

Meeting Date: 08/19/13Agenda Item: # 12

**VILLAGE OF HOWARD PLAN COMMISSION  
APPLICATION**

**REPORT TO:** Burt McIntyre, President  
Village Plan Commission  
Village Board of Trustees

<b>TYPE OF SUBMITTAL</b>	Site Plan Approval
<b>DATE SUBMITTED</b>	8/12/2013
<b>FEE</b>	None
<b>SIGNATURE</b>	

**BACKGROUND****BASIC INFORMATION**

<b>Project Name</b>	Nsight - Logistical Operations Center
<b>Applicant Name/Contact No./ Email</b>	Jay McKeefry / 920-833-6465 / jaym@schuhconstruction.com
<b>Subject property address</b>	5201 Glendale Ave.
<b>Abbreviated Legal</b>	VH-49
<b>Consultant</b>	Schuh Construction, Inc. - See Applicant Info Above
<b>Size of Parcel</b>	233,560 square feet - 12.25 Acres
<b>Existing Zoning</b>	I-3 Industrial Park - Light
<b>Requested Zoning</b>	I-3 Industrial Park - Light
<b>Comp. Land Map Designation</b>	Office Park / Business Park

**ADJACENT LAND USE/ZONING MATRIX**

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
<b>North</b>	Pittsfield	Existing industrial uses
<b>South</b>	Hobart / Highway 29	A-1
<b>East</b>	Agricultural / single family home	R-5
<b>West</b>	Agricultural	B-2 Highway Commercial

**ZONING MATRIX**

	<i>Required</i>	<i>Provided</i>
<b>Current Zoning</b>		
<b>Minimum Development Area</b>	10,000 sf	233,560 sf
<b>Minimum Lot Width</b>	100'	420'
<b>Minimum Street Building Setback</b>	35'	76'
<b>Minimum Side Yard Setback</b>	10'	65'
<b>Minimum Rear Yard Setback</b>	17'	70'
<b>Maximum Height</b>	80'	27'±

## **BACKGROUND**

### **Proposed Project General Character:**

The proposed project will consist of two buildings being constructed for Nsight on property currently being used for agriculture just east from the intersection of County Highway U and Glendale Avenue. The main building will be a 30,260-square-foot split face masonry and metal wall panel structure consisting of both some pre-engineered metal building portions and some conventionally built CMU and bar joist roof portions.

The building will conglomerate a number of Nsight's teams under one roof to maximize efficiencies within their business. Some portions of the LOC building will be for office space for permanent employees and also field technician training and paperwork duties. Other parts of the LOC building will be for storage and staging of various components and materials the company uses to keep its telecommunications infrastructure up and running. (See sheet LS1 for area uses breakdown)

There will also be a 5,000-square-foot equipment storage building constructed near the rear of the property for housing certain equipment used in the field. This structure will be a pre-engineered structure with metal wall panels and a standing seam roof. A guardrail in the rear of the building will protect the interior of the wall panel from damage. (See sheets LS2 A8.1 and A8.2 for more information on the cold storage building)

Other parts of the site will consist of employee parking to the west and north, as well as company equipment van parking toward the interior of the parking lot area. The southeast corner of the lot will consist of a fenced storage area built south of (behind) the LOC building and east of the cold storage building. This storage area will be accessed through the use of a sliding gate (See sheet C1.2).

### **Plat of Survey**

#### **Legal Description of Proposed Development Site:**

Part of Government Lot 2, Village of Howard, Section 3, T24N-R19E, Brown County, Wisconsin more fully described as follows:

Commencing at the Northwest Corner of Section 3, T24N-R19E; thence N84°22'06"E, 1325.06 feet along the north line of said Section 3; thence S03°50'32"E, 41.27 feet; thence N84°22'06"E, 421.91 feet along the South Right-of-Way of Glendale Avenue to the Point of Beginning; thence N84°22'06"E, 420.56 feet along the South Right-of-Way of Glendale Avenue; thence N03°53'23"E, 561.88 feet; thence S86°03'46"W, 420.82 feet; thence N03°56'14"W, 548.74 feet to the Point of Beginning.

Parcel contains 233,560 square feet / 12.25 acres more or less.

#### **Lighting Plan:**

Lighting design will be determined later after an electrician is selected for the project. Site lighting will adhere to Village ordinances and will utilize full 90° cutoff fixtures and will impose zero candlepower to any lands outside the property line.

#### **Sign Plan:**

Signage will be submitted for approval at a later date once a sign company has been selected by the tenant. The signage will adhere to Village of Howard requirements.

#### **Methods and Hours of Operation:**

The building will house some everyday full-time office employees from roughly 8 a.m. to 5 p.m. Hours of individuals may vary slightly; however, this is generally the main time the facility will be used. Field technicians may arrive earlier and return later, but the day will revolve around a first shift type of facility.

### **Building Areas and Uses:**

<b>Building Use</b>	<b>Area of Use</b>
L.O.C. Building - Office Use	8,630 square feet (about 15 to 20 employees)
L.O.C. - Storage and Loading Use	21,630 (about 5 employees)
Cold Storage Building - Storage Use	5,000 square feet No permanent employees

### **Project Economics and Funding:**

The project will be funded by the owner (Landlord): Schuh Development II

The facility will be leased by (Tenant): Northeast Communications of Wisconsin, Inc.

### **Project Cost and Schedule:**

The overall project will cost around \$2.1 million including land costs. Construction wants to be kicked off by the end of August 2013 and completed by the first quarter of 2014.

### **ANALYSIS**

1. **Zoning** The property was rezoned to I-3 specifically for this use
2. **Setbacks** The proposed use will comply with the setbacks established in the I-3 zoning.
3. **Parking** There will be parking for the employee vehicles as well as the company vehicles located mostly on the west side of the proposed lot alongside an access road to be constructed into the parcel to access future uses to the south towards highway 29.
4. **Floodplain, Shoreland Zoning & Stormwater Management** There is a very small wetland to be filled on the site, working with the DNR on this issue. There are wetlands located southeast and south west of the proposed rezone area on the same parcel VH-49. The immediate property to be disturbed is not affected by this project.
5. **Land Division** No land division is being proposed in this request. A land division will be made once the tenant and landowner come to an agreement.
6. **Lighting** Any lighting will be recessed into the soffits or will be 90 degree cut off.
7. **Fire Protection** This property is currently not served by the municipal water system and will not be sprinkled. It is located approximately 2.5 road miles from the nearest fire station on Shawano Ave east from the site.

### **RECOMMENDED ACTION**

Staff recommends approval with the following conditions:

1. All lighting be recessed or 90 degree cutoff
2. Number of trees required will be 8 trees per acre and 14 shrubs per acre as noted in the existing Brookfield Industrial Park Covenants
3. Curb installed on the driveway entrance and any curved radii.
4. Additional landscaping island added in front of the fleet vehicles to screen the view.
5. A minimum wainscot of split face block added to the smaller storage building.
6. Asphalt paving of the parking area equal to the depth of the location of the storage building.
7. A different decorative material will be used in place of the highway guard rail between fleet vehicles.
8. Landscape screening of the propane tank and well.

### **ATTACHMENTS:**

- I Site Plan
- II Plat of Survey



Meeting Date:  
 Agenda Item: #

**VILLAGE OF HOWARD PLAN COMMISSION  
 APPLICATION**

**REPORT TO:** Burt McIntyre, President  
 Village Plan Commission  
 Village Board of Trustees

Application should be sent back in Microsoft Word Format and PDF with a signed copy of the application.

<b>TYPE OF SUBMITTAL</b>	Site Plan Approval
<b>DATE SUBMITTED</b>	8/12/2013
<b>FEE</b>	None
<b>SIGNATURE</b>	

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**BACKGROUND** see project Narrative Attached

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5. **Land Division** No land division is being proposed in this request. A land division will be made once the tenant and landowner come to an agreement.
6. **Lighting** N/A
7. **Fire Protection** This property is currently not served by the municipal water system and will not be sprinkled. It is located approximately 2.5 road miles from the nearest fire station on Shawano Ave east from the site.

OFFICE USE ONLY

**RECOMMENDED ACTION**

**Staff will provide a recommendation to the Plan Commission based on the materials submitted.**

- I                      Plan showing location of area requested for rezone and the remaining parcel

## REQUIRED

(Check the Box to Signify Your Submittal of Listed Items)

### PLEASE ATTACH ALL ITEMS CHECKED BELOW TO THE APPLICATION!!

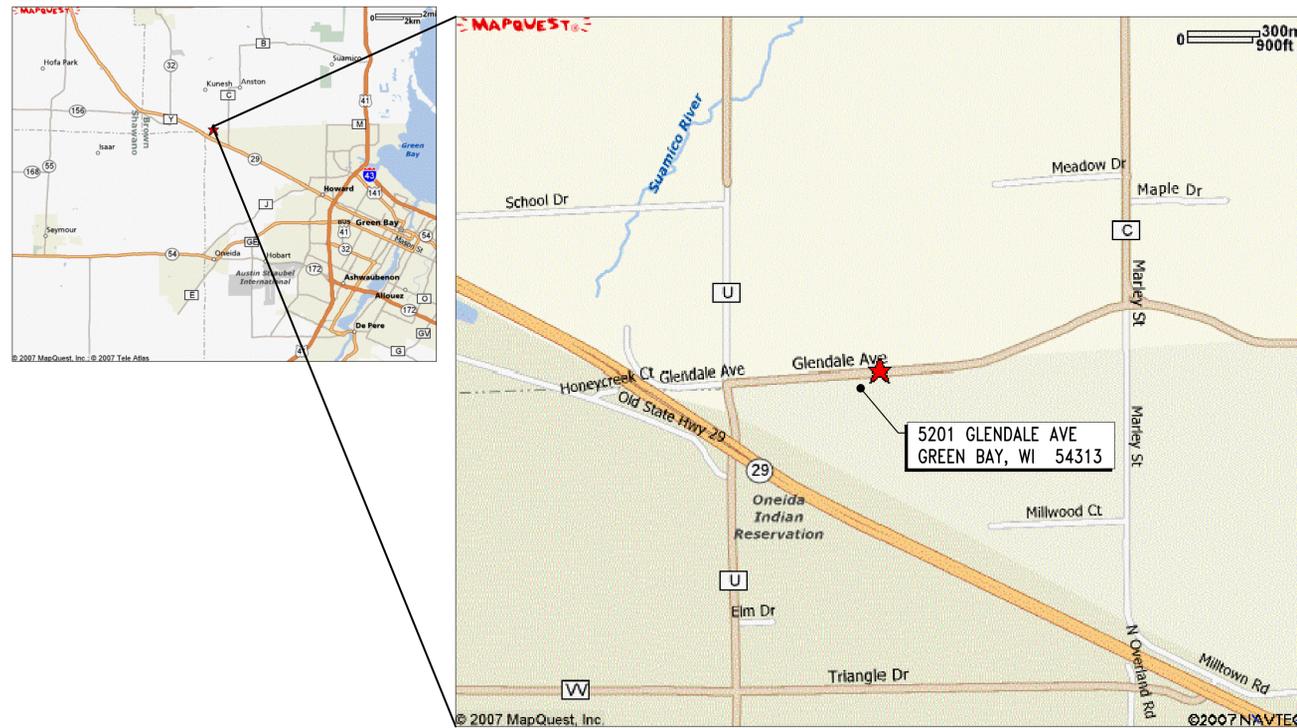
- Statement describing the general character of the proposed development.
- A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- Legal description of the proposed development site.
- A site plan including the following:
  - Density and floor area ratio
  - Building heights and setbacks
  - Size & location of lots
  - Screening and fencing
  - Location of sanitary and storm sewer lines
  - Location of water mains
  - Site drainage
  - Location of roads, driveways and walks
  - Existing and proposed structures, parking, loading areas, ingress/egress points
  - Location of recreational and open space areas reserved or dedicated for public uses
  - Percentage of green space & impervious surface
- An accurate topographical map showing elevation and contour data at two (2) foot intervals and extending one hundred (100) feet beyond exterior boundaries of site and also the following
  - Topographical map showing all public right-of-ways & existing buildings within the project area.
  - Size and capacities of all available utilities and high water elevations along rivers and bodies of water.
- Easements to the Village for common open space areas, roadways and other right-of-ways not dedicated to the public.
- Landscape plan including table depicting quantity, size and name of species.
- Lighting plan showing photometrics and a spec sheet of all fixtures used.
- Sign plan with dimensions of sign.
- An attachment stating the methods and hours of operation (if applicable).
- Full-color rendering of building facades and large samples of colors and building materials to be used on the project.
- Table showing square footage of proposed buildings along with proportions of buildings devoted to office, production, manufacturing, warehousing, etc. and proposed number of employees in each area.
- Evidence showing proposed project is economically feasible.
- Table showing the approximate costs of individual buildings and dates of construction.
- Copies of deed restrictions, sureties, performance bonds, conditions, provisions, requirements and/or limitations to ensure public safety, health and welfare.
- Ownership and tax liability of private open space reservations and right-of-ways.
- Implementation schedule with proposed commencement and completion dates.

