Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235

Sturgeon Bay

Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: May 16, 2018
Subject: Consideration of Multi-Family PUD for Duquaine Development LLP

Duquaine Development, LLP is petitioning for approval of a Planned Unit Development (PUD) to be located on parcel # 281-68-17000301A at the corner of Tacoma Beach Rd and Clay Banks Rd. The project now consists of four 16-unit and four 18-unit apartment buildings for a total of 134 units. There will be eight 7-stall detached garages and 96 attached garages for a total of 152 garage stalls. Zoning allows 12.4 units per acre and this development will have 10.66 units per acre. The subject lot is zoned Two-Family Residential (R-3). Under this zoning classification, multiple-family development is a conditional use and is limited to 4-units per building. Thus, the PUD is necessary in order to have the 16-unit and 18-unit buildings. The project is intended to be built in three phases.

The development proposal is not consistent with the recommended future land use in the Comprehensive Plan. An amendment to the comprehensive plan is needed and is currently being considered.

Public Hearing: There are two concerns that have resonated most. The traffic impact was one, especially at the highway intersection. The second is the density and building scale compared to the typical 4-unit buildings that are currently allowed in the R-3 district.

Options: The Plan Commission has the following options for its recommendation to Council:

1. Approve the project as presented
2. Approve only the first phase of the project
3. Approve the project with a maximum density (i.e 100 units or less.)
4. Deny the proposal

Recommendation: Staff is supportive of the development plan but there are some items to address with this development. If the Commission elects to make its recommendation, staff recommends approval of the PUD, but subject to the following conditions:

1. Amending the Future Land Use Map of the Comprehensive Plan to change this parcel Mixed residential (or other similar designation).
2. Approval of the Aesthetic Design and Site Plan Review Board.
3. Compliance with the parking lot landscaping requirements.
4. Final approval of the City Engineer for the storm water management plan.
5. Installation or payment for the cost of installation of the right-turn lane on Clay Banks Road (County Highway U) at the highway.

6. Reducing the scope of the project to not more than 134 units and not more than 8 buildings.

In addition, due to the high number of units, it would make sense to consider each phase separately rather than consider the entire project at once. This provides a chance to make sure the development is progressing smoothly and verify the market for the units, with an opportunity for the developer to make adjustments as needed. Therefore, staff recommends granting approval for the first three buildings, with future phases to come back to the Plan Commission.

STAFF REPORT
Combined Preliminary/Final PUD for Ahnapee Trail Apartments
150-unit Apartment Complex

Proposal: Duquaine Development, LLP is petitioning for approval of a Planned Unit Development (PUD) to be located on parcel # 281-68-17000301A at the corner of Tacoma Beach Rd and Clay Banks Rd. The project consists of six 16-unit and three 18-unit apartment buildings for a total of 150 units. There will nine 7-stall detached garages and 94 attached garages for a total of 157 garage stalls. The site is 14.08 acres gross, but nets to 12.56 after deducting street right-of-way. The subject lot is zoned Two-Family Residential (R-3). Under this zoning classification, multiple-family development is a conditional use and is limited to 4-units per building. Thus, the PUD is necessary in order to have the 16-unit and 18-unit buildings. The project is intended to be built in three phases.

At the concept review, the Plan Commission approved using the combined preliminary/final review process. This process requires the completion of four items: a public hearing at Plan Commission, Plan Commission review/recommendation to Council, and two separate readings of the PUD ordinance at Common Council. On April 18th, a public hearing takes place before the Plan Commission and then at a subsequent meeting the Plan Commission could make a recommendation to Council. The Plan Commission does not make its recommendation at the same meeting as the public hearing unless all members are ready to take action.

Existing Conditions: The subject parcel is vacant land. There is a portion of wetlands along the east side of the property and a low spot in the center also believed to be wetlands. The elevation slopes down towards the west property line approximately 12-16 feet. This property also abuts a property owned by the DNR that contains a portion of the Ahnapee Trail and wetlands. Within 300 feet there are no homes and within 600 feet there are 13 homes.

The adjoining zoning and land uses are:

- North: Residential (R-2) – HWY R/W with a church and assisted living facility beyond
- South: Residential (R-3) – Recreation trail and vacant land beyond
- East: Residential (R-3) – Recreation trail and wooded wetlands beyond
- West: Residential (R-3) – Vacant land and SBU well station

Comprehensive Plan: According to future land use map found in the City of Sturgeon Bay's Comprehensive Plan, this area is planned to be single-family residential (low-density) with a small portion on the northwest corner being transitional commercial. The Comprehensive Plan defines the type of single-family residential as an area predominantly comprised of single-family homes at a density of up to 4 units per acre. Transitional Commercial is defined as an area that provides lower density and neighborhood commercial uses or a mixed of uses. Thus, the development proposal is not consistent with the recommended future land use in the Comprehensive Plan. Under Wisconsin law zoning map amendments are required to be consistent with the Comprehensive Plan. If the proposed apartments are supported by the Plan Commission and Council, an amendment to the Future Land Use Map of the Comp Plan should be commenced to comply with the required consistency.

Site Plan and Design Consideration: The following is a summary of the major site and design subjects:

Building Layout: There will be six apartment buildings facing the street right-of-way while the rest are located on the interior of the property. The detached garages are stationed on the

upgrade proposed by the DOT is the addition of a right-turn lane for northbound traffic on County Highway U. The City Engineer has not required the developer to complete a traffic impact analysis, but would like to see the improvement made. There have been concerns from the property owners that the intersection of C.T.H U/HWY 42/57 is dangerous and the traffic from the new development project will exacerbate the situation. An option supported by staff is to require the developer to install the right-turn lane at that intersection at his expense in lieu of conducting the TIA. The estimated cost of installing the additional lane would be $5,000 - $7,500, which is likely similar to the cost of the TIA. The developer has agreed to this option. Otherwise, the City can require the TIA to be completed if there is a need for additional information.

Utilities: Sturgeon Bay Utilities will require the installation of four power poles to loop the service and will also need a 12-foot easement following the route. Sanitary sewer will be privately owned extending off the east property line. Water services will be extended off the north property line from the existing watermain. There are no foreseen issues with adding this development to the existing services. This development contains one garbage pickup station located within the first development phase.

Storm-water Management: This project has a proposed impervious surface ratio of about 27.6%, which is well within regulation. The developer is proposing the construction of a detention pond in the northeast portion of the property. Drainage from the buildings and parking areas is collected into a storm sewer system and piped to the pond. The pond is intended to reduce sediments and the rate of water leaving the site. The stormwater management plan will still need a full review and approval from the city engineer.

Landscaping: The developer is meeting the required street trees along the right-of-way lines for both Clay Banks Road and Tacoma Beach Rd. They are proposing to install Maple, Honey Locust, and Linden trees. There are also Pine, Spruce, and Juniper trees throughout the site. As required by the zoning code, the developer is required to install trees around the parking areas equaling one tree per 6 surface parking stalls. This will have to be revised to show the additional tree needed. There are no additional landscaping requirements, but a heavy emphasis is put on the visual creativity with the site plan by the Aesthetic Design and Site Plan Review Board review guidelines. The developer will be installing a variety of plants and shrubs on the non-parking lot sides of the buildings including Spirea, Weigela, Ninebark, and Juniper.

Recreation facilities: The developer has chosen to use the Ahnapee Trail as one of the site amenities by including an internal crushed limestone trail which will connect to Ahnapee Trail on the south and east property line. The trail will also extend from the second phase to the third phase of development (around the low spot). A gazebo will be installed on the northeast corner of the detention pond and a play area installed north of the third phase of development.

Lighting: As shown in the electrical plans, wall-pack LED lighting will be placed around all the apartment buildings and detached garages. The style and position of these lights are typically preferred by the Aesthetic Design and Site Plan Review Board. See the packet for more location and specifications.

Signage: No signage plans have been submitted.

Construction Schedule: There are three phases of construction proposed for this development. Phase one includes the three buildings to the north, which will be constructed in summer of 2018. Phase two includes the two buildings just south of phase one and will be constructed in

massing such that the total amount of "building wall" along the street could be less under the proposed plan. The current proposal also has the advantage of eliminating driveways compared to typical 4-unti or duplex development. But it has more residents per acre which is good for compact development and potentially bad for neighborhood impacts.

