



Plan Commission

335 South Broadway

Regular Meeting

De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Monday, December 28, 2015	7:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **December 28, 2015** at **7:00 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 30, 2015 Plan Commission meeting
3. Request for Zoning Code Interpretation for Allowed Use within I-1 (Industrial Park) Zoning District for 1244 Enterprise Dr. (ED-2073). Applicant: Waseda Farms and Waseda Farms Market
4. Review the CSM Application for an Extraterritorial CSM for a one lot CSM in the Town of Lawrence. Surveyor: Leslie D. Van Horn*
5. Future Agenda Items

Adjournment

*** Items with an asterisk require City Council approval.**

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by Noon on Monday, December 28, 2015 so that arrangements can be made.

AGENDA SENT TO:

Plan Commission Members
Alderspersons
News Media
Waseda Farms
DC Holdings II LLC
Dickenshied 5099138 LLC
Wisconsin Department of Natural Resources
MPK Properties LLC
Amerilux Holdings LLC
Krause Family Real Estate Holdings Inc
Ruitenbergh Real Estate LLC
Smet Investments LLC
Spirit Development LLC
Flex LLC
Les Van Horn
Jonathan & Deborah Kleuskens

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: December 28, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the November 30, 2015 Plan Commission meeting

ATTACHMENTS:

- PC_Nov2015_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, November 30, 2015

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Larry Lueck	Aldersperson	Absent	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Present	
Steve Taylor	Commissioner	Present	

Also present: City Planner Sarah Wallace, Planning & Economic Development Director Kim Flom, City Attorney Judith Schmidt-Lehman, Building Inspector Dave Hongisto, City Administrator Larry Delo and members of the public.

2. Approval of the minutes of the October 26, 2015 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

3. Conditional Use Application for Renovations and Addition to the St. Norbert College Sports Center Facility in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*

City Planner Sarah Wallace reported that as part of the St. Norbert College Sports Center renovation and expansion project, the adjacent Human Resources building will be razed and 50-55 parking spaces will be removed. No onsite parking is planned for this project. A parking analysis was provided by the applicant; based on the number of students and faculty, there will still be sufficient parking after completion of the project to comply with City code requirements.

James Boyd motioned, seconded by Jim Kalny, to open the meeting for public comments. Upon vote, motion carried unanimously.

Resident Larry Roffers stated that he lives on Pleasant Place adjacent to the sports center parking lot. He inquired what the structure is going to look like, and how much traffic will be generated by the expansion. Sarah displayed the footprint of the existing building and expansion, as well as design renderings. She indicated the location of the parking that will be removed, and noted that the streets to the north and south have parking on one side. Mr. Roffers stated that the project will be a great asset for St. Norbert and the City, but has concerns about parking and the potential for increased traffic on side streets. Discussion followed about existing parking patterns and alternatives.

Pat Wrenn, Director of Facilities at St. Norbert College, explained that the two parking lots around the existing building are designated for employees. Generally speaking, students are already parking elsewhere in student-designated lots.

Attachment: PC_Nov2015_Minutes_Draft (4261 : minutes)

Mayor Walsh motioned, seconded by Steve Taylor, to return to regular order. Upon vote, motion carried unanimously.

Mayor Walsh motioned, seconded by Jim Kalny, to approve the conditional use request and forward it to City Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Jim Kalny, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

4. Review and Recommendation for a four (4) lot CSM for St. Norbert College. Surveyor: Steven Bieda, Mau and Associates

City Planner Sarah Wallace reviewed the CSM request: Lot 1 is for the new sports center, Lot 2 is for the carriage house, and Lots 3 & 4 are for residential housing. Staff recommends approval with the easement condition specified in the packet.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

5. Review and Recommendation on the Site Plan Application for St. Norbert College Sports Center Facility (601 Third Street). Applicant: St. Norbert College

St. Norbert College is proposing an 8,000 SF addition to the Schuldes Sports Center which will include a pool, and an expansion of staff facilities and the gym area. The second story addition to the perimeter of the building will include a mezzanine overlooking the pool. City Planner Sarah Wallace received updated drawings from the architects today, but there are no changes to staff comments based on them.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

6. Review and Action on a Sign Variance request for a sign at 785 Scheuring Rd for Depot Condominium (WD-1921). Applicant: Creative Signs

Building Inspector Dave Hongisto reviewed the variance request for a ground mount sign within the front yard setback. The site is located on the south side of Scheuring Road just west of Syble Hopp School, immediately adjacent to the railroad tracks. The proposed sign location is in between two driveways accessing Scheuring Rd. He noted that although the sign would be located within the 15 foot setback, it is far enough back that it would not cause a vision hazard. Staff also noted that this request is very similar to one granted a few months ago to the dental office on N. Broadway.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

7. A Public Hearing on the proposed boundary and project plan amendment to Tax Incremental Financing District #10 is scheduled for 7:00 p.m., or as soon thereafter as can be heard.

