



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 **Wednesday February 18th 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted February 12th 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday February 18th 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 December 10th 2025 (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider a new 20,000-square foot commercial building with associated site Improvements (5060 Founders Terrace, HB-523-7) (Page 3)

Bayland Buildings is proposing to construct a 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 proposed building will be single story in height and utilized as an office with shop.

6. DISCUSSION AND ACTION - Consider a new 18,265-square foot contractor shop with office and 12,000-square foot contractor shop with associated site improvements (720 W. Adam Drive., HB-139) (Page 27)

DeNoble Construction, Inc. is proposing to construct two new commercial buildings with one being the main office and shop of 18,265 square feet and the second being a shop of 12,000 square feet located at 720 W. Adam Dr. (Parcel HB-139) along with the required associated site improvement including access and parking. Both proposed buildings will be single story in height.

7. 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.hobart-wi.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, December 10, 2025 – 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, Tom Tengowski, Peter Zobro, and Dave Dillenburg were present. Absent: Tammy Zittlow
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: Dillenburg SECOND: Baranczyk MOTION APPROVED BY VOICE VOTE: 6-0.
3. **Approve Minutes of September 17, 2025.** ACTION: To approve the minutes of the September 17, 2025 Site Review Meeting. MOTION: Nuetzel SECOND: Tengowski MOTION APPROVED BY VOICE VOTE: 6-0
4. **Public Comment on Non-Agenda Items.** None

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider a new 10,109 SF commercial building with associated site improvements (5076 Founders Terrace., HB-523-2) Bayland Buildings is proposing to construct a new 10,109 square foot commercial building to be located at 5076 Founders Terrace (Parcel HB-523-2) along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as a dog kennel facility.

ACTION: Approval of this site plan, subject to the following conditions:

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. Details of all proposed landscaping shall be submitted to the SRC for review and approval prior to installation.
4. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs, pole lights, recessed canopy lighting, and lighting for other ingress/egress areas (including by main entrance) are part of this lighting approval. Any other future lighting will require review and approval by the SRC.
5. Details of all proposed signage shall be submitted to the SRC for review and approval prior to permitting and installation.
6. Developer to work with Village Fire Department on access and location of fire apparatus drive and access lanes.
7. The proposed shed is not part of the approval and shall be brought back to the SRC for review and approval prior to permitting and installation.

MOTION: Nuetzel SECOND: Zobro MOTION APPROVED BY VOICE VOTE: 6-0

6. DISCUSSION - Items for future agenda consideration

None at the moment however the sign at Hillcrest will need to be addressed at a future meeting.

7. ADJOURN MOTION to adjourn the meeting by Baranczyk SECOND: Riley MOTION APPROVED BY VOICE VOTE: 6-0. Meeting adjourned at 6:25 pm.

Respectfully submitted by Amanda Wangerin, Village Deputy Clerk



TO: Site Review Committee

RE: 5060 Founders Terrace., HB-523-7; 20,000 SF Commercial Building w/
Associated site Improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: February 18, 2026

ISSUE: Discussion and action to consider a new 20,000 SF commercial building with associated site improvements

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

GENERAL INFORMATION

1. Developer: Bayland Buildings
2. Applicant: Bayland Building / Robert E. Lee & Associates
3. Address/Parcel: 5060 Founders Terrace / HB-523-7
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Office with shop

BACKGROUND

Bayland Buildings is proposing to construct a 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 proposed building will be single story in height and utilized as an office with shop.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

- A. Zoning:** PDD #1: Centennial Centre at Hobart District
- B. Green Space:** 38.8% after development
- C. Setbacks:** This development complies with all applicable setbacks (proposed 89' (front/Founders Terrace), 155' (rear), 44' (side/north), 95' (side/east), and 31' (side/south along Centerline Dr.).
- D. Parking:** The Village's parking ordinance does not specifically address this type of business, so the "Business (not listed above)" requirements would be "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". While not quite certain on the exact number of employees anticipated for the operations, there are 23 parking stalls. So as long as there are not more than 46 employees, the proposed parking layout will be compliant.
- 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 by internal catch basins throughout the site and discharge to two new dry ponds located along the west and south sides of this development. There is a discharge structure in each pond leading to the municipal storm sewer system which leads to a regional storm water pond that is owned by the Village.
- G. Refuse Collection:** Refuse / recycling enclosure to be located towards the rear of the property (northeast corner). Enclosure is planned to be split faced concrete block to match the primary building. Gate will be chain-link with privacy slats.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Metal frame building.
2. **Exterior Materials:** Mixture of aluminum composite panels, split face CMU, and concealed fastener metal wall panels on both the west and south building elevations that face a public roadway, and semi-concealed fastener metal wall panels on the other side and rear building elevations.
3. **Height:** Anticipated at 25 feet
4. **Overhead doors:** 1 overhead door at grade on the side/north elevation with 3 overhead doors at grade and 4 loading dock doors on the rear/east elevation.
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: With roughly 330 feet along Founders Terrace and 327 feet of street frontage along Founders Terrace, that would equate to 7 trees per road frontage. With the street intersection and ingress/egress points on both roadways, Staff has concerns with tree locations relative to vision corridors. Additionally, Staff would recommend that there be some foundation plantings along the west and south building elevations. Also, both dry storm water ponds shall be landscaped and maintained to prohibit the overgrowth and unsightly tall vegetation. Therefore, Staff recommends that developer discuss the tree species, planting locations, and foundation planting with Village Staff and submitted an updated landscape plan that includes these items to Village Staff for review and approval prior to plantings.

Section 4, Lighting: No lighting plan is submitted at this time. Therefore, a detailed lighting plan with photometrics and lighting details shall be submitted for review and approval at a later SRC meeting prior to installation.

Section 5, Signage: There are 2 wall mounted signs shown on the building elevations (west and south), however, no sign details are submitted at this time. 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: Access to this site will be through three new ingress/egress locations with two from Founders Terrace (25' driveway width and 35' curb cut for truck access and 24' driveway width and 34' curb cut for employees and visitors) and one from Centerline Dr. (25' driveway width and 35' curb cut).

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. Fire Department (FD) connection shall be approved by the Village Fire Chief
3. 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.
4. Developer to discuss the tree species, planting locations, and foundation planting with Village Staff and submitted an updated landscape plan that includes these items to Village Staff for review and approval prior to plantings. No tall / unmaintained vegetation is permitted on property including in or adjacent to dry storm water pond.
5. A detailed lighting plan with photometrics and lighting details shall be submitted for review and approval at a later SRC meeting prior to installation.
6. Any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.

February 3, 2025

Mr. Gerbers
VILLAGE OF HOBART
2990 South Pine Tree Road
Hobart, WI 54155

RE: Midwest Livestock Site Development

Dear Mr. Gerbers:

On behalf of Bayland Buildings, Robert E. Lee & Associates, Inc. is submitting the attached Site Plan Permit application and associated documentation for the proposed Midwest Livestock commercial development on the northeast corner of Founders Terrace and Centerline Drive. The proposed project includes the construction of a 20,000 square-foot livestock supply facility and the associated paved parking lot and driveways.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Aaron Breitenfeldt, P.E.
Project Engineer

AJB/NJM

ENC.

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)

MIDWEST LIVESTOCK SITE DEVELOPMENT , NORTHEAST CORNER OF INTERSECTION OF FOUNDERS TERRACE AND CENTERLINE DRIVE/ PARCEL HB-523-7

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 2.45 Acres, 106,722 S.F.

Size of facility(square footage): 20,000 S.F.

Type of facility: COMMERCIAL LIVESTOCK SUPPLY FACILITY

Developer: BAYLAND BUILDINGS

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Engineer: Robert E Lee and Associates, Inc. – Michael Leidig

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

Contractor: Bayland Buildings, Inc.

Construction Firm: Bayland Buildings, Inc.

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Revised 02-3-2026

3. SITE PLAN APPROVAL

A. Industrial ___ Business Park ___ Commercial X

Multi-Family ___

Current Zoning: PDD #1 – CENTENNIAL CENTRE AT HOBART DISTRICT

Other – Identify: _____

Erosion Control Plan on file: X YES _____ NO

% of Green Space: 38.8%

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

C. Setback Information: See Site Plan Complies with Ordinance: Yes

D. # of parking stalls (Include Handicapped parking): 23 total Stalls
1 Handicap

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

1) Electric underground X overhead X

2) Natural Gas X

3) Telephone X

4) Water / Fire Hydrants X

5) Fiber Optic Lines X

6) Other transmission lines _____

7) Ingress – egress easements _____

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

Complies with ordinance X 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: _____X_____ 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:

Aaron Breitendfeldt– Robert E Lee and Associates, Inc.
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 Frame
- 2) Exterior Materials: Aluminum composite panels, Fascia Trims and Soffits, Rake, Gutters, and Trims, Stone Veneer, roof panels
- 3) Height of Facility: 25'
- 4) Compatibility with existing adjacent structure: _____ (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: SEE 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 :

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: SIGN TBD

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: 34.0' & 35.0'

Radius / Flare: 5' FLAIR

Apron Dimensions: 34' at road, 24' at property line & 35' at road, 25' at property line

Culvert Size (End-walls Required) NA



Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Gregory Glova

Owner Name: David O'Brien

Address: 1250 Centennial Centre Blvd

Address: P.O. Box 13571

City: Hobart State: WI Zip: 54155

City: Green Bay State: WI Zip: 54307-3571

Phone: (920) 544-4506

Phone: (920) 498-9300

Email: kclark@releeinc.com

Email: DObrien@baylandbuildings.com

B. Parcel – Site Information

Site Address: Intersection of Founders Terrace & Centerline Dr.

Parcel ID: HB-523-7

Project Description: Midwest Livestock Site Development

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	0	sq. ft.	20000	sq. ft.	20000	sq. ft.
Paved/Gravel Areas	0	sq. ft.	45345	sq. ft.	45345	sq. ft.
Totals	0	sq. ft.	65345	sq. ft.	31,214	sq. ft.

ERU Calculation: 65,345 / 4000 sf / ERU = 16.34 ERU's
New Total Area sq. ft.

Preparer's Signature: Gregory Glova

Date: 2/3/2026

Preparer's Printed Name: Gregory Glova

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Midwest Livestock Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(P/S) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	REL Sheet 1	Y	
b. Location of project/development by street address, or CSM	REL Sheet 2	Y	
c. Name and mailing address of developer/owner;	REL Sheet 1	Y	
d. Name and mailing address of engineer/architect;	REL Sheets 1	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.			
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: Midwest Livestock Site Development

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 2-6	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	Y	
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	REL Sheet 2	Y	
iii. On site streets and street right of ways, and fire lanes;	REL Sheet 2	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 2-5	Y	
k. A statement of the total acreage of the property to be developed;	REL Sheet 3	Y	
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	REL Sheet 2-5	Y	
m. All contemplated land uses;	REL Sheets 2-5	Y	
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	N/A	N/A	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Midwest Livestock Site Development

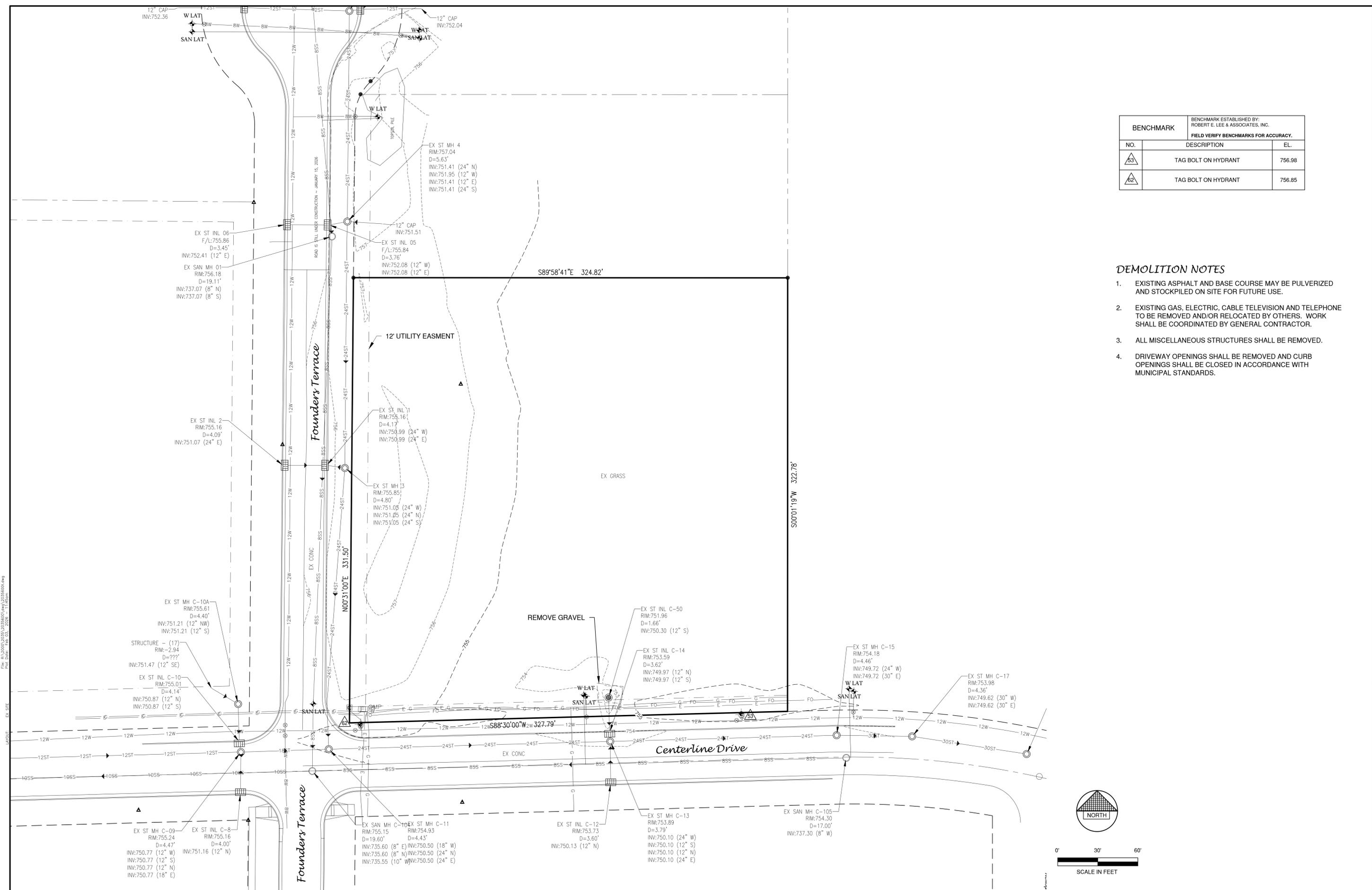
PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	N/A	N/A	
p. Proposed circulation systems (pedestrian, bicycle, 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 2,3	Y	
r. The location of sanitary and storm sewer lines and water mains;	REL Sheets 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.	REL Sheet 5	Y	
i. Parking facilities;	REL Sheet 3	Y	
ii. Water bodies and wetlands;	REL Sheet 1,2	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 1-4	Y	
u. Sidewalks, walkways, and driveways;	REL Sheet 3	Y	
v. Off street loading areas and docks;	REL Sheet 3	Y	
w. Fences and retaining walls;	REL SHEET 3	Y	
x. All signs;	REL SHEET 3	Y	Sign Permits and details by others

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Midwest Livestock Site Development

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	Y	
z. Exterior lighting;	Wall Packs Only		
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	
ii. Percent site coverage;	REL Sheet 3	Y	
iii. Percent open space; and green space	REL Sheet 3	Y	
iv. Floor area ratio (FAR)	REL Sheet 3	Y	
dd. Location and dimensions of proposed outdoor display areas;	N/A	N/A	
ee. Architectural rendering of the proposed structures and buildings, including:	REL Sheet R1		
i. All dimensions;	Attached Elevations		
ii. Gross square footage of existing and proposed buildings and structures; and	REL Sheet 3	Y	
iii. Description of all exterior finish materials.	Attached Elevations	Y	
ff. Erosion control plans;	REL Sheet 5	Y	
gg. Landscaping plan	REL Sheet 16	Y	

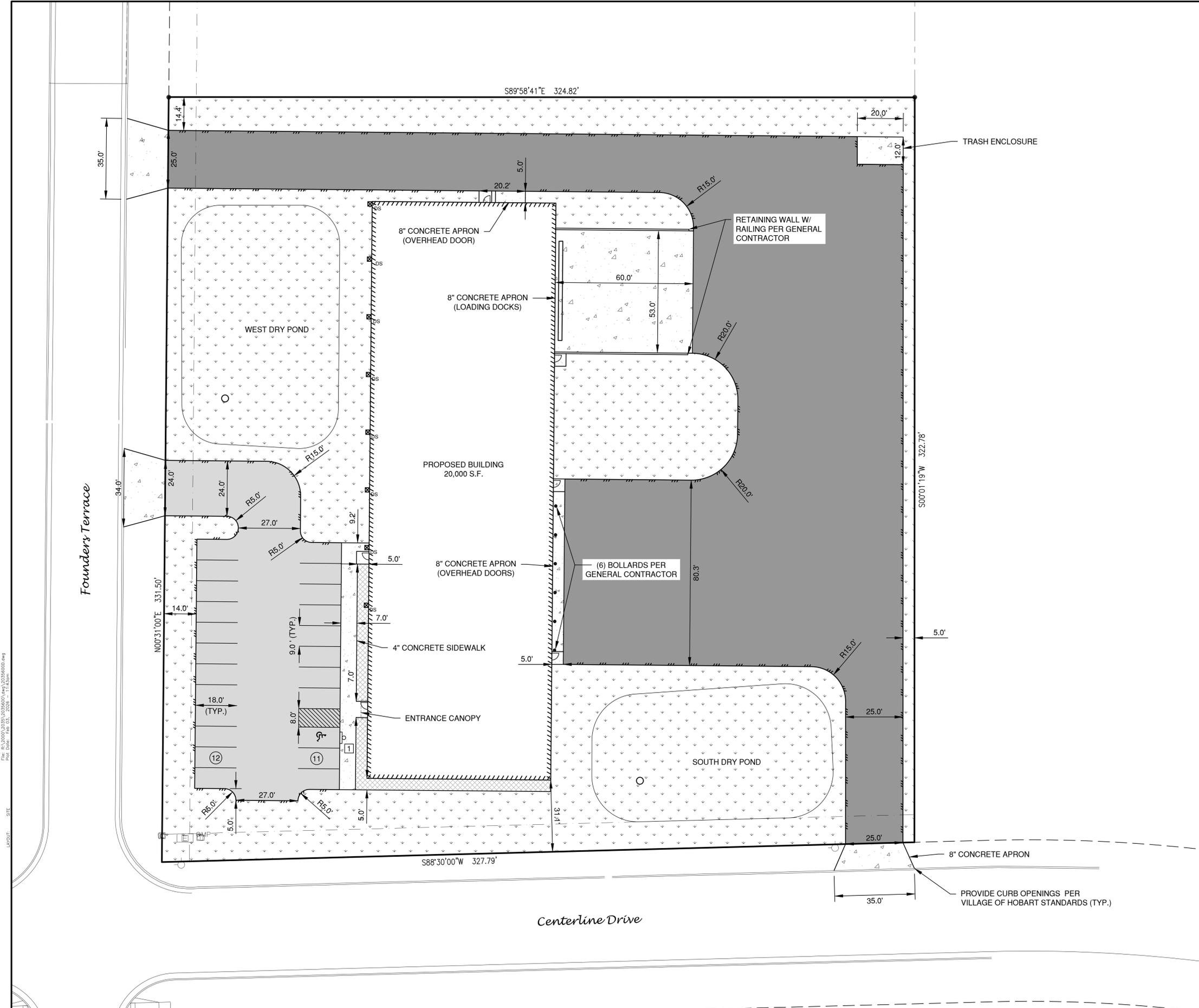


BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
53	TAG BOLT ON HYDRANT	756.98
62	TAG BOLT ON HYDRANT	756.85

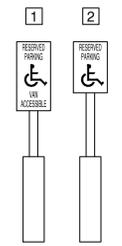
- DEMOLITION NOTES**
- EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
 - EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
 - ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
 - DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH MUNICIPAL STANDARDS.

