PLAN COMMISSION MEETING

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna

Thursday, August 18, 2022 at 4:00 PM

AGENDA

1. Roll Call.

2. Approval of Minutes.
   a. Approve Minutes from July 21, 2022 Meeting

3. New Business.
   a. Rezoning Request for 705 Lawe St.
   b. Certified Survey Map for Parcels 322032911, 322032912, and 322032913
   c. Site Plan Review - Dreamville Kaukauna

4. Other Business.

5. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna

Thursday, July 21, 2022 at 4:00 PM

MINUTES

1. Roll Call.
   The meeting was called to order by Mayor Penterman at 4:00 PM.

   Members Present: Mayor Penterman, Ald. Moore, Commissioner Feller, Commissioner Schoenike, DPW Neumeier, PCDD Stephenson, and AP Paul.

   Member(s) Absent: Ald. Thiele and Commissioner Avanzi.

   A motion was made by Ald. Moore to excuse the absent member(s). Commissioner Schoenike seconded the motion. The motion passed.

2. Approval of Minutes.
   a. Approve Minutes of June 23, 2022 Meeting

   A motion was made by Commissioner Feller to approve the minutes. Ald. Moore seconded the motion. The motion passed.

3. New Business.
   a. Park Donation Application Review

      AP Paul presented two park bench donations to be installed on the Nelson Heritage Trail. One bench is donated by Orlando and Janice Jansen and will be installed at the entrance of the trail. The second bench is donated by Ellen Courtney and the John and Ann Courtney Family. This bench will be installed a ways down the trail across from the family's riverfront property.

   A motion was made by DPW Neumeier to approve the bench donations for Orlando and Janice Jansen and Ellen Courtney. Commissioner Schoenike seconded the motion. The motion passed unanimously.

   b. Outdoor Alcohol Beverage Area Ordinance Review

      PCDD Stephenson brought this Ordinance to review. The language is clear enough to determine what a permanent fence is and what is not. Wrought iron style fences that do not reach 50% screening will need a combination of fence and vegetation screening to reach the 50% visibility requirement. DPW Neumeier brought up that there should be complete screening from schools or churches.

A motion was made by Commissioner Feller to forward this ordinance onto the legislative committee with the conditions outlined:

- Section 3.3 to add language "Barriers adjacent to residential and institutional properties shall provide a six-foot tall 100%"

Commissioner Schoenike seconded the motion. The motion passed unanimously.

c. Driveway Ordinance

DPW Neumeier presented multiple options for recommendations for updates to Municipal Code 17.32(3)(c). The following points were discussed and direction was given for DPW Neumeier to draft the discussed changes for new ordinance language.

- Maximum driveway width at curb shall in no case exceed 35 feet – 37 feet
- Driveway width at the right of way in Residential Single Family shall not exceed 30 feet to 34 feet
- Rear yard Garage driveway (access from the alley) shall not exceed 50% of the lot frontage on the alley.

No action was taken.

d. Lease Agreement

PCDD Stephenson presented a Lease Agreement between The City of Kaukauna and Don Dix for the lease of a portion of city property adjacent to Bob's Inn for the construction of an outdoor serve area. The lease entailed a one-time payment of $1. There was discussion if that amount was enough or not. Ald. Moore suggested a $50 one-time payment. The lease requires insurance, and it gives a 90 day notice for either party to terminate the lease. The land being leased is ~825 square feet which would only take 2 parking stalls from the downtown. The owner would still be required to renew the outdoor serve license yearly.

A motion was made by Ald. Moore to change the payment from $1 to $50, then forward the lease onto Common Council for approval. Commissioner Feller seconded the motion. The motion passed unanimously.

4. Other Business.
There was no other business.

5. Adjourn.
A motion was made to adjourn the meeting by Commissioner Schoenike. The motion was seconded by Commissioner Moore. The motion carried. The meeting was adjourned at 4:51 PM.

MEMO

PLANNING & COMMUNITY DEVELOPMENT

To: Plan Commission

From: Lily Paul, Associate Planner

Date: August 11, 2022

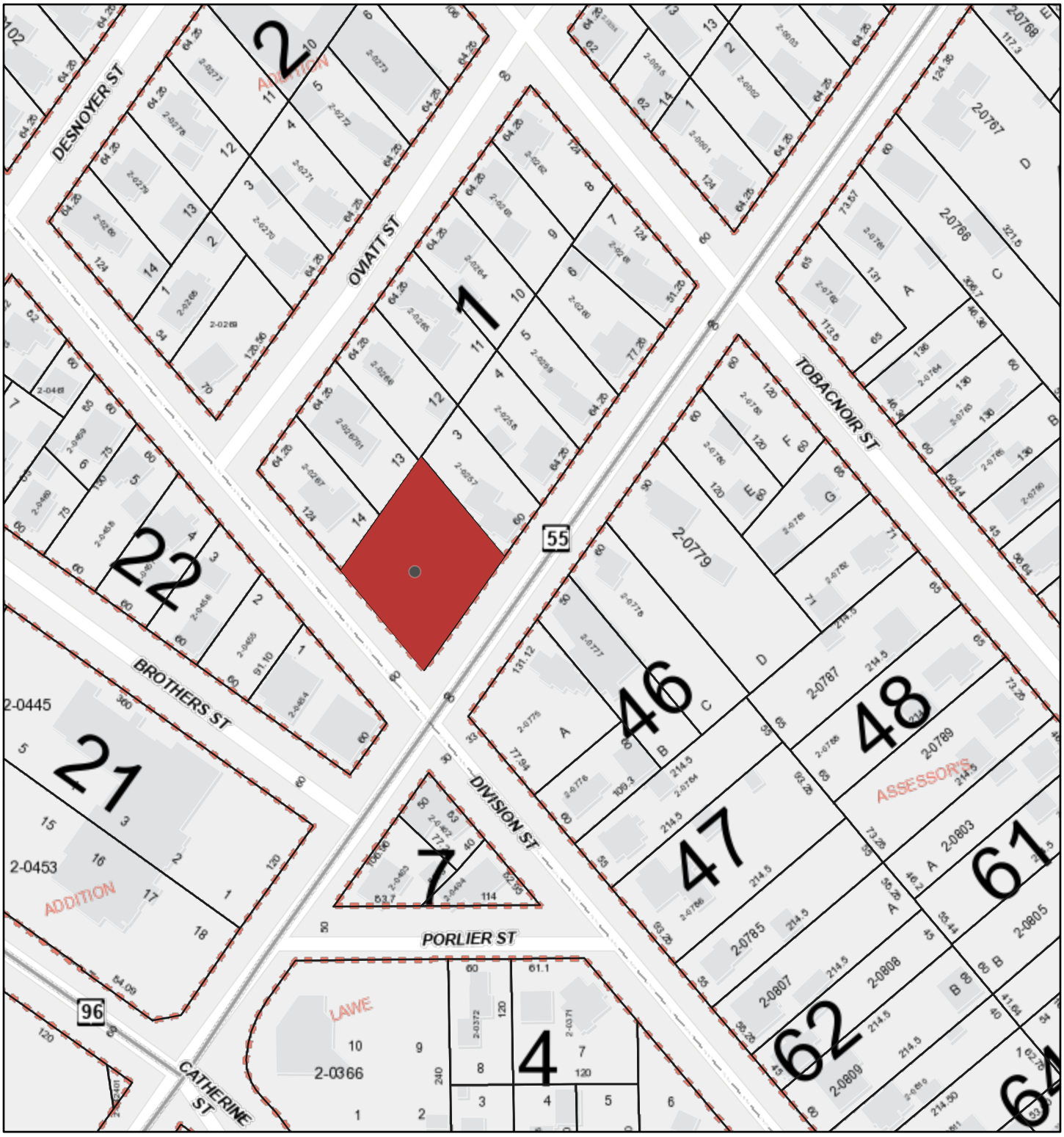
Re: Rezoning Request – 705 Lawe St; GSD Petroleum LLC

Armando Cruz, on behalf of the owner, GSD Petroleum LLC, is requesting to rezone parcels 322025500 from Commercial Core District (CCD) to Commercial Highways District (CHD). This parcel is located at 750 Lawe Street. The zoning of the parcels to the North, East and South are zoned Residential Two Family District. The parcels adjacent to the west are zoned Commercial Core District. This rezone would allow Armando Cruz to operate a drive in/drive through style restaurant. The sale of the property from GSD Petroleum LLC to Armando Cruz is contingent on the rezone of this property.

Please see attached maps for surrounding zoning and location reference.

Staff Recommendation:
Approval of the rezoning of parcel 322025500, located at 750 Lawe Street, from Commercial Core District (CCD) to Commercial Highway District (CHD) and recommend the same to council.

705 Lawe Street Rezone



8/12/2022, 1:41:57 PM

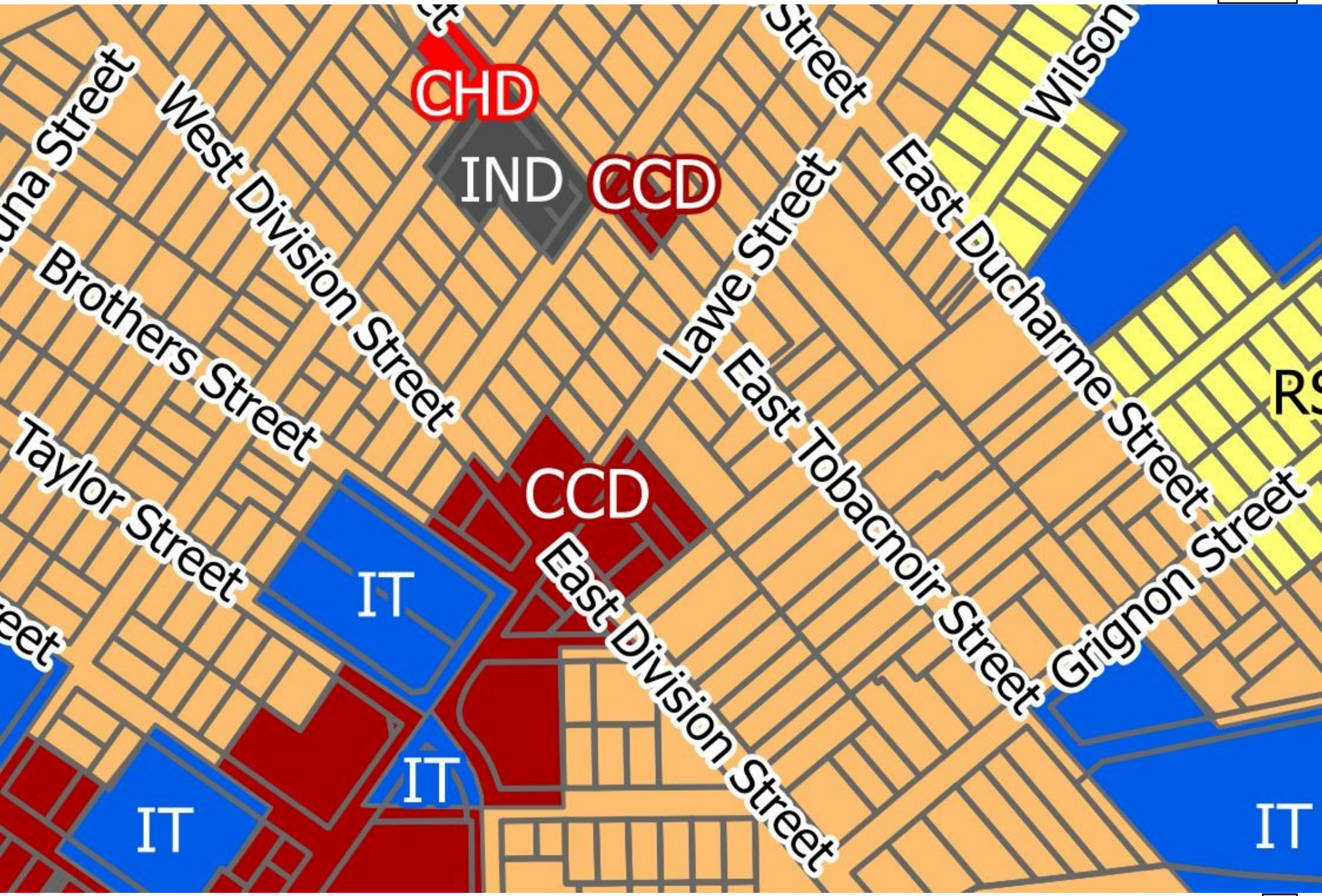
1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Outagamie GIS, Esri Community Maps Contributors, County of Outagamie, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Outagamie County GIS

