbs Tire & Auto Centers, located at 3860 W. Mason St., recently acquired the property (formerly Al Huss Auto & Truck LLC) and is submitting for review and action of proposed new wall signs and face replacement of the existing ground sign.

ACTION: Approval of the proposed 66.62 square foot sign on the west elevation and the proposed 44.25 square foot wall sign on the south elevation of the existing building to be located at 43860 W. Mason St. as submitted.

MOTION: Baranczyk SECOND: Nuetzel MOTION APPROVED BY VOICE VOTE: 4-0

8. ADJOURN MOTION to adjourn the meeting by Riley SECOND: Dillenburg MOTION APPROVED BY VOICE VOTE: 4-0. Meeting adjourned at 5:52 pm.

Respectfully submitted by Amanda Wangerin, Village Deputy Clerk



TO: Site Review Committee

RE: 1130 Orlando Dr., HB-332-3-1; 16,945 SF Indoor Riding Arena/Barn w/ Associated site Improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: May 20, 2026

ISSUE: Discussion and action to consider a new 16,945 SF Indoor Riding Arena/Barn w/ Associated site Improvements

RECOMMENDATION: Staff recommends conditional approval based on staff recommendations along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Exceptional Equestrians / Bayland Buildings, Inc.
2. Applicant: Vierbicher
3. Address/Parcel: 1130 Orlando Dr., HB-332-3-1
4. Zoning: I-1: Limited Industrial District
5. Use: Indoor Riding Arena / Barn

BACKGROUND

Exceptional Equestrians is proposing to construct a new indoor riding arena / barn of 16,945 square feet within their complex located at 1130 Orlando Dr. (Parcel HB-332-3-1) along with the required associated site improvement including access and parking. The proposed building will be single story in height.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

- A. Zoning:** I-1: Limited Industrial District
- B. Green Space:** 74% pervious after development
- C. Setbacks:** This development complies with all applicable setbacks (proposed 304' (front/Orlando Dr.), 229' (rear), 357' (side/west), and 15' (side/east)).
- D. Parking:** Per Village Code, this use is not identified in the code. Therefore, it would be as a "*Business (not listed above)*". *One parking space for each two staff members or employees, plus such additional parking space as may be required by the Planning and Zoning Commission for customers or users*". Based on the site plan presented, there is a total of 27 stalls for the development with 9 new stalls for this proposed building/use.
- E. Fire Dept. and Police Dept.:** The plans are being reviewed by both Police Chief and Fire Chief with their comments and conditions being brought to the meeting.
- F. Storm Water:** Storm water from this development will be collected into two bio-filter areas with one being on each side of the building. The overall storm water plan will need approval from the Village Engineer.

G. Refuse Collection: There is no new refuse / recycling enclosure planned as all refuse as part of the new building project.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Wood frame buildings.
- 2. Exterior Materials:** The walls of the entire building will be IMP panel (3" thick insulated panels that will be all concealed fastener). The main entrance elevation will be horizontal panels while the remaining elevations will be vertical panels.
- 3. Height:** Anticipated at 34 feet to the roof ridge (16' to eave)
- 4. Overhead doors:** There are two overhead doors on the south elevation to allow access to the stable area and the arena area.
- 5. Mechanical equipment:** None noted on the plans, but all such equipment shall be screened from view with materials to match those of the principal structure or with landscaping. All exterior exhaust/intake vents shall be colored to blend with the principal structure.

Section 3, Landscaping Plan: The submitted landscape plan notes foundation plantings along the west (main entrance) and south building elevations. Additionally, there are 5 proposed trees in the landscape area south of the proposed building that will be between the building and Orlando Dr.

Section 4, Lighting: Building mounted lighting will consist of 11 architectural wall sconces that direct the lighting downward.

Section 5, Signage: The signage noted on the building elevations exceeds the limits of the Village Sign Code. Therefore, any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.

Section 6, Driveway-Curb Cut: All access points to the development are existing with no changes proposed. All alterations are internal access areas.

RECOMMENDATION/CONDITIONS

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

1. Lock box location(s) shall be approved by the Village Fire Chief
2. Any and all mechanical equipment shall be screened from view with materials to match those of the principal structure or with landscaping, and all exterior exhaust/intake vents shall be colored to blend with the principal structure.
3. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs are part of this lighting approval. Any other future lighting will require review and approval by the SRC.
4. Any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.
5. Storm water plans shall be approved by the Village Engineer.

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.
- One (1) Digital Copy of Plans

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)
1140 Orlando Drive, SW, SE, Sect 24, Township 23N Range 19E

Parcel HB-332-3-1

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 6.003 Acres

Size of facility(square footage): 16945 sf Proposed Barn

Type of facility: Barn

Developer: Bayland Buildings, Inc.

Address: P.O. Box 13571 Green Bay, WI 54307-3571 Phone: 920-498-9300

Engineer: Vierbicher

Address: 400 Security Blvd Suite 1 Green Bay, WI 54313 Phone: 920-939-8117

Contractor: Bayland Buildings, Inc.

Construction Firm: _____

Address: P.O. Box 13571 Green Bay, WI 54307-3571 Phone: 920-498-9300

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial X Business Park _____ Commercial _____

Multi-Family _____

Current Zoning: Limited Industrial District

Other – Identify: _____

Erosion Control Plan on file: Attached YES _____ NO

% of Green Space: 73.0%

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

C. Setback Information: Shown on plan Complies with Ordinance: yes

D. # of parking stalls (Include Handicapped parking): _____
27 Total, 7 handicapped parking

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 ____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:
 Storm Water Management Plan included with this submittal

J. Sidewalks, walkways, and driveways:

K. Off street loading areas and docks:

L. Fences and retaining walls or berms:

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

Existing refuse collection shown on plans. No plan to upgrade this area.

N. Location and dimensions of proposed outdoor display areas: _____

No proposed outdoor display areas.

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: Steel and wood structure

2) Exterior Materials: light stone (vertical insulated panels) and colonial red (horizontal insulated panels)

3) Height of Facility: 31' 3"

4) Compatibility with existing adjacent structure: Photos Attached (Attach Photos)

5) Other unique characteristics: _____

5. **LANDSCAPING PLAN** See attached landscape 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:

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN** see attached lighting plan and attachments

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Identify Parking Lighting – Quantity – Wattage – Location :

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE** N/A - No proposed 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** N/A - No proposed curb cut

Width of Curb Cut: _____

Radius / Flare: _____

Apron Dimensions: _____

Culvert Size (End-walls Required) _____



Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Brian Sanders Owner Name: Exceptional Equestrians
 Address: 400 Security Blvd Suite 1 Address: 1130 Orlando Drive
 City: Green Bay State: WI Zip: 54313 City: Hobart State: WI Zip: 54115
 Phone: () 920-939-8117 Phone: () 920-347-3174
 Email: bsan@vierbicher.com Email: lkafka@exceptionalequestrians.org

B. Parcel – Site Information

Site Address: 1130 Orlando Drive Parcel ID: HB-332-3-1
 Project Description: Barn Addition

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	
Building/Structure Foot Prints	13,577	sq. ft.	+16,945	sq. ft.	30,522	sq. ft.
Paved/Gravel Areas	34,342	sq. ft.	+5,925	sq. ft.	40,267	sq. ft.
Totals	47,919	sq. ft.	+22,870	sq. ft.	70,789	sq. ft.

ERU Calculation: $\frac{70,789}{4000 \text{ sf / ERU}} = 17.7$ ERU's
 New Total Area sq. ft.

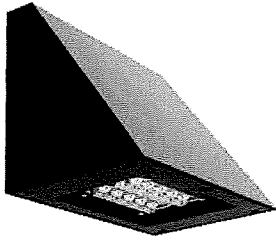
Preparer's Signature: Brian Sanders Date: 4/28/2026

Preparer's Printed Name: Brian Sanders



Job Name : BAYLAND 23-3098 EXCEPTIONAL EQUESTRIANS
 Manufacturer : LITHONIA OUTDOOR
 Model Number : WDGE2 LED P3 40K 80CRI TFTM MVOLT SRM DDBXD

Type :
OW1



WDGE2 LED

Architectural Wall Sconce Precision Refractive Optic

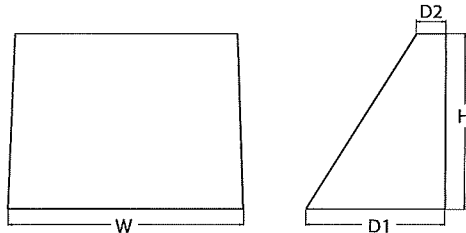


Catalog Number
Notes
Type

Hit the Tab key or mouse over the pages to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
 *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P0 ¹	27K	2700K	40K 4000K	70CRI ¹	T1S Type I Short	MVOLT	Shipped Included	
	P1 ²	30K	3000K	50K 5000K	80CRI	T2M Type II Medium	347 ⁵	SRM	Surface mounting bracket
	P2 ²	35K	3500K	AMB ³ Amber	LW ³ Limited Wavelength	T3M Type III Medium	480 ⁵	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁶
	P3 ²					T4M Type IV Medium			
	P4 ²					TFTM Forward Throw Medium			
								Shipped separately	
								AWS	3/8inch Architectural wall spacer ⁷
								PBBW	Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available ⁸

Options		Standalone Sensors/Controls		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE	Photocell, Button Type ⁹	PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ⁹	PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	Networked Sensors/Controls		DSSXD	Sandstone
CCE	Coastal Construction ⁹	NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DBBTD	Textured dark bronze
		NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DBLBD	Textured black
		NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DNATXD	Textured natural aluminum
		NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	DWHGXD	Textured white
			See page 4 for out of box functionality	DSSTXD	Textured sandstone



COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED
 Rev. 07/07/25

EXCEPTIONAL EQUESTRIANS

BARN ADDITION ORLANDO DRIVE - HOBART, WI

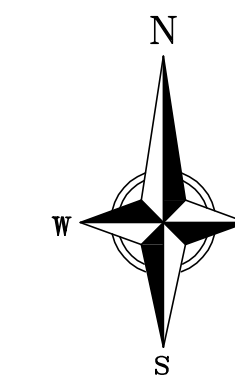
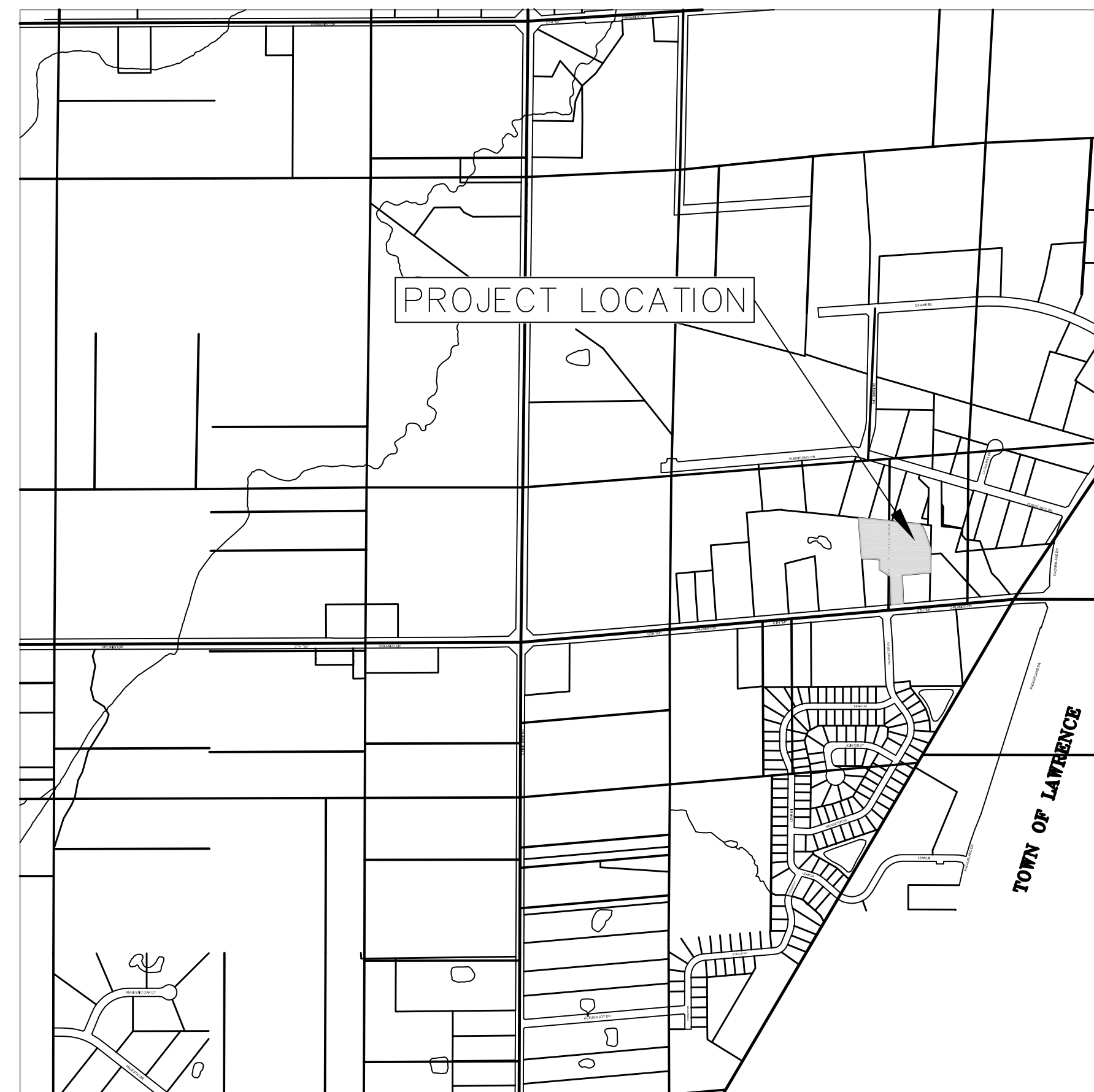
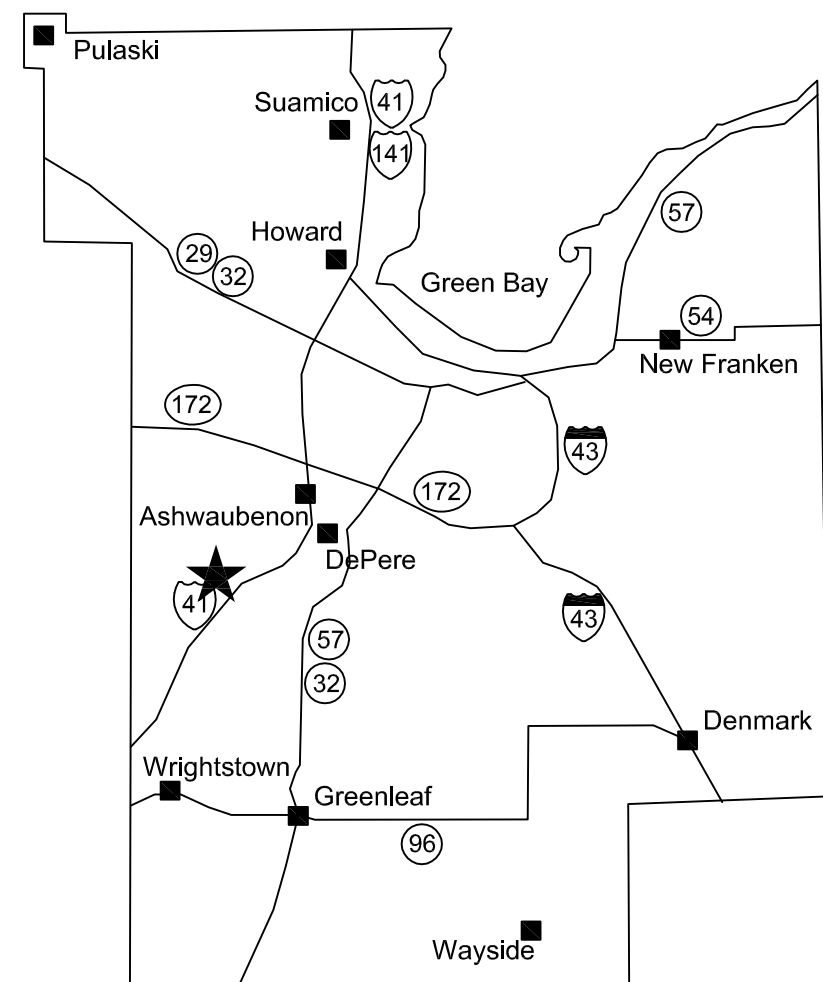
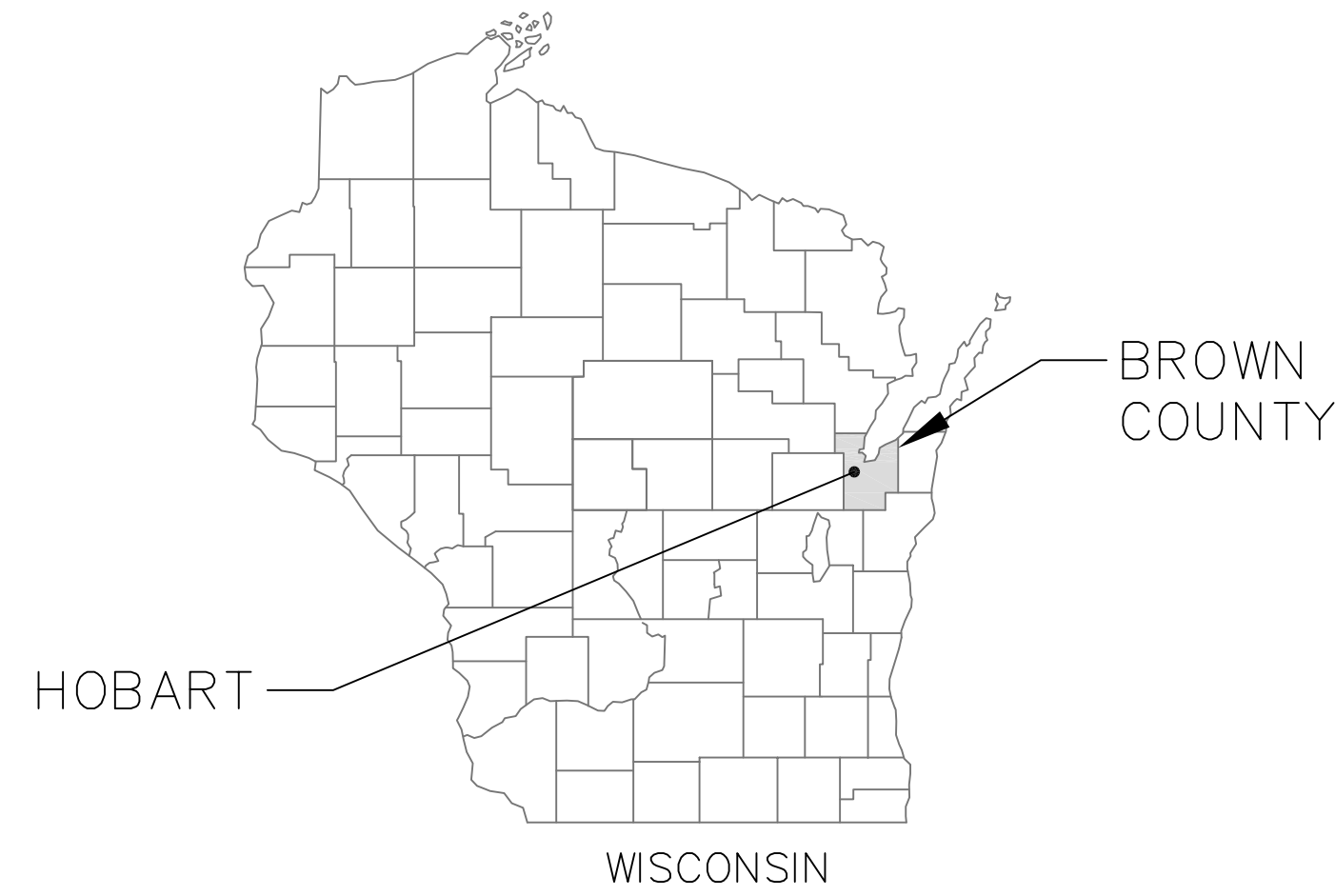
Project Information

Owner(s): Exceptional Equestrians Company
Project Name: Barn Addition
Project Description: 16,950 SF building and associated parking
Project Zoning: I-1 Limited Industrial District
Project Location: 1120 Orlando Drive De Pere, WI
Parcel Number(s): HB-332-3-1

Contact Information

Owner(s): Lisa Kafka Exceptional Equestrians Company 1130 Orlando Drive De Pere, WI 54115
Engineer: Vierbicher Contact: Tonya Wagner, P.E. 400 Security Blvd. Green Bay, WI 54313 Ph.: 920-434-9670

SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	NOTES & LEGENDS
C3.0	OVERALL SITE PLAN
C3.1	ENLARGED SITE DEMOLITION PLAN
C3.2	ENLARGED SITE PLAN
C4.0	GRADING PLAN
C5.0-C5.1	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C7.0-C7.1	BIOFILTER PLAN & PROFILES
C8.0	DETAILS



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

REVISIONS	NO.	DATE	REMARKS
Δ	6/12/25		CONSTRUCTION DOC'S
Δ	1/29/26		UTILITY REVISIONS

DATE	01/30/26
DRAFTER	TAW
CHECKED	TAW
PROJECT NO.	250173

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
• THE SPILL IS SMALL AND EASILY CONTAINED
• RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
• EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
• IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
• RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
- USE PROTECTIVE EQUIPMENT
- ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
- PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
• NOTIFY ONSITE EMERGENCY CONTACT(S)
• COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
• BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
• NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS
EXCEPTIONAL EQUESTRIANS
1130 ORLANDO DRIVE
HOBART, WI 54115
920-347-3174

EMERGENCY RESPONSE CONTACTS
FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 833-9229
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY
HSHS ST. MARY'S HOSPITAL MEDICAL CENTER
1726 SHAWANO AVE
GREEN BAY, WI 54303
(920) 498-4200

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED.