Please direct all questions to Dave Wiese at 434-4640 or [dwiese@villageofhoward.com](mailto:dwiese@villageofhoward.com)

# NSIGHT

## LOGISTICAL OPERATIONS CENTER

### 5201 GLENDALE AVE, GREEN BAY, WI 54313



SHEET INDEX			
TS	SHEET INDEX, SYMBOLS KEY, SITE PLAN, RENDERING	LS2	COLD VEHICLE STORAGE BUILDING LIFE SAFETY PLAN
C1.1	OVERALL SITE PLAN	AB.1	COLD VEHICLE STORAGE BUILDING FLOOR PLAN
C1.2	DETAILED SITE PLAN - LOCAL CODE - SITE REQUIREMENTS	AB.2	COLD STORAGE - SECTION & EXTERIOR ELEVATIONS
LS1	LOGISTICAL OPERATION CENTER LIFE SAFETY PLAN		
EQ1	LOGISTICAL OPERATION CENTER EQUIPMENT PLAN		<del>STRIKE THROUGH MEANS NOT PART OF CURRENT SET</del>
A1.1	LOGISTICAL OPERATION CENTER FLOOR PLAN		
A2.1	L.O.C. DOOR, WINDOW, & ROOM FINISH SCHEDULES		
A3.1	LOGISTICAL OPERATION CENTER - EXTERIOR ELEVATIONS		
A4.1	LOGISTICAL OPERATION CENTER - SECTION		
A5.1	LOGISTICAL OPERATION CENTER - SECTION DETAILS		
A6.1	LOGISTICAL OPERATION CENTER ROOF PLAN		
A7.1	L.O.C. REFLECTED CEILING PLAN		

SYMBOLS	
	DIRECTION SECTION IS CUT
	GRID LINE
	FINISH FLOOR ELEV. 100'-0"
	ROOM NAME AND NUMBER
	DOOR TAG
	WINDOW TAG
	ELEVATION NUMBER
	SHEET ELEVATION IS LOCATED ON
	DETAIL NUMBER
	SHEET DETAIL IS LOCATED ON

PLAN DEVELOPMENT LOG		
SET DESCRIPTION	DATE	PAGES INVOLVED WITH PLAN DEVELOPMENT SET
PLAN DEVELOPMENT SET #1	10-12-12	C1.1, C1.2
PLAN DEVELOPMENT SET #2	04-24-13	C1.1, C1.2
PLAN DEVELOPMENT SET #3	07-02-13	TS, C1.1, C1.2, A1.1, A1.2
PLAN DEVELOPMENT SET #4	07-26-13	TS, C1.1, C1.2, A1.1, A3.1, A4.1, A8.1, A8.2
PLAN DEVELOPMENT SET #5	08-06-13	TS, C1.1, C1.2, LS1, A1.1, A3.1, A4.1, LS2, A8.1, A8.2
PLAN DEVELOPMENT SET #6 - SPA	08-09-13	TS, C1.1, C1.2, LS1, EQ1, A1.1, A3.1, A4.1, LS2, A8.1, A8.2



PROJECT RENDERING LOOKING SOUTHEAST  
N.T.S.

DESIGN / BUILD  
GENERAL CONTRACTING  
STEEL FABRICATION

**Schuh**  
CONSTRUCTION, INC.  
Established 1976

State ID# 680499

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PROJECT:  
**NSIGHT**  
LOGISTICAL OPERATIONS CENTER  
GLENDALE AVE  
VILLAGE OF HOWARD, WI

PROJECT NO.:

13-512

SHEET NO.:

TS



**NORTH**  
**OVERALL SITE**  
 1"=150'-0"

DESIGN / BUILD  
 GENERAL CONTRACTING  
 STEEL FABRICATION

**Schuh**  
**CONSTRUCTION, INC.**  
 Established 1976  
 State ID# 680499  
 T. 920.833.6465 / F. 920.833.2158 / www.schuhconstruction.com

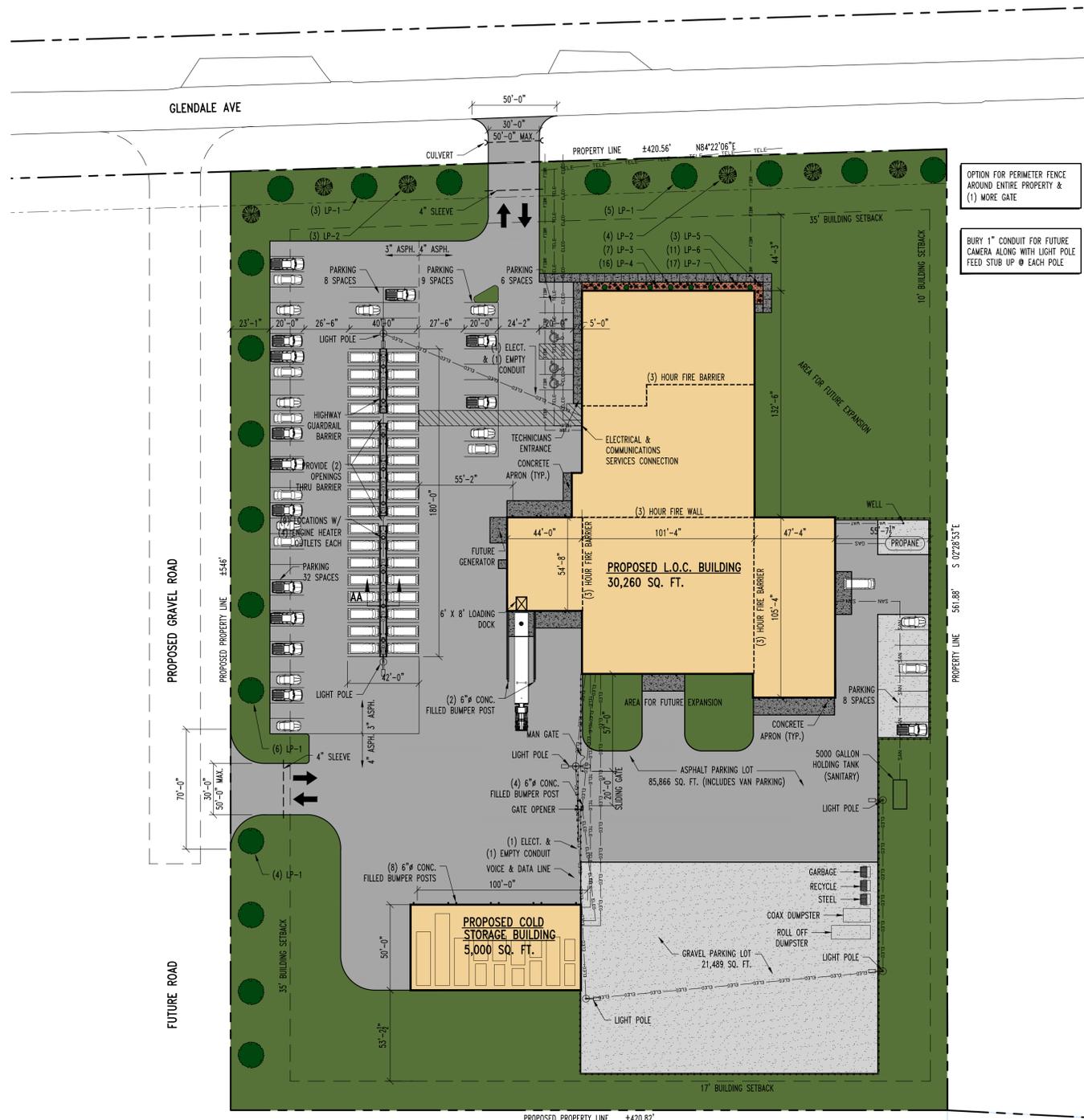
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PROJECT:  
**NSIGHT**  
**LOGISTICAL OPERATIONS CENTER**  
 GLENDALE AVE  
 VILLAGE OF HOWARD, WI

PROJECT NO.:  
**13-512**

SHEET NO.:  
**C1.1**

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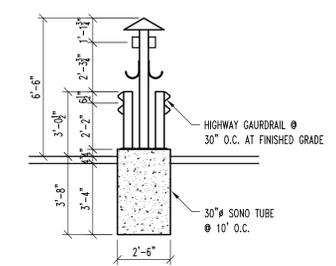
**PROPOSED SITE PLAN**  
1"=40'-0"

LANDSCAPE REQUIREMENTS	
OPEN SPACE PROVIDED: 37.1% (GRASS AND LANDSCAPING)	
TREES REQUIRED: 1 PER 10,000 S.F. LOT AREA = 23.3 = 24 TOTAL TREES REQUIRED	
DECIDUOUS HARDWOOD TREES: 30% OF 24 = 7.2 = 8 HARDWOOD TREES REQUIRED	
EXISTING TREES: 0	