Web AppBuilder for ArcGIS
Esri Community Maps Contributors, County of Outagamie, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,


CHD
IND
CCD
CCD
IT
IT
IT
IT
West Division Street
Brothers Street
Taylor Street
Lawe Street
East Tobacnoir Street
East Ducharme Street
Grignon Street
East Division Street
Wilson

MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission

From: Joe Stephenson

Date: August 11, 2022

Re: CSM – Lot Combination - Dreamville Kaukauna

Dreamville Kaukauna LLC has submitted a certified survey map that will combine three parcels into one large parcel. Dreamville Kaukauna LLC is the owner of 222 Lawe, 250 Lawe, and 264 W Wisconsin. They are moving forward with the development of two apartment complexes and seek to have all parcels associated with that project under one common site.

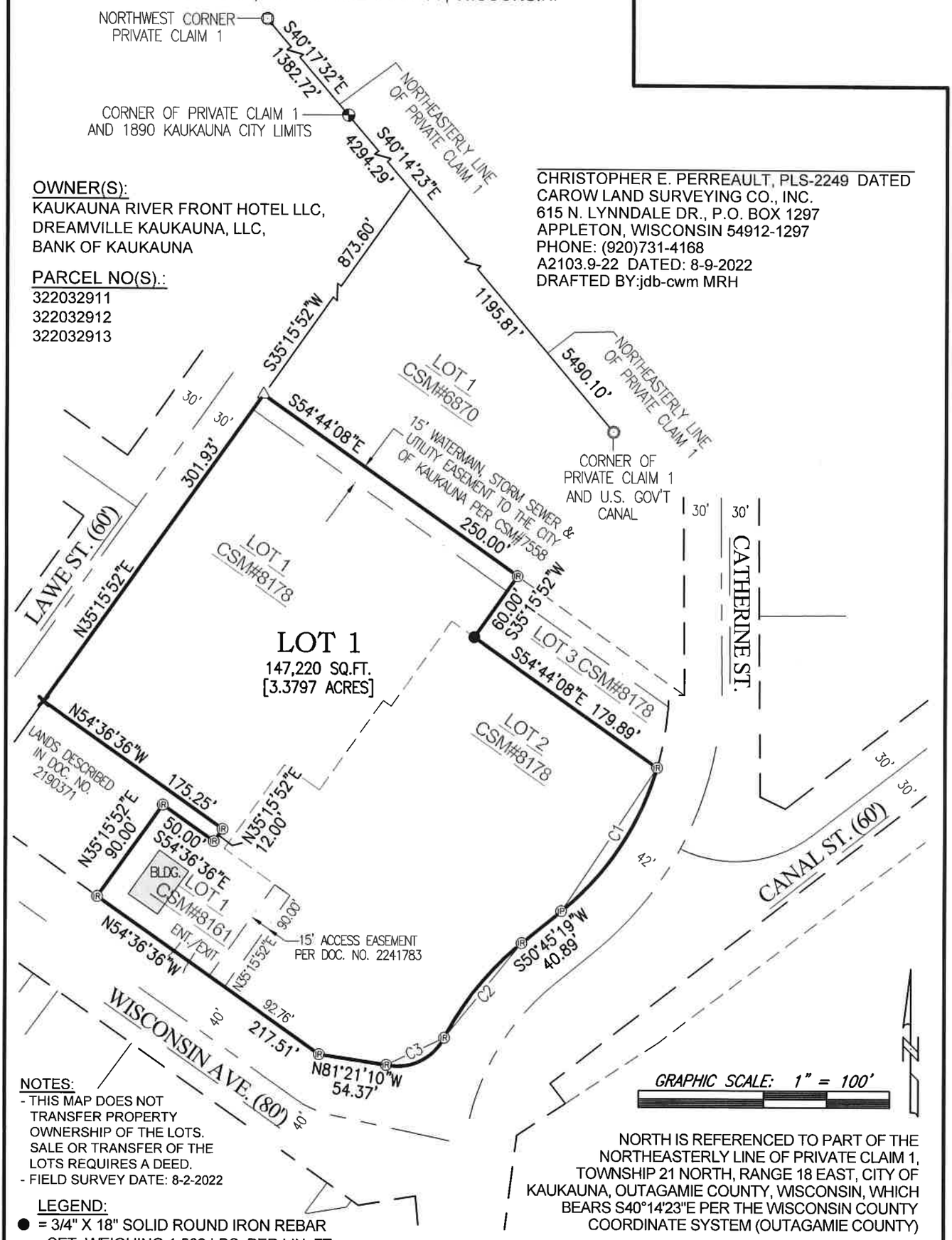
The final parcel will be ~3.4 acres and meets all applicable zoning and subdivision requirements. The size, shape, and use of the lot conforms to city code.

Recommendation:
Approval of the Certified Survey Map for 222 Lawe Street, 250 Lawe Street and 264 W Wisconsin Ave and recommend the same to the Common Council with the following conditions:

1. The removal of 15' access easement located on 264 W Wisconsin Ave.
2. Prior to filing of CSM with Register of Deeds foundation work for the site has begun.

COMBINATION CERTIFIED SURVEY MAP NO._____

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8178 AS RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.



OWNER(S):
KAUKAUNA RIVER FRONT HOTEL LLC,
DREAMVILLE KAUKAUNA, LLC,
BANK OF KAUKAUNA

PARCEL NO(S).:
322032911
322032912
322032913

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2103.9-22 DATED: 8-9-2022
DRAFTED BY:jdb-cwm MRH

NOTES:
- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 8-2-2022

LEGEND:
- ● = 3/4" X 18" SOLID ROUND IRON REBAR SET, WEIGHING 1.502 LBS. PER LIN. FT.
- Ⓡ = 3/4" IRON REBAR FOUND
- Ⓟ = 1 1/2" I.D. IRON PIPE FOUND
- ✖ = CUT CROSS FOUND
- △ = GEAR NAIL FOUND
- ◔ = BERNTSEN MONUMENT
- ⊙ = BRASS CAP STAMPED "T.P& P. CO."
- ⊡ = CERTIFIED LAND CORNER OUTAGAMIE COUNTY

NORTH IS REFERENCED TO PART OF THE NORTHEASTERLY LINE OF PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, WHICH BEARS S40°14'23"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT BEARINGS
C1	233.00	34°31'28"	140.39	S33°29'33"W	138.28	S16°13'49"W S50°45'19"W
C2	242.00	23°26'55"	99.04	S39°01'53"W	98.35	S50°45'19"W S27°18'24"W
C3	42.00	75°18'26"	55.20	S64°57'37"W	51.31	S27°18'24"W N77°23'10"W

SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 8178 AS RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 8178 AS RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF DREAMVILLE KAUKAUNA LLC, C/O WENDY ANDERSON, 3900 S STONEBRIDGE DR #304, MCKINNEY, TX 75070.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF KAUKAUNA.

_____

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2103.9-22 (ASC) 8/9/2022

NOTES:

1) THIS CERTIFIED SURVEY MAP IS PART OF TAX PARCEL(S): 322032911, 322032912 AND 322032913.
2) THE PROPERTY OWNER(S) OF RECORD IS/ARE: DREAMVILLE KAUKAUNA LLC, KAUKAUNA RIVER FRONT HOTEL LLC, AND BANK OF KAUKAUNA
3) THE PROPERTY IS COMPLETELY INCLUDED IN THE FOLLOWING RECORDED INSTRUMENTS: DOCUMENT NUMBER(S) 2243023, 2272043, AND 2245122.

PLANNING COMMISSION CERTIFICATE:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF KAUKAUNA ON THIS _____DAY OF_____, 20____.

_____ _____

MAYOR DATED CLERK DATED

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

_____ _____

CITY TREASURER DATED COUNTY TREASURER DATED

COMMON COUNCIL RESOLUTION:

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KAUKAUNA, THAT THE CERTIFIED SURVEY MAP OF THE CITY OF KAUKAUNA PROPERTY IS HEREBY APPROVED. PASSED AND APPROVED BY RESOLUTION NUMBER _____, THIS _____ DAY OF _____, 20_____.

_____

CITY CLERK

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 8178 AS RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF KAUKAUNA.

WITNESS THE HAND AND SEAL OF SAID OWNER(S).

BY: DREAMVILLE KAUKAUNA, LLC

_____

SIGNATURE

_____

PRINTED NAME TITLE

STATE OF _____)
)SS
_____COUNTY)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20___, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF KAUKAUNA.

WITNESS THE HAND AND SEAL OF SAID OWNER(S).

BY: KAUKAUNA RIVER FRONT HOTEL, LLC

_____

SIGNATURE

_____

PRINTED NAME TITLE

STATE OF _____)
)SS
_____COUNTY)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20___, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

_____

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2103.9-22 (ASC) 8/9/2022

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 8178 AS RECORDED IN DOCUMENT NO. 2243184 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8161 AS RECORDED IN DOCUMENT NO. 2241026, ALL LOCATED IN PRIVATE CLAIM 1, TOWNSHIP 21 NORTH, RANGE 18 EAST, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) CERTIFY THAT I (WE) CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

I (WE) FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF KAUKAUNA.

WITNESS THE HAND AND SEAL OF SAID OWNER(S).

BY: BANK OF KAUKAUNA

_____

SIGNATURE

_____

PRINTED NAME TITLE

STATE OF WISCONSIN)

)SS

OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20____, THE ABOVE NAMED PERSON (S), TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

_____

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DR., P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A2103.9-22 (ASC) 8/9/2022

MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission

From: Lily Paul, Associate Planner

Date: August 11, 2022

Re: Site Plan Review – Dreamville Kaukauna

Dreamville Kaukauna LLC is a large apartment complex proposed to be built in the downtown Commercial Core District, on parcels 322032911, 322032912, and 322032913. The addresses associated with this is 222 Lawe Street and 250 Lawe Street. Multi-family residential is a permitted use within this zone. The site will consist of two buildings with underground parking and approximately 89 units per apartment building for a total of 178 units. There is a diversity of unit size ranging from micro unit, studio, one bedroom, 2 bedroom, 2 bedroom with office, and 3 bedroom.

Site Plan Review

Site/Architectural
This site meets all building setbacks, which is zero dimensional requirements per City of Kaukauna Zoning code chapter 17.20 (5). Off Street Parking requirements are met with underground parking providing 132 stalls and surface parking lots providing 113 stalls, this site plan provides 245 stalls total for renters to utilize. The façade shows a modern style of stone veneer and cedar imitation aluminum siding. All units will have a balcony with white aluminum guard rail and composite deck.

