



Plan Commission

Regular Meeting

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

Agenda

Monday, August 28, 2017	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 **August 28, 2017** 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 June 26, 2017 Plan Commission meeting.
3. Recommendation regarding a street name change from Armand Court to Armond Court, located on the west side of Waubaunqua Trail and north from Irwin Avenue. Submitted by City of De Pere.*
4. Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast intersection of CTH ZZ and Old Military Road in the Town of Rockland (Parcel R-247). Submitted by Aaron P. Schroeder, PLS.*
5. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at the southeast intersection of CTH PP and CTH W in the Town of Rockland (Parcel R-141). Submitted by Steven E. Zeitler, PLS.*
6. Recommendation regarding a sign variance request for new signage, exceeding 100 square feet, on an existing building that is located at 1415 Lawrence Drive. Submitted by Harrison French and Associates.
7. Recommendation regarding an Area Development Plan located southwest from the Lost Dauphin Road and Cross Gate Lane intersection (Parcels WD-D0104, WD-L496, WD-L500-1, WD-L505-1). Submitted by the City of De Pere.*
8. Land use interpretation request for an existing building at 801 Heritage Road (Parcel ED-F0103-4) in the I-1 Industrial Park District. Submitted by John Allen, Managing Partner, Heritage Road, LLC.

Adjournment

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 the day of the meeting so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library

De Pere Chamber of Commerce
Aaron Schroeder, CQM Inc.
Rebecca Verheyden
Steven Zeitler, American Surveys LLC
David Marx
Sarah Smith, Harrison French & Associates
Jeremy Goucher, Walmart Real Estate Business Trust
Best Built Inc.
Rodney & Grace Huth
John Allen, Heritage Road LLC

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: August 28, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the June 26, 2017 Plan Commission meeting.

ATTACHMENTS:

- PC_Jun2017_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, June 26, 2017

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	Alderman	Present	
Larry Lueck	Alderman	Present	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Present	
Amy Kunderling	Commissioner	Present	
Steve Taylor	Commissioner	Present	

Also present: Economic Development & Planning Director Kim Flom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the May 22, 2017 Plan Commission meeting.

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

3. A Public Hearing on the proposed project plan to Tax Increment Financing District #13 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Mayor Walsh announced that the notice of public hearing was published in the Green Bay Press Gazette on June 12 and June 19, 2017. He declared the public hearing open at 7:09 PM. He called three times for anyone to speak. No one wished to speak and the hearing was called to a close at 7:10 PM.

B. Review of Project Plan for Tax Increment District #13. *

Economic Development & Planning Director Kim Flom reviewed the project plan for TID #13. She reported that the City is proposing the creation of a mixed-use TID district on the west side of De Pere to fund the creation of the roundabout at Main Street & Lawrence Drive. Overall, the TID is proposed to include 170 acres, with several uses including residential, commercial, office, highway, and light industrial. The City anticipates about \$9 million of new development over the twenty year life of the TID. Kim highlighted two projects that are already underway within the TID: the Rennes Health additions, and the property recently purchased by developer Garrit Bader, which is proposed to be a grocery store. Kim reported that the TID money will primarily be used to fund the roundabout with the possibility of additional increment to fund additional projects, including a regional detention facility, and some other road infrastructure projects. Right now, the goal of the TID is to fund the roundabout, make better use of the traffic flow in that area, and increase the accessibility to some of the parcels that can not develop with their current access. Kim reported that the Joint Review Board held their

initial meeting on June 19, 2017. The consultant, Baird was also in attendance to answer any questions regarding the TID project plan. There were no questions from the Commission.

C. Resolution PC17-01, Recommending Adoption of the Project Plan for the creation of Tax Increment Financing District #13.

Economic Development & Planning Director Kim Flom noted that the resolution is scheduled to go before the Council on Wednesday, July 18, 2017, with final approval at the Joint Review Board meeting on July 24, 2017. Mayor Walsh moved, seconded by James Boyd, to approve the resolution. Upon vote, motion carried unanimously.

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

4. Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by GRAEF.

City Planner Peter Schleinz reviewed the site plan for a building addition for Green Bay Packaging on the southwest side of the site. The site plan proposes a building addition, along with extra pavement for trucks and a reconfiguration of the driveway. He reported that the building addition which was approved in March 2017 included the addition of 35 parking stalls; therefore, no new parking is required for this second addition. The building material is an aggregate finished concrete paneling, which matches the existing building. Staff recommended approval subject to staff comments. Derek Beiderwieden moved, seconded by Steve Taylor, to approve the site plan. Upon vote, motion carried unanimously.

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

5. Recommendation regarding a Site Plan for a building and parking lot addition for Krause Financial Services at 1234 Enterprise Drive in De Pere (Parcel ED-2072). Submitted by Mau & Associates LLP.

City Planner Peter Schleinz reviewed the site plan for a building and parking lot addition for Krause Financial Services. Peter noted that this is the third addition to this particular site. The addition is approximately 1900 square feet and will include the addition of twenty parking stalls. The building materials proposed are cut stone and cement board and will match the existing building. Staff recommended approval subject to staff comments. Mayor Walsh moved, seconded by Jim Kalny, to approve the site plan. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a rezoning request from B-2 (General Business District, with PDD) to R-3 (General Residence District) at 1015 N. Broadway Street (Parcel ED-1128-E-8). Submitted by Mau & Associates LLP.*

City Planner Peter Schleinz reviewed the rezoning request to rezone the site from B-2 to R-3. The developers are interested in a condominium design for this property. Staff recommended approval of the rezoning without the PDD overlay. James Boyd asked if there is a plan to go west of the Fox River Trail. Peter replied that the plan is to rezone both sides of the trail primarily because it is all one parcel. James then asked if there are any issues with the county as related to the trail. Peter replied that it is not an issue since they are not planning on putting buildings on the other side of the trail. James then asked if the surrounding businesses are ok with this rezoning. Peter stated that all property owners within 300 feet were notified of the rezoning request and he did not receive feedback from anyone. Mayor Walsh moved, seconded by Derek Beiderwieden, to open the meeting to public comments. Steve Bieda, of Mau & Associates, addressed the Commission. He provided an overview of the proposed development for the site. The development is planned is for eight two-unit high end condominiums due to the high demand in the area for river front property. The multi-family zoning makes sense for this project. There were no questions from the Commission. Mayor Walsh moved, seconded by Jim Kalny, to go back to regular order. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Steve Taylor, to approve the rezoning. Upon vote, motion carried unanimously.

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

7. Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Final Plat of Grande Ridge Estates at 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*

City Planner Peter Schleinz reviewed the extraterritorial subdivision plat of Grande Ridge Estates in the Town of Ledgeview. Staff recommended approval subject to conditions. He stated that if approved by Plan Commission, this plat will go before the City Council on July 5, 2017 for final approval. Mayor Walsh moved, seconded by James Boyd, to approve the plat. Upon vote, motion carried unanimously.

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

8. Review and recommendation for a Proposed Right-Of-Way Vacation for a public street at the 300 BLK N. Wisconsin Street and an alley to the east in De Pere (Adjacent Parcels – ED-874, ED-878, ED-880, and ED-881). Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the right-of-way vacation for N. Wisconsin Street. He mentioned that both this agenda item, as well as the next item are related to the project for New Leaf Market. He explained that the street vacation is needed for the building on Wisconsin Street for New Leaf Market. Also, the alley in this area dead ends and is not needed, thus the request for the vacation. The vacated portions will be divided up among the surrounding four parcels. If approved by Plan Commission, this request will go before Council on July 5, 2017. Staff recommended the four pieces of right-of-way be vacated with no conditions. James Boyd moved, seconded by Derek Beiderwieden, to approve the right-of-way vacation. Upon vote, motion carried unanimously, with Jim Kalny abstaining.

RESULT:	ADOPTED [6 TO 0]
MOVER:	James Boyd, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Taylor
ABSTAIN:	Jim Kalny

9. Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N. Wisconsin Street in De Pere (Parcel ED-881). Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the CSM application. Peter noted that Lot 1 is being created in anticipation of the development for New Leaf Market while Lot 2 is being established to become a drive lane to connect the alley and Wisconsin Street to allow for parking to the north of Lot 2. Staff recommended approval subject to conditions. Peter added that this item will likely go before the Council on August 15, 2017. Mayor Walsh moved, seconded by Amy Kunding, to approve the CSM. Upon vote, motion carried unanimously, with Jim Kalny abstaining.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Amy Kunding, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Taylor
ABSTAIN:	Jim Kalny

Adjournment

Mayor Walsh moved, seconded by Steve Taylor, to adjourn the meeting at 7:39 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: August 28, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

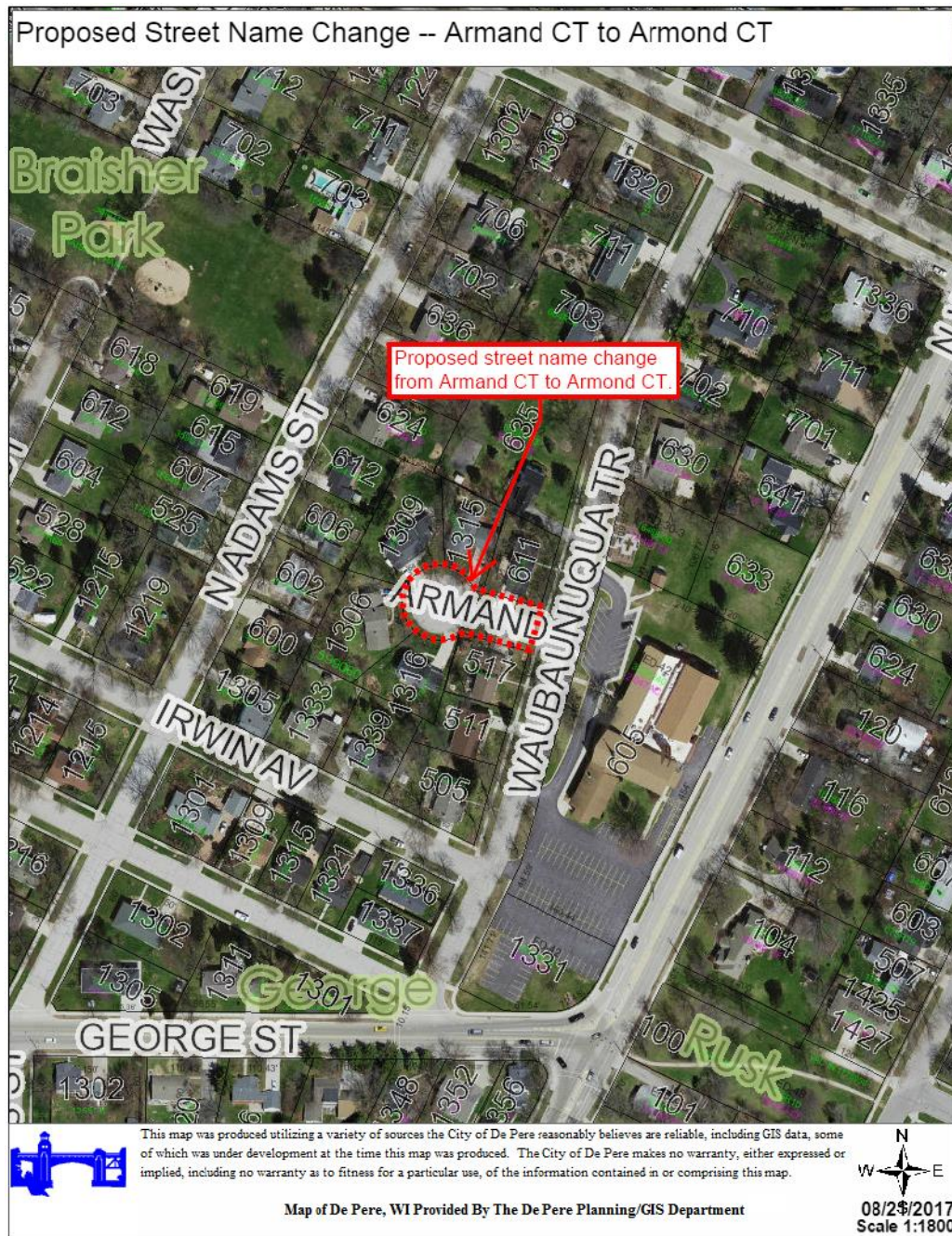
SUBJECT: Recommendation regarding a street name change from Armand Court to Armond Court, located on the west side of Waubaunuqua Trail and north from Irwin Avenue. Submitted by City of De Pere.*

ATTACHMENTS:

- Report to Plan Commission - Armand CT to Armond CT (DOCX)
- Application Form (PDF)
- Armond-Armand-Court-Citizens-Letter (PDF)
- Location Map (PDF)
- Toonen Subdivision - Armand (PDF)

- Item 3: Recommendation regarding a street name change from Armand Court to Armond Court, located on the west side of Waubaunuqua Trail and north from Irwin Avenue. Submitted by City of De Pere.*

SITE MAP



REQUESTED ACTION: Street Name Change request.*

Change the street name spelling from Armand Court to Armond Court.