LANDSCAPE SCHEDULE			
KEY TAG	COMMON NAME	SIZE	QUANTITY
LP-1	SUGAR MAPLE	1 1/2" DIA. BAB	18
LP-2	KOREAN MOUNTAIN ASH	1 1/2" DIA. BAB	7
LP-3	EMERALD GREEN ARBORVITAE	4-5' TALL	7
LP-4	DWARF PIGMY BARBERY	1 GALLON	16
LP-5	GRASSES	1 GALLON	3
LP-6	HOSTAS	1 GALLON	11
LP-7	CORAL BELLS	1 GALLON	17

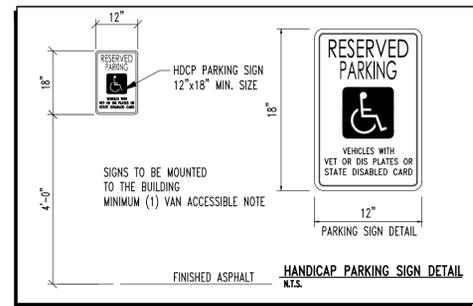
- NOTE:**
- PLANTING BEDS TO BE EDGED WITH VALLEY VIEW POLY EDGING IN LAWN AREAS
  - ALL PLANTING BEDS TO BE MULCHED WITH 2" MISSISSIPPI RIVER STONE.
  - 1 1/2" DIAMETER OVER TYRAB FABRIC WEED BARRIER
  - ALL TREES TO BE STAKED
  - ALL LAWN/GREEN AREAS TO BE SEEDED OR SOODED
  - ALL TREES TO HAVE A 4'-0" DIAMETER MULCHED RING AROUND THEM PER CITY SPECS. ALL PLANTINGS, MULCHING, AND STAKING SHOULD BE IN ACCORDANCE WITH WDRN RECOMMENDATIONS, AND CURRENT PROPER PRACTICES
  - ALL PLANT MATERIAL AND BEDS REQUIRE A FOLLOW-UP VISIT. TRIM PLANTS FOR HEALTH AND SHAPE AND REPLACE DEAD PLANTS THE FOLLOWING SPRING

COLOR LEGEND	
	PROPOSED BUILDING
	NEW ASPHALT
	GRASS
	STONE LANDSCAPING
	PLANTINGS



**GAURD RAIL DETAIL**  
1/4"=1'-0"

LOCAL CODE / SITE REQUIREMENTS	
PARCEL: PART OF VH-49	
ZONING: EXISTING: EXCLUSIVE AGRICULTURAL (A-1) / PROPOSED: INDUSTRIAL PARK LIGHT (I-3)	
SETBACKS - FRONT: 35'	CORNER SIDE: 35'
SIDE: 10'	REAR: 17'
PARKING SETBACKS: FRONT: NONE LISTED	REAR: NONE LISTED
SIDE: NONE LISTED	
LOT AREA: 233,560 SQ. FT. / 5.36 ACRES	
BUILDING AREA: 35,260 S.F.	FLOOR AREA RATIO: 15%
PAVING AREA: 90,211 S.F. ASPHALT AND CONCRETE	21,489 S.F. GRAVEL
DISTURBED AREA: ±155,000 SQ. FT.	
FLOOR AREA REQUIREMENT: SHALL NOT EXCEED TWO	
AREA OF GREENSPACE REQ'D: 0 S.F.	
AREA OF GREENSPACE PROVIDED: 86,628 S.F. (37.1% - PERVIOUS)	
PARKING STALL SIZE: 9' X 18' REQUIRED / 9' X 20' PROVIDED	
PARKING AISLE SIZE: 24' REQUIRED / 26' PROVIDED	
PARKING CALC: 1 PER 1,000 S.F. OR 2 EMPLOYEES, WHICHEVER IS GREATER	
PARKING STALLS REQ'D: 42 BASED ON SQUARE FOOTAGE	
PARKING STALLS PROVIDED: 99 TOTAL	
DRIVEWAY WIDTH: MAXIMUM 50' ALLOWED / 30' PROVIDED (50' FLARE WIDTH)	
LANDSCAPING REQUIREMENTS: 1 DECIDUOUS TREE PER 40'-80' OF STREET FRONTAGE	
967' OF STREET FRONTAGE / A MAXIMUM OF 24 TREES COULD BE REQUIRED / 25 SHOWN	
PARKING AREA LANDSCAPING AND SCREENING:	
- A LANDSCAPE AREA AT LEAST 5' WIDE ALONG PUBLIC STREETS OR SIDEWALKS	
- SCREENING AT LEAST 3' HIGH AND NOT LESS THAN 50% OPAQUE	
- 1 TREE FOR EACH 25 LINEAR FEET OF PARKING FRONTAGE	
FENCING HEIGHT: SHALL NOT EXCEED 8'-0" IN HEIGHT, 3'-0" IN FRONT AND CORNER SIDE YARD	
SIGNAGE AREA: MAXIMUM 400 S.F.	
SIGNAGE HEIGHT: MAXIMUM 35' THE BOTTOM OF SIGN SHALL BE NOT LESS THAN 10' ABOVE GRADE MEASURED AT RIGHT-OF-WAY LINE	
LIGHTING REQUIREMENTS:	
EXTERIOR YARD LIGHTING: LIGHTING SHALL BE SHADED, DIFFUSED OR ARRANGED TO REFLECT LIGHT AWAY FROM ADJACENT PARCELS AND PUBLIC STREETS.	
WALKWAY LIGHTING: SHALL BE 10'-14" ABOVE GRADE. BOLLARD LIGHTING MAYBE BE USED AS LOW LEVEL WALKWAY ILLUMINATION ON PRIVATE PROPERTY.	
BUILDING LIGHTING: SHALL BE INCORPORATED AS PART OF THE OVERALL DESIGN, USING RECESSED LIGHTING IN OVERHANGS WHERE PRACTICAL.	
STORM WATER MANAGEMENT IS REQUIRED - COMMUNITY POND	
WISCONSIN DNR INDICATES DEVELOPMENT CONTAINS WETLANDS	
- SEE C1.1 FOR LOCATIONS	

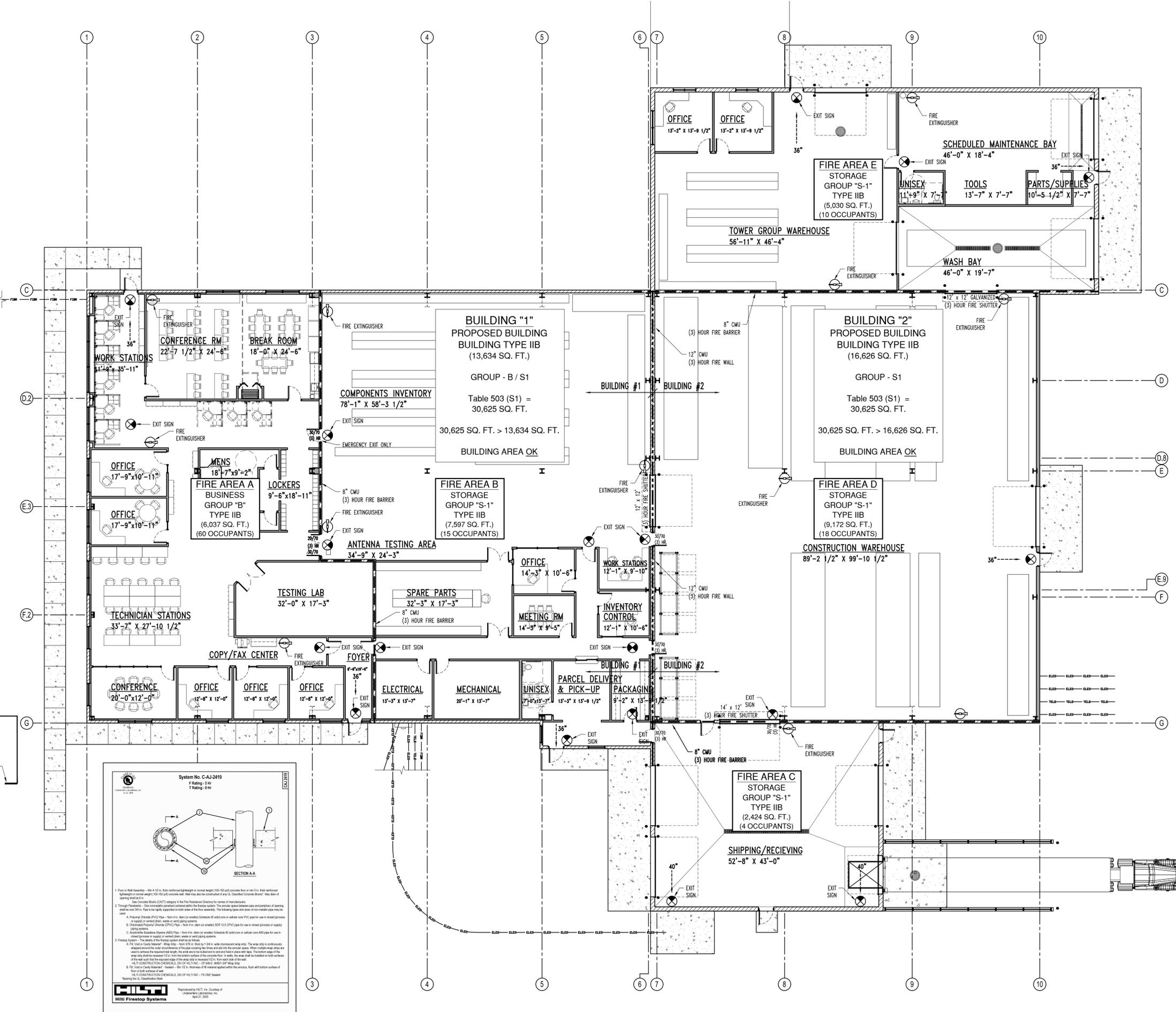
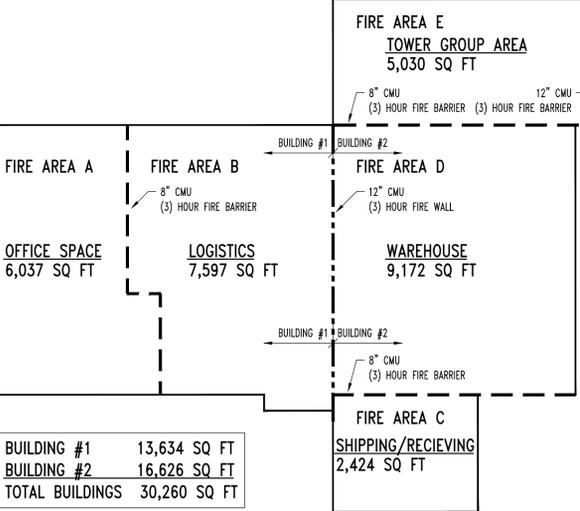
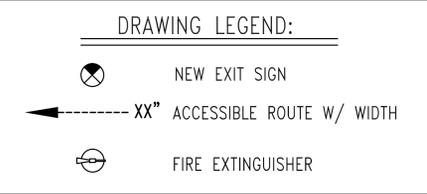