Lighting
The lighting plan provides adequate light for parking lot and driveways with an average of 1.07 foot candles. On the perimeter of the site, there are no issue that come up that would affect surrounding properties, with the average light being 0.62 foot candles.

Stormwater
Public Works and Engineering will be in contact with the developers to acquire the proper permitting.

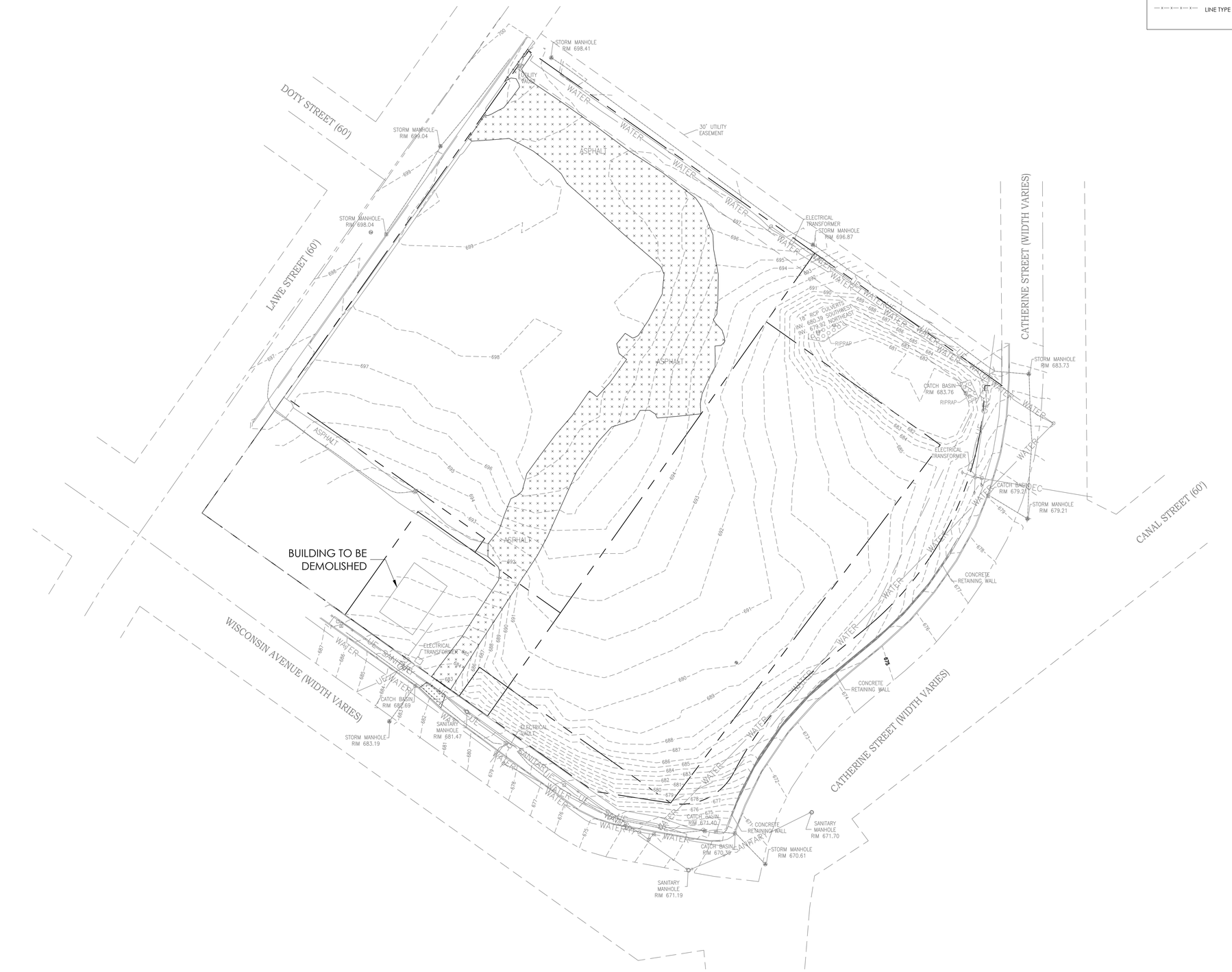
Recommendation:

Staff recommends to approve the site plan for Dreamville Kaukauna LLC with the following conditions:

1. Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from the Department of Public Works.

DEMOLITION LEGEND

- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED



EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1"=30'

N

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: AUGUST 10, 2022
HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 440 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

A
200

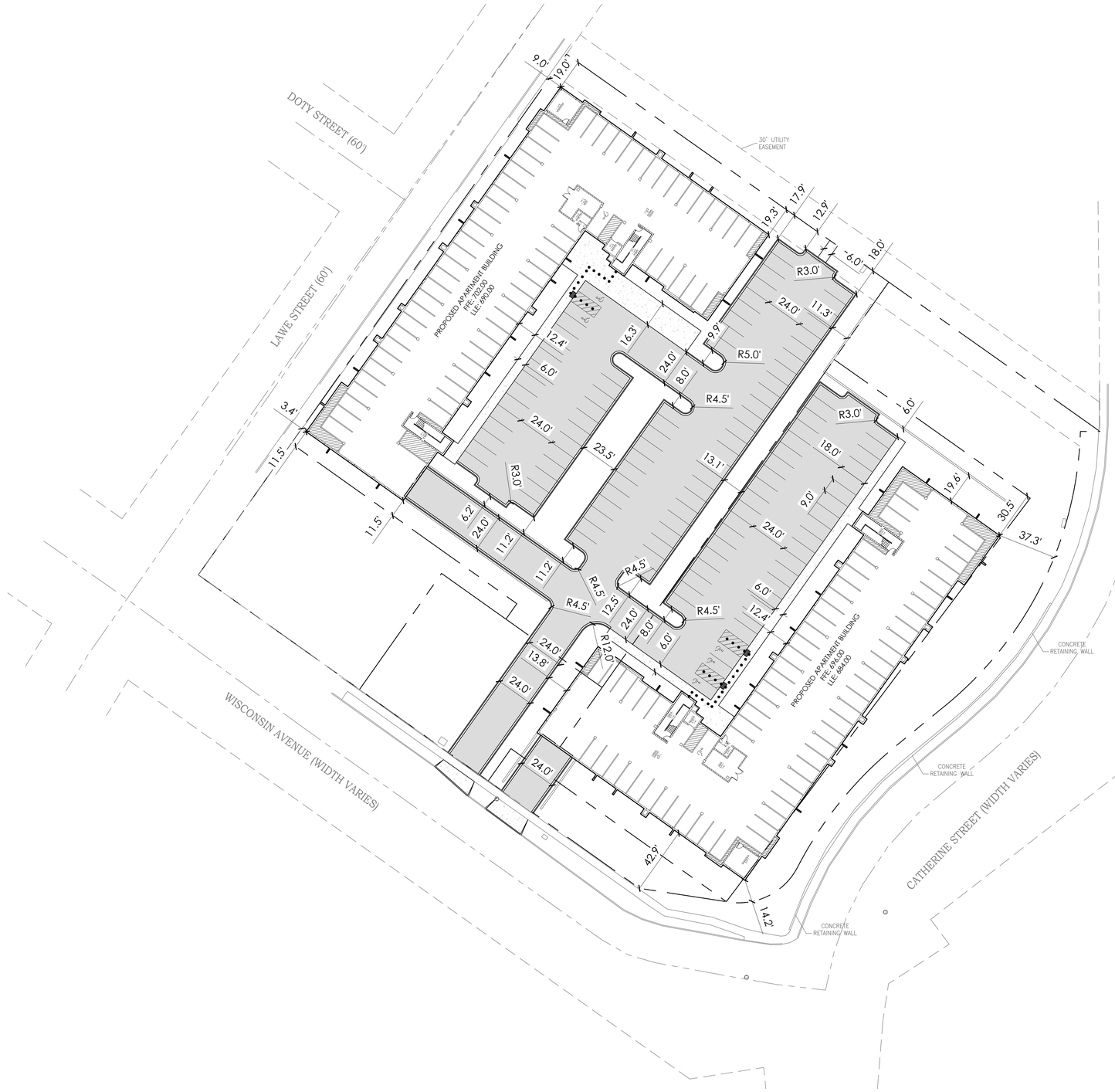
PROJ. NO. 2021-25

August 10, 2022

P:\2021-CONTRACTS\2021-25 Kaukauna Apartments\Phase - 2\Construction Documents\5.3 site\2021-25 - Base.dwg

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED 18" CURB & GUTTER. SEE DETAIL.
- ADA ACCESSIBLE ROUTE



SITE PROPERTIES

PARKING:
SURFACE STANDARD STALLS - 108
SURFACE ACCESSIBLE STALLS - 5
UNDERGROUND STANDARD STALLS - 130
UNDERGROUND ACCESSIBLE STALLS - 2

TOTAL STALLS - 245

UNIT COUNT:
MICRO UNITS - 6
STUDIO UNITS - 24
1 BEDROOM UNITS - 80
2 BEDROOM UNITS - 30
2 BEDROOM WITH OFFICE UNITS - 30
3 BEDROOM UNITS - 8

TOTAL UNITS - 178

SITE PLAN

SCALE: 1"=30'