A. Notice of Public Hearing

Agenda item #7 was moved up so that it could be addressed first in order to accommodate the public hearing notice. Staff member Carey Danen announced that the Notice of Public Hearing was published in the Green Bay Press Gazette on November 16th and 23rd, 2015.

B. Review of Boundary and Project Plan Amendment for Tax Incremental Financing District #10

Planning Director Kim Flom reviewed the proposed amendment, explaining that over the last few months the City has been working with Belmark to offer TID incentives for their corporate office expansion. This would be a 30,000 square foot project with an assessed value of \$12.5 million, adding 50 - 164 employees over time. The boundary amendment will place the Belmark site within the TID district, as well as include other properties that have development potential. Kim noted that the boundary can only be amended four times over the life of the TID. The project plan amendment was provided in the packet and is also on file in the City Clerks' office. Staff has since made some minor modifications to the plan, which they distributed at the meeting. The revisions added figures for new TID Districts #11 and 12 to the totals of the City's equalized value (this proposed amendment would place the City at 7.6%, which is well within the 12% cap). The updated plan also includes revised project costs to reflect that road extensions and regional detention facilities were already in the original plan. No new infrastructure is anticipated for the expanded area.

Mayor Walsh declared the public hearing open; no one wished to speak so he declared the public hearing closed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	Michael J. Walsh, Mayor
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

C. Resolution PC15-04, Recommending Adoption of the Boundary and Project Plan Amendment for Tax Incremental Financing District #10*

Staff noted that the resolution is scheduled for the City Council meeting tomorrow. Jim Kalny motioned, seconded by Mayor Walsh, to approve the project plan and boundary amendment with the changes supplied by staff tonight. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	Michael J. Walsh, Mayor
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

8. Review of a Major Amendment to a Precise Implementation Plan for Life Church (1551 Lawrence Dr.) for a 48,000+SF Place of Assembly, parcel WD-D0020-3. Applicant: Life Church Green Bay Inc.*

Planning Director Kim Flom provided an overview of the amendment request, as well as the analysis conducted by staff. Staff utilized the City's Comprehensive Plan, zoning code, and the general development plan and subsequent approvals for this planned development district. Kim reported that the City's planning staff does not support this request; their research concluded feel the proposed use is not consistent with the City's Comprehensive Plan and past zoning action.

City code allows for churches in commercial and residential districts, which make up a good portion of the City. She commended Life Church for seeking out the approval of neighbors like Menards and Walmart. She concluded by noting that the land use decisions made to date on this property have not deviated from a focus on retail, intense daily activity, highway-oriented uses. Life Church's current building is 25,000 square feet. This building is much larger at 48,000 square feet, but on a slightly smaller site. They have proposed 800 seats at this location, which would meet the code parking requirements. Staff would be interested in hearing about overflow agreements.

Mayor Walsh motioned, seconded by Jim Kalny, to open the meeting for public comments. Upon vote, motion carried unanimously.

Life Church pastor Shawn Hennessy thanked Kim for her kind words. He stated that a lot that has changed in retail since 2002 when the City's Comprehensive Plan was written, and that there has been a huge influx of churches of this style into retail areas across the nation. He reported that he has received verbal approval to use Walmart's lot for overflow parking. Mr. Hennessy explained that part of the reason they bought their current building instead of constructing new was that it would take too much time. He also believes that the economic development generated by their congregation would rival a retailer.