LIGHTING TO BE DESIGNED AT A LATER DATE. SITE LIGHTING FIXTURES TO BE FULL 90° CUTOFF FIXTURES. LIGHT WILL PROVIDE ZERO CANDLEPOWER OUTSIDE OF PROPERTY LINE

SIGNAGE TO BE SUBMITTED AT A LATER DATE BY SIGNAGE COMPANY. SIGN TO COMPLY WITH VILLAGE OF HOWARD SIGN REGULATIONS

**BUILDING CODE REQUIREMENTS**

- BUILDING TYPE / SIZE REQUIREMENTS**  
 BUILDING OCCUPANCY CHAPTER 3 =  
 CLASS OF CONSTRUCTION = IIB NONCOMBUSTIBLE MATERIALS
- BUILDING HEIGHT LIMITATIONS**  
 BUILDING HEIGHT O.K. (40' ALLOWABLE)
- BUILDING AREA LIMITATIONS**  
 TABLE 503 AREA - (S1) 17,500 SQ. FT. X 1.75 = 30,625 SQ. FT.  
 TOTAL ALLOWABLE AREA 30,625 SQ. FT. > 16,626 SQ. FT. AREA OK
- AUTOMATIC SPRINKLER SYSTEMS:**  
 S1 STORAGE:  
 NO SPRINKLING REQUIRED (AS PER 903.2)  
 FIRE AREA IS LESS THAN OR EQUAL TO 12,000 SQ. FT.
- FIRE RESISTANCE CONSTRUCTION**  
 GREATER THAN 10'-0" FIRE SEPARATION DISTANCE  
 NO EXTERIOR WALL RATING REQUIRED
- EGRESS LIGHTING**  
 EXIT LIGHTS REQUIRED PER 1003.2.10.1  
 MEANS OF EGRESS ILLUMINATION TO BE PROVIDED PER 1003.2.11  
 = MIN 1 FOOT CANDLE AVE  
 EMERGENCY POWER SHALL BE PROVIDED PER 1003.2.11.2
- BUILDING ACCESS / EGRESS INFORMATION**  
 (S1) 24,223 / 500 SQUARE FEET PER OCCUPANT = 48 OCCUPANTS  
 (B) 6,037 / 100 SQUARE FEET PER OCCUPANT = 60 OCCUPANTS  
 EXIT WIDTH PER OCCUPANT - 0.3" PER OCC. STAIRS / 0.2" PER OCC. OTHER  
 TOTAL EXIT WIDTH REQUIRED - 2 TOTAL EXITS (MIN)  
 COMMON PATH OF EGRESS - GROUP S1 = 75'-0" PER 1014.3  
 EXIT ACCESS DISTANCE - GROUP S1 = 200'-0" PER 1016.1 (W/OUT SPRINKLER)
- SANITARY FACILITIES - PER OCCUPANCY**  
 (2) NEW FIXTURES WILL BE PROVIDED FOR MEN  
 (2) NEW FIXTURES WILL BE PROVIDED FOR WOMEN  
 (4) NEW FIXTURES WILL BE PROVIDED FOR UNISEX
- FIRE EXTINGUISHERS**  
 TYPE OF BUILDING HAZARD - MODERATE  
 TYPE OF EXTINGUISHER REQUIRED - ABC  
 MAXIMUM TRAVEL DISTANCE - 75'  
 NUMBER OF EXTINGUISHERS REQUIRED - (12) LOCATIONS  
 TO BE VERIFIED AT TIME OF INSTALLATION
- ACCESSIBILITY**  
 PER 1109 (13)(A) CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION, AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES SHALL BE ACCESSIBLE IN COMPLIANCE WITH ICC/ANSI A117.1



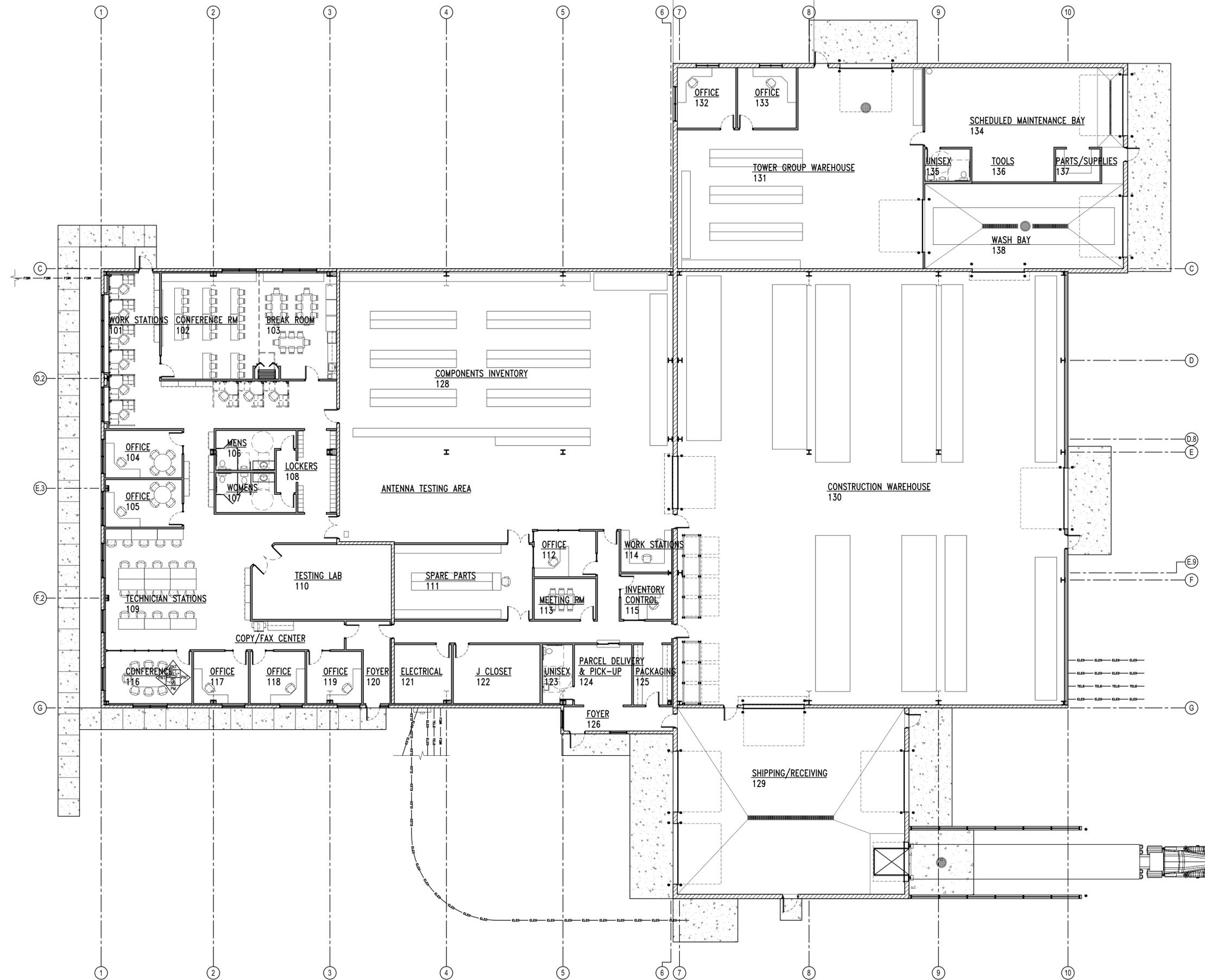
**DESIGN / BUILD GENERAL CONTRACTING STEEL FABRICATION**  
**SCHUH CONSTRUCTION, INC.**  
 Established 1976  
 State ID# 680499  
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**PROJECT: NSIGHT LOGISTICAL OPERATIONS CENTER**  
 GLENDALE AVE  
 VILLAGE OF HOWARD, WI

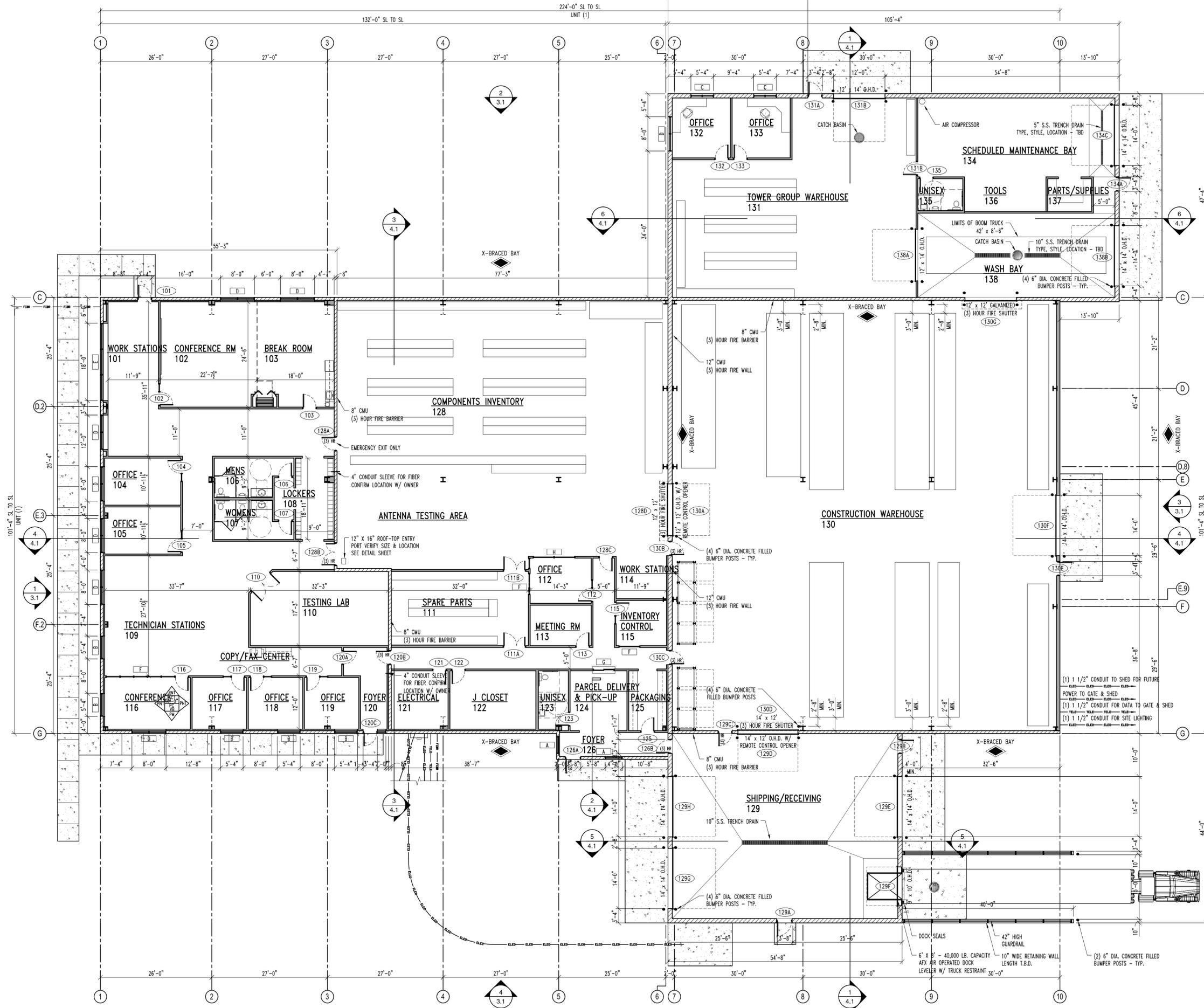
PROJECT NO.: 13-512  
 SHEET NO.: LS1

**FIRE AREA PLAN**  
 1/32" = 1'-0"

**L.O.C. LIFE SAFETY PLAN**  
 3/32" = 1'-0"



NORTH  
 L.O.C. EQUIPMENT PLAN  
 3/32" = 1'-0"