Recommendation: Staff is supportive of the development plan but there are some items to address with this development. The Plan Commission has the ability to make its recommendation after the public hearing if all members are ready to act. Otherwise, it can hold the item to the next meeting and can ask for additional information or revisions, if necessary. For this project it would be beneficial to have an updated site plan and confirmation of the wetland boundary prior to final action.

If the Commission elects to make its recommendation, staff recommends approval of the PUD, but subject to the following conditions:

1. Amending the Future Land Use Map of the Comprehensive Plan to change this parcel Mixed residential (or other similar designation).
2. Approval of the Aesthetic Design and Site Plan Review Board.
3. Compliance with the parking lot landscaping requirements.
4. Final approval of the City Engineer for the stormwater management plan.
5. Installation or payment for the cost of installation of the right-turn lane on Clay Banks Road (County Highway U) at the highway.
6. Reducing the scope of the project to not more than 134 units and not more than 8 buildings.

In addition, due to the high number of units, it would make sense to consider each phase separately rather than consider the entire project at once. This provides a chance to make sure the development is progressing smoothly and verify the market for the units, with an opportunity for the developer to make adjustments as needed. Therefore, staff recommends granting approval for the first three buildings, with future phases to come back to the Plan Commission.

Prepared by:	Christopher Sullivan-Robinson City Planner/ZA	4/13/18 Date
Prepared by:	Marty Olejniczak Community Devel. Director	4/13/18 Date
Reviewed by:	Chad Shefchik City Engineer	Date
Reviewed by:	Josh VanLieshout City Administrator	4/13/18 Date

CITY OF STURGEON BAY
PLANNED UNIT DEVELOPMENT
APPLICATION

Date Received: 3/27/18
Fee Paid $ 565.80 + 100 Sign dep
Received By: CHRIS

Application For: Conceptual ___ Preliminary ___ Final___ Combined Preliminary/Final X
Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: Ahnapee Trail Apartments

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Steve Bieda	Robert A Goetz
Company	Mau and Associates, LLP	
Street Address	400 Security Blvd	W16699 Lake Rd
City/State/Zip	Green Bay, WI 54313	Birnamwood, WI 54414
Daytime Telephone No.	920.434.9670	
Fax No.	none	

STREET ADDRESS(s) OF SUBJECT PROPERTY: Southeast corner of Tacoma Beach and Clay
Location if not assigned a common address: Banks Rd / CTH "U"

TAX PARCEL NUMBER(s): 2816817000301A

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 14.08 Acres Lot 1 of 12CSM279

CURRENT ZONING CLASSIFICATION: Residential 3 (R-3)

CURRENT USE AND IMPROVEMENTS: Vacant property

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Transitional commercial (corner) and single family residential

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes_____ No X Explain: This proposal for PUD would be for allowance of the construction of 18 unit multi-family buildings with associated garages and amenities.

Stormwater Management Report

For

Ahnapee Trail Apartments

Site Located In:
City of Sturgeon Bay
Door County, Wisconsin

Date: 04-03-18

Prepared By:

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670
Fax: 920-434-9672
400 Security Boulevard
Green Bay, WI 54313

Stormwater Quantity:

	2-Year, 24-Hour Design Storm (cfs)	5-Year, 24-Hour Design Storm (cfs)	10-Year, 24-Hour Design Storm (cfs)	100-Year, 24-Hour Design Storm (cfs)
Pre Development Condition	0.35	1.83	3.50	9.40
Proposed Development Condition	0.34	0.90	1.46	3.53

Stormwater Quality:

The total suspended solids generated from the site are calculated to be 1747 lbs. The total suspended solids leaving the site after construction is calculated to be 197.3 lbs. which results in the removal of 1549.7 lbs. This results in a TSS reduction of 88.71%.

Anticipated Construction Schedule

Install Construction Site Erosion Control BMPs (silt fence, tracking pad(s), inlet protection).....May/2018
Topsoil Stripping.....May/2018
Stormwater Management Facility Construction, Wet Pod.....May -June 2018
Mass Grading / Utility Construction .....May – Sept./2018
Start Building #1 Construction.....June/2018
Landscape Buildings #1.....Oct../2018

- All erosion control measures are to be installed prior to construction and maintained throughout the construction schedule.

WALL PACKS

E-WP6 Series

Premium LED Wall Pack - Small
Replaces 100W PSMH

Average Customer Rating

Premium | Full Cutoff

- Stylish modern design
- Reduced uplight for control of spill light

Recommended Use

- Security
- Pathways
- Perimeter lighting
- When control of spill light is important

Input Voltage

- Universal (120V through 277V Operation)

Certifications

5 YEAR LIMITED WARRANTY

UL LISTED

WET LOCATIONS DOWNLIGHT ONLY

DLC OPTIC LISTED

NON-DIMMABLE

CREE LEDs

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1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-WP6 Series

WALL PACKS

Accessories

Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)
E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams

Mounted at 10 ft.

All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

Surrounding Zoning Map

Location Map- Duquaine Devleopment

04/24/2015

CTH U

from STH 57 Traffic Operations and Study Study - 2010

Sullivan-Robinson, Christopher

From: Olejniczak, Marty
Sent: Friday, May 11, 2018 8:10 AM
To: Sullivan-Robinson, Christopher; Nault, Cheryl
Subject: FW: Apartment complex

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: mary [mailto:mperlewitz@charter.net]
Sent: Thursday, May 10, 2018 6:56 PM
To: Olejniczak, Marty
Subject: Apartment complex

The only way a apartment complex can be built on Cty U &Tacoma Beach Rd is if a stop & go light/or a round about is built. You can hardly get onto the highway especially in the summer unless you go south on Tacoma Beach rd and past Wuld Bros. to the stop and go lights on Neenah. Robt. Perlewitz

Sullivan-Robinson, Christopher

From: Olejniczak, Marty
Sent: Friday, May 11, 2018 8:15 AM
To: Sullivan-Robinson, Christopher; Nault, Cheryl
Subject: FW: New apartments

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Lynne Weborg [mailto:lynneweborg@gmail.com]
Sent: Thursday, May 10, 2018 1:05 PM
To: Olejniczak, Marty
Subject: New apartments

Please DO NOT CHANGE the zoning to allow a 134 unit apartment on the corner of Tacoma Beach Rd and County U!
Already a lot of dangerous traffic conditions there

Lynne Weborg
450 Tacoma Beach Rd

Sent from my iPhone

Sullivan-Robinson, Christopher

From: Olejniczak, Marty
Sent: Friday, May 11, 2018 12:57 PM
To: Sullivan-Robinson, Christopher; Nault, Cheryl
Subject: FW: 134 Unit Apartment

Follow Up Flag: Follow up
Flag Status: Flagged

From: Gilbert Cichy [mailto:gcichy@att.net]
Sent: Friday, May 11, 2018 12:30 PM
To: Olejniczak, Marty
Cc: SBDistrict3
Subject: 134 Unit Apartment

Vote AGAINST Apartment Building.

As a Tacoma Beach Road property owner this project will disrupt the area FOREVER. There are other areas more suitable for this project in Sturgeon Bay.

MSgt. Gilbert Cichy, USAF Ret.

Gerald Inman
1500 Tacoma Beach Rd. Unit 5-3
Sturgeon Bay, WI 54235
715-614-5656 – e-mail GerryInman@charter.net

May 9, 2018

Dennis Statz
Acting Chairman Sturgeon Bay Plan Commission
Martin Olejniczak
Community Development Director
421 Michigan Street
Sturgeon Bay, WI 54235

Re: Parcel # 281-68-17000301A - Ahnapee Trail Apartments Proposal

Dear Dennis and Marty:

You will find attached a petition. The petition signature pages are organized by the Sturgeon Bay citizen that circulated the petition. Briefly stated the petition requests that the Plan Commission:

1. Not recommend revising the Comprehensive Plan

2. Consider changing the zoning of the parcel proposed for this development from R-3 to R-2 to conform to the approved Comprehensive Plan

3. Deny the Ahnapee Trail Apartments Proposal

There are a total of 247 signatures on the petition. The persons signing the petition are nearly all from the third ward. The petition was hand circulated door to door and not solicited at any mass gathering point such as a grocery store or Wal-Mart.

It is my understanding that items #1 and #3 are going to be on the agenda for the Plan Commission meeting on May 16 at 6:00 PM. We respectfully request that item #2 above also be placed on that agenda.