File: R:\2025\2025\20250001.dwg, 2/25/2026, 11:42:00 AM
 Plot Date: Feb 23, 2026, 11:42:00 AM
 EX SITE
 LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	SITE DEVELOPMENT FOR MIDWEST LIVESTOCK FOR BAYLAND BUILDINGS, INC VILLAGE OF HOBART BROWN COUNTY, WI	EXISTING SITE CONDITIONS	DATE 01/20/26	1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 2
								CHECKED A/B			FILE 2025500T		
								DESIGNED GSG			JOB NO. 2025500		



- LEGEND**
- CONCRETE PAVEMENT (5,940 S.F.)
 - ASPHALT PAVEMENT (LIGHT) (8,586 S.F.)
 - ASPHALT PAVEMENT (HEAVY) (32,219 S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - SIGN
 - INDICATES NUMBER OF PARKING STALLS



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

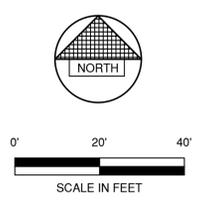
NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED
TO A DEPTH OF 6 INCHES, SEEDED AND
MULCHED. AREA TO BE RAKED FREE OF
STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 23
HANDICAP ACCESSIBLE PARKING STALLS = 1

SITE DATA
TOTAL AREA = 2.45 ACRES, 106,721 S.F.
BUILDING AREA = 0.46 ACRES, 20,000 S.F. (18.7%)
SIDEWALK/PARKING LOT AREA = 1.04 ACRES, 45,345 S.F. (42.5%)
GREEN SPACE = 0.95 ACRES, 41,376 S.F. (38.8%)

ZONING
PDD #1 CENTENNIAL CENTRE AT HOBART DISTRICT

PARCEL NO.
HB-523-7



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

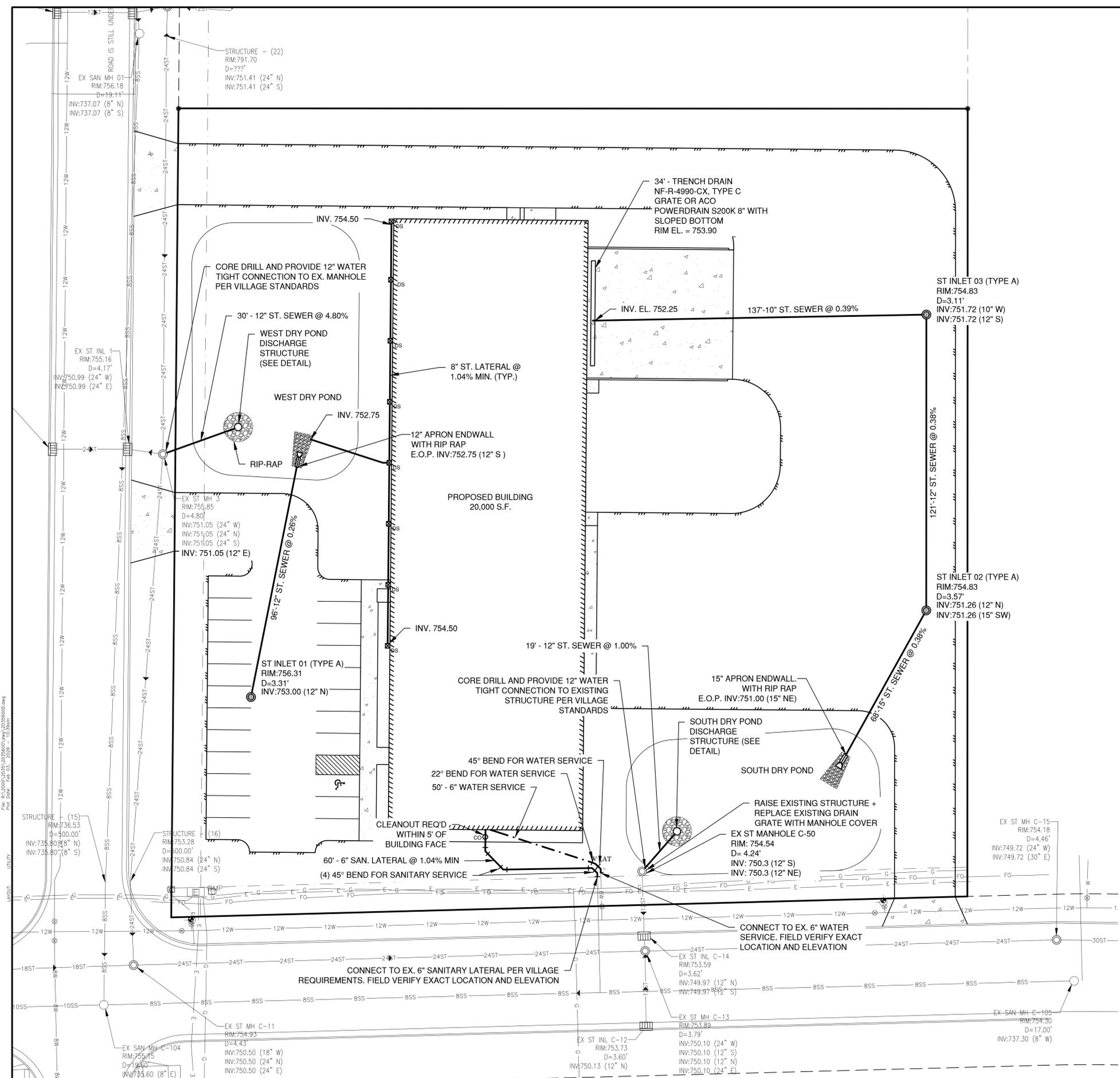
SITE DEVELOPMENT OF MIDWEST LIVESTOCK
FOR BAYLAND BUILDINGS, INC
VILLAGE OF HOBART
BROWN COUNTY, WI

SITE PLAN

DATE
01/20/26
FILE
2035600D
JOB NO.
2035600

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
3

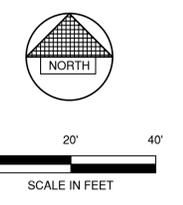
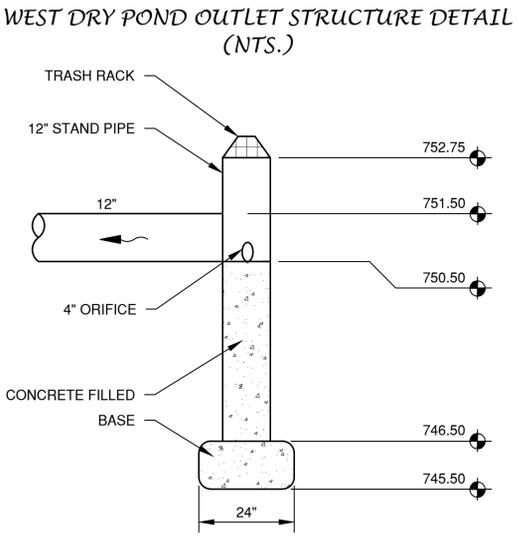
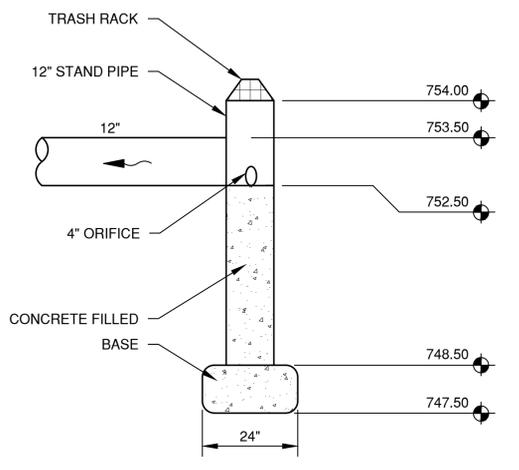


LEGEND

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

- PROPOSED**
- FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊙ CURB STOP
 - ⊗ WATER MANHOLE
 - ▽ REDUCER/INCREASER
 - SANITARY MANHOLE
 - ⊠ LIFT STATION
 - ⊠ TRACER WIRE SIGNAL CONNECTION BOX
 - CLEANOUT
 - ⊗ STORM MANHOLE
 - ⊗ STORM INLET (NOT IN CURB AND GUTTER)
 - ⊗ STORM INLET (IN CURB AND GUTTER)
 - ⊗ STORM INLET MANHOLE
 - ⊗ YARD DRAIN
 - ⊗ STANDPIPE
 - ⊗ ROOF DOWNSPOUT

- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES/ MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
 - EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



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

SITE DEVELOPMENT OF MIDWEST LIVESTOCK
FOR BAYLAND BUILDINGS, INC
VILLAGE OF HOBART
BROWN COUNTY, WI

UTILITY PLAN

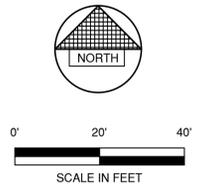
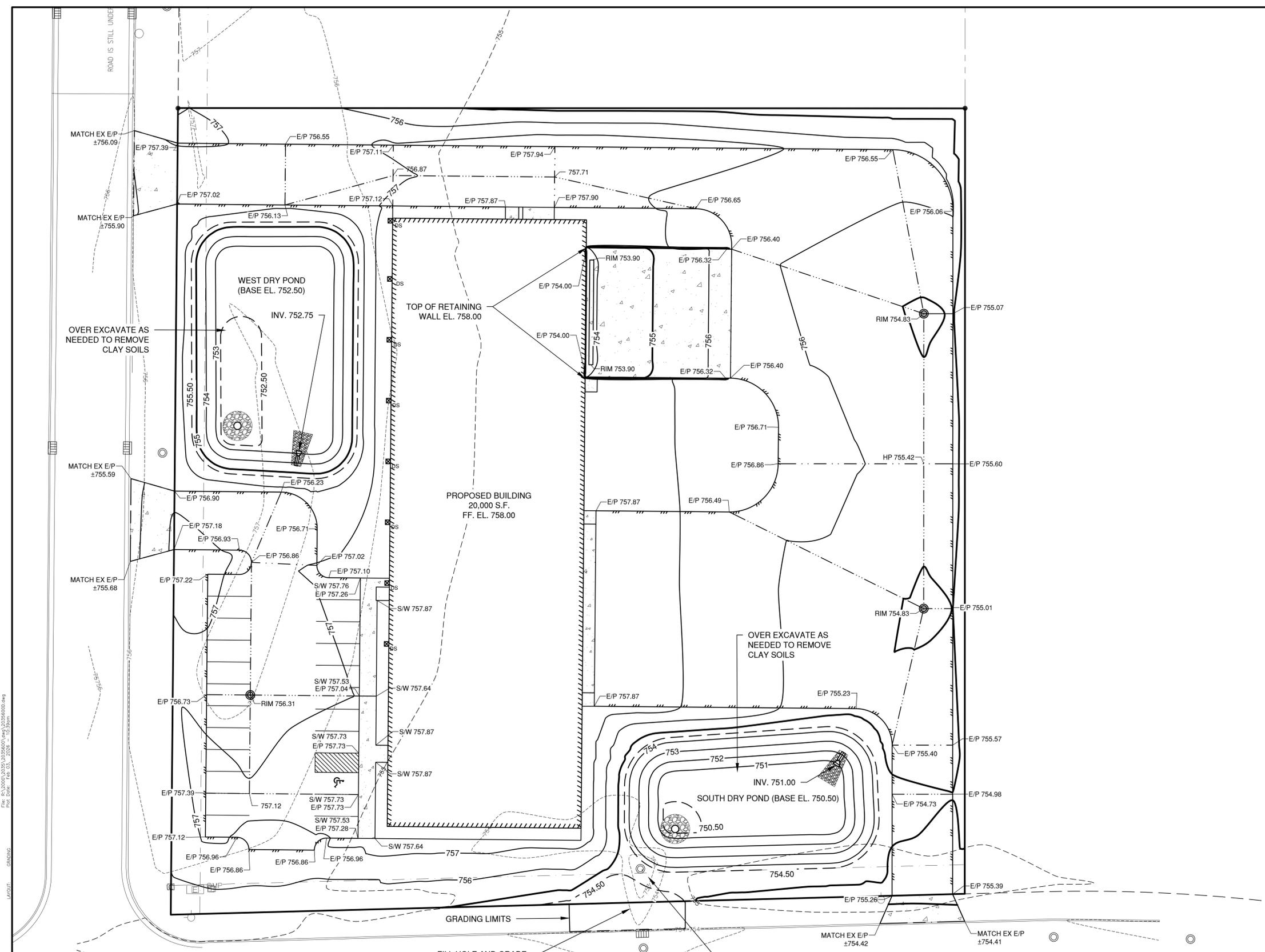
DATE	01/20/26
FILE	2035600D
JOB NO.	2035600

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
4

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



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

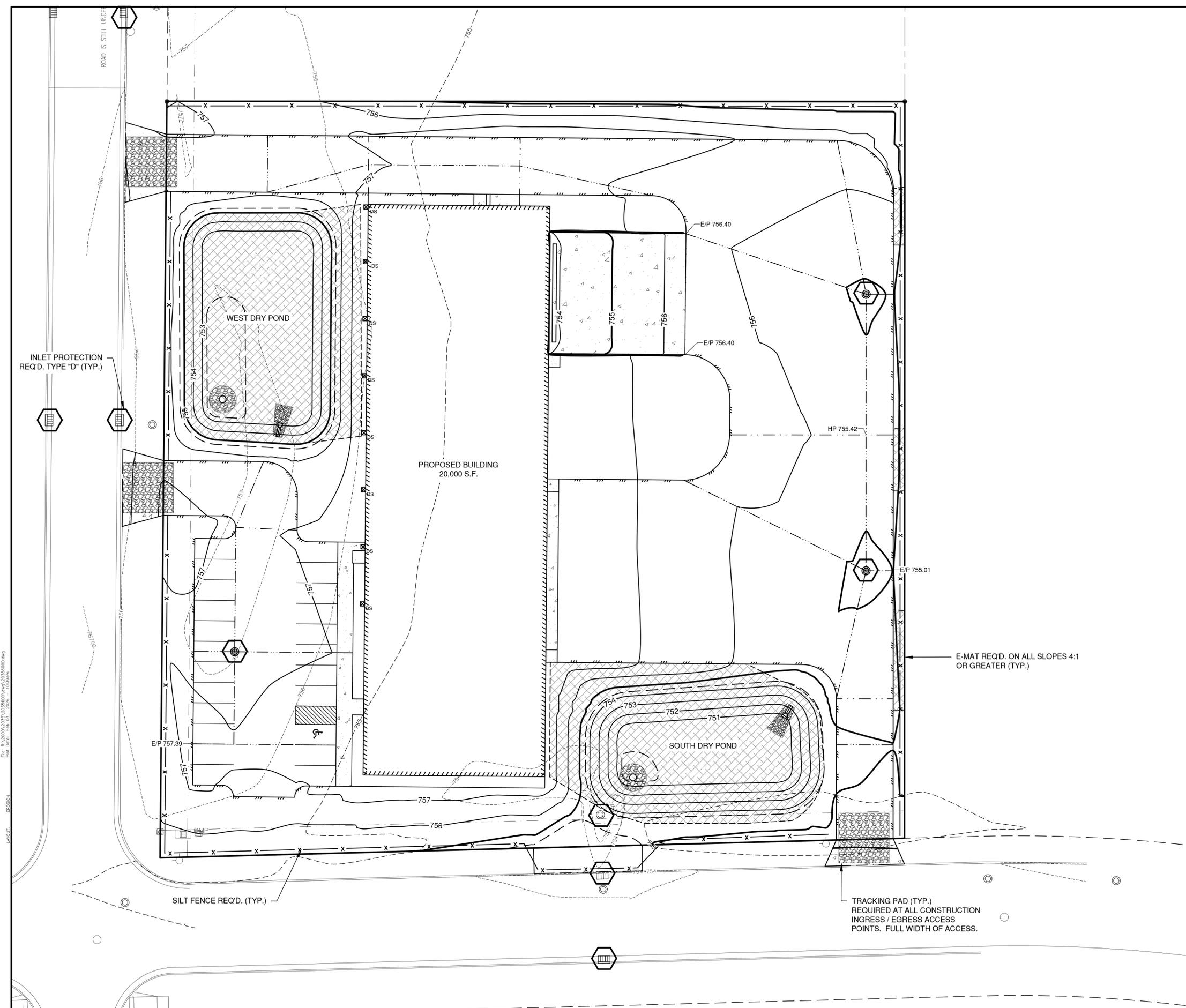
SITE DEVELOPMENT OF MIDWEST LIVESTOCK FOR BAYLAND BUILDINGS, INC VILLAGE OF HOBART BROWN COUNTY, WI

GRADING PLAN

DATE 01/20/26
FILE 20356000
JOB NO. 2035600

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | 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.

INLET PROTECTION REQ'D. TYPE "D" (TYP.)

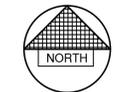
PROPOSED BUILDING
20,000 S.F.

SOUTH DRY POND

SILT FENCE REQ'D. (TYP.)

E-MAT REQ'D. ON ALL SLOPES 4:1 OR GREATER (TYP.)

