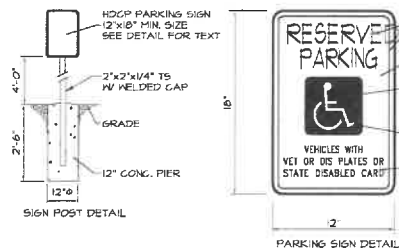


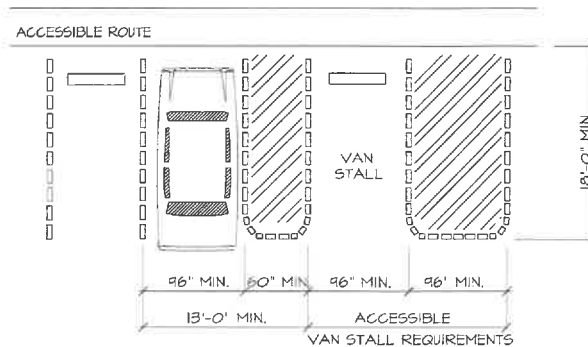
PROPOSED PLANNED UNIT DEVELOPMENT FOR:
3,000 FOREST AVE LLC
3,000 FOREST AVENUE
TWO RIVERS, WISCONSIN



HNDOP PARKING SIGN DETAILS
NOT TO SCALE



IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON) BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE - TRANS 1200.07



PARKING SPACE DIMENSIONS
N.T.S.

NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED THAT STALL MUST BE VAN ACCESSIBLE

4.7.1 ISLANDS. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMP AT BOTH SIDES AND A LEVEL AREA AT LEAST 40' LONG BETWEEN THE CURB RAMP IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

4.8 RAMPS

4.8.1 GENERAL. ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.8.

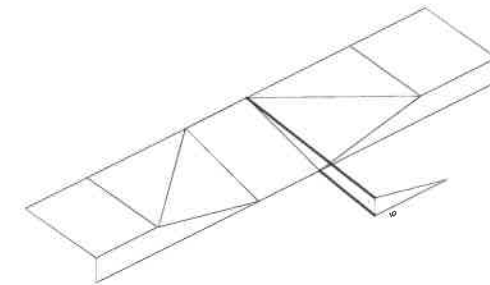
4.8.2 SLOPE AND RISE. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30". CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN 4.8.2(2) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

SIDEWALK RAMP
N.T.S.

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE



RECEIVED
JAN 31 2022

CODE ANALYSIS

USE AND OCCUPANCY

R-2 APARTMENTS
FULLY SPRINKLERED

TYPE OF CONSTRUCTION:

TYPE VB - WOOD FRAME UN-PROTECTED

ALLOWABLE AREA PER FLOOR

12,000 S.F. PER TABLE 506.2

BUILDING AREA (PER BUILDING)

FIRST FLOOR AREA 10,201 S.F.
SECOND FLOOR AREA 10,201 S.F.
TOTAL FLOOR AREA 20,402 S.F.

FIRE PROTECTION SYSTEM:

R-2 APARTMENTS TO BE FULLY SPRINKLERED PER NFPA-13R

SANITARY FIXTURE REQUIREMENTS:

MIN. (1) PRIVATE REST ROOM REQUIRED PER APARTMENT
(1) SERVICE SINK PROVIDED IN EQUIPMENT ROOM

FIRE FIGHTING APPARATUS

THE BUILDING IS LIMITED IN AREA
THE FIRE LANE IS UNOBSTRUCTED
THE FIRE LANE IS WITHIN 150' OF ALL PARTS OF THE EXTERIOR WALL
WITH A MIN. UNOBSTRUCTED HEIGHT OF 17'-0"
THE BUILDING IS 26'-0" TALL

CONTROL AREAS

NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING
PER TABLES 307.1(1) AND 307.1 (2)

PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

ADDRESS: 3000 FOREST AVENUE
TWO RIVERS, WI 54241

USE: R-2 RESIDENTIAL

OWNER: 3000 FOREST AVE LLC
12282 NORTHMONT DRIVE
GREENVILLE, MI 49442

CONTACT: TIM SCHAEFER
PHONE 420-471-2542

DESIGNERS OF RECORD:

ARCHITECT: DANIEL J. MEISSNER AIA, LLC
230 E. CALUMET STREET
APPLETON, WI 54911
P/1201 428-0982

CONTACT: EDWARD FISHER (CONSULTANT)
P/1201 680-4060

DRAWING INDEX

- CS COVER SHEET & PROJECT INFO
- C1.0 OVERALL EXISTING SITE PLAN
- C1.1 PROPOSED SITE PLAN
- C1.2 UTILITIES & GRADING PLAN
- L1.1 LANDSCAPE & LIGHTING PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A2.1 BUILDING ELEVATIONS
- A2.1C COLORED BUILDING ELEVATIONS

SUBMITTED TO PLAN COMMISSION 1/31/22
RE-SUBMITTED FOR P.D. APPROVAL 1/03/22
SUBMITTED FOR P.D. APPROVAL 12/27/21
SUBMITTED TO PLAN COMMISSION 7/12/21

REV. NO.	DATE	DESCRIPTION

Design Associate:
325 E. KILB AVE
GREEN BAY, WISCONSIN
(920) 880-4080
edward.fisher@conceptone.com

Concept One Design & Development

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street Appleton, WI
920.428.0982

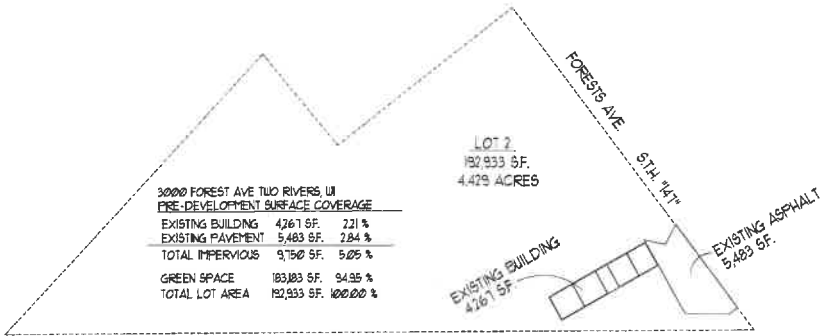
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MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE 12/27/21
SHEET CS
PROJECT NUMBER 21219

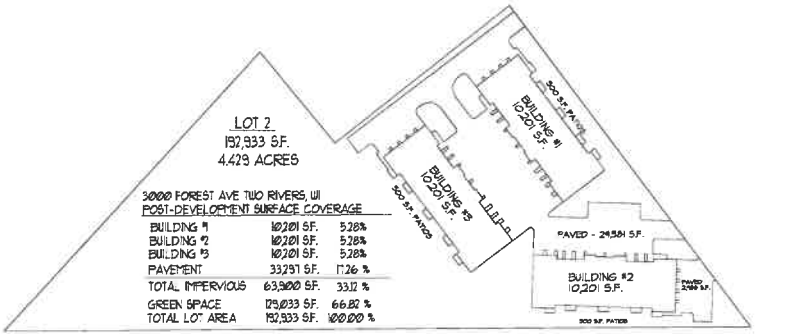
PRELIMINARY - NOT FOR CONSTRUCTION



OVERALL
EXISTING SITE PLAN
SCALE: 1" = 100'-0"



PRE- DEVELOPMENT PLAN
NOT TO SCALE



POST-DEVELOPMENT PLAN
NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

Design Associate:

Concept One Design & Development

925 E. 4318 AVE
GREEN BAY WISCONSIN
(920) 688-1060
info@conceptone.com

Architect:

Daniel J. Meissner
AIA, LLC

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Appleton, WI
920.428.0982

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
12/27/21
SHEET
C1.0
PROJECT NUMBER
21219



OVERALL
PROPOSED SITE PLAN
SCALE: 1" = 100'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
7/12/21