Very truly yours,

Gerald B. Inman

GBI/mf

PETITION TO THE CITY OF STURGEON BAY PLAN COMMISSION AND COMMON COUNCIL IN OPPOSITION TO THE PROPOSED CHANGE OF THE COMPREHENSIVE PLAN OF THE FUTURE USE CLASSIFICATION OF PARCEL #281-68-17000301A FROM "SINGLE FAMILY RESIDENTIAL – LOWER DENSITY" AND "TRANSITIONAL COMMERCIAL" TO "MIXED RESIDENTIAL" AND TO REQUEST THE CITY INSTEAD REZONE SAID PARCEL TO "R-2 SINGLE FAMILY RESIDENTIAL" IN CONFORMANCE WITH THE EXISTING COMPREHENSIVE PLAN AND TO DENY THE AHNAPEE TRAIL APARTMENT PLANNED UNIT DEVELOPMENT

May 4, 2018

Whereas the Community Development Director and the Zoning Administrator have informed the City that the Comprehensive Plan and the existing zoning for Parcel #281-68-17000301A are not consistent and

Whereas Wisconsin Act #9 – 1999 requires said consistency and

Whereas the Plan Commission is considering amending the Comprehensive Plan for this parcel to Mixed Residential and

Whereas this change would be very much in conflict with the use that the Comprehensive Plan presently recommends for this parcel which is Single Family Residential – Lower Density and

THEREFORE: The undersigned hereby request that the Plan Commission not recommend this change to the City Council and in the event that it is recommended that the City Council not approve said recommendation.

FURTHER

Whereas the recommended future use of the said parcel in the Comprehensive Plan is Single Family – Lower Density and

Whereas nearly all of the surrounding use within 1000 feet of said property is single family residential and

Whereas one of the purposes of a Comprehensive Plan is to guide zoning decisions and

THEREFORE: The undersigned hereby request that the Plan Commission recommend to the City Council that the subject property be rezoned to R-2 Single Family Residential which would be consistent with the Comprehensive Plan and in the event that this recommendation is made we request that City Council approve said recommendation.

FURTHER

Whereas the Ahnapee Trail Apartment Planned Unit Development project is being considered by the Plan Commission on said parcel and

Whereas the project does not conform to the Future Land Use Map of the Comprehensive Plan or current zoning and

Whereas the project, if constructed, would create a significant increase in traffic as it would be the largest apartment development in Sturgeon Bay and

Whereas the increased traffic would exacerbate the already dangerous traffic condition at the intersections of Clay Banks Road and Tacoma Beach Road. And Oxford Avenue and State Highway 42/57.

THEREFORE: The undersigned hereby requests that the Plan Commission recommend to the City Council that the Ahnapee Trail Apartment proposal be denied and if it is approved by the Plan Commission we request that the Common Council deny the Ahnapee Trail Apartment proposal.

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
GERRIT DEJONGE	944 TACOMA BEACH RD STURGEON BAY
Signature	Email address
ROBERT G. PETERSEN	938 TACOMA BEACH RD STURGEON BAY
Signature	Email address
NANCY L PETERSEN	938 TACOMA BEACH RD STURGEON BAY WIS.
Signature	Email address
KATE KARJA	4191 BAYSHORE DR. STURGEON BAY
Signature	Email address
Barbara Sundet	4191 Bay Shore Dr. Sturgeon Bay
Signature	Email address
WILLIAM H. PATTERSON	926 TACOMA BEACH RD SB.
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
Joanne A Patterson	926 Tacoma Beach Rd Sturgeon Bay
Signature	Email address
Joanne A Patterson	
Printed Name	Address
CALEB NELSON	50 EAST PINE ST. STURGEON BAY
Signature	Email address
Caleb Nelson	
Printed Name	Address
MARILYN DE JONGE	942 TACOMA BEACH RD. SB
Signature	Email address
Marilyn M. DeJonge	
Printed Name	Address
ALLEN D MILLER	amiller4@charter.net
Signature	Email address
Allen D Miller	952 TACOMA BEACH RD, STURGEON BAY, WI
Printed Name	Address
VICTORIA DIRST	vdirst@charter.net
Signature	Email address
Victoria Dirst	952 TACOMA BEACH RD, STURGEON BAY, WI
Printed Name	Address
LONNIE DE JONGE	944 TACOMA BEACH RD, STURGEON BAY, WI 54325
Signature	Email address
Lonnie DeJonge	LDEJONGE@CHARTER.NET

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Eve Peterson Mueller Printed Name	1043 Tacoma Beach Rd S.B. 54235 Address
Eve Mueller Signature	mueller@charter.net. Email address
TRENOR THENELL Printed Name	1042 Tacoma Beach Rd Address
Signature	tthenell@gmail.com Email address
Patricia Lenius Printed Name	1052 Tacoma Beach Address
Patricia A Lenius Signature	Email address
Todd Brauer Printed Name	431 N. 11th Place Address
Todd Brauer Signature	ddtbrauer@gmail.com Email address
Diane Brauer Printed Name	431 N. 11th Place Address
Diane L Brauer Signature	ddtbrauer@gmail.com Email address
NORBERT W. LENIUS Printed Name	1052 TACOMA BEACH RD Address
Norbert W. Lenius Signature	NORBNPAT@CHARTER.NET Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Richard Fear	1108 Tacoma Beach
Printed Name	Address
Richard Fear	rlfear61@gmail
Signature	Email address
Gary Henkel	4789 Forest Road
Printed Name	Address
Gary Henkel	
Signature	Email address
Bausten Brilla	305 5th St. Algoma
Printed Name	Address
Signature	Email address
Sam Zastrow	305 5th street Algoma
Printed Name	Address
Sam Zastrow	zostsm29@gmail.com
Signature	Email address
David Stubenrauch	1144 Tacoma Beach Rd
Printed Name	Address
	David.Stubenrauch@c.a
Signature	Email address
Kathleen Whitbeck	1154 Tacoma Beach Rd.
Printed Name	Address
Kathleen Whitbeck	KAB9732@yahoo.com
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
DAVID W POULTON	1250 TACOMA BEACH RD
Signature	Email address
David W Poulton	
Printed Name	Address
Marlene Poulton	~~PO~~ 1250 TBR.
Signature	Email address
Marlene Poulton	mpoulton@charter.net
Printed Name	Address
MARY JO. SORGEL	1263 TBR
Signature	Email address
Mary Jane Sorgel	
Printed Name	Address
Robert Huver	1334 Tacoma Beach Rd
Signature	Email address
	rdhuver@~~[illegible]~~hotmail.com
Printed Name	Address
Jane B. Platten	1334 Tacoma Beach Rd
Signature	Email address
JBPlatten	JBP66@aol.com
Printed Name	Address
NANCY J LEHMKUHL	1263 Tacoma Beach Rd
Signature	Email address
Nancy J Lehmkuhl	njlencool@yahoo.com

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Heidi Bader	1275 Tacoma Beach Rd
Printed Name	Address
Heidi Bader	hbader43@gmail.com
Signature	Email address
Joan Burr	1132 Tacoma Beach Rd.
Printed Name	Address
Joan Burr	jfburr@charter.net
Signature	Email address
Anne H. DeSimone	1128 Tacoma Beach Rd
Printed Name	Address
Anne H. DeSimone	althcats@aol.com
Signature	Email address
BERARDO J. DE SIMONE	1128 TACOMA BEACH RD
Printed Name	Address
Berardo J. De	BJDJR52@AOL.COM
Signature	Email address
Ron Santer	1005 Tacoma Beach
Printed Name	Address
Ronald J. Santer	
Signature	Email address
Douglas O. Stobbs	1304 Memorial Drive #3
Printed Name	Address
Douglas O. Stobbs	singlemalt01@msn.com
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

David Sundet	4191 Bay Shore Dr
Printed Name	Address
Signature	Email address
Douglas Kurschner	50 E. Pine St
Printed Name	Address
Signature	Email address
Lois Kurschner	50 E. Pine St Sturgeon Bay
Printed Name	Address
Signature	Email address
Nancy Kurschner	
Printed Name	Address
	305 N 12th Ave, Sturgeon Bay
Signature	Email address
Rachel Mallien	1131 S. Duluth Ave Sturgeon Bay
Printed Name	Address
	mallienrachel@gmail.com.
Signature	Email address
Edmon Kurschner	50 E. Pine St Sturgeon Bay
Printed Name	Address
	edmon97@charter.net
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