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



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

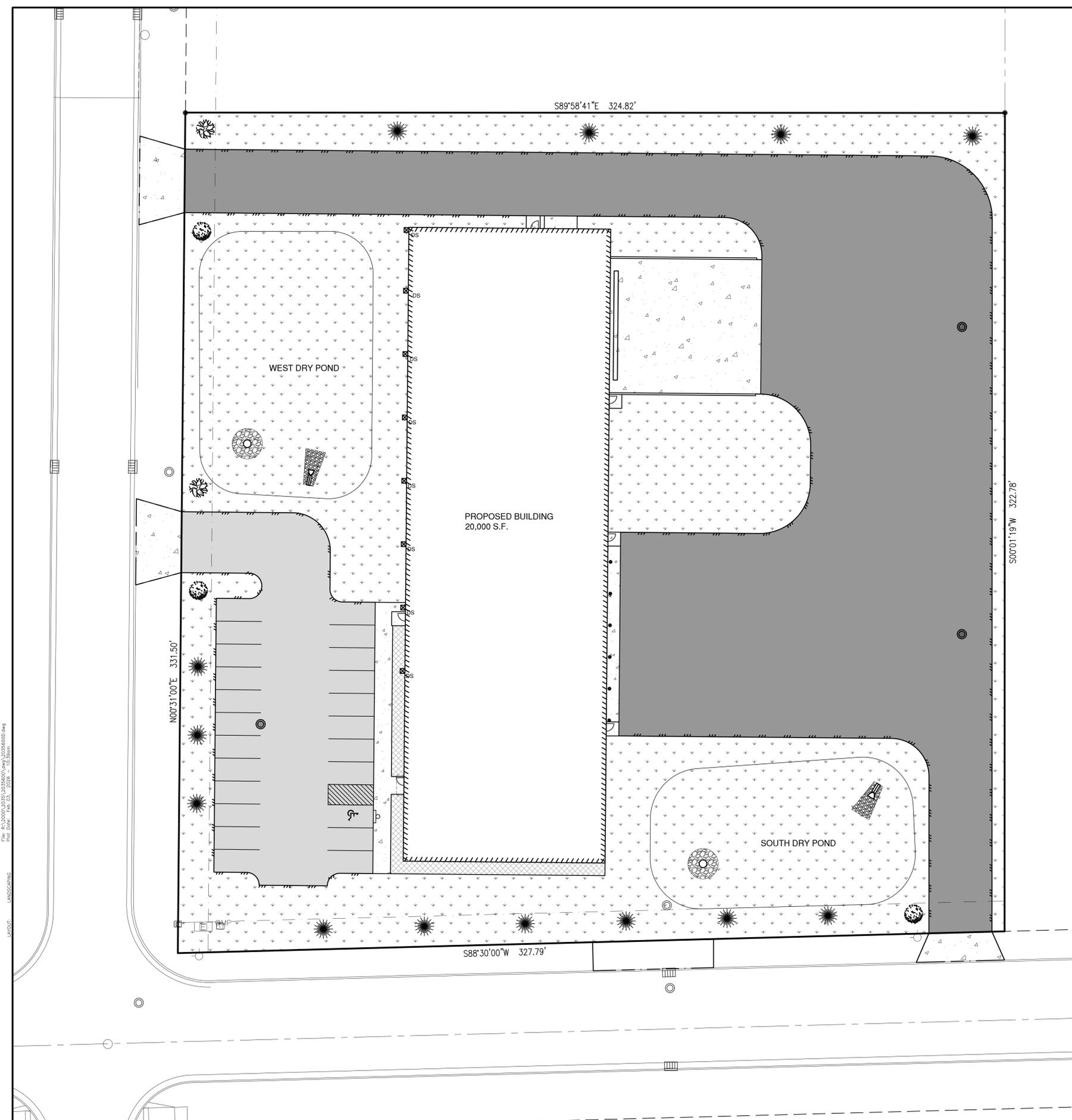
SITE DEVELOPMENT OF MIDWEST LIVESTOCK
FOR BAYLAND BUILDINGS, INC
VILLAGE OF HOBART
BROWN COUNTY, WI

EROSION CONTROL PLAN

DATE
01/20/26
FILE
2035600D
JOB NO.
2035600

REL Robert E. Lee & Associates, Inc.
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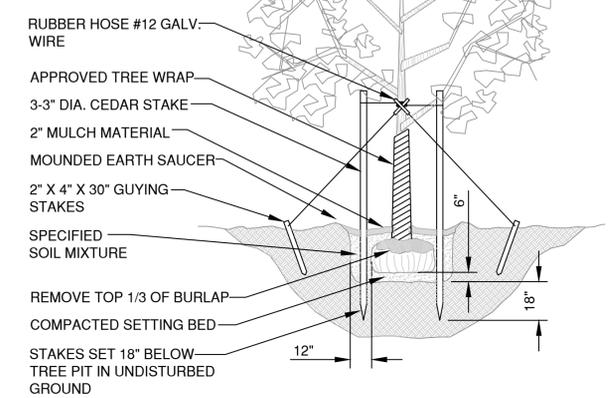
SHEET NO.
6



TREE LEGEND

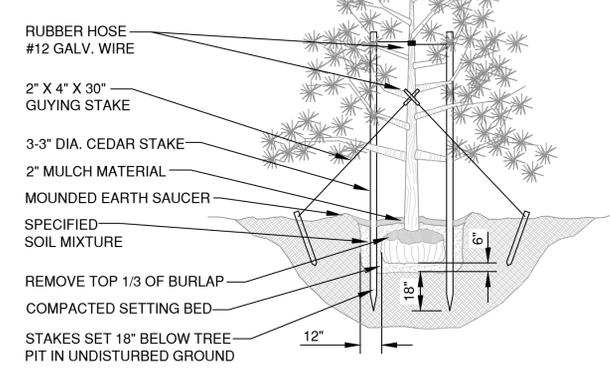
SYMBOL	COMMON NAME	LATIN NAME	PLANT SIZE	QUANTITY
	AUTUMN BLAZE MAPLE	ACER X FREEMANII	2-1/2" CALIPER*	2
	WHITE OAK	QUERCUS ALBA	2-1/2" CALIPER*	3
	JUNIPER "WICHITA BLUE"	JUNIPERUS SCOPULORMA 'WICHITA'	6'	18
			TOTAL	23

NOTE:
STAKE TREES UNDER 3"
CALIPER. GUY TREES
OVER 3" CALIPER



TYPICAL PLANTING, GUYING AND SPIKING DECIDUOUS TREE DETAIL

NOTE:
STAKE EVERGREEN TREES
BELOW 8' HEIGHT
GUY TREES ABOVE 8' HEIGHT



TYPICAL PLANTING, GUYING AND SPIKING EVERGREEN TREE DETAIL



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								GSG
								CHECKED
								AJB
								DESIGNED
								GSG

SITE DEVELOPMENT OF MIDWEST LIVESTOCK
FOR BAYLAND BUILDINGS, INC
VILLAGE OF HOBART
BROWN COUNTY, WI

LANDSCAPING PLAN

DATE	01/20/26
FILE	2035600D
JOB NO.	2035600

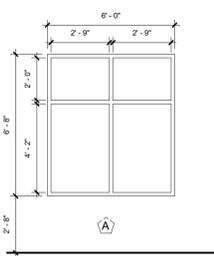
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DESIGN & BUILD GENERAL CONTRACTOR



FIXED ALUMINUM WINDOW

GENERAL NOTES:

1. ANY WINDOW GLAZING BELOW 24" NEEDS TO BE TEMPERED OR BE CLASSIFIED AS SAFETY GLAZING PER IBC SECTION 2406 SAFETY GLAZING
2. VERIFY INTERIOR WINDOW SILLS & JAMB FINISH

WINDOW THERMAL PERFORMANCE DATA

PRODUCT: MARVIN MODERN SERIES OR EQ.
GLASS TYPE: LOW-E SMARTSUN (2.2mm ANNEALED GLASS), OR EQUAL
NFRC DIRECTORY #: AND-N-90-00887-00001
U-FACTOR: 0.29 (MIN)
SHGC: 0.21 (MIN)
VT: 0.43 (MIN)

GLIDING PATIO DOOR THERMAL PERFORMANCE DATA

PRODUCT: MARVIN MODERN SERIES OR EQ.
GLASS TYPE: LOW-E SMARTSUN (2.2mm ANNEALED GLASS), OR EQUAL
NFRC DIRECTORY #: AND-N-81-00944-00001
U-FACTOR: 0.29
SHGC: 0.21
VT: 0.49

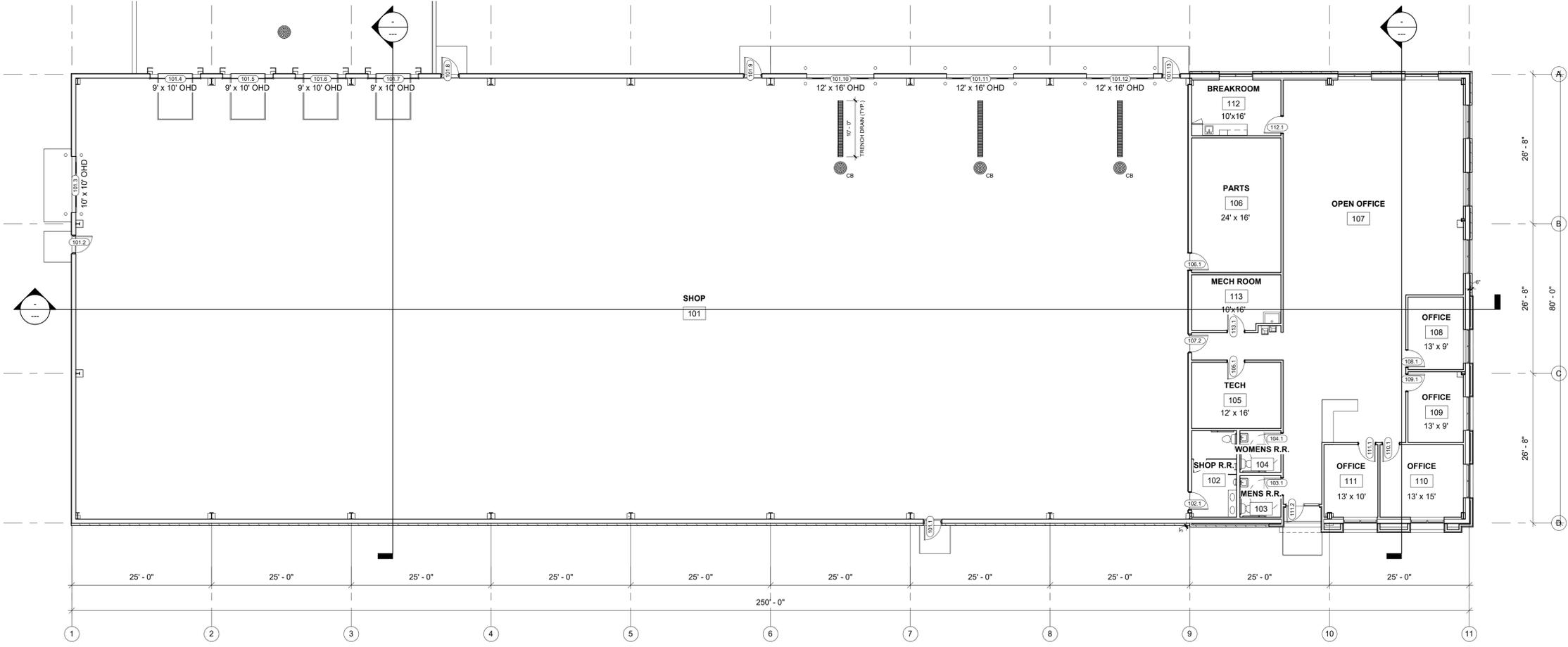
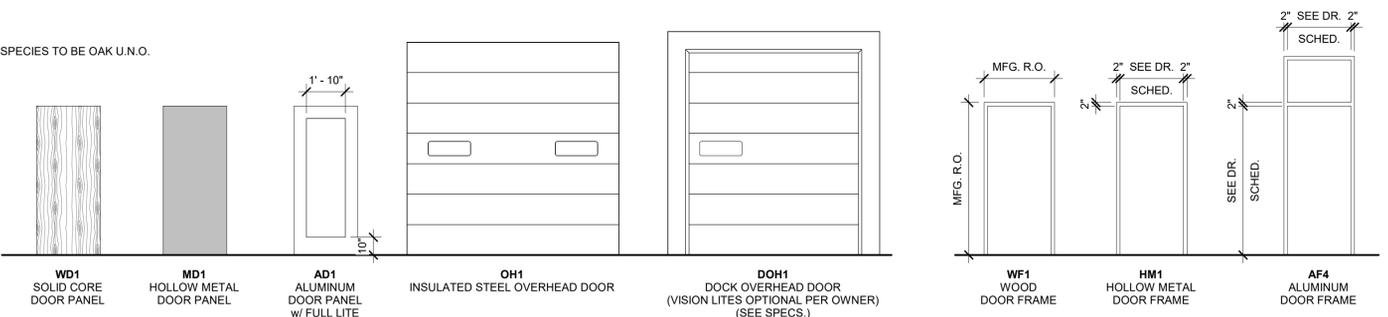
NUMBER	DOOR			FRAME TYPE	FIRE RATING	DOOR HARDWARE								GENERAL REMARKS	
	WIDTH	HEIGHT	TYPE			LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	PUSH-PULL HANDLES		SPECIALTY HARDWARE
101.1	3'-0"	7'-0"	MD1	HM1											
101.2	3'-0"	7'-0"	MD1	HM1											
101.3	10'-0"	10'-0"	OH2	-											
101.4	9'-0"	10'-0"	DOH1	-											
101.5	9'-0"	10'-0"	DOH1	-											
101.6	9'-0"	10'-0"	DOH1	-											
101.7	9'-0"	10'-0"	DOH1	-											
101.8	3'-0"	7'-0"	MD1	HM1											
101.9	3'-0"	7'-0"	MD1	HM1											
101.10	12'-0"	16'-0"	OH2	-											
101.11	12'-0"	16'-0"	OH2	-											
101.12	12'-0"	16'-0"	OH2	-											
101.13	3'-0"	7'-0"	MD1	HM1											
102.1	3'-0"	7'-0"	MD1	HM1											
103.1	3'-0"	7'-0"	WD1	HM1											
104.1	3'-0"	7'-0"	WD1	HM1											
105.1	3'-0"	7'-0"	MD1	HM1											
106.1	3'-0"	7'-0"	MD1	HM1											
107.2	3'-0"	7'-0"	MD1	HM1											
108.1	3'-0"	7'-0"	WD1	HM1											
109.1	3'-0"	7'-0"	WD1	HM1											
110.1	3'-0"	7'-0"	WD1	HM1											
111.1	3'-0"	7'-0"	WD1	HM1											
112.2	3'-0"	7'-0"	AD1	-											
112.1	3'-0"	7'-0"	WD1	HM1											
113.1	3'-0"	7'-0"	MD1	HM1											

GENERAL NOTES:

1. ALL WOOD DOOR/ WINDOW & CASINGS SPECIES TO BE OAK U.N.O.

SPECIALTY HARDWARE

1. EXIT ONLY LOCK
2. OVERHEAD STOP
3. FLOOR STOP
4. KICK PLATE
5. SECURITY ENTRY KEYPAD
6. CYLINDER LOCK
7. LATCH GUARD
8. SEALED THRESHOLDS
9. OVERHEAD DRIP CAPS
10. DOUBLE WEATHERSTRIPPING



PLAN NOTES:
1) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD (U.N.O.)

PROPOSED BUILDING FOR:

25-4319

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/CAH

DATE: 01/14/2026

REVISIONS:

ISSUED FOR: CHECKED **DATE:** BY:

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

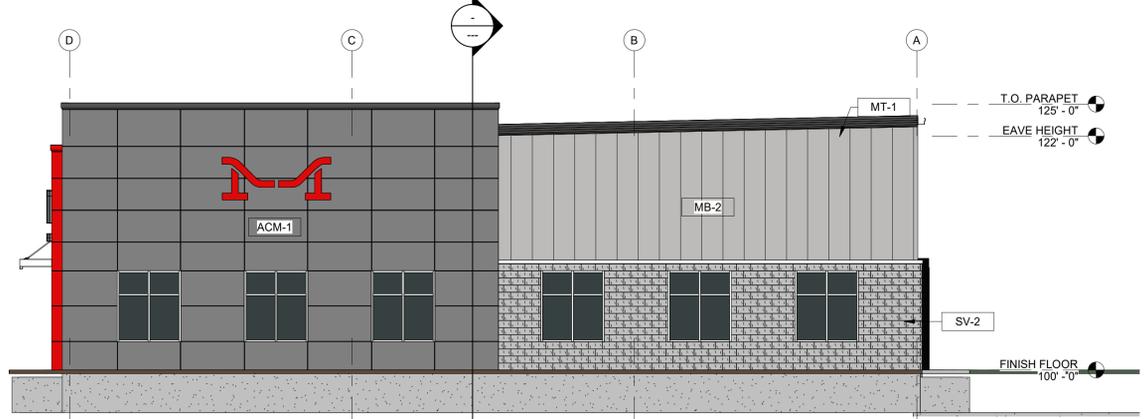
FLOOR PLAN - PROPOSED

FLOOR PLAN - PROPOSED

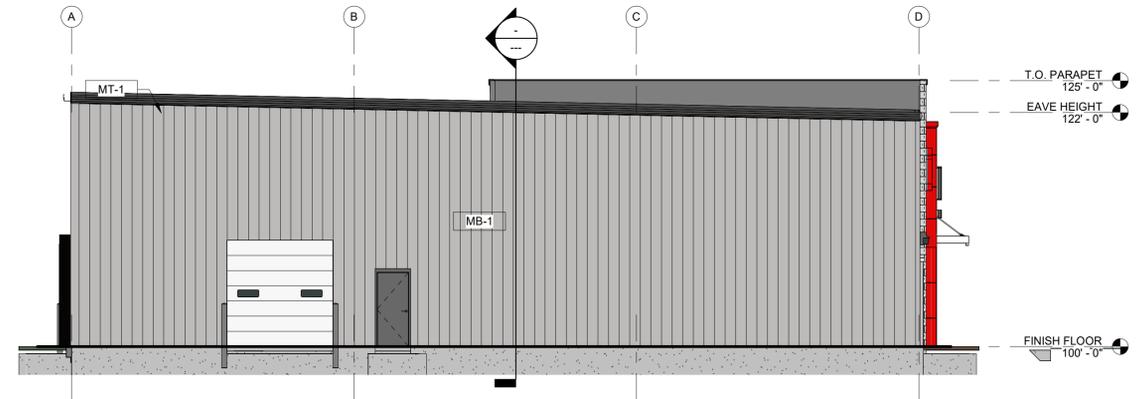
1/A1.0 SCALE = 3/32" = 1'-0"



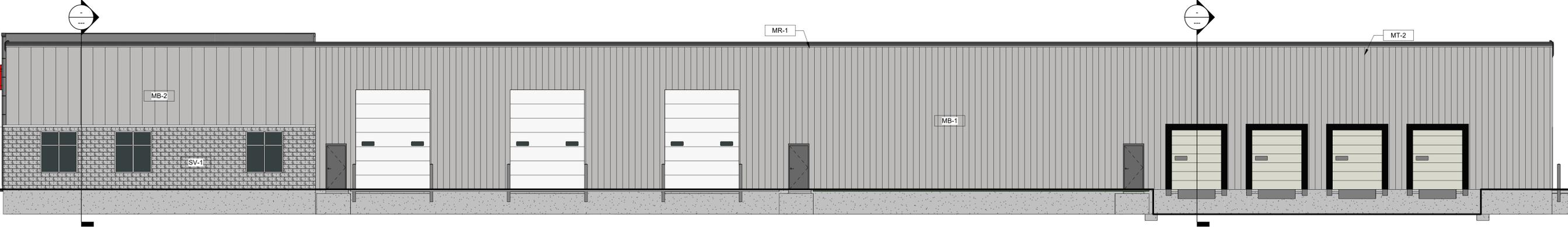
A1.0



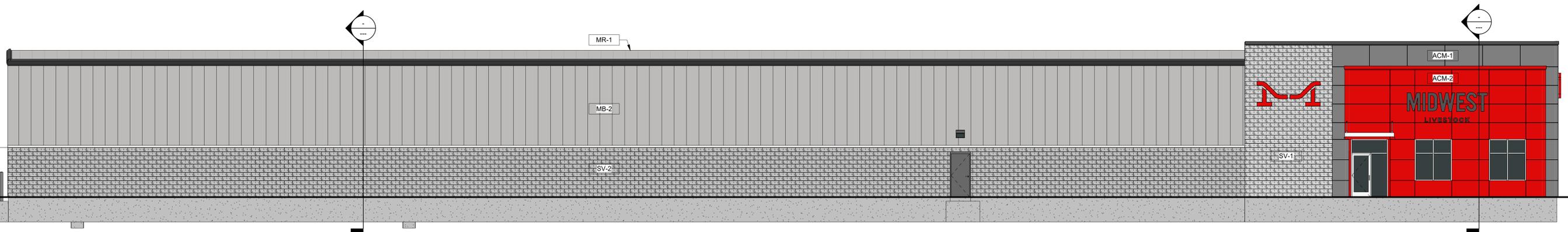
BUILDING ELEVATION - SOUTH
4 / A2.0 SCALE = 1/8" = 1'-0"



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



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



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

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
ACM-1	LOCATION: WALL PANEL MATERIAL: ALUMINUM COMPOSITE PANEL SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: CONCEALED FASTENERS
ACM-2	LOCATION: WALL PANEL MATERIAL: ALUMINUM COMPOSITE PANEL SUPPLIER: VERIFY COLOR: RED COMMENTS: CONCEALED FASTENERS
SV-1	LOCATION: STONE VENEER MATERIAL: SPLIT FACE CMU SUPPLIER: VERIFY COLOR: CONSISTANT COLOR COMMENTS:
SV-2	LOCATION: STONE VENEER MATERIAL: SPLIT FACE CMU SUPPLIER: VERIFY COLOR: COLOR VARIATION COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-2	LOCATION: WALL PANEL MATERIAL: 26GA CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
25-4319
CITY, WISCONSIN; COUNTY OF:

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ADJUST SCALE ACCORDINGLY

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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/CAH
DATE: 01/14/2026
REVISIONS:

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

ELEVATION - EXTERIOR

A2.0



TO: Site Review Committee

RE: 720 W. Adam Dr., HB-139; 18,265 SF Contractor Shop w/ Office & 12,000 SF Contractor Shop w/ Associated site Improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: February 18, 2026

ISSUE: Discussion and action to consider a new 18,265 SF Contractor Shop w/ Office & 12,000 SF Contractor Shop with associated site improvements

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

GENERAL INFORMATION

1. Developer: DeNobel Construction, Inc.
2. Applicant: DeNobel Construction, Inc. / Robert E. Lee & Associates
3. Address/Parcel: 720 W. Adam Dr. / HB-139
4. Zoning: I-1: Limited Industrial District
5. Use: Contractor Shop

BACKGROUND

DeNobel Construction, Inc. is proposing to construct two new commercial buildings with one being the main office and shop of 18,265 square feet and the second being a shop of 12,000 square feet located at 720 W. Adam Dr. (Parcel HB-139) along with the required associated site improvement including access and parking. Both proposed buildings 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:** 36% after development
- C. Setbacks:** This development complies with all applicable setbacks (proposed 107' (front/W. Adam Dr.), 387' (rear), 42' (side/west), and 55' (side/east)).
- D. Parking:** Per Village Code, contractors' shops and yards require "one parking space shall be provided for every 1,000 square feet of building area or for every two employees, whichever constitutes the greater number of stalls". Based on the main shop w/office of 18,265 square feet, that would require 19 stalls, which is what is noted on the site plan.
- 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 by internal catch basins throughout the site and discharge to either a wet pond along the north property line that has an overflow structure that

discharges to the natural drainage way on the property to the north, or to a dry pond along the south of the property that has a discharge structure that discharges to the road ditch along W. Adam Dr.