SHEET
C1.01

PROJECT NUMBER
21219

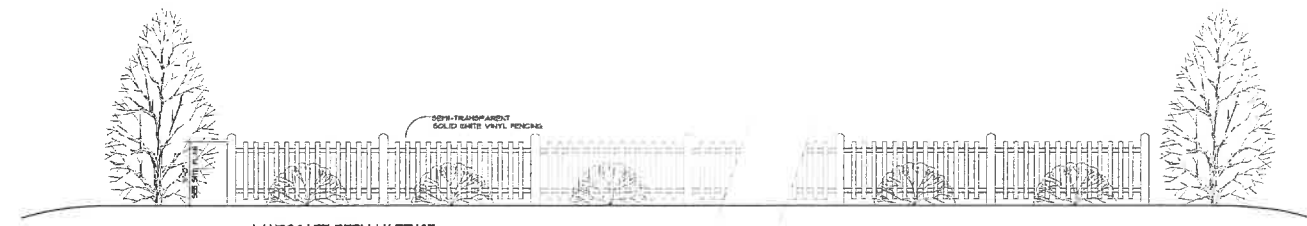
Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street Appleton, WI
920.428.0982

Design Associate:

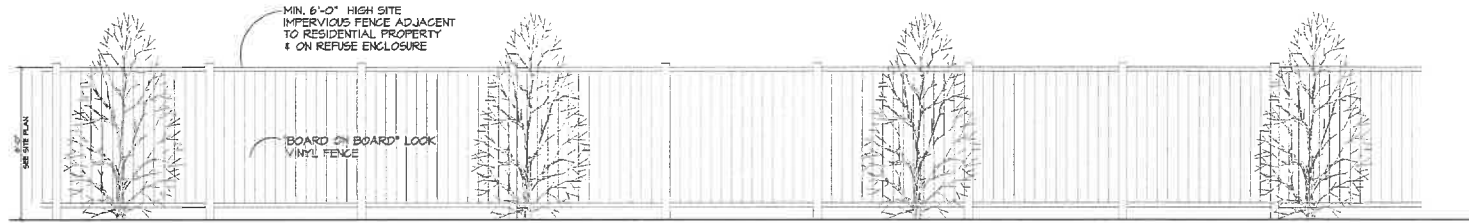
 **Concept One Design & Development**

322 E. KALB AVE.
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(920) 688-4000
efisher.conceptone@gmail.com

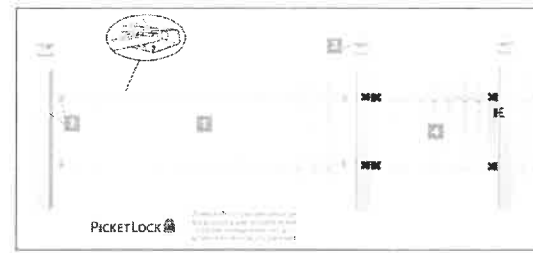
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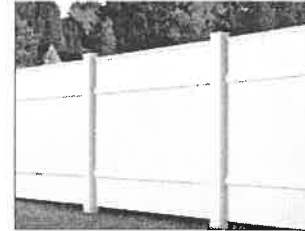
LANDSCAPE BERM W/ FENCE
NOT TO SCALE