DEE ALFSON	956 TACOMA BEACH ROAD STURGEON BAY
Printed Name	Address
Dee Alfson	
Signature	Email address
SEAN LINNAN	1008 Tacoma Beach Rd.
Printed Name	Address
	SEANLINNAN@LINNANLAW.COM
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Dakota Martin	4827 County T
Printed Name	Address
Dakota Martin	corolier-30@hotmail.com
Signature	Email address
	1201 Tacoma Beach Rd.
Printed Name	Address
Zach Thenell	
Signature	Email address
Ryan Winner	2403 Grove Rd Baileyshabor 54202
Printed Name	Address
	Windug5433@gmail.com
Signature	Email address
Stilyana Koleva	2403 Grove Rd Baileys Harbor 54202
Printed Name	Address
	koleva.stilyana@yahoo.com
Signature	Email address
Julie Mraz	1709 Egg Harbor Rd
Printed Name	Address
Julie Mraz	mrazs@yahoo.com
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Brian Murrock	830 E Galley Pl, Sturgeon Bay
Printed Name	Address
Brian Murrock	
Signature	Email address
Jeanette Neuville	1035 Ridgeway Dr
Printed Name	Address Sturgeon Bay WI 54235
Jeanette Neuville	
Signature	Email address
Keith D. Nordahl	216 S. 10th Ave
Printed Name	Address
Keith D Nordahl	nordahl.keith@gmail
Signature	Email address
Scott Trea	1603 N. 14th Ave S.B. 54235
Printed Name	Address
Chris Mallien	CMallien18@aol.com
Signature	Email address
Chris Mallien	628 15th St
Printed Name	Address
Travis Marter	Skiboig@hotmail.com
Signature	Email address
Travis Marter	4827 Cty. T
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Kristen Kratcha	508 E Compass St. Sturgeon Bay, WI
Printed Name	Address
Kristen Kratcha	
Signature	Email address
BETH PLUTCHAK	1131 Ridgeway Ave., Sturgeon Bay, WI.
Printed Name	Address
Beth Plutchak	
Signature	Email address
RAOUL PLUTCHAK	1131 RIDGEWAY AVE
Printed Name	Address
Raul Plutchak	
Signature	Email address
Mike Frangipane	
Printed Name	Address
Mike Frangipane	1141 S. Ridgeway
Signature	Email address
Agnes Anschutz	
Printed Name	Address
AGnes Anschutz	507 E Compass ST.
Signature	Email address
Suzanne M. Hermsen	521 E. Compass St.
Printed Name	Address
Suzanne M Hermsen	
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Richard H. Stuewer	520 E. Compass St
Printed Name	Address
Richard H. Stuewer	
Signature	Email address
Kathy A Stuewer	520 E Compass St
Printed Name	Address
Kathy A Stuewer	
Signature	Email address
Joshua LaVine	502 E. Pinnacle Pl
Printed Name	Address
John J. LaVine	MentalHealthJ@aol.com
Signature	Email address
CHRISTOPHER KRATCHA	508 E COMPASS ST
Printed Name	Address
Christopher J. Kratcha	chrisandkristenkratcha@gmail.com
Signature	Email address
Lynn A. Burkee	1121 S. Ridgeway Ave
Printed Name	Address
Lynn A. Burkee	
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
Jennifer Henny	1405 N 12th Pl. SB

Signature	Email address
Jennifer Henny	jhenny8805@charter.net

Printed Name	Address
Amy Richard	941 Tacoma Beach Rd

Signature	Email address
	wattam@charter.net

Printed Name	Address
TODD SMITH	4083 GLIDDEN DR.

Signature	Email address
	sfrthfishing@charter.net

Printed Name	Address
Jim Vander Leest	TVANDERLEEST@Charter.net

Signature	Email address
	jsoukup1@charter.net

Printed Name	Address
Richard Soukup Jr.	819 N. 4th Ave

Signature	Email address
	3467 North Duluth Ave

Printed Name	Address
Matt	212 N. 10th Place

Signature	Email address
Matthew P. Propsom	mrpropsom@charter.net

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

BARRY MELLEN	503 E BINNACLE Place SB
Printed Name	Address
[signature]	barrymellen@yahoo.com
Signature	Email address
Lori Mellen	503 E Binnacle Pl., S.B, WI
Printed Name	Address
Lori R. Mellen	mellenheads@gmail.com
Signature	Email address
Casie Frangipane	1141 S Ridgeway Ave
Printed Name	Address
Casie Frangipane	frang@charter.net
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Jennifer Propsom Printed Name	941 Cave Rd S Bay Address
Signature	Jdpropsom@gmail.com Email address
Mike Propsom Printed Name	941 Cave Rd Sturgeon Bay Address
Signature	Mike.Propsom@gmail.com Email address
Cherie J. Boudwin Printed Name	1629 Superior Court Address
Cherie J. Boudwin Signature	cboudwin@charter.net Email address
THOMAS BUSCH Printed Name	1629 Superior Court Address
Thomas Busch Signature	cboudwin@charter.net Email address
SUE NEUVILLE Printed Name	2614 City U Sturgeon Bay WI Address
Thomas W. McCarthy Signature	TMCCAR1054@AOL.COM Email address
SCOTT Richard Printed Name	941 Tacoma Beach Rd Sturgeon Bay Address
Signature	woftam@charter.net Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Jennifer Van Dreese	341 N. 17th Dr St. Bay
Printed Name	Address
J. Van Dreese	sjvandreese@charter.net
Signature	Email address
Amy Schnidersk	651 Circle Ridge Pl St Bay
Printed Name	Address
ASchnidersk	xtremedetail@yahoo.com
Signature	Email address
Amy Jarvela	926 Belmar Pl.
Printed Name	Address
Amy Lee	emerald@doorpi.net
Signature	Email address
Laura M Peterson	529 N. Hudson Ave, S.B
Printed Name	Address
Signature	Email address
Amy Ash	6238 Anschutz Lane, E.H.
Printed Name	Address
Amy Ash	ashport6238@gmail
Signature	Email address
Jolene McMahon	1500 Tacoma Beach Rd.
Printed Name	Address
Jolene McMahon	jmcmahon12@hotmail.com
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Bridgett Starr Printed Name	808 Superior St Sturgeon Bay, WI 54235 Address
Bridgett Starr Signature	bridgettstarr@gmail.com Email address
Regan Luders Printed Name	24 N 7th Ave. Sturgeon Bay, WI Address
Signature	reganluders@hotmail.com Email address
Printed Name	341 N. 17th Dr. Address
Steve VanDreese Signature	sjvandreese@charter.net Email address
Diane Isings Printed Name	840 Circle Ridge Rd Address
Diane Isings Signature	disings@att.net Email address
DAN ISINGS Printed Name	840 CIRCLE RIDGE RD. Address
Dan Isings Signature	disings@att.net Email address
George A Graham Jr Printed Name	855 Bridgeview Lane Address
George A. Graham Jr Signature	g1207@msn.com Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Pat Graham	855 Bridgeview Lane
Printed Name	Address
Pat Graham	855 Bridgeview Lane
Signature	Email address
Roberta Skippon	720 W. Oak St.
Printed Name	Address
Roberta Skippon	r-skippon@yahoo.com
Signature	Email address
Carrie Tjernagel	839 Circle Ridge Cir
Printed Name	Address
Carrie Tjernagel	carriet@charter.net
Signature	Email address
Dan Tjernagel	839 Circle Ridge Circle
Printed Name	Address
Dan Tjernagel	" "
Signature	Email address
GEORGE J. PAMERLEAU	824 CIRCLE RIDGE PLACE
Printed Name	Address
George J. Pamerleau	
Signature	Email address
Elizabeth R. Pamerleau	824 Circle Ridge Place
Printed Name	Address
Elizabeth Pamerleau	
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Brian Schwiderski	651 E. Circle Ridge Pl
Printed Name	Address
	X-treme Detail@yahoo.com
Signature	Email address
Kelly Dahms-Schartner	432 N 18th Place
Printed Name	Address
	Kelly.dahms@yahoo.com
Signature	Email address
Karl D. Steinke	660 E. Circle Ridge Pl.
Printed Name	Address
	steinke.kd@gmail.com
Signature	Email address
Karen S. Steinke	660 E. Circle Ridge, Pl.
Printed Name	Address
	steinke.kd@gmail.com
Signature	Email address
Kaye L. Carter	719 E. Circle Ridge Pl
Printed Name	Address
	dawnkaye@charter.net
Signature	Email address
Dane Carter	719 E. Circle Ridge Pl
Printed Name	Address
	dawnkaye@charter.net
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
Karen Kierstyn	580 Circle Ridge Pl.
Signature	Email address
Karen Kierstyn	
Printed Name	Address
Steffany VanDreese	931 Trailside Ct DePere, WI 54115
Signature	Email address
Steffany VanDreese	
Printed Name	Address
Judy McMahon	448 N. 17th Dr.
Signature	Email address
Judy McMahon	
Printed Name	Address
Joe McMahon	448 N. 17th Dr.
Signature	Email address
Joe McMahon	
Printed Name	Address
Malia N. Knaup	814 Circle Ridge Cir.
Signature	Email address
Printed Name	Address
Sandra Ott	845 Bridgeview Ln
Signature	Email address
Sandra K. Ott	