- G. Refuse Collection:** There is no refuse / recycling enclosure planned as all refuse / recycling is stored indoors until disposal.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Wood frame buildings.
2. **Exterior Materials:** The main three elevations of the office will be a mixture of stone veneer and LP Smart siding with the stone veneer continuing at a height of 4'-4" along the front elevation of the shop area that fronts W. Adam Dr. The remainder of the shop and the second shop building will be of exposed fastener prefabbed metal wall panels.
3. **Height:** Anticipated at 34 feet for the shop roof
4. **Overhead doors:** There are 6 overhead doors planned on the front of the shop building and 5 on the rear of the shop building to facility the ability to drive the trucks and equipment through the building. The second shop located behind the main shop will have 7 overhead doors on the east elevation facing into the yard.
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: No landscape plan has been submitted at this time. Therefore, a detailed landscape plan shall be submitted for review and approval at a later SRC meeting prior to installation.

Section 4, Lighting: No lighting plan is submitted at this time. Therefore, a detailed lighting plan with photometrics and lighting details shall be submitted for review and approval at a later SRC meeting prior to installation.

Section 5, Signage: No sign locations or details are submitted at this time. 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: This is a rural road, so no curb cut is required. Access to this site will be through one ingress/egress location form W. Adam Dr. (may utilize the existing access or may need to shift the location slightly to accommodate the new development). The final width of the access will need to be approved by the Village Director of Public Works.

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. Developer shall submit a detailed landscape plan for review and approval at a later SRC meeting prior to installation.
4. Developer shall submit a detailed lighting plan with photometrics and lighting details for review and approval at a later SRC meeting prior to installation.
5. Any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.
6. Location and width of ingress / egress from W. Adam Dr. shall be approved by Village Director of Public Works if being altered from existing.
7. SRC approval is conditional upon Certified Survey Map being approved
8. SRC approval conditional upon developer receiving all Brown County Airport approval(s)

January 22, 2026

Mr. Gerbers
VILLAGE OF HOBART
2990 South Pine Tree Road
Hobart, WI 54155

RE: Joe Denoble Site Development

Dear Mr. Gerbers:

On behalf of Joe Denoble Construction, Inc., Robert E. Lee & Associates, Inc. is submitting the attached Site Plan Permit application and associated documentation for the proposed Joe Denoble Site development on the north side of W Adams Drive. The proposed project includes the construction of two contractor shop structures. One being 18,265 square-feet and the other is 12,000 square-feet, along with the associated paved parking lot and driveways.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Michael R. Leidig, E.I.T.

Project Engineer

MRL/NJM

ENC.

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)

**JOE DENOBLE SITE DEVELOPMENT , NORTH SIDE OF W ADAM DR/ PARCEL HB-139/
RETRACEMENT CSM IN PROGRESS**

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 9.87 Acres, 430,061 S.F.

Size of facilities (total square footage): 2 structures/ 30,265 S.F.

Type of facility: CONTRACTOR SHOPS

Developer: DENOBLE CONSTRUCTION INC

Address: 774 W ADAM DRIVE, DE PERE, WI 54115 Phone: 920-403-1111

Engineer: Robert E Lee and Associates, Inc. – Michael Leidig

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

Contractor: DENOBLE CONSTRUCTION INC

Construction Firm: DENOBLE CONSTRUCTION INC

Address: 774 W ADAM DRIVE, DE PERE, WI 54115 Phone: 920-403-1111

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: 36% _____

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

C. Setback Information: See Site Plan Complies with Ordinance: YesD. # of parking stalls (Include Handicapped parking): 19 total Stalls
1 Handicap, 18 Parking 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:

MICHAEL LEIDIG – Robert E Lee and Associates, Inc.
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 Frame

2) Exterior Materials: Horizontal Exterior Siding, Fascia Trims and Soffits, Rake, Gutters, and Trims, Stone Veneer, Limestone Sills and Trims

3) Height of Facility: 18'

4) Compatibility with existing adjacent structure: _____ (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:

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 :

See Architectural Plans

Identify Parking Lighting – Quantity – Wattage – Location :

See Architectural Plans

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: SIGN TBD

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: 72.5'

Radius / Flare: 15' FLAIR

Apron Dimensions: 75' at road, 45' at property line

Culvert Size (End-walls Required) 18"



Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Kyle Clark

Owner Name: Joe Denoble

Address: 1250 Centennial Centre Blvd Address: 774 W Adam Dr.

City: Hobart State: WI Zip: 54155 City: De Pere State: WI Zip: 54115

Phone: (920) 662-9641 Phone: (920) 403-1111

Email: kclark@releeinc.com Email: jdswwrat@msn.com

B. Parcel – Site Information

Site Address: 774 W Adam Dr, De Pere, WI 54115 Parcel ID: HB-139

Project Description: Contractor Shop Development

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	sq. ft.	30,265	sq. ft.	30,265	sq. ft.
Paved/Gravel Areas	0	sq. ft.	296,840	sq. ft.	296,840	sq. ft.
Totals	0	sq. ft.	327,105	sq. ft.	327,105	sq. ft.

ERU Calculation: $\frac{327,105}{4000 \text{ sf / ERU}} = 81.77$ ERU's
New Total Area sq. ft.

Preparer's Signature: Kyle Clark

Date: 01/20/2026

Preparer's Printed Name: Kyle Clark



Existing Storm Easement #2884

LEGEND

- FIRE HYDRANT
- ⊗ WATER VALVE/CURB STOP
- ⊕ WATER MANHOLE
- ▽ REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- ⊙ STORM MANHOLE
- ⊕ OPEN STORM MANHOLE
- ⊕ STORM INLET
- ⊕ STORM INLET MANHOLE
- ⊕ TANK COVER
- ⊕ SOIL BORING
- POST
- IRON PIPE/ROD
- △ PK NAIL
- ⊕ POWER POLE
- ⊕ POWER POLE W/GUY WIRE
- ⊕ LIGHT POLE
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TV MANHOLE
- ⊕ CABLE TV PEDESTAL
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- ≡≡≡ CULVERT
- ▭ WETLANDS
- ♿ HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

- GR. GRAVEL
- BIT. BITUMINOUS
- ASPH ASPHALT
- CONC CONCRETE
- SW SIDEWALK
- BLDG BUILDING
- HSE HOUSE
- PED PEDESTAL
- PP POWER POLE
- LP LIGHT POLE
- BM BENCH MARK
- WM WATERMAIN
- HYD. HYDRANT
- WV WATER VALVE
- SAN SANITARY SEWER
- MH MANHOLE
- ST STORM SEWER
- CB CATCH BASIN
- TELE TELEPHONE
- ELEC ELECTRIC
- TV TELEVISION
- STA. STATION
- VPC VERTICAL POINT OF CURVATURE
- VPI VERTICAL POINT OF INTERSECTION
- VPT VERTICAL POINT OF TANGENCY
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- R RADIUS
- EX EXISTING
- PR PROPOSED
- EOR END OF RADIUS
- BOC BACK OF CURB
- B-B BACK TO BACK (OF CURB)
- F-F FACE TO FACE (OF CURB)
- R/W RIGHT OF WAY
- T/C TOP OF CURB
- F/L FLOW LINE
- C/L CENTERLINE
- R/L REFERENCE LINE
- INV INVERT
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- CULV CULVERT

UTILITY INFORMATION:

UTILITIES PRESENT:
VILLAGE OF HOBART, AUSTIN STRAUBEL INTL. AIRPORT, WPS, AT&T, AND NSIGHT TELESERVICE.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 20233008728 & 20233008733 DATED 8/24/2023 AND TICKET NUMBER 20233620032 DATED 9/18/2023, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
VILLAGE OF HOBART
2990 S. PINE TREE RD.
HOBART, WI 54155
(920) 869-3807

AUSTIN STRAUBEL INTERNATIONAL AIRPORT:
VILLAGE OF HOBART
2077 AIRPORT DR.
HOBART, WI 54313
(920) 498-4800

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307
(800) 797-7434

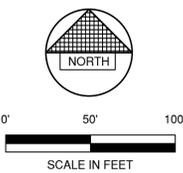
TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301
(920) 433-4147

TELECOMMUNICATIONS:
NET LEC / NSIGHT / CELLCOM
C/O MI TECH SERVICES
1700 INDUSTRIAL DR.
GREEN BAY, WI 54302
(920) 288-8908

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
53	MAG IN 36" OAK ROOT	EL. 700.19'
53A	CONC MON BRASS WITNESS CAP	EL. 701.24'
54	1" IRON PIPE WITH REL CAP	EL. 699.39'
55	MAG IN PPOL 2319 11R8	EL. 705.47'

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC
								CHECKED
								DESIGNED JCS

PROPOSED SHOP SITE DEVELOPMENT
FOR JOE DENOBLE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 07/2023
FILE 3175040T
JOB NO. 3175040

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

File: \\s1\Users\k11003\1175\31750400.dwg 3/17/2023 11:53:00am
LAYOUT: SITE PLAN

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.

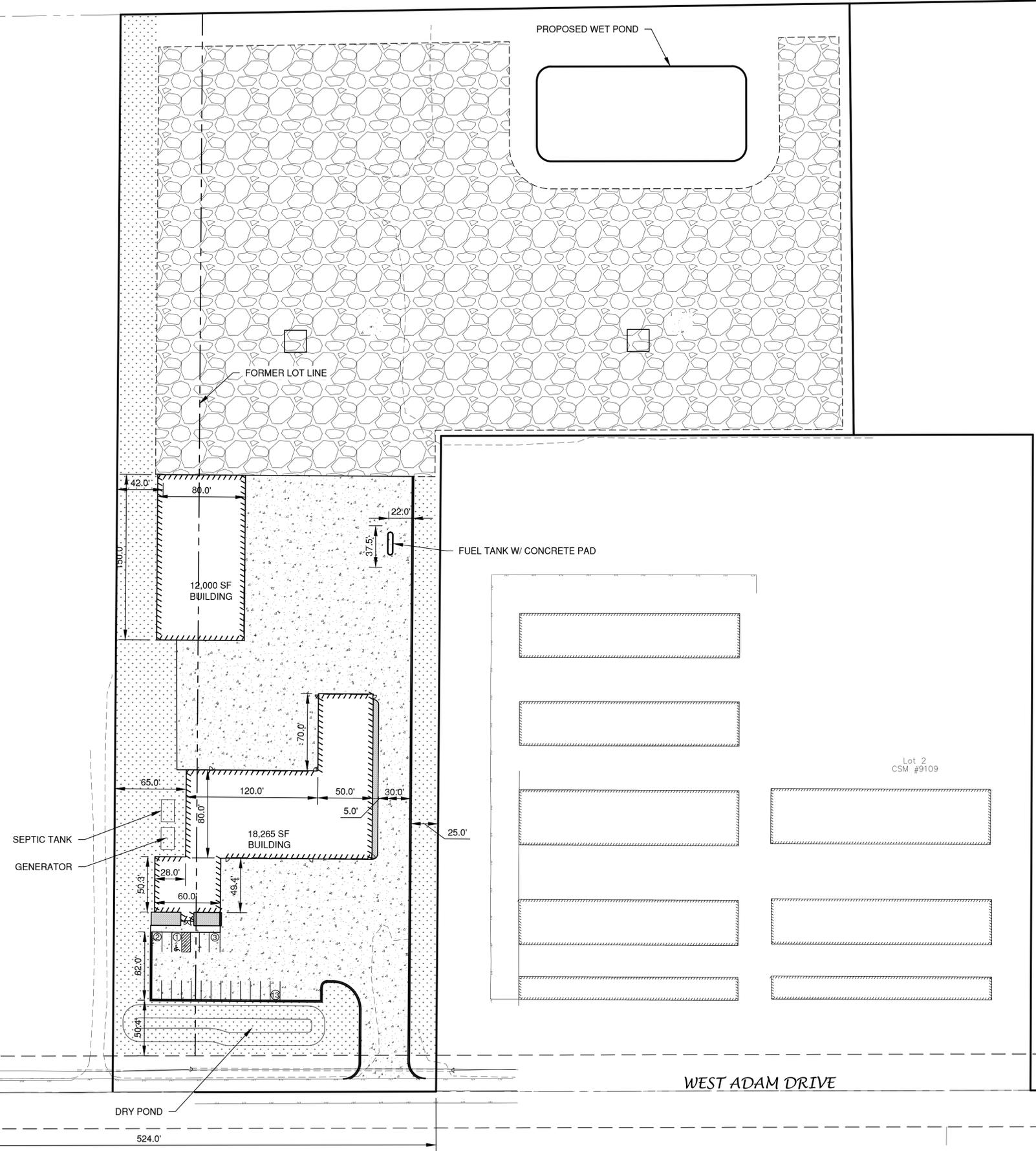
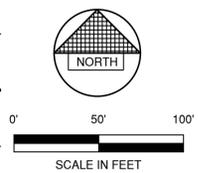
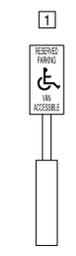
PARKING DATA
TOTAL PARKING STALLS PROVIDED = 18
HANDICAP ACCESSIBLE PARKING STALLS = 1
TOTAL PARKING STALLS REQUIRED = 19

SITE DATA
TOTAL AREA = 3.82 ACRES, 166,399 S.F.
BUILDING AREA = 0.69 ACRES, 30,265 S.F. (18%)
SIDEWALK/PARKING LOT AREA = 1.77 ACRES, 76,929 S.F. (46%)
GREEN SPACE = 1.36 ACRES, 59,437 S.F. (36%)

LEGEND

-  CONCRETE PAVEMENT
-  ASPHALT PAVEMENT (LIGHT) (S.F.)
-  ASPHALT PAVEMENT (HEAVY) (S.F.)
-  LANDSCAPE AREA
-  GREEN SPACE
-  PROPOSED 18" STANDARD CURB AND GUTTER
-  PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
-  PROPOSED 18" MOUNTABLE CURB AND GUTTER
-  PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
-  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



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DESIGNED: JGS

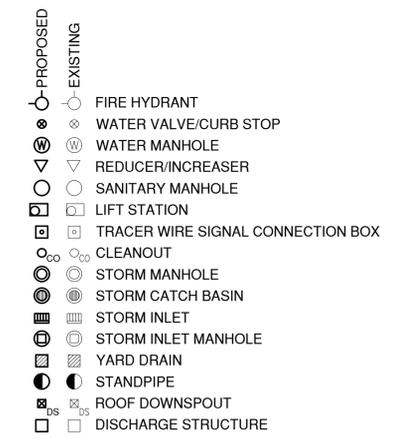
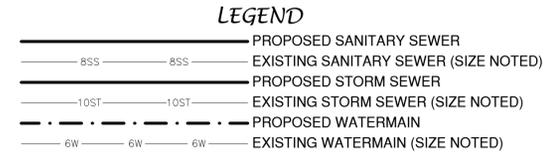
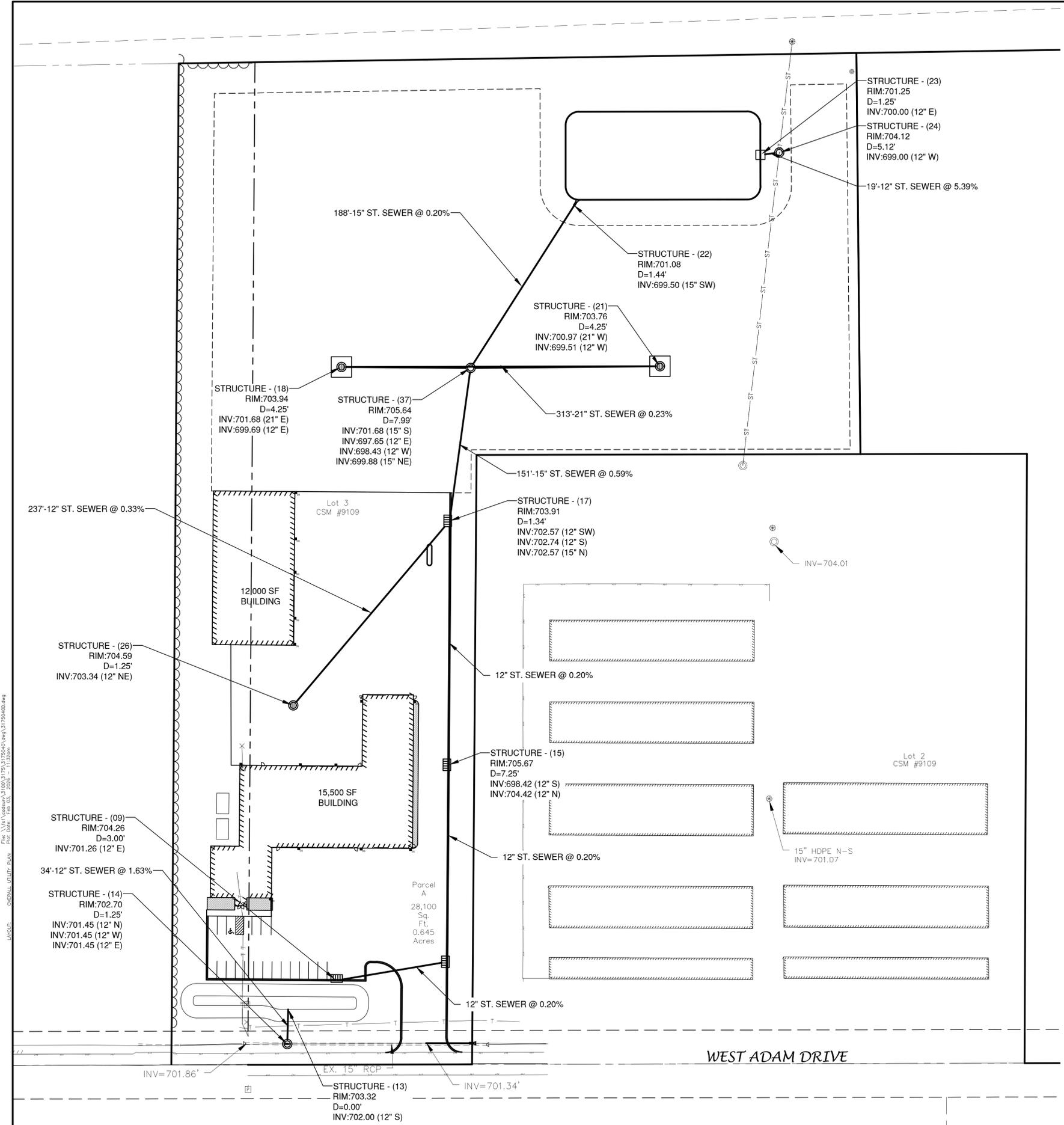
PROPOSED SHOP SITE DEVELOPMENT
FOR JOE DENOBLE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

SITE PLAN

DATE: 11/20/23
FILE: 31750400
JOB NO.: 3175040

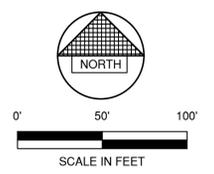
REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO. 2



PLUMBING DATA
 DRAINAGE FIXTURE UNITS =
 WATER FIXTURE UNITS =

- 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 CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
 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.