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
• STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
• SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
• NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
• CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.
CONCRETE WASHOUT
• CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf FOR DETAILS.

GENERAL NOTES:

- 1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.
6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.
7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.
8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
DATE, TIME, AND PLACE OF INSPECTION;
A DESCRIPTION OF THE CONSTRUCTION PHASE;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.

SEQUENCE OF CONSTRUCTION

- JULY 2025
A. INSTALL TRACKOUT PROTECTION AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED. CHORD OFF BIOFILTER AREAS FROM CONSTRUCTION VEHICLES.
B. CONTACT THE VILLAGE OF HOBART TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
C. STRIP AND STOCKPILE TOPSOIL.
D. GRADE AND CONSTRUCT PARKING LOT. USE EXISTING PARKING LOT AS CONSTRUCTION STAGING AREA
E. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
F. PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.
G. COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL. SEED, FERTILIZE, AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

- MAY 2025
H. BEGIN FINAL GRADING AND SITE STABILIZATION AND LANDSCAPING.

- JULY 2025
I. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

GRADING LEGEND

- 820 --- EXISTING MAJOR CONTOURS
--- 818 --- EXISTING MINOR CONTOURS
(820) PROPOSED MAJOR CONTOURS
(818) PROPOSED MINOR CONTOURS
- - - - - DITCH CENTERLINE
--- o --- SILT FENCE
- - - - - DISTURBED LIMITS
--- BERM
---> DRAINAGE DIRECTION
2.92% PROPOSED SLOPE ARROWS
+1048.61 EXISTING SPOT ELEVATIONS
1048.61 PROPOSED SPOT ELEVATIONS

- STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I, TYPE A
EROSION MAT CLASS II, TYPE B
EROSION MAT CLASS III, TYPE C
EROSION MAT CLASS II, TYPE A
TRACKING PAD
RIP RAP

SITE STATISTICS

BEFORE CONSTRUCTION
SITE AREA - 6.00 Acres
PAVEMENT 0.70 Acres (11.7%)
BUILDINGS 0.31 Acres (5.2%)
PERVIOUS 4.99 Acres (83.1%)
AFTER CONSTRUCTION
SITE AREA - 6.00 Acres
PAVEMENT 0.84 Acres (14.0%)
BUILDINGS 0.70 Acres (11.7%)
PERVIOUS 4.46 Acres (74.3%)

SITE PLAN LEGEND

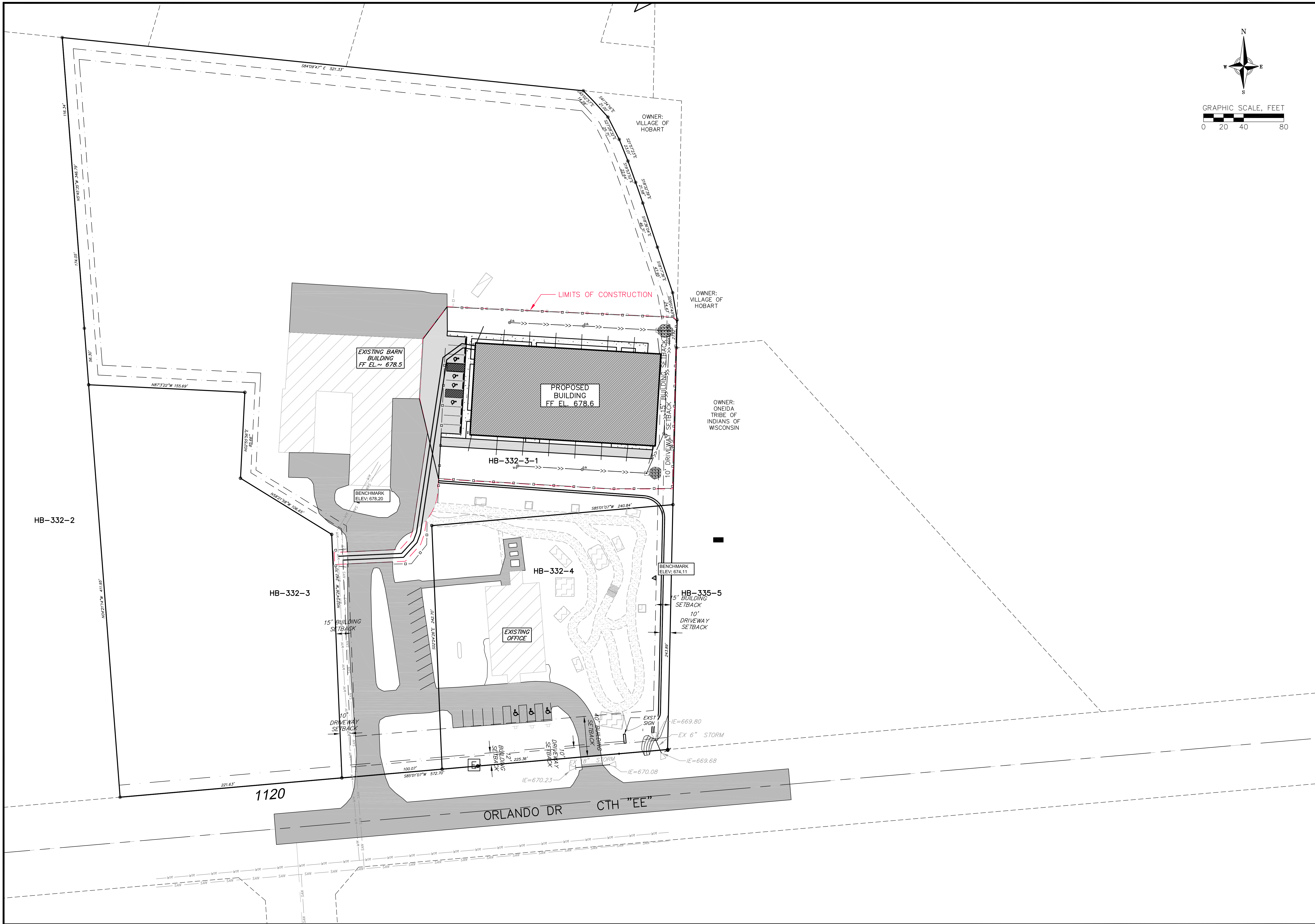
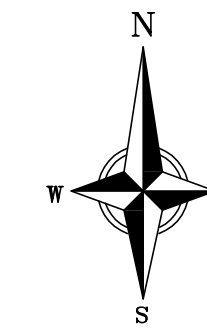
- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED BUILDING
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS
TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

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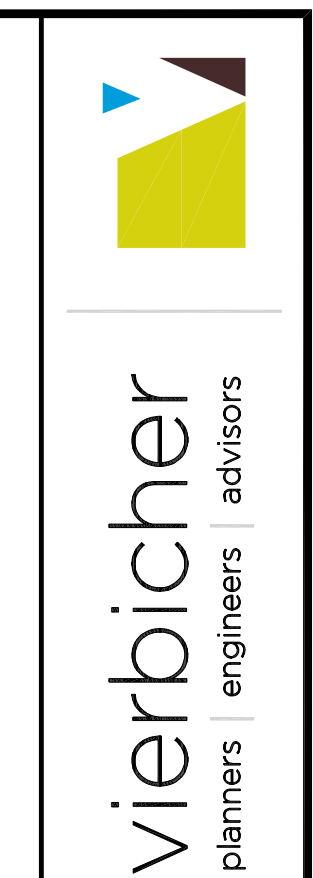


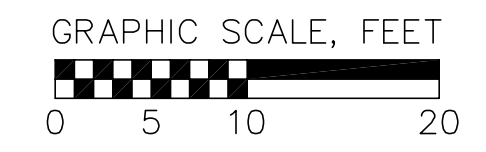
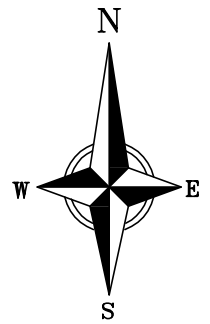
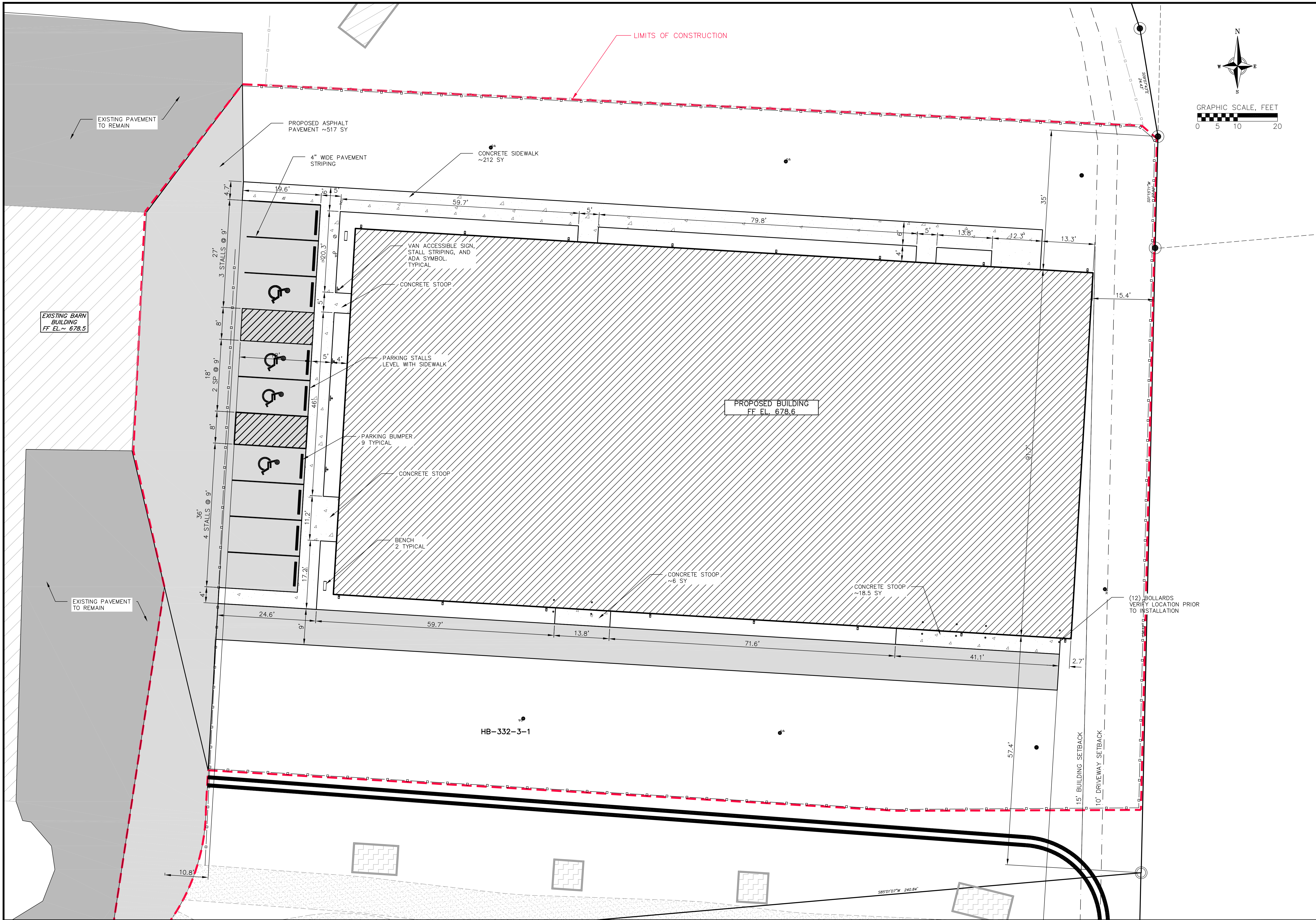
Overall Site Plan
Exceptional Equestrians - Barn Addition
1130 Orlando Drive
Village of Hobart, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	6/12/25		
2	1/30/26		

DATE: 06/12/2025
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 CHECKED: TAW
 PROJECT NO.: 250173

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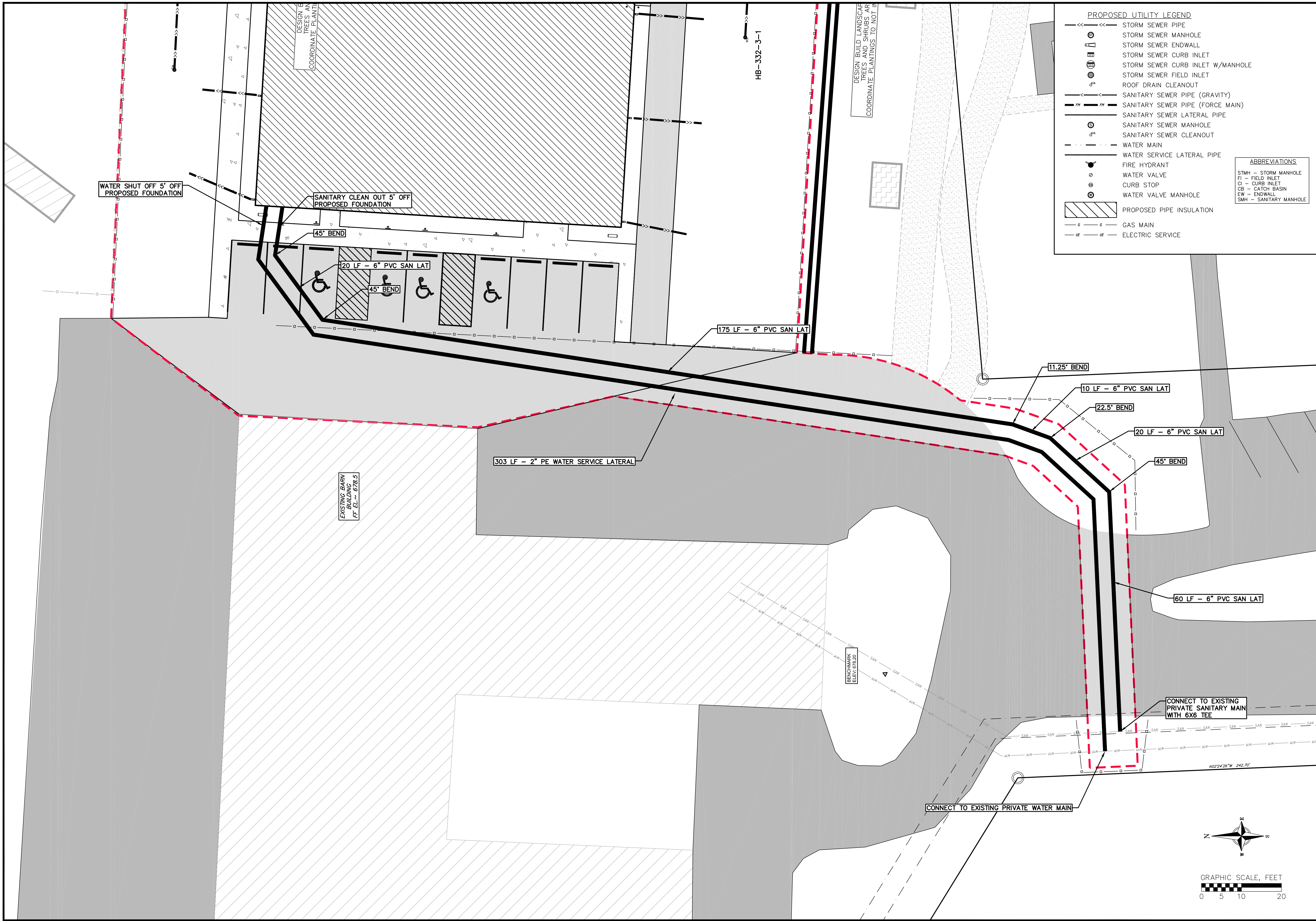




Enlarged Site Plan
Exceptional Equestrians - Barn Addition
1130 Orlando Drive
Village of Hobart, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 06/12/2025
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 CHECKED: TAW
 PROJECT NO.: 250173

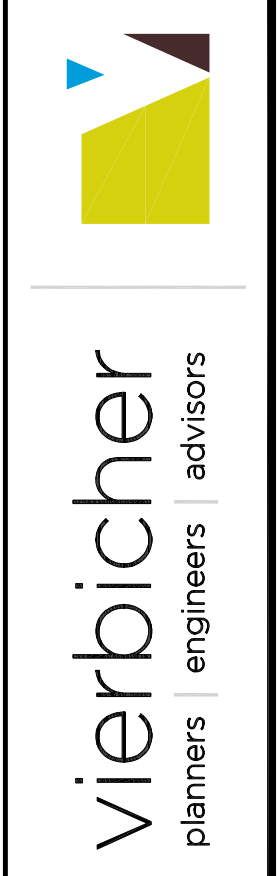


PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

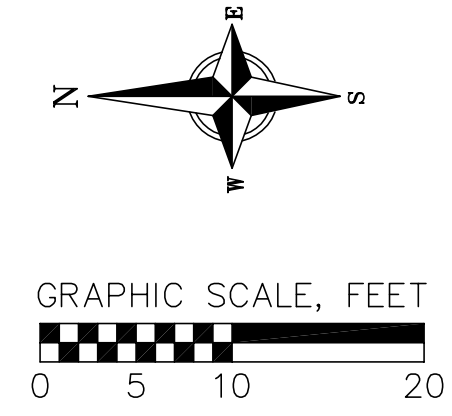
- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE



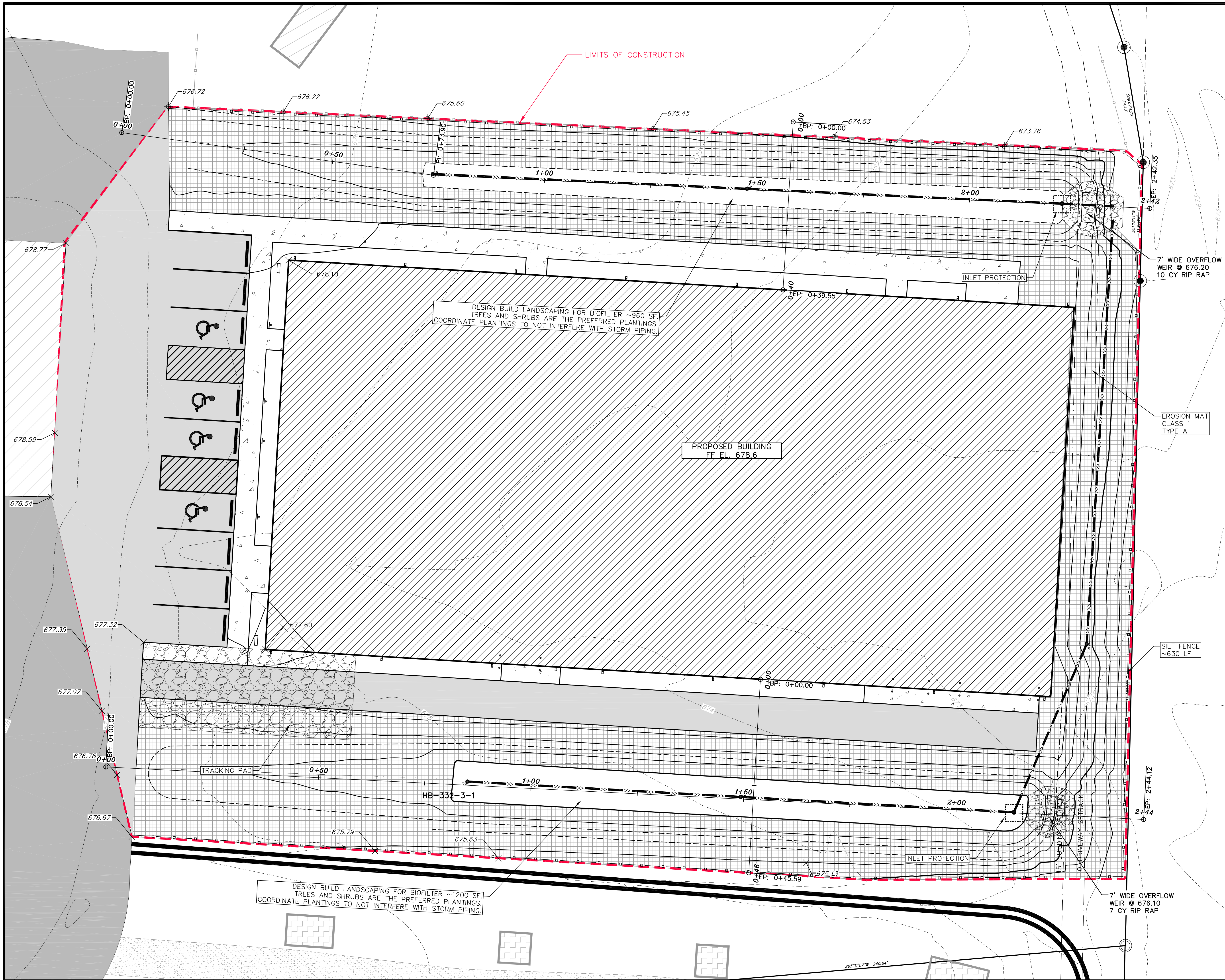
Utility Laterals Plan
 Exceptional Equestrians - Barn Addition
 1300 Orlando Drive
 Village of Hobart, WI

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NO.	DATE	NO.	DATE
1	6/12/25		
2	1/30/26		

DATE: 06/12/2025
 DRAFTER: TAW
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 PROJECT NO.: 250173



C5.1



SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

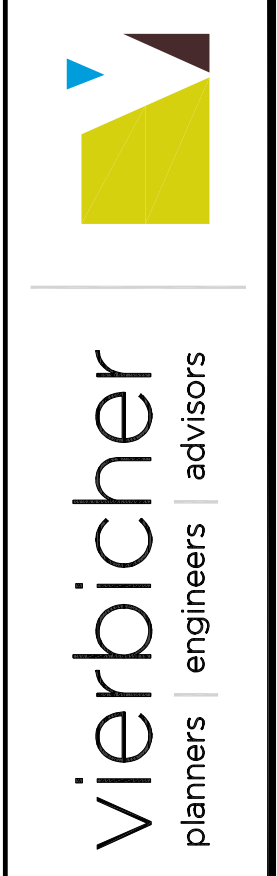
TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



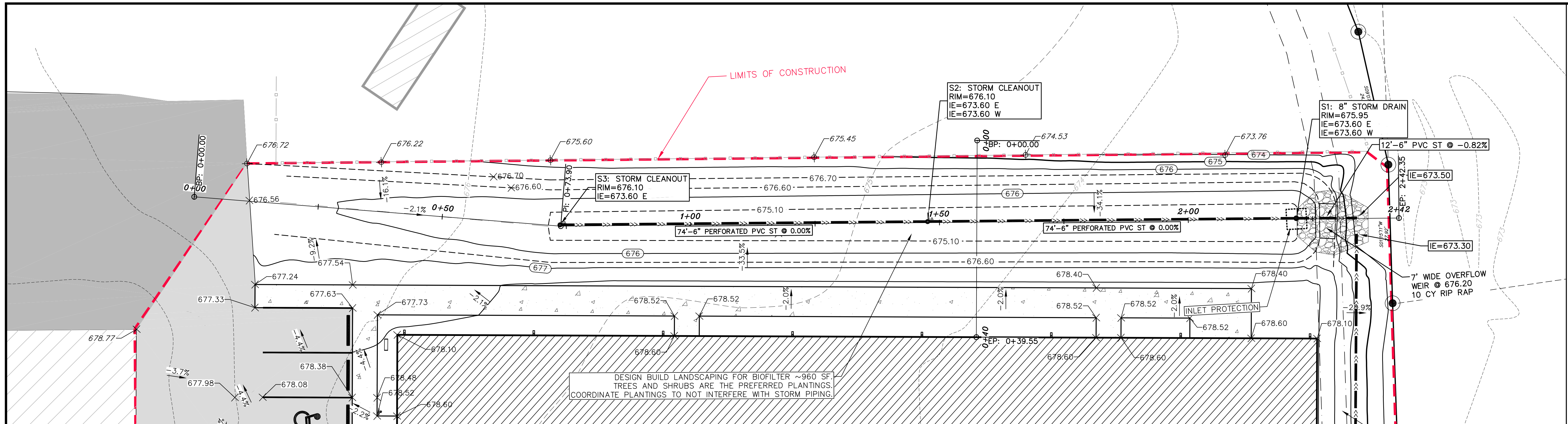
Erosion Control Plan
 Exceptional Equestrians - Barn Addition
 1300 Orlando Drive
 Village of Hobart, WI

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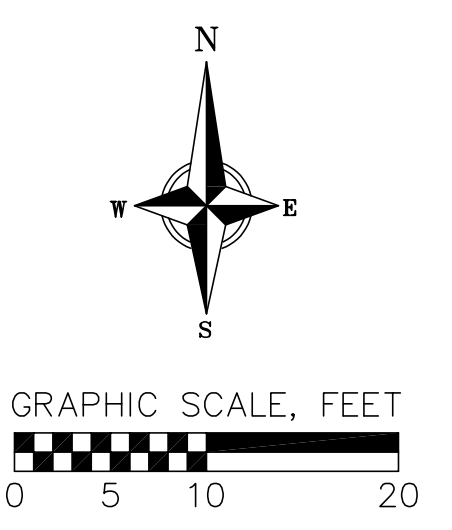
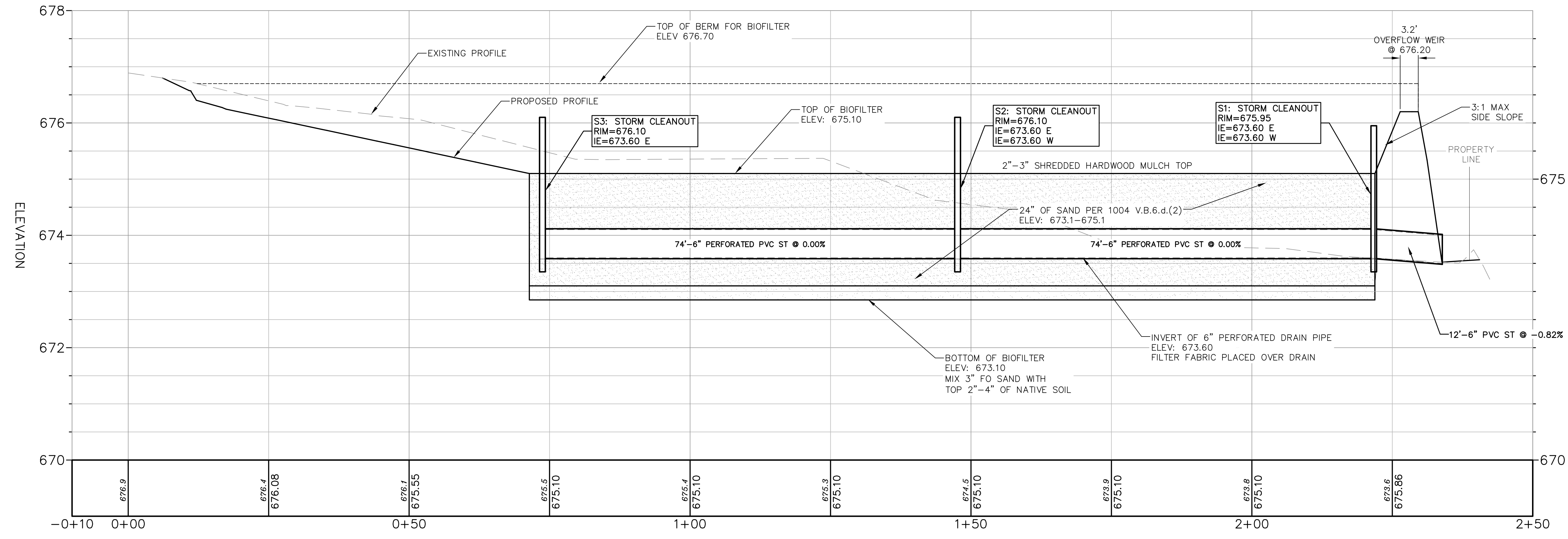
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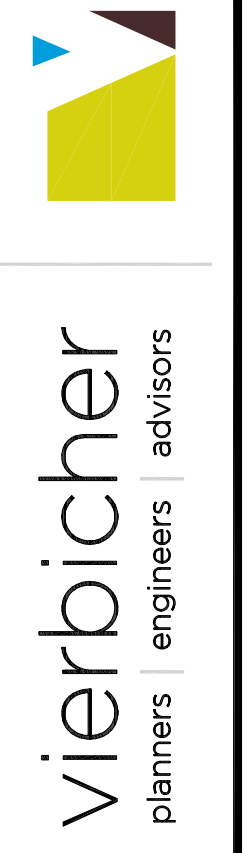
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NORTH BIOFILTER PROFILE



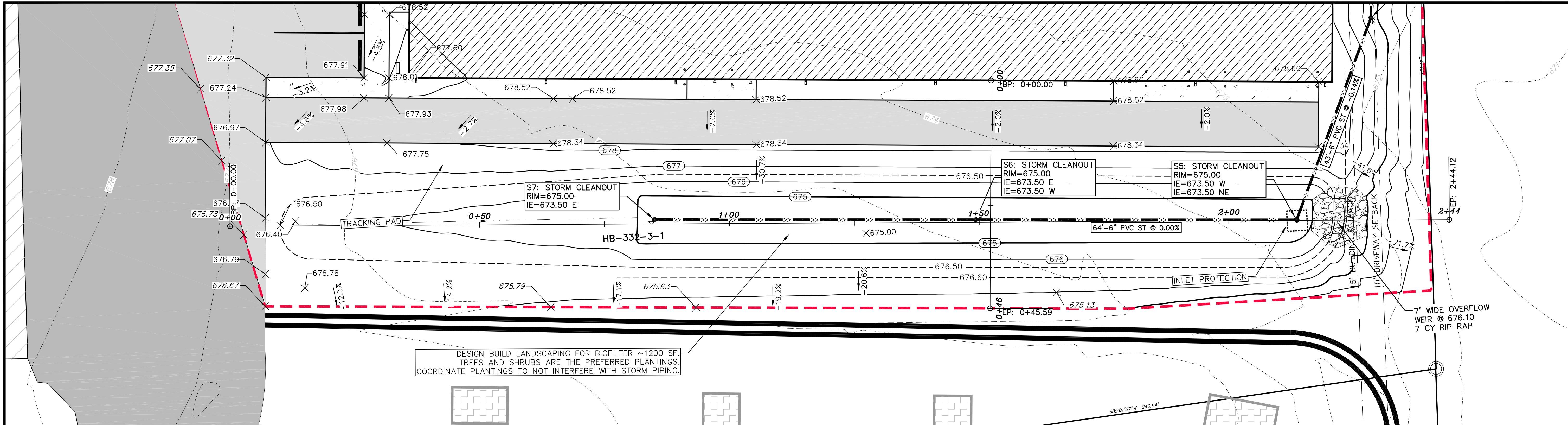
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North Biofilter East-West Plan and Profile
 Exceptional Equestrians - Barn Expansion
 1300 Orlando Drive
 Village of Hobart, WI

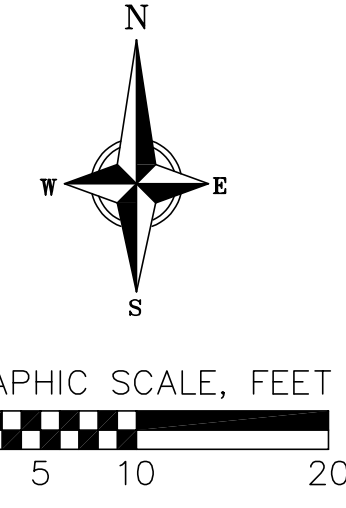
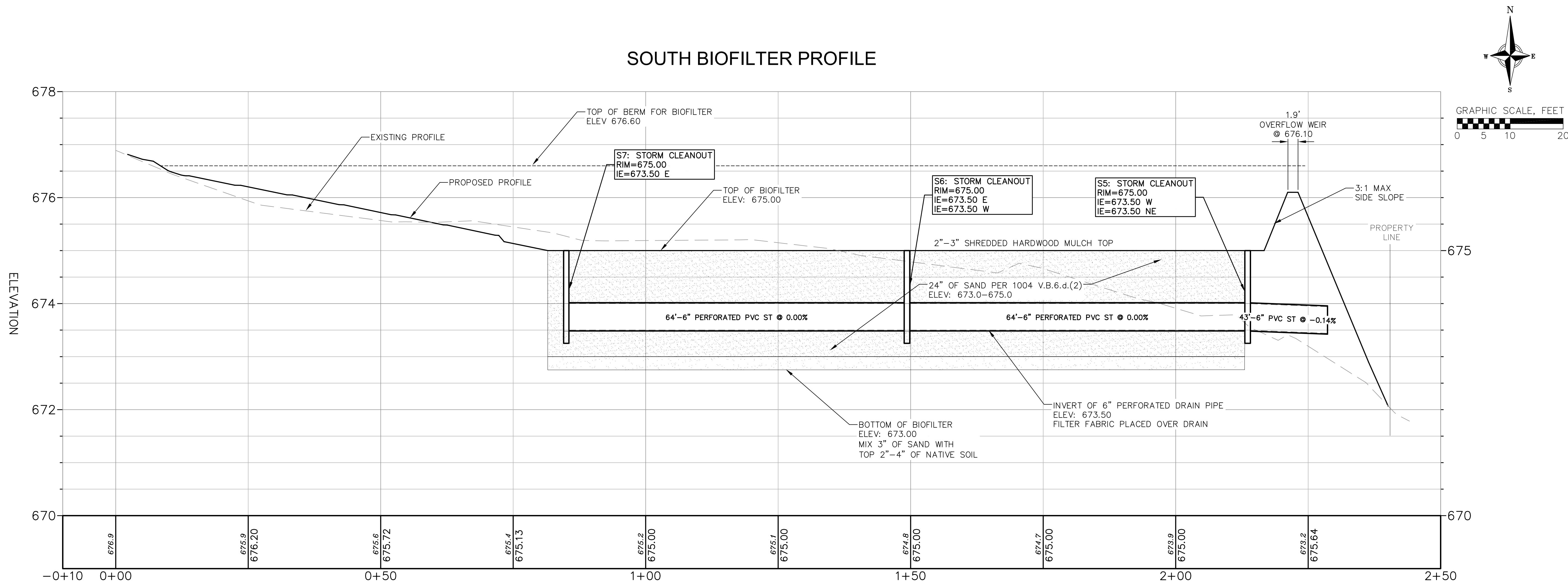
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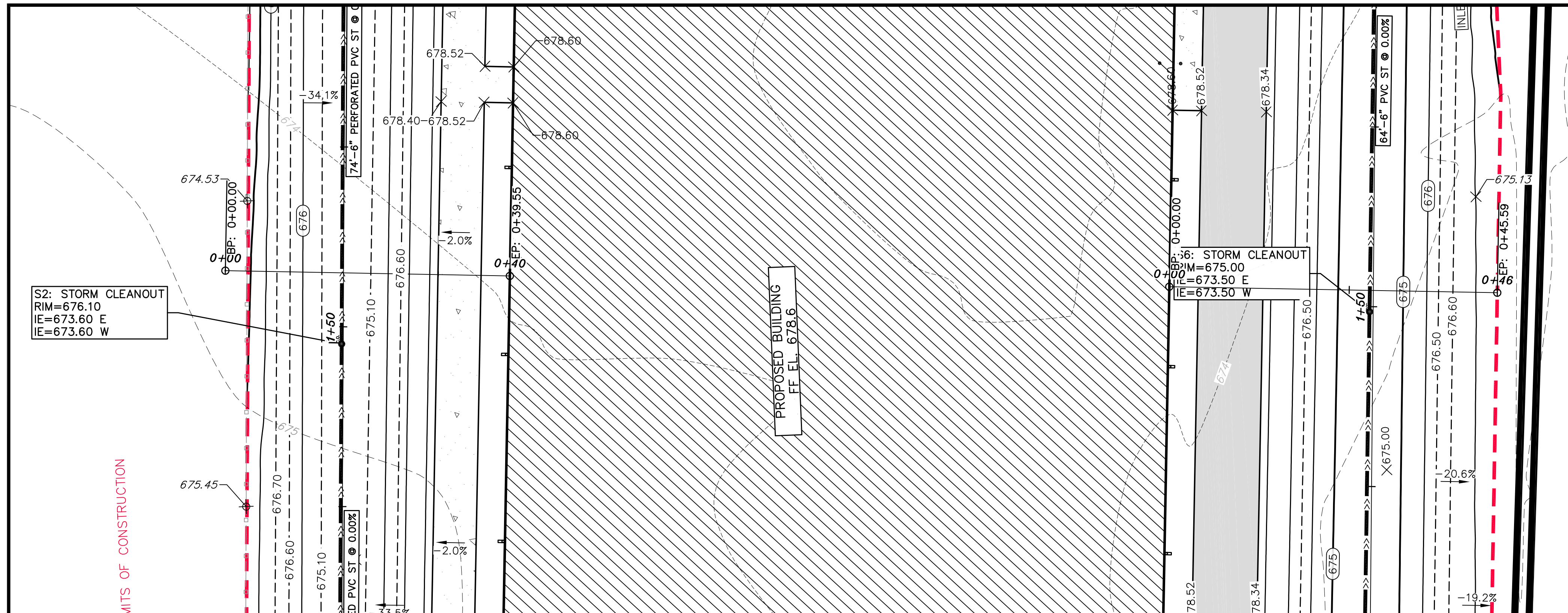
DESIGN BUILD LANDSCAPING FOR BIOFILTER ~1200 SF. TREES AND SHRUBS ARE THE PREFERRED PLANTINGS. COORDINATE PLANTINGS TO NOT INTERFERE WITH STORM PIPING.