NORTH  
**L.O.C. FLOOR PLAN**  
 3/32" = 1'-0"

DESIGN / BUILD  
 GENERAL CONTRACTING  
 STEEL FABRICATION  
**BUTLER**  
 METAL BUILDINGS  
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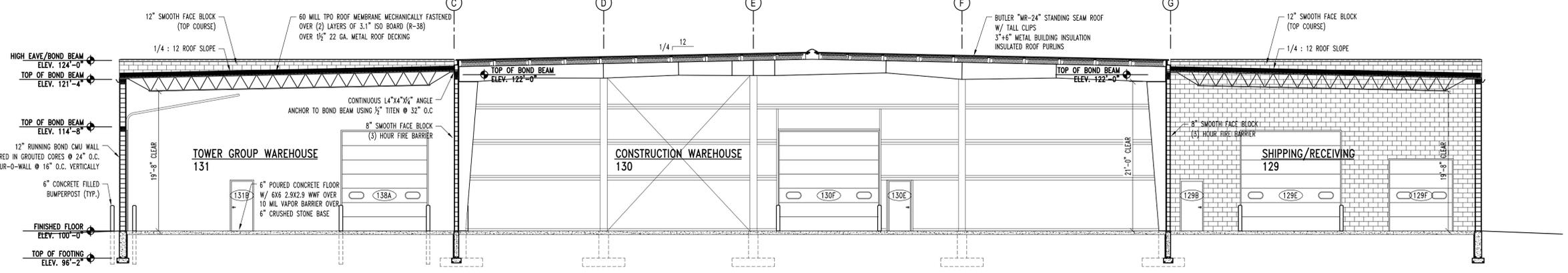
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**LOGISTICAL OPERATIONS CENTER**  
 GLENDALE AVE  
 VILLAGE OF HOWARD, WI

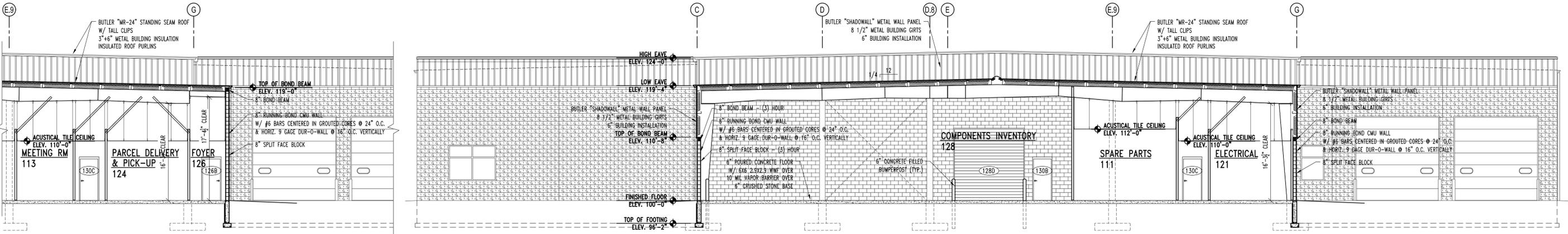
PROJECT NO.:  
**13-512**  
 SHEET NO.:

**A1.1**



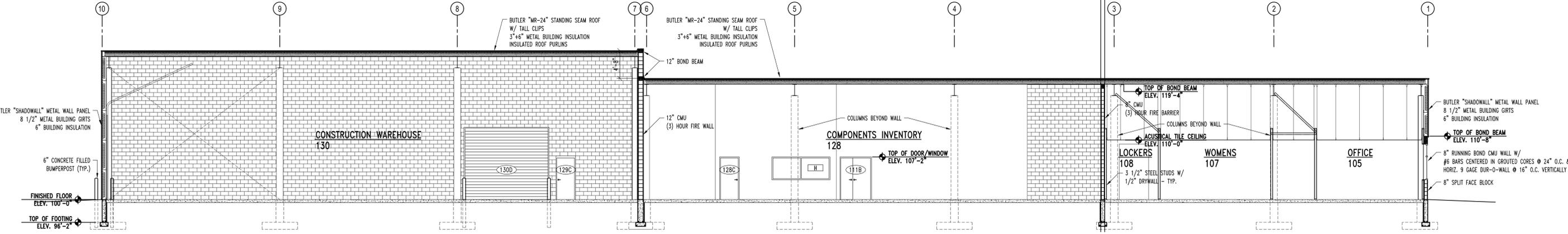


**1 EAST-WEST SECTION**  
4.1 1/8"=1'-0"

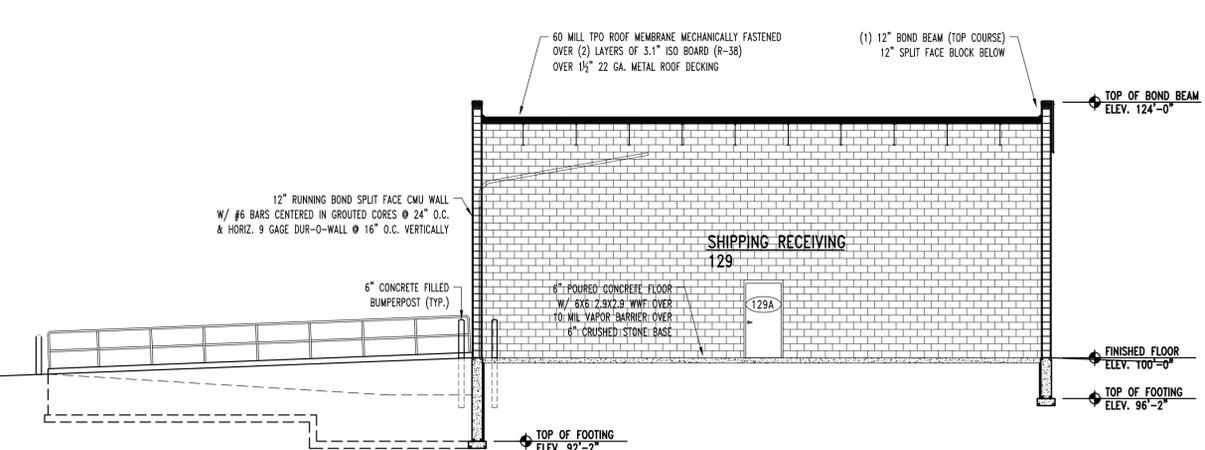


**2 EAST-WEST SECTION**  
4.1 1/8"=1'-0"

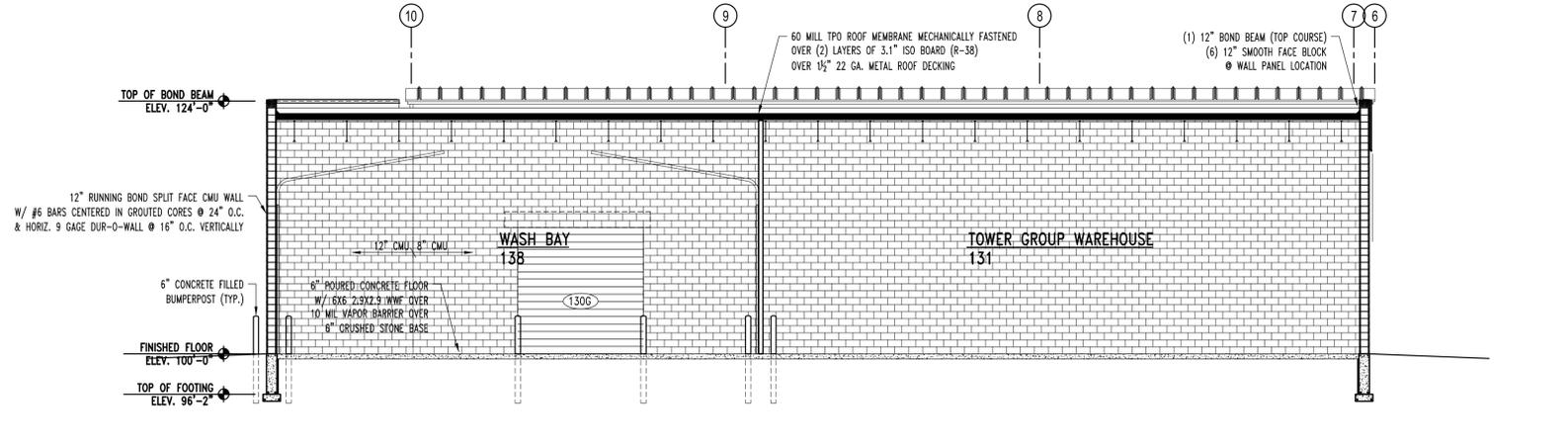
**3 EAST-WEST SECTION**  
4.1 1/8"=1'-0"



**4 NORTH-SOUTH SECTION**  
4.1 1/8"=1'-0"



**5 NORTH-SOUTH SECTION**  
4.1 1/8"=1'-0"



**6 NORTH-SOUTH SECTION**  
4.1 1/8"=1'-0"

**BUILDING CODE REQUIREMENTS**

**BUILDING TYPE / SIZE REQUIREMENTS**  
 BUILDING OCCUPANCY CHAPTER 3 =  
 CLASS OF CONSTRUCTION = IIB NONCOMBUSTIBLE MATERIALS

**BUILDING HEIGHT LIMITATIONS**  
 BUILDING HEIGHT O.K. (40' ALLOWABLE)

**BUILDING AREA LIMITATIONS**  
 TABLE 503 AREA - (S1) 17,500 SQ. FT. X 1.75 = 30,625 SQ. FT.  
 TOTAL ALLOWABLE AREA 30,625 SQ. FT. > 16,626 SQ. FT. AREA OK

**AUTOMATIC SPRINKLER SYSTEMS:**  
 S1 STORAGE:  
 NO SPRINKLING REQUIRED (AS PER 903.2)  
 FIRE AREA IS LESS THAN OR EQUAL TO 12,000 SQ.FT.