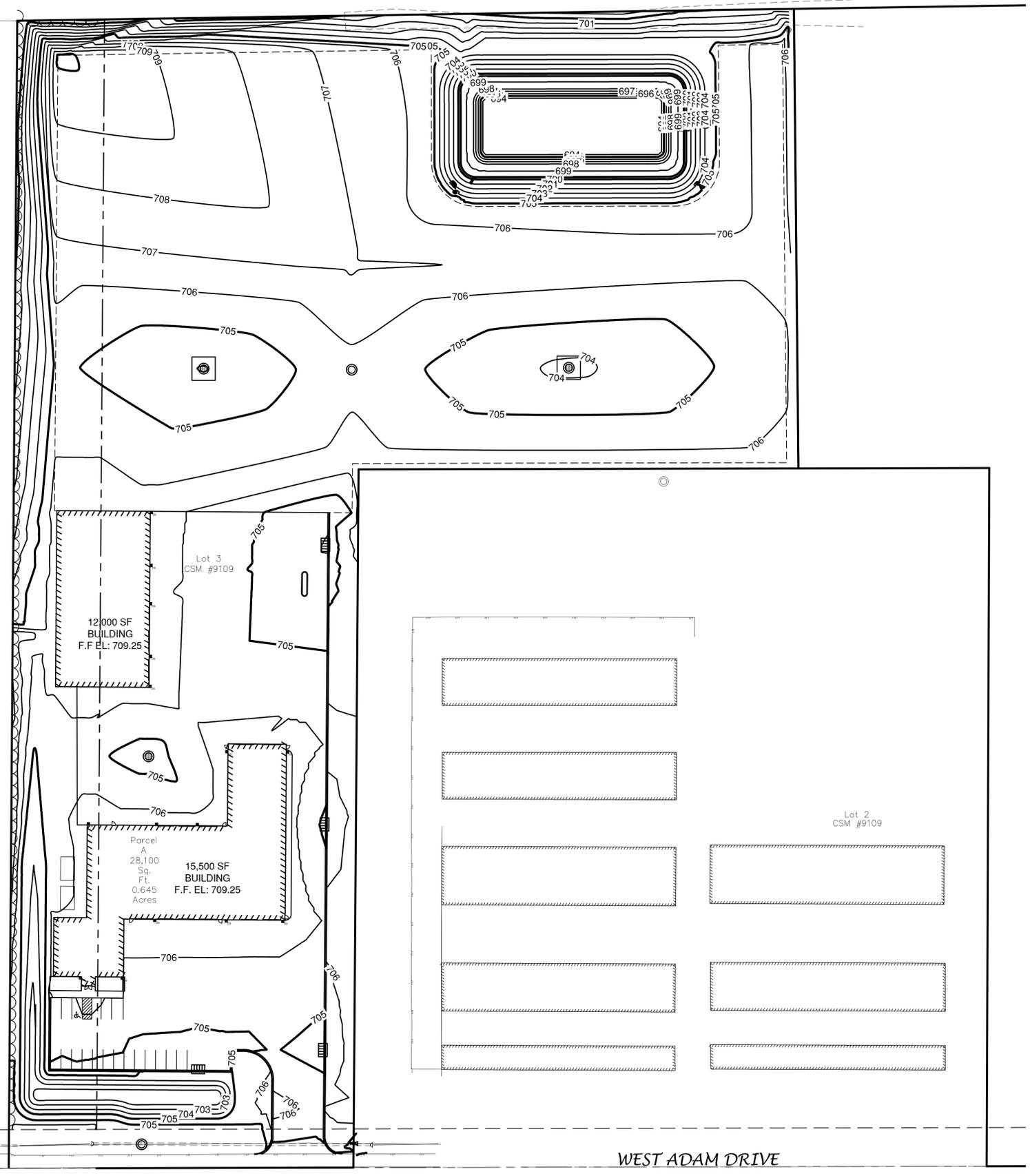
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								CHECKED
								DESIGNED
								JCS

PROPOSED SHOP SITE DEVELOPMENT
 FOR JOE DENOBLE
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

OVERALL UTILITY PLAN

DATE: 11/20/23
 FILE: 3175040D
 JOB NO.: 3175040

REL Robert E. Lee & Associates, Inc.
 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com



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
	RW 444.44	TOP OF RETAINING WALL ELEVATION
	333.33	GROUND ELEVATION
		DRAINAGE SWALE
		DRAINAGE DIVIDE
		FLOW ARROW

POND CONSTRUCTION NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1×10^{-7} cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.

POND CONSTRUCTION NOTE

IF SAND OR BEDROCK IS ENCOUNTERED WITHIN TWO FEET OF THE EXCAVATION LIMITS OF THE POND, MODIFICATIONS TO THE DESIGN MAY BE REQUIRED. **CONTACT ENGINEER** FOR FURTHER DIRECTION PRIOR TO COMPLETION OF POND CONSTRUCTION.



File: \\s1\yorker\31750\31750\31750\31750\31750\31750\31750\31750\31750\31750.dwg
 Plot Date: 11/20/23 10:00:00 AM
 LAYOUT: OVERALL GRADING PLAN

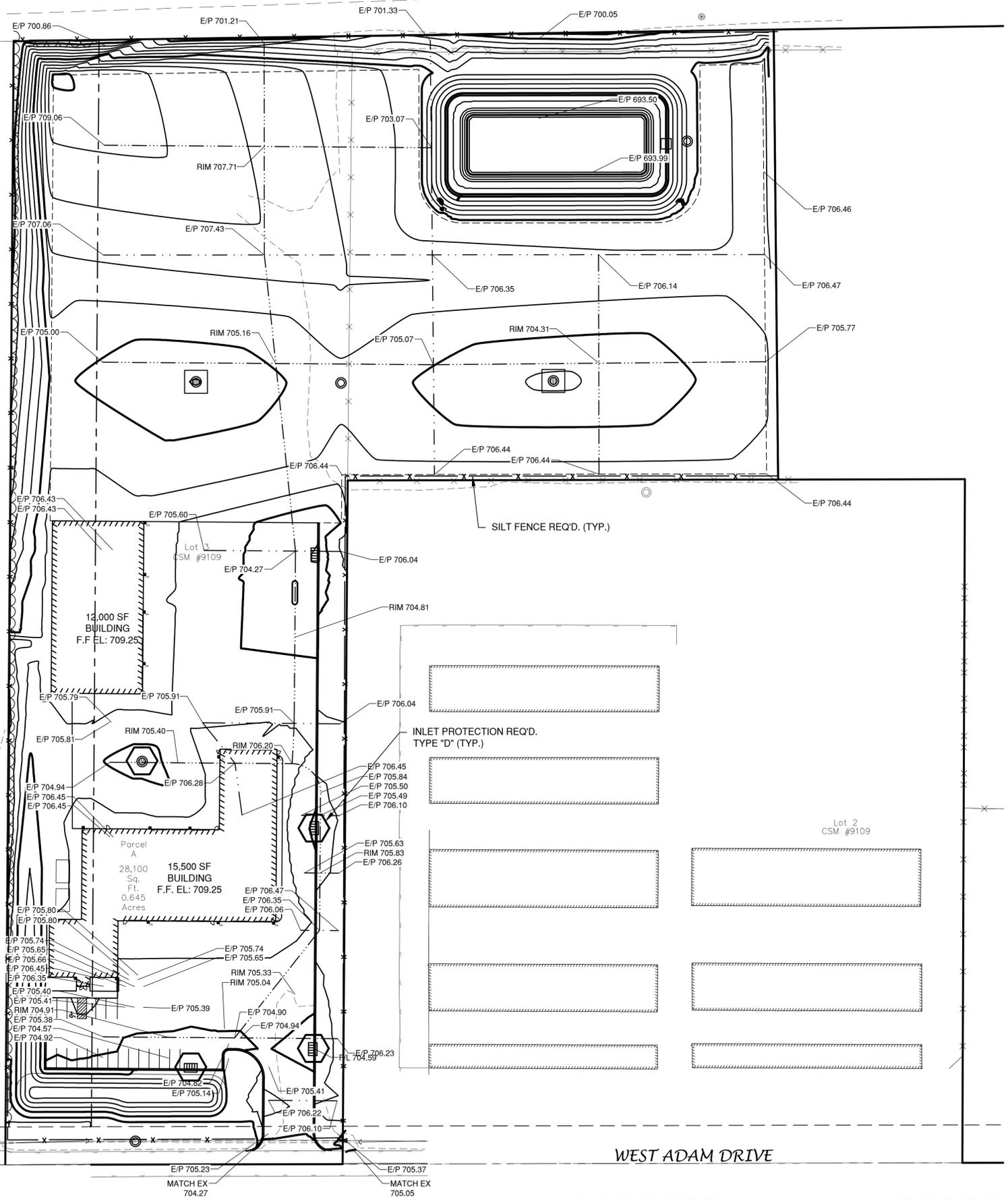
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DRAWN: KDC
 CHECKED: []
 DESIGNED: JGS
**PROPOSED SHOP SITE DEVELOPMENT
 FOR JOE DENOBLE
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN**

OVERALL GRADING PLAN

DATE	11/20/23
FILE	3175040D
JOB NO.	3175040

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



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.



SCALE IN FEET

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

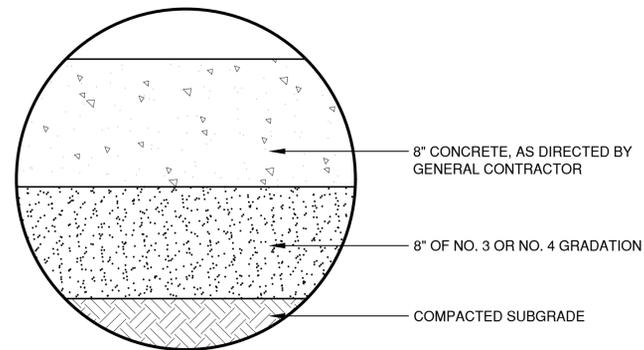
PROPOSED SHOP SITE DEVELOPMENT
FOR JOE DENOBLE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

OVERALL EROSION CONTROL PLAN

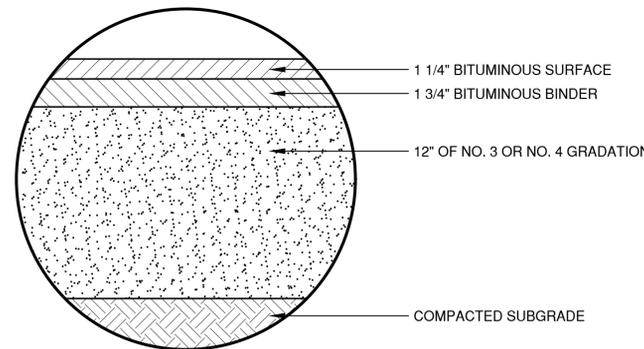
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3175040D
JOB NO.
3175040



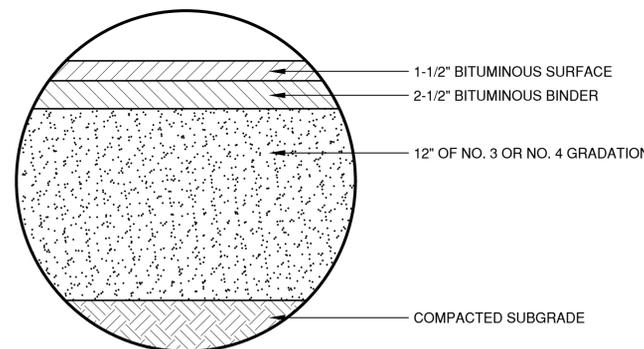
SHEET NO.
5



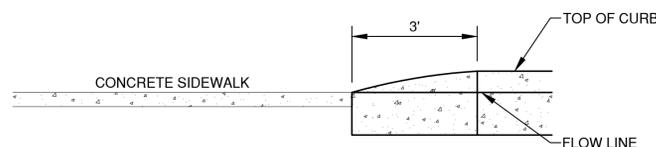
CONCRETE PAVEMENT



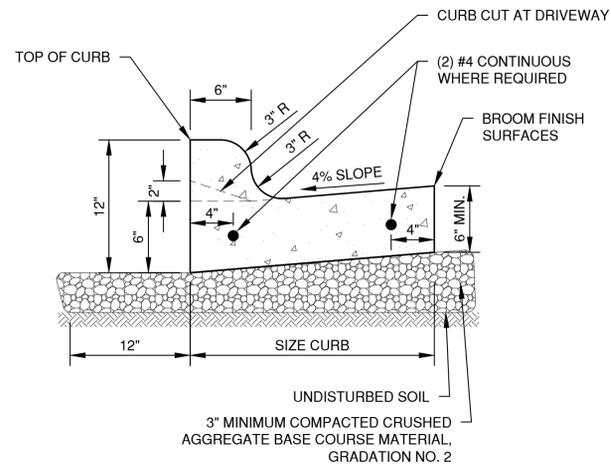
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT



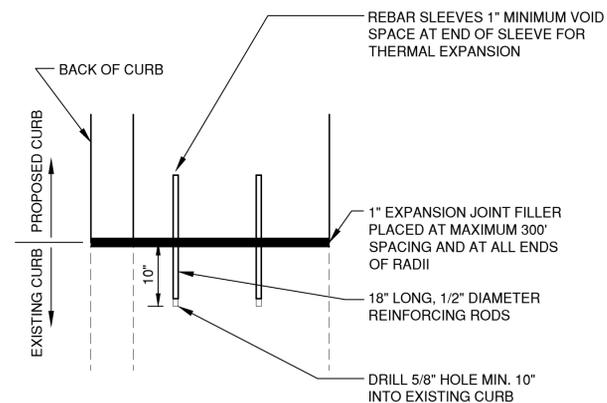
CURB TAPER DETAIL



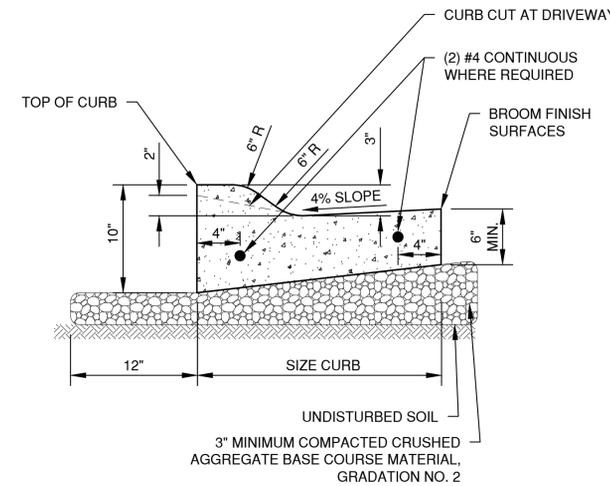
- NOTES:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

STANDARD CURB AND GUTTER

NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING BY SAW CUTTING OR INSERTION OF DIVIDER PLATES

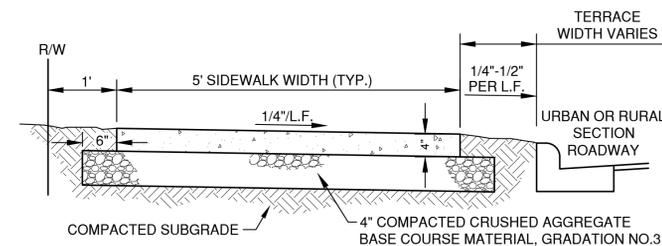


CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)



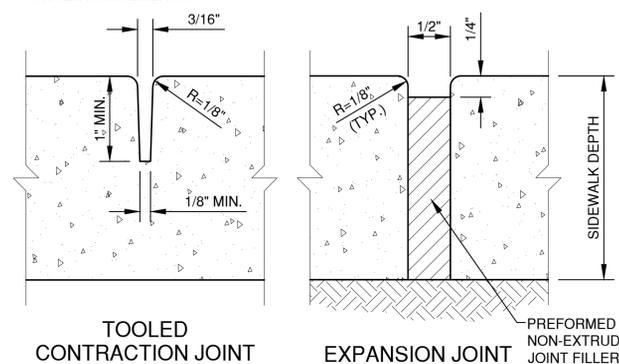
- NOTES:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

MOUNTABLE CURB AND GUTTER



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

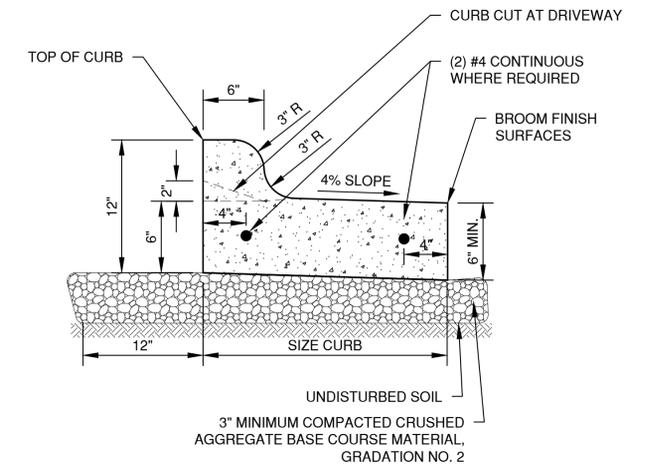


TOOLED CONTRACTION JOINT

EXPANSION JOINT
PREFORMED NON-EXTRUDING JOINT FILLER

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL



- NOTES:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - 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.