SOUTH BIOFILTER PROFILE

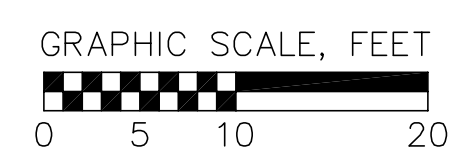
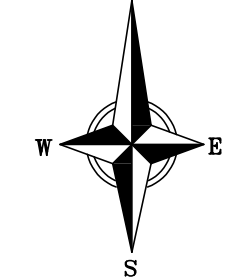


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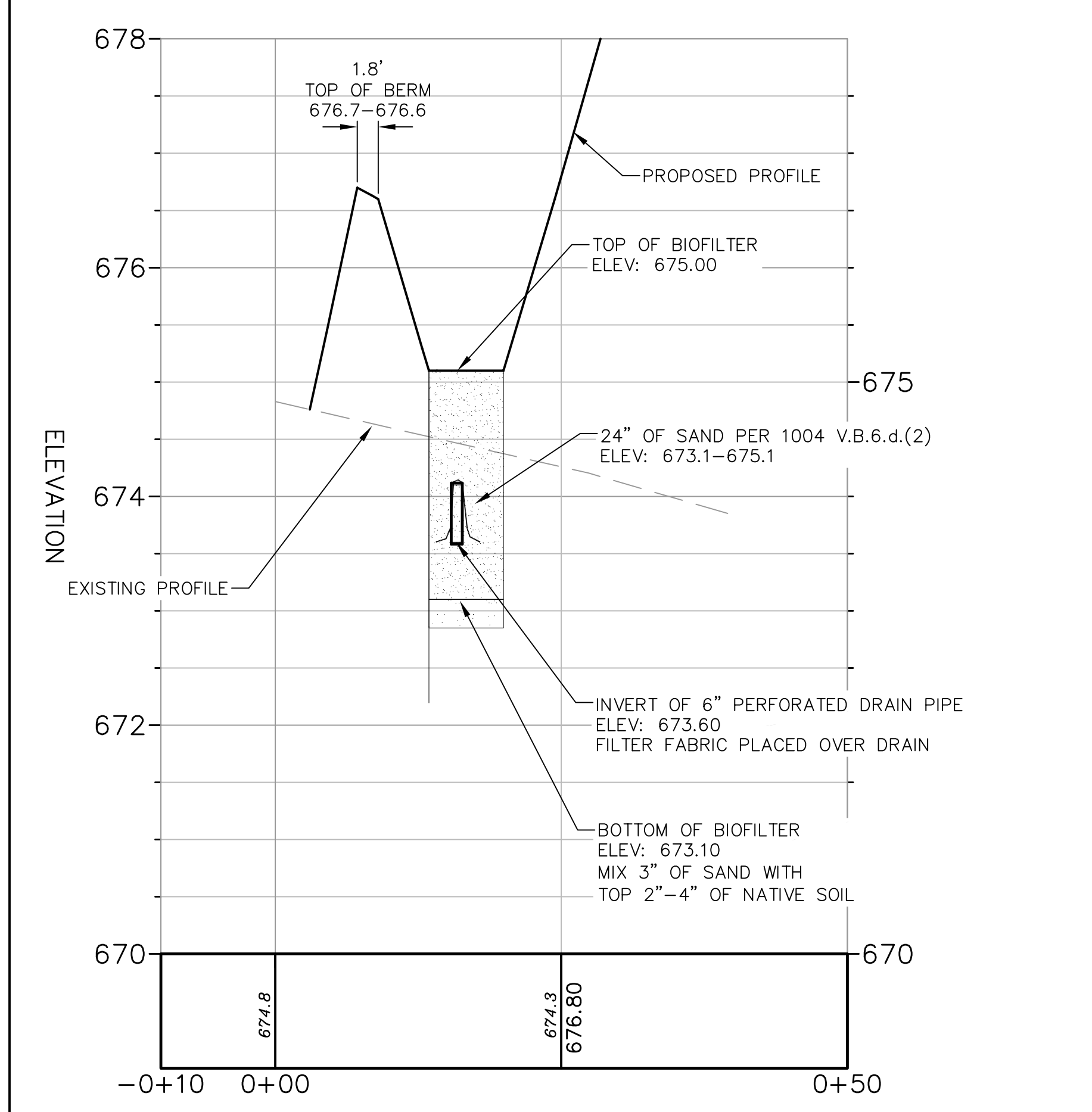
- ### BIORETENTION FOR INFILTRATION (1004)
- V.B.12. CONSTRUCTION SEQUENCING AND OVERSIGHT- A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATION DEVICES SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DEVICE. THE FOLLOWING APPLY:
1. CONSTRUCTION SITE STABILIZATION- CONSTRUCTION SITE RUNOFF FROM THE DISTURBED AREAS SHALL NOT BE ALLOWED TO ENTER THE BIORETENTION DEVICE. RUNOFF FROM PERVIOUS AREAS SHALL BE DIVERTED FROM THE DEVICE UNTIL THE PERVIOUS AREAS HAVE UNDERGONE FINAL STABILIZATION.
 2. SUITABLE WEATHER-CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDING WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.
 3. COMPACTION AVOIDANCE- COMPACTION AND SMEARING OF THE SOIL BENEATH THE FLOOR AND SIDE SLOPS OF THE BIORETENTION AREA, AND COMPACTION OF THE SOILS USED FOR BACKFILLING IN THE SOIL PLANTING BED, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE BIORETENTION DEVICE SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BIORETENTION DEVICE INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE-TRUCK LOADERS.
 4. COMPACTION REMEDIATION-IF COMPACTION OCCURS AT THE BASE OF THE BIORETENTION DEVICE, THE SOIL SHALL BE REFRACURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREA OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.
 5. PLACEMENT AND SETTLING OF ENGINEERED SOILS-THE FOLLOWING APPLY:
 - A. PRIOR TO PLACEMENT IN THE BIORETENTION DEVICE, THE ENGINEERED SOILS SHALL BE PRE-MIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.
 - B. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12 INCHES IN DEPTH.
 - C. STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH. VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED TO INDUCE SETTLING.
 6. PLANTING-THE ENTIRE SOIL PLANTING BED SHALL BE MULCHED PRIOR TO PLANTING VEGETATION TO HELP PREVENT COMPACTION OF THE PLANTING SOIL DURING THE PLANTING PROCESS. MULCH SHALL BE PUSHED ASIDE FOR THE PLACEMENT OF EACH PLANT.



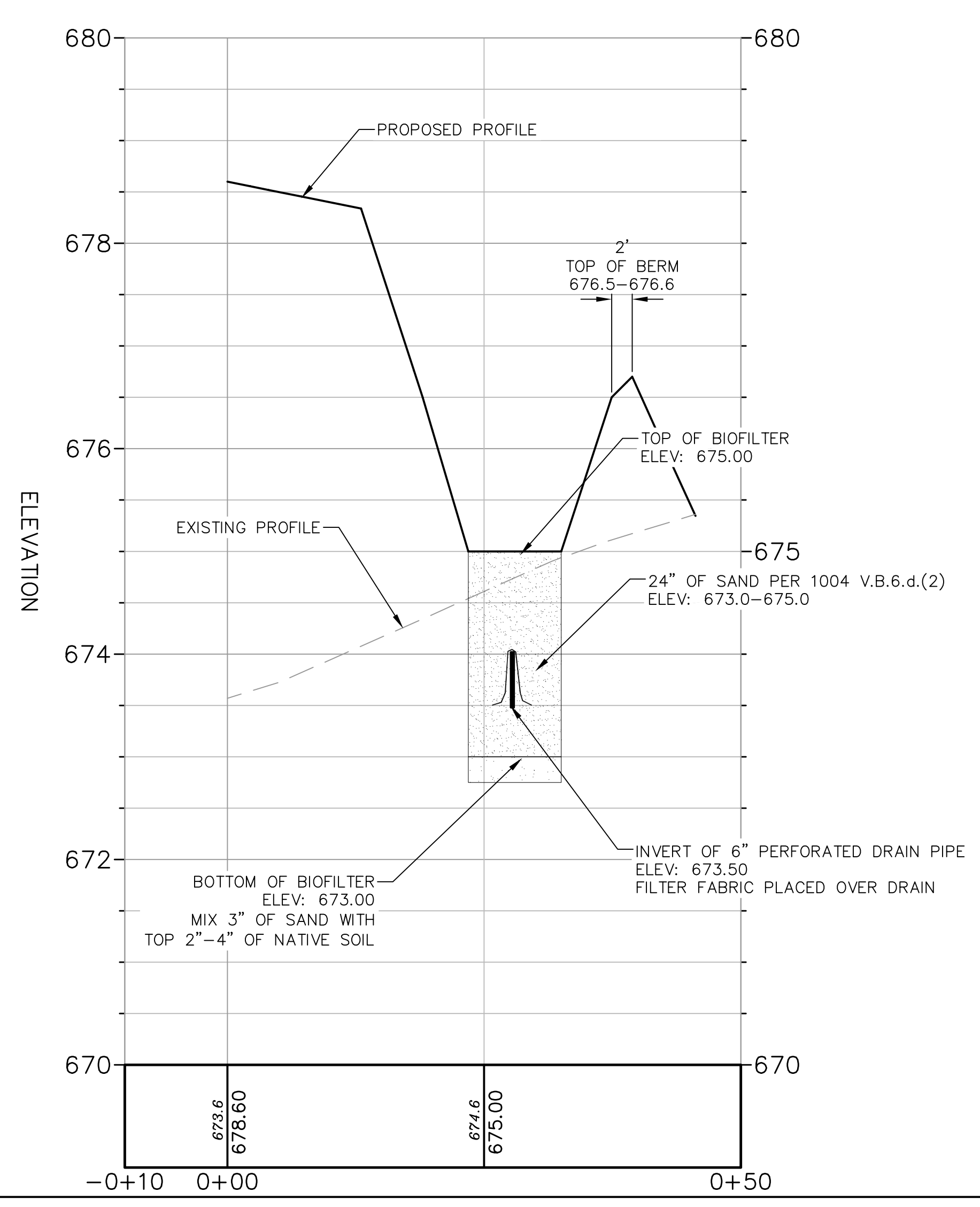
TECHNICAL STANDARD 1004.V.B.6.d.(2)

6. ENGINEERED SOIL PLANTING BED
- a. ENGINEERED SOIL COMPOSITION- THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 - (2) THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 - USDA COARSE SAND (0.2-0.4 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.
- THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO₂, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.

NORTH BIOFILTER N-S PROFILE



SOUTH BIOFILTER (N-S) PROFILE



NORTH BIOFILTER DETAILS		
ELEVATION	AREAS (SF)	MATERIAL
673.10	960	SAND 673.1 - 675.1
675.10	960	MULCH 675.1-675.43
676.60	3000	

SOUTH BIOFILTER DETAILS		
ELEVATION	AREAS (SF)	MATERIAL
673.00	1200	SAND 673.0 - 675.00
675.00	1200	MULCH 675.0-675.33
676.50	3500	

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vierbicher
planners | engineers | advisors

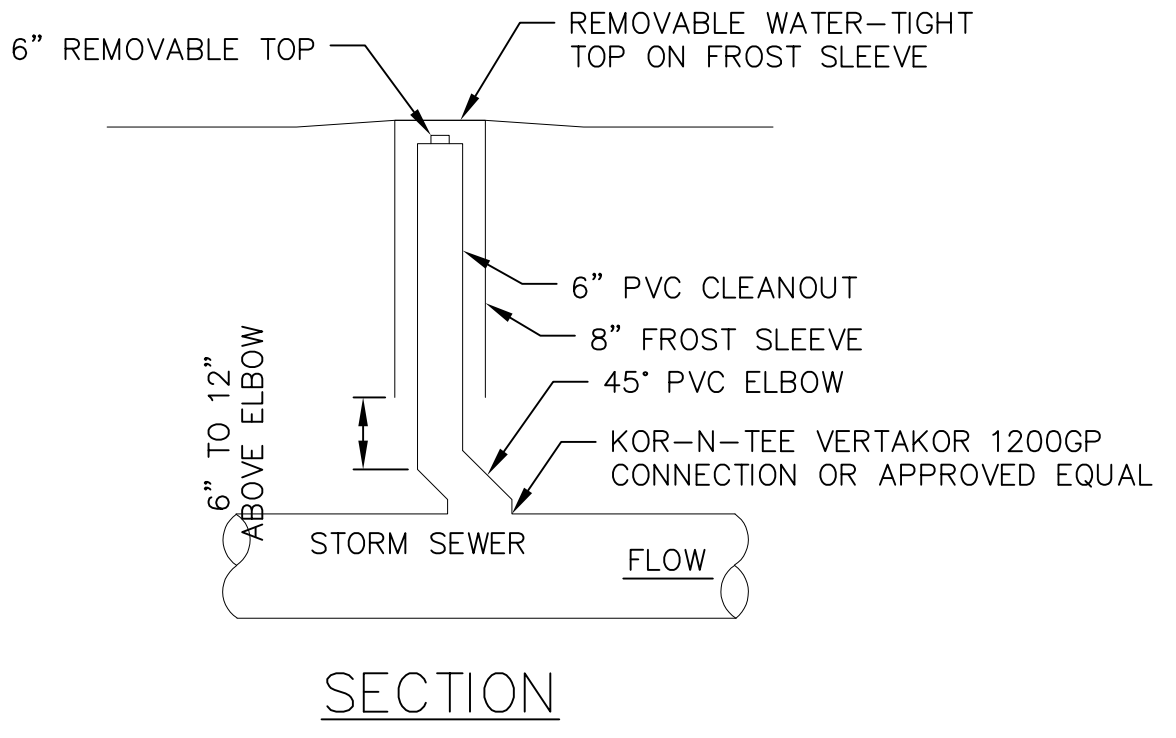
Bioretention North-South Plan and Profiles
 Exceptional Equestrians - Barn Expansion
 1300 Orlando Drive
 Village of Hobart, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

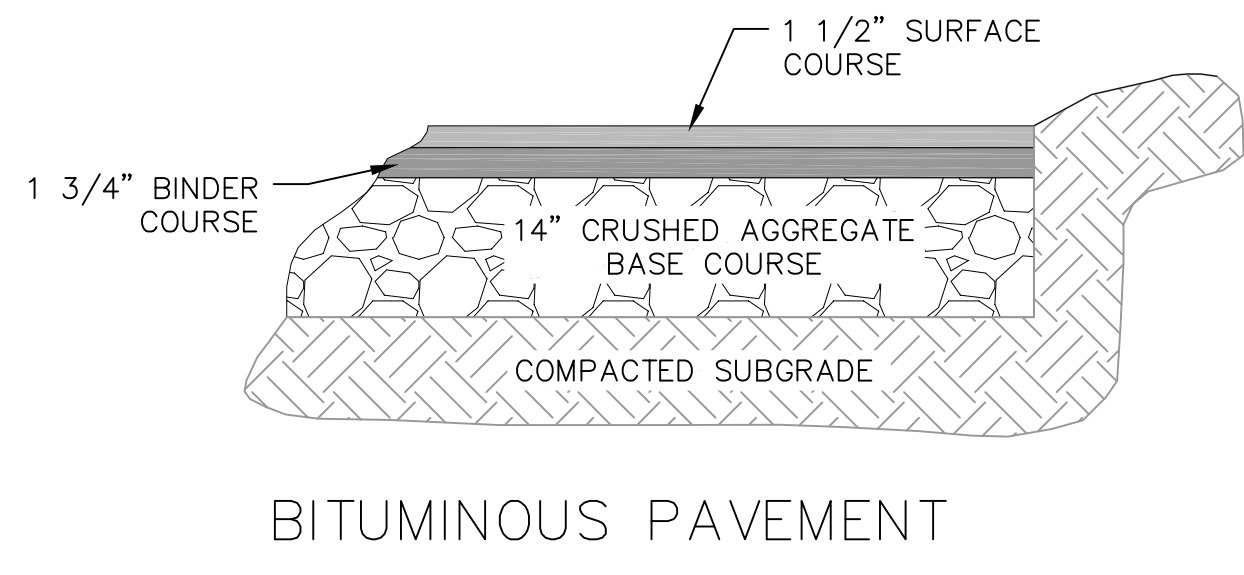
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 PROJECT NO.: 250173

C7.2

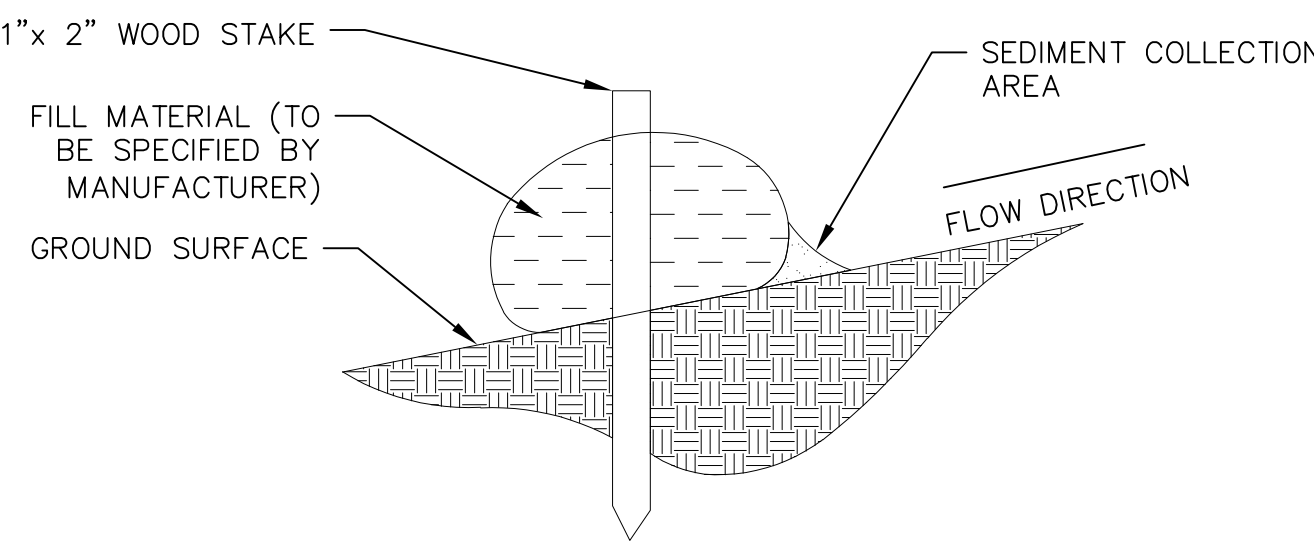
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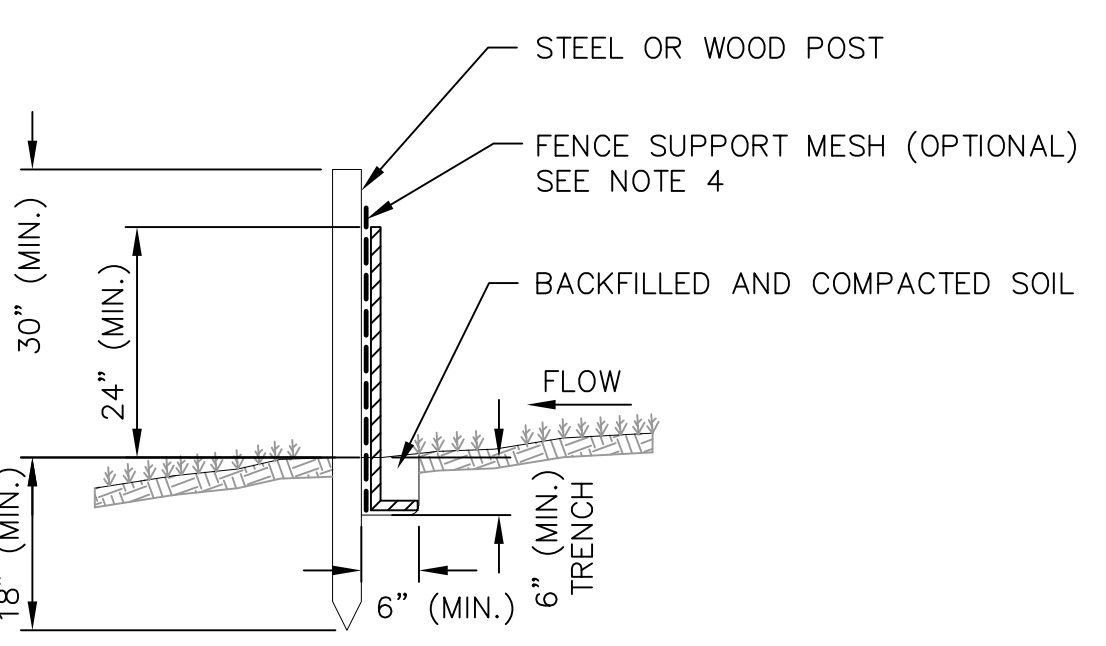
1 STORM SEWER CLEANOUT
C8.0 NOT TO SCALE