Kip Golden, contractor with CR Structures, pointed out that the City's Comprehensive Plan references commercial nodes that create "activity centers". He feels that Life Church is an activity center because it offers additional non-worship activities and programming throughout the week, and that it would complement the retail area. He stated that what they are asking is not unprecedented; pointing to the change of use for Nicolet Townhomes and New Life Christian Fellowship in the downtown as examples. He also referenced the list of permitted uses, and proposed that the church could be considered "Other businesses typically found in shopping centers" because many churches are now located in shopping centers. Mr. Golden also stated that if a megachurch was located next to a residential area, residents would be strongly opposed to the traffic.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

Mayor Walsh requested that staff address the point of being similar to the church located in downtown. Kim stated that currently churches are permitted in the B-1 and B-2 districts, but the difference here is that a church bringing in weekly numbers such as Life Church's would likely not fit in a small downtown building. The zoning code establishes different uses for different areas, and there are other parts of the City with appropriate zoning.

Mayor Walsh stated that he is in favor of maintaining the current zoning. It was set up to be very restrictive in order to maintain commercial use in the district. He applauded Life Church for their diligence in coming forward, researching and getting approvals from the neighbors. He disagreed with the suggestion of the potential economic impact of having the church at this location, because their currently location probably brings in just as much.

Alderperson Boyd stated that he would like to make it clear that the Plan Commission voted in favor of the change in use for Nicolet Townhomes site specifically because it did not front the highway.

Jim Kalny stated that he is taking an opposing view. While the Commission wants to be able to provide a place for this type of organization, he questions if the B-1 district is where he would want it. He agrees it does not seem to be consistent with the City's Comprehensive Plan, but it is following a trend.

Mayor Walsh motioned, seconded by James Boyd, to accept staff's recommendation to deny the request. Upon vote, motion carried with Jim Kalny voting nay. Mayor Walsh noted that this item will go to the City Council meeting on December 15th for a public hearing.

9. Ordinance changes to Chapter 46 De Pere Municipal Code regarding land subdivisions.*

City Attorney Judy Schmidt-Lehman explained that this section of the code, which has been in place since 1974, had some inconsistencies which are addressed with this amendment.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Kalny, Taylor
ABSENT:	Larry Lueck

10. Future Agenda Items.
None.

Adjournment

Mayor Walsh motioned, seconded by Steve Taylor, to adjourn the meeting at 8:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: December 28, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Request for Zoning Code Interpretation for Allowed Use within I-1
(Industrial Park) Zoning District for 1244 Enterprise Dr. (ED-2073).
Applicant: Waseda Farms and Waseda Farms Market

ATTACHMENTS:

- PC_Staff Memo_Waseda Farms (PDF)
- Request Letter(PDF)

Item 3: Request for Zoning Code Interpretation for Allowed Use within I-1 (Industrial Park) Zoning District for 1244 Enterprise Dr. (ED-2073). Applicant: Waseda Farms and Waseda Farms Market



Figure 1: Site Location

Waseda Farms and Waseda Farms Market are looking to expand the operation of the existing business located within the City of De Pere. They are requesting a zoning code interpretation for the property located at 1244 Enterprise Drive (ED-2073) to allow for the relocation of the meat processing and packaging portion of the operation into this new location.

The property is zoned I-1 (Industrial Park). Chapter 14-47 (4)(a)(9) lists “manufacturing, processing, storage, or distribution of animals or animal by products, rendering plants, slaughter houses, meat packing, gelatin, glue, soap, or fertilizer plants” as prohibited uses.

As part of staff’s conversation with Waseda Farms and the information as part of the attached request letter; the proposed use of the property at 1244 Enterprise Drive, does not specifically fall within the above referenced prohibited uses. As described, they are seen as a meat processing facility as would be located within any other grocery store meat department. They currently (and will continue to) have their animals slaughtered at a federally inspected facility, where larger cuts of meat are brought back to the store (as part of this request to the new location) to be cut into steaks, hamburger, etc. In this way, their operations are not dissimilar from the butcher shop type work they currently conduct in their retail location at Reid Street in De Pere.

Staff understands that Waseda Farms will not be processing live animals and that the recommended use is consistent with surrounding uses, and it does not create objectionable noise, odor, or unsightly issues. To be clear, this is not a proposal to permit “manufacturing, processing, storage, or distribution of animals or animal by products, rendering plants, slaughter houses, meat packing,

gelatin, glue, soap, or fertilizer plants” but rather an interpretation that the Waseda Farms operations do not fall within this category because of the reasons cited above.