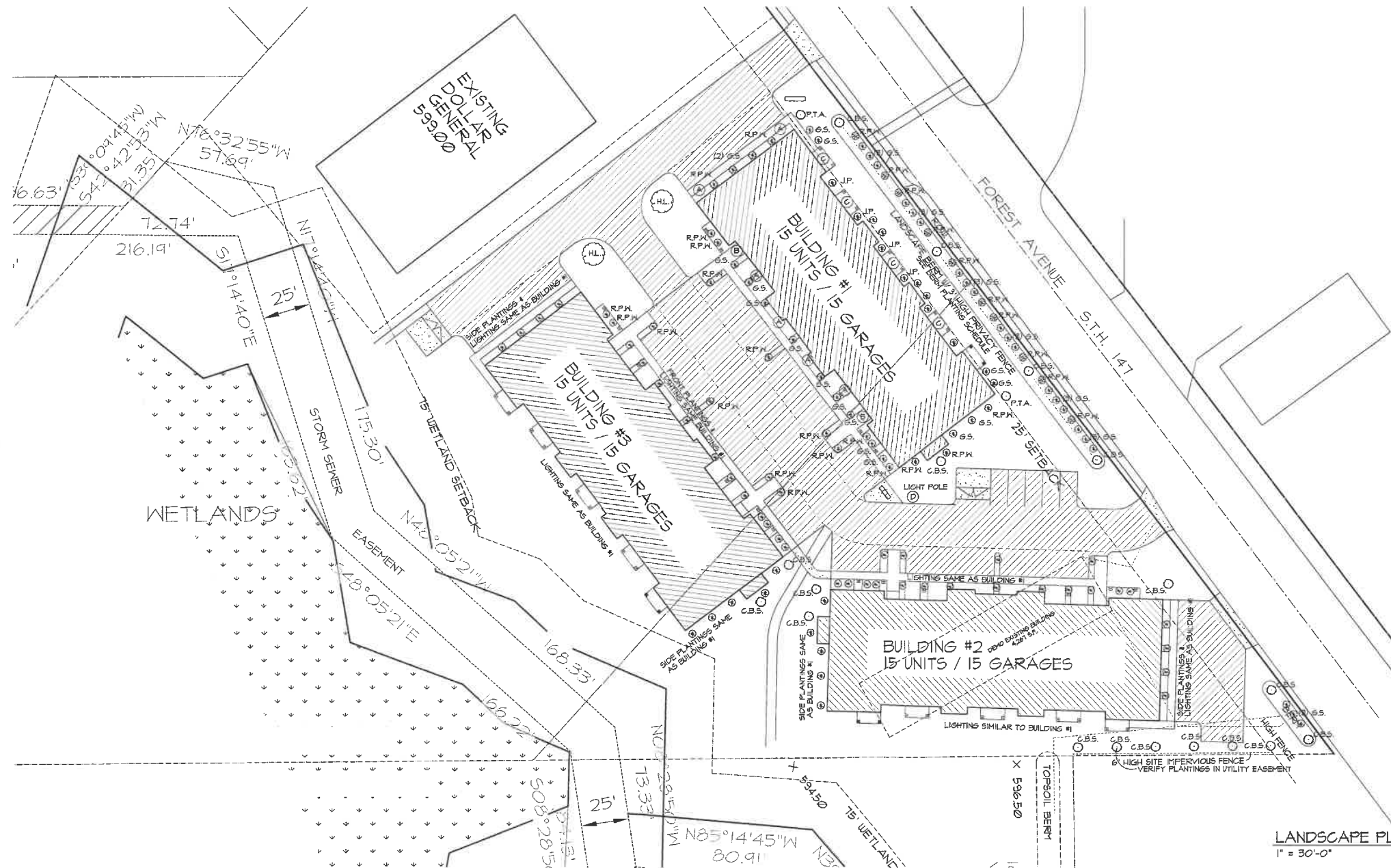
COMMERCIAL / RESIDENTIAL BUFFER
NOT TO SCALE
PLANTINGS TO BE VERIFIED
APPROX. 50 L.F. SHOWN



3' X 6' FENCE PANEL
NOT TO SCALE



6' X 6' VINYL FENCE PANEL
NOT TO SCALE



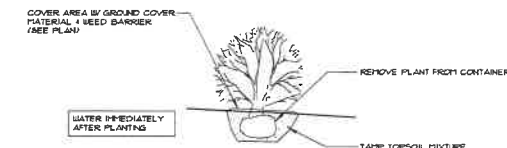
LIGHTING SCHEDULE		
MARK	DESCRIPTION	REMARKS
(A)	HALL PACK	SIDES & TOP SHIELDED (AT GARAGES)
(B)	SOFFITLIGHT	SIDES & TOP SHIELDED (AT ENTRANCE SOFFIT)
(C)	HALL PACK	SIDES & TOP SHIELDED (AT PATIO, BOTH FLOORS)
(D)	DIRECTIONAL LITE POLE	-
PHOTOMETRIC PLAN & LIGHTING SPECIFICATIONS TO SUBMITTED AND APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION		

LANDSCAPE SHRUB SCHEDULE					
DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
SOLIDPLANE SPIREA	S.S.		18" MIN.		
JACKMAN POTENTILLA	J.P.		18" MIN.		
RED PRINCE UEIGELA	R.P.U.		24" MIN.		
PYRAMIDAL TULIA ARBORVITAE	P.T.A.		5' MIN.		
VERIFY QUANTITY OF SHRUBS W/ LANDSCAPE PLAN AS APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION					