COMMON DESCRIPTION: 1300 BLK Armand Court, located on the west side of Waubaunuqua

PARCEL NUMBERS: Trail and north from Irwin Avenue.
Not applicable

EXISTING ZONING: Adjacent is R-1 (Single Family Residence District)

PROPOSED ZONING: None

SURROUNDING LAND USES: Residential to north, south and west.
Residential and church to east.

COMPREHENSIVE PLAN: Residential. (Institutional/Governmental Facilities in area of church).

APPLICANT/OWNER NAME: City of De Pere on behalf of four City of De Pere
property owners on subject street
(see attached letter).

SITE HISTORY: On April 16, 1963, the Common Council reviewed and approved a subdivision plat named, "Toonen Subdivision." The street named Armand Court was identified on the recorded plat.

At an unknown time many years ago, a street sign with the name 'ARMOND CT' (*second vowel spelled with an "O"*) was placed where the street intersects with Waubaunuqua Trail. The sign was not corrected and led to discrepancy in record keeping. In 2017, the City replaced the sign with a new sign that reflected the Armand spelling. Residents that contacted the city to inquire about the new sign were not aware of the original spelling.

Residents, the post office, realtors and others utilize the Armond spelling. Research conducted by the legal department revealed that USPS does not recognize the street name 'Armand' and instead corrects the spelling to 'Armond.' Armond is also used on google maps and other comment internet search engines.

Alternatively, City mapping records, Brown County mapping records, and County tax information utilize the Armand spelling.

REVIEW

When reviewing a street name change request, staff considers the logic and appropriateness of a new name, the avoiding of repeating names, and ease of wayfinding for the public, businesses, and emergency vehicles. The proposed street name change addresses the following:

- The name does not appear to be inappropriate, aside from potentially having an incorrect spelling.
- The name does not repeat elsewhere in Brown County.
- The name will improve wayfinding as it will cause various spellings for the street name to become uniform.

Also, in this case specifically, staff analyzed the impacts and implementation of updating the street sign to the original spelling of Armand versus officially changing the spelling to Armond. For many years the residents living on the street already have had personal

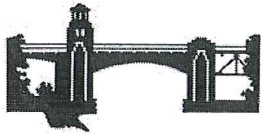
records (including drivers licenses) using the proposed name. Additionally, Armond is the commonly understood name by the USPS as well as other external organizations. The effort needed to change the street spelling to Armond is far less than the efforts needed for the residents to update personal records.

REVIEW PROCESS:

For street name change petitions the Plan Commission recommends either approval or rejection. The Common Council reviews the Plan Commission recommendation and makes the final decision on the street name change. The anticipated Council review date is September 5, 2017.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the street name change from Armand to Armond, with no conditions and forwarding the request to Common Council for final approval.

CITY OF DE PERE
APPLICATION FOR
STREET NAME CHANGE

AUG 14 2017

Fee: \$210.00

Receipt #: Not Applicable

Date: 14 Aug 2017

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) City of De Pere	Authorized Representative Peter Schleinz	Title City Planner	
Mailing Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-pere.org	Phone Number (incl. area code) 920.338.4043 x2	Fax Number (incl. area code) 920.330.9491	

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

Name (Ind. Org. or Entity) City of De Pere	Contact Person Authorized representative, above	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Street Name Change

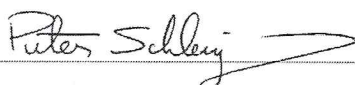
Current Street Name:	Armand Court
New Street Name:	Armond Court -- Requested by all four property owners with addresses on subject street.

SECTION 4: Street Name Change Information

Reason for Requesting Name Change:	Misspelling of street name on street sign resulted in residents using "Armond CT."
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SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

Name of Owner/Authorized Representative (please print) Peter Schleinz	Title City Planner	Phone Number 920.339.4043 ext. 2
Signature of Applicant 		Date Signed 14 Aug 2017

Maps and scaled drawings which help explain the request are strongly encouraged.

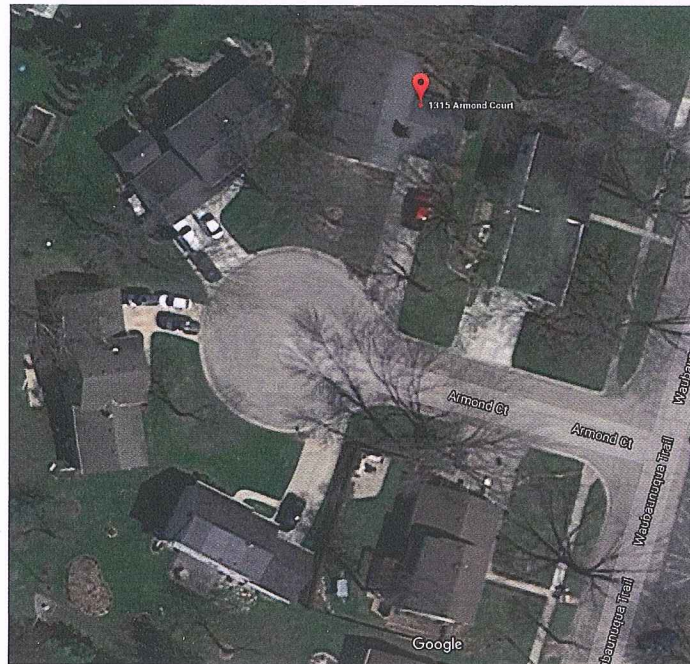
August 7, 2017

To whom it may concern.

Recently the City of DePere, WI replaced the street sign for Armond Ct. The new sign, "Armand Ct" reflects the name on the official city map and on our tax records.



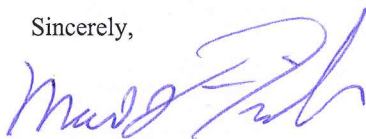
However, the street has been know as Armond Ct. for decades. Common resources such as Google Maps (please see below) and the US Postal Service recognizes the street name as Armond Ct.



All of the current residents of the court have resided here for more than 15 years. During that period (and in fact long before that) our addresses, and all our related documents (e.g., driver's licenses, passports, billings etc.), have been associated with Armond Ct. We understand why the city moved to revert to the official name. However, we contend that such a shift puts an **undue burden** on us as citizens as it will require that we change all documents associated with our residences.

Consequently, we request that the City of DePere change the official name of Armond Ct. to Armond Ct.

Sincerely,

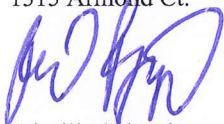


Mark Fischer
1309 Armond Ct.

Charles Lahen
1306 Armond Ct.



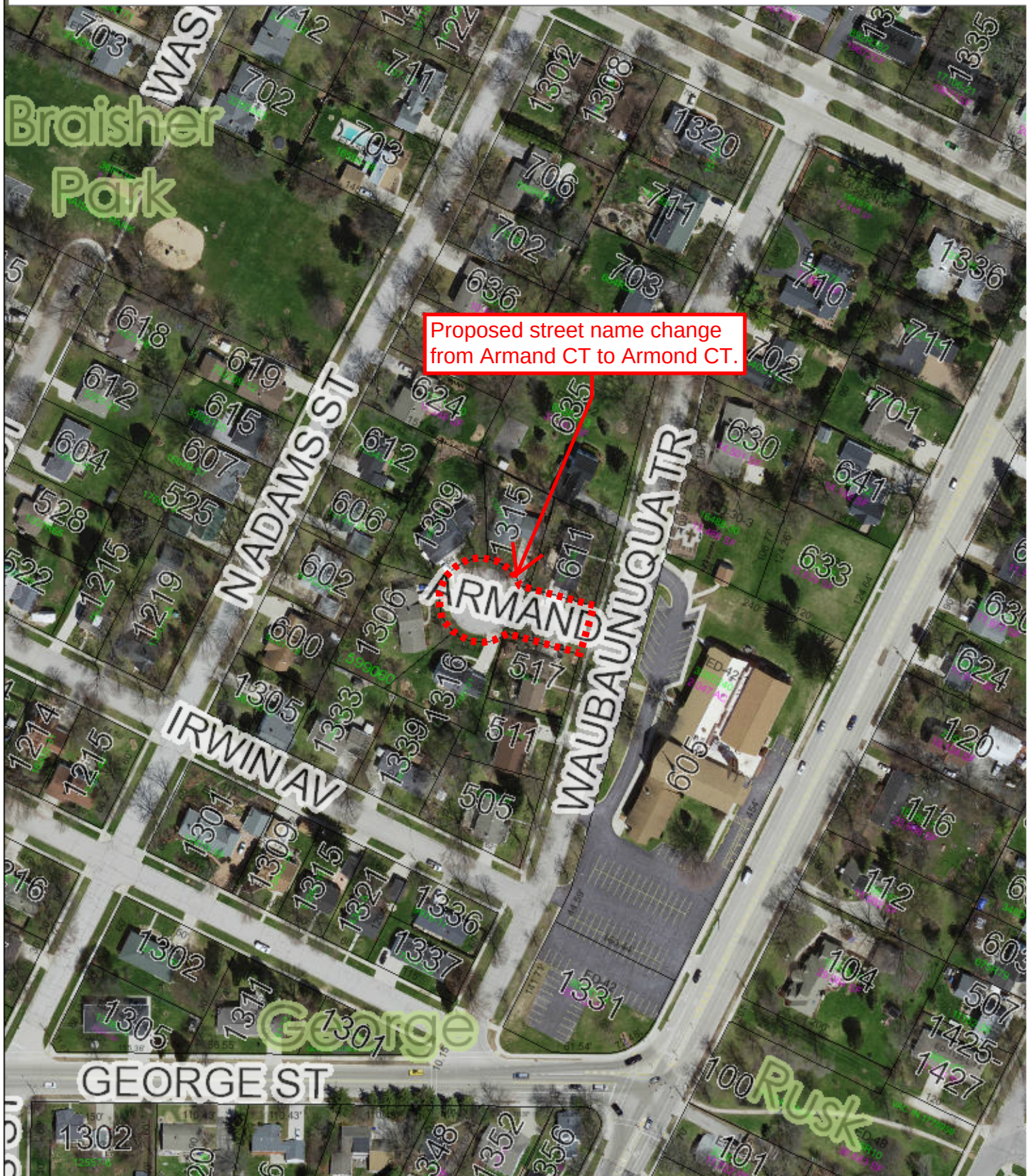
Reid & Susan Riggle
1315 Armond Ct.



Priscilla Schroder
1316 Armond Ct.