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Jeffrey L Rogers Printed Name	873 Circle Ridge Pl. Address
Jeffrey L Rogers Signature	LJrogers@charter.net Email address
Laurel Rogers Printed Name	873 Circle Ridge Pl. Address
Laurel Rogers Signature	ljrogers@charter.net Email address
Jennifer Kacmarynski Printed Name	4375 Simon Creek Rd Address
Jennifer Kacmarynski Signature	davejennkac@gmail.com Email address
Kim Andre Printed Name	542 Tacoma Beach Rd #23 Address
Kim Andre Signature	kimandre7@gmail.com Email address
Paul Nutini Printed Name	540 Tacoma Beach Rd #24 Address
Paul Nutini Signature	cknutini@yahoo.com Email address
Carol Nutini Printed Name	cknutini@yahoo.com Address
Carol Nutini Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

LINDA HARTL	542 TACOMA BEACH Rd
Printed Name	Address
Linda Hartl	
Signature	Email address
Tanya Pautz	2313 16th St Two Rivers, WI 54241
Printed Name	Address
T Pautz	
Signature	Email address
TONYA Felhofer	4060 Bay Shore Dr.
Printed Name	Address
T. Felhofer	tfelhofer@doorpi.net
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
GERALD INMAN	1500 TACOMA BEACH
Signature	Email address
MICAELA INMAN	1500 TACOMA BEACH RD
Signature	Email address
Linda Magle	925 S Oxford Ave Unit C1
Signature	Email address
Leslie Cross	1144 West Maple St.
Signature	Email address
Ariel Faulkner	925 S. oxford ave #B10
Signature	Email address
Kendall Faulkner	925 S. oxford ave. #B10
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
Joycelyn Hurley	890 S. Oxford Ave #15
Signature	**Email address**
Joycelyn Hurley	tonny1_54302@yahoo.com
Printed Name	**Address**
Marilyn Suelflohn	890 S. Oxford Ave #15
Signature	**Email address**
Marilyn Suelflohn	—
Printed Name	**Address**
Elizabeth Gibson	890 S. Oxford Ave #12
Signature	**Email address**
[illegible]	
Printed Name	**Address**
Darin S Paschke	4516 Town Line Road Sturgeon Bay
Signature	**Email address**
[illegible]	Darinspaschke@gmail.com
Printed Name	**Address**
Michael Ross	
Signature	**Email address**
[illegible]	mpross87@gmail.com
Printed Name	**Address**
[illegible]	960 S. Oxford Ave. #4
Signature	**Email address**
[illegible]	bjornanderson79@gmail.com

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
DAVID L. LeMOINE	1500 TACOMA BEACH RD 5-4
Signature	Email address
	dlemoine@new.rr.com
PAT M LeMOINE	1500 TACOMA BEACH RD 5-4
Signature	Email address
	PATL43@icloud.com
Darrel Augustson	960 S. Oxford #13
Signature	Email address
	darrelaugustson@yahoo.com
Mary Rogers	1010 S. Oxford Ave #13 Sturgeon Bay
Signature	Email address
Kollin Orthober	865 S. Oxford Ave
Signature	Email address
	orthoberkollin@gmail.com
Greta Larson	890 S Oxford Ave #3
Signature	Email address
	gretalarson@yahoo.com

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Scott Thomas	1557 Tacoma Beach Road
Printed Name	Address
	thomasnthomas@charter.net
Signature	Email address
Linda Thomas	1557 Tacoma Beach Rd
Printed Name	Address
Linda Thomas	thomasnthomas@charter.net
Signature	Email address
Scott Herrmann	1500 Tacoma Beach Rd 3-4
Printed Name	Address
	BobClabough@yahoo.com
Signature	Email address
Robert S. Clabough	1500 Tacoma Beach Rd 4-2
Printed Name	Address
	Betty Clabough@claboughassociates.com
Signature	Email address
Betty Clabough	1500 Tacoma Beach Rd 4-2
Printed Name	Address
Mary B Herrmann	1500 Tacoma Beach Rd 3-4
Signature	Email address
Jeff Griffin	1571 Tacoma Beach Rd
Printed Name	Address
Katherine Griffin	1571 Tacoma Beach Rd
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Cynthia Flanagan Printed Name	1546 Tacoma Beach Rd Address
Cynthia Flanagan Signature	Email address
JAMES P FLANAGAN Printed Name	1546 TACOMA BEACH RD Address
James P Flanagan Signature	Email address
STEPHEN MAYHEW Printed Name	E 5851 Cty Rd K ALGOMA, WI Address
Stephen C Mayhew Signature	csansail@gmail.com Email address
[illegible] Printed Name	1500 TACOMA Beach Address
Elizabeth L. Murphy Signature	1500 Tacoma Beach Email address
DONALD P. OSENTOSKI Printed Name	1541 TACOMA BEACH RD. ~~dosentoski1162@gmail.com~~ Address
Donald P. Osentoski Signature	dosentoski1162@gmail.com Email address
BLAINE HINTZ Printed Name	1562 Tacoma Beach, Sturgeon Bay, WI Address
Blaine Hintz Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

GARY DRSKA	1500 TACOMA BEACH ROAD 5-2 STURGEON BAY, WI 54235
Printed Name	Address
Gary Drska	gdrska@wi.rr.com
Signature	Email address
Michael C. Olesen	1500 Tacoma Beach Road 5-2 Sturgeon Bay WI 54235
Printed Name	Address
[illegible]	molesen@klmengineering.com
Signature	Email address
Nancy Hintz	1567 Tacoma Beach Rd, Sturgeon Bay, WI 54235
Printed Name	Address
Nancy Hintz	nancyhintz@charter.net
Signature	Email address
Conrad/Connie Wilson	1500 Tacoma Beach Rd Unit 6-1
Printed Name	Address
[illegible]	Z159 CLW Charter Net
Signature	Email address
Connie Candace Wilson	1500 Tacoma Beach Rd Unit 6-1
Printed Name	Address
Candace Wilson	
Signature	Email address
Betty J Castagna	1500 tacoma Beach Rd 4/3
Printed Name	Address
Betty J Castagna	1500 Tacoma Beach Rd 4/3
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Sandra Van Rite	2733 Bay Rd. Brussels
Printed Name	Address
Sandra Van Rite	sandyvanrite@yahoo.com
Signature	Email address
Thomas Van Rite	2733 Bay Rd., Brussels
Printed Name	Address
Thomas Van Rite	
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
LINDA Miller	2554 County Road U

Signature	Email address
Linda Miller	

Printed Name	Address
Renee Walker	918 N 7th ave

Signature	Email address
Renee Walker	rmwalker0665@gmail.com

Printed Name	Address
Jack H McDonald	410 S. NEENAH

Signature	Email address

Printed Name	Address
Paulette McDonald	410 S. Neenah

Signature	Email address
Paulette McDonald	

Printed Name	Address
David Voets	6796 Stass Rd

Signature	Email address

Printed Name	Address
Tod Olson	527 Cty C

Signature	Email address
Tod Olson	tolson8112@gmail

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Gwen Thomas Printed Name	1500 Tacoma Beach Rd 4-4 Address
Gwen Thomas Signature	gwens3120@frontier.com Email address
Thomas Gall Printed Name	1500 Tacoma Beach Rd. 3-2 Address St. Bay Wi.
Signature	thomasgall1@live.com Email address
Betty Gall Printed Name	1500 Tacoma Beach Rd 3-2 Address St. Bay WI
Betty Gall Signature	bhodgson123@hotmail.com Email address
Suzanne Stasiak Printed Name	1500 Tacoma Beach Rd Bldg. C-3 Address St. Bay, WI
Signature	Suzanne.Stasiak@Gmail.com Email address
EGON STASIAK Printed Name	1500 TACOMA BEACH ROAD C-3 Address
Egon Stasiak Signature	Email address
ROBYN MILLER Printed Name	216 E Main Street Forestville Address
Robyn miller Signature	Email address

