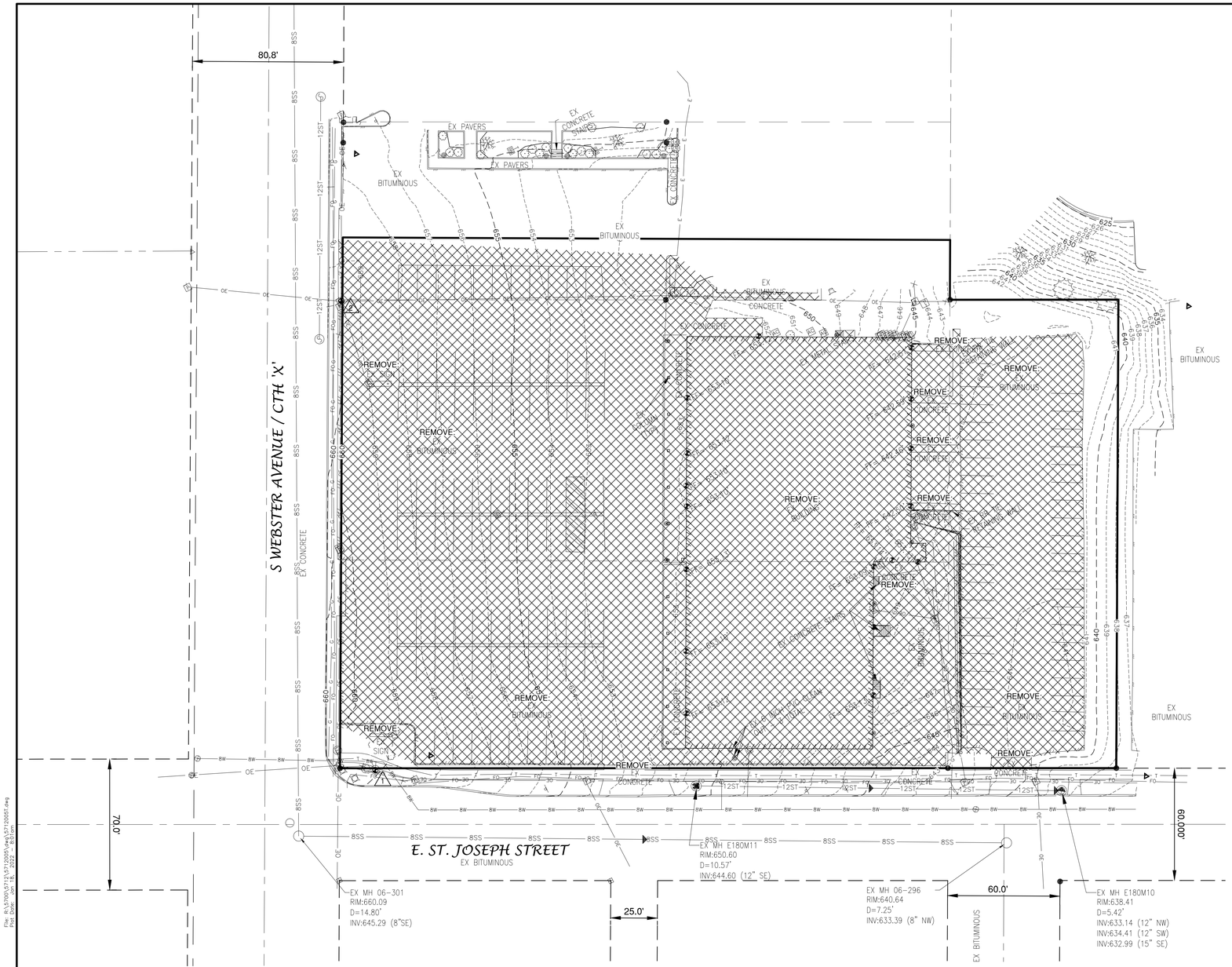



## LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE DEMOLISHED
- TREE/SHRUB TO BE REMOVED
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

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

## UTILITY INFORMATION:

UTILITIES PRESENT:
--VILLAGE OF ALLOUEZ-- BROWN COUNTY TECHNOLOGY, --NET LEC--, --AT&T--,-TIME WARNER CABLE--,-WISCONSIN PUBLIC SERVICE--, AND --TDS METROCOM--.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER --#20201303854,20201303856, 20201303892, AND 20201303906 & DATE 04/03/2020--, VISIBLE OBSERVATION (--04/20/2020--) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
VILLAGE OF ALLOUEZ
1649 S. WEBSTER AV.
GREEN BAY, WI 54301

(920) 448-2800

TELECOMMUNICATIONS:
BROWN COUNTY TECHNOLOGY
111 N. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 448-6266

TELECOMMUNICATIONS:
NET LEC / NSIGHT / CELLCOM
C/O MI TECH SERVICES
221 W. WASHINGTON ST.
APPLETON, WI 54911

(920) 739-7659

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TDS METROCOM / TDS TELECOM
1029 W. MASON ST.
GREEN BAY, WI 54303

(920)884-3340

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303

(920) 944-1581

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

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

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

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

NORTH

0' 30' 60'

SCALE IN FEET

## DEMOLITION NOTES

1. EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
2. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
3. ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
4. DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH STANDARD DETAIL "CURB REMOVAL", SEE DETAIL SHEETS.