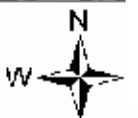


Proposed Street Name Change -- Armand CT to Armond CT



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department



08/25/2017

Packet Pg. 15

Attachment: Location Map (6171 : Recommendation regarding a street name change from Armand Court to Armond Court, located on the west)

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

MEETING DATE: August 28, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

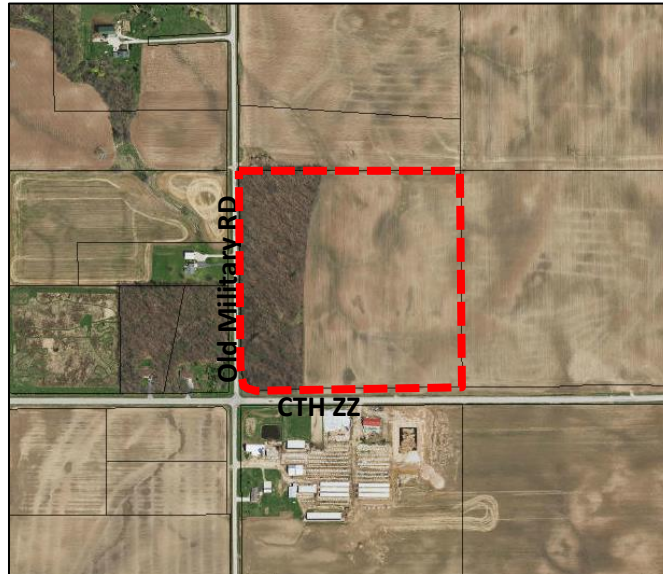
SUBJECT: Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast intersection of CTH ZZ and Old Military Road in the Town of Rockland (Parcel R-247). Submitted by Aaron P. Schroeder, PLS.*

ATTACHMENTS:

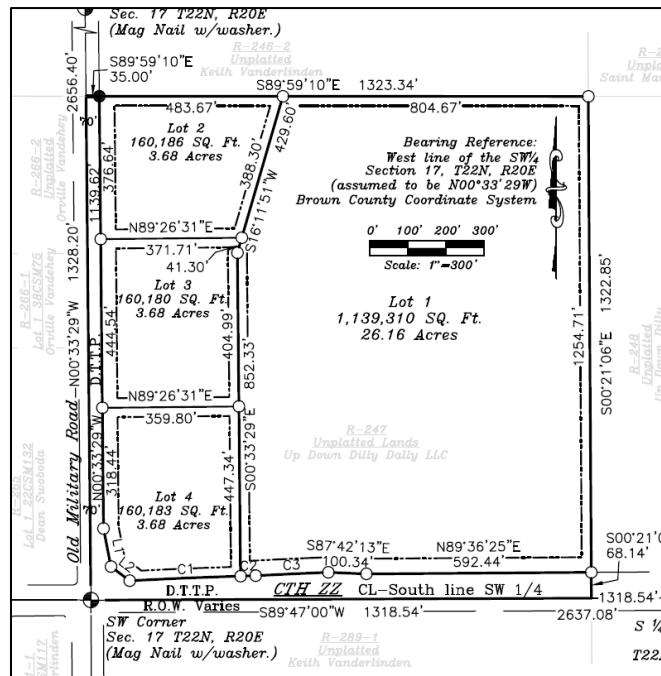
- Extraterritorial CSM - CTH ZZ - Plan Commission Report PC (DOCX)
- Application Form with Attachments (PDF)
- Preliminary CSM (PDF)

- ITEM 4:** Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast intersection of CTH ZZ and Old Military Road in the Town of Rockland (Parcel R-247). Submitted by Aaron P. Schroeder, PLS.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP



REQUESTED ACTION: Extraterritorial Certified Survey Map Review.*

COMMON DESCRIPTION: Town of Rockland, located northeast from the CTH ZZ and Old Military RD intersection.

PARCEL NUMBER(S):	R-247	
EXISTING ZONING:	Located in Town of Rockland.	
PROPOSED ZONING:	None.	
SURROUNDING LAND USES:	Agricultural to the north and east and south. Agricultural, natural and wooded area, and residential to the west.	
COMPREHENSIVE PLAN:	The City of De Pere 2010 Comprehensive Plan Update, Future Land Uses map (Figure 2-6), identifies the area as 'Urban Reserve Area (Future Mixed Use).'	
APPLICANT/OWNER NAME:	Aaron P. Schroeder, PLS, Applicant CQM INC 2679 Continental DR Green Bay, WI 54311	Up Down Dilly Dally LLC, Owner Contact: Rebecca Verheyden 3642 Old Military RD De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the property has been used for agricultural purposes, with a wooded area in the west end, since 1938. No structures of significant size were identifiable in the air photographs. The property is not within the Sewer Service Area for the Town of Rockland. There are no known environmentally sensitive areas identified on the property.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The parcel, being approximately 38.2 acres in size, is proposed to be subdivided into four lots with right-of-way dedication. Lot 1 is proposed on the draft to be approximately 26.2 acres in size and Lots 2, 3, and 4 are proposed to be approximately 3.7 acres (each) in size. • Section 46-2 of the City's Platting and Division of Land Code Definitions identify that extraterritorial plat approval jurisdiction means the area within three miles of the corporate limits of the city and is delineated on a map filed in the office of the director of public works. • The City of De Pere 2010 Comprehensive Plan Update, Future Land Uses map (Figure 2-6), identifies the area as 'Urban Reserve Area (Future Mixed Use).' • Section 46-4(g)(1.5) of the City's Platting and Division of Land Code requires that every lot within the urban reserve area of the extraterritorial review jurisdiction shall be a minimum of ten acres in size.	

- Section 46-4(g)(2.5) of the City's Platting and Division of Land Code requires that every lot within the urban reserve area of the extraterritorial review jurisdiction shall have a minimum lot width and frontage of not less than 300 feet.

Based on the draft certified survey map, the minimum 300 foot street frontage and lot width requirements from the City Code would be met; however, the minimum 10 acre lot size requirement from the City Code is not met for proposed Lots 2, 3, and 4.

The Certified Survey Map does not meet the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Particularly because:

- Section 46-8(b)(1) of the City's Platting and Division of Land Code requires that to the extent reasonably practicable, the division shall comply with the provisions of this chapter relating to general requirements, design standards, required improvements, and public sites and open spaces.
- The certified survey map could reasonably and practicably be redrawn to meet Section 46-8(b)(1) with a three lot configuration.

When reviewing Section 46-8(b)(1) and Section 46-4(g)(1.5) of the City's Platting and Division of Land Code, Lots 2, 3, and 4 of the certified survey map are not in compliance with a minimum 10 acre lot size requirement due to the parcel being within the City's urban reserve area. The urban reserve area is demonstrated in the City of De Pere 2010 Comprehensive Plan Update, Future Land Uses map (Figure 2-6).

REVIEW PROCESS

For extraterritorial Certified Survey Map petitions, the Plan Commission recommends either approval, rejection, or approval with conditions. The Common Council reviews the Plan Commission recommendation and makes the final decision on the Certified Survey Map. The anticipated Council review date is September 5, 2017.

STAFF RECOMMENDATION:

- A. Staff recommends REJECTION of the extraterritorial Certified Survey Map and forwarding the map to the Common Council with the rejection recommendation for the following reasons:
 1. The minimum lot size is 10 acres for a land division related to Parcel R-247 due to being within the three mile City of De Pere Extraterritorial review jurisdiction and within the urban reserve area. Lots 2, 3, and 4 on the proposed certified survey map are less than 10 acres.
 - a. Section 46-2 of the City's Platting and Division of Land

Code Definitions identify that extraterritorial plat approval jurisdiction means the area within three miles of the corporate limits of the city and is delineated on a map filed in the office of the director of public works.

- b. The City of De Pere 2010 Comprehensive Plan Update, Future Land Uses map (Figure 2-6), identifies the area as 'Urban Reserve Area (Future Mixed Use).'
 - c. Section 46-8(b)(1) of the City's Platting and Division of Land Code requires that to the extent reasonably practicable, the division shall comply with the provisions of this chapter relating to general requirements, design standards, required improvements, and public sites and open spaces. The certified survey map could reasonably and practicably be redrawn to meet Section 46-8(b)(1) with three lots all meeting the 10 acre minimum lot size.
 - d. Section 46-4(g)(1.5) of the City's Platting and Division of Land Code requires that every lot within the urban reserve area of the extraterritorial review jurisdiction shall be a minimum of ten acres in size.
- B. Staff recommends the Plan Commission not recommend a variance to the Common Council for the following reason:
- 1. The original lot in question is not "special" or out of the ordinary. Section 46-1- of the City Code governs variances. Paragraph (b) provides that where the Common Council has final approval authority over a subdivision (such as this request) the Common Council may, upon its own motion or upon recommendation of the Plan Commission, grant final approval of the certified survey map and grant a variance from the minimum lot size where, "...owing to special conditions, a literal enforcement of the provisions of this chapter or chapter 50 of this Code, would result in practical difficulty or unnecessary hardship...". Many lots have similar size, shape and topography characteristics similar to the parcel in question. The parcel is capable of division in accordance with the City's Code. The lots may not be the owner's preferential configuration, but would not result in unnecessary hardship.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #: 123059
		Date: 6-12-17

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) Aaron Schroeder	Authorized Representative	Title PLS	
Mailing Address 2679 Continental Dr	City Green Bay	State WI	ZIP Code 54311
Email Address schroeder@cqminc.com	Phone Number (incl. area code) 920-465-3911	Fax Number (incl. area code) 920-465-3913	

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

Name (Ind. Org. or Entity) Up Down Dilly Dally LLC	Contact Person Rebecca Verheyden	Title	
Mailing Address 3642 Old Military Road	City De Pere	State WI	ZIP Code 54115
Email Address becky@rlewistechologies.com	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description SW 1/4 - SW 1/4, Sec 17, T22N-R20E, Town of Rockland	Parcel No. R-247
---	---------------------

SECTION 4: CSM Information

Existing Zoning:	Lot 1-NPWL1, Lots 2-4 - Estate Residential 2 acre (ER-2)
Present Use of Parcel:	Agriculture
Proposed Use of Lots:	Lot 1-Agriculture, Lots 2-4 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) Aaron Schroeder	Title PLS	Phone Number 920-465-3911
Signature of Applicant 		Date Signed 5/1/2017