N

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: AUGUST 10, 2022

HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

A
201

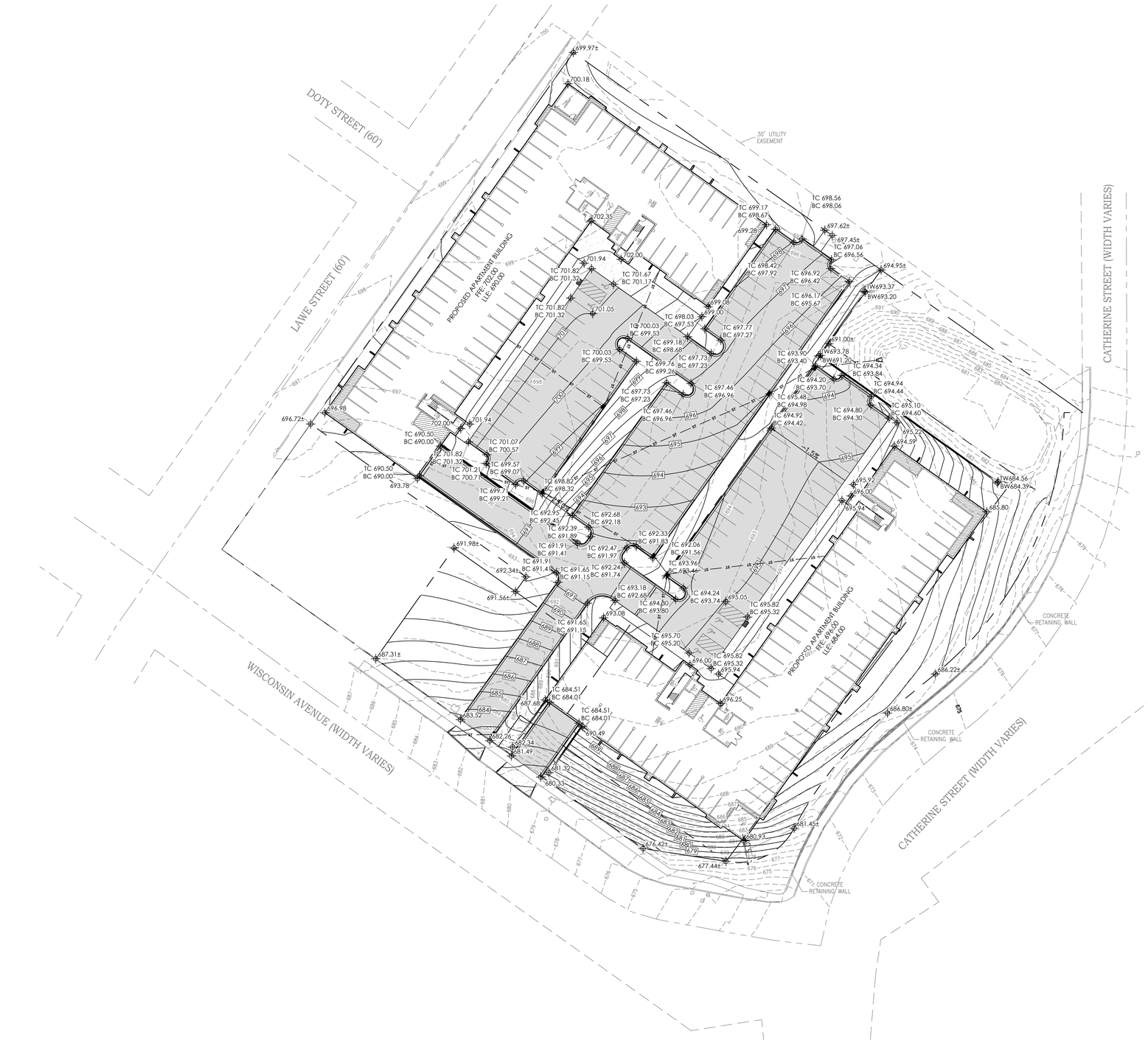
PROJ. NO. 2021-25

August 10, 2022

P:\2021-CONTRACTS\2021-25 Kaukauna Apartments\Phase - 2\Construction Documents\5.3 Site\2021-25 - Base.dwg

GRADING LEGEND

595	PROPOSED CONTOUR
595	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION



NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ABACUS ARCHITECTS

REVISIONS:

ISSUE DATE: AUGUST 10, 2022

HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

A
202

PROJ. NO. 2021-25

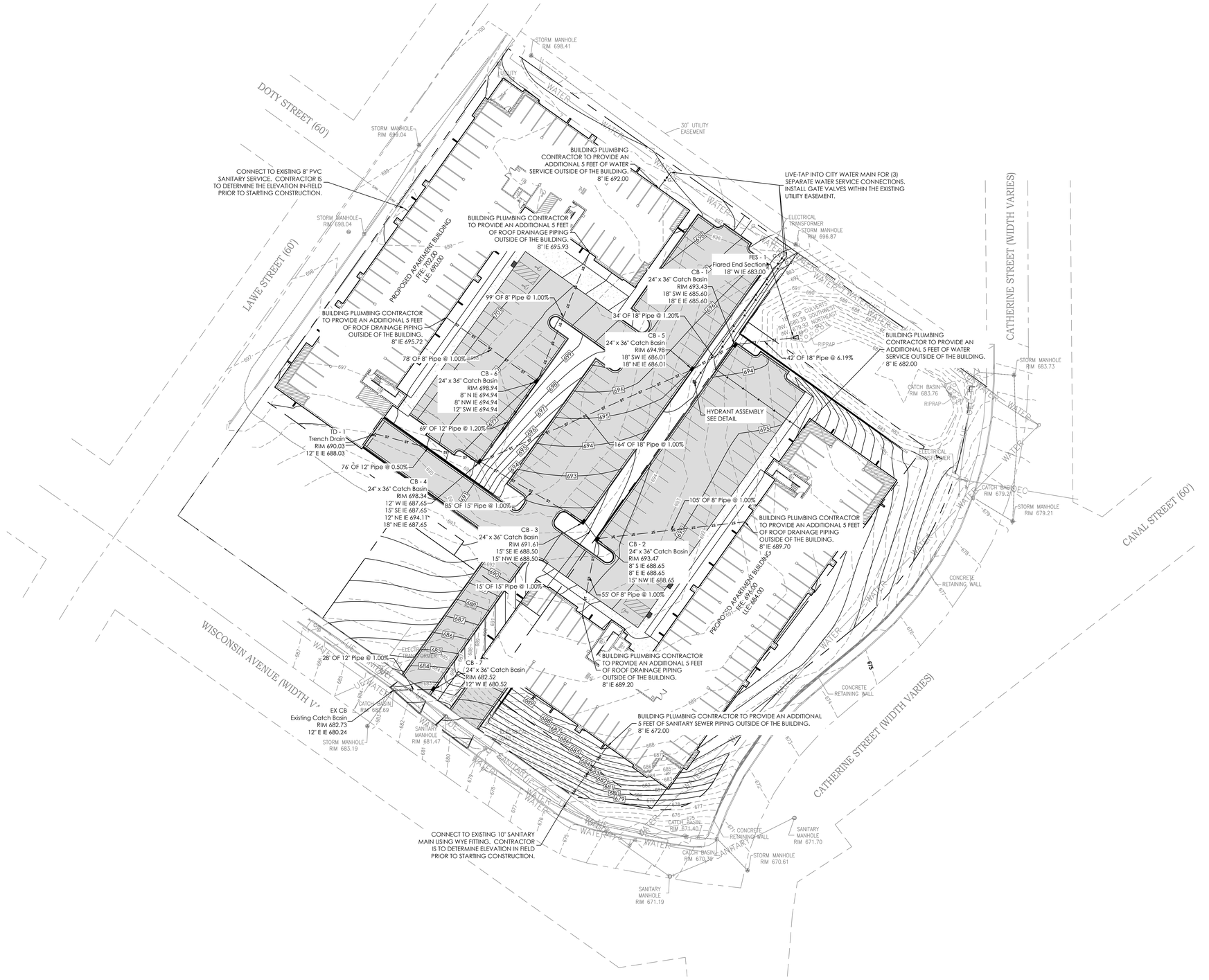
GRADING PLAN

SCALE: 1"=30'

N

August 10, 2022

P:\2021-CONTRACTS\2021-25 Kaukauna Apartments\Phase - 2\Construction Documents\5.3 Site\2021-25 - Base.dwg



NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ABACUS ARCHITECTS

REVISIONS:

ISSUE DATE: AUGUST 10, 2022
FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

A
203

PROJ. NO. 2021-25

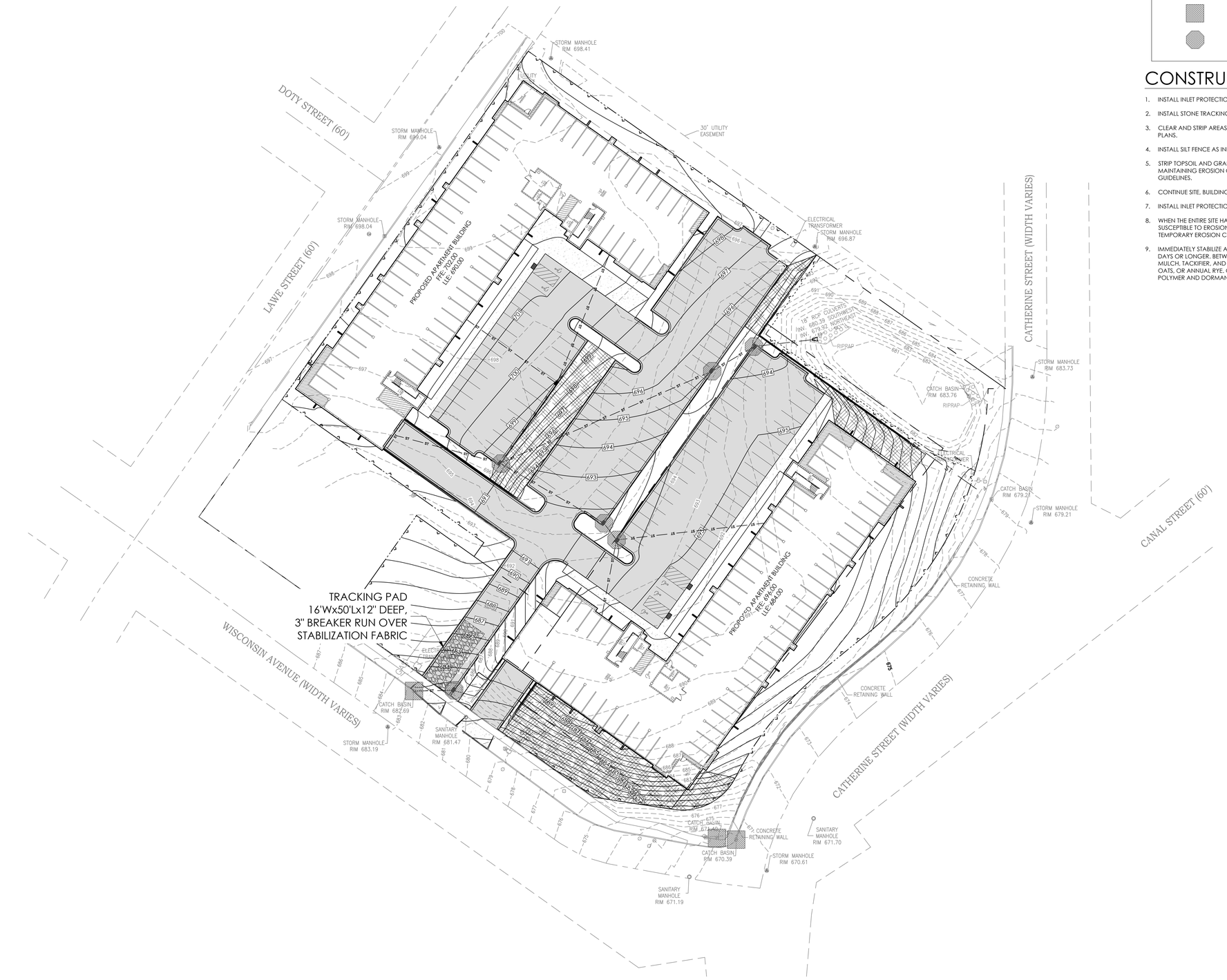
UTILITY PLAN

SCALE: 1"=30'

N

August 10, 2022

P:\2021-CONTRACTS\2021-25 Kaukauna Apartments\Phase - 2\Construction Documents\S.3 Site\2021-25 - Base.dwg



EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL

CONSTRUCTION SEQUENCE

1. INSTALL INLET PROTECTION AS INDICATED ON PLANS.
2. INSTALL STONE TRACKING PAD AS INDICATED ON PLANS.
3. CLEAR AND STRIP AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON PLANS.
4. INSTALL SILT FENCE AS INDICATED ON PLANS.
5. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. CONTINUE SITE, BUILDING CONSTRUCTION, UTILITY INSTALLATION, AND PAVING.
7. INSTALL INLET PROTECTION ON STORM INLETS WHEN THEY ARE INSTALLED.
8. WHEN THE ENTIRE SITE HAS ESTABLISHED VEGETATION AND IS NO LONGER SUSCEPTIBLE TO EROSION: REMOVE INLET PROTECTION, SILT FENCE, AND ALL OTHER TEMPORARY EROSION CONTROL BMPS.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, APPROPRIATE FOR REGION AND SOIL TYPE.