## OWNER INFORMATION:

GENERAL CAPITAL GROUP
6938 N SANTA MONICA BLVD.
MILWAUKEE, WI 53217

PHONE NUMBER-262-249-0057

CONTACT: SARAH HILLENBRAND

| BENCHMARK | BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.** | |
|---|---|---|
| NO. | DESCRIPTION | EL. |
| 1 | TOP NUT OF FIRE HYDRANT | EL. 663.55 |
| 2 | NAIL IN POWER POLE 150 CC51 | EL. 660.41 |

| NO. | DATE | APPROV. | REVISION | NO. | DATE | APPROV. | REVISION |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

DRAWN: BLT
CHECKED: ----
DESIGNED: ----

PROPOSED MIXED-USE DEVELOPMENT
FOR GENERAL CAPITAL GROUP
VILLAGE OF ALLOUEZ
BROWN COUNTY, WISCONSIN

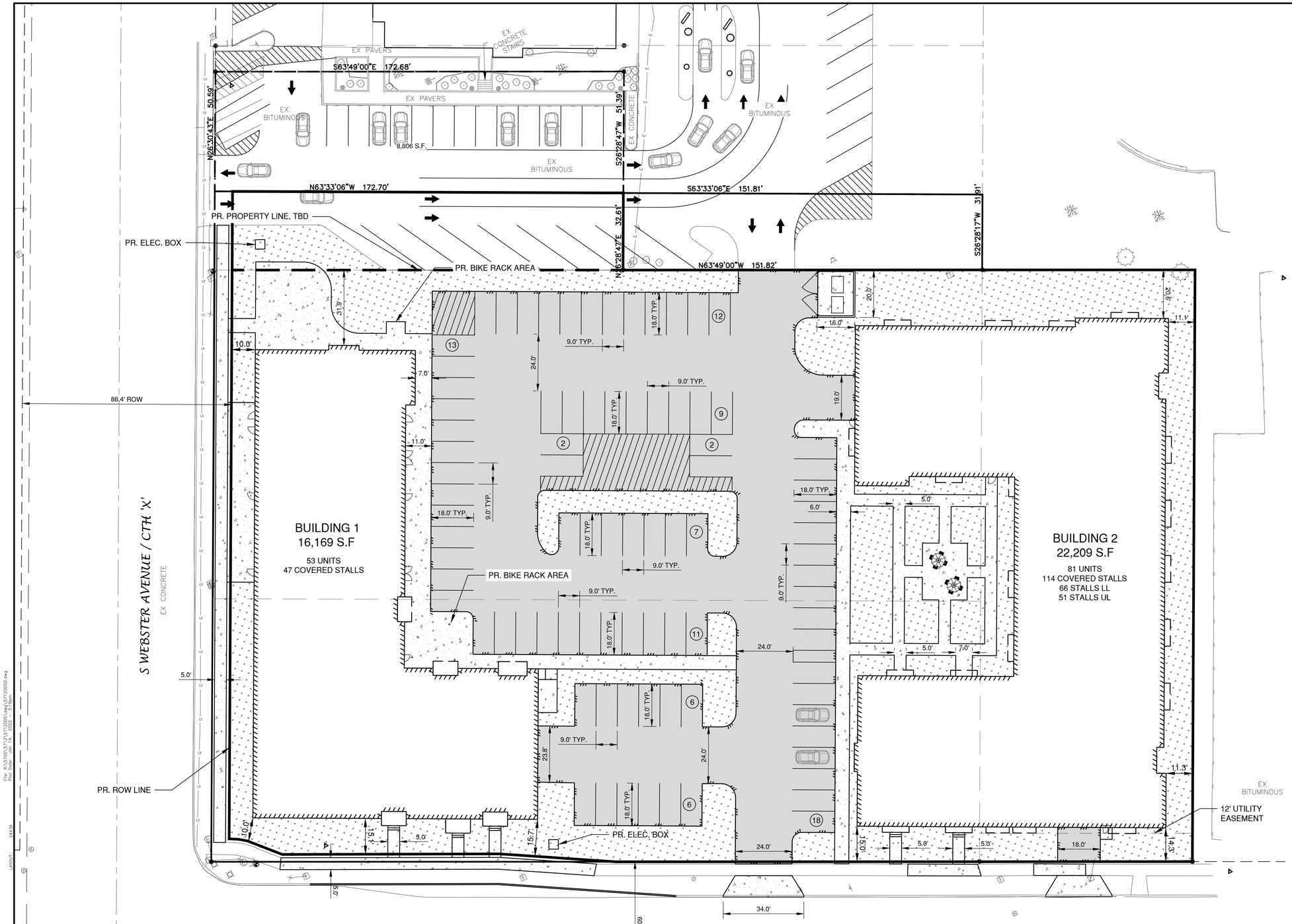
EXISTING SITE CONDITIONS AND DEMO PLAN

DATE: 03/2020
FILE: 5712005T
JOB NO.: 5712005

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

SHEET NO. 1

File: R:\5700\5712\5712005\dwg\5712005T.dwg
Plot Date: Jan 18, 2022 - 8:51am
LAYOUT: 24X36




## LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

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

## NOTE

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

## PARKING DATA

ABOVE GROUND STALLS PROVIDED = 86
COVERED STALLS PROVIDED = 161
TOTAL PARKING STALLS = 247
PARKING CALCS - TBD
BIKE PARKING- TBD

## SITE PROJECT DATA

TOTAL AREA = 2.45 ACRES, 106,790 S.F.
BUILDING AREA = 0.88 ACRES, 38,378 S.F. (35.9%)
SIDEWALK/PARKING LOT AREA = 0.94 ACRES, 40,974 S.F. (38.4%)
GREEN SPACE = 0.63 ACRES, 27,438 S.F. (25.7%)

## ZONING

MX1

## PARCEL NO.

AL-50-10
AL-50-9-3
AL-1955-R-101

## PARCEL ADDRESS

1903 S. WEBSTER AVE.

## DEVELOPER/OWNER

GENERAL CAPITAL GROUP

## PARCEL NO.

WEBSTER = PRIMARY BUILD-TO-ZONE = 5-15'
ST. JOSEPH= NON-PRIMARY BUILD-TO-ZONE = 0-10 OR AVG. 15'
REAR (EAST PARCEL LINE)- 10'
SIDE (NORTH PARCEL LINE)-7'

NORTH

0' 20' 40'
SCALE IN FEET

| NO. | DATE | APPROV. | REVISION | NO. | DATE | APPROV. | REVISION |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