11-25-17

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Jorja Hutton	960 S Oxford Rd #8
Printed Name	Address
Anvi Ismaili	990. S. Oxford Rd #16
Signature	Email address
Arifiknet Ismaili	990. S. Oxford Rd #16
Printed Name	Address
Terrance E. Burn	4183 Peterson Rd.
Signature	Email address
Nicholas Stoechel	4731 Bluff Dr.
Printed Name	Address
Signature	Email address
Bradley Stoechel Jr.	5499 Maple Heights C.
Printed Name	Address
Signature	Email address
Bradley Stoechel	4731 bluff Drive
Printed Name	Address
Signature	Email address
~~Dale~~ DALE MILLER	~~#6~~ 2514 County Road U
Printed Name	Address
Dale Miller	
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
LINDA MEYERS	761 JEFFERSON ST APT 5
Signature	Email address
Travis Grooters	805 S. Ithaca Pl. Sturgeon Bay
Signature	Email address
HOLLY BRIDENHAGEN	805 W. Elm ST
Signature	Email address
DAVID A TOLLEFSON	805 WEST ELM ST SB
Signature	Email address
David Natwick	334 W Redwood Place
Signature	Email address
Anthony Reeupero	7501 Sand Bay Rd
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Jon Culhane 602 N 1st Ave S.B.

Printed Name Address

Signature Email address

Lisa Anderson 1000 S. Oxford Ave Apt B S.B.

Printed Name Address

Lisa Anderson

Signature Email address

Chris Marial-Valenzuela 860 S. Oxford Ave #3 S.B.

Printed Name Address

Signature Email address

FRAN ELLIOT 1000 S. OXFORD AVE APT 16 Sturgeon Bay, WI 54235

Printed Name Address

Fran Elliot

Signature Email address

JACK ELLIOT 1000 S. OXFORD AVE APT 16 STURGEON BAY, WI

Printed Name Address

Jack Elliot

Signature Email address

Cyrus H Kerscher 1000 S OXFORD AVE APT 1 STURGEON BAY

Printed Name Address

Cyrus H Kerscher

Signature Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
LIZ HILVERS	860 SOUTH OXFORD AVE. APT 1 STURGEON BAY, WI
Signature: Liz Hilvers	Email address: hilversL@osfdbq.org
MITCH EISEN	860 S. OXFORD #2 ST. BAY, WI
Signature: Mitchell H. Eisen	Email address:
Luanne Korzlowski	1048 Ridgeway Dr. SB
Signature: Luanne Krzlowski	Email address:
NICK OLSON	990 S. OXFORD AVE #13
Signature:	Email address:
Tiffany Porath	990 S. Oxford #13
Signature:	Email address:
Michelle Wenzel	1000 S. Oxford Ave #2 Sturgeon Bay
Signature: Michelle Wenzel	Email address:

4 of 6

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Lamar Thibodeaux	1000 S. Oxford Apt 8 Sturgeon Bay
Printed Name	Address
Lamar Thibodeaux	
Signature	Email address
Kathy Doll	1010 S. Oxford Ave S. Sturgeon Bay
Printed Name	Address
Kathy Doll	
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
Margaret Bushman	544 Tacoma Beach Rd. #33
Signature	Email address
Margaret Bushman	
Printed Name	Address
ELIZABETH Rossberg	544 Tacoma Beach Rd #34
Signature	Email address
Elizabeth Rossberg	
Printed Name	Address
Paul M Kozlowski	1048 Ridgeway Dr S.B
Signature	Email address
Paul M. Kozlowski	
Printed Name	Address
Cindy Brennan	1032 Ridgeway Dr.
Signature	Email address
Cindy Brennan	
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Debbie Rezuchek Printed Name	725 E Fathom Pl Address
Debbie Rezuchek Signature	Email address
Kym Reed Printed Name	745 E. Fathom Place Address
Kym Reed Signature	Email address
DAN ABLER Printed Name	Address
Daniel J Abler Signature	745 E. FATHOM PLACE Email address
Samantha Winker Printed Name	806 E. Fathom Pl. Address
[illegible] Signature	Email address
Amy LeFevre Printed Name	813 E. Fathom Pl. Address
Amy LeFevre Signature	Email address
Maureen Schaefer Printed Name	814 E Fathom Pl. Address
Maureen Schaefer Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
Barbara Keller	835 Ebbtide PL.
Signature	Email address
Printed Name	Address
Mitchell G. Keller	mkeller11@icloud.com
Signature	Email address
Mitchell G. Keller	835 Ebb tide Pl. Stur. Bay
Printed Name	Address
JEREMIAH CAMPBELL	JCAMPBELL80@GMAIL.COM
Signature	Email address
	720 EBBTIDE ST, S.D.
Printed Name	Address
Deborah Ehlers	1300 Clay Banks Rd, S.B.
Signature	Email address
Deborah Ehlers	ehlersdeb@gmail.com
Printed Name	Address
Dean Ehlers	
Signature	Email address
DEAN EHLERS	1300 CLAY BANKS RD
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

REBECCAH LAUGHLIN	1231 Clay Banks Rd
Printed Name	Address
Rebecca Laughlin	beccah-23@hotmail.com
Signature	Email address
Jill Olson	1314 Clay Banks Rd.
Printed Name	Address
Jill Olson	
Signature	Email address
DONALD MALLIEN	1311 CLAY BANKS RD
Printed Name	Address
Signature	Email address
NATHAN KRAEMER	728 E FATHOM PL
Printed Name	Address
Signature	Email address
Nancy Cucuchi	ncucuchi@yahoo.com
Printed Name	Address
	"
Signature	Email address
Janet McNew	707 E Fathom Pl
Printed Name	Address
Janet McNew	justme-1958@gmail.com
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Kaylee McNew	707 East Fathom Pl
Printed Name	Address
Kaylee McNew	~~redbe~~ redbeg7071@gmail.com
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

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Darlene Peterson	803 E. Fathom Place
Printed Name	Address Sturgeon Bay WI 54235
Darlene Peterson	
Signature	Email address
Stanley Peterson	803 E. Fathom Place
Printed Name	Address Sturgeon Bay WI 54235
Stanley Peterson	
Signature	Email address
Reynold A Doucher	832 - East Galley
Printed Name	Address
Signature	Email address
Matthew Johanski	820 - E. Galley Dr.
Printed Name	Address
	johanskim@gmail.com.
Signature	Email address
Steve Jenkins	1410 CLAY BANKS RD
Printed Name	Address
Signature	Email address
Printed Name	Address
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Douglas O. Stobbs	1304 Memorial Dr #3
Printed Name	Address Steb Bay
[signature]	singlemal+01@msn.com
Signature	Email address
Ron Sarter	1005 Tacoma Beach Rd
Printed Name	Address
[signature]	SarTenCoTa@HoTMail.com
Signature	Email address
Russ Vanderties	rvanderties@ymail.com
Printed Name	Address
Alicia Vanderties	ambabin@charter.net
Signature	Email address
Helen Bahr	
Printed Name	Address
Helen Bahr	1323 Claybanks Rd
Signature	Email address
Samantha Geurts	744 E. Galley Pl
Printed Name	Address
Samantha Geurts	pinkaboo6691@yahoo.com
Signature	Email address
Steve Geurts	744 E. Galley Pl
Printed Name	Address
[signature]	
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

KEVIN FRANKLIN	809 Galley PL
Printed Name	Address
Signature	Email address
Elizabeth Franklin	809 Galley Pl
Printed Name	Address
Signature	Email address
Garret Wendlandt	827 East Galley PL
Printed Name	Address
Signature	Email address
Jillian Walker	835 E Galley PL
Printed Name	Address
Jillian Walker	jillianclark88@gmail.com
Signature	Email address
Scott Walker	835 E Galley Pl.
Printed Name	Address
	Scotty Valker920@gmail.com
Signature	Email address
Bobbie Walker	836 E Galley
Printed Name	Address
Bobbie Walker	
Signature	Email address

By Our signatures below we respectfully request the Plan Commission and Common Council Consider our request as stated in this petition with regard to Parcel #281-68-17000301A