EROSION CONTROL PLAN

SCALE: 1"=30'

N

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: AUGUST 10, 2022

HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

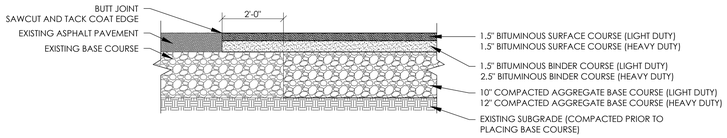
CHECKED BY: JRV

A
204

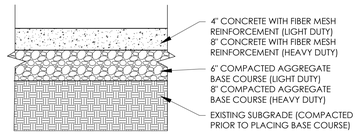
PROJ. NO. 2021-25

August 10, 2022

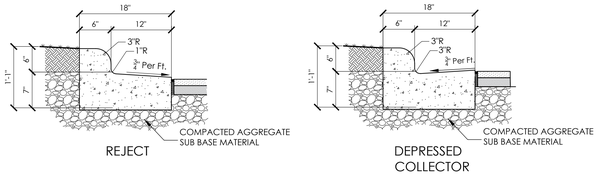
P:\2021-CONTRACTS\2021-25 Kaukauna Apartments\Phase - 2\Construction Documents\3.3 Site\2021-25 - Base.dwg



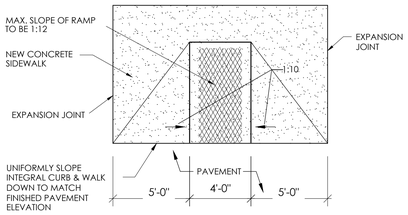
ASPHALT PAVEMENT CROSS SECTION



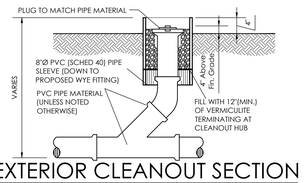
CONCRETE PAVEMENT CROSS SECTION



18" CURB & GUTTER SECTION

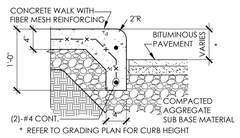


HANDICAP RAMP DETAIL

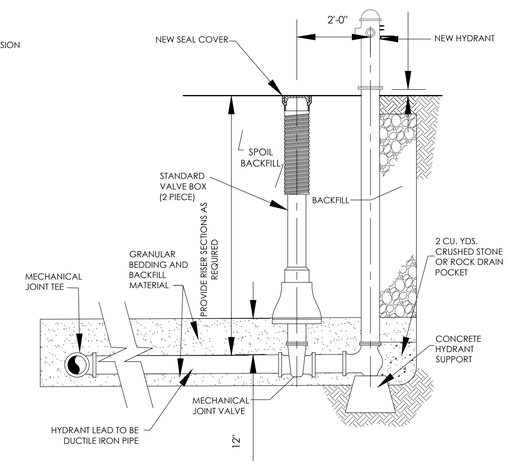


EXTERIOR CLEANOUT SECTION

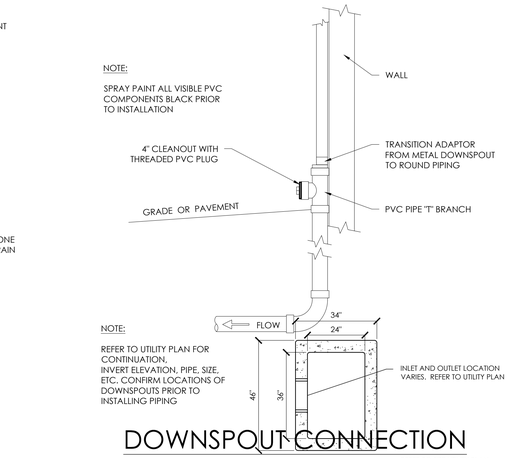
(@ LOCATIONS WITHIN TURF AREAS)



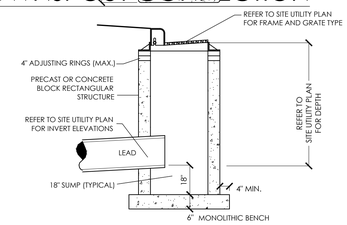
CONCRETE CURB & SIDEWALK SECTION



HYDRANT LEAD SECTION

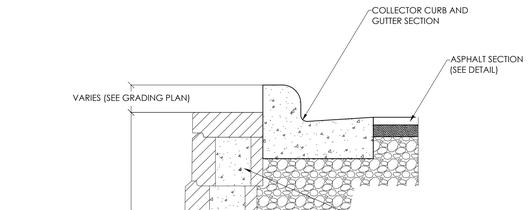


DOWNSPOUT CONNECTION



PRECAST REINFORCED CONCRETE ACCEPTABLE

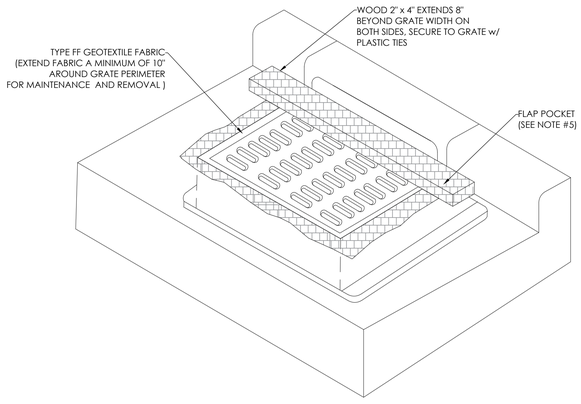
CURB INLET SECTION



RETAINING WALL DETAIL

SILT FENCE SECTION & DETAIL

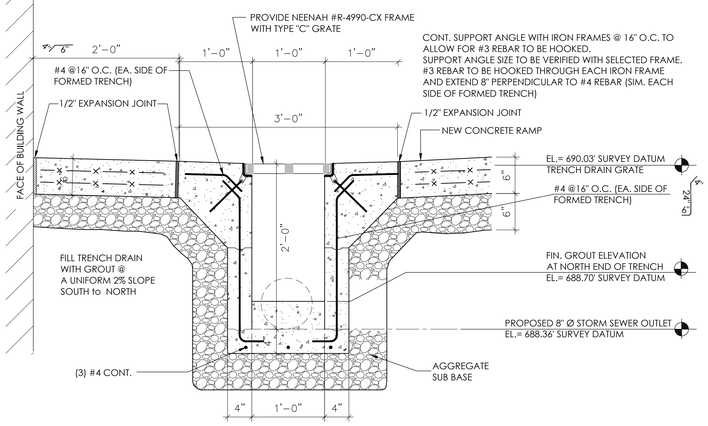
EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



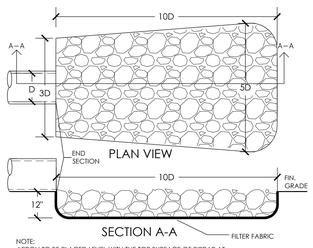
INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:

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

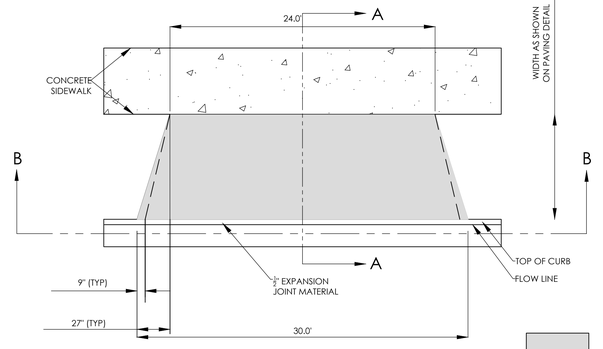


TRENCH DRAIN SECTION

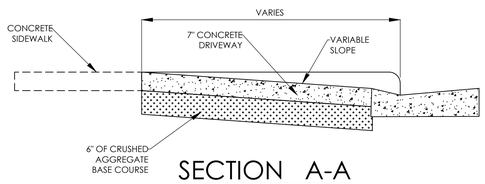


NOTE:
APRON TO BE PLACED LEVEL WITH THE TOP SURFACE OF RIPRAP AT SAME LEVEL AS SURROUNDING LAND SURFACE NO OVERFALL SHOULD EXIST.

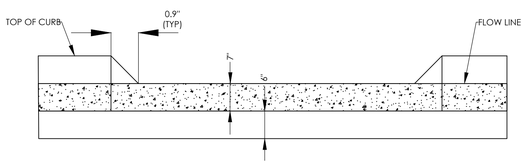
STORM SEWER OUTFALL



INDICATES CONCRETE DRIVEWAY PAY LIMITS



SECTION A-A



SECTION B-B

DETAILS

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK
© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: AUGUST 10, 2022

HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: JMN

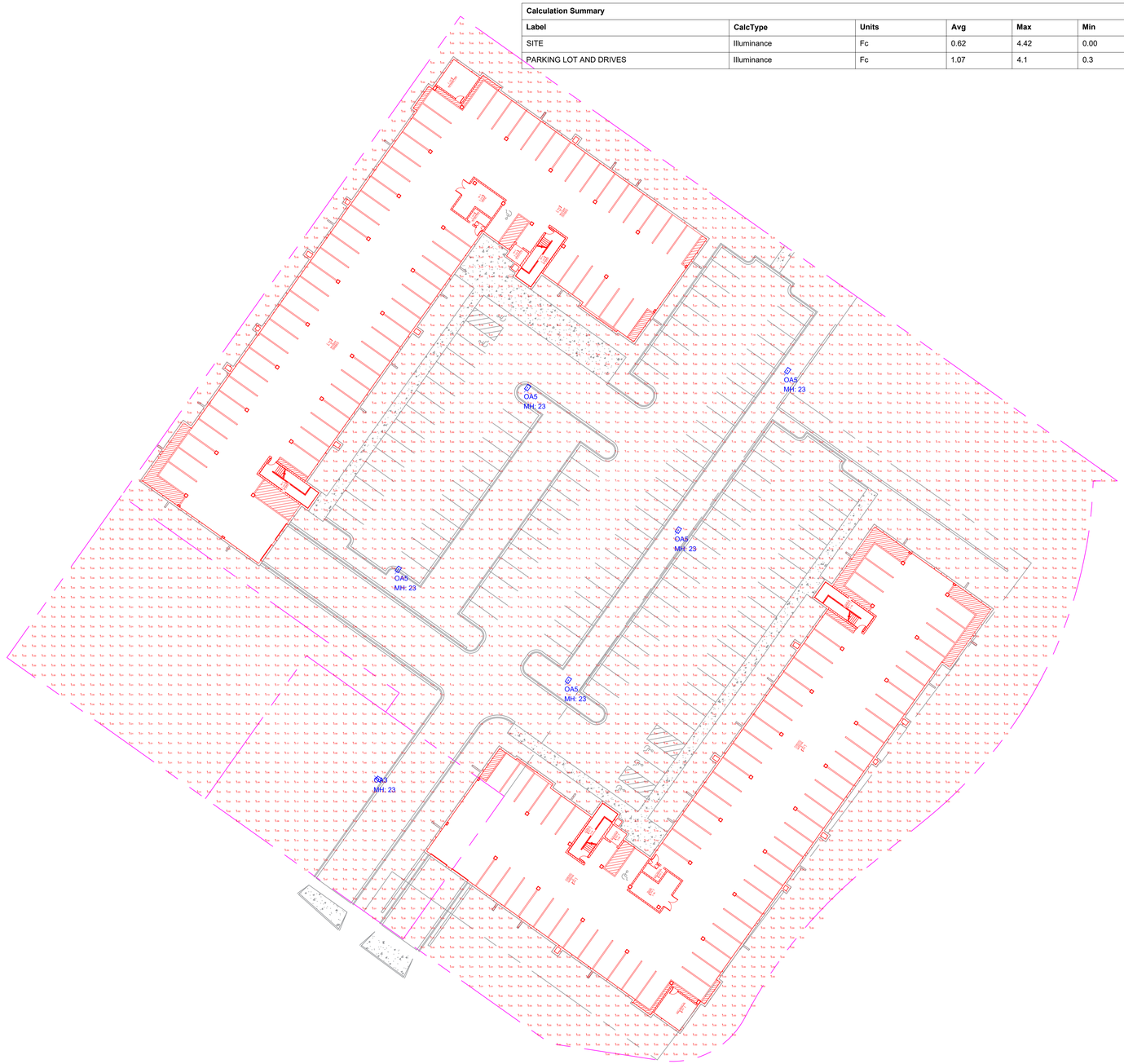
CHECKED BY: JRV

A
205

PROJ. NO. 2021-25

Luminaire Schedule								
Qty	**Label**	**Arrangement**	**LLF**	**MFR**	**Description**	**Lum. Watts**	**Total Watts**	**Lum. Lumens**
5	OA5	SINGLE	0.950	LITHONIA	RSX1 LED P3 xxK R5- 20FT POLE 3FT BASE	109.44	547.2	14394
1	OA3	SINGLE	0.900	LITHONIA	RSX1 LED P3 xxK R3 20FT POLE 3 FT BASE	109.44	109.44	14022