DRAWN BLT
CHECKED ---
DESIGNED ---

PROPOSED MIXED-USE DEVELOPMENT
FOR GENERAL CAPITAL GROUP
VILLAGE OF ALLOUEZ
BROWN COUNTY, WISCONSIN

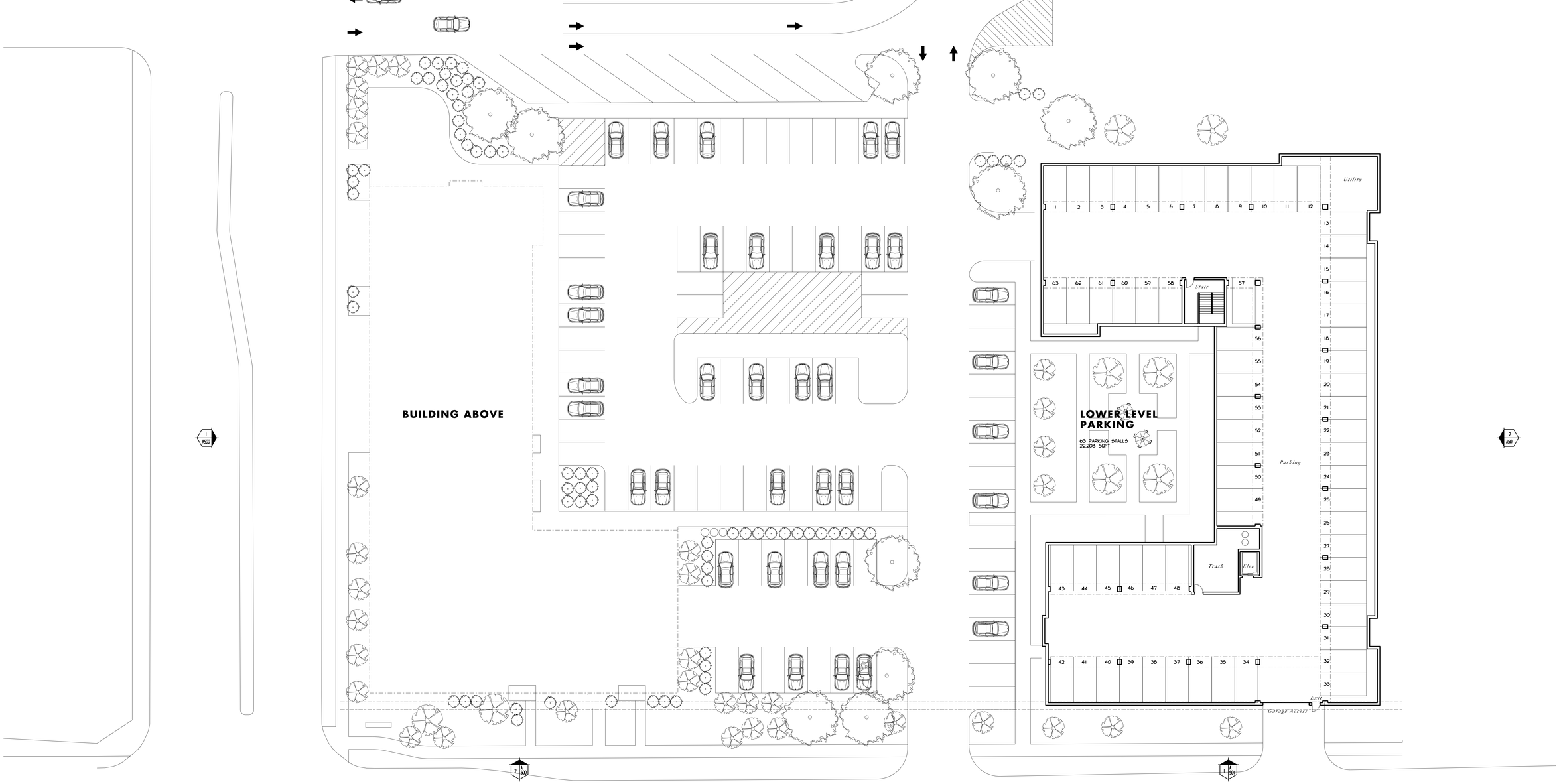
SITE PLAN

DATE 07/2021
FILE 5712005D
JOB NO. 5712005

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

SHEET NO. 2

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Layout: 24X36

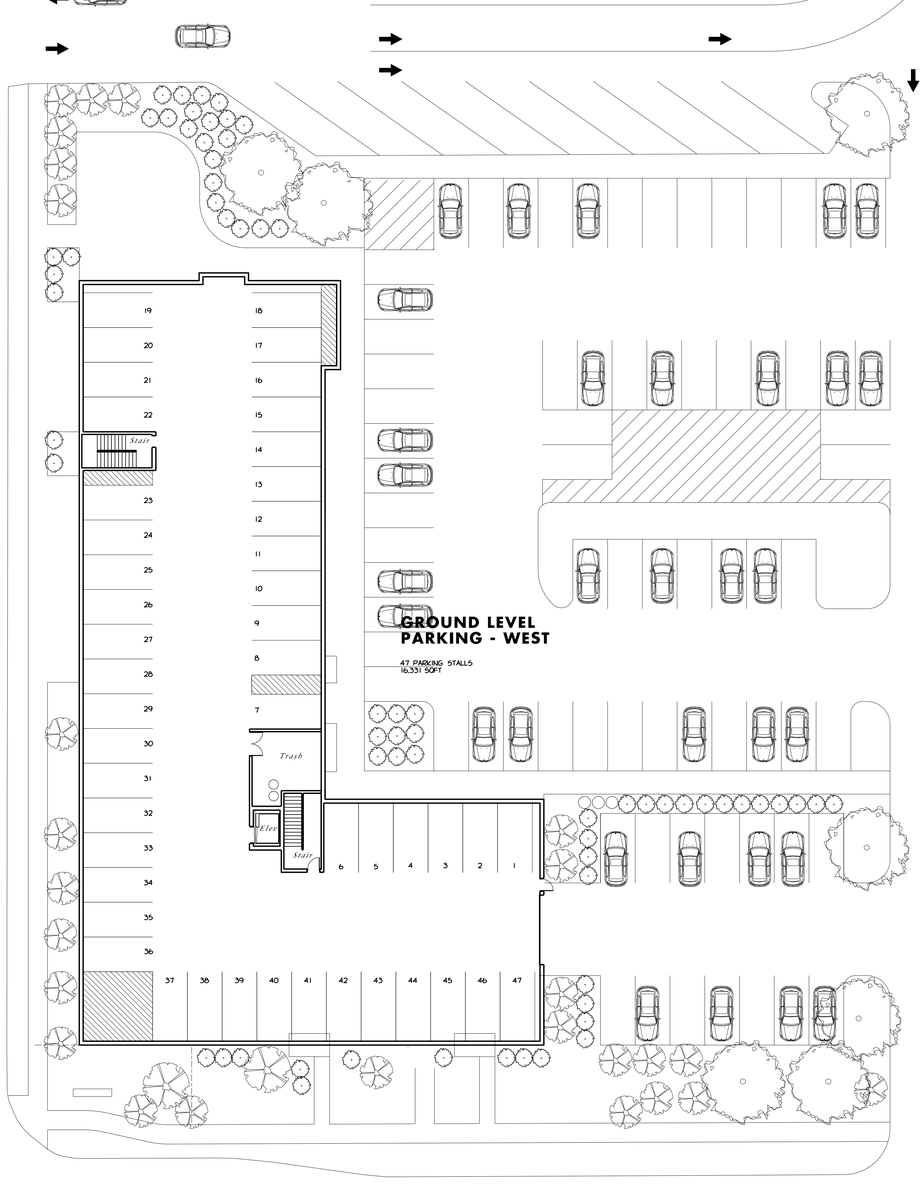


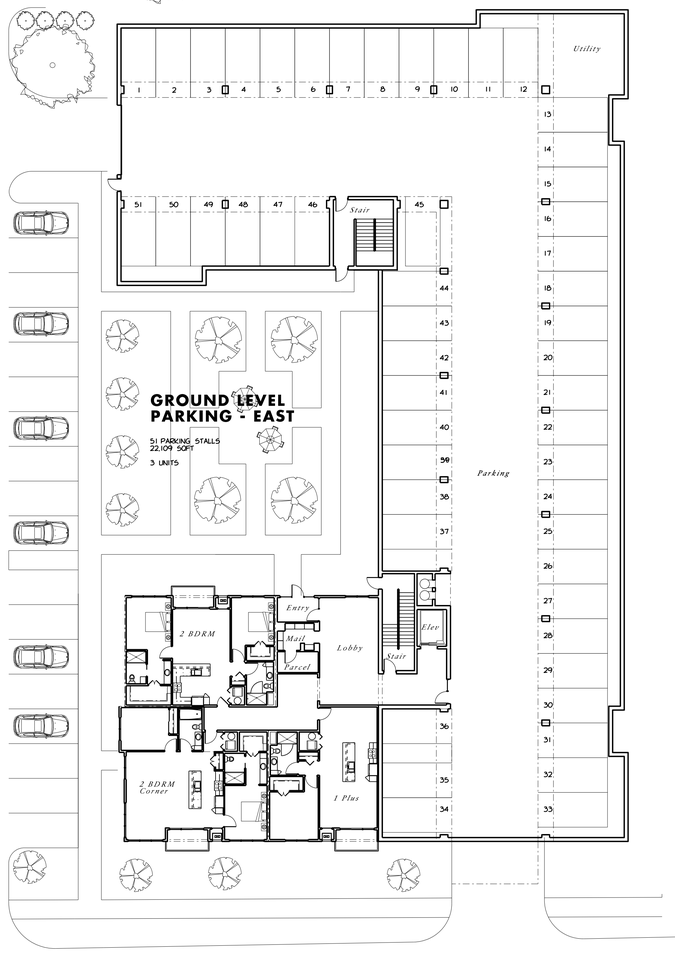

14 JANUARY 2022

# LOWER LEVEL - EAST I FLOOR PLAN

## VELAY | GENERAL CAPITAL

ALLOUEZ, WISCONSIN



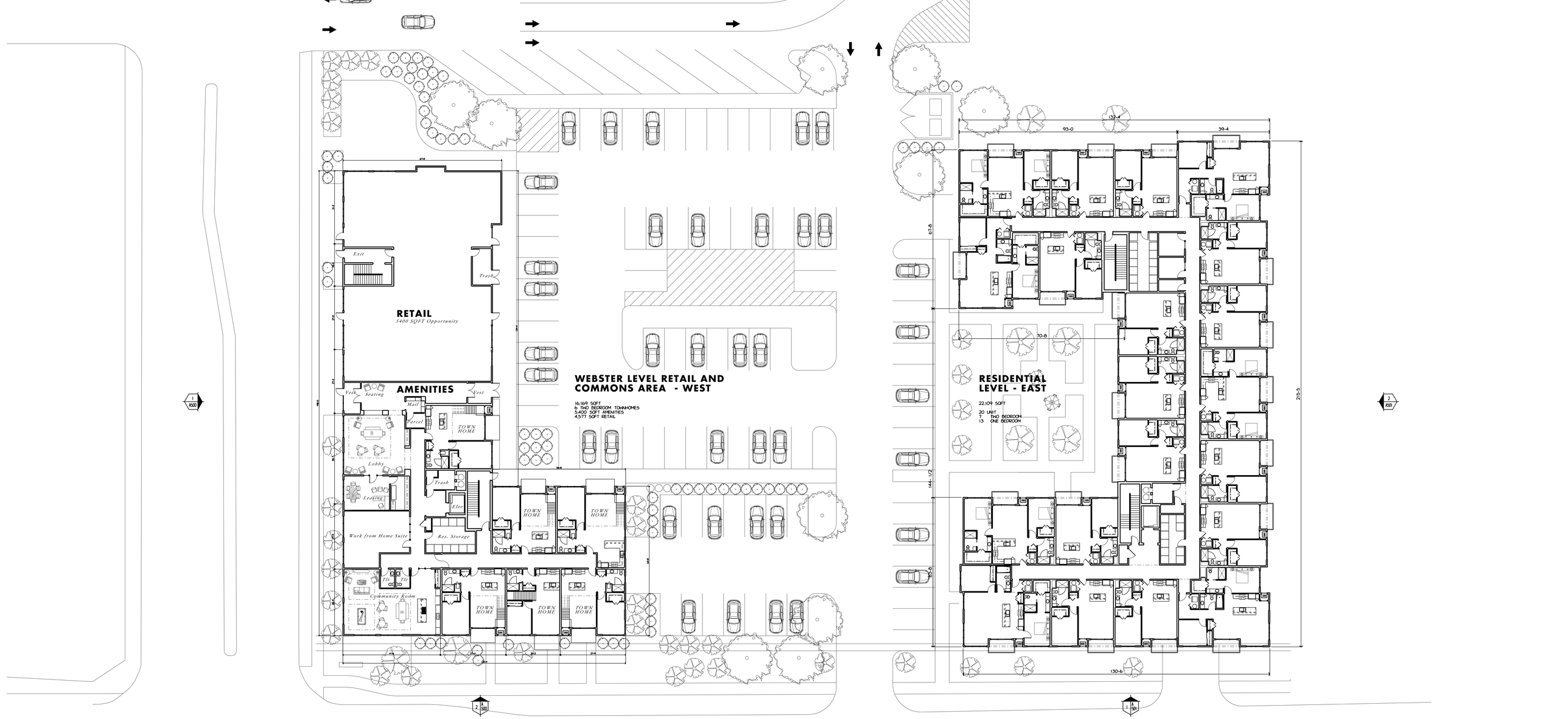