It is staff’s recommendation to allow for the processing of meat within I-1 (Industrial Park) zoning district as it pertains to Section 14-47 (1)(b)(9) “Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission.”



Waseda Farms
PO Box 22074
Green Bay, WI 54115
920.339.9823

December 4, 2015

Dear Mayor Walsh and Members of the City Plan Commission,

I am writing to you seeking clarification of zoning code and approval to allow for Waseda Farms and Waseda Farms Market to continue the growth of our business and relocate a portion of our De Pere Market operation to a new larger facility on the east side.

Two years ago, we began our journey to bring local and organic meat and groceries, especially those raised on our family farm in Door county, to a larger, year round market in De Pere. When we built our store, we did not want to go too big right away. We were unsure if De Pere and the Green Bay area were ready for a store such as ours, so we opted for a lean and flexible market design that would allow us to grow as we learned more about our customers and their needs. Our De Pere location employs 20 full and part-time employees and last month was our best sales month ever

The meat processing and packaging rooms in our store really allowed us to grow as a company by taking control of the finish product and packaging that we never had before. Our business continues to grow and this is the portion of the business we wish to relocate. We have outgrown the space for processing and warehousing in our current location and found a location that fills many of the needs we have as a growing integrated artisan food processing and packaging company.

We are interested in 1244 Enterprises Drive in east De Pere as a possible location. That property is currently zoned I-1, Industrial Park District and that Chapter 14-47 (4)(a)(9) of the De Pere Zoning Code lists "Manufacture, processing, storage or distribution of animals or animal by products, rendering plants, slaughter houses, meat packing, gelatin, glue, soap or fertilizer plants" as a prohibited use.

I do not know how long ago this code was written, but I understand and respect what this hopes to keep out: rending, gelatin, glue, soap and fertilizer plants and slaughterhouses. That is not what we are or plan on becoming. We are no different than a grocery store meat department or a food manufacturing plant. We do not wish to slaughter animals at this location. We do not intend for live animals to ever be at this location. We currently have our animals slaughtered at a federally inspected USDA Facility and then large cuts of meat are brought back to our store to be cut into steaks and ground into hamburger. We then sell it fresh or package it for sale later and freeze it. We process, repackage and store food for distribution, which happens to be meat raised on our farm.

I have spoken to Mr. Dave Hongisto and he has discussed this with Ms. Kim Flom, and both of them have stated that they intend to support our request. We are interested in making an offer on the property, but we need to make sure that our future plans would be allowed on the property. This would allow us to add 5 more employees immediately, upon completion of improvements that we would make to the property, with up to 15 more in the future at this location as we grow.

Please consider our request to allow meat processing and packaging at the 1244 Enterprise Drive Location in De Pere. If there is anything else I can do to help answer any question, please don't hesitate to reach out to me.

Sincerely,



Matthew Lutsey
Waseda Farms and Waseda Farms Market

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: December 28, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review the CSM Application for an Extraterritorial CSM for a one lot CSM in the Town of Lawrence. Surveyor: Leslie D. Van Horn*

ATTACHMENTS:

- PC_Staff Memo_ExtraCSM (PDF)
- ExtraCSM_1418 Grant St_App (PDF)

Item 4: Review the CSM Application for an Extraterritorial CSM for a one lot CSM in the Town of Lawrence. Surveyor: Leslie D. Van Horn*

Leslie D. Van Horn has completed a CSM for one lot on Grant Street/CTH EE for a 0.899 Acre lot. The CSM indicates that the remaining lands will be conveyed to L-211 (an adjoining parcel to the west).