TO BE COMPLETED BY CITY STAFF

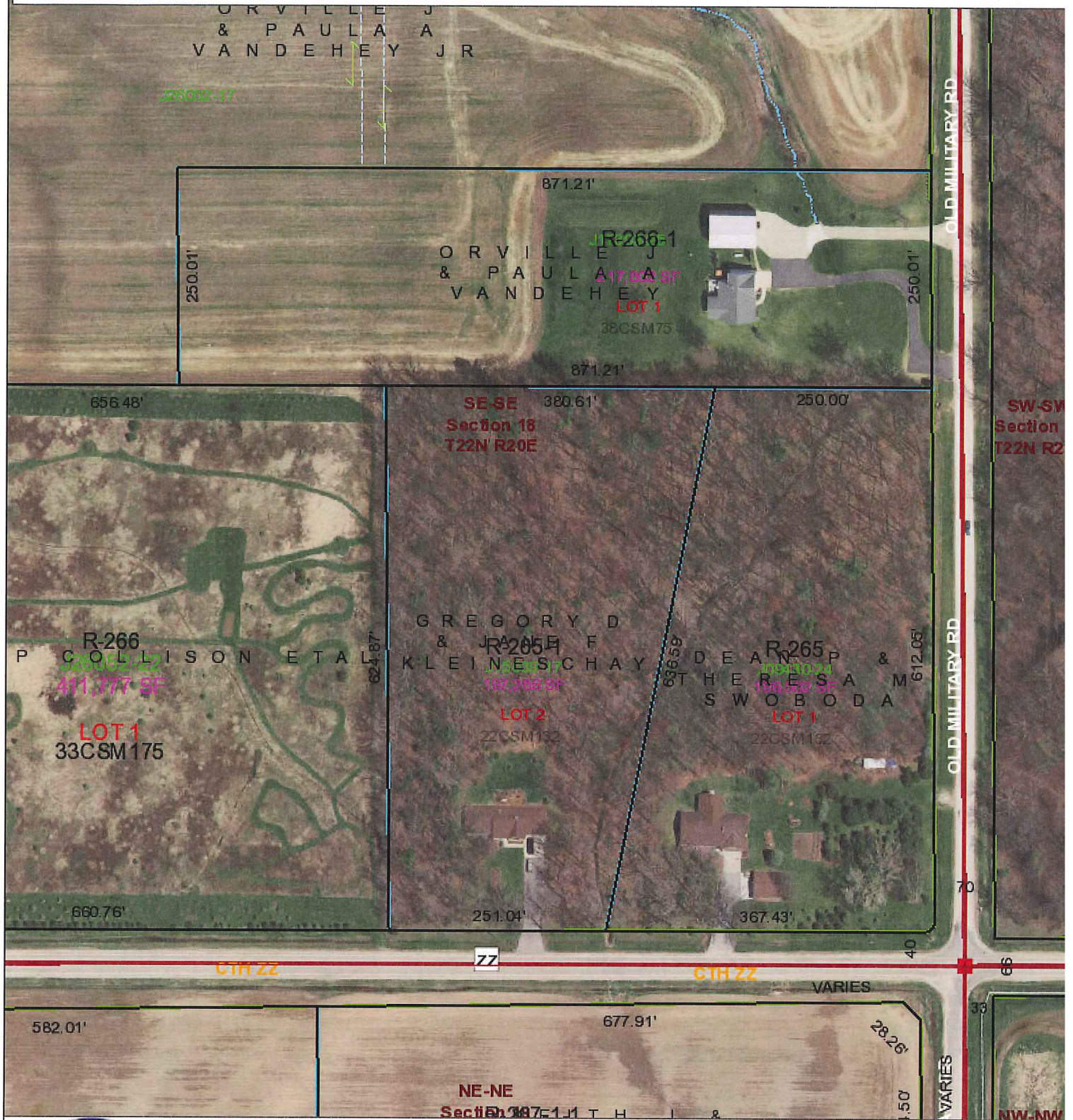
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
--	--

ATTACHMENT TO APPLICATION FOR CSM REVIEW

In addition to the information contained in the Application for CSM Review submitted by Up Down Dilly Dally, LLC, the following additional information is offered:

1. The property identified in the Application (the "Subject Property") consists of 37.2 acres. An aerial view of the Subject Property is attached as Exhibit A. The proposed CSM would create 4 parcels. Currently, the area that would be Lot 1 is used for agricultural purposes. Lots 2, 3 and 4 are heavily wooded.
2. The intended use of Lots 2, 3 and 4 is residential lots, each 3.68 acres.
3. Both Sections 18 and 20 of T22N-R20E contain a significant number of lots, all less than 10 acres in size (see Exhibit B).
4. Lots 2, 3 and 4 would be similar in size, use, nature and topography as Lots 1 and 2 of 221 CSM 132 located immediately to the west of Lots 2, 3 and 4. Additionally, Lot 1 of 38 CSM 75 is a residential lot located immediately to the west of Lots 2, 3 and 4. Each of the lots referenced above are less than 10 acres. See Exhibit C.
5. The Subject Property is within the City of DePere "urban reserve" designation under its extra territorial rights. Under this designation, the Comprehensive Plan states: "The area of the Town of Rockland outside the City of DePere's designated future growth area is designated as "urban reserve" to ensure future development in this area is consistent with the vision set forth in the City of DePere Comprehensive Plan. The subdivision of the Subject Property is consistent with the other property in the area, is consistent with the Comprehensive Plan and is therefore consistent with the "urban reserve" category. There is no other definition of what is contemplated by the "urban reserve designation."
6. The Subject Property was purchased in 2002 by the Applicant, well before the current Comprehensive Plan creating the urban reserve designation.
7. Under Chapter 46 of the DePere Code of Ordinances, the proposed CSM is not a "Subdivision" under Section 46-1(1), rather it is a division of land subject to Section 46-8. Section 46-8(b)(1) provides: "To the extent reasonably practicable, the division shall comply with the provisions of this chapter relating to general requirements, design standards, required improvements and public sites and open spaces." The CSM complies with all such requirements except the requirement contained in Section 46-4(g)(1.5) that every lot in the extraterritorial plat approval jurisdiction identified as an urban reserve area be a minimum of ten acres in area. It is not reasonably practical for a residential lot to be ten acres in area. It is not reasonably practicable to remove all the trees from Lots 2, 3 and 4 which would be required for agricultural use. It is reasonably practical to divide the Subject Property as set forth in the proposed CSM.
8. In addition to meeting the "reasonably practicable" standard in Section 46-1(1), the Plan Commission has the authority under Section 46-10 to grant a variance in circumstances

<Title>



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)

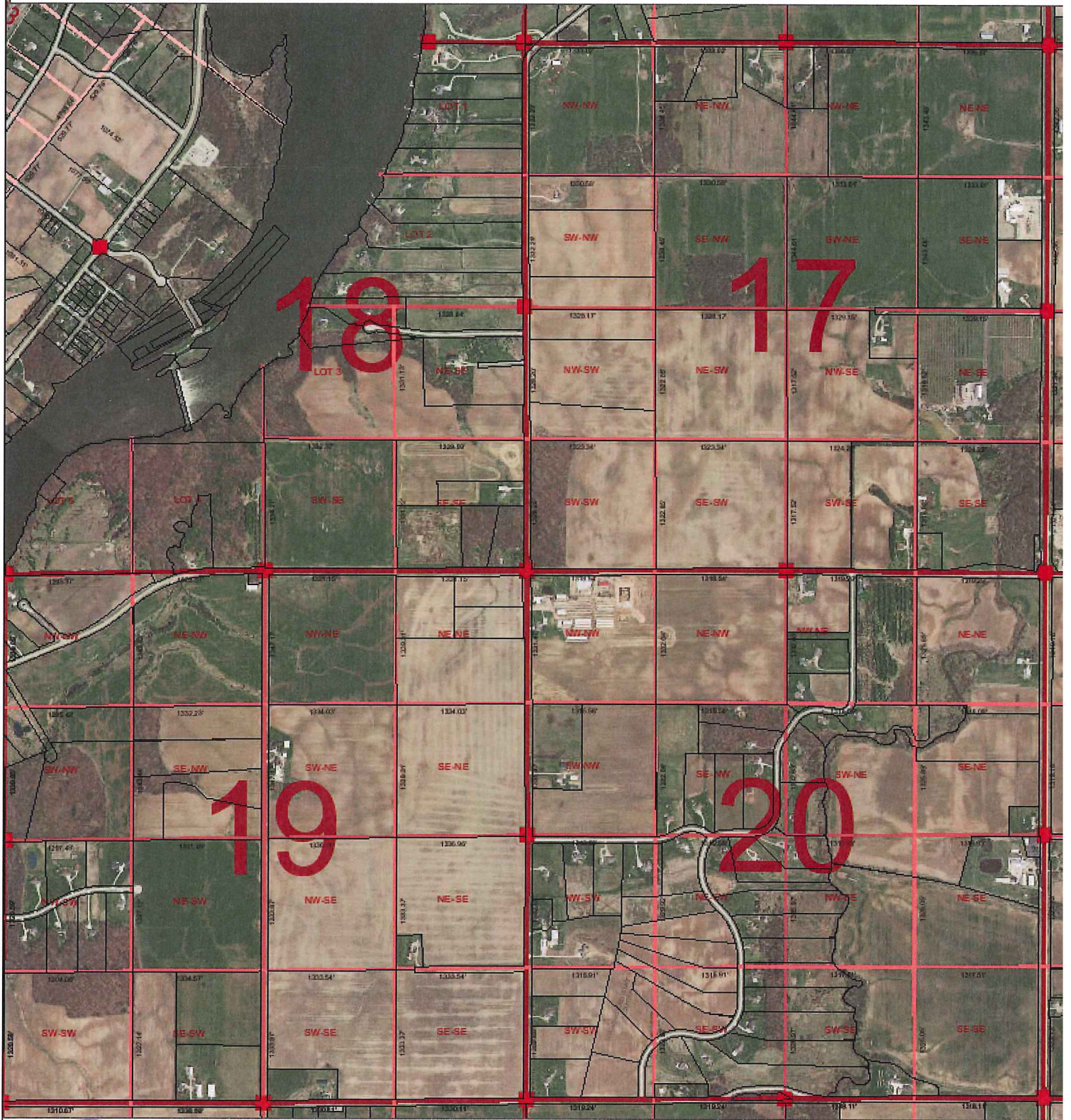
A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

06/07/2017

Packet Pg. 25

<Title>



Map provided by the Brown County Planning & Land Services Department - Land Information Office (LIO)
 A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us

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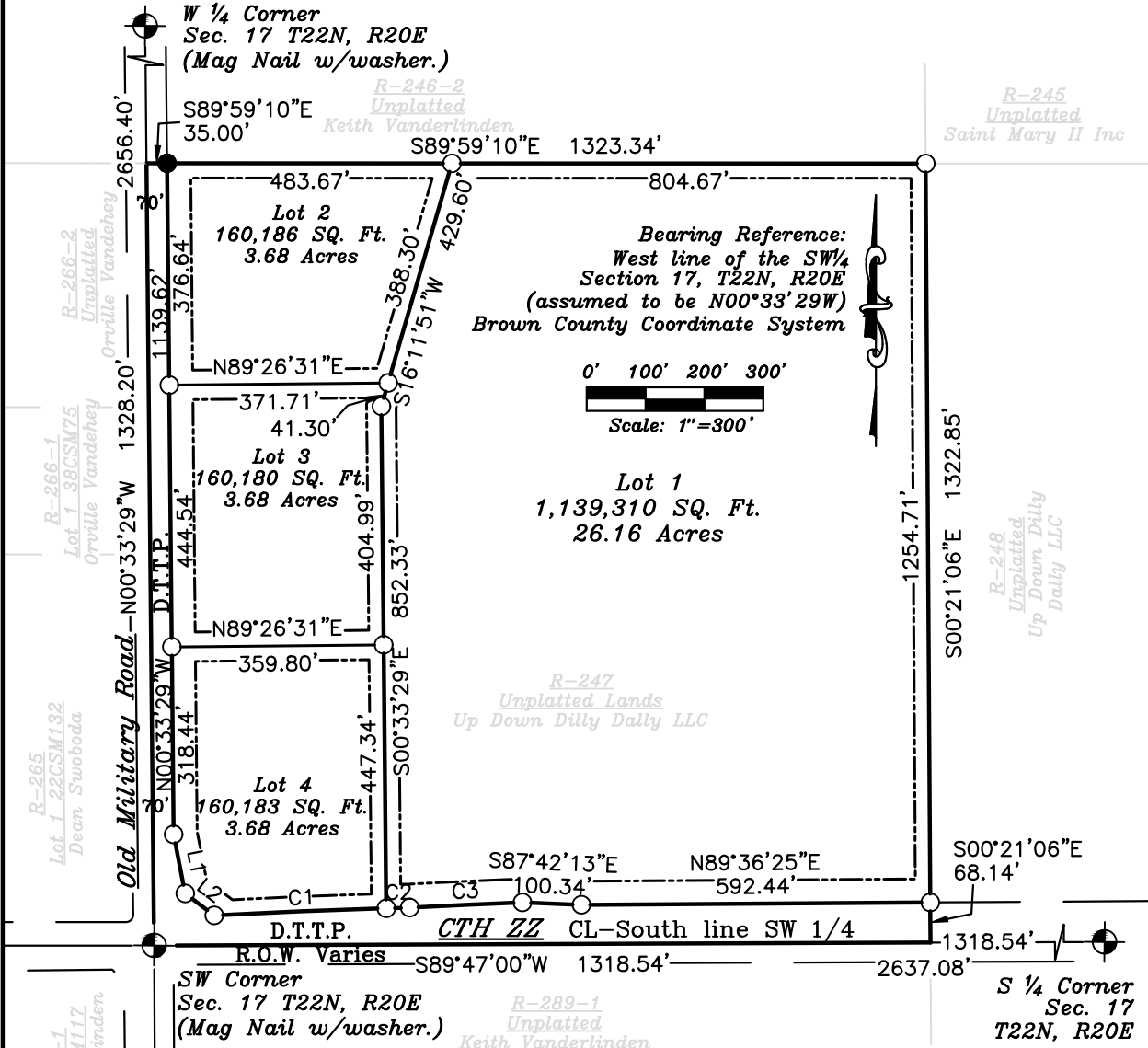
06/07/2017

Packet Pg. 26

Attachment: Application Form with Attachments (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at

CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Southwest 1/4 of
Section 17, T22N-R20E, Town of Rockland, Brown
County, Wisconsin.