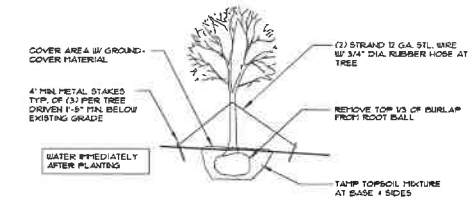
LANDSCAPE TREE SCHEDULE					
DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
HONEY LOCUST	H.L.		2 1/2" DIA.		
COLORADO BLUE SPRUCE	C.B.S.		1 1/2" DIA. HIGH PLANTING		
VERIFY QUANTITY OF TREES W/ LANDSCAPE PLAN AS APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION					

NOTE:
FINAL LANDSCAPE & LIGHTING PLANS TO BE SUBMITTED BY THE DEVELOPER AND APPROVED BY THE CITY OF TWO RIVERS PRIOR TO CONSTRUCTION START

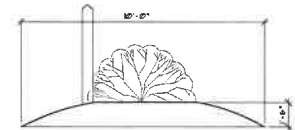
SEED MIX:
20% NEW GLADE KENTUCKY BLUEGRASS
20% ASPEN KENTUCKY BLUEGRASS
20% BLUE MOON KENTUCKY BLUEGRASS
15% BLUE CHIP KENTUCKY BLUEGRASS
5% STATESMAN PERENNIAL RYE GRASS



SHRUB/TREE PLANTING DETAIL



TREE PLANTING DETAIL



BERM PLANTING DETAIL
ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH SHREDDED BARK

PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

Design Associate:

325 E. KALB AVE.
GREEN BAY, WISCONSIN
920.428.0582

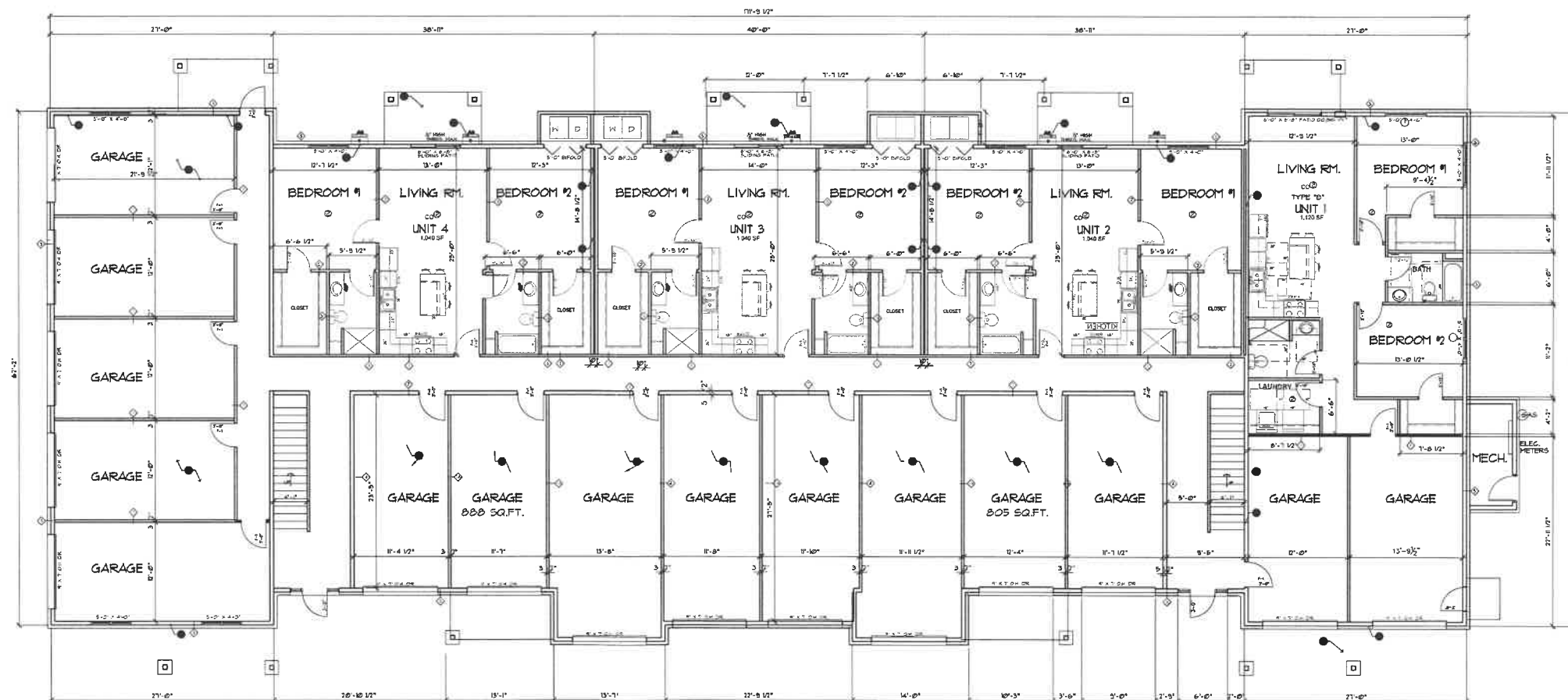


Architect:
Daniel J. Meissner
AIA, LLC

1230 E. Calumet Street Appleton, WI
920.428.0582

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE 1/06/22
SHEET 11
PROJECT NUMBER 21219



15 UNIT APARTMENT BUILDING
W/ 15 SINGLE STALL ATTACHED GARAGES

FIRST FLOOR: (5) UNITS
(2) TWO BEDROOM A.D.A.
(3) TWO BEDROOM DELUXE

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



PRELIMINARY - NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION

Design Associate:
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302 E. WALSH AVE.
MILWAUKEE, WISCONSIN
43201-1664-1665
oneconceptone@gmail.com

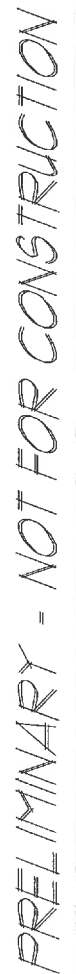
Architect:
Daniel J. Meissner
AIA, LLC
1250 E. Calumet Street
Appleton, WI
54912-4280-552

PROPOSED PLANNED UNIT DEVELOPMENT (P.U.D.)
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
1/03/22
SHEET
A11
PROJECT NUMBER
21219



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



DATE
1/03/22

SHEET
A1.2

PROJECT NUMBER
21219

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street Appleton, WI
920.428.0982

Design Associate:

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GREEN BAY, WISCONSIN
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officer.conceptone@gmail.com

 **Concept One Design & Development**

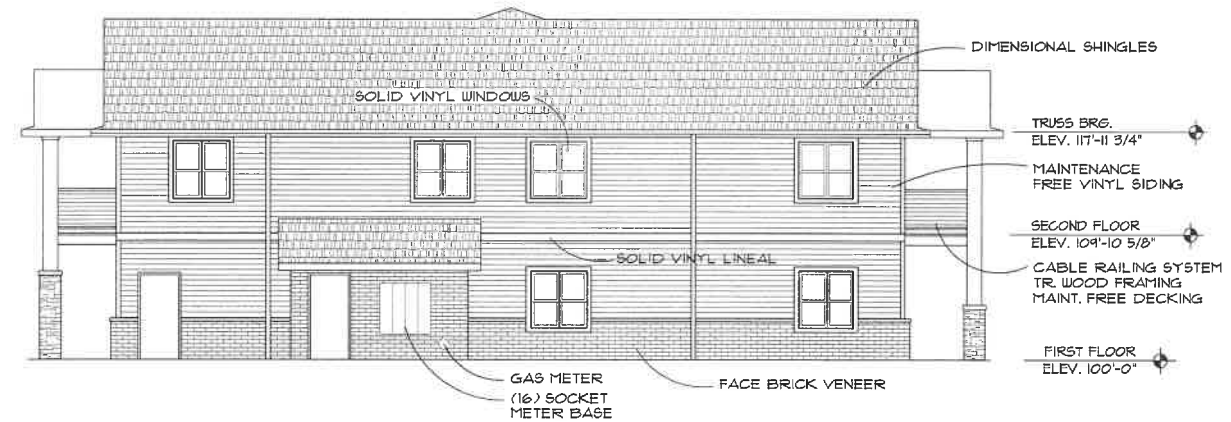
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BACK ELEVATION
SCALE: 1/8" = 1'-0"