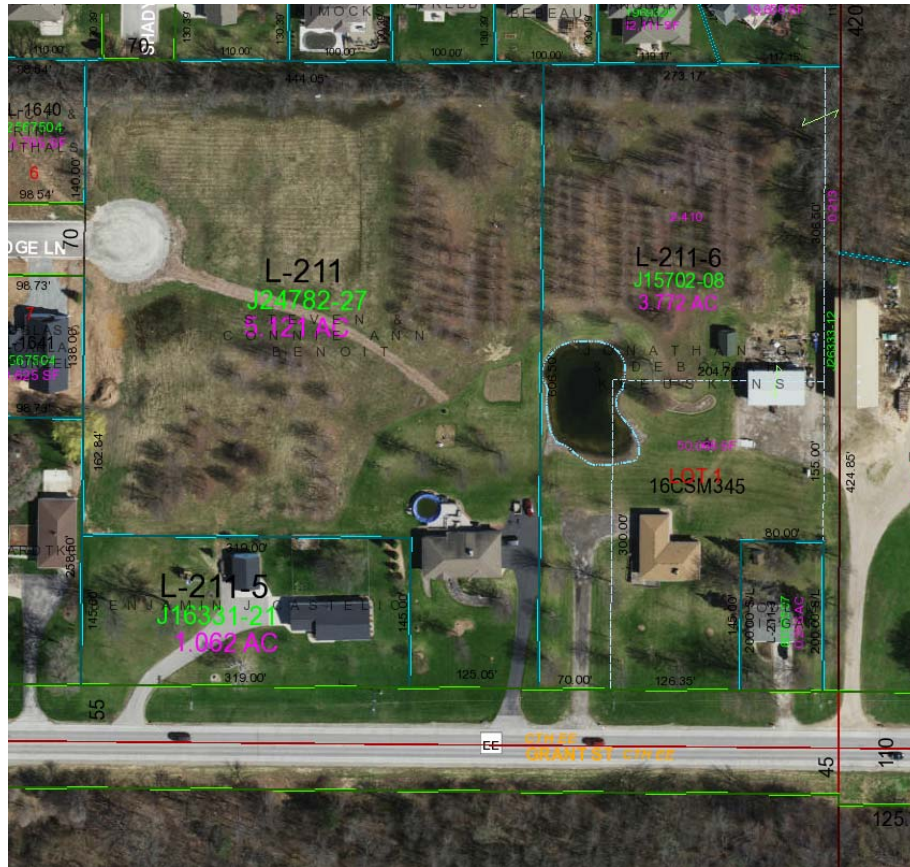


Figure 1: Site Location

Recommendation

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

1. CSM must meet the requirements specified by Brown County Planning.
2. Certificate for City of De Pere should be Shana Ledvina, City Clerk.

	CITY OF DE PERE RECEIVED DEC - 4 2015 PLANNING DEPT.	CITY OF DE PERE		Fee: \$ 330.00
		APPLICATION FOR CSM REVIEW		Receipt #:
				Date:

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Les Van Horn	Authorized Representative Les Van Horn	Title Land Surveyor	
Mailing Address 832 Kellogg St	City Green Bay	State WI	ZIP Code 54303
Email Address Lesvh@att.net	Phone Number (incl. area code) 920-437-1044	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) Jonathan G & Deborah M Kleuskens	Contact Person Jon	Title Owner	
Mailing Address 1418 Grant Stree,	City De Pere	State WI	ZIP Code 54115
Email Address kleuskensj@gmail.com	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1418 Grant Street, Town of Lawrence	Parcel No. L-211-6
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SECTION 4: CSM Information

Existing Zoning:	Extraterritorial Review
Present Use of Parcel:	Residential
Proposed Use of Lots:	Residential

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Les Van Horn	Title Land Surveyor	Phone Number 920-437-1044
Signature of Applicant 		Date Signed 11-30-15

TO BE COMPLETED BY CITY STAFF

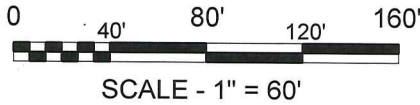
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