2 SITE PAVEMENT
C8.0 NOT TO SCALE

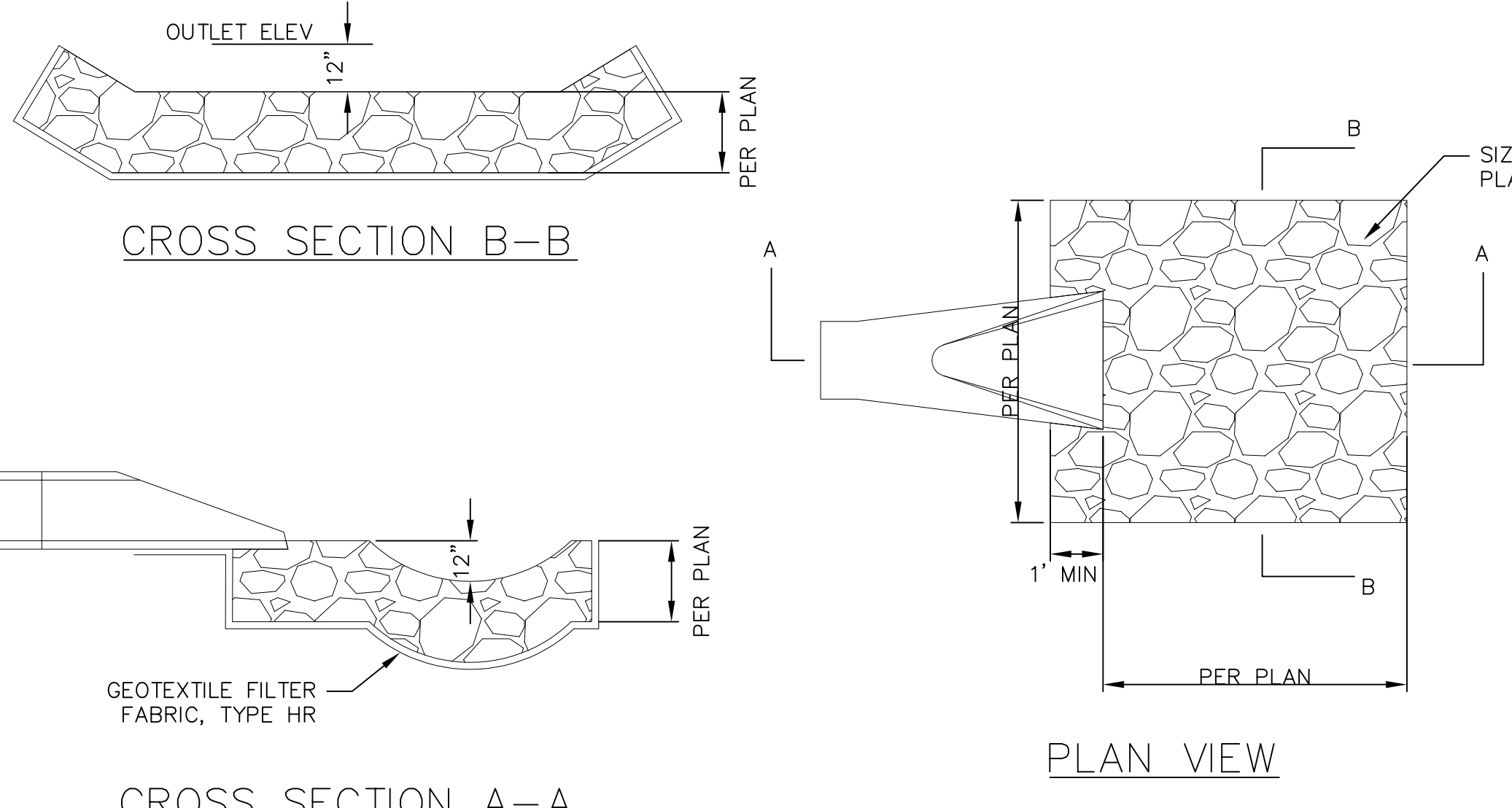


3 SILT SOCK
C8.0 NOT TO SCALE

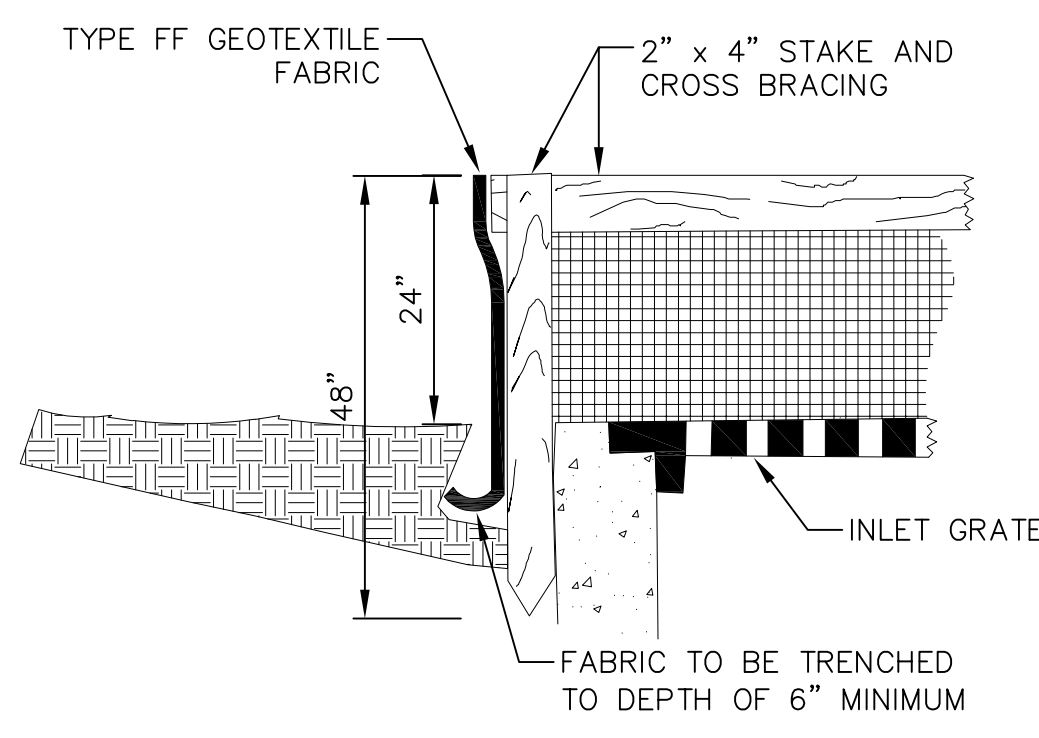


- NOTES:**
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
 - CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
 - POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
 - SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

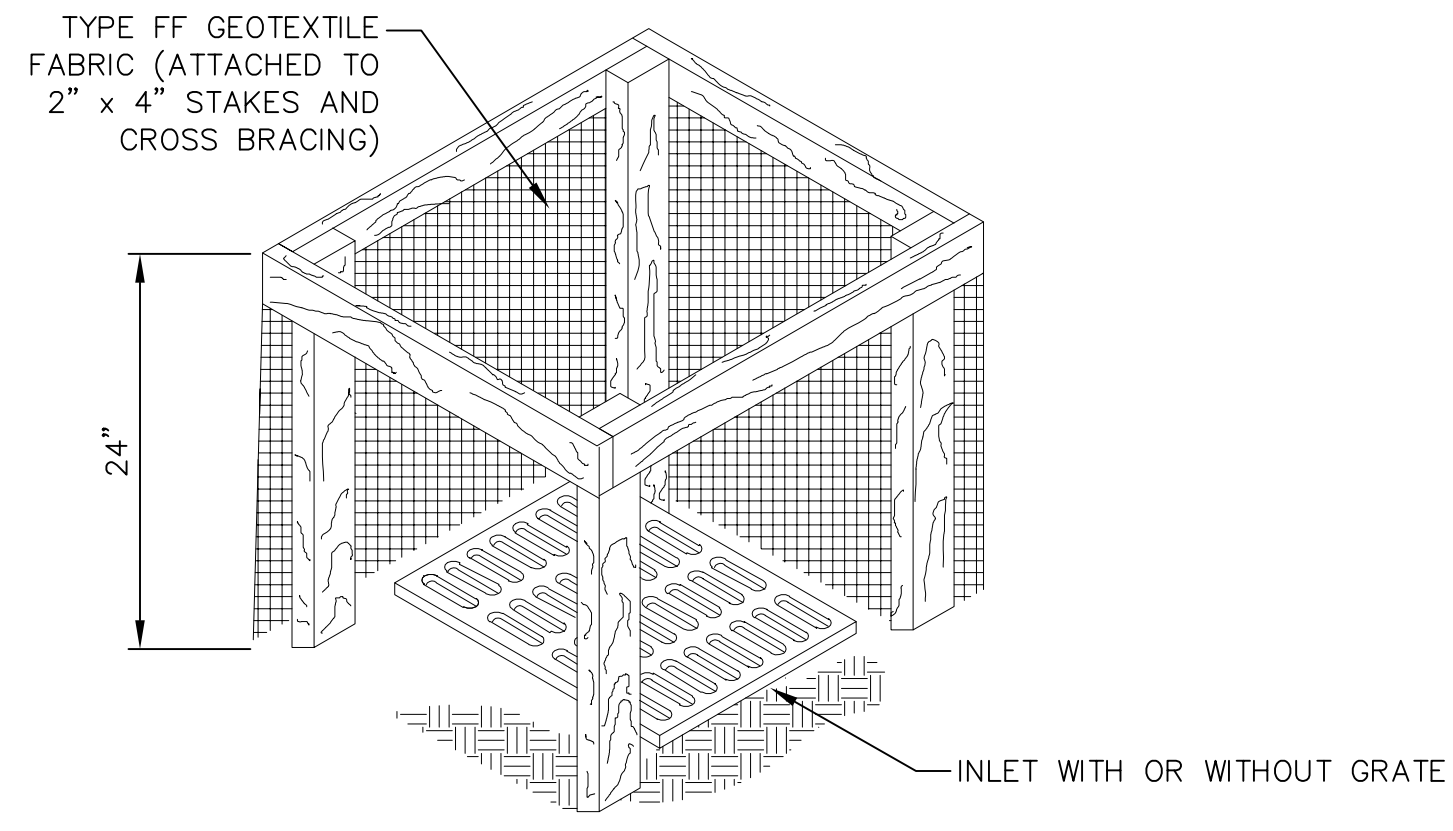
4 SILT FENCE
C8.0 NOT TO SCALE



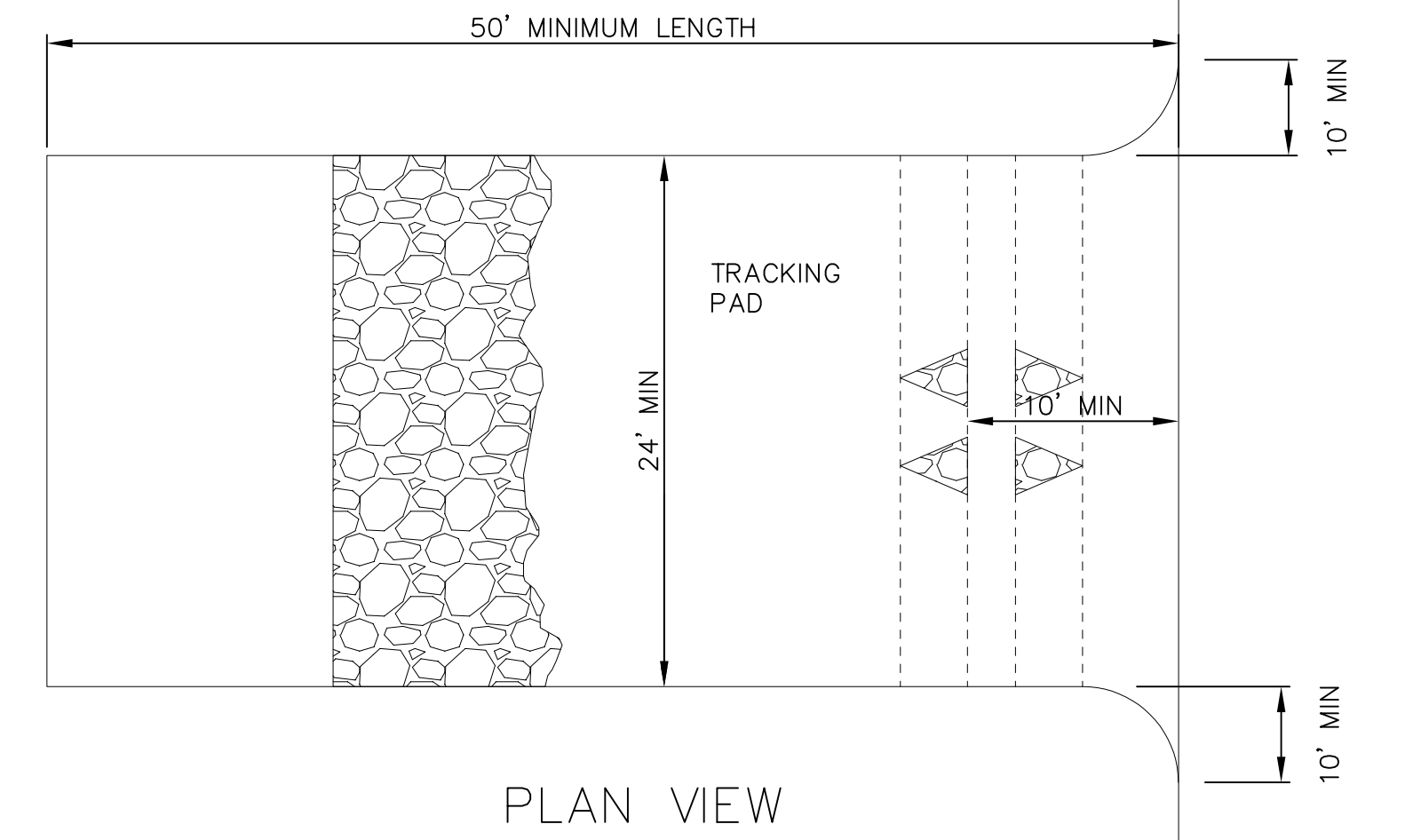
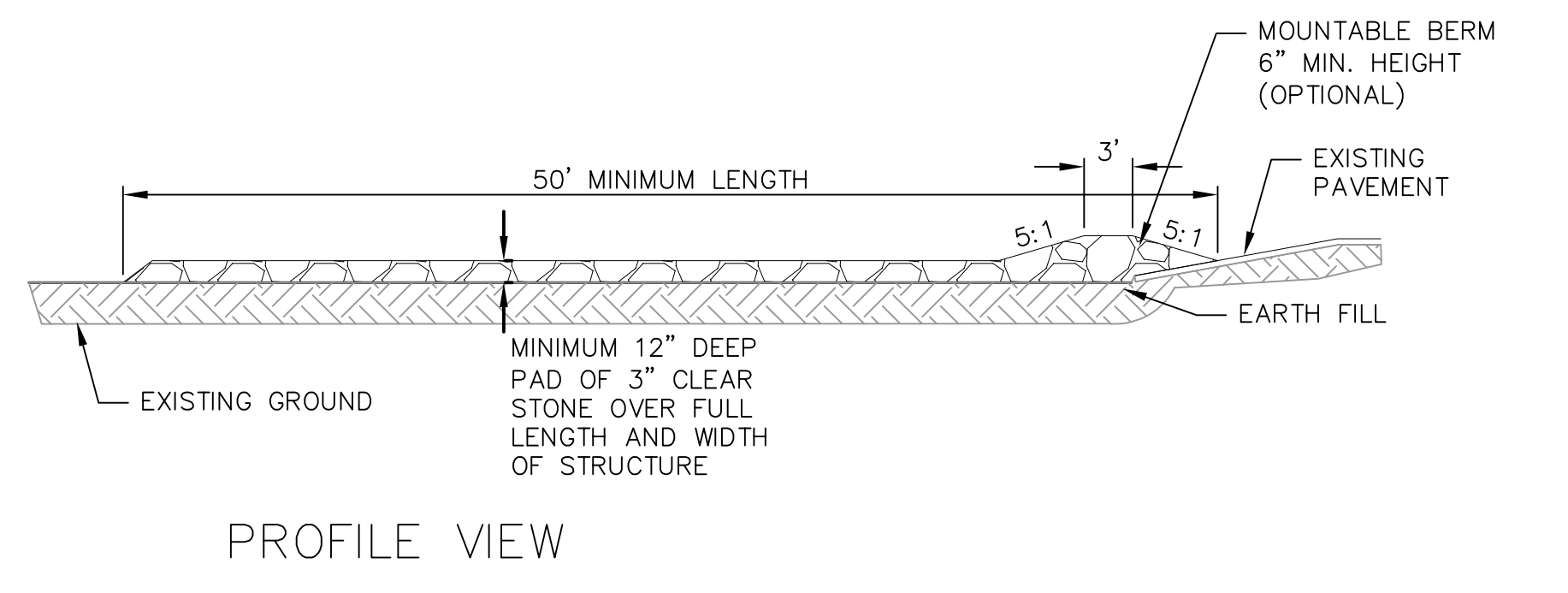
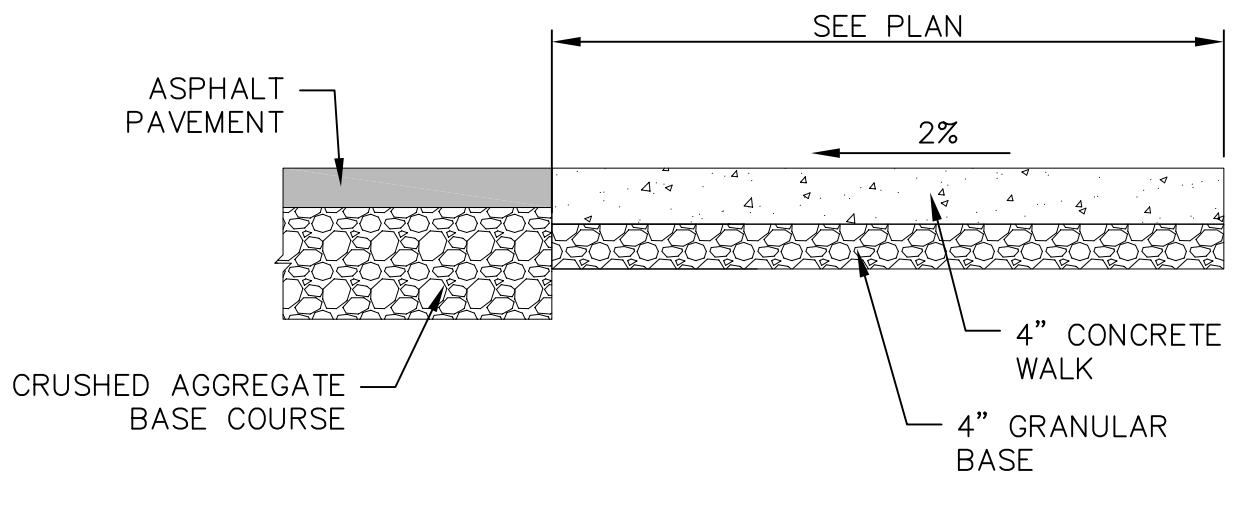
5 RIP-RAP OUTLET
C8.0 NOT TO SCALE