14 JANUARY 2022

# GROUND LEVEL I FLOOR PLAN

## VELAY | GENERAL CAPITAL

ALLOUEZ, WISCONSIN

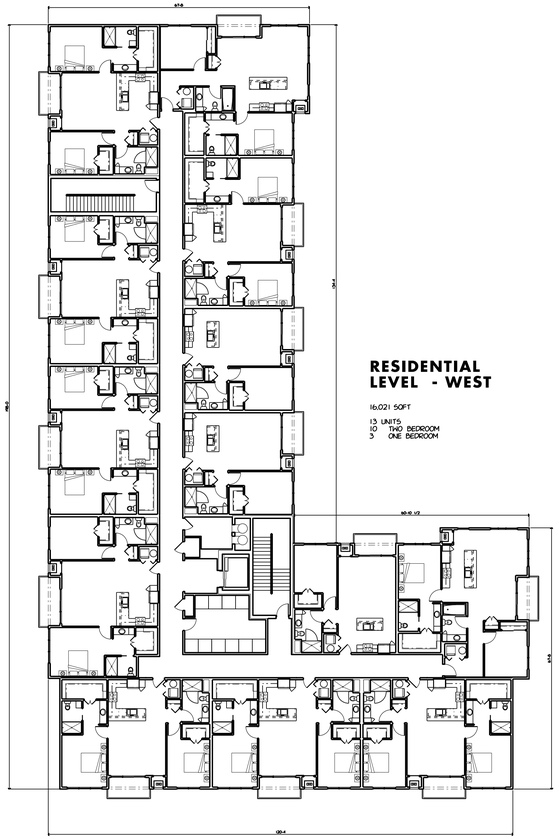



14 JANUARY 2022

# WEBSTER LEVEL I FLOOR PLAN

## VELAY | GENERAL CAPITAL

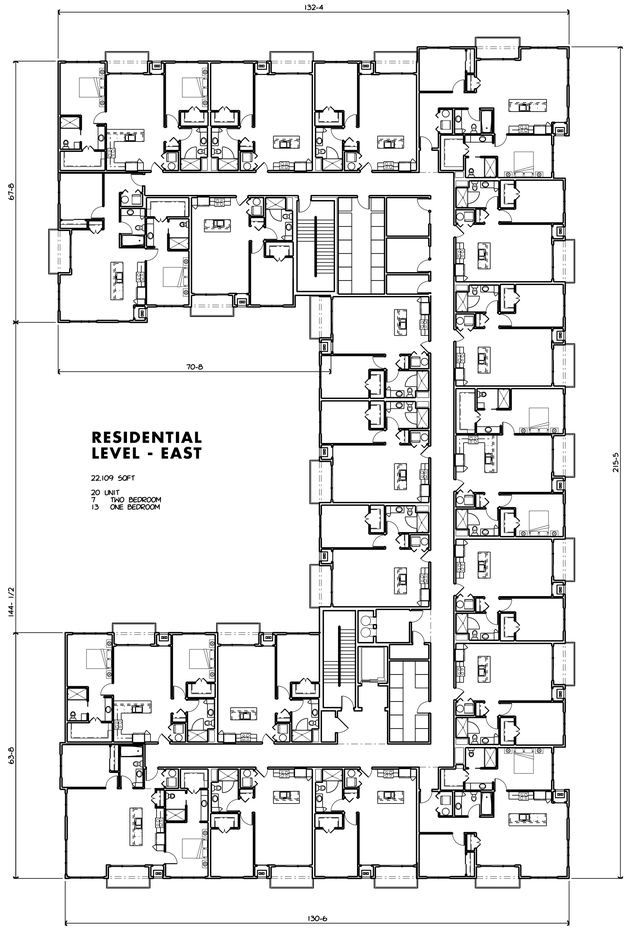
ALLOUEZ, WISCONSIN



**RESIDENTIAL LEVEL - WEST**

16,021 SQFT

13 UNITS
10 TWO BEDROOM
3 ONE BEDROOM



**RESIDENTIAL LEVEL - EAST**

22,109 SQFT

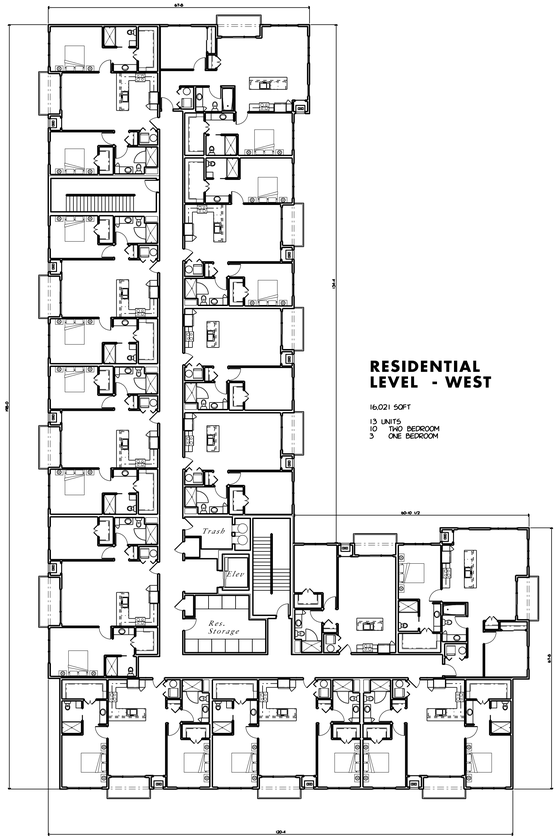
20 UNIT
7 TWO BEDROOM
13 ONE BEDROOM

14 JANUARY 2022

# SECOND AND THIRD I FLOOR PLAN

## VELAY | GENERAL CAPITAL

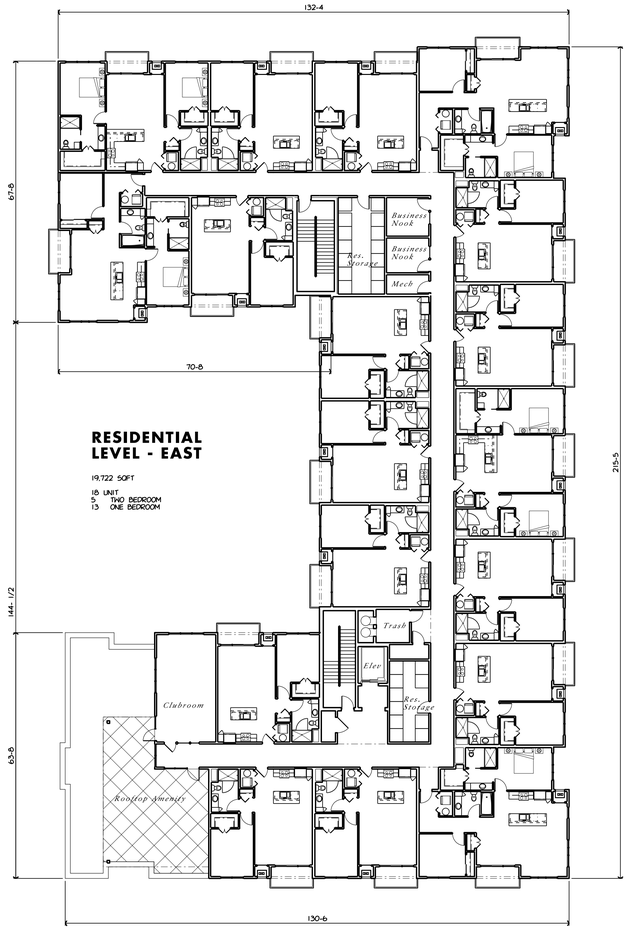