SHEDDING CURB AND GUTTER

File: C:\Users\jdenoble\OneDrive\Documents\21468\1715040DET.dwg
 Plot Date: Nov 17, 2023 9:05:00am
 LAYOUT: DETAILS (3)

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

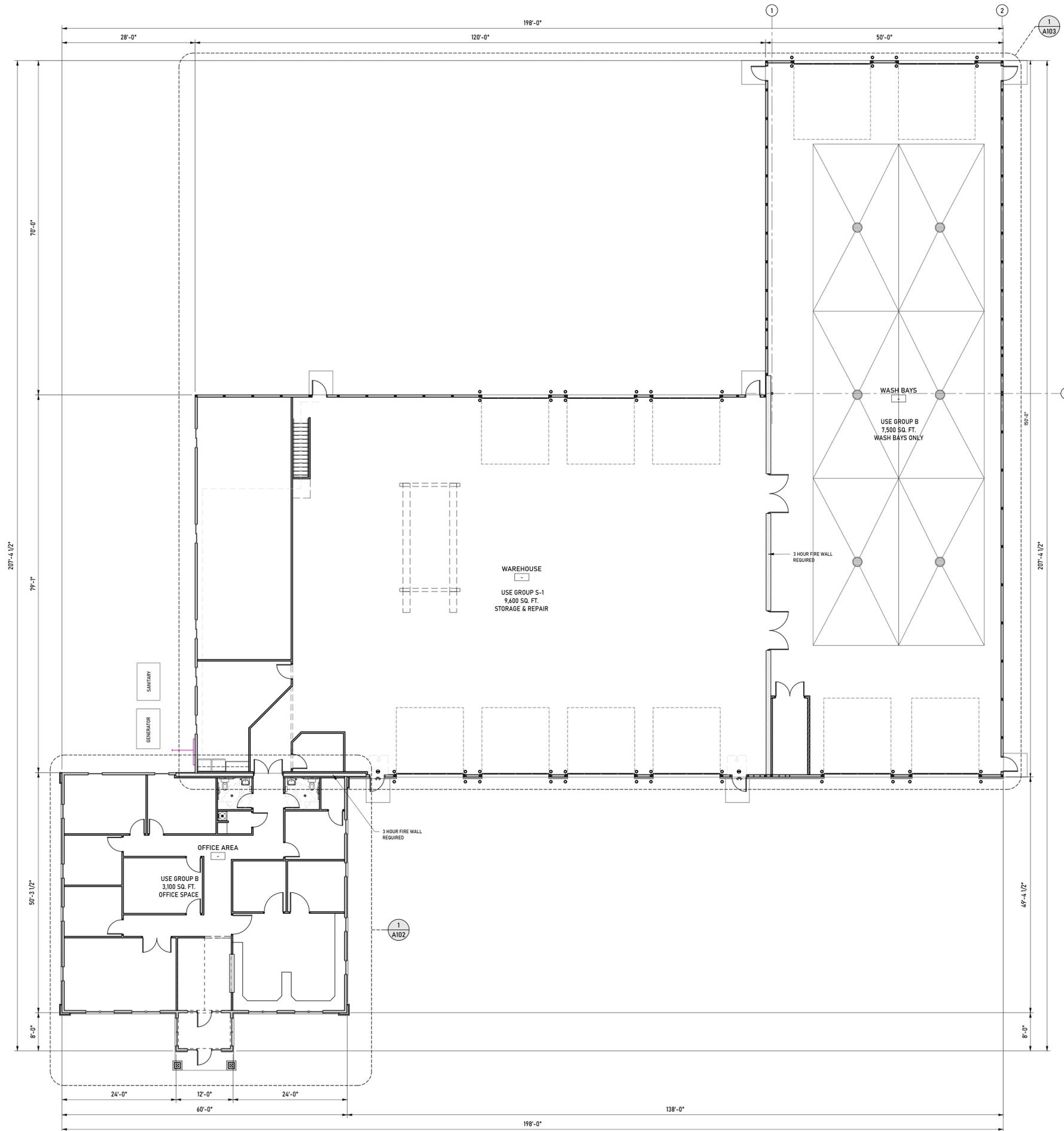
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DESIGNED JES

PROPOSED SHOP SITE DEVELOPMENT
FOR JOE DENOBLE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 08/2023
FILE 3175040DET
JOB NO. 3175040

REL Robert E. Lee & Associates, Inc.
 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com



1 OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"



2052 Cottage Road
Little Suamico, WI. 54141
ph: 920.621.1133
info@lineworx.us

The Prime and/or subcontractor assumes all responsibility to ensure the accuracy, compliance with applicable statute(s), regulation(s) common building practices and local codes. All dimensions and specifications should be verified by client and/or contractor before actual construction begins. Building owner or subsidiaries assume no liability for changes and/or revisions made to plans by client and/or contractors. They may not be reproduced without written permission.

PROPOSED OFFICE/SHOP BUILDING : JOE DENOBLE WATER & SEWER

W. ADAM DRIVE
DE PERE, WISCONSIN 54115
BROWN COUNTY

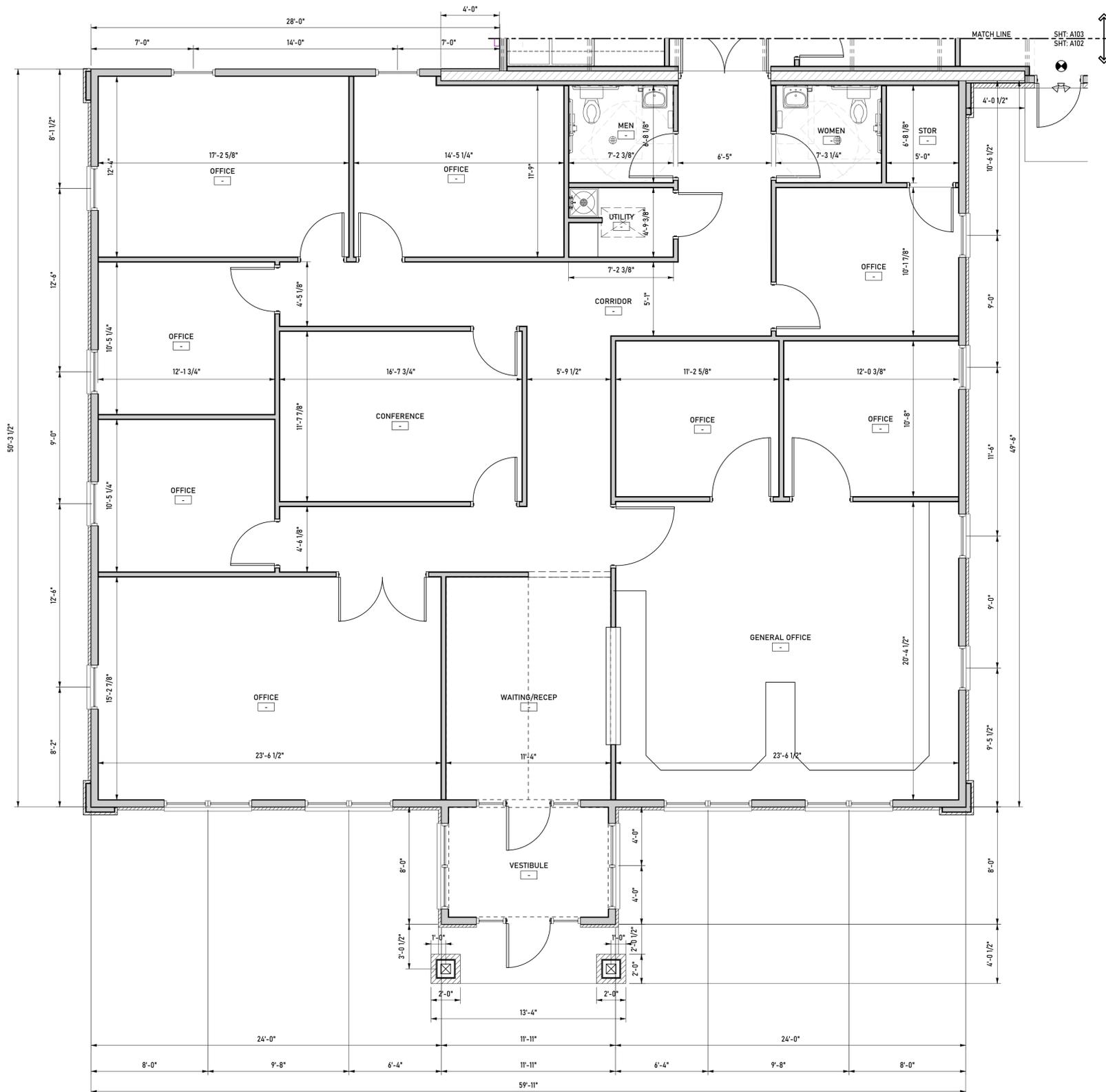
REVISIONS

CHECKED BY: SRW
ISSUE DATE: 1-29-26
PROJECT #: 25-028

OVERALL FLOOR PLAN

A101

PRELIMINARY - NOT FOR CONSTRUCTION



1 ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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W. ADAM DRIVE
DE PERE, WISCONSIN 54115
BROWN COUNTY

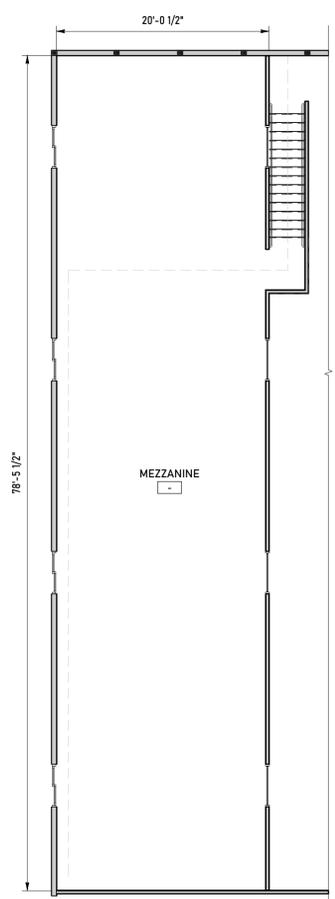
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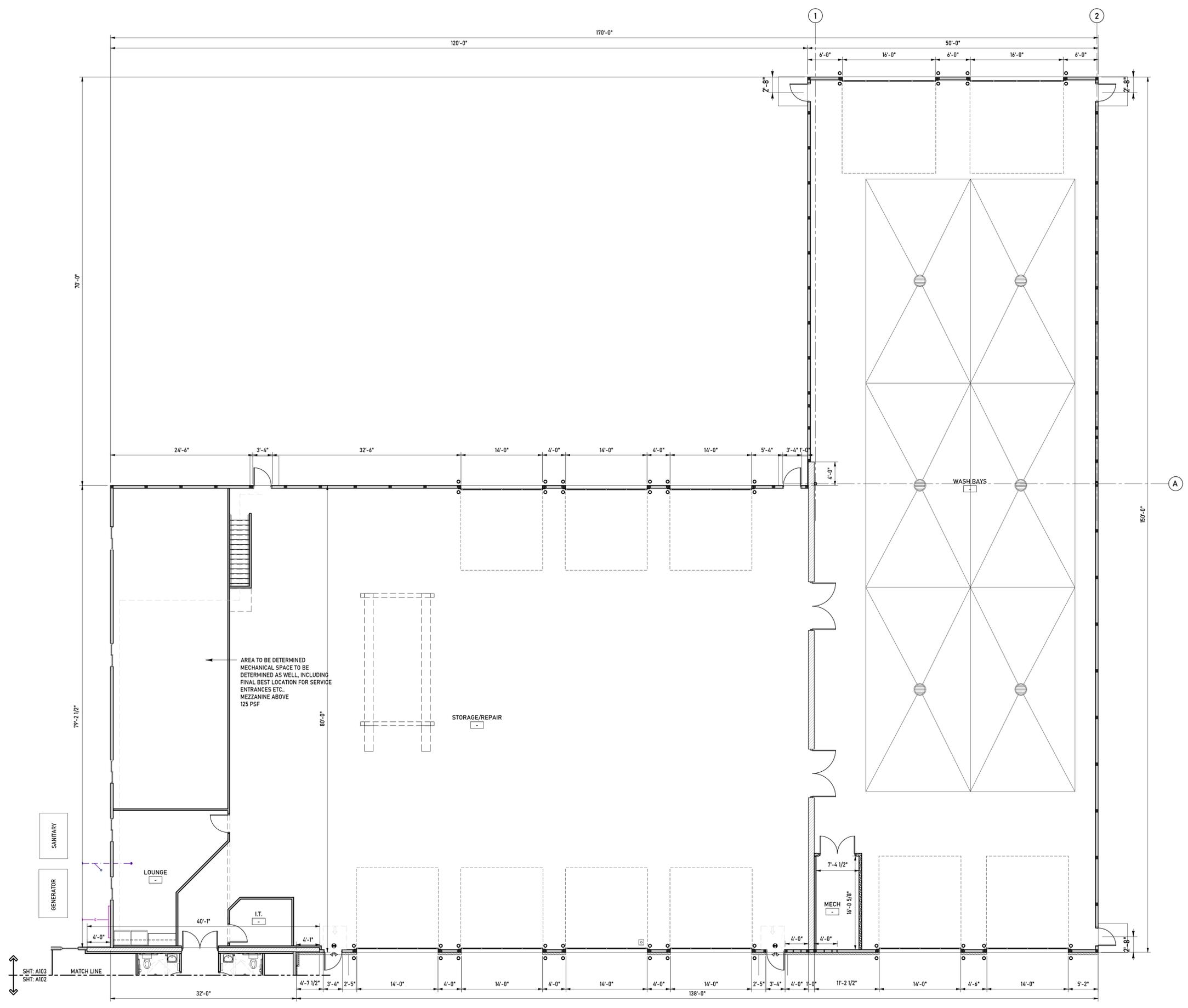
ENLARGED FLOOR PLAN

A102

PRELIMINARY - NOT FOR CONSTRUCTION



2 MEZZ FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



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



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W. ADAM DRIVE
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BROWN COUNTY

REVISIONS

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ENLARGED FLOOR PLAN

A103

PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR FINISH COVERAGE SCHEDULE: (SQ. FT.)								
BUILDING FACE	OVERALL WALL AREA SQ. FT.	WINDOW & DOOR AREA	OVERALL WALL SQ. FT. WITH OUT DOORS & WINDOWS	REQUIRED MASONRY COVERAGE	PROPOSED MASONRY AREA	LP SIDING AREA	METAL PANEL WALL AREA	NOTES
SOUTH	3,131	1,578	1,553	35% OR 543.5 SF.	36.4% OR 565 SF.	138	850	-
EAST	3,816	128	3,688	0	419	121	3,190	-
NORTH	3,487	1,251	2,236	0	0	256	1,980	-
WEST	3,816	194	3,625	0	419	121	3,082	-

FINISH NOTES:	
1	T.B.D. - TO BE DETERMINED BY OWNER
2	INSTALL PER MANUFACTURES INSTRUCTIONS- NO EXCEPTIONS.
3	SEE DETAILS AND SECTIONS FOR MATERIAL WIDTHS.
4	
5	
6	
7	

KEYED NOTES:	
1	PROVIDE KNOX BOX AT THIS LOCATION. VERIFY EXACT PLACEMENT WITH LOCAL FIRE MARSHALL.
2	ELECTRICAL SERVICE METER & GEAR. VERIFY WITH EC FOR ACTUAL SIZE AND PLACEMENT PRIOR TO CONSTRUCTION
3	VERIFY ALL DOWNSPOUT LOCATIONS AND REQUIREMENTS IN FIELD.

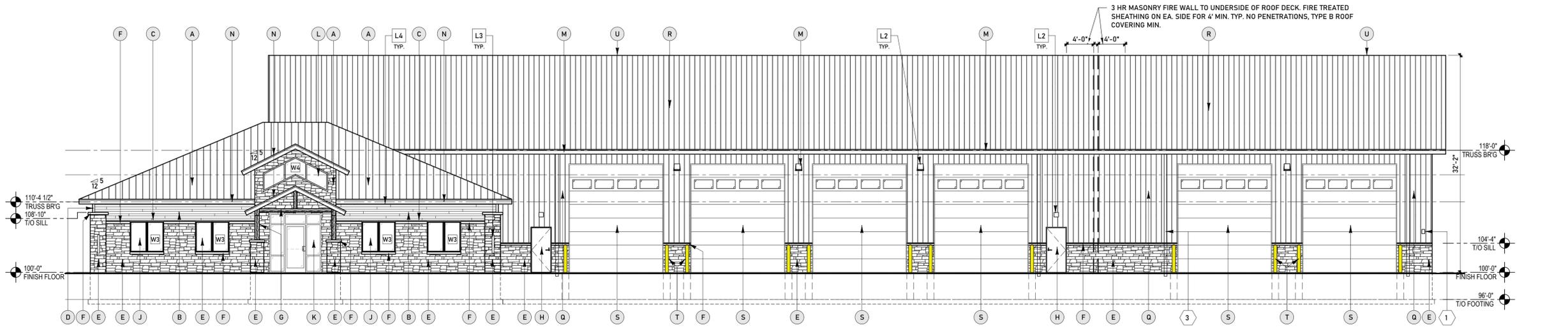
LUMINAIRE SCHEDULE:	
L1	RAB- SLIM 22-150W WALL PACK - CUT OFF
L2	RAB- SLIM 177AFCA0 40 WATT WALL PACK - CUT OFF
L3	30" LONG BLACK- 340 DEG. BACK LIT EXTERIOR FIXTURE. 20 WATTS- LED
L4	4" DIA. HALO FLEX - SOFFIT CAN LIGHTING SPACED AT 5' CENTERS IN ALL OFFICE AREA SOFFITS.