LEGEND

- Brown County Monument
- 1"x24" Iron Pipe weighing 1.13 lbs/ft set. (ID Cap S-2839)
- 1" Iron Pipe found
- Setbacks: 40' Front Yard
25' Side Yard
25' Rear Yard
- Right of Way
- Brown County 2010 Lidar Contour
- D.T.T.P. Dedicated to the Public

Curve - Line Table				
Curve	Radius	Arc Length	Chord Length	Chord Bearing
C1	11040.00'	292.38'	292.37'	N87°37'02" E
C2	11040.00'	39.79'	39.79'	N88°28'45" E
C3	11160.00'	191.65'	191.65'	N87°21'02" E

Line	Bearing	Distance
L1	S11°05'47" E	102.07'
L2	S52°48'41" E	61.85'

Aaron P. Schroeder
S-2839

Prepared For:
Up Down Dilly Dilly LLC
3642 Old Military Rd.
De Pere, WI 54115

Date:
Mar. 2017

Sheet: 1 of 4

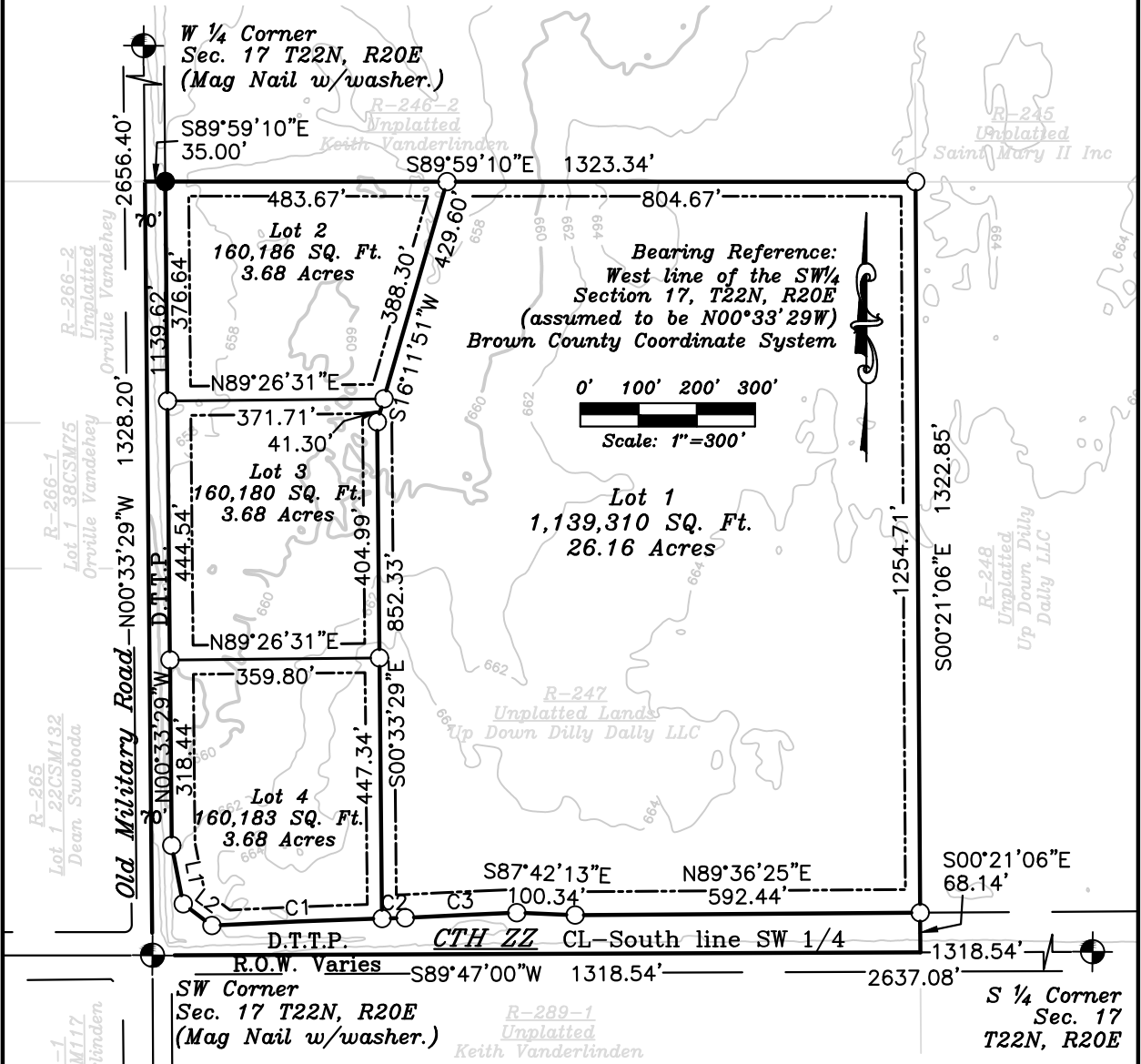
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Application Form with Attachments (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast)

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Aaron P. Schroeder
S-2839

Prepared For:
Up Down Dilly Dally LLC
3642 Old Military Rd.
De Pere, WI 54115

Date:
Mar. 2017

Sheet: 2 of 4

Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
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CERTIFIED SURVEY MAP

Part of the Southwest ¼ of the Southwest ¼ of
Section 17, T22N–R20E, Town of Rockland, Brown
County, Wisconsin.

More Particularly Described as Follows:

Commencing at the Southwest Corner of said Section 17, also being the Point of Beginning; Thence N00°33'29"W, 1328.20 feet along the West line of said SW ¼; Thence S89°59'10"E, 1323.34 feet; Thence S00°21'06"E, 1322.85 feet to the South Line of said SW ¼; Thence S89°47'00"W, 1318.54 feet along said South line of the SW ¼, to the point of beginning. Subject to any easements, covenants, or restrictions of record. Parcel contains 1,750,891± Square Feet or 40.20± Acres total including 131,033± Square Feet or 3.00± Acres dedicated to the public for road purposes.

Surveyor's Certificate

I, Aaron P. Schroeder, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of chapter 236.34 of the Wisconsin Statutes and the survey requirements of Section 21.50 of the Brown County Subdivision and Platting Regulations, and under the direction of Up Down Dilly Dally LLC, owner of said land, I have surveyed, divided, and mapped this certified survey map, and that such map correctly represents all exterior boundaries of the land surveyed.

Aaron P. Schroeder
PLS 2839

Date:

Notes:

- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- No development shall occur until such time that public sewer and water is available OR a soils test has been submitted and sanitary permit issued by the Brown County Zoning Administrator's office.

Restrictive Covenants:

- The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Aaron P. Schroeder
S-2839

Prepared For: Up Down Dilly Dally LLC 3642 Old Military Rd. De Pere, WI 54115	Date: Mar. 2017	CQM, INC. Engineering–Surveying–Material Testing 2679 Continental Drive Green Bay, WI 54311 Phone: 920-465-3911
	Sheet: 3 of 4	
	Drafted By: APS	

Attachment: Application Form with Attachments (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast)

CERTIFIED SURVEY MAP

A Part of the Southwest ¼ of the Southwest ¼ of
Section 17, T22N-R20E, Town of Rockland, Brown
County, Wisconsin.

Limited Liability Company Owners's Certificate:
Up Down Dilly Dally , LLC, a limited liability company duly organized and existing under and by virtue of
the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the
land described herein to be surveyed, divided, and mapped as represented on this Certified Survey
Map. Up Down Dilly Dally, LLC, does also certify that this Certified Survey Map is required to be
submitted to the Town of Rockland, the City of De Pere, and the Brown County Planning Commission
for approval or objection.
Dated this _____ day of _____, 2017.

Up Down Dilly Dally LLC
Member

Personally came before me this _____ day of _____, 2017, the above named
owners to me known to be the persons who executed the foregoing instrument and acknowledged the
same.

Notary Public
Brown County, WisconsinMy Commission Expires

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Town of Rockland:
Approved for the Town of Rockland, this _____ day of _____, 2017

Jann Charette, Clerk

City of De Pere:
Approved for the City of De Pere, this _____ day of _____, 2017

Shana D. Ledvina Clerk-Treasurer

Brown County Planning Commission:
Approved for the Brown County Planning Commission, this _____ day of _____,
2017
Senior Planner

Brown County Treasurer:
As duly elected Brown County Treasurer, I hereby certify that the records in our office show no
unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this
Certified Survey Map as of the date listed below.