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
SITE	Illuminance	Fc	0.62	4.42	0.00	N.A.	N.A.
PARKING LOT AND DRIVES	Illuminance	Fc	1.07	4.1	0.3	3.57	13.67



ENTERPRISE Lighting & Control

REVISIONS						
#						
DATE						
COMMENTS						

DRAWN BY : AD

DATE : AUG 9, 2022

SCALE : 1" = 30'- 0"

EDGEWATER POINT APARTMENTS

KAUKAUNA, WISCONSIN

SITE LAYOUT

ADDITIONAL CODE INFORMATION

MANUAL FIRE ALARM SYSTEM

IBC 907.2.9 REQUIRES A MANUAL FIRE ALARM SYSTEM IN GROUP R-2 OCCUPANCIES. PROVIDE AND INSTALL A MANUAL FIRE ALARM SYSTEM PER CODE.

STANDPIPE SYSTEM

IBC 905.2 REQUIRES A STANDPIPE SYSTEM. PROVIDE AND INSTALL A STANDPIPE SYSTEM IN ACCORDANCE WITH NFPA 14.

REINFORCEMENT AND BLOCKING

ICC/ANSI A117.1 SEC. 1004.11.1 REQUIRES REINFORCEMENT FOR FURTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS IN TYPE B DWELLING UNITS. THE REINFORCEMENT SHALL COMPLY WITH SECTIONS 604.5 AT WATER CLOSETS, 607.4 AT BATHTUBS, AND GRAB BARS AND SHOWER SEATS COMPLYING WITH 608.3, 608.2.1.3, 608.2.2.3 AND 608.2.3.2. MUCH OF THIS BLOCKING IS SHOWN IN DASHED LINES ON THE UNIT BATHROOM ELEVATIONS.

TWO-WAY COMMUNICATION

IBC 1009.8 REQUIRES A TWO-WAY COMMUNICATION SYSTEM AT THE ELEVATOR LANDING ON EASH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE. THIS SYSTEM SHOULD BE INSTALLED PER CODE SECTIONS 1009.8.1 AND 1009.8.2.

ELEVATOR

THE ELEVATOR FOR THIS FACILITY IS PART OF AN ACCESSIBLE MEANS OF EGRESS. PER IBC 1009.4 THIS REQUIRES THE ELEVATOR TO BE ON STANDBY POWER. THIS SHOULD BE INSTALLED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003.

BECAUSE THIS ELEVATOR CAN ACCOMODATE AN AMBULANCE STRETCHER IN THE HORIZONTAL POSITION THE ELEVATOR MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGANCY MEDICAL SERVICES (STAR OF LIFE), MINIMUM 3" H LIGH AND PLANCED ON BOTH SIDES OF THE DOOR FRAME PER IBC 3002.4/SPS 362.3002.

CARBON MONOXIDE ALARMS

PER IBC 915/SPS 362.0915 CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL ROOMS WHICH HAVE FUEL-BURNING DEVICES.

SMOKE ALARMS

PER IBC 907.2.11.2 PROVIDE SMOKE ALARMS IN EACH ROOM USED FOR SLEEPING AND IN THE ROOM IN THE IMMEDIATE VACINITY OF EACH BEDROOM.

PER IBC 907.2.11.5 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN AN INDIVIDUAL DWELLING UNIT THE SMOKE ALARMS SHALL BE INTERCONNECTED. THE ALARMS SHOULD BE CLEARLY AUDIBLE IN ALL BEDROOMS.

PER IBC 907.2.11.6 SMOKE ALARMS SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDINGS COMMERCIAL SOURCE AND SHALL BE EQUIPED WITH A BATTERY BACKUP. SMOKE ALARMS WITHOUT BATTERY BACKUP ARE REQUIRED TO BE CONNECTED TO SECONDARY POWER.

QUALIFICATIONS FOR WELDERS

PER IBC 2204.1/SPS 362.2204(1) THE DETAILS OF DESIGN, WORKMANSHIP AND TECHNIQUE FOR WELDING, INSPECTION OF WELDING, AND QUALIFICATIONS OF WELDING OPERATATORS SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS LISTED IN IBC SECTIONS 2205, 2206, 2207, 2209, AND 2210. THE RULES PERTAINING TO THE REGISTRATION OF STRUCTURAL WELDERS ARE SPECIFIED IN SPS 305.

LIGHTING

PER IECC R404.1/SPS 363.5404 PROVIDE NOT LESS THAN 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES WITH HIGH-EFFICACY LAMPS UNLESS THE LIGHT FIXTURE IS LOW VOLTAGE.

LIFE SAFETY PLAN LEGEND

- ACCESSIBLE PATH OF EGRESS
- 33" ◀ EXIT AND AVAILABLE EXIT INCHES
- FE-1 & FE-2 FIRE EXTINGUISHER

FIRE AND SMOKE PROTECTION FEATURES

- IMAGINARY PROPERTY LINE
- ROOM NAME / NUMBER / -HR — 1 & 2 -HOUR FIRE BARRIER
  - REQUIRED AT ALL WALLS WHICH ENCLOSE RATED ROOMS
  - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE
- 1-HOUR FIRE PARTITION
  - REQUIRED AT WALLS INDICATED ON PLAN
  - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE, OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE
- 1 & 3 -HOUR FIRE-RESISTIVE-RATED CONSTRUCTION
  - REQUIRED AT WALLS INDICATED ON PLAN
  - EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

PROJECT INFORMATION

APPLICABLE BUILDING CODES

2018 WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC)

BUILDING AREA

NEW BUILDING AREA:

GARAGE LEVEL AREA	- 23,480 S.F.
FIRST FLOOR AREA	- 23,267 S.F.
SECOND FLOOR AREA	- 23,505 S.F.
THIRD FLOOR AREA	- 23,505 S.F.
FOURTH FLOOR AREA	- 23,417 S.F.
FIFTH FLOOR AREA	- 23,417 S.F.
TOTAL AREA	- 140,591 S.F.

CONSTRUCTION CLASSIFICATION

BASEMENT & FIRST FLOOR:

TYPE IA CONSTRUCTION (W.C.B.C. SECTION 602.2)

SECOND - FIFTH FLOOR:

TYPE VA CONSTRUCTION (W.C.B.C. SECTION 602.5)

OCCUPANCY CLASSIFICATION

BASEMENT & FIRST FLOOR:

NON-SEPARATED MIXED USE (W.C.B.C. SECTION 508.3.2)

USE GROUPS PRESENT IN THE BUILDING INCLUDE:

RESIDENTIAL GROUP "R-2" (W.C.B.C. SECTION 310.4)

STORAGE GROUP (S-2) LOW HAZARD (SECTION 311.3)

SECOND - FIFTH FLOOR:

RESIDENTIAL GROUP "R-2" (W.C.B.C. SECTION 310.4)

FIRE PROTECTION

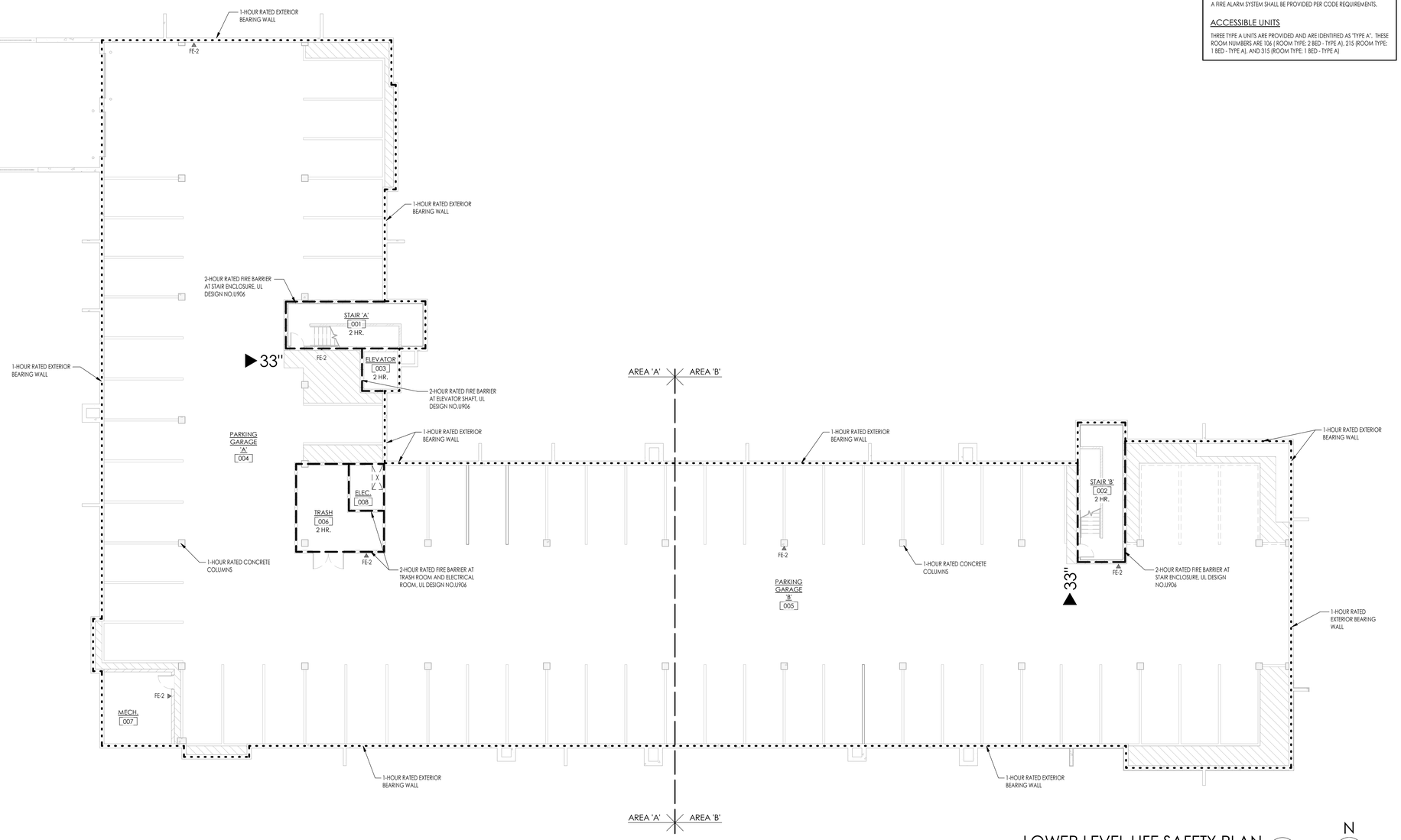
BUILDING IS FULLY PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13.