EXTERIOR FINISH SCHEDULE : ()				
KEY	MATERIAL	MANUFACTURER	COLOR/ SPECIFICATION	NOTES
A	STANDING SEAM MTL. ROOFING	MCELROY OR EQ.	MATTE BLACK	2
B	LP DIAMOND KOTE SMART SIDING	6" LAP SIDING	CHESTNUT	2
C	LP DIAMOND KOTE SMART SIDE- TRIM	2 1/2" WIDE	CHESTNUT	2
D	LP DIAMOND KOTE SMART SIDE- TRIM	4" WIDE	CORNER & WINDOW TRIM	2
E	STONE VENEER	FOND DU LAC STONE	GRAPHITE DIMENSIONAL	2,3
F	LIMESTONE SILL	FOND DU LAC STONE	4" THICK- TAPERED	2,3
G	WESTERN RED CEDAR	POSTS AND BEAMS	STAINED TO MATCH SIDING COLOR	3
H	H.M. ENTRY DOORS	THERMA TRU OR EQ.	PAINTED	2
J	INSULATED WINDOWS	ANDERSON OR EQ.	BLACK	2
K	ALUMINUM STOREFRONT ENTRY DOOR & SIDELITES	KAWNEER OR EQ.	BLACK	2
L	ALUMINUM STOREFRONT WINDOW	KAWNEER OR EQ.	BLACK	2
M	PRE FINISHED MTL. FASCIA	PAC CLAD OR EQ.	26 GA. CHARCOAL	2
N	PRE FINISHED MTL. PANELS	PAC CLAD OR EQ.	MATTE BLACK	2
P	PREFIN. MTL WALL PANELS	MCLEROY OR EQ.	CHARCOAL	2
Q	PREFIN. MTL WALL PANELS	MCLEROY OR EQ.	ASH GRAY	2
R	PREFIN. MTL ROOF PANEL	MCLEROY OR EQ.	CHARCOAL	2
S	INSULATED OVERHEAD DR.	WAYNE DALTON OR EQ.	ASH GRAY	2
T	CONC. PIPE BOLLARDS	VERIFY WITH OWNER	SAFETY YELLOW	2
U	CONTINUOUS RIDGE VENT	MCELROY OR EQ.	MATCH PANELS	2

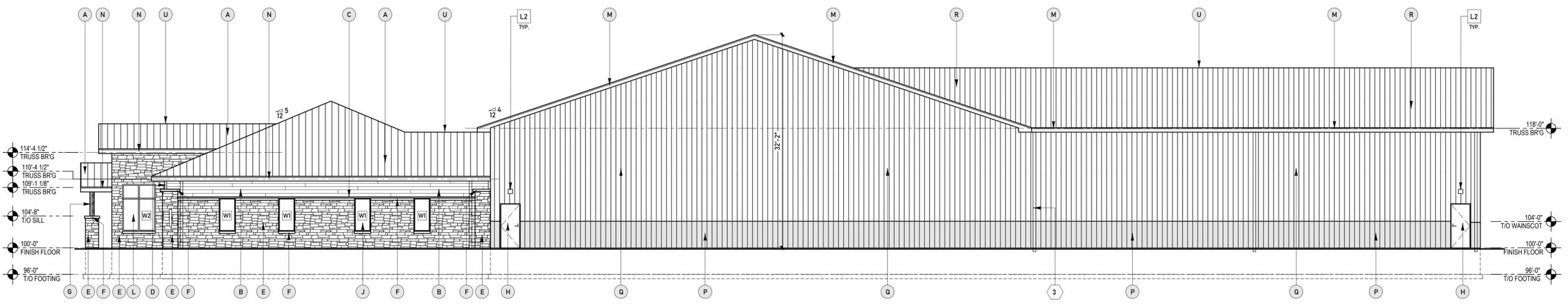


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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED OFFICE/SHOP BUILDING : JOE DENOBLE WATER & SEWER

W. ADAM DRIVE
DE PERE, WISCONSIN 54115
BROWN COUNTY

PRELIMINARY- NOT FOR CONSTRUCTION

REVISIONS

CHECKED BY: SRW
ISSUE DATE: -
PROJECT #: 25-028

BUILDING ELEVATIONS
A201

EXTERIOR FINISH COVERAGE SCHEDULE: (SQ. FT.)								
BUILDING FACE	OVERALL WALL AREA SQ. FT.	WINDOW & DOOR AREA	OVERALL WALL SQ. FT. WITH OUT DOORS & WINDOWS	REQUIRED MASONRY COVERAGE	PROPOSED MASONRY AREA	LP SIDING AREA	METAL PANEL WALL AREA	NOTES
SOUTH	3,131	1,578	1,553	35% OR 543.5 SF.	36.4% OR 565 SF.	138	850	-
EAST	3,816	128	3,688	0	419	121	3,190	-
NORTH	3,487	1,251	2,236	0	0	256	1,980	-
WEST	3,816	194	3,625	0	419	121	3,082	-

FINISH NOTES:	
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2	INSTALL PER MANUFACTURER'S INSTRUCTIONS- NO EXCEPTIONS.
3	SEE DETAILS AND SECTIONS FOR MATERIAL WIDTHS.
4	
5	
6	
7	

KEYED NOTES:	
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2	ELECTRICAL SERVICE METER & GEAR. VERIFY WITH EC FOR ACTUAL SIZE AND PLACEMENT PRIOR TO CONSTRUCTION.
3	VERIFY ALL DOWNSPOUT LOCATIONS AND REQUIREMENTS IN FIELD.

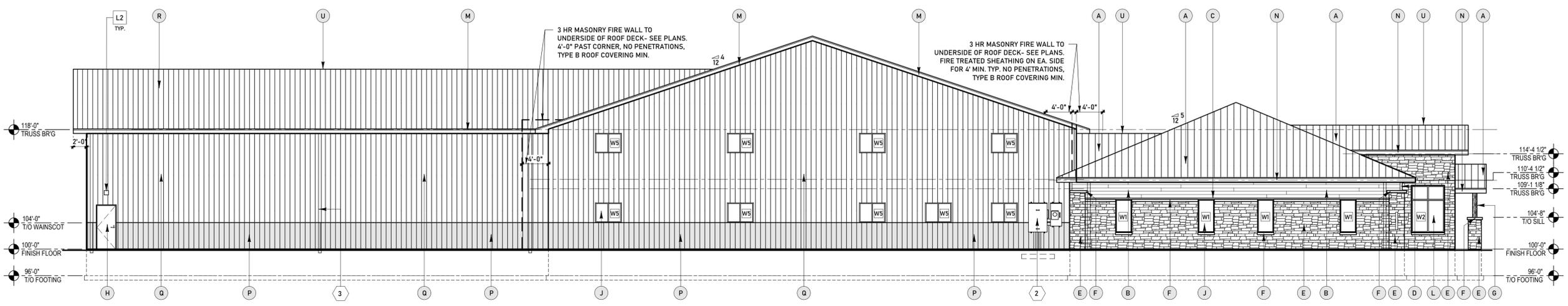
LUMINAIRE SCHEDULE:	
L1	RAB- SLIM 22 -150W WALL PACK - CUT OFF
L2	RAB- SLIM 17FAFC40 40 WATT WALL PACK - CUT OFF
L3	30" LONG BLACK- 360 DEG. BACK LIT EXTERIOR FIXTURE. 20 WATTS- LED
L4	4" DIA. HALO FLEX - SOFFIT CAN LIGHTING SPACED AT 5' CENTERS IN ALL OFFICE AREA SOFFITS.

EXTERIOR FINISH SCHEDULE :				
KEY	MATERIAL	MANUFACTURER	COLOR/SPECIFICATION	NOTES
A	STANDING SEAM MTL. ROOFING	MCELROY OR EQ.	MATTE BLACK	2
B	LP DIAMOND KOTE SMART SIDING	6" LAP SIDING	CHESTNUT	2
C	LP DIAMOND KOTE SMART SIDE- TRIM	2 1/2" WIDE	CHESTNUT	2
D	LP DIAMOND KOTE SMART SIDE- TRIM	4" WIDE	CORNER & WINDOW TRIM	2
E	STONE VENEER	FOND DU LAC STONE	GRAPHITE DIMENSIONAL	2,3
F	LIMESTONE SILL	FOND DU LAC STONE	4" THICK- TAPPED SIDING COLOR	2,3
G	WESTERN RED CEDAR	POSTS AND BEAMS	STAINED TO MATCH SIDING COLOR	3
H	H.M. ENTRY DOORS	THERMA TRU OR EQ.	PAINTED	2
J	INSULATED WINDOWS	ANDERSON OR EQ.	BLACK	2
K	ALUMINUM STOREFRONT ENTRY DOOR & SIDELITES	KAWNEER OR EQ.	BLACK	2
L	ALUMINUM STOREFRONT WINDOW	KAWNEER OR EQ.	BLACK	2
M	PRE FINISHED MTL. FASCIA	PAC CLAD OR EQ.	26 GA. CHARCOAL	2
N	PRE FINISHED MTL. FASCIA	PAC CLAD OR EQ.	MATTE BLACK	2
P	PREFIN. MTL. WALL PANELS	MCLEROY OR EQ.	CHARCOAL	2
Q	PREFIN. MTL. WALL PANELS	MCLEROY OR EQ.	ASH GRAY	2
R	PREFIN. MTL. ROOF PANEL	MCLEROY OR EQ.	CHARCOAL	2
S	INSULATED OVERHEAD DR. EQ.	WAYNE DALTON OR EQ.	ASH GRAY	2
T	CONC. PIPE BOLLARDS	VERIFY WITH OWNER	SAFETY YELLOW	2
U	CONTINUOUS RIDGE VENT	MCELROY OR EQ.	MATCH PANELS	2

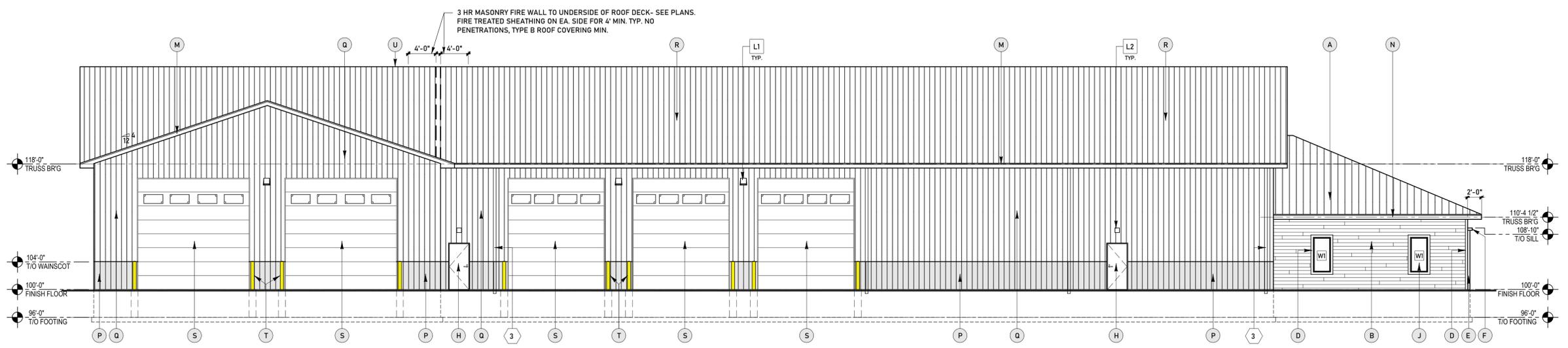


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1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

PROPOSED OFFICE/SHOP BUILDING : JOE DENOBLE WATER & SEWER

W. ADAM DRIVE
DE PERE, WISCONSIN 54115
BROWN COUNTY

REVISIONS

CHECKED BY: SRW
ISSUE DATE: 1-29-26
PROJECT #: 25-028

BUILDING ELEVATIONS

A202

PRELIMINARY - NOT FOR CONSTRUCTION



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PROPOSED OFFICE/SHOP BUILDING : JOE DENOBLE WATER & SEWER

W. ADAM DRIVE
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 BROWN COUNTY

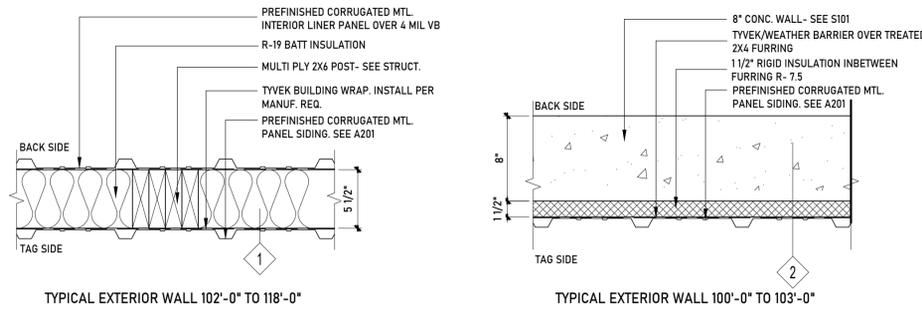
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RENDERINGS
 GRAY PALETTE

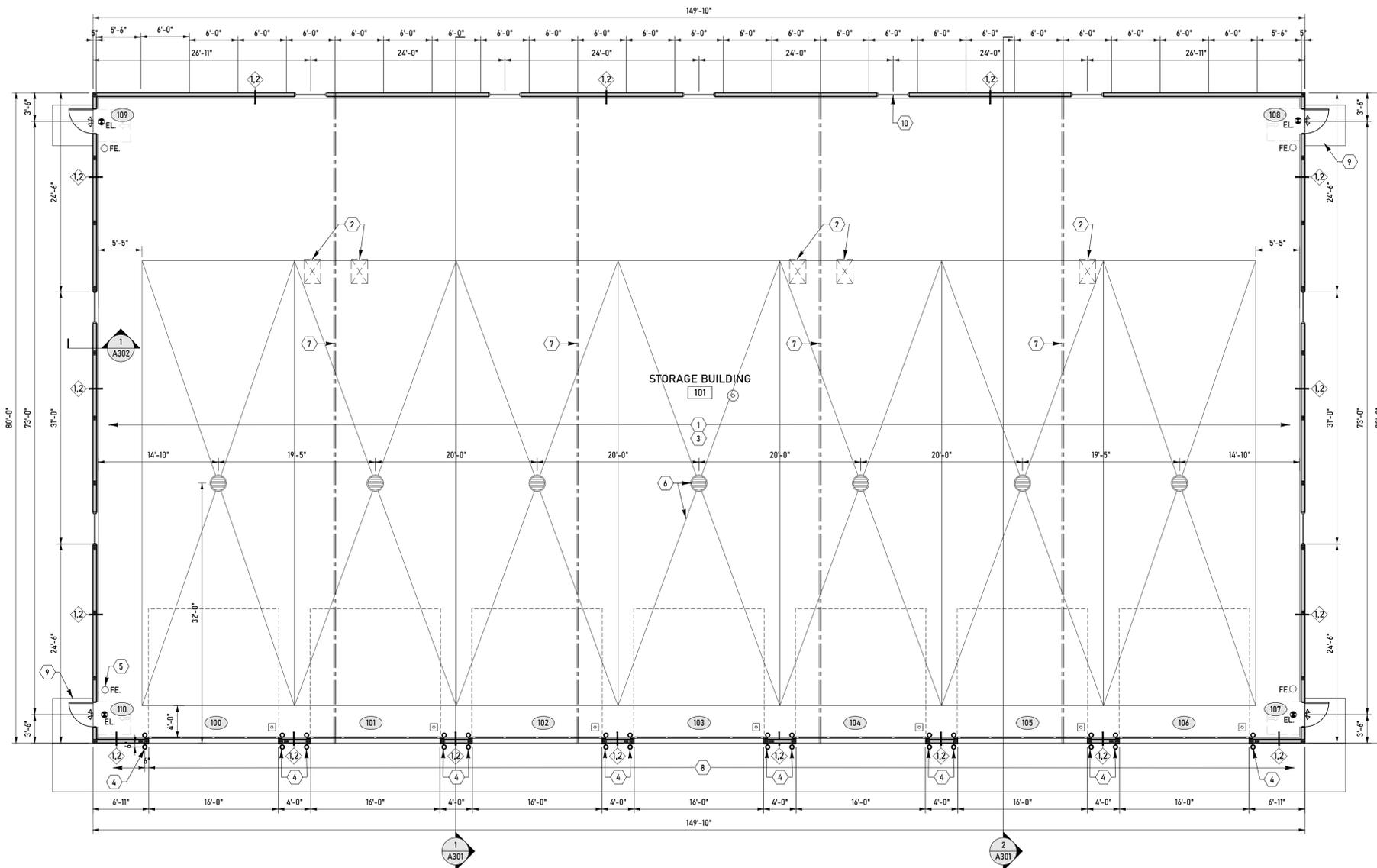
G102

PRELIMINARY - NOT FOR CONSTRUCTION



2 WALL TYPES
SCALE: 1/2" = 1'-0"

ROOM FINISH SCHEDULE:														
ROOM NO.	ROOM NAME	FLOOR	BASE	GYP BD THICKNESS	SOUND BATT INSUL	NORTH WALL	SOUTH WALL	WEST WALL	EAST WALL	CEILING			FINISH NOTE	REMARKS
										MAT.	FIN.	HGT.		
101	STORAGE	CONC	-	-	-	MTL	MTL	MTL	MTL	MTL	-	18'-0"	1	
FINISH NOTES:														
1	PRE FINISHED METAL PANEL FINISH													
2														
FINISH MATERIAL SCHEDULE:														
MAT. KEY	KEY DESCRIPTION	MANUFACTURER	DESCRIPTION - COLOR		REMARKS									
CONC	CONCRETE FLOOR													
MTL	METAL WALL PANELS	MC ELROY OR EQ.	WHITE		36" WIDE - LAP PANELS PREFINISHED									
WALL & CEILING FINISH NOTES														
1	ALL FINISHES IF OTHER THAN NON-COMBUSTIBLE IN NATURE MUST MEET FLAME SPREAD THRESHOLD OF A CLASS B RATED FINISH. VERIFY WITH SUPPLIER FOR TESTING DATA ON ALL WALL/CEILING FINISHES. FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450.													



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



FLOOR PLAN CODED NOTES									
1	6" CONCRETE FLOOR W/ #2/29 6x6 W.W.M OR #4 RODS AT 24" O.C. OVER 8 MIL VAPOR BARRIER OVER MIN 8" COMPACTED GRANULAR FILL TO 95% MODIFIED PROCTOR. - VERIFY ALL NEW CONCRETE FLOOR FINISHES WITH OWNER.								
2	22" X 36" ATTIC ACCESS PANEL. SEE DETAIL								
3	EMERGENCY EGRESS LIGHTING PER IBC. ELEC. CONTRACTOR TO PROVIDE LEVELS PER IBC AT ALL EGRESS PATHS WITH WALL PACKS OR OVERHEAD LIGHTING. EC TO PREPARE PLAN AND PROVIDE NECESSARY SYSTEM TO MEET ALL APPLICABLE CODES. EC SHALL KEEP ON PLANS SITE FOR INSPECTORS ETC.								
4	6" DIA. STEEL PIPE BOLLARDS- CONCRETE FILLED AND PAINTED. DOMED TOP. VERIFY W/OWNER								
5	FIRE EXTINGUISHERS- PROVIDE PER FIRE MARSHALL OF OCONTO FIRE DEPT.								
6	36" DIA. CATCH BASIN. PITCH FLOORS MAX 1/48 TO DRAIN. VERIFY EXTENTS IN FIELD WITH OWNER.								
7	ATTIC SEPARATION TRUSS- PROVIDE 7/16 O.S.B SHEATHING ON ONE SIDE OF ENTIRE TRUSS. FILL INBETWEEN ALL ROOF PURLINS TYP. OUT TO BACKSIDE OF SOFFITS.								
8	6" CONCRETE APRON OVER COMPACTED FILL. SEE S101 & SECTION 4/A302 FOR DETAIL.								
9	4" CONC. APRON/STOOP AT ALL SERVICE DOORS OVER MIN 8" COMPACTED FILL. SEE S101								
10	NEW 4'-0" X 2'-0" FIXED WINDOWS. SEE ELEVATIONS AND A302 FOR DETAILS.								

PLAN LEGEND									
⊙	BOTH SMOKE & CARBON MONOXIDE DETECTORS REQ. AT THESE LOCATIONS. CARBON MONOXIDE DETECTOR SHALL BE CONNECTED TO BUILDINGS POWER SUPPLY AND HAVE BATTERY BACKUP. VERIFY WITH FIRE LOCAL MARSHALL								
⊠	AUTOMATIC DOOR OPENER- VERIFY ALL DETAILS AND REQ. WITH OWNER PRIOR TO CONST.								

GENERAL PLAN NOTES									
GENERAL PROJECT NOTES:									
-CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS CONTRACT.									
-HVAC, ELECTRICAL AND PLUMBING ARE TO BE DESIGN BUILD, COMPLYING W/ ALL LOCAL, STATE, & NATIONAL CODES, AND TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, THE ARCHITECT ASSUMES NO LIABILITY.									
-ALL MECHANICAL, HVAC, ELECTRICAL AND PLUMBING SYSTEMS & ALL EQUIPMENT TO BE MAINTAINED ACCORDING TO MANUFACTURE'S STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE AND OPERATION									
-ALL MATERIALS, DETAILS, & INSTALLATION, SHALL BE IN ACCORDANCE WITH THE MANUFACTURES STANDARDS AND SPECIFICATIONS.									
-ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.									
-DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.									
-CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK, EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION									

GENERAL NOTES									
GENERAL NOTES:									
1. ALL DIMENSIONS ARE TO STUD TO STUD. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF STUD FACE. CONTRACTORS RESPONSIBLE PRIOR TO CONSTRUCTION TO VERIFY ANY/ALL DISCREPANCIES WITH OWNER.									
2. XXX CRITICAL DIMENSIONS TO BE HELD CLEAR.									
3. INSULATE ALL PLUMBING WALLS - TYP. IF PROVIDED.									
4. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY W/ ALL APPLICABLE CODES.									
5. ALL PENETRATIONS THROUGH ANY REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL BE PROTECTED PER CODE BY THE CONTRACTOR MAKING SAID PENETRATION.									
6. ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS. U.N.O.									