ALLOUEZ, WISCONSIN




**RESIDENTIAL LEVEL - WEST**

16,021 SQFT

13 UNITS
10 TWO BEDROOM
3 ONE BEDROOM




**RESIDENTIAL LEVEL - EAST**

19,722 SQFT

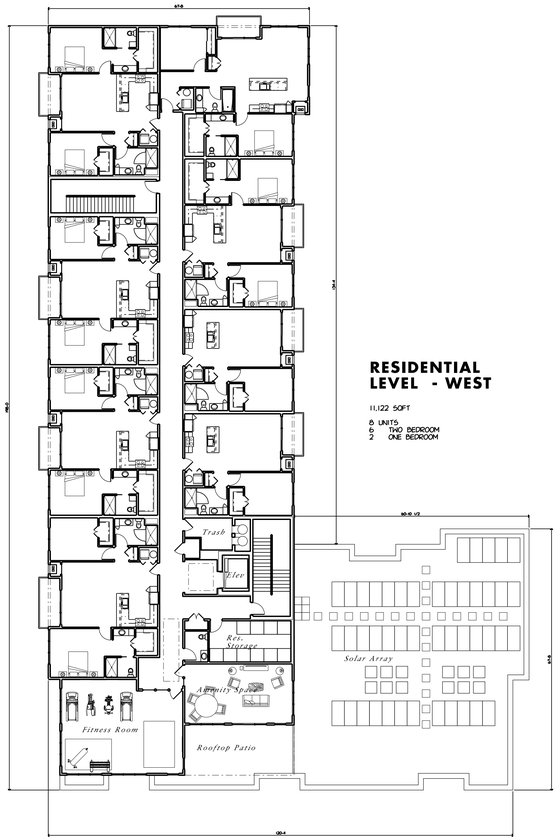
16 UNIT
5 TWO BEDROOM
13 ONE BEDROOM

14 JANUARY 2022

**FOURTH I** FLOOR PLAN

# VELAY | GENERAL CAPITAL

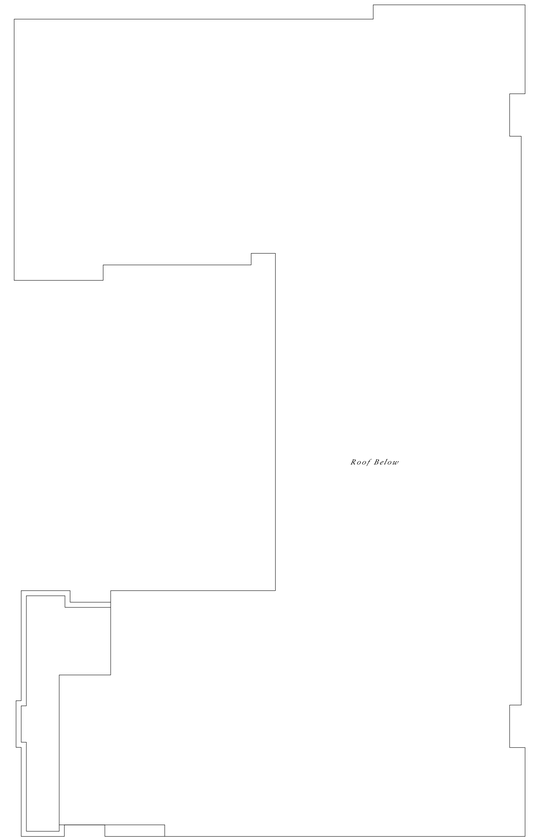
ALLOUEZ, WISCONSIN




**RESIDENTIAL LEVEL - WEST**

11,122 SQFT

8 UNITS
6 TWO BEDROOM
2 ONE BEDROOM




14 JANUARY 2022

# FIFTH I FLOOR PLAN

## VELAY | GENERAL CAPITAL

ALLOUEZ, WISCONSIN

## MATERIAL LEGEND

B1 - BRICK - COLOR A