Approved for the Brown County Treasurer, this _____ day of _____, 2017

Paul D. Zeller - Brown County Treasurer

Aaron P. Schroeder
S-2839

Prepared For:
Up Down Dilly Dally LLC
3642 Old Military Rd.
De Pere, WI 54115

Date:
Mar. 2017

Sheet: 4 of 4

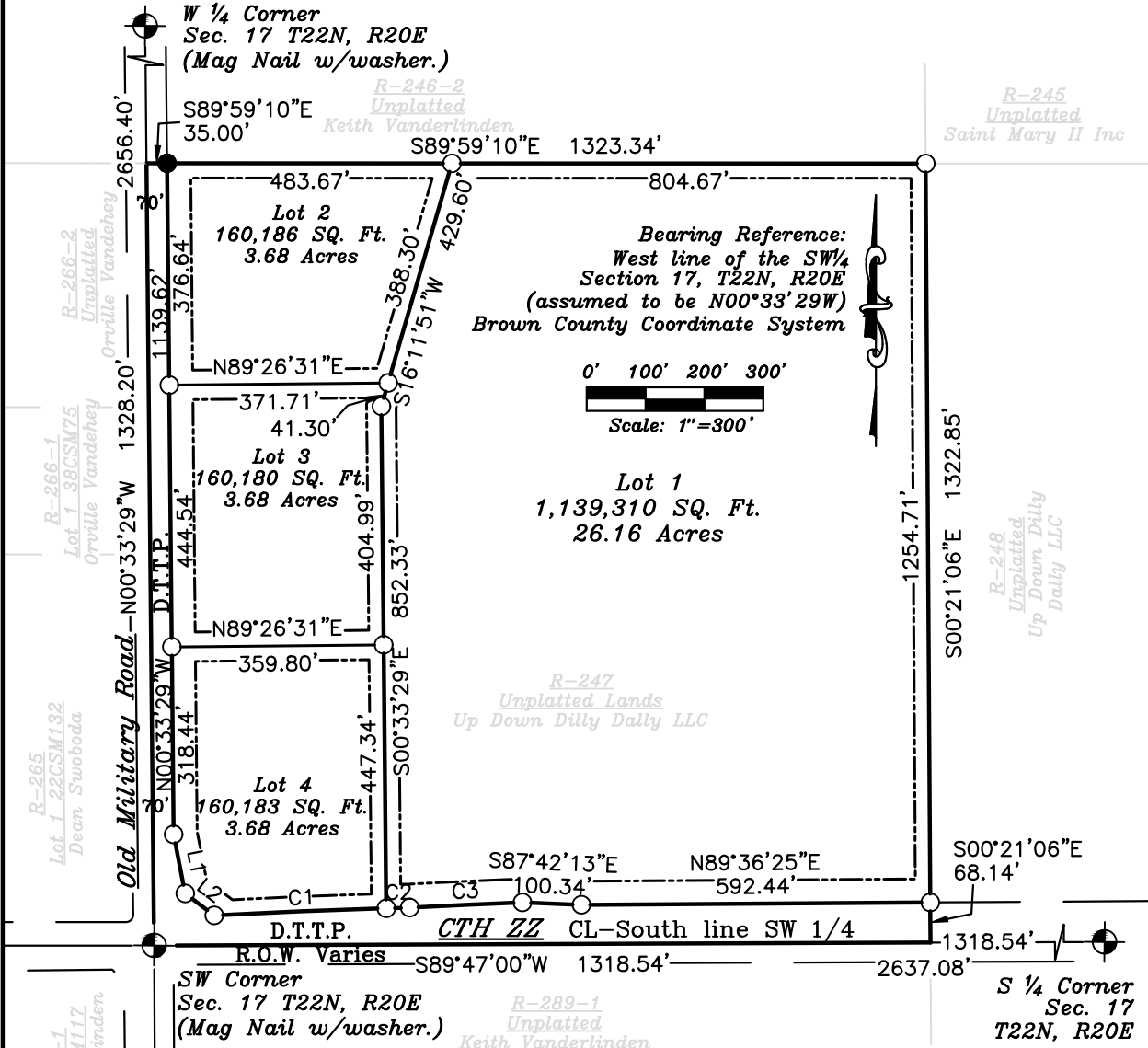
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Application Form with Attachments (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast)

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Aaron P. Schroeder
S-2839

Prepared For:
Up Down Dilly Dilly LLC
3642 Old Military Rd.
De Pere, WI 54115

Date:
Mar. 2017

Sheet: 1 of 4

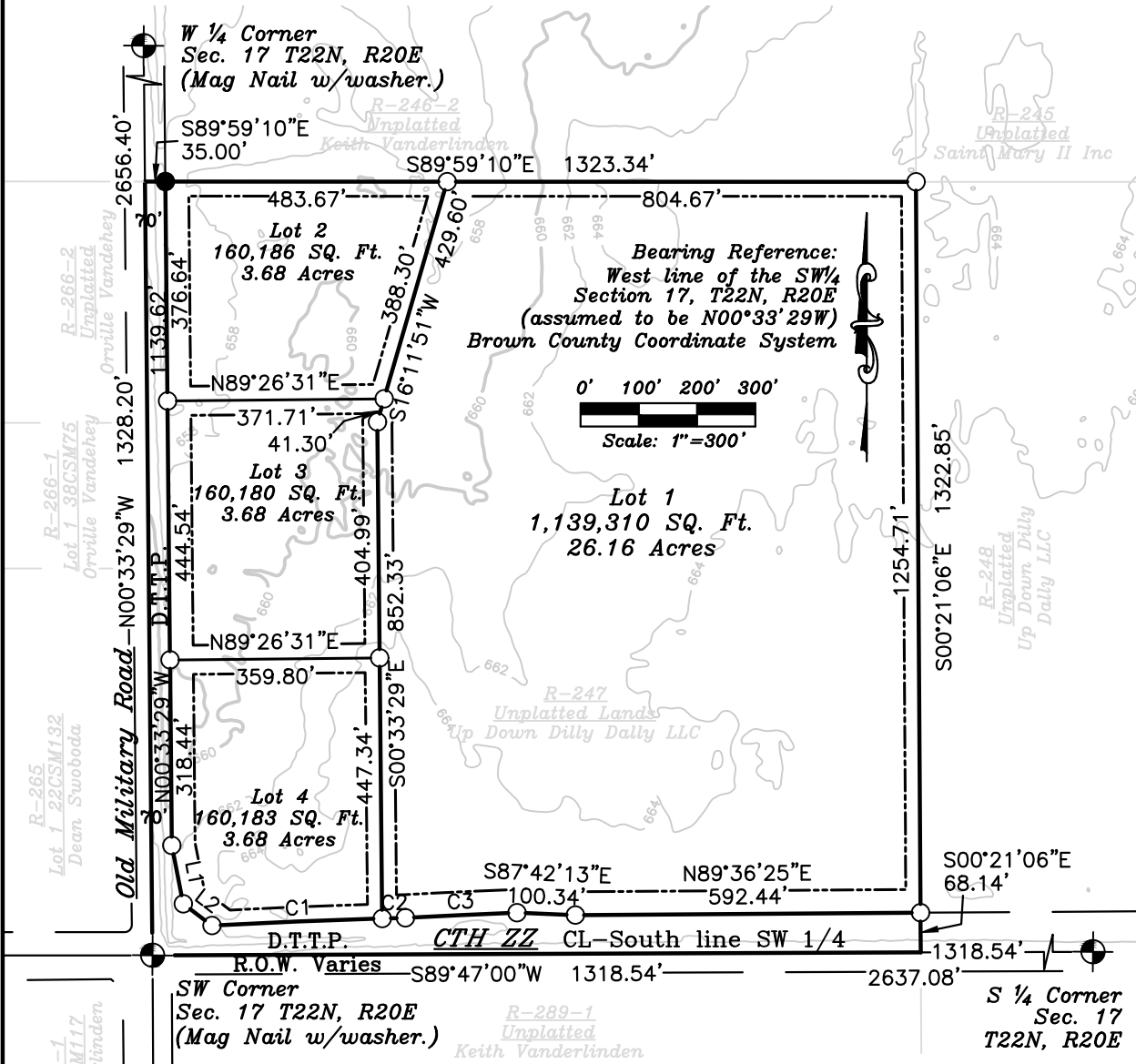
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast)

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Aaron P. Schroeder
S-2839

Prepared For:
Up Down Dilly Dally LLC
3642 Old Military Rd.
De Pere, WI 54115

Date:
Mar. 2017

Sheet: 2 of 4

Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast)

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More Particularly Described as Follows:

Commencing at the Southwest Corner of said Section 17, also being the Point of Beginning; Thence N00°33'29"W, 1328.20 feet along the West line of said SW ¼; Thence S89°59'10"E, 1323.34 feet; Thence S00°21'06"E, 1322.85 feet to the South Line of said SW ¼; Thence S89°47'00"W, 1318.54 feet along said South line of the SW ¼, to the point of beginning. Subject to any easements, covenants, or restrictions of record. Parcel contains 1,750,891± Square Feet or 40.20± Acres total including 131,033± Square Feet or 3.00± Acres dedicated to the public for road purposes.

Surveyor's Certificate

I, Aaron P. Schroeder, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of chapter 236.34 of the Wisconsin Statutes and the survey requirements of Section 21.50 of the Brown County Subdivision and Platting Regulations, and under the direction of Up Down Dilly Dally LLC, owner of said land, I have surveyed, divided, and mapped this certified survey map, and that such map correctly represents all exterior boundaries of the land surveyed.

Aaron P. Schroeder
PLS 2839

Date:

Notes:

- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- No development shall occur until such time that public sewer and water is available OR a soils test has been submitted and sanitary permit issued by the Brown County Zoning Administrator's office.

Restrictive Covenants:

- The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Aaron P. Schroeder
S-2839

Prepared For:
Up Down Dilly Dally LLC
3642 Old Military Rd.
De Pere, WI 54115

Date:
Mar. 2017

Sheet: 3 of 4

Drafted By:
APS

CQM, INC.
Engineering–Surveying–Material Testing
2679 Continental Drive
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Phone: 920-465-3911

Attachment: Preliminary CSM (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast)

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County, Wisconsin.

Limited Liability Company Owners's Certificate:
Up Down Dilly Dally , LLC, a limited liability company duly organized and existing under and by virtue of
the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the
land described herein to be surveyed, divided, and mapped as represented on this Certified Survey
Map. Up Down Dilly Dally, LLC, does also certify that this Certified Survey Map is required to be
submitted to the Town of Rockland, the City of De Pere, and the Brown County Planning Commission
for approval or objection.
Dated this _____ day of _____, 2017.

Up Down Dilly Dally LLC
Member

Personally came before me this _____ day of _____, 2017, the above named
owners to me known to be the persons who executed the foregoing instrument and acknowledged the
same.

Notary Public
Brown County, WisconsinMy Commission Expires

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Town of Rockland:
Approved for the Town of Rockland, this _____ day of _____, 2017

Jann Charette, Clerk

City of De Pere:
Approved for the City of De Pere, this _____ day of _____, 2017

Shana D. Ledvina Clerk-Treasurer

Brown County Planning Commission:
Approved for the Brown County Planning Commission, this _____ day of _____,
2017
Senior Planner

Brown County Treasurer:
As duly elected Brown County Treasurer, I hereby certify that the records in our office show no
unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this
Certified Survey Map as of the date listed below.

Approved for the Brown County Treasurer, this _____ day of _____, 2017

Paul D. Zeller - Brown County Treasurer

Aaron P. Schroeder
S-2839

Prepared For:
Up Down Dilly Dally LLC
3642 Old Military Rd.
De Pere, WI 54115

Date:
Mar. 2017
Sheet: 4 of 4
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (6173 : Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at the northeast)

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

MEETING DATE: August 28, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at the southeast intersection of CTH PP and CTH W in the Town of Rockland (Parcel R-141). Submitted by Steven E. Zeitler, PLS.*

ATTACHMENTS:

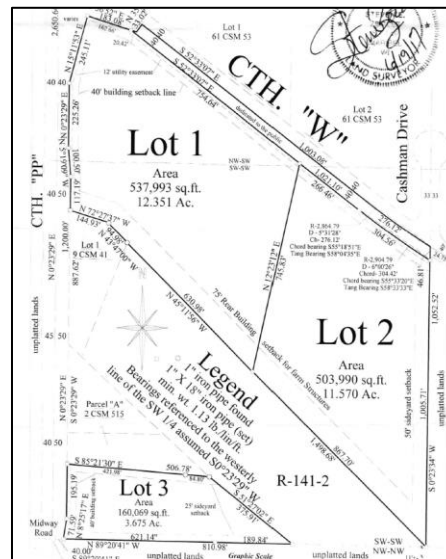
- Extraterritorial CSM - CTH W - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 5:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at the southeast intersection of CTH PP and CTH W in the Town of Rockland (Parcel R-141). Submitted by Steven E. Zeitler, PLS.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Extraterritorial Certified Survey Map Review.*

NOTE: This CSM does not need to include Lot 3 because Lot 3 is not a division of land.

COMMON DESCRIPTION: Town of Rockland, located southeast from the CTH W and CTH PP intersection.

**City of De Pere
Staff Comments**

**Plan Commission
August 28, 2017**

PARCEL NUMBER(S): R-141

EXISTING ZONING: Located in Town of Rockland.

PROPOSED ZONING: None.

SURROUNDING LAND USES: Agricultural and some residential to the north, east, and west.
Natural wooded area with waterway to the south.

COMPREHENSIVE PLAN: The City of De Pere 2010 Comprehensive Plan Update, Future Land Uses map (Figure 2-6), identifies the area as 'Urban Reserve Area (Future Mixed Use).'