**FIRE RESISTANCE CONSTRUCTION**  
 GREATER THAN 10'-0" FIRE SEPARATION DISTANCE  
 NO EXTERIOR WALL RATING REQUIRED

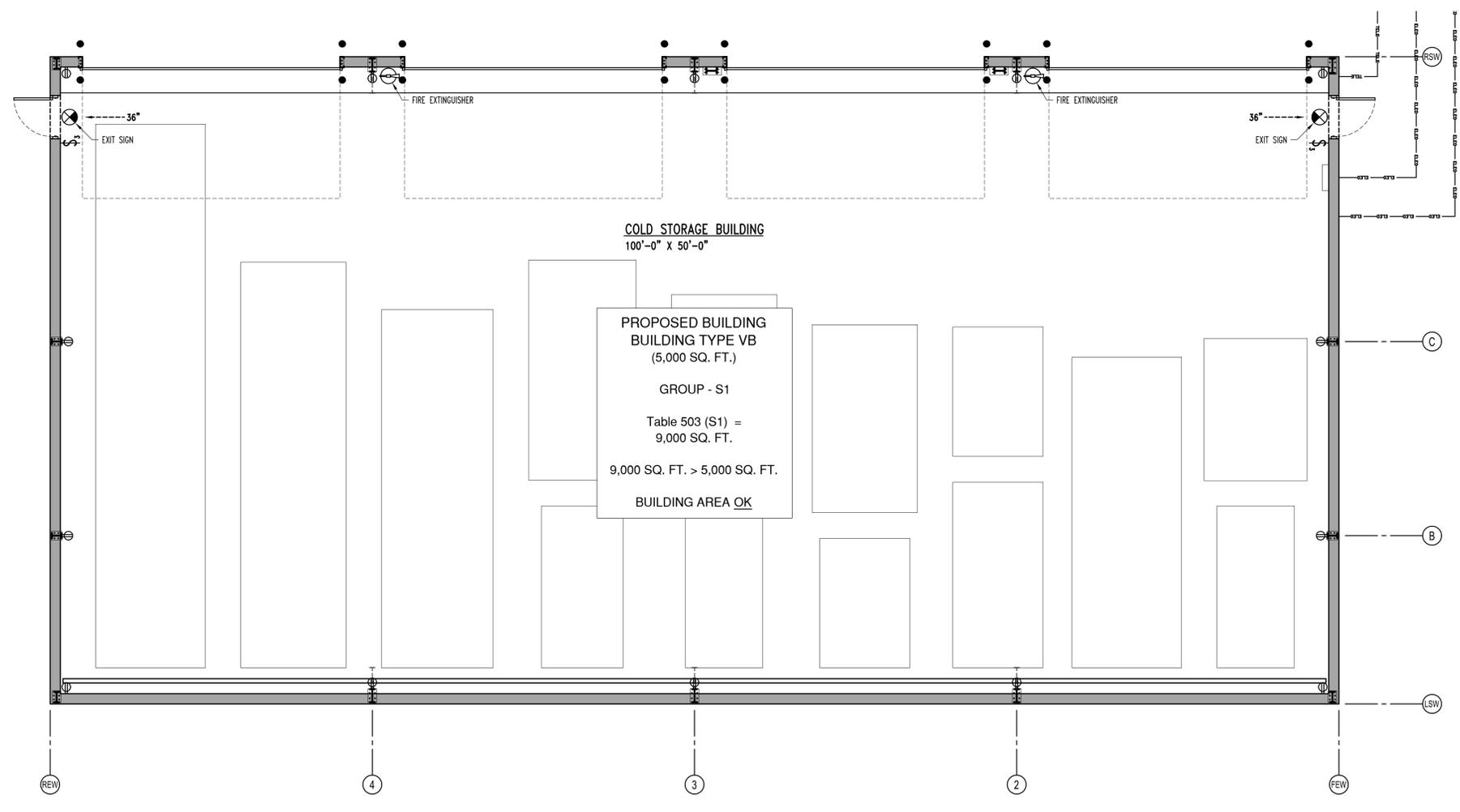
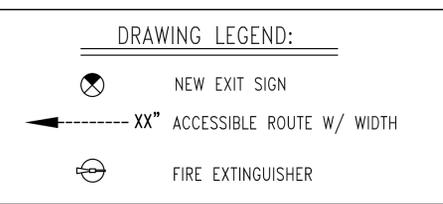
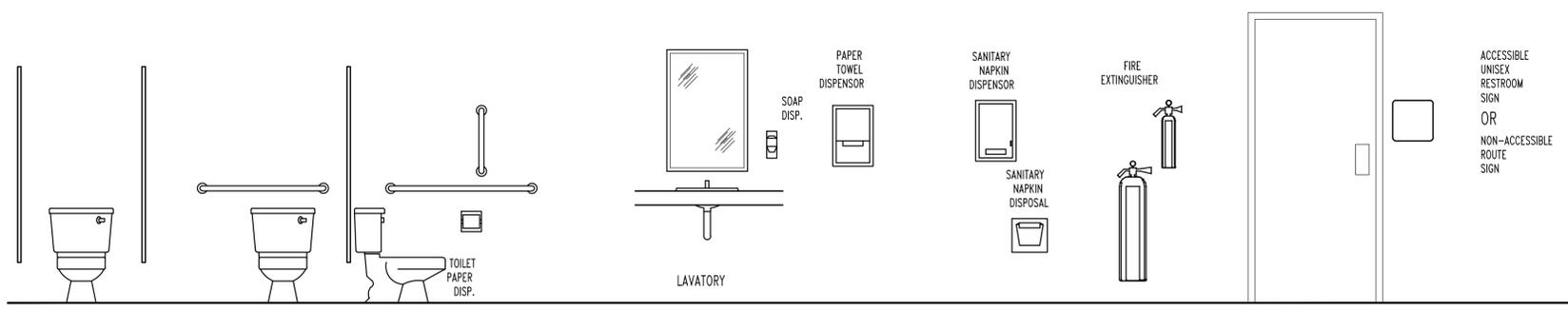
**EGRESS LIGHTING**  
 EXIT LIGHTS REQUIRED PER 1003.2.10.1  
 MEANS OF EGRESS ILLUMINATION TO BE PROVIDED PER 1003.2.11  
 = MIN 1 FOOT CANDLE AVE  
 EMERGENCY POWER SHALL BE PROVIDED PER 1003.2.11.2

**BUILDING ACCESS / EGRESS INFORMATION**  
 (S1) 24,223 / 500 SQUARE FEET PER OCCUPANT = 48 OCCUPANTS  
 (B) 6,037 / 100 SQUARE FEET PER OCCUPANT = 60 OCCUPANTS  
 EXIT WIDTH PER OCCUPANT - 0.3" PER OCC. STAIRS / 0.2" PER OCC. OTHER  
 TOTAL EXIT WIDTH REQUIRED - 2 TOTAL EXITS (MIN)  
 COMMON PATH OF EGRESS - GROUP S1 = 75'-0" PER 1014.3  
 EXIT ACCESS DISTANCE - GROUP S1 = 200'-0" PER 1016.1 (W/OUT SPRINKLER)

**SANITARY FACILITIES - PER OCCUPANCY**  
 (2) NEW FIXTURES WILL BE PROVIDED FOR MEN  
 (2) NEW FIXTURES WILL BE PROVIDED FOR WOMEN  
 (4) NEW FIXTURES WILL BE PROVIDED FOR UNISEX

**FIRE EXTINGUISHERS**  
 TYPE OF BUILDING HAZARD - MODERATE  
 TYPE OF EXTINGUISHER REQUIRED - ABC  
 MAXIMUM TRAVEL DISTANCE - 75'  
 NUMBER OF EXTINGUISHERS REQUIRED - (12) LOCATIONS  
 TO BE VERIFIED AT TIME OF INSTALLATION

**ACCESSIBILITY**  
 PER 1109 (13)(A) CONTROLS, OPERATING MECHANISMS AND HARDWARE INTENDED FOR OPERATION BY THE OCCUPANT, INCLUDING SWITCHES THAT CONTROL LIGHTING AND VENTILATION, AND ELECTRICAL CONVENIENCE OUTLETS, IN ACCESSIBLE SPACES SHALL BE ACCESSIBLE IN COMPLIANCE WITH ICC/ANSI A117.1



**NORTH**  
**COLD STORAGE LIFE SAFETY PLAN**  
 3/16" = 1'-0"

DESIGN / BUILD  
 GENERAL CONTRACTING  
 STEEL FABRICATION  
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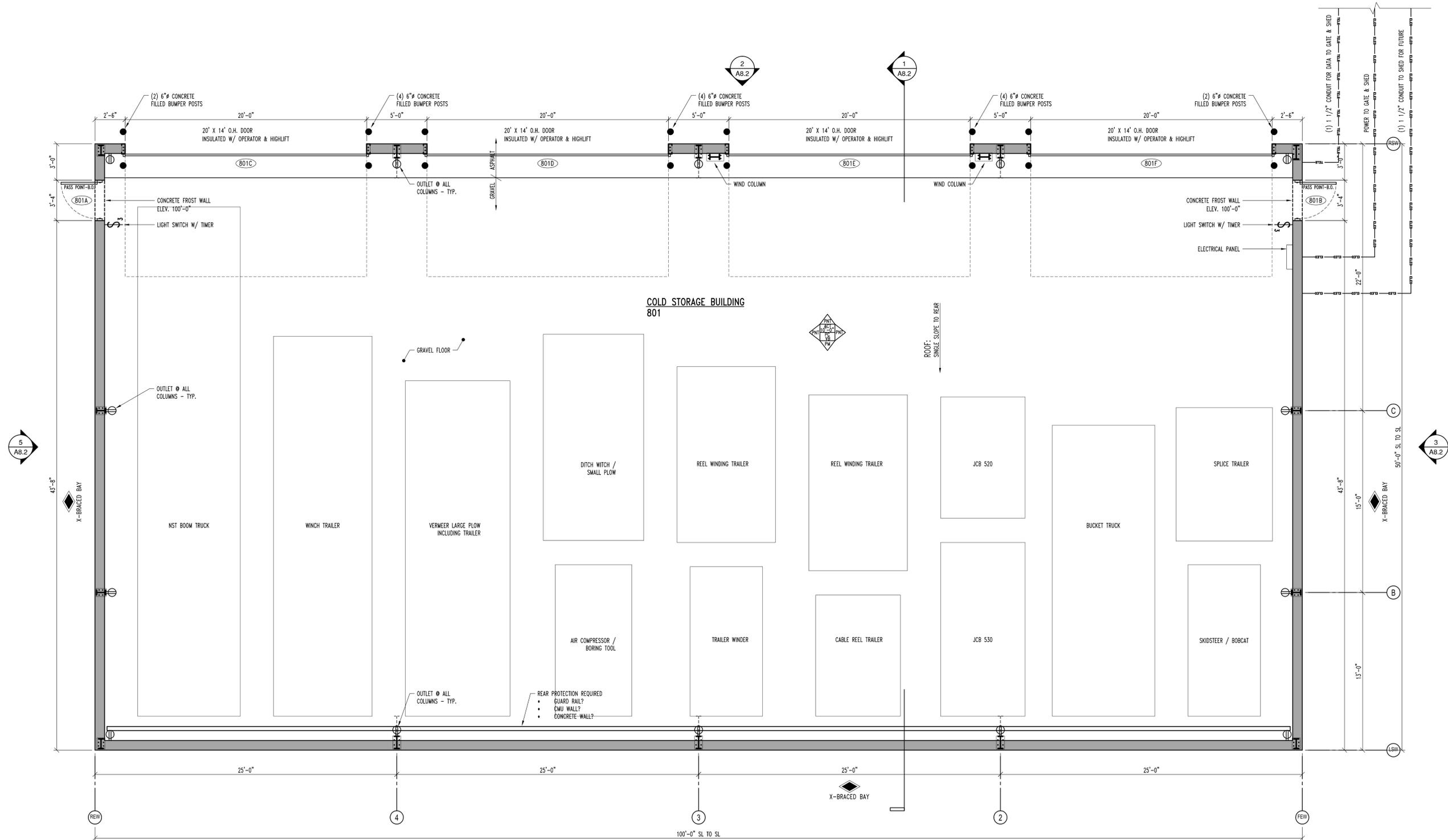
State ID# 680499