6 INLET PROTECTION TYPE A
C8.0 NOT TO SCALE

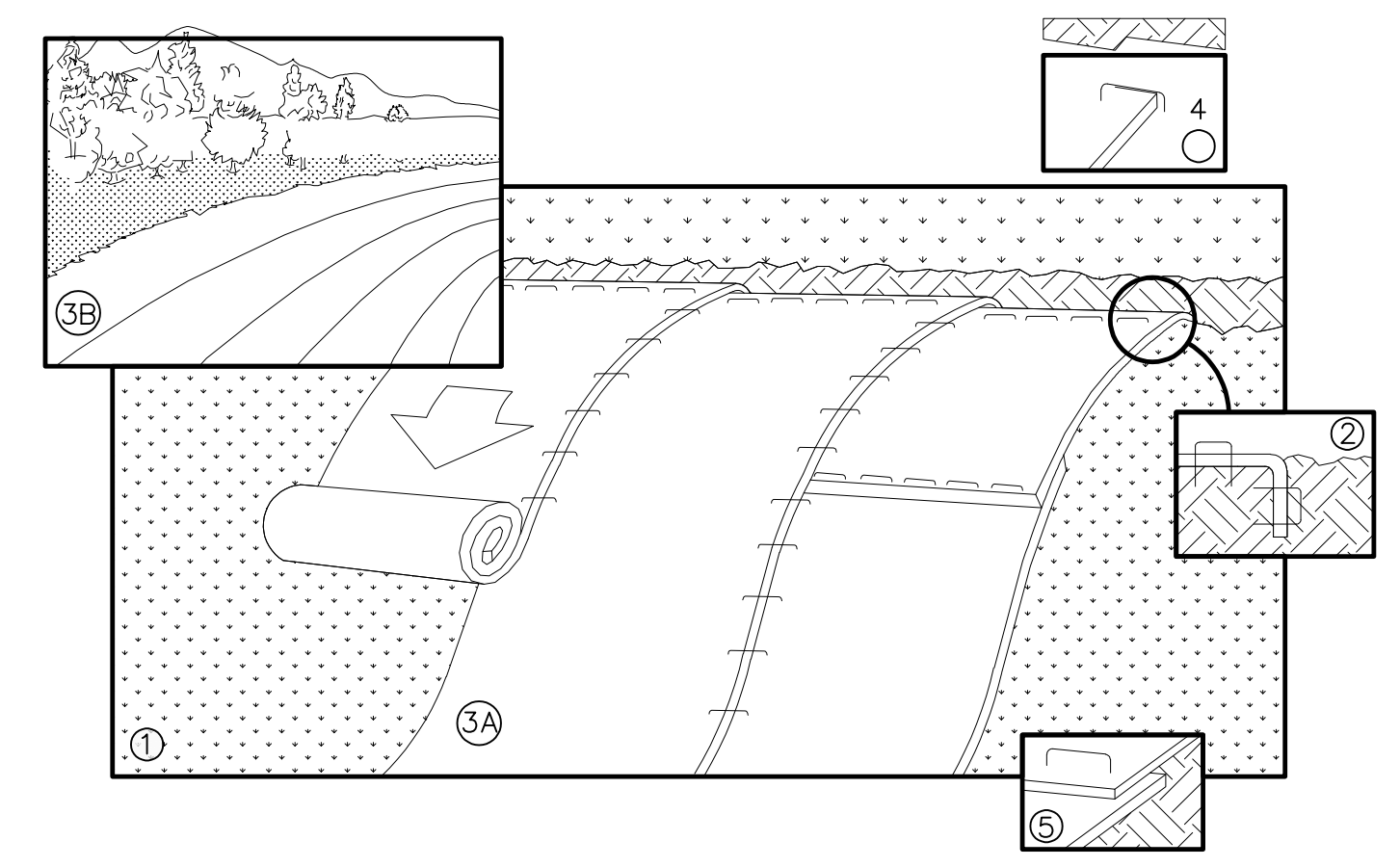


7 SIDEWALK AT PARKING LOT
C8.0 NOT TO SCALE



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

8 TRACKING PAD
C8.0 NOT TO SCALE



- NOTE:** REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-0-SEED, DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 - WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
 - ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

9 EROSION MAT
C8.0 NOT TO SCALE

12 Jun 2025 - 3:49p G:\Exceptional Equestrians\250173 - 1130 Orlando Drive - Hobart\CADD\250173 - Base Eng 022525.dwg by: twog

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

AREA & OCCUPANCY TABLE

OCCUPANCY CLASSIFICATION	AREA		OCCUPANTS	
	FUNCTION OF SPACE	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BUSINESS (B)	Business Areas	12,754	100	127.5
STORAGE (S-1)	Accessory Storage / Mech Equipment	332	300	1.1
UTILITY (U)	Utility	3,371	0	0.0
1ST FLR		16,458		128.6
GRAND TOTAL		16,458		128.6

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - BUSINESS (B)

PERSONS	WOMEN			MEN			LAVATORIES		DRINKING FOUNTAINS	
	#/WOMEN	FACTOR	#/W.C.	#/MEN	FACTOR	#/W.C.	FACTOR	#/W.C.	FACTOR	#/F.F.
129	65	1 per 25 to 50, 1 per 50 after	2.29	65	1 per 25 to 50, 1 per 50 after	2.29	1 per 40 to 80, 1 per 80 after	2.61	1 per 100	1.29

MINIMUM PLUMBING FACILITIES PER IBC TABLE 2902.1 - STORAGE (S-1)

PERSONS	WOMEN			MEN			LAVATORIES		DRINKING FOUNTAINS	
	#/WOMEN	FACTOR	#/W.C.	#/MEN	FACTOR	#/W.C.	FACTOR	#/W.C.	FACTOR	#/F.F.
2	1	1 per 100	0.01	1	1 per 100	0.01	1 per 100	0.02	1 per 1,000	0.00

PLUMBING FACILITIES COMPLIANCE CHECK

	WOMEN	W.C.	MEN	W.C.	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
REQUIRED:	1.5	0	1.5	1	0	1	1
PROVIDED:	1.5	0	1.5	2	0	1	1

FIRE RESISTIVE LEGEND

FIRE WALLS				SMOKE BARRIERS			
4FW	4FW	4FW	4FW	4SB	4SB	4SB	4SB
4HOUR FIRE WALL	3HOUR FIRE WALL	2HOUR FIRE WALL	1HOUR FIRE WALL	4HOUR SMOKE BARRIER	3HOUR SMOKE BARRIER	2HOUR SMOKE BARRIER	1HOUR SMOKE BARRIER
3FW	3FW	3FW	3FW	3SB	3SB	3SB	3SB
3HOUR FIRE WALL	2HOUR FIRE WALL	1HOUR FIRE WALL	0.5HOUR FIRE WALL	3HOUR SMOKE BARRIER	2HOUR SMOKE BARRIER	1HOUR SMOKE BARRIER	0.5HOUR SMOKE BARRIER
2FW	2FW	2FW	2FW	2SB	2SB	2SB	2SB
2HOUR FIRE WALL	1HOUR FIRE WALL	0.5HOUR FIRE WALL	0.1HOUR FIRE WALL	2HOUR SMOKE BARRIER	1HOUR SMOKE BARRIER	0.5HOUR SMOKE BARRIER	0.1HOUR SMOKE BARRIER
1FW	1FW	1FW	1FW	1SB	1SB	1SB	1SB
1HOUR FIRE WALL	0.5HOUR FIRE WALL	0.1HOUR FIRE WALL	0.05HOUR FIRE WALL	1HOUR SMOKE BARRIER	0.5HOUR SMOKE BARRIER	0.1HOUR SMOKE BARRIER	0.05HOUR SMOKE BARRIER

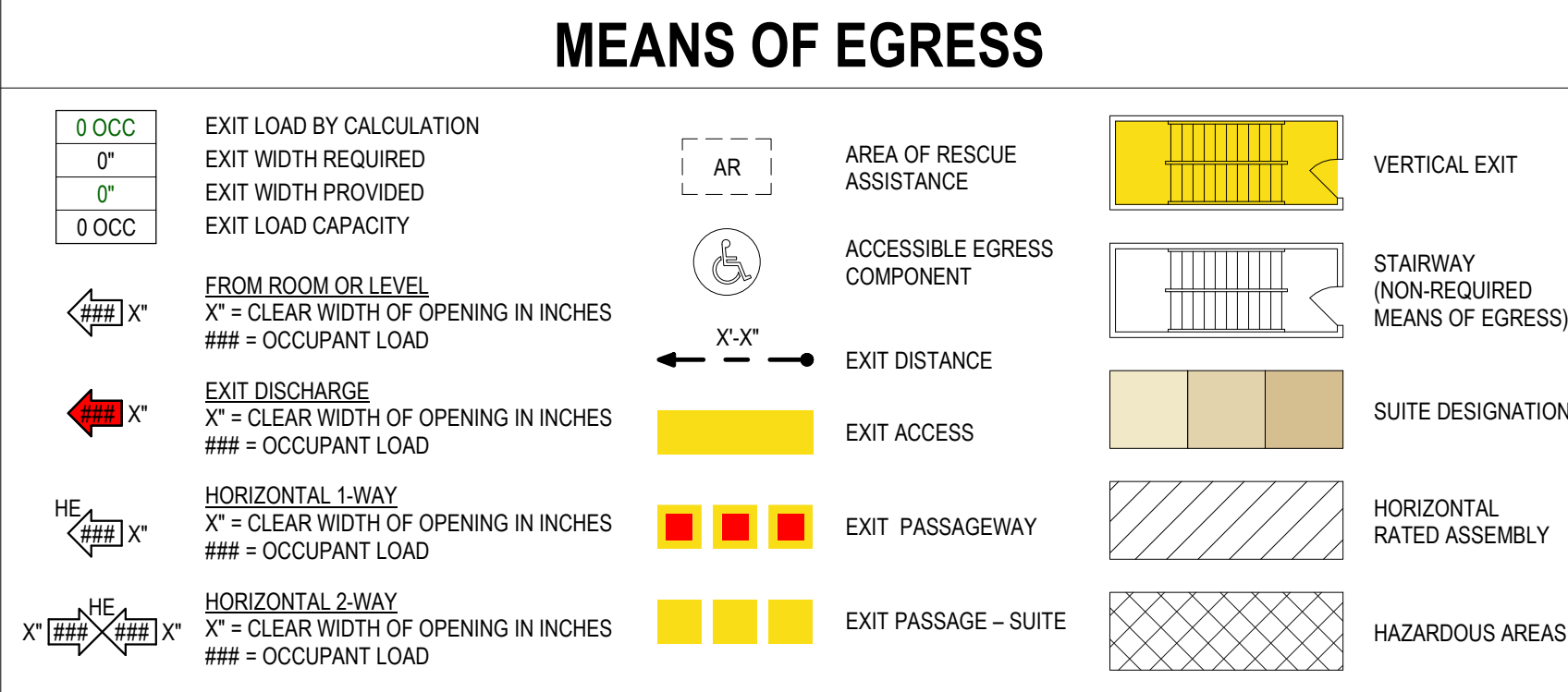
FIRE RESISTIVE LEGEND DEFINITIONS

THE FOLLOWING INFORMATION SERVES TO PROVIDE BUILDING OWNERS WITH CONCISE DEFINITIONS OF WALL TYPES RELATED TO LIFE SAFETY ISSUES. THIS INFORMATION IS NOT MEANT AS A SUBSTITUTE FOR APPLICABLE BUILDING CODES.

FIRE BARRIERS (FB)
DEFINITION:
 A FIRE RATED WALL CONSTRUCTED TO RESTRICT THE SPREAD OF FIRE. CONTINUITY SHALL BE MAINTAINED FROM TOP OF FLOOR TO UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE.

USE:
 FIRE BARRIERS HAVE THE FOLLOWING APPLICATIONS.
 • TO CREATE HORIZONTAL EXITS.
 • TO SEPARATE EXIT PASSAGEWAYS.
 • TO SEPARATE INCIDENTAL USE AREAS.
 • TO SEPARATE ROOMS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
 • ISOLATION OF HAZARDOUS AREAS.
 • TO SEPARATE ROOMS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
 • SMOKE BARRIERS AND SHAFT ENCLOSURES ARE FIRE BARRIERS. SEE ADDITIONAL REQUIREMENTS.

SPECIAL CONSIDERATIONS
 • WITHIN SOME CONSTRUCTION CLASSIFICATIONS, CONSTRUCTION THAT PROVIDES STRUCTURAL SUPPORT OF A FIRE BARRIER IS REQUIRED TO BE OF THE SAME HOURLY FIRE RATING AS THE FIRE BARRIER, OR BETTER.
 • OPENINGS ARE REQUIRED TO BE PROTECTED.
 • HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.



PROJECT DATA

PROJECT SUMMARY
 NEW RIDING ARENA AS PART OF EXCEPTIONAL EQUESTRIANS. THE FRONT ENTRY AREA WILL CONTAIN OFFICES, TREATMENT ROOMS AND A GROUP ROOM. THE RIDING ARENA WILL BE FOR THE EQUINE PROGRAMS WITH THE BACK OF HOUSE CONTAINING A GARAGE, STALLS, HAY STORAGE, AND A TACK ROOM.

OWNER:
 <INSERT OWNER'S NAME>

LOCATION:
 MUNICIPALITY: VILLAGE OF HOBART
 COUNTY: BROWN
 STATE: WISCONSIN

CLIMATE ZONE:
 6A GREEN BAY

APPLICABLE JURISDICTION(S)
 BUILDING REVIEW AGENCY: DSPS
 ZONING: VILLAGE OF HOBART PLANNING AND ZONING COMMISSION
 FIRE DEPARTMENT: VILLAGE OF HOBART FIRE AND RESCUE

APPLICABLE BUILDING CODES
 2021 INTERNATIONAL BUILDING CODE (IBC) AS MODIFIED BY WISCONSIN CHAPTERS SPS 361 AND 362
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS MODIFIED BY WISCONSIN CHAPTERS SPS 361 AND 363
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 2017 CC ANSI A117.1 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

APPLICABLE VARIANCES
 SEE SEPARATE DOCUMENTATION FOR PETITION AT STAGING PLATFORM

PROJECT TYPE:
 NEW CONSTRUCTION

CONSTRUCTION CLASSIFICATION:
 TYPE: VB
 B (BUSINESS)

ACCESSORY OCCUPANCIES:
 U (UTILITY)
 S-1 (STORAGE)
 UTILITY IS OVER 10%, 1-HOUR RATED FIRE BARRIER PROVIDED PER TABLE 508.4

BUILDING HEIGHT ABOVE GRADE PLANE:
 ALLOWED: 60'
 PROVIDED: 30'-1"

NUMBER OF STORIES ABOVE GRADE PLANE:
 ALLOWED: 2
 PROVIDED: 1

BUILDING AREA (SQ FT):
 ALLOWED: 36,000
 PROVIDED: 16,458

FIRE PROTECTION:
 FIRE ALARM: NONE
 FIRE SUPPRESSION: COMPLETE
 MONITORING TYPE: REMOTE SUPERVISION
 NFPA STANDARD USED: 13

FIRE RESISTIVE RATINGS:
 REQUIRED: 0 HOUR
 PROVIDED: 0 HOUR

INTERIOR WALL FINISHES:
 SPACE CLASSIFICATION: CLASS A

OCCUPANT LOAD:
 SEE SEPARATE SCHEDULE(S) FOR CALCULATIONS

MINIMUM NUMBER OF EXITS PER STORY:
 LEVEL: FIRST FLOOR
 REQUIRED: 2
 PROVIDED: 8

EXIT TRAVEL DISTANCE:
 300' MAXIMUM BUSINESS
 100' MAXIMUM BUSINESS

COMMON PATH OF TRAVEL:
 50' MAXIMUM BUSINESS
 100' MAXIMUM BUSINESS

DEAD-END CORRIDOR:
 50' MAXIMUM BUSINESS

MINIMUM PLUMBING FIXTURE REQUIREMENTS:
 SEE SEPARATE SCHEDULE(S) FOR CALCULATIONS

ENVELOPE COMPLIANCE:
 IECC SECTION C401

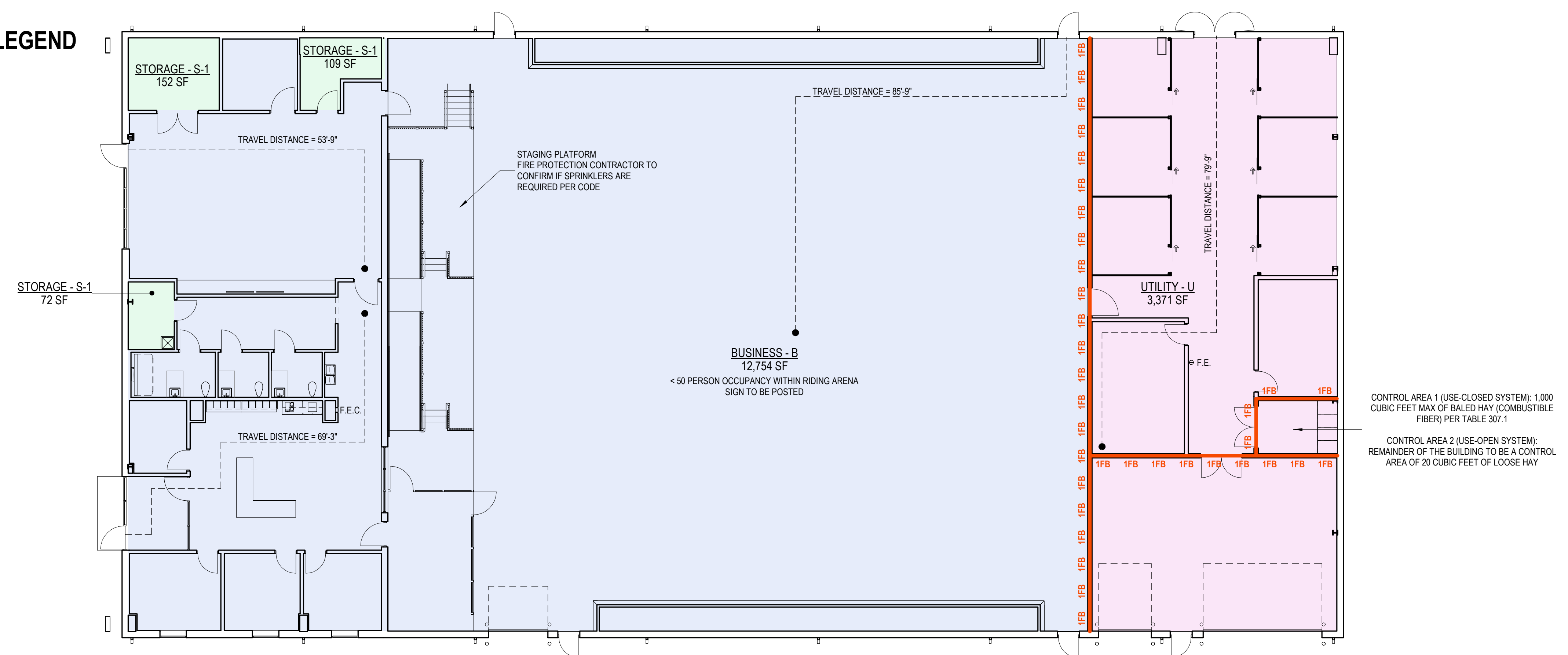
STRUCTURAL CRITERIA:
 BUILDING IS USING THE TOTAL BUILDING PERFORMANCE OPTION PER C401.2.1.2. SEE ATTACHED COMCHECK REPORT.
 STRUCTURE BY OTHERS, FOOTINGS BY STRUCTURAL ENGINEER

LIFE SAFETY GENERAL NOTES

- WHEN A WALL HAS MORE THAN ONE CLASSIFICATION, THE MOST RESTRICTIVE REQUIREMENTS FOR EACH CLASSIFICATION SHALL APPLY.
- FOR NEW CONSTRUCTION, PERIMETER SMOKE-SEALS MAY BE REQUIRED AT FIRE-RATED DOORS IN CERTAIN OCCUPANCIES.

LIFE SAFETY AREA NAME LEGEND

- BUSINESS - B
- STORAGE - S-1
- UTILITY - U



A1 1ST FLR LIFE SAFETY PLAN
 3/32" = 1'-0" | G101



milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

EXCEPTIONAL EQUESTRIANS - RIDING ARENA

D

1130 Orlando Drive,
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/20/2025	CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

SHEET INFORMATION

PROJECT MANAGER: BB
 PROJECT NUMBER: 922400

A

1ST FLR LIFE SAFETY PLAN

G101



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- ### FLOOR PLAN NOTES
- A. BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
 - B. ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
 - C. REFER TO SHEET <A000> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE <S3A-S11.>
 - D. PROVIDE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS:
 - ENTIRE WALL DIRECTLY BEHIND OR ADJACENT TO ANY PLUMBING FIXTURE INCLUDING, BUT NOT LIMITED TO, WATER CLOSETS, SHOWERS, DRINKING FOUNTAINS, SINKS, LAVATORIES AND EYEWASHES.
 - ALL WALLS OF AREAS INCLUDING, BUT NOT LIMITED TO, SINGLE OCCUPANT TOILET ROOMS, JANITOR CLOSETS, SWIMMING POOLS, THERAPY POOLS, COMMERCIAL KITCHENS, DISHWASHING, ETC.
 - WHERE CERAMIC TILE OR SOLID SURFACE WALL CLADDING IS SCHEDULED, PROVIDE CEMENT BOARD BACKER BOARD IN LIEU OF GYPSUM BOARD.
 - E. LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
 - F. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR NEW MILLWORK, CASEWORK, DOOR BUMPERS, ACCESSORIES, EQUIPMENT, FIXTURES, AND OWNERS WALL-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO, TELEVISIONS/MONITORS, MARKER BOARDS, TACK BOARDS AND SIGNAGE. OPEN EXISTING WALLS AS NEEDED TO INSTALL CONCEALED BLOCKING WHERE REQUIRED, AND PATCH WALLS TO MATCH EXISTING CONSTRUCTION. COORDINATE WITH OWNER ON LOCATIONS OF WALL-MOUNTED EQUIPMENT.