APPLICANT/OWNER NAME: Steven E. Zeitler, PLS, Applicant David Marx, Owner
American Surveys LLC 218 Gum Tree Corner Road
7410 Hidden Valley Road Bridgeton, NJ 08302
Maribel, WI 54227-9774

SITE HISTORY: After a review of air photographs, the property has been used for agricultural purposes, with a wooded area in the west end, since 1938. No structures of significant size were identifiable in the air photographs.

The property is not within the Sewer Service Area for the Town of Rockland. There are no known environmentally sensitive areas identified on the property.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

Proposed Lots 1-2 are within the urban reserve area of the City's extraterritorial review jurisdiction. In that area, land divided lots need to have at least 10 acres of land, 300 feet of street frontage, and 300 feet of lot width. Both proposed Lots 1-2 meet the referenced criteria.

Per the recommendation of Brown County Property Listing to improve county boundary records, proposed Lot 3 is on the certified survey map. Lot 3 is not being land divided and does not require a detailed City review due to being a pre-existing lot from the 1980's with no proposed boundary changes.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division, with two proposed new lots greater than 10 acres in size, does not impact the Comprehensive Plan negatively. The third lot is a pre-existing lot with boundaries that are not changing. The site is outside of the sewer service area. The two proposed lot sizes, street frontages, and setbacks meet acceptable City requirements.

REVIEW PROCESS

For extraterritorial Certified Survey Map petitions the Plan Commission recommends either approval, rejection, or approval with conditions. The Common Council reviews the Plan Commission recommendation and makes the final decision on the Certified Survey Map. The anticipated Council review date is September 5, 2017.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to:

1. Meeting all other state and local regulations, including the Town of Rockland and Brown County Planning Commission.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW CITY OF DE PERE RECEIVED AUG 10 2017	Fee: \$ 368.00
		Receipt #: 124860
		Date: 8-10-17

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) David Marx	Authorized Representative Steven E. Zeitler	Title Professional Land Surveyor	
Mailing Address 7410 Hidden Valley Road	City Maribel	State wi	ZIP Code 54227
Email Address zeitler99@aol.com	Phone Number (incl. area code) 920-863-8411	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) David Marx	Contact Person	Title	
Mailing Address 218 Gum Tree Corner Road	City Bridgeton	State New Jersey	ZIP Code 08302
Email Address	Phone Number (incl. area code) 609-319-7321	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Southeast of the corner of CTH W and CTH PP	Parcel No. R-141
--	---------------------

SECTION 4: CSM Information

Existing Zoning:	NPWLI
Present Use of Parcel:	AGRICULTURE
Proposed Use of Lots:	LOT 1 - FUTURE AG LOT 2 (RESIDENCE & AG)

LOT 3
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) Steven Zeitler	Title Surveyor	Phone Number 857 4670
Signature of Applicant X [Signature]	Date Signed 7-7-2017	

TO BE COMPLETED BY CITY STAFF

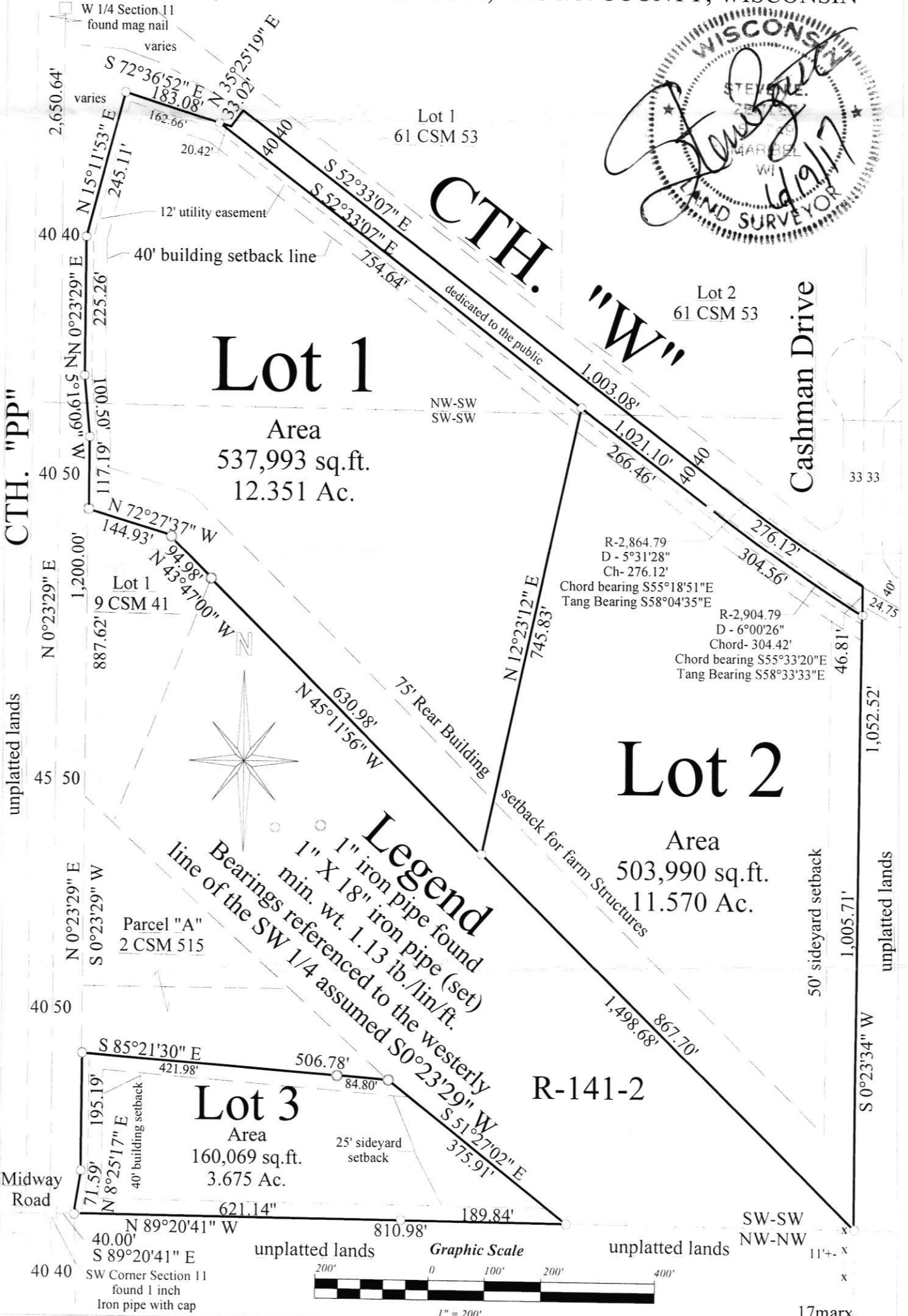
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Attachment: Application Form (6172 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at the southeast)

2447

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 -SW 1/4 AND SW 1/4 - SW 1/4, SECTION 11,
T.22 N. - R. 20 E., TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN



Attachment: Preliminary CSM (6172 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at the southeast i)

CERTIFIED SURVEY MAP

PART OF THE NW-SW AND SW-SW OF SECTION 11,
T.22 N. - R. 20 E., TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Steven E. Zeitler, Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the land described hereon; that I have made such survey and map by the direction of the owners listed hereon; and that I have complied with the provisions of Chapter 236 Section 236.34 of the Wisconsin Statutes, the Town of Rockland, City of De Pere and the Brown County Planning Commission in surveying, dividing and mapping the hereon described parcel of land and that the map hereon is a true and correct representation of the surveyed and division thereof..

Steven E. Zeitler RLS # 1749

Date

Description:

Part of the Northwest 1/4 of the Southwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 11, T.22 N.- R. 20 E., Town of Rockland, Brown County, Wisconsin described as;

Commencing at the Southwest 1/4 Corner of Section 11;
thence along the southerly line of the SW 1/4 South 89°20'41" East
40.00 feet to the westerly line of CTH. "PP"
being the point of beginning;

thence along said line North 8°25'17" East 71.59 feet; thence continuing North 0°23'29" East 1,200.00 feet; thence continuing North 5°19'09" West 100.50 feet; thence continuing North 0°23'29" East 225.26 feet; thence continuing North 15°11'53" East 245.11 feet; to the southerly line of CTH. "W"; thence along said line South 72°36'52" East 183.08 feet; thence North 35°25'19" East 33.02 feet to the centerline of CTH "W"; thence along said line South 52°33'07" East 1,003.08 feet; thence continuing 276.12 feet along the arc of a 2,864.79 foot radius curve to the left whose long chord bears South 55°18'51" East 276.12 feet; thence South 0°23'34" West 1,052.52 feet; thence North 45°11'56" West 1,498.68 feet to a found 1 inch iron pipe being the northerly line of Lot 1 of Certified Survey Map Volume 9 Page 41 #2040; thence along said line North 43°47'00" West 94.98 feet (recorded as North 43°58'00" West 95.00 feet) to a found 1 inch iron pipe; thence continuing along said line North 72°27'37" West 144.93 feet (recorded as North 72°38'00" West 145.00 feet) to a found 1" iron pipe and to the easterly line of CTH "PP"; thence along said line South 0°23'29" West 887.62 feet; thence South 85°21'30" East 506.78 feet to a found 1 inch iron pipe; thence South 51°27'02" East 375.91 feet; thence North 89°20'41" West 810.98 feet to the point of beginning.

CERTIFIED SURVEY MAP

PART OF THE NW-SW AND SW-SW OF SECTION 11,
T.22 N. - R. 20 E., TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS

1. A. Shoreland permit from the Brown County Zoning Administrator's Office is required for Lot 1, Lot 2 and Lot 3 prior to any construction, fill or grading activity within 300 feet of a stream.
2. No development shall occur on Lot 1, Lot 2 or Lot 3 until such time that public sewer and water is available OR the construction of structures which rely upon onsite sewage disposal systems for sanitary waste disposal shall be prohibited on Lot 1 and Lot 2 until all state, county, and municipal regulations have been met and a sanitary permit has been issued by the Brown County Zoning Administrator's Office.
3. The land on all side and rear lot lines of all lots shall be graded by the owner and maintained by abutting property owners to provide for adequate drainage of surface water.
4. Lot 1, Lot 2, and Lot 3 contain an Environmentally Sensitive Area (ESA) as defined in the Brown County Sewage Plan. The ESA includes navigable waterways, and all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

NOTES:

1. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Erosion and Sediment Control Technical Standards" (Available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction or installation related activities.
2. A Brown County Highway Department access permit must be obtained prior to any construction of a new street/road connection or driveway to a County Trunk Highway

CERTIFIED SURVEY MAP

PART OF THE NW-SW AND SW-SW OF SECTION 11,
T.22 N. - R. 20 E., TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

OWNERS CERTIFICATE:

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon; we also certify that this Certified Survey Map is required to be submitted to the Town of Rockland, City of De Pere, and the Brown County Planning Commission, for approval or objection in accordance with current Land Subdivision Ordinances

David E. Marx

STATE OF WISCONSIN)
BROWN COUNTY)SS

Personally came before me this ____ day of _____, 2015 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public

Steven E. Zeitler

My commission expires 1/15/21

BROWN COUNTY TREASURER'S CERTIFICATE:

As duly elected Brown County Treasurer, I here by certify that the records in our office shown no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

Paul D. Zeller Date
Brown County Treasurer

TOWN OF ROCKLAND APPROVAL:

Approved by the Town of Rockland, Brown County
Wisconsin, on the ____ day of _____, 2017.