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PROJECT:  
**NSIGHT LOGISTICAL OPERATIONS CENTER**  
 GLENDALE AVE  
 VILLAGE OF HOWARD, WI

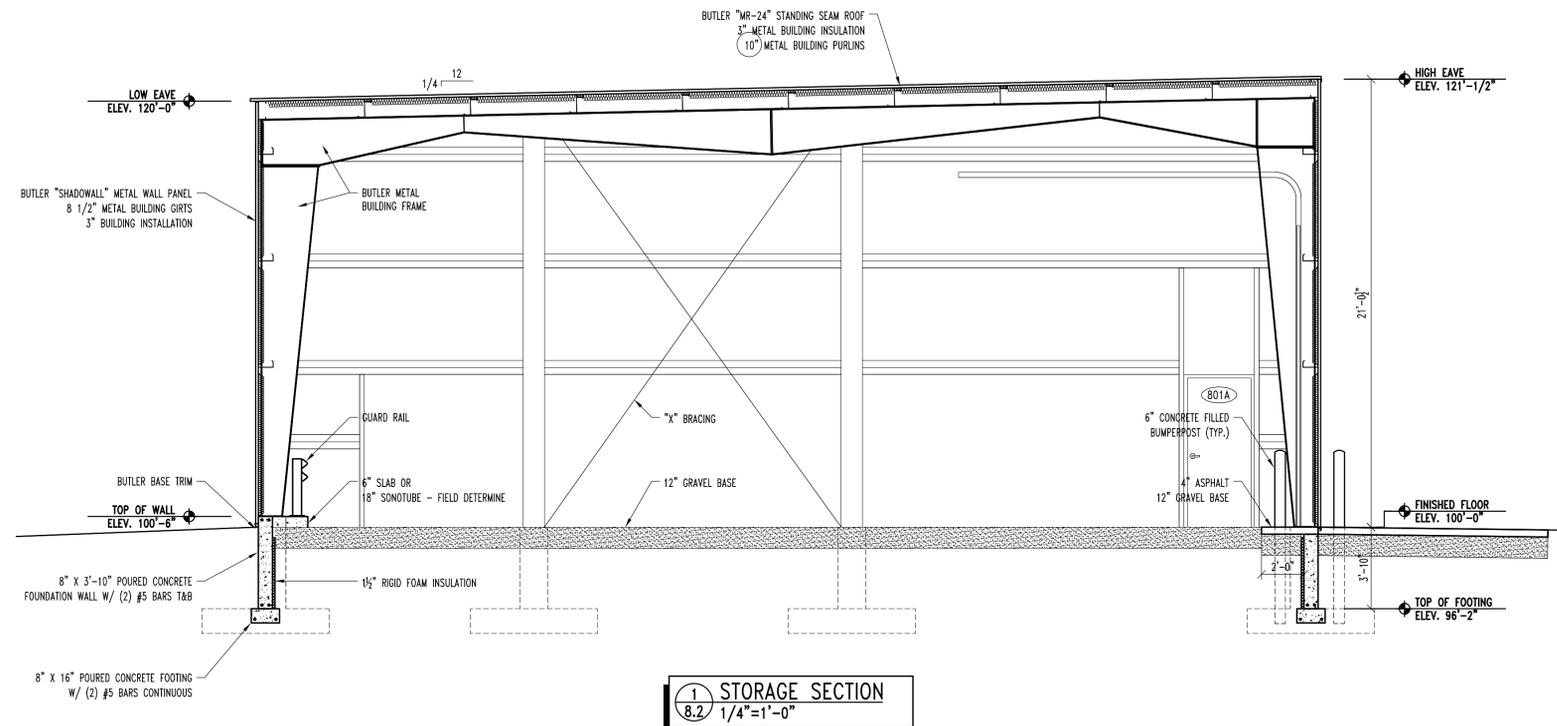
PROJECT NO.:  
**13-512**

SHEET NO.:  
**LS2**

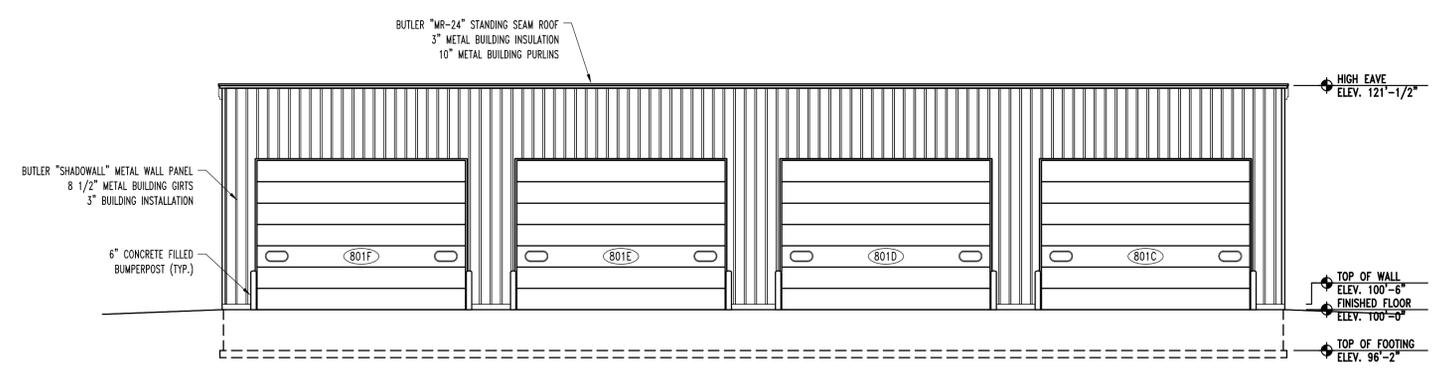


**COLD STORAGE FLOOR PLAN**  
1/4" = 1'-0"

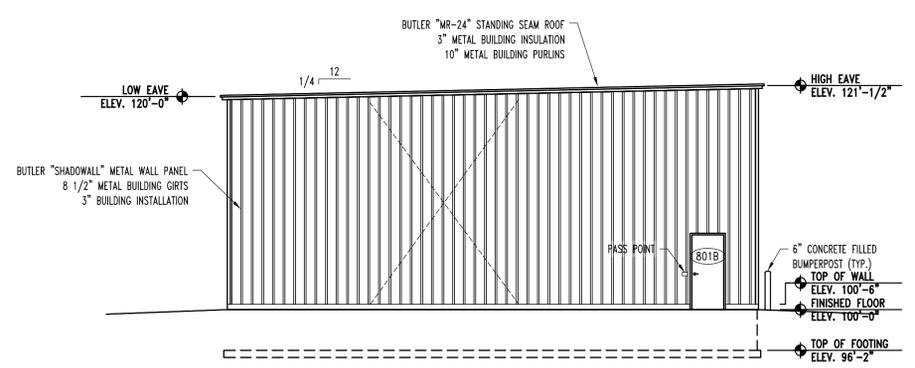
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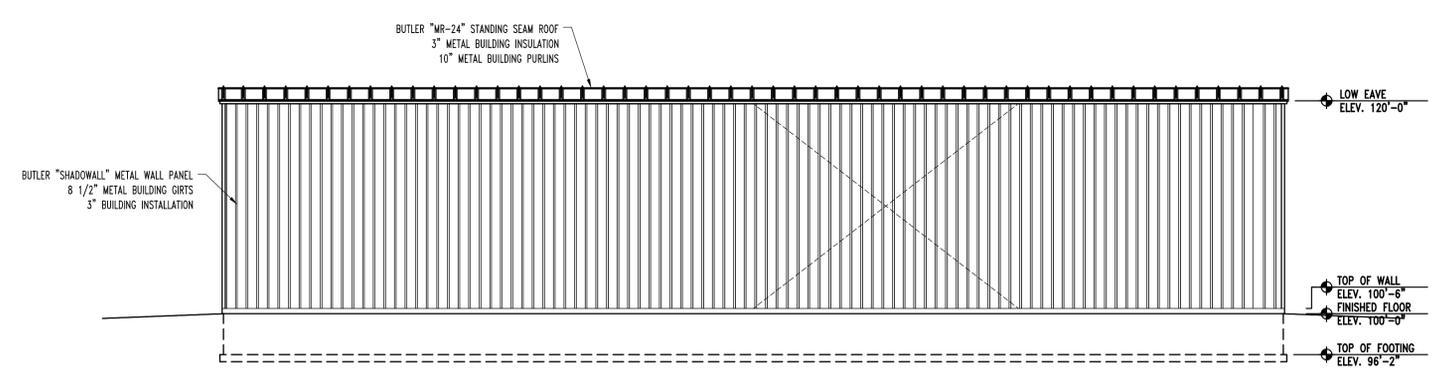
**1 STORAGE SECTION**  
8.2 1/4"=1'-0"