A STANDPIPE SYSTEM IS PROVIDED IN THE STAIRWELLS OF THE BUILDING

A FIRE ALARM SYSTEM SHALL BE PROVIDED PER CODE REQUIREMENTS.

ACCESSIBLE UNITS

THREE TYPE A UNITS ARE PROVIDED AND ARE IDENTIFIED AS "TYPE A". THESE ROOM NUMBERS ARE 106 (ROOM TYPE: 2 BED - TYPE A), 215 (ROOM TYPE: 1 BED - TYPE A), AND 315 (ROOM TYPE: 1 BED - TYPE A)



LOWER LEVEL LIFE SAFETY PLAN

SCALE: 3/32" = 1'-0" (1 / A 301)

N W E S PLAN NORTH

ABACUS ARCHITECTS

CONSOLIDATED CONSTRUCTION CO.

REVISIONS:

NOTICE TO BIDDERS

BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: JULY 30, 2021

NEW PROJECT FOR HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: DNG

CHECKED BY: PM

LOWER LEVEL LIFE SAFETY PLAN

A 301

PROJ. NO. 2021-25

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

EXTERIOR ELEVATION KEYNOTES

NO.	DESCRIPTION
1	CULTURED STONE VENEER
2	ALUMINUM SIDING - TYPE #1 - CEDAR RENDITIONS (SPANISH MOSS)
3	ALUMINUM SIDING - TYPE #2 - CEDAR RENDITIONS (CEDAR BARK)
4	ALUMINUM SIDING - TYPE #3 - CEDAR RENDITIONS (AMBERWOOD)
5	ALUMINUM SOFFIT (VENTED) - CEDAR RENDITIONS (CEDAR BARK)
6	CULTURED STONE WATERTABLE
7	PRE-FINISHED METAL COPING
8	PRE-FINISHED METAL ROOF EDGE FLASHING
9	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL BALCONIES)
10	PRE-FABRICATED BALCONY ASSEMBLY
11	STEEL FRAMED BALCONY w/ COMPOSITE DECKING
12	PRE-FINISHED METAL CAP
13	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
14	SLIDING PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	6" DIA. CONCRETE FILLED STEEL BOLLARDS
17	PAINTED STEEL COLUMNS
18	24" BACKLIT ANODIZED ALUMINUM LETTERS
19	MIN. 42" HIGH PAINTED STEEL GUARDRAIL SYSTEM ON CONCRETE RETAINING WALL
20	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS

SOUTH ELEVATION - AREA B (2 / A 501)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - AREA A (1 / A 501)
SCALE: 1/8" = 1'-0"

ABACUS ARCHITECTS

CONSOLIDATED CONSTRUCTION CO.

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: JULY 30, 2021

NEW PROJECT FOR HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS - BUILDING 1

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: DNG

CHECKED BY: PM

EXTERIOR ELEVATIONS

A 501

PROJ. NO. 2021-25

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

EXTERIOR ELEVATION KEYNOTES

NO.	DESCRIPTION
1	CULTURED STONE VENEER
2	ALUMINUM SIDING - TYPE #1 - CEDAR RENDITIONS (SPANISH MOSS)
3	ALUMINUM SIDING - TYPE #2 - CEDAR RENDITIONS (CEDAR BARK)
4	ALUMINUM SIDING - TYPE #3 - CEDAR RENDITIONS (AMBERWOOD)
5	ALUMINUM SOFFIT (VENTED) - CEDAR RENDITIONS (CEDAR BARK)
6	CULTURED STONE WATERTABLE
7	PRE-FINISHED METAL COPING
8	PRE-FINISHED METAL ROOF EDGE FLASHING
9	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL BALCONIES)
10	PRE-FABRICATED BALCONY ASSEMBLY
11	STEEL FRAMED BALCONY w/ COMPOSITE DECKING
12	PRE-FINISHED METAL CAP
13	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
14	SLIDING PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	6" DIA. CONCRETE FILLED STEEL BOLLARDS
17	PAINTED STEEL COLUMNS
18	24" BACKLIT ANODIZED ALUMINUM LETTERS
19	MIN. 42" HIGH PAINTED STEEL GUARDRAIL SYSTEM ON CONCRETE RETAINING WALL
20	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS

EAST ELEVATION - AREA A (2 / A 502)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION - AREA B (1 / A 502)
SCALE: 1/8" = 1'-0"

ABACUS ARCHITECTS

CONSOLIDATED CONSTRUCTION CO.

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: JULY 30, 2021

NEW PROJECT FOR HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS - BUILDING 1

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: DNG

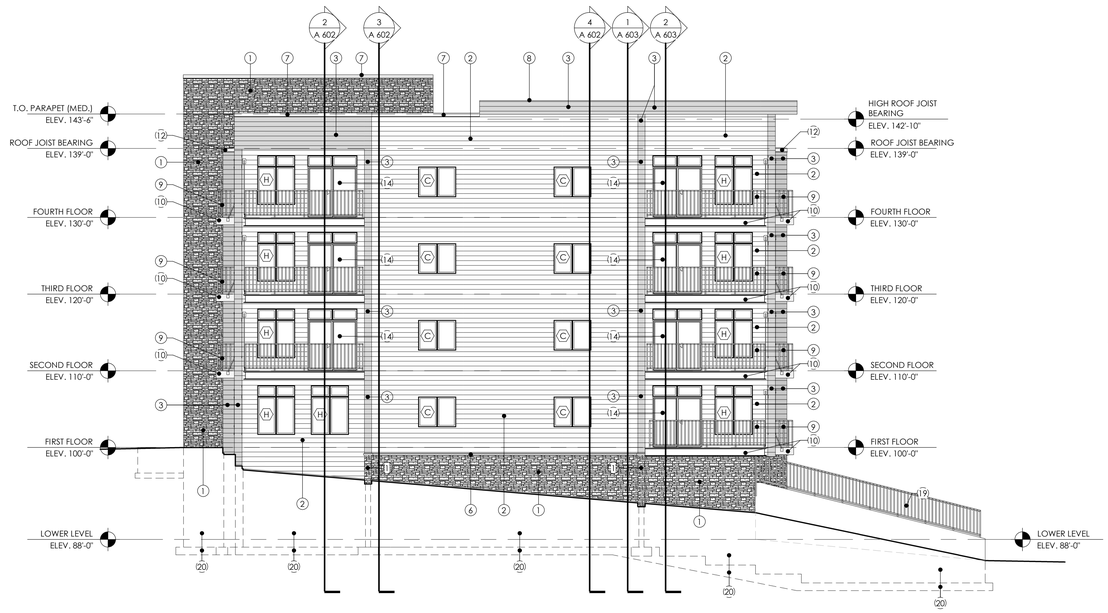
CHECKED BY: PM

EXTERIOR ELEVATIONS

A 502

PROJ. NO. 2021-25

EAST ELEVATION - AREA B (3 / A 503)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - AREA A (2 / A 503)
SCALE: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY, ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

EXTERIOR ELEVATION KEYNOTES

NO.	DESCRIPTION
1	CULTURED STONE VENEER
2	ALUMINUM SIDING - TYPE #1 - CEDAR RENDITIONS (SPANISH MOSS)
3	ALUMINUM SIDING - TYPE #2 - CEDAR RENDITIONS (CEDAR BARK)
4	ALUMINUM SIDING - TYPE #3 - CEDAR RENDITIONS (AMBERWOOD)
5	ALUMINUM SOFFIT (VENTED) - CEDAR RENDITIONS (CEDAR BARK)
6	CULTURED STONE WATERTABLE
7	PRE-FINISHED METAL COPING
8	PRE-FINISHED METAL ROOF EDGE FLASHING
9	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL BALCONIES)
10	PRE-FABRICATED BALCONY ASSEMBLY
11	STEEL FRAMED BALCONY w/ COMPOSITE DECKING
12	PRE-FINISHED METAL CAP
13	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
14	SLIDING PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	6" DIA. CONCRETE FILLED STEEL BOLLARDS
17	PAINTED STEEL COLUMNS
18	24" BACKLIT ANODIZED ALUMINUM LETTERS
19	MIN. 42" HIGH PAINTED STEEL GUARDRAIL SYSTEM ON CONCRETE RETAINING WALL
20	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS

WEST ELEVATION - AREA A (1 / A 503)
SCALE: 1/8" = 1'-0"

ABACUS ARCHITECTS

CONSOLIDATED CONSTRUCTION CO.

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2022 ABACUS ARCHITECTS, INC.

ISSUE DATE: JULY 30, 2021

NEW PROJECT FOR HOPE HOUSING FOUNDATION

DREAMVILLE KAUKAUNA APARTMENTS - BUILDING 1

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53203

DRAWN BY: DNG

CHECKED BY: PM

EXTERIOR ELEVATIONS

A 503

PROJ. NO. 2021-25

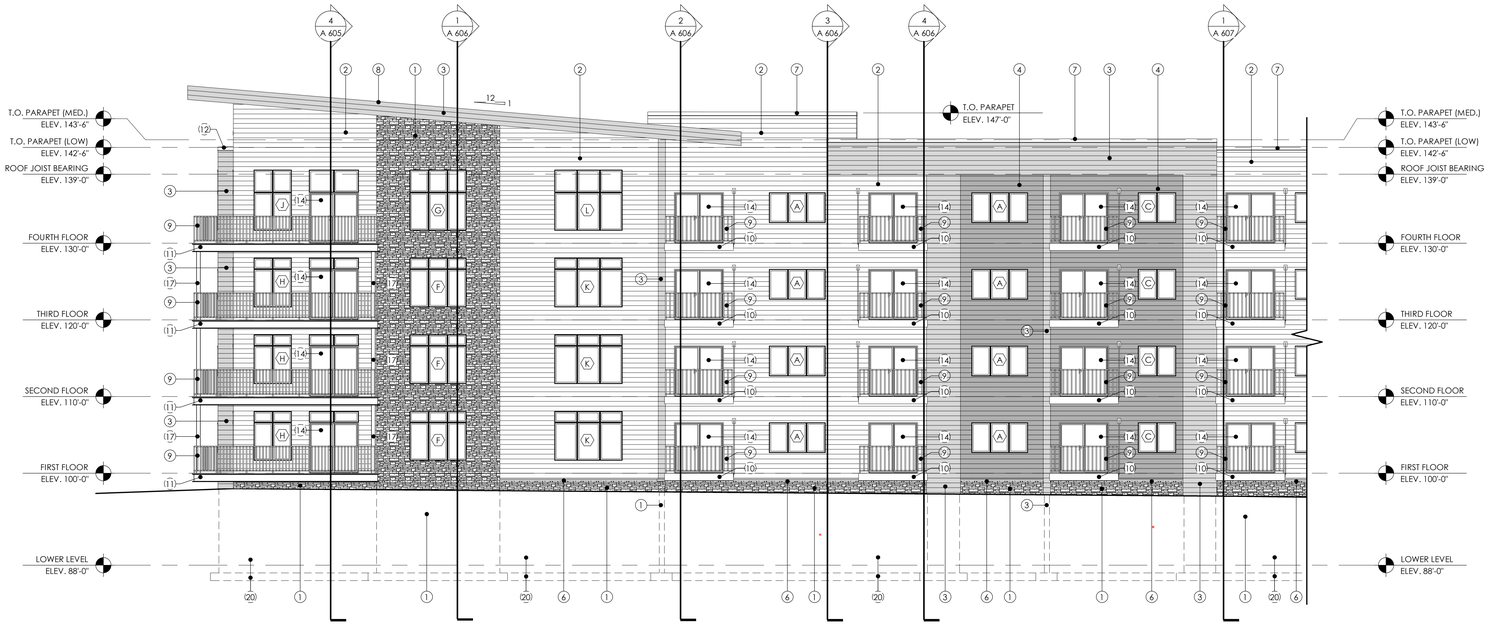
GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