PLANNING DEPT.
CITY OF LAWRENCE
RECEIVED
DEC 4 - 2015

CERTIFIED SURVEY MAP

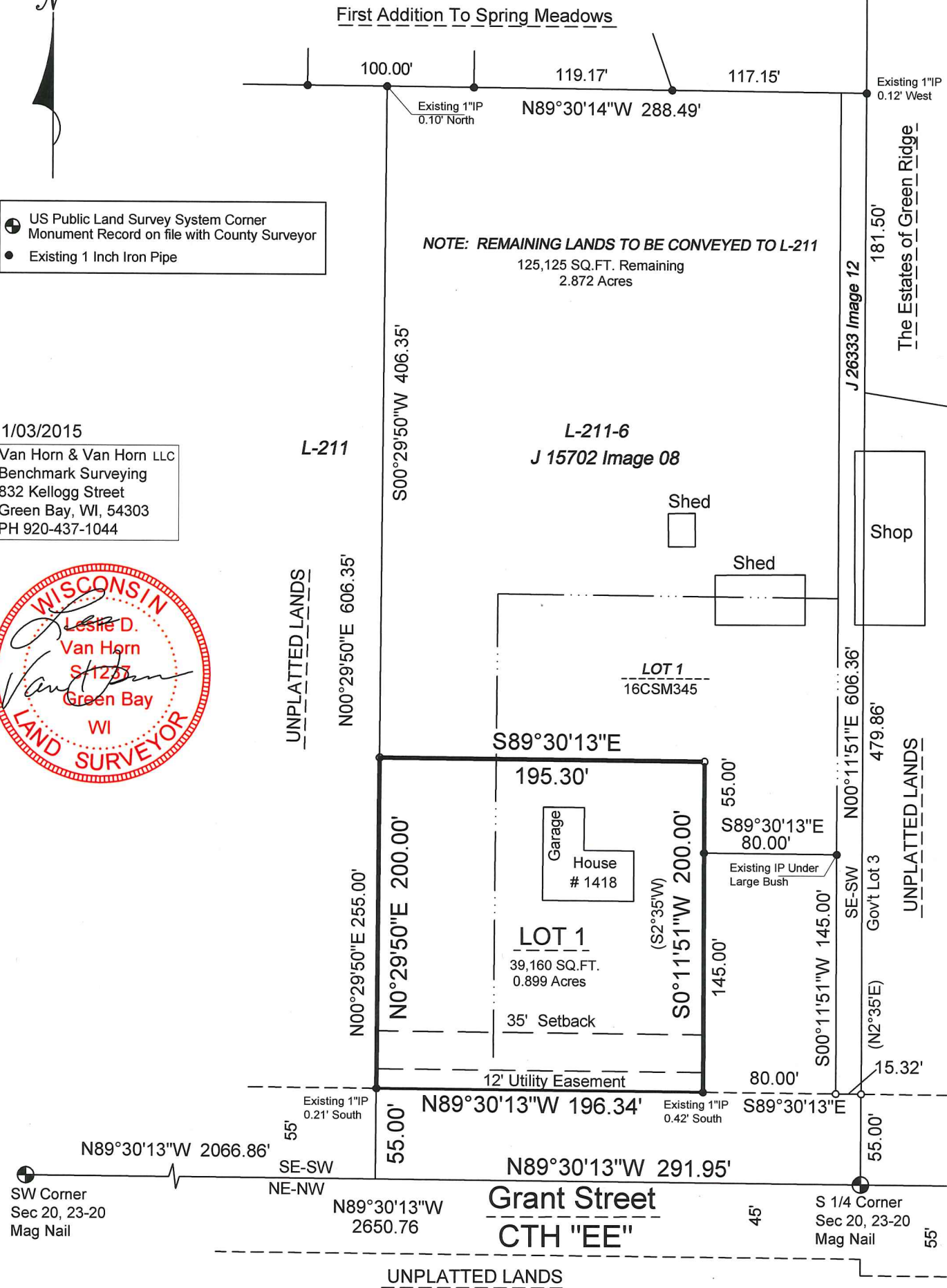
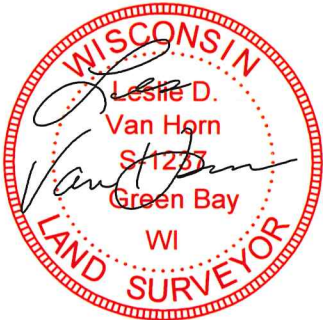
PART OF LOT 1, 16 CERTIFIED SURVEY MAP 345, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, Section 20, Township 23 North, Range 20 East, Town of Lawrence, Brown County, Wisconsin

North is referenced to the Brown County Coordinate System. The South line of the Southwest 1/4, was observed to bear N89°30'13"W



- US Public Land Survey System Corner Monument Record on file with County Surveyor
- Existing 1 Inch Iron Pipe

11/03/2015
Van Horn & Van Horn LLC
Benchmark Surveying
832 Kellogg Street
Green Bay, WI, 54303
PH 920-437-1044



Attachment: ExtraCSM_1418 Grant St_App (4240 : Ext_CSM_Lawrence)

CITY OF DE PERE
RECEIVED

DEC - 4 2015

PLANNING DEPT.