B2 - BRICK - COLOR B

FP1 - FIBER CEMENT PANEL - COLOR A
FP2 - FIBER CEMENT PANEL - COLOR B
FP3 - FIBER CEMENT PANEL - COLOR C

WP - NICHIHA FIBER CEMENT PANEL - WOOD FINISH




E SAINT JOSEPH ST ELEVATION - WEST BUILDING
Scale: 1"=10'

2
A500




S WEBSTER AVE ELEVATION - WEST BUILDING
Scale: 1"=10'

1
A500




14 JANUARY 2022

**REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT**

WEST BUILDING | **EXTERIOR ELEVATIONS**

# VELAY | GENERAL CAPITAL

ALLOUEZ, WISCONSIN

**A500**

## MATERIAL LEGEND

B1 - BRICK - COLOR A
B2 - BRICK - COLOR B

FP1 - FIBER CEMENT PANEL - COLOR A
FP2 - FIBER CEMENT PANEL - COLOR B
FP3 - FIBER CEMENT PANEL - COLOR C

WP - NICHIHA FIBER CEMENT PANEL - WOOD FINISH



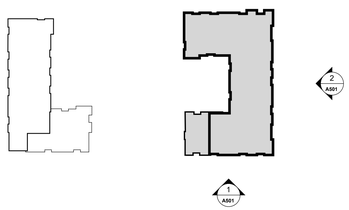

EAST ELEVATION - EAST BUILDING
Scale: 1"=10'

2
A501




E SAINT JOSEPH ST ELEVATION - EAST BUILDING
Scale: 1"=10'

1
A501




14 JANUARY 2022

**REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT**

EAST BUILDING | **EXTERIOR ELEVATIONS**

# VELAY | GENERAL CAPITAL

ALLOUEZ, WISCONSIN

**A501**




**VELAY** | CORNER OF S WEBSTER AVE & E ST JOSEPH ST




**VELAY** | S WEBSTER AVE MAIN ENTRY




**VELAY** | S WEBSTER AVE ELEVATION