EXTERIOR ELEVATION KEYNOTES

NO.	DESCRIPTION
1	CULTURED STONE VENEER
2	ALUMINUM SIDING - TYPE #1 - CEDAR RENDITIONS (SPANISH MOSS)
3	ALUMINUM SIDING - TYPE #2 - CEDAR RENDITIONS (CEDAR BARK)
4	ALUMINUM SIDING - TYPE #3 - CEDAR RENDITIONS (AMBERWOOD)
5	ALUMINUM SOFFIT (VENTED) - CEDAR RENDITIONS (CEDAR BARK)
6	CULTURED STONE WATERTABLE
7	PRE-FINISHED METAL COPING
8	PRE-FINISHED METAL ROOF EDGE FLASHING
9	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL BALCONIES)
10	PRE-FABRICATED BALCONY ASSEMBLY
11	STEEL FRAMED BALCONY w/ COMPOSITE DECKING
12	PRE-FINISHED METAL CAP
13	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
14	SLIDING PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	6" DIA. CONCRETE FILLED STEEL BOLLARDS
17	PAINTED STEEL COLUMNS
18	24" BACKLIT ANODIZED ALUMINUM LETTERS
20	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS

SOUTH ELEVATION - AREA B (2 / A 501)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - AREA A (1 / A 501)
SCALE: 1/8" = 1'-0"

ABACUS ARCHITECTS

CONSOLIDATED CONSTRUCTION CO.

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2021 ABACUS ARCHITECTS, INC.

ISSUE DATE: JULY 30, 2021

NEW PROJECT FOR HARVEST DEVELOPMENT

DREAMVILLE KAUKAUNA APARTMENTS - BUILDING 2

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208. MILWAUKEE, WI 53203

DRAWN BY: DNG

CHECKED BY: PM

EXTERIOR ELEVATIONS

A 501

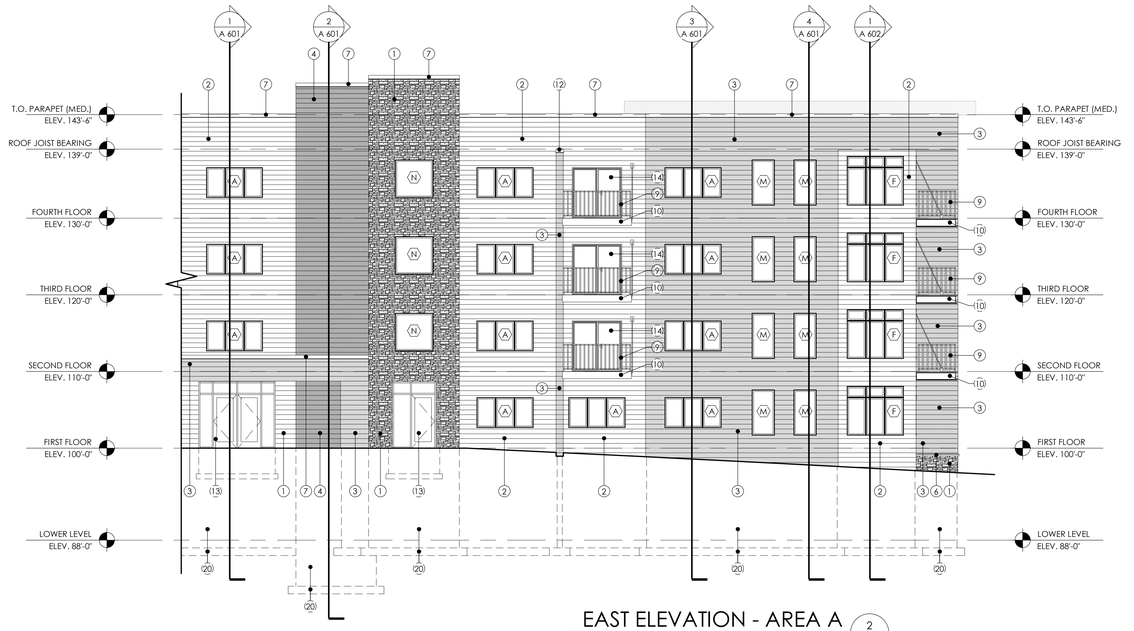
PROJ. NO. 2021-25

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

EXTERIOR ELEVATION KEYNOTES

NO.	DESCRIPTION
1	CULTURED STONE VENEER
2	ALUMINUM SIDING - TYPE #1 - CEDAR RENDITIONS (SPANISH MOSS)
3	ALUMINUM SIDING - TYPE #2 - CEDAR RENDITIONS (CEDAR BARK)
4	ALUMINUM SIDING - TYPE #3 - CEDAR RENDITIONS (AMBERWOOD)
5	ALUMINUM SOFFIT (VENTED) - CEDAR RENDITIONS (CEDAR BARK)
6	CULTURED STONE WATERTABLE
7	PRE-FINISHED METAL COPING
8	PRE-FINISHED METAL ROOF EDGE FLASHING
9	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL BALCONIES)
10	PRE-FABRICATED BALCONY ASSEMBLY
11	STEEL FRAMED BALCONY w/ COMPOSITE DECKING
12	PRE-FINISHED METAL CAP
13	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
14	SLIDING PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	6" DIA. CONCRETE FILLED STEEL BOLLARDS
17	PAINTED STEEL COLUMNS
18	24" BACKLIT ANODIZED ALUMINUM LETTERS
20	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS



EAST ELEVATION - AREA A (2 / A 502)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION - AREA B (1 / A 502)
SCALE: 1/8" = 1'-0"

ABACUS ARCHITECTS

CONSOLIDATED CONSTRUCTION CO.

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2021 ABACUS ARCHITECTS, INC.

ISSUE DATE: JULY 30, 2021

NEW PROJECT FOR HARVEST DEVELOPMENT

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208., MILWAUKEE, WI 53203

DRAWN BY: DNG

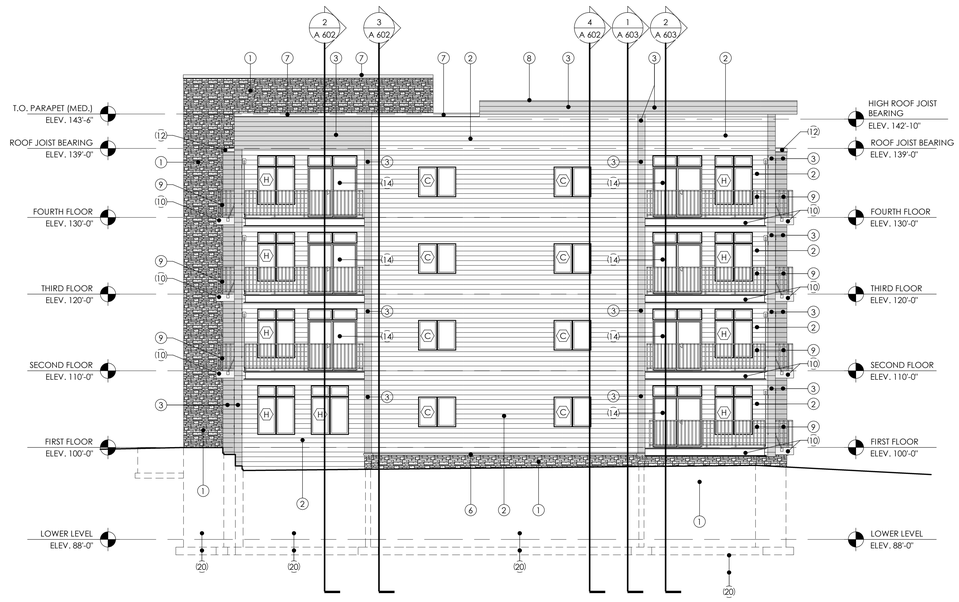
CHECKED BY: PM

EXTERIOR ELEVATIONS

A 502

PROJ. NO. 2021-25

EAST ELEVATION - AREA B (3 / A 503)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - AREA A (2 / A 503)
SCALE: 1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.

EXTERIOR ELEVATION KEYNOTES

NO.	DESCRIPTION
1	CULTURED STONE VENEER
2	ALUMINUM SIDING - TYPE #1 - CEDAR RENDITIONS (SPANISH MOSS)
3	ALUMINUM SIDING - TYPE #2 - CEDAR RENDITIONS (CEDAR BARK)
4	ALUMINUM SIDING - TYPE #3 - CEDAR RENDITIONS (AMBERWOOD)
5	ALUMINUM SOFFIT (VENTED) - CEDAR RENDITIONS (CEDAR BARK)
6	CULTURED STONE WATERTABLE
7	PRE-FINISHED METAL COPING
8	PRE-FINISHED METAL ROOF EDGE FLASHING
9	PRE-FABRICATED ALUMINUM GUARDRAIL SYSTEM (TYP. AT ALL BALCONIES)
10	PRE-FABRICATED BALCONY ASSEMBLY
11	STEEL FRAMED BALCONY w/ COMPOSITE DECKING
12	PRE-FINISHED METAL CAP
13	ALUMINUM STOREFRONT ENTRANCE DOOR AND FRAME
14	SLIDING PATIO DOOR ASSEMBLY
15	OVERHEAD SECTIONAL DOOR
16	6" DIA. CONCRETE FILLED STEEL BOLLARDS
17	PAINTED STEEL COLUMNS
18	24" BACKLIT ANODIZED ALUMINUM LETTERS
20	FOUNDATION & FOOTING - SEE STRUCTURAL DRAWINGS

WEST ELEVATION - AREA A (1 / A 503)
SCALE: 1/8" = 1'-0"

ABACUS ARCHITECTS

CONSOLIDATED CONSTRUCTION CO.

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

© 2021 ABACUS ARCHITECTS, INC.

ISSUE DATE: JULY 30, 2021

NEW PROJECT FOR HARVEST DEVELOPMENT

DREAMVILLE KAUKAUNA APARTMENTS - BUILDING 2

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1130A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 313 N. PLANKINTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: DNG

CHECKED BY: PM

EXTERIOR ELEVATIONS

A 503

PROJ. NO. 2021-25

EXTERIOR RENDERINGS

BOTH BUILDINGS ARE IDENTICAL IN SHAPE AND MATERIALS.

ABACUS ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

© 2016 ABACUS ARCHITECTS, INC.

JULY 30, 2021

NEW APARTMENT BUILDING

DREAMVILLE KAUKAUNA APARTMENTS

250 LAWE STREET, KAUKAUNA, WISCONSIN 54130

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 313 PLANKINTON AVE. MILWAUKEE, WI 53202

DRAWN BY: Author

CHECKED BY: Checker

RENDERINGS

A
100

PROJ. NO. 2021-25