Surveyors Certificate

I, Leslie D. Van Horn, professional land surveyor number S1237, do hereby certify that I surveyed, divided and mapped part of Lot 1, 16 Certified Survey Map 345 and part of the Southeast 1/4 of the Southwest 1/4, Section 20, Township 23 North, Range 20 East, Town of Lawrence, Brown County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 corner of Section 20; thence N89°30'13"W 291.95 feet along the south line of the Southwest 1/4; thence N00°29'50"E 55.00 feet to the north line of Grant Street and the Point of Beginning; thence continuing N00°29'50"E 200.00 feet along the west line of the lands described in Jacket 15702 Image 08; thence S89°30'16"E 195.30 feet; thence S00°11'51"W 200.00 along the extension of the east line of volume 16 Certified Survey Map, page 345 and along the east line thereof to the southeast corner thereof at the north line of Grant Street; thence N89°30'16"W 196.34 along the north line of Grant Street to the Point of Beginning, containing 39,160 square feet or 0.899 acres. Subject to any easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of the owners as listed hereon and that this map is a correct representation of the exterior boundaries of the lands surveyed and the division thereof, and that this survey fully complies with Chapter 236.34 of the Wisconsin Statute, the Brown County Subdivision Ordinance, the Town of Lawrence and the City of De Pere, and is true and correct to the best of my knowledge and belief.

Owners Certificate

We, Jonathan G. Kleuskens and Deborah M. Kleuskens, as owners, hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this Certified Survey Map is required to be submitted to the Town of Lawrence, City of De Pere and Brown County for approval or objection.

Dated this _____ day of _____, 2015

Jonathan G. Kleuskens

Deborah M. Kleuskens

STATE OF _____)

COUNTY OF _____) ss _____

Personally came before me this _____ day of _____ 2015, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

Dated

My Commission Expires

Remaining lands to be attached to tax parcel number L-211: Part of Lot 1, 16 Certified Survey Map 345 and part of the Southeast 1/4 of the Southwest 1/4, Section 20, Township 23 North, Range 20 East, Town of Lawrence, Brown County, Wisconsin bounded and described as follows:

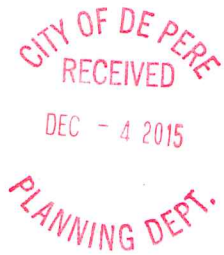
Commencing at the South 1/4 corner of Section 20; thence N89°30'13"W 291.95 feet along the south line of the Southwest 1/4; thence N00°29'50"E 255.00 feet along the west line of the lands described in Jacket 15702 Image 08 to the Point of Beginning; thence S89°30'13"E 195.30 feet; thence S00°11'51"W 55.00 along the extension of the east line of Volume 16 Certified Survey Map, Page 345 to an angle point on the east line thereof; thence S89°30'13"E 80.00 feet to an angle point on the south line thereof; thence S00°11'51"W 145.00 feet to the north line of Grant Street; thence S89°30'13"E 15.32 feet along the north line of Grant Street to the east line of the Southeast 1/4 of the Southwest 1/4 of Section 20; thence N00°11'51"E 606.36 feet along the east line of the Southeast 1/4 of the Southwest 1/4 to the southeast corner of the First Addition of Spring Meadows; thence N89°30'14"W 288.49 feet along the south line thereof to the northwest corner of the lands described in Jacket 15702 Image 08; thence S00°29'50"W 406.36 feet to the Point of Beginning, containing 2.872 acres. Subject to any easements and restrictions of record.

NOTE

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to grading, construction, or installation-related activities.

Restrictive Covenants

1. The land on all lot lines shall be graded by the subdivider and maintained by the property owners to provide for adequate drainage of surface water.



Town of Lawrence

Approved by the Town of Lawrence, Brown County, Wisconsin, by the Town Board
on the _____ day of _____, 2015

Town Clerk

City of De Pere

Extraterritorial Jurisdiction

Approved by the City of De Pere, Brown County, Wisconsin,
on the _____ day of _____, 2015

City Clerk

Brown County Treasurer

Paul D. Zeller, as duly elected Brown County Treasurer, I hereby certify that the records in my office show no unredeemed taxes and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below, being tax parcel number L-211-6

Paul D. Zeller

Dated

Brown County Planning Commission

Approved by the Brown County Planning Commission this _____ day of _____, 2015

Peter Schleinz, Senior Planner

Register of Deeds

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: December 28, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Future Agenda Items