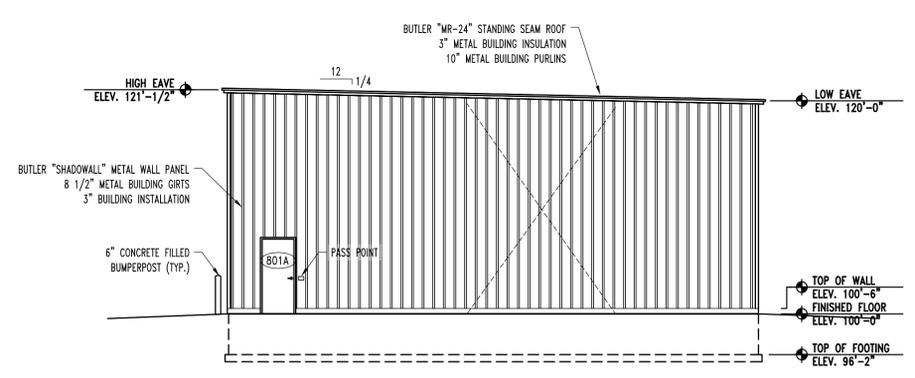
**2 NORTH ELEVATION**  
8.2 1/8"=1'-0"



**3 EAST ELEVATION**  
8.2 1/8"=1'-0"



**4 SOUTH ELEVATION**  
8.2 1/8"=1'-0"

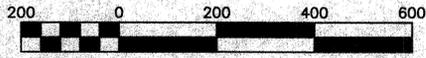


**5 WEST ELEVATION**  
8.2 1/8"=1'-0"

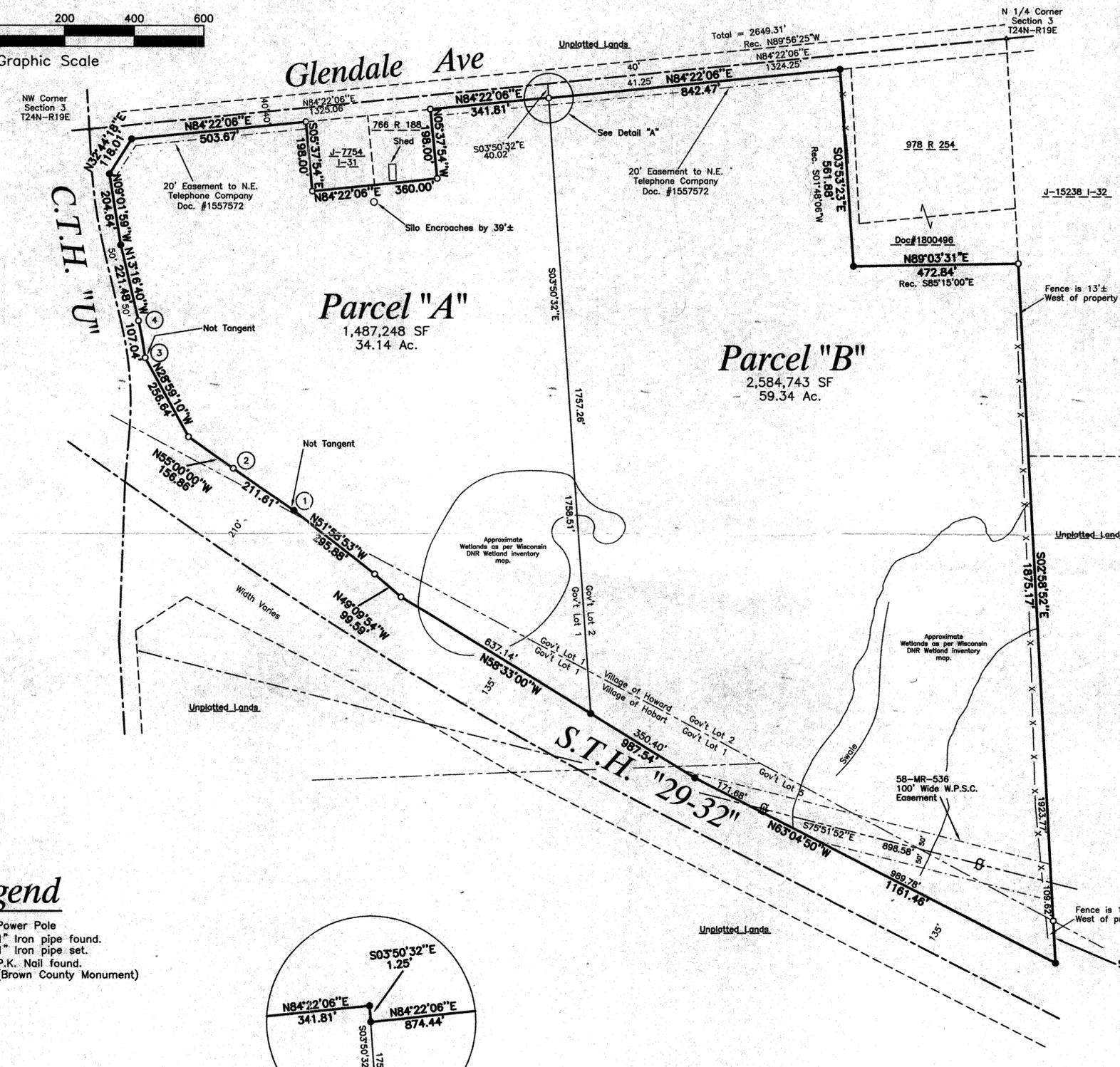
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 PROJECT: **NSIGHT LOGISTICAL OPERATIONS CENTER**  
 GLENDALE AVE  
 VILLAGE OF HOWARD, WI  
 PROJECT NO.: **13-512**  
 SHEET NO.: **A8.2**

# Plat of Survey

Part of Government Lot 1 and 2, Village of Howard, and Part of Government Lots 1 & 5, Village of Hobart, all located in Section 3, T24N-R19E, Brown County, Wisconsin.



Graphic Scale



**Parcel "A"**  
1,487,248 SF  
34.14 Ac.

**Parcel "B"**  
2,584,743 SF  
59.34 Ac.

## Parcel "A"

Part of Government Lot 1, Village of Howard, and Part of Government Lot 1, Village of Hobart, Section 3, T24N-R19E, Brown County Wisconsin more fully described as follows:

Commencing at the Northwest Corner of Section 3, T24N-R19E; thence N84°22'06"E, 1325.06 feet along the North line of said Section 3; thence S03°50'32"E, 40.02 feet to the Point of Beginning; thence continuing S03°50'32"E, 1758.51 feet along the East line of Government Lot 1 to the North Right-of-Way of State Trunk Highway "29-32"; thence N58°33'00"W, 637.14 feet along the North line of said Right-of-Way; thence N49°09'54"W, 99.59 feet along said North line; thence N51°58'53"W, 295.88 feet along said North line; thence 211.61 feet along said North line being the arc of a 11249.16 foot radius curve to the right whose long chord bears N55°32'20"W, 211.61 feet; thence N55°00'00"W, 156.86 feet along said North line; thence N28°59'10"W, 256.64 feet along the East Right-of-Way of County Trunk Highway "U"; thence 107.09 feet along said East line being the arc of a 1004.93 foot radius curve to the left whose long chord bears N10°13'29"W, 107.04 feet; thence N13°16'40"W, 221.48 feet along said East line; thence N09°01'59"W, 204.64 feet along said East line; thence N32°44'18"E, 118.01 feet along said East line; thence N84°22'06"E, 503.67 feet along the South Right-of-Way of Glendale Avenue; thence S05°37'54"E, 198.00 feet; thence N84°22'06"E, 360.00 feet; thence N05°37'54"W, 198.00 feet; thence N84°22'06"E, 341.81 feet along said South line to the Point of Beginning.

Parcel contains 1,487,248 square feet/34.14 acres more or less.

## Parcel "B"

Part of Government Lot 2, Village of Howard and Part of Government Lot 1 and 5 Village of Hobart, Section 3, T24N-R19E, Brown County, Wisconsin, more fully describe as follows:

Commencing at the Northwest Corner of Section 3, T24N-R19E; thence N84°22'06"E, 1325.06 feet along the North line of said Section 3; thence S03°50'32"E, 41.27 feet to the Point of Beginning; thence N84°22'06"E, 842.47 feet along the South Right-of-Way of Glendale Avenue; thence S03°53'23"E, 561.88 feet along the West line of Document Number 1800496, Brown County Records; thence N89°03'31"E, 472.84 feet along the South line of said Document Number; thence S02°58'52"E, 1875.17 feet along the East line of Government Lot 2, Village of Howard; thence S02°37'29"E, 119.32 feet along the East line of Government Lot 5, Village of Hobart; thence N63°04'50"W, 1161.46 feet along the North Right-of-Way of State Trunk Highway "29-32"; thence N58°33'00"W, 350.40 feet along said North Right-of-Way; thence N03°50'32"E, 1757.26 feet to the Point of Beginning.

Parcel contains 2,584,743 square feet/59.34 acres more or less.

I, David W. Mau, Registered Land Surveyor, do hereby certify that the above described property was surveyed and mapped under my direct supervision and is correct to the best of my knowledge.

David W. Mau  
February 24, 1998  
Revised March 27, 2003 (Revised and field verified Parcel "B" only)

S-1030

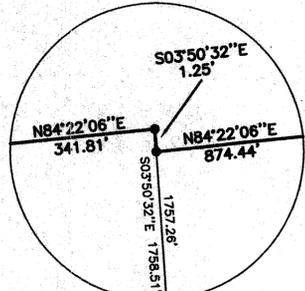


## Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	211.61	11249.16	211.61	N55°32'20"W	01°04'40"	S56°04'40"E
3-4	107.09	1004.93	107.04	N10°13'29"W	06°06'22"	N07°10'18"W

## Legend

- Power Pole
- 1" Iron pipe found.
- 1" Iron pipe set.
- △ P.K. Nail found. (Brown County Monument)

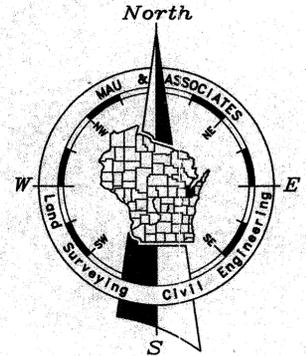


Detail "A"

## Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-2	211.61	11249.16	211.61	N55°32'20"W	01°04'40"	S56°04'40"E
3-4	107.09	1004.93	107.04	N10°13'29"W	06°06'22"	N07°10'18"W

Bearings referenced to the North line of Section 3, T24N-R19E, assumed to be N84°22'06"E.



SCALE: 1" = 200'

**MAU & ASSOCIATES**  
LAND SURVEYING \* CIVIL ENGINEERING  
400 Security Boulevard  
Green Bay, Wisconsin 54313  
(920) 434-9670  
(Fax) 434-9672

**SURVEYORS SEAL**

**DRAWING REVISIONS**

Date:	Revision made

CLIENT: MCL  
DATE DRAFTED: 2-12-98  
AUTOCAD DRAWING# M-23697A  
DRAFTED BY: JJM

SHEET NO. 1 OF 1  
DRAWING NO. P-1230