KEYNOTES PER SHEET

0105	HORSE STALL FRONTS, OWNER PROVIDED, CONTRACTOR INSTALLED
0106	HORSE STALL MATTRESS, 3" THICK RUBBER CRUMB FILLED MATTRESS, RUBBER CRUMBS, 1/4" THICK, SEAMLESS RUBBER-COATED TOP COVER, AND HEAVY-DUTY FASTENING STRIPS ON TOP OF CONCRETE SLAB, OWNER PROVIDED, CONTRACTOR INSTALLED
0550-02	BOLLARD
0810-15	FIRE RETARDANT TREATED PLYWOOD TO 48" A.F.F.
0610-16	8'-0" HIGH SOLID WOOD STALL DIVIDER
B2010-01	INSULATED METAL PANEL, METAL GIRTS, GYPSUM BOARD
B2010-02	INSULATED METAL PANEL, METAL GIRTS, METAL LINER PANEL
B2010-03	INSULATED METAL PANEL, METAL GIRTS, PLYWOOD

PROJECT INFORMATION

EXCEPTIONAL EQUESTRIANS - RIDING ARENA

1130 Orlando Drive, De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/20/2025	CONSTRUCTION DOCUMENTS

KEY PLAN

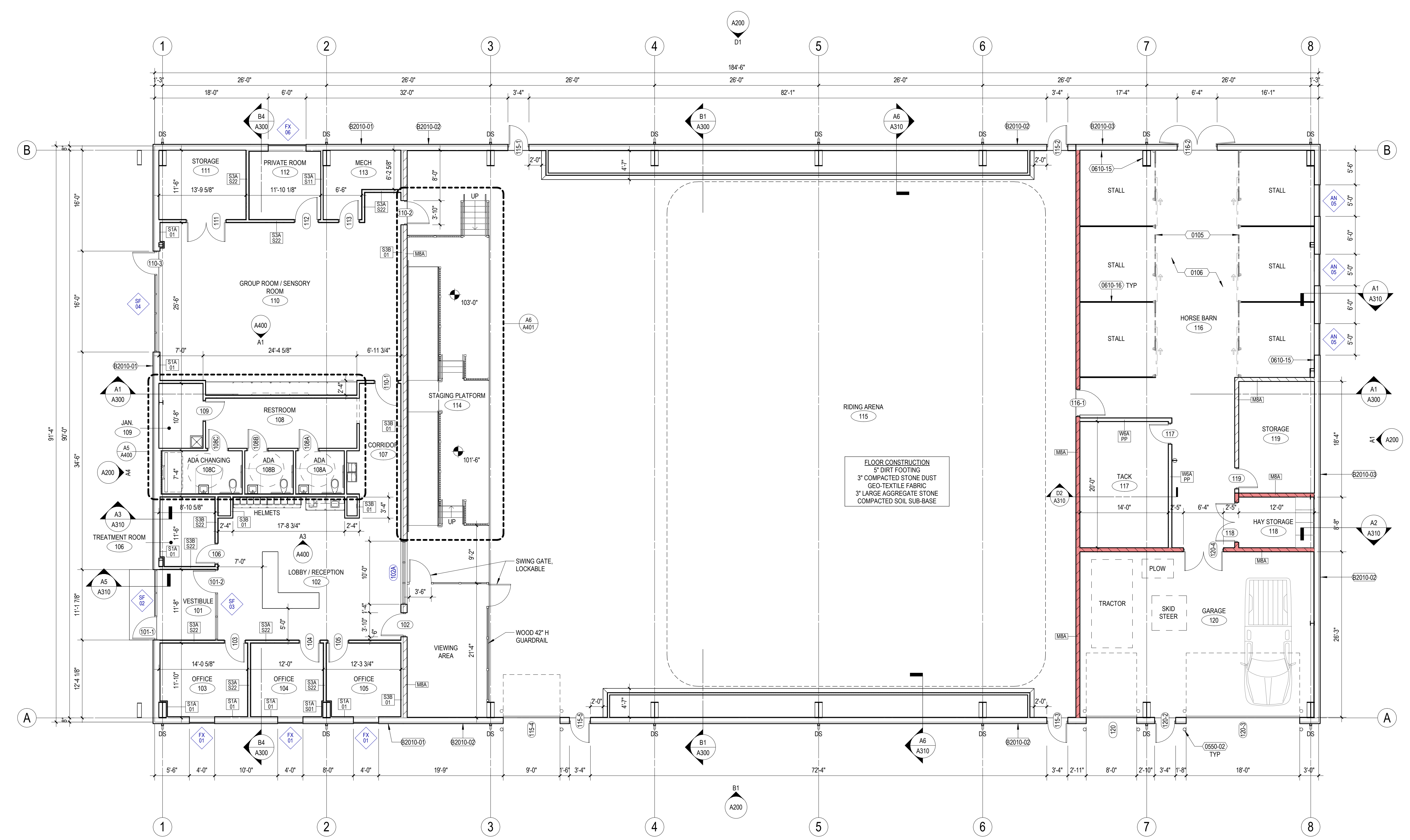
SHEET INFORMATION

PROJECT MANAGER BB
PROJECT NUMBER 922400

1ST FLR PLAN

A101

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A1 1ST FLR PLAN
1/8" = 1'-0" | A101

1 | 2 | 3 | 4 | 5 | 6 | 7

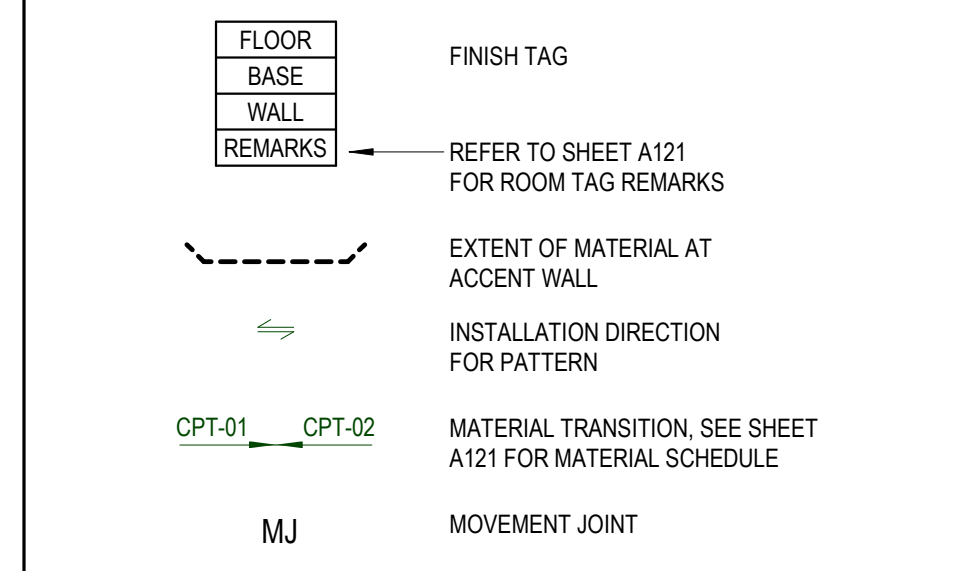
FINISH SCHEDULE

FINISH TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH/ INSTALLATION	SIZE	COMMENT
CEILING							
ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG (OR USG EQUAL)	ULTIMA 1942	WHITE	9/16" WHITE GRID, BEVELED TEGULAR	2 X 2	
GWB	GYPSUM WALL BOARD						
FLOORING							
BC	BRUSHED CONCRETE						
CPT-1	CARPET TILE	TBD	VERIFY WITH ARCHITECT	VERIFY COLOR WITH ARCHITECT	VERIFY WITH ARCHITECT		PRODUCT TO BE PROCURED BY CONTRACTOR AND VERIFIED WITH ARCHITECT
CPT-2	CARPET TILE - WALK OFF	TBD	VERIFY WITH ARCHITECT	VERIFY COLOR WITH ARCHITECT	VERIFY WITH ARCHITECT		PRODUCT TO BE PROCURED BY CONTRACTOR AND VERIFIED WITH ARCHITECT
LVT-1	LUXURY VINYL TILE	TBD	VERIFY WITH ARCHITECT	VERIFY COLOR WITH ARCHITECT	VERIFY WITH ARCHITECT		PRODUCT TO BE PROCURED BY CONTRACTOR AND VERIFIED WITH ARCHITECT
PFT-1	PORCELAIN FLOOR AND WALL TILE	TBD	VERIFY WITH ARCHITECT	VERIFY COLOR WITH ARCHITECT	VERIFY WITH ARCHITECT		PRODUCT TO BE PROCURED BY CONTRACTOR AND VERIFIED WITH ARCHITECT
SC	SEALED CONCRETE						
MILLWORK							
PL-1	PLASTIC LAMINATE	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
PL-2	PLASTIC LAMINATE	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
PL-3	PLASTIC LAMINATE	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
SS-1	SOLID SURFACE	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
WALL							
PT-1	PAINT - GENERAL	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
PT-2	PAINT - NEUTRAL ACCENT	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
PT-3	PAINT - ACCENT	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
WT-1	WALL TILE	TBD	VERIFY WITH ARCHITECT	VERIFY COLOR WITH ARCHITECT	VERIFY WITH ARCHITECT		PRODUCT TO BE PROCURED BY CONTRACTOR AND VERIFIED WITH ARCHITECT
WALL BASE							
B-1	VINYL WALL BASE	TBD	TBD	TBD			FINAL SELECTION BY ARCHITECT AFTER MATERIALS PROCURED BY CONTRACTOR
PTB-1	PORCELAIN TILE WALL BASE	TBD	VERIFY WITH ARCHITECT	VERIFY COLOR WITH ARCHITECT			PRODUCT TO BE PROCURED BY CONTRACTOR AND VERIFIED WITH ARCHITECT

FINISH NOTES

- A. PREPARE ALL FLOOR SURFACES SMOOTH AND LEVEL FOR NEW FINISH.
- B. CARPET PAD SHALL BE A 16 LB TREADMORE BRAND OR MANUFACTURER RECOMMENDED EQUAL. CARPET ADHESIVE SHALL BE TREADMORE BRAND OR MANUFACTURER RECOMMENDED EQUAL.
- C. FOR GLUE-TO-PAD CARPET INSTALLATIONS, ALL FOOT TRAFFIC MUST REMAIN OFF FOR A MINIMUM OF 48 HOURS - NO EXCEPTIONS.

FINISH PLAN SYMBOLS



milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

EXCEPTIONAL EQUESTRIANS - RIDING ARENA

D 1130 Orlando Drive, De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/20/2025	CONSTRUCTION DOCUMENTS

C

KEY PLAN

B

SHEET INFORMATION

PROJECT MANAGER BB

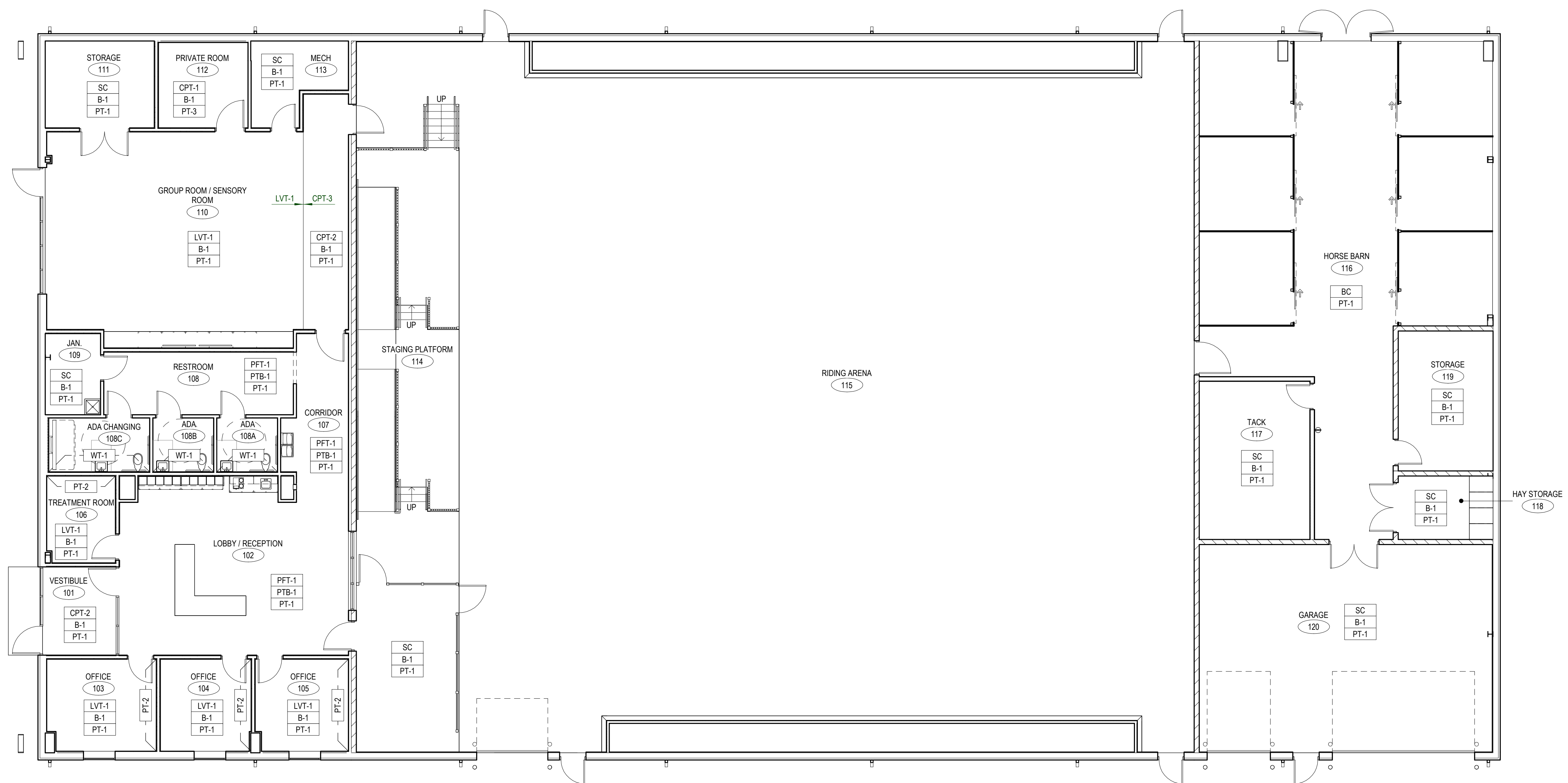
PROJECT NUMBER 922400

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1ST FLR FINISH PLAN

A121

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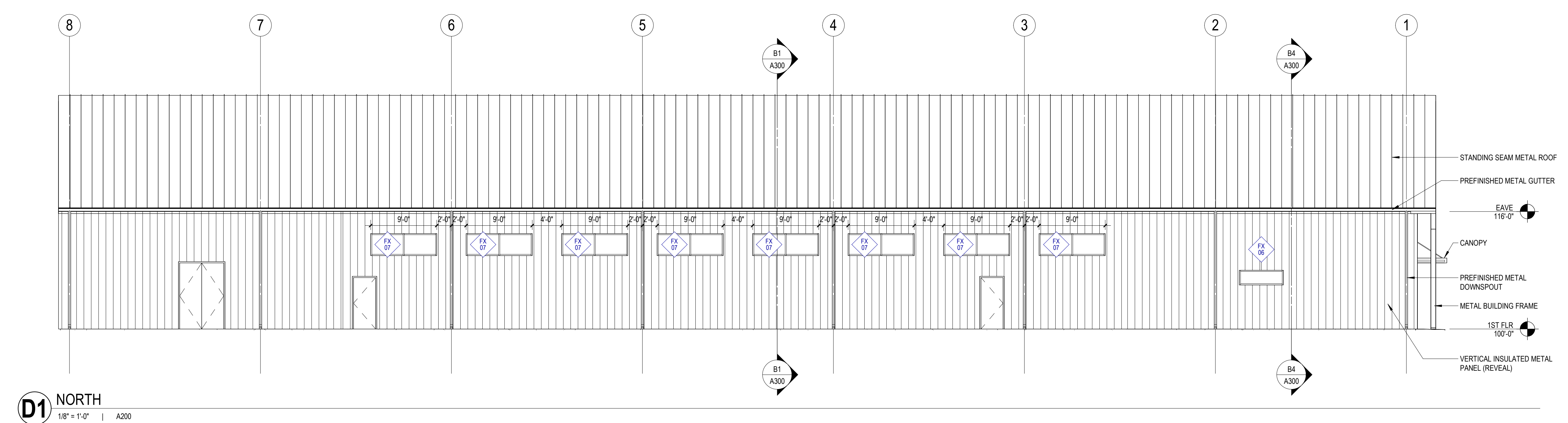


EXTERIOR ELEVATION NOTES

- A. SEE SHEET A220 FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
- B. PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
- C. ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
- D. EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.