Printed Name	Address
Wendy P Kraemer	728 E Fathom Pl
Signature	Email address
Wendy P Kraemer	wpkraemer@gmail.com
Printed Name	Address
Hannah Sternard	2494 County U
Signature	Email address
Hannah Sternard	hsternard@gmail.com
Printed Name	Address
Angela M. Kruse	730 Rhode Island
Signature	Email address
Angela M. Kruse	angemanekruse@yahoo.com
Printed Name	Address
Dan Bezachek	725 E Fathom
Signature	Email address
Dan Bezachek	
Printed Name	Address
Mille Iwamoto	125 S Fulton ave
Signature	Email address
~~Sally Nell~~	
Printed Name	Address
Sally Nell	125 S Fulton ave
Signature	Email address
Sally Nell	

Site Plan

CLAY BANKS ROAD
C.T.H. "U"
WALKING TRAIL
18 UNITS
7 STALLS
PHASE I
PERMANENT POOL
ELEVATION:593.50
OUTLET
STRUCTURE
(SEE SHT. C8.0)
OFFICE
16 UNITS
7 STALLS
PHASE II
PHASE III
PARKING AREA

Ahnapee Trail Apartments

Preliminary / Final Planned Unit Development Site Plan

City of Sturgeon Bay

Sheet Index:
- 0 Cover Sheet
- 1 Landscape Plan
- 2 Lighting Plan
- 3-5 18 Unit 12 One Bedroom 6 Two Bedroom Design
- 6-8 16 Unit 4 One Bedroom 12 Two Bedroom Design
- 9-11 16 Unit Three Bedroom Design
- 12-14 14 Unit Three Bedroom Design Alternative
- 15 Engineering Plans Title Sheet
- 16 Site Layout Plan
- 17 Erosion Control Plan
- 18 Grading Plan
- 19 Site Utility Plan
- 20 Note and Details
- 21 Water Metering Detail
- 22 Site Survey

Vicinity Map
(not to scale)

Management:
Duquaine Development to own, operate, and maintain grounds and residential operations

Project Schedule:
Phase I Construction Summer 2018
Phase II Construction to begin 2019
Phase III Construction to begin 2020
Full projected project completion 2021

Project Information

Owner(s):
Robert A Goetz

Project Name:
Ahnapee Trail Apartments

Project Description:
(3) 18 Unit Apartment Buildings
(6) 16 Unit Apartment Buildings

Project Address:
SE Corner Clay Banks (CTH U) and Tacoma Beach

Contact Information

Owner(s):
Robert A Goetz
W16699 Lake Rd
Birnamwood, WI 54414

Engineer:
Mau and Associates
Contact: David Meister, PE
400 Security Blvd
Green Bay, WI 54313
(920) 494-9670

Area of Entire Parcel: 14.08 acres
Land Use: Planned Multi-Family Residential Development
Planned Units: 150
Density: 10.7 units / acre
Greenspace / Recreational Space: 75.4%
Buildings and Garages: 15.7%
Trails: Appx. 410 feet
Asphalt and Concrete: 8.9%
Total Parking: 324 stalls (157 garage stalls / 167 surface stalls)
Parking / Unit: 2.16 stalls

Three Buildings 18 Units
(6) Two Bedroom Units
(12) One Bedroom Units

Three Buildings 16 Units
(4) One Bedroom Units
(12) Two Bedroom Units

Three Buildings 16 Units (3 Bedroom Largest)
(8) One Bedroom Units
(6) Two Bedroom Units
(2) Three Bedrooms Units

*Alternative footprint option for 3 bedroom units includes (12) Two Bed, (2) Three Bed

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Ahnapee Trail Apartments

Landscaping Plan

Residential Building Planting Schedule

	16–18 unit bldg.	Site	Coniferous/Deciduous/Shrub	Size
Goldflame Spirea	6	54	S	12"–18" Tall
Red Prince Weigela	8	72	S	2'–3' Tall
Diablo Ninebark	6	54	S	3' Tall
Gold Mound Spirea	9	81	S	12"–18" Tall
Broadmoor Juniper	6	54	S	15'–18"
Savin Juniper	8	72	S	15'–18"

Note: Office Building to incorporate 2 Diablo Ninebark, 2 Broadmoor Juniper. 4 Savin Juniper and 4 Red Prince Weigela around southern and eastern perimeter to match plant count.

Site Planting Schedule

	Site	Coniferous/Deciduous/Shrub	Size
CK Crimson King Maple	13	D	2"+ cal.
Skyline Honeylocust	9	D	2"+ cal.
AB Autumn Blaze Maple	13	D	2"+ cal.
Little Leaf Linden	8	D	2"+ cal.
White Pine	2	C	6' Tall
Black Hills Spruce	12	C	6' Tall
Savin Juniper	8	S	15'–18"

PROJECT NO. D-618
SHEET NO. 1 of 1
DRAWING NO. S-2941

Duquaine Development
Keith Duquaine

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

TAX PARCEL NO. 2316517000301A

Landcape Plan
Ahnapee Trail Apartments

File: D-618Site Plan 013016.dwg Date File: D-618.txt Fieldwork Completed: 1/20/16

DRAWN BY SMB

SCALE 1"=50'

Symbol	Qty	Catalog Number	Description	Mounting
WP	101	e-conolight	2-WP-LED32C2	Clear Back polished metal wall mounting bracket, cast black painted flared metal housing, one circuit board with one 120 led array, thermal white polished metal reflector with L=3.5 x L=13.5", aperture: clear convex glass lens with rectangular dimpts in formed black painted metal trim plate.	1

Plan View
Scale - 1" = 30ft

Ahnapee Trail Apartments

Viking Electric Supply

Designer	
Date	
3/29/2018	
Scale	
24 x 36 SHEET	
Drawing No.	
Summary	

BACK ELEVATION

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

STREET ELEVATION

SCALE: 3/16" = 1'-0"

18 Unit One Bedroom Building

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

N
W E
S

18 Unit One Bedroom Building

2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

18 Unit One Bedroom Building

BACK ELEVATION

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

STREET ELEVATION

SCALE: 3/16" = 1'-0"

16 Unit 4 One Bedroom 12 Two Bedroom Building

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

N W E S

16 Unit 4 One Bedroom 12 Two Bedroom Building

16 Unit 4 One Bedroom 12 Two Bedroom Building

BACK ELEVATION

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

STREET ELEVATION

SCALE: 3/16" = 1'-0"

16 Unit 8 One Bedroom 6 Two Bedroom 2 Three Bedroom Building

16 Unit 8 One Bedroom 6 Two Bedroom 2 Three Bedroom Building

2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

16 Unit 8 One Bedroom 6 Two Bedroom 2 Three Bedroom Building

BACK ELEVATION

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

STREET ELEVATION

SCALE: 3/16" = 1'-0"

Alternate 3 Bedroom Building 12 Two Bedroom Units 2 Three Bedroom Units

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

N W E S

Alternate 3 Bedroom Building 12 Two Bedroom Units 2 Three Bedroom Units

2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

Alternate 3 Bedroom Building 12 Two Bedroom Units 2 Three Bedroom Units

AHNAPEE TRAIL APARTMENTS

ENGINEERING PLANS

CITY OF STURGEON BAY, WI

PROJECT INFORMATION

OWNER(S): DUQUAINE DEVELOPMENT
PROJECT NAME: MULTIFAMILY APARTMENT SITE
PROJECT DESCRIPTION: 9 - 18 - UNIT APARTMENTS BUILDINGS WITH ATTACHED AND DETACHED GARAGES AND ALSO EXTERIOR PARKING. STORMWATER MANAGEMENT FACILITY.
PROJECT LOCATION: SOUTHEAST CORNER OF CLAY BANKS RD. & TACOMA BEACH RD.
PARCEL NUMBER(S): 281-68-17000301A
LEGAL DESCRIPTION: ALL OF LOT 1, VOLUME 12, CERTIFIED SURVEY MAPS, PAGE 279, MAP NO. 2078, DOOR COUNTY RECORDS, BEING IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 17, T27N-R26E, CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

CONTACT INFORMATION

OWNER(S): DUQUAINE DEVELOPMENT ATTN.: KEITH DUQUAINE 1927 LAKESIDE PLACE GREEN BAY, WI 54302 PH.: 920-371-1973
ENGINEER: MAU & ASSOCIATES, LLP ATTN.: DAVID J. MEISTER, P.E. PH.: 920-434-9670 400 SECURITY BLVD. GREEN BAY, WI 54313