INSULATION NOTES:									
IECC C303.1.1/R303.1.1 - THE BLOW-IN OR SPRAYED INSULATION INSTALLER SHALL PROVIDE IDENTIFICATION MARKERS THAT ARE LABELED IN INCHES OR MILLIMETERS INSTALLED AT LEAST ONE FOR EVERY 300 SF THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS AND THE MINIMUM SETTLED THICKNESS WITH THE NUMBERS A MINIMUM OF 1" IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. THE THICKNESS OF THE INSTALLED INSULATION SHALL MEET OR EXCEED THE MINIMUM INSTALLED THICKNESS SHOWN ON THE MARKER.									
IECC C303.1.1/R303.1.1 - THE INSULATION INSTALLER SHALL PROVIDE A SIGNED AND DATED CERTIFICATION FOR THE INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING ENVELOPE, LISTING THE TYPE OF INSULATION INSTALLATIONS IN ROOF/CEILINGS, THE MANUFACTURER AND THE R-VALUE. FOR BLOW-IN OR SPRAYED INSULATION, THE INSTALLER SHALL ALSO PROVIDE THE INITIAL INSTALLED THICKNESS, THE SETTLED THICKNESS, THE COVERAGE AREA, AND THE NUMBER OF BAGS INSTALLED. THE INSTALLER SHALL POST THE CERTIFICATION IN A CONSPICUOUS PLACE ON THE JOB SITE.									



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STORAGE BUILDING FOR : JOE DENOBLE WATER & SEWER

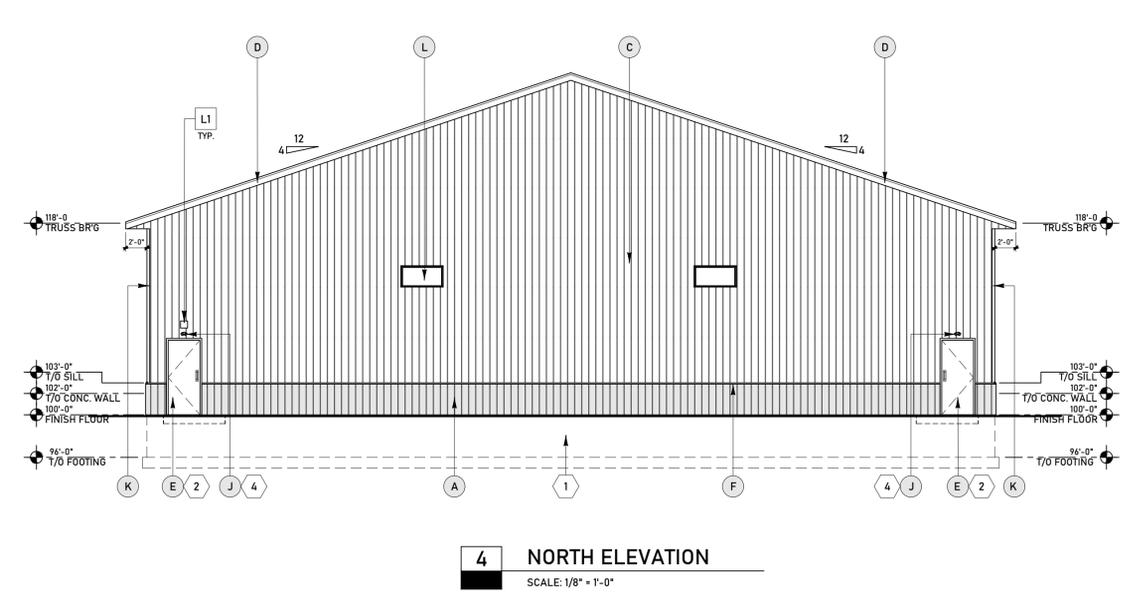
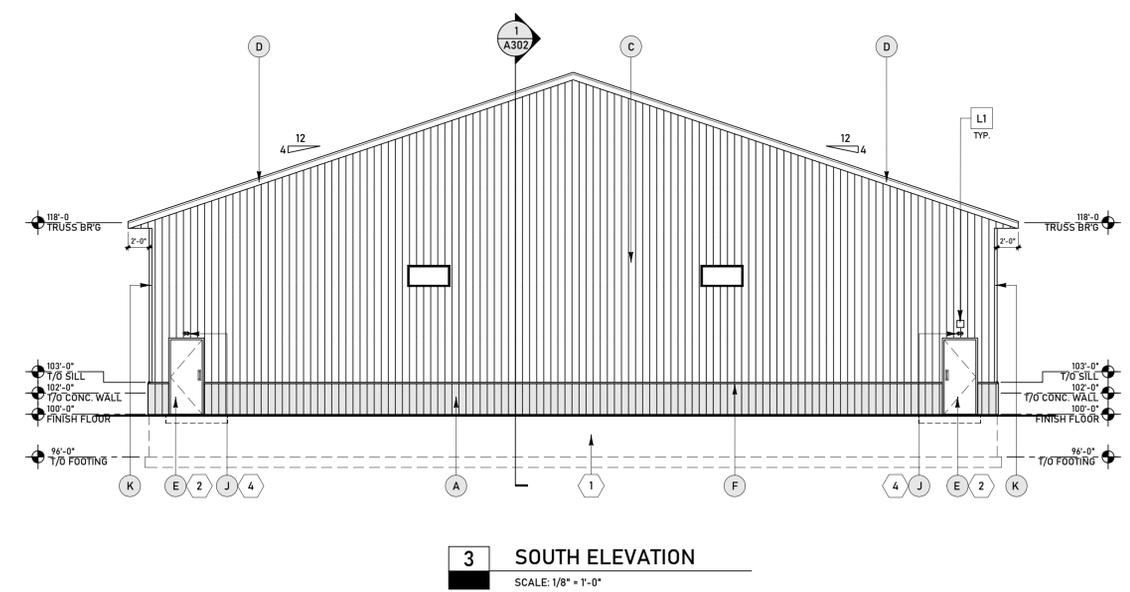
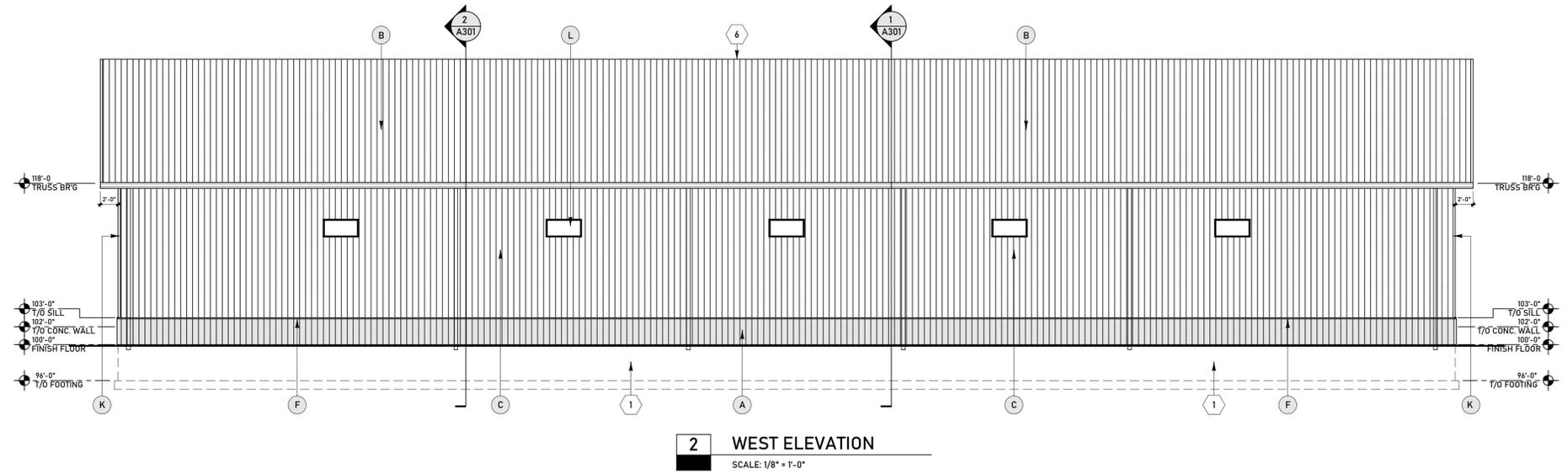
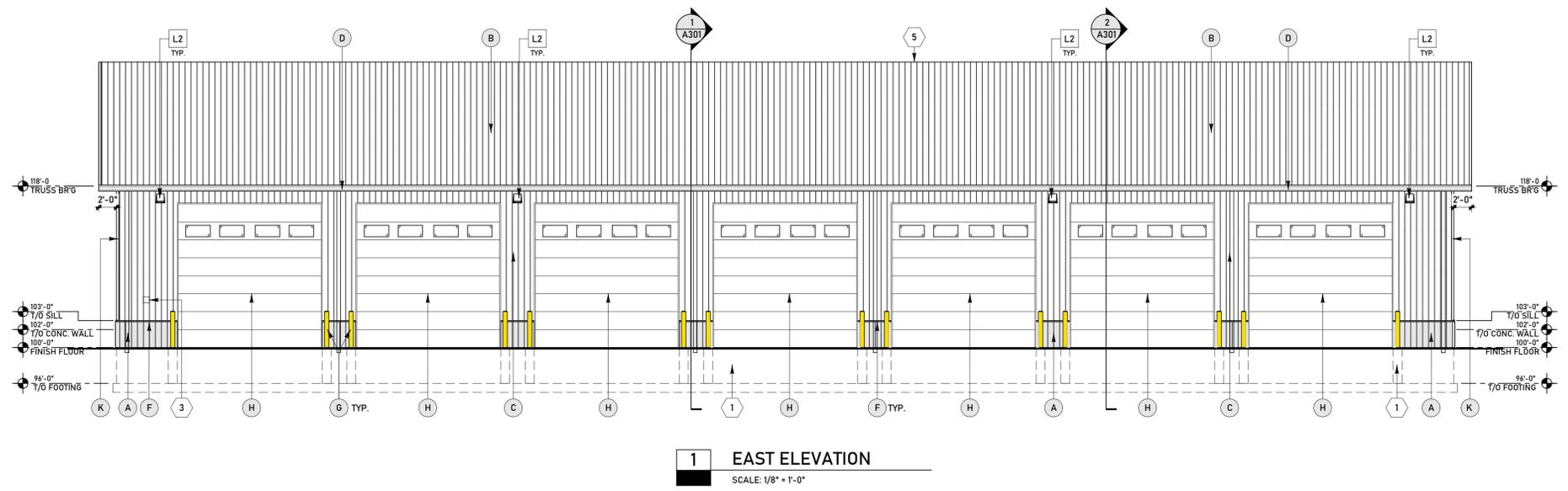
W. ADAM DRIVE
DE PERE, WISCONSIN 54115
BROWN COUNTY

REVISIONS	

CHECKED BY: SRW
ISSUE DATE: 1-27-26
PROJECT #: 25-028

FLOOR PLAN & NOTES
A101

PRELIMINARY - NOT FOR CONSTRUCTION



EXTERIOR FINISH SCHEDULE : (C)					
KEY	MATERIAL	MANUFACTURER	COLOR/SPECIFICATION	REMARKS	NOTES
A	PREFINISHED METAL WALL PANELS	MC ELROY OR EQ.	CHARCOAL		1,2,3
B	PREFINISHED METAL ROOF PANELS	MC ELROY OR EQ.	CHARCOAL	-	1
C	PREFINISHED METAL WALL PANELS	MC ELROY OR EQ.	ASH GRAY	9" O.C. RIBS	1
D	PREFINISHED METAL FLASHING/FASCIA ETC.	PAC CLAD OR EQ.	CHARCOAL	26 GA.	1
E	HOLLOW METAL ENTRY DOOR	-	MATCH PANELS	-	1
F	PREFINISHED METAL FLASHING	PAC CLAD OR EQ.	CHARCOAL	-	1
G	PIPE BOLLARDS	T.B.D.	6" DIA. PAINTED W/ COVERS	-	1
H	INSULATED OVERHEAD DOORS	WAYNE DALTON OR EQ.	MATCH WALL PANEL	-	1,2
J	REMOTE HEAD EXIT LIGHT	LITHONIA OR EQ.			
K	PREFINISHED MTL. CORNER TRIM	MC ELROY OR EQ.	ASH GRAY		
L	INSULATED VINYL FIXED WINDOWS	VECTOR OR EQ.	BLACK		

FINISH NOTES:	
1	T.B.D. = TO BE DETERMINED BY OWNER
2	INSTALL PER MANUFACTURES INSTRUCTIONS- NO EXCEPTIONS.
3	SEE DETAILS AND SECTIONS FOR MATERIAL WIDTHS.

KEYED NOTES:	
1	FOUNDATIONS- SEE STRUCTURAL PLANS FOR CONSTRUCTION DETAILS & NOTES
2	PAINTED HOLLOW METAL DOORS AND FRAMES. SEE SCHEDULES
3	PROVIDE KNOX BOX AT THIS LOCATION. VERIFY EXACT PLACEMENT WITH LOCAL FIRE MARSHALL
4	REMOTE EMERGENCY EGRESS LIGHT- SEE PLANS FOR NOTES AND SPECS.
5	RIDGE VENTING- TYPICAL ALL RIDGES.

LUMINAIRE SCHEDULE:	
L1	RAB- SLIM 22 -150W WALL PACK - CUT OFF
L2	RAB- SLIM 17FAFC40 40 WATT WALL PACK - CUT OFF



2052 Cottage Road
Little Suamico, WI. 54141
ph: 920.621.1133
info@lineworx.us

The Prime and/or subcontractor assumes all responsibility to ensure the accuracy, compliance with applicable statute(s), regulation(s) common building practices and local codes. All dimensions and specifications should be verified by client and/or contractor before actual construction begins. Building owner or subsidiaries assume no liability for changes and/or revisions made to plans by client and/or contractors. They may not be reproduced without written permission.

STORAGE BUILDING FOR : JOE DENOBLE WATER & SEWER

W. ADAM DRIVE
DE PERE, WISCONSIN 54115
BROWN COUNTY

REVISIONS

CHECKED BY: SRW
ISSUE DATE: 1-27-26
PROJECT #: 25-028

BUILDING ELEVATIONS

A201

PRELIMINARY- NOT FOR CONSTRUCTION

DISCOVER YOUR COLOR

WoodMark Collection: Made exclusively on nickel gap siding, this collection captures the warmth and character of natural wood and is protected by a 15-Year Warranty.

DuoBlend Premium: These wood stain looks are made with exclusive DuoBlend technology and are protected by a 30-Year No Fade Warranty.

Solid: This collection encompasses a wide range of carefully selected hues to create a timeless, everlasting look, protected by a 30-Year No Fade Warranty.



CUSTOM COLOR

Choose what inspires you and make your home a reflection of your individuality with our custom color siding option.

30

WOODMARK COLLECTION NEW



Iron Ash



Golden Teak



Bronze Walnut

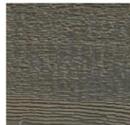


Copper Oak

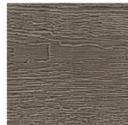


Ebony Pine

DUOBLEND PREMIUM



Bedrock



Denali



Dune



Elkhorn



Honeycomb



Chestnut



Canyon

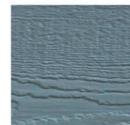
SOLID



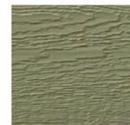
White



Light Gray



Mountain Lake



Olive



Glacier Fog



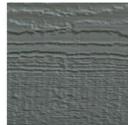
Clay



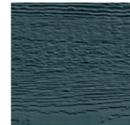
Bordeaux



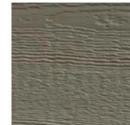
Pelican



Smoky Ash



Cascade



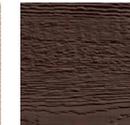
Terra Bronze



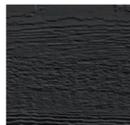
Oyster Shell



Sand



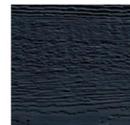
Umber



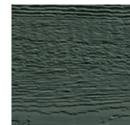
Graphite



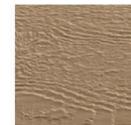
Onyx



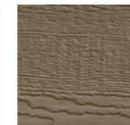
Midnight



Emerald



French Gray



Seal



Coffee

Due to limitations of the printing process, actual color may vary from the color shown. Always refer to a product sample for accurate color.

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MAX-RIB AND MESA COLOR CHART



COLORS AVAILABLE AT ALL FACILITIES***

Regal White (PVDF) Brite White (SMP)	Roman Blue PVDF & SMP	Ivory PVDF & SMP
Clay PVDF & SMP	Surrey Beige PVDF & SMP OFFICE ROOF/TRIM	Patrician Bronze PVDF & SMP
Ash Gray PVDF & SMP	Light Stone PVDF & SMP	Autumn Red PVDF & SMP
Charcoal PVDF & SMP	Evergreen PVDF & SMP	Terratone PVDF & SMP
Matte Black PVDF & SMP	Brandywine* PVDF & SMP	Hartford Green* PVDF & SMP
Tudor Brown PVDF & SMP		

WALLS

SHOP ROOF/TRIM

Also Available:



Galvalume Plus
Bare - No paint

ADDITIONAL COLORS AVAILABLE AT MAUSTON, WI

Slate Gray PVDF	Colonial Red SMP	Brite Red* PVDF	Regal Blue* PVDF
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**Deep tone colors
- additional cost
will apply*

MAX-RIB AND MESA COLOR CHART



ADDITIONAL COLORS AVAILABLE AT MARSHALL, MI



Sepia Brown
PVDF



Forest Green
PVDF



Alamo White
SMP



Almond
PVDF



Antique Brown
SMP



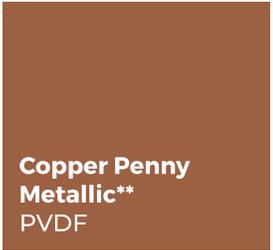
Taupe
SMP



Brite Red*
PVDF



Regal Blue*
PVDF



**Copper Penny
Metallic****
PVDF



Pewter Gray
SMP



Slate Gray
PVDF



ADDITIONAL COLORS AVAILABLE AT LEWISPORT, KY AND WINCHESTER, VA



Patina Green
PVDF



Timber Tan
SMP



Antique Brown
SMP

ADDITIONAL COLORS AVAILABLE AT BOSSIER CITY, LA



Brite Red*
PVDF



Regal Blue*
PVDF



Alamo White
SMP



Mossy Oak Camo
Polyester



COR-TEN AZP Raw
PVDF

Colors shown may vary due to digital representation. Color charts and actual color chips are available from McElroy Metal and McElroy Metal contractors and distributors.

PVDF indicates Kynar 500® Coating
SMP indicates Silicone Modified Polyester Coating

*Deep tone colors - additional cost will apply

** Metallic colors - additional cost will apply

***Adelanto, CA facility has separate West Coast chart



Fond du Lac Natural
stone
BUILDING & LANDSCAPE STONE

fdlnaturalstone.com

Graphite Dimensional