E



PROJECT INFORMATION

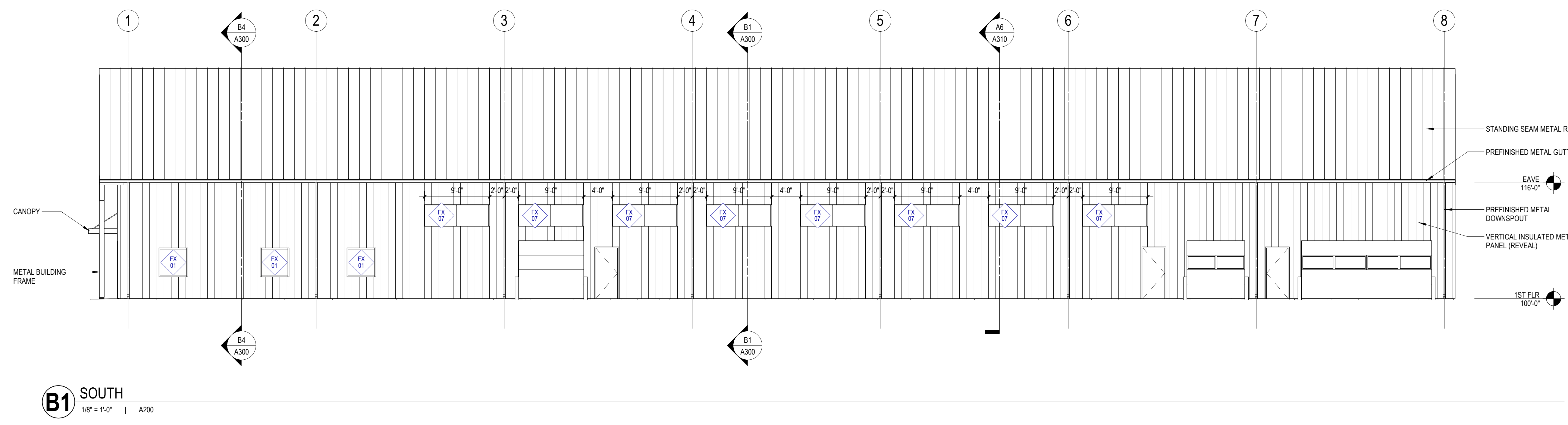
EXCEPTIONAL EQUESTRIANS - RIDING ARENA

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De Pere, WI 54115

ISSUANCE AND REVISIONS

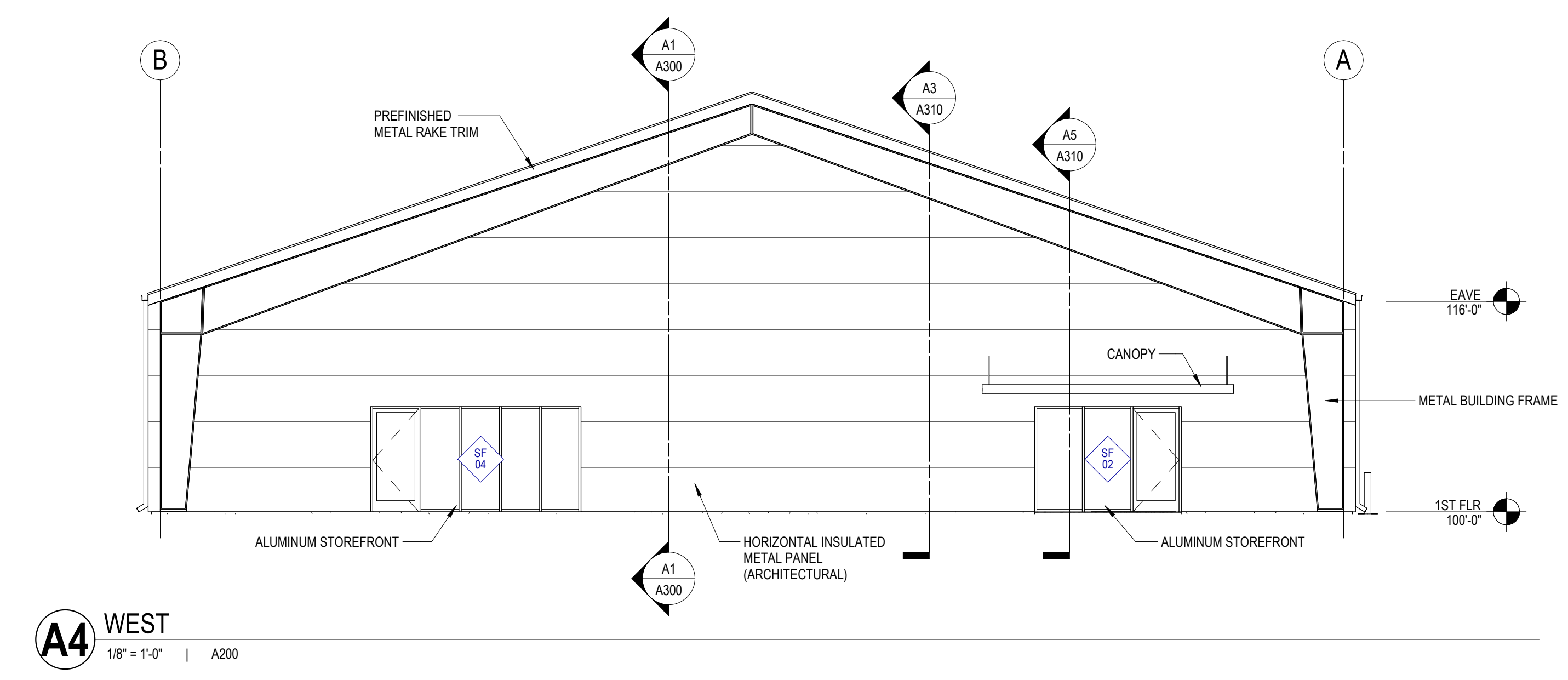
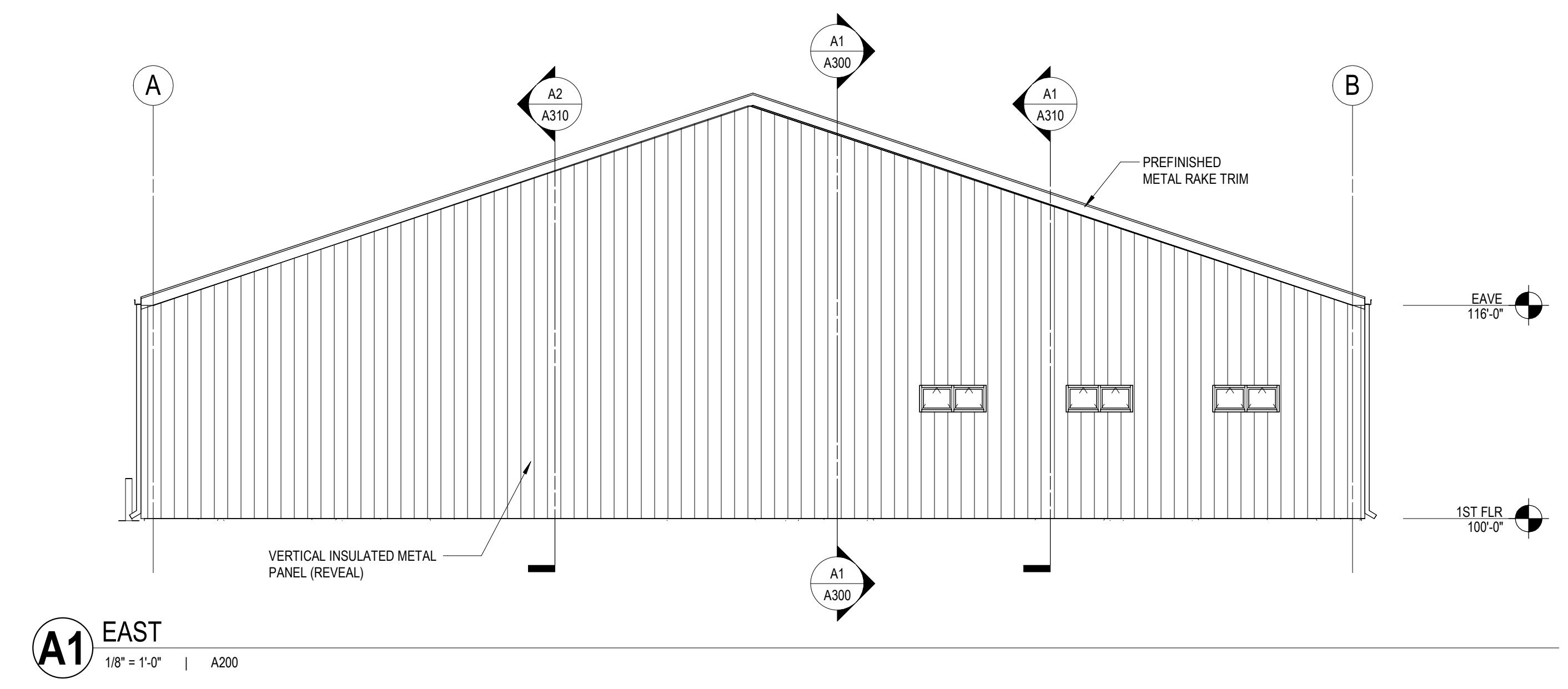
DATE	DESCRIPTION
11/20/2025	CONSTRUCTION DOCUMENTS

C



KEY PLAN

B



SHEET INFORMATION

PROJECT MANAGER BB
PROJECT NUMBER 922400

EXTERIOR ELEVATIONS

A200



**EXCEPTIONAL
EQUESTRIANS**
Humans | Horses | Health

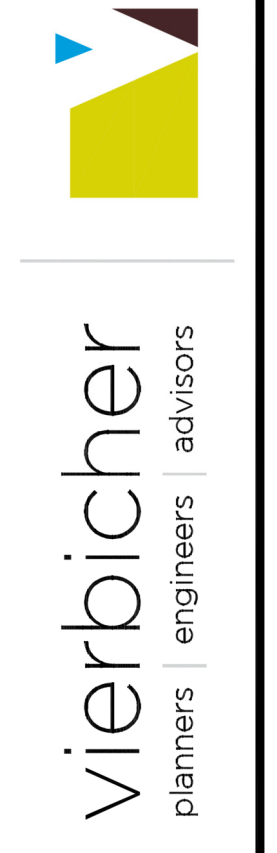
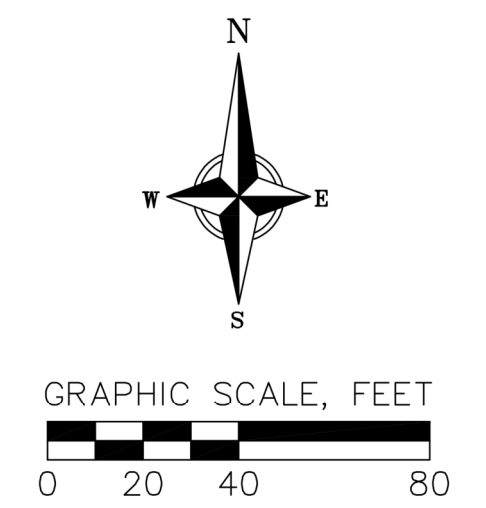
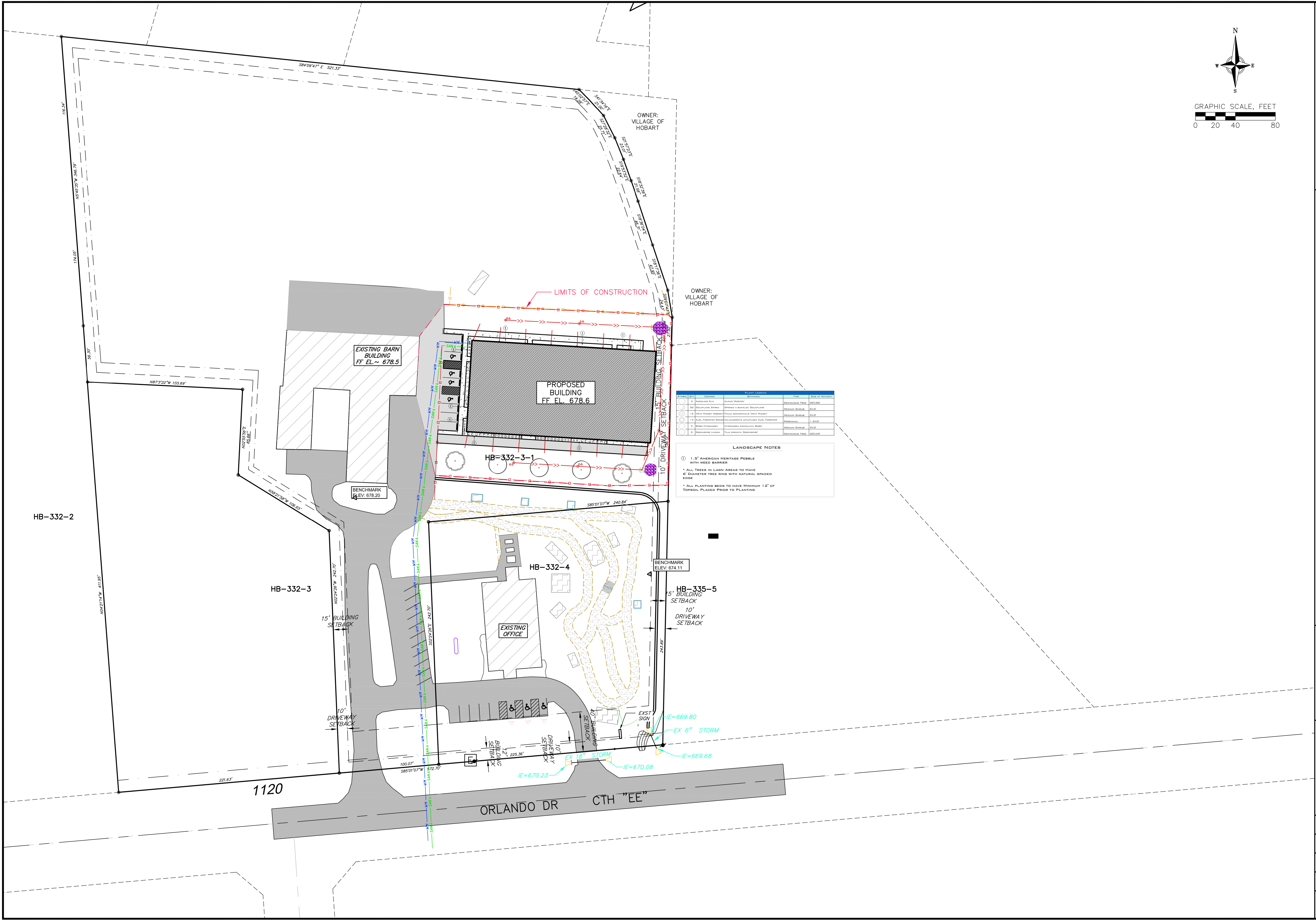


EXCEPTIONAL EQUESTRIANS



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G:\Exceptional Equestrians\250173 - 1130 Orlando Drive, Hobart\CAADD\250173 - Base Eng 022525.dwg by: amcoghter



Overall Site Plan
 Exceptional Equestrians - Barn Addition
 1130 Orlando Drive
 Village of Hobart, WI

REVISIONS	NO.	DATE	REMARKS
1	6/12/25		CONSTRUCTION DOCS
2	1/30/26		UTILITY REVISIONS

DATE: 06/12/2025
 DRAFTER: TAW
 CHECKED: TAW
 PROJECT NO.: 250173

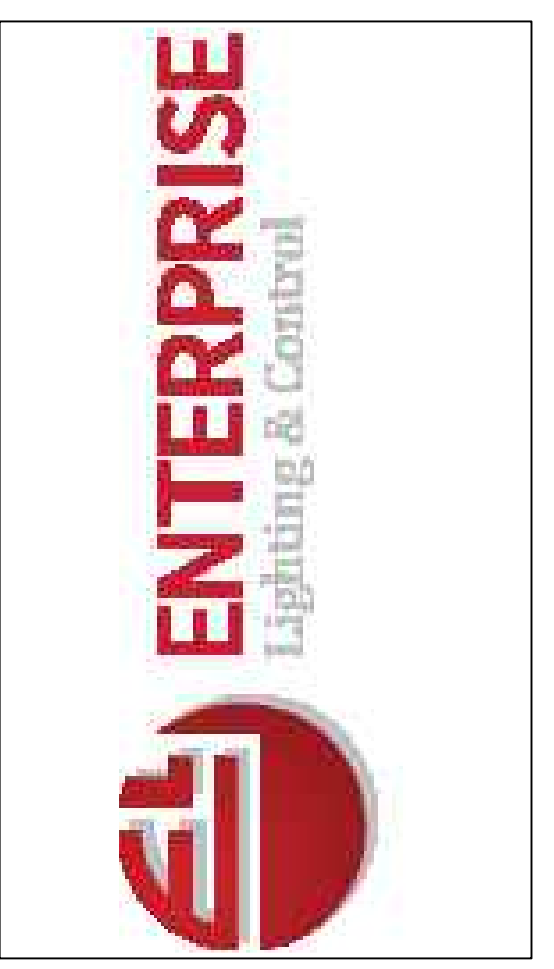
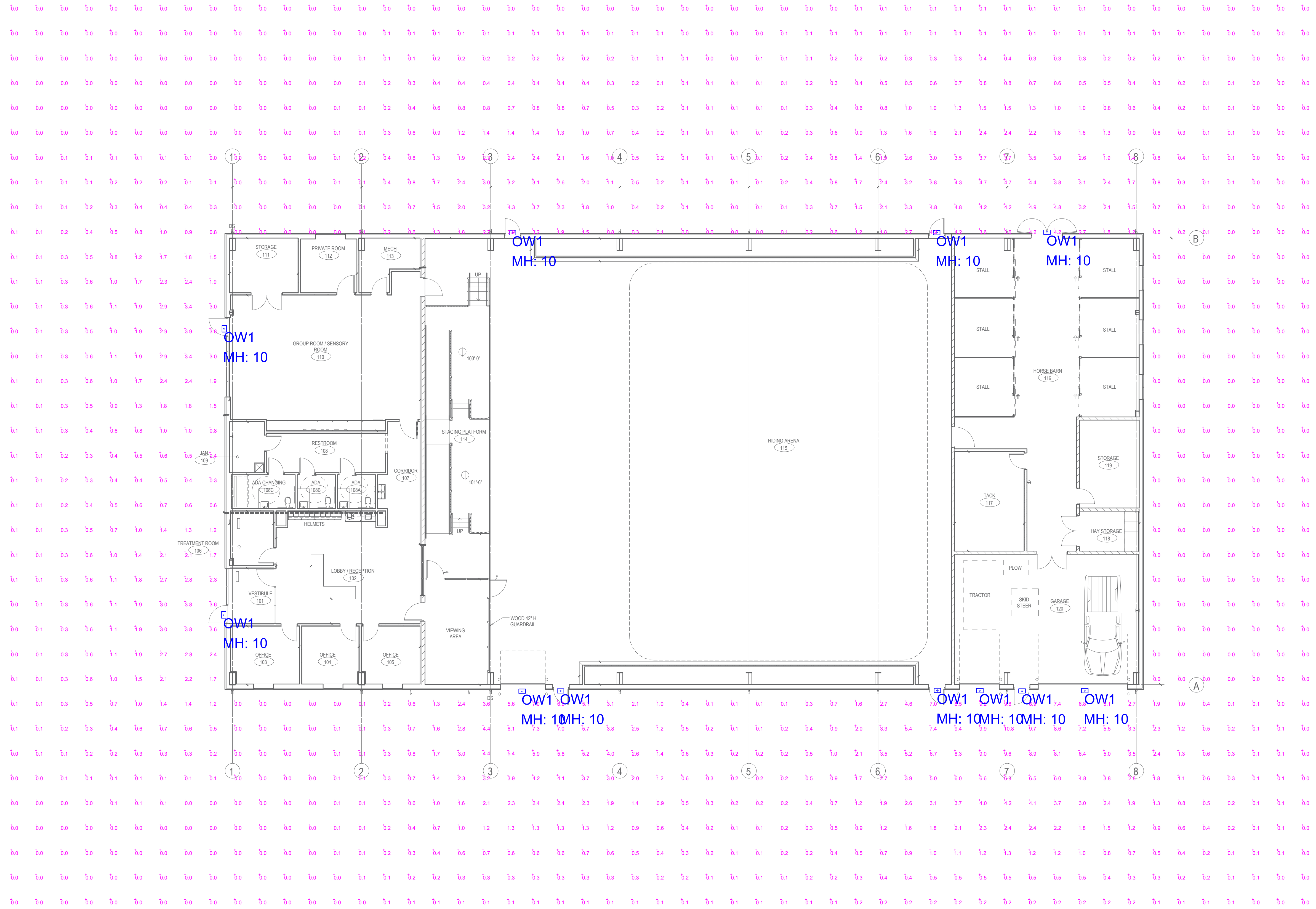
C3.0

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
SITE	Illuminance	Fc	0.83	10.8	0.0	N.A.	N.A.	

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
11	OW1	Single	0.950	LITHONIA	WEDGE2 LED P3 xXK 80CRI TFTM MVOLT	32.1375	353.513	3166



COMMENTS	
DATE	
#	
REVISIONS	

DRAWN BY : BB	DATE : FEB 10, 2026	SCALE : 3/32" = 1'-0"
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EXCEPTIONAL EQUESTRIANS	DE PERE, WI	EXTERIOR LIGHTING LAYOUT
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TO: Site Review Committee

RE: 5076 Founders Terrace, HB-523-2; Site Plan Modifications

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: May 20, 2026

ISSUE: Site plan modification to the previously conditionally approved development

RECOMMENDATION: Direct developer an applicant to draft modifications on a new site plan and submit for final action at a future SRC meeting.

GENERAL INFORMATION

1. Applicants/Agent: Bayland Buildings
2. Owner: Bone Voyage
3. Parcel: HB-523-2
4. Zoning: PDD#1: Centennial Centre at Hobart District

ZONING REQUIREMENTS

The property owner of parcel HB-523-2, located at 5076 Founders Terrace, is proposing some modifications to the previously conditionally approved site plans for their new development. This request is for the proposed modifications to be reviewed with the Committee directing the applicant to proceed accordingly. A final drawing of the proposed site plans will be submitted at a later date pending direction from the Site Review Committee.

The proposed modifications include:

1. The removal of some tree planting and installing an 8 foot high privacy fence in the areas where the trees would be eliminated.
2. Relocation of the planned detached storage building.
3. Relocation of the planned pool.
4. Removal of natural grass in the fenced in “play/exercise” areas and the installation of turf over crushed gravel. (previously conditionally approved site plan had 61.88 % greenspace, and with the turf, then the total site would have approximately 37.84 % greenspace)

As noted above, and before they incurred the additional costs of redrawing the final site plan, the applicant is requesting review of the proposed modifications to gauge the Committee’s thoughts. If viewed favorably, the applicant will redraw the proposed modifications and submit a final plan encompassing all the modifications for a review by the Committee at a later date.

RECOMMENDATION/CONDITIONS

Staff has a favorable recommendation to the proposed modifications, and the SRC should detail any concerns to the applicant for them to address prior to drafting the final site plans.