Vicinity Map
(not to scale)

CITY OF STURGEON BAY
DOOR COUNTY, WISCONSIN

SHEET INDEX:

C1.0 TITLE SHEET
C2.0 SITE LAYOUT PLAN
C3.0 EROSION CONTROL PLAN
C4.0 GRADING PLAN
C5.0 SITE UTILITY PLAN
C6.0 NOTES & DETAILS
C7.0 WATER METERING DETAIL
1 of 1 SITE SURVEY

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

MEMBER

ONE CALL SYSTEMS INTERNATIONAL

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE, THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

PROJECT NO. D-818
SHEET NO. C1.0
DRAWING NO. S-

PROJECT NO. D-818	AHNAPEE TRAIL APARTMENTS SITE LAYOUT PLAN	*Mau & Associates* LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	DESIGNED BY DJM
SHEET NO. C2.0			DATE 04-09-19
DRAWING NO. S-			DATA FILE N/A

File: D-818ENG 03241A.dwg

Number	Date	Comments
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DRAWING NO. S-	SHEET NO. C3.0	PROJECT NO. D-818	AHNAPEE TRAIL APARTMENTS EROSION CONTROL PLAN File: D-618ENG 032418.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DATE 04-03-18 | DATA FILE N/A | DESIGNED BY DJM

DRAWING NO. S-	SHEET NO. C4.0	PROJECT NO. D-818	AHNAPEE TRAIL APARTMENTS GRADING PLAN	*Mau & Associates* LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	DESIGNED BY DJM DATA FILE N/A DATE 04-03-18

File: D-818ENG 032419.dwg

Number	Date	Comments
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AHNAPEE TRAIL APARTMENTS

SITE UTILITY PLAN

File: D-518ENG 032416.dwg

PROJECT NO. D-518

SHEET NO. C5.0

DRAWING NO. S-

Mau & Associates

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DATE 04-05-16

DATA FILE N/A

DESIGNED BY DJM

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

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

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

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

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

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

SEDIMENT ENTERING STORM DRAIN INLETS:

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

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
  WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE http://water.ops.gov/pollwaste/npdes/swbmp/upload/concretewashout.pdf FOR DETAILS.

INSPECTION AND MAINTENANCE

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

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

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:
NAME OF INDIVIDUAL PERFORMING INSPECTION;
DATE, TIME, AND PLACE OF INSPECTION;
A DESCRIPTION OF THE CONSTRUCTION PHASE;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

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

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

WET POND
OUTLET STRUCTURE DETAIL

N.T.S.

NOTE:
TRASH RACK AND INLET WEIR, (GRATE) TO BE PROTECTED WITH GEOTEXTILE FABRIC TYPE FF UNTIL FINAL SITE STABILIZATION. FABRIC TO BE CHECKED AND MAINTAINED AS PART OF THE EROSION CONTROL "CONSTRUCTION SITE INSPECTION REPORT".

WET POND
BROAD-CRESTED WEIR

N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MAT/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL MAT
FOR SLOPE INSTALLATION
N.T.S.

PIPE DIA.	LENGTH
6"-27"	10'
30"-45"	15'
> 45"	20'

NOTES:
1) ENDWALLS 36" AND GREATER SHALL HAVE JOINT TIES TO PIPE SECTIONS.
2) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE SIZE OF THE LARGER PIPE.
3) TRASH GRATES REQUIRED ON ALL ENDWALLS 18" AND GREATER.
4) RIPRAP SHALL BE MEDIUM OR HEAVY RIPRAP AS DERIVED IN SECTION 455 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.
5) USE HEAVY RIPRAP FOR ENDWALLS 36" AND GREATER.

RIPRAP APRON
N.T.S.

NOTES:
ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
6'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

GENERAL NOTES:
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawings 8 E 9-6

SILT FENCE
N.T.S.

INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

GENERAL NOTES
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1.) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 18" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2.) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3.) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT 1" WOOD 2X4.

INSTALLATION NOTES TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawings 8 E 10-2.

INLET PROTECTION TYPE D
N.T.S.

NOTES:
1. SURFACE WATER MUST BE DIVERTED AROUND OR UNDER THE TRACKING PAD. TO DIVERT SURFACE WATER UNDER THE TRACKING PAD, INSTALL CULVERT WITH A MINIMUM 18" COVER.
2. ROCKS LODGED IN TIRES MUST BE REMOVED PRIOR TO LEAVING THE SITE.
3. TRACKING PADS SHALL BE INSTALLED AND MAINTAINED AT ALL EGRESS POINTS FROM THE SITE.
4. SEDIMENT TRACKED ONTO A ROAD SHALL BE REMOVED BY THE END OF THE WORKING DAY. IF THE TRACKED SEDIMENT PRESENTS A HAZARD IT SHALL BE REMOVED IMMEDIATELY.
5. TRACKING PADS SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 12" PAD SHALL BE MAINTAINED.

STONE TRACKING PAD
N.T.S.

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

AHNAPEE TRAIL APARTMENTS

NOTE & DETAILS

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

PROJECT NO. D-818
SHEET NO. C6.0
DRAWING NO. S-
DATE 04-05-18
DATA FILE N/A
DESIGNED BY DJM

File: D-818ENG 032418.dwg

NOTE:

- CONTRACTOR RESPONSIBLE FOR THE EXACT AND PRECISE ASSEMBLY AND LOCATION OF THE WATER METER SYSTEM TO INSURE THAT IT FITS IN THE MECHANICAL ROOM PER THE OWNERS REQUIREMENTS.
- AFTER THE WATER METER SYSTEM IS INSTALLED THE CONTRACTOR WILL HAVE TO PROVIDE A 8" x 2" TEE AND VALVE ON THE OUTFLOW END OF THE WATERMAIN AND ROUTE A 2" WATER SERVICE BACK INTO THE MECHANICAL ROOM TO SERVICE THE BUILDING. (OWNER TO VERIFY THE LOCATION FOR THE SERVICE).
- INTERIOR PLUMBING DESIGNER TO DETERMINE THE EXACT SIZE OF THE WATER METER.

WATER METER SYSTEM

N.T.S.

11-08-16

DRAWING NO. S-	SHEET NO. C7.0	PROJECT NO. D-818	AHNAPEE TRAIL APARTMENTS WATER METERING SYSTEM

File: D-818ENG 03241R.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DATE 04-03-18 | DATA FILE NN | DESIGNED BY DJM

Site Survey

All of Lot 1, Volume 12, Certified Survey Maps, Page 279, Map No. 2078, Door County Records, being in part of the Southwest ¼ of the Northeast ¼, Section 17, T27N-R26E, City of Sturgeon Bay, Door County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Steven M. Bieda
PLS-2275
March 6, 2018
Revised: March 22, 2018

WISCONSIN STEVEN M. BIEDA PLS-2275 GREEN BAY, WI LAND SURVEYOR

NOTES

Bearings referenced to the South line of the Northeast ¼, Section 17, T27N-R26E, assumed to be N89°22'03"W.

Elevations are referenced to the NAVD 88 Benchmark Datum.

Digger's hotline had been called on this project on 02/17/18 with ticket number 20180602293. Mau & Associates, LLP accepts no responsibility for existing utilities not marked by digger's hotline.

Wetlands are approximate and are taken from WDNR Wetland Inventory Map.

PROJECT NO. D-818	Duquaine Development	Mau & Associates, LLP LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Website: www.mau-associates.com 400 Security Blvd, Green Bay, WI 54313	TAX PARCEL NO. 281-68-17000301A Site Survey	SCALE 1"=50'	
SHEET NO. 1 of 1				DRAWN BY	
DRAWING NO. S-2934		File: D-818Site Survey 020618.dwgFile: D-818.txt Fieldwork Completed: 01/31/18			

FOUNDATION , FLOOR & ROOF FRAMING PLAN

SCALE : 3/16"=1'-0"

FRONT ELEVATION

SCALE : 3/16"=1'-0"

REAR ELEVATION

SCALE : 3/16"=1'-0"

SIDE ELEVATION

(BOTH SIDES SIMILAR)

SCALE : 3/16"=1'-0"

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

PROPOSED 7 STALL GARAGE
DUQUAINE DEVELOPMENT
STURGEON BAY, WI

BAY ARCHITECTS, L L C
3019 HOLMGREN WAY
GREEN BAY, WI 54304
PHONE: 920-337-9400
FAX: 920-337-9416

DATE
FILE
JOB NO.