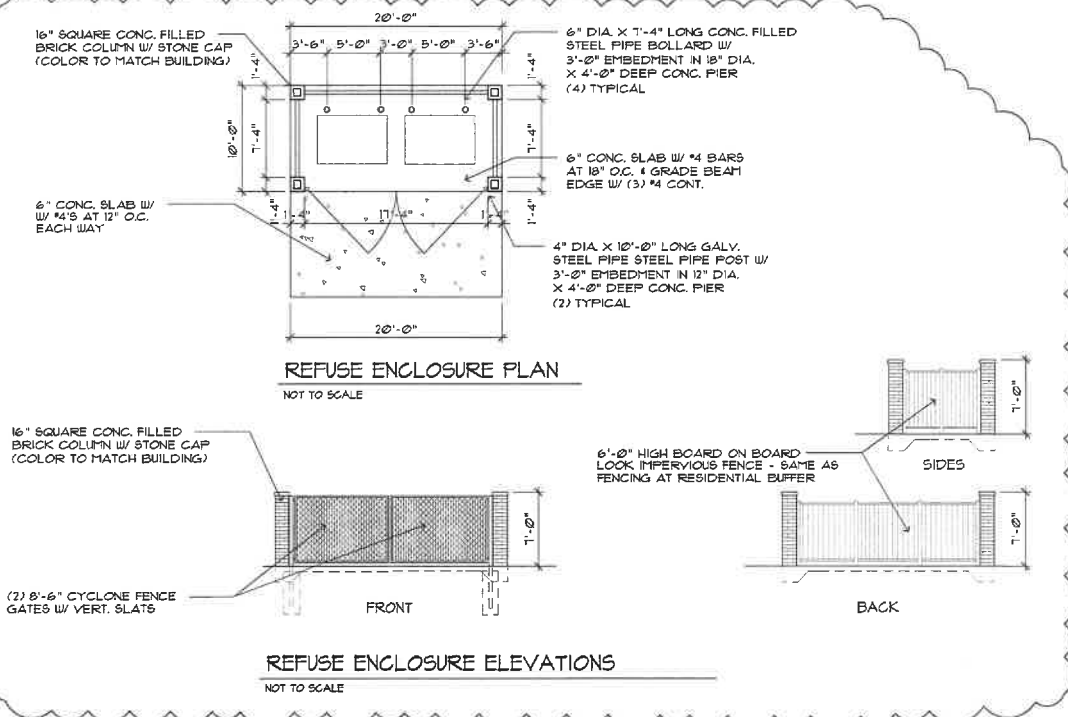
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



REFUSE ENCLOSURE ELEVATIONS
NOT TO SCALE

SEE COLOR ELEVATIONS FOR A/C/ UNIT LOCATIONS

15 UNIT APARTMENT W/ 15 GARAGES

REV. NO.	DATE	DESCRIPTION

Design Associate:

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PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):

MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE 1/3/22
SHEET A2.1
PROJECT NUMBER 21219



**PROPOSED BUILDING #1
SOUTH ELEVATION
NOT TO SCALE**



**PROPOSED BUILDING #1
EAST ELEVATION
NOT TO SCALE**



**PROPOSED BUILDING #1
NORTH ELEVATION (STREET)
NOT TO SCALE**



**PROPOSED BUILDING #1
WEST ELEVATION
NOT TO SCALE**

PRELIMINARY - NOT FOR CONSTRUCTION
Issued for Plan Commission 1/10/22

REV. NO.	DATE	DESCRIPTION

Design Associate:
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Concept One Design & Development

Architect:
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1230 E. Calumet Street Appleton, WI
54912-4228-0982

PROPOSED PLANNED UNIT DEVELOPMENT (PUD):
MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

DATE
1/10/22
SHEET
A2.1C
PROJECT NUMBER
21219