Julie Koenig Town Clerk

BROWN COUNTY PLAN COMMISSION APPROVAL:

Approved by the Brown County Planning Commission
this ____ day of _____, 2017.

for recording

Dan Teaters Senior Planner

CITY OF DE PERE APPROVAL

Approved for the City of De Pere, Wisconsin on the
____ day of _____, 2017

Shana Ledvina
City Clerk

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

MEETING DATE: August 28, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

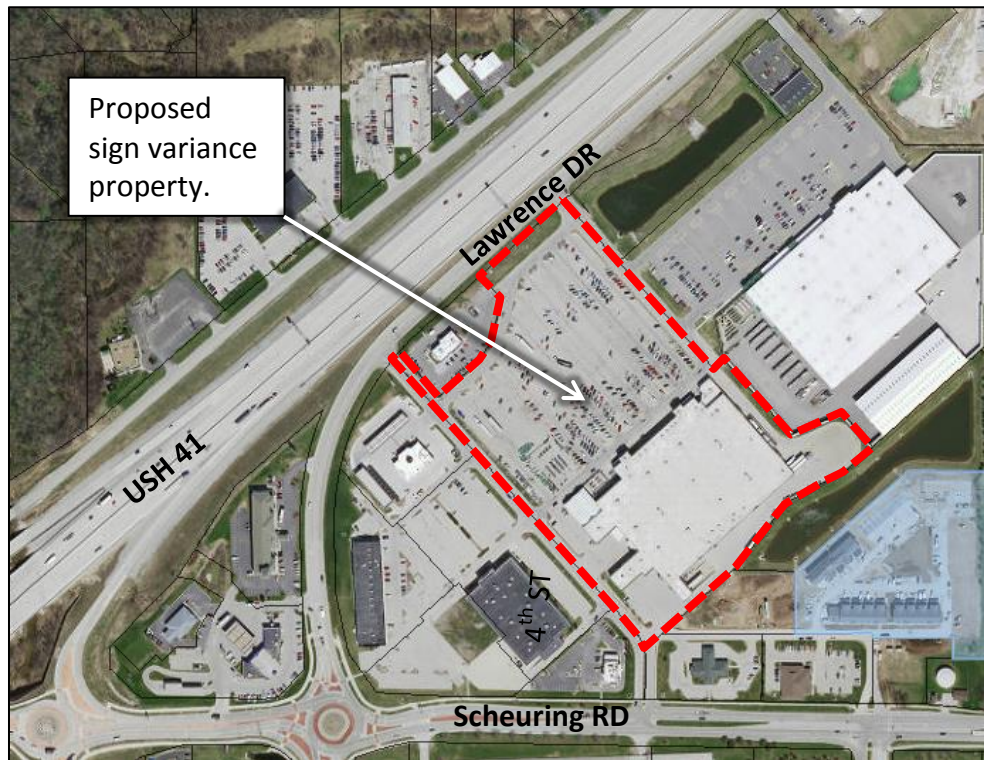
SUBJECT: Recommendation regarding a sign variance request for new signage, exceeding 100 square feet, on an existing building that is located at 1415 Lawrence Drive. Submitted by Harrison French and Associates.

ATTACHMENTS:

- Report SUPPLEMENT to Plan Commission - Walmart Sign Variance (DOCX)
- Recommendation (PDF)

- ITEM 6:** Recommendation regarding a sign variance request for new signage, exceeding 100 square feet, on an existing building that is located at 1415 Lawrence Drive. Submitted by Harrison French and Associates.

SITE MAP



REQUESTED ACTION: Sign Variance.

Allowing 594.38 square feet of wall mounted signage, exceeding the 100 square foot sign code allowances.

COMMON DESCRIPTION: 1415 Lawrence Drive, located northeast from the Lawrence Drive and Scheuring Road intersection on the east side of USH 41.

PARCEL NUMBERS: WD-D0011-1

EXISTING ZONING: HWY 41-DIST A (Highway 41 Business Corridor: District A)
Site has a PDD overlay (Planned Development District)

PROPOSED ZONING: None

SURROUNDING LAND USES: Commercial to the north.
Commercial and church to the south.
Residential (multifamily) to the east.
Commercial, highway, and parking lot to the west.

COMPREHENSIVE PLAN: Commercial

APPLICANT/OWNER NAME:	Harrison French and Associates 1705 S. Walton BLVD, Suite #3 Bentonville, AR 72712	Walmart Real Estate Property Tax Dept #0555 1301 SE 10 ST Bentonville, AR 72712-7998
------------------------------	--	---

SITE HISTORY, REVIEW, & STAFF RECOMMENDATION: See attached memo from Zoning Administrator.

CITY OF DE PERE**MEMO**

TO: Mayor Mike Walsh
Members of the City Plan Commission

FROM: David R. Hongisto, Chief Building Inspector/Asst. Assessor

DATE: August 21, 2017

RE: Sign variance

DRA

Sarah Smith from Harrison French and Associates has submitted the attached request for a sign variance on behalf of Walmart which is located at 1415 Lawrence Drive. Walmart has been in the process of updating the interior of their store and currently is repainting the exterior walls. The existing signs are being taken down to accommodate the painting. This signage totals 491.79 square feet. The combination of signs that they want to erect totals 594.38 square feet. (Please see the signage schedules on Exhibit #1).

The City of De Pere Sign Ordinance limits Walmart to a total of 100 square feet of wall signage. (Please see Exhibit #2). Walmart is requesting a 494.38 square foot size variance to enable them to put up the signs listed in Exhibit #1. Walmart's signage has been "grandfathered" because it was in existence prior to the code revision. Now that the signage has come down they are required to comply with the current regulations. Please note that last year Life Church located at 1551 Lawrence Drive (immediately south of Walmart) requested a similar square foot size variance and was denied.

It is important to note that the City of De Pere's Sign Ordinance was revised in 2014. During this process city staff looked at a number of sign ordinances from other communities and melded together a new ordinance that was felt to fit the City of De Pere. The current sign ordinance regulates wall signage for the Highway zoning districts the same way that it does for other business districts. No differentiation was prepared to consider highway visibility.

The Plan Commission when reviewing sign variance requests should look for specific hardships that are unique to the specific property that would substantiate and justify the granting of a variance. It is important to note that if variances are granted there is the possibility of setting a precedent for future signage.

Because the Walmart property does not appear to have any unique hardship, different than the Life Church property next door, staff recommends denial of the variance request. However, as this is the second variance request in the last year for the same item it makes sense to consider whether the current code is meeting the needs of the City of De Pere.

Feel free to contact me at dhongisto@mail.de-pere.org or via phone by at 339-4053 if you have any questions.

Attachment: Recommendation (6174 : Recommendation regarding a sign variance request for new signage, exceeding 100 square feet, on an e)

	CITY OF DE PERE PLANNING DEPT. APPLICATION FOR VARIANCE	Fee: \$ 168.00
		Receipt #: 124654
		Date: 8-03-17

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) Harrison French and Associates		Authorized Representative Sarah Smith	
Title Permit Coordinator			
Mailing Address 1705 S. Walton Blvd, Suite 3		City Bentonville	State AR
ZIP Code 72712			
Email Address sarah.smith@hfa-ae.com		Phone Number (incl. area code) 479-273-7780 x 324	
Fax Number (incl. area code) 888-520-9685			
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Walmart Real Estate Business Trust		Contact Person Jeremy Goucher	
Title Design Manager			
Mailing Address 2001 SE 10th Street		City Bentonville	State AR
ZIP Code 72712			
Email Address jeremy.goucher@walmart.com		Phone Number (incl. area code) 479-277-8061	
Fax Number (incl. area code)			
SECTION 3: Project or Site Location			
Project Address: 1415 Lawrence Drive		Parcel Number(s):	
Legal Description: LOT 2 OF 45 CSM 198 BNG PRT OF SE1/4 NE1/4 & SW1/4 SW1/4 SEC 229 T23N R20E EX 52 CSM 276		WD-D0011-1	
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance:	Chp 98 Ordinance #14-04		
Ordinance Provision:	Located in Planned Development District with an underlying zoning district Hwy 41 Corridor District A. Maximum square footage of wall signage is limited to 100sqft		
Project Description:	This store currently has 491.79 sqft of existing signage. We are proposing to increase signage to 584.38 sqft which is an increase of 92.59sqft. Included in the proposal is replacement of Walmart* sign, Replace Market sign with Grocery sign, replace Home & Pharmacy sign, replace Outdoor Living sign with Lawn & Garden sign, replace Liquor sign with Beer Wine & Spirits sign, add Auto Center (with arrow sign), adding Pickup* sign, adding Vision Center sign. Replacing Tire & Lube sign with Auto Center sign. Replace 2 Tire signs and 1 Lube sign. Removing 2 Tire signs and 1 Lube sign with no replacements.		
Variance Requested:	Variance is requested to allow more than 100 sqft of wall signage at this property. Proposed signage equals a total of 584.38sqft.		
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Walmart's front facade alone is 569'-8" in linear feet which can hold quite a bit of signage without looking crowded. The store is setback roughly 775' from Hwy 41, which makes visibility difficult. The store also has several services that need to be advertised to customers showing what is available and where to locate the service/department.		
Describe the hardship(s) that would result if the variance is not granted:	If the variance were not granted the amount of signage needed in order to advertise and to facilitate traffic will not be possible. There are new services such as Pickup that customers will need to know which side of the store to park on in able to get this service. The signs work as traffic facilitation as well, making it the parking lot safer for pedestrians.		
Describe how the variance would not have adverse effects on surrounding properties:	Since the variance is only for wall signage, this will not cause any adverse effects on surrounding properties. There are no health risks with increases of wall signage as well as no adverse environmental effects. The signs do not cause any loss in surrounding property value.		

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 Variance 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) <i>Sarah Smith</i>	Title <i>Permit Coord</i>	Phone Number <i>479-273-7786 x324</i>
Signature of Applicant <i>Sarah Smith</i>		Date Signed <i>7/28/17</i>

Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.

Exhibit # 1

6.b

EXISTING SIGNAGE SCHEDULE							NEW SIGNAGE SCHEDULE											
SIGNAGE LOCATION	QTY	COLOR	INDIVIDUAL AREA		TOTAL AREA		SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA		TOTAL AREA				
FRONT SIGNAGE							FRONT SIGNAGE											
WALMART	1	WHITE	298.00	SF	298.00	SF	Walmart	1	LED	WHITE	5'-6"	299.04	SF	299.04	SF			
SPARK	1	YELLOW					Spark	1	LED	YELLOW	8'-0"							
Market	1	WHITE	19.69	SF	19.69	SF	Grocery	1	N/A	WHITE	2'-0"	25.63	SF	25.63	SF			
Home & Pharmacy	1	WHITE	62.49	SF	62.49	SF	Home & Pharmacy	1	N/A	WHITE	2'-0"	61.85	SF	61.85	SF			
Outdoor Living	1	WHITE	49.48	SF	49.48	SF	Lawn & Garden	1	N/A	WHITE	2'-0"	41.02	SF	41.02	SF			
Liquor	1	WHITE	20.07	SF	20.07	SF	Auto Center-->	1	N/A	WHITE	1'-6"	19.47	SF	19.47	SF			
TOTAL FRONT SIGNAGE					449.73	SF	Pickup	1	LED	WHITE	2'-6"	66.76	SF	66.76	SF			
						Spark	1	LED	Yellow	4'-4 1/4"								
AUTO CENTER SIGNAGE							Beer Wine & Spirits (Stacked)	1	N/A	WHITE	2'-6"	36.16	SF	36.16	SF			
Tire & Lube	1	WHITE	27.10	SF	27.10	SF	Vision Center	1	N/A	WHITE	1'-0"	8.81	SF	8.81	SF			
12" Tire	4	WHITE	2.28	SF	9.12	SF	TOTAL FRONT SIGNAGE								558.74	SF		
12" Lube	2	WHITE	2.92	SF	5.84	SF												
TOTAL AUTO CENTER SIGNAGE					42.06	SF	AUTO CENTER SIGNAGE											
							Auto Center	1	N/A	WHITE	2'-0"	17.75	SF	17.75	SF			
TOTAL BUILDING SIGNAGE							491.79	SF	Tire	2	N/A	WHITE	1'-0"	2.38	SF	4.76	SF	
							Lube	1	N/A	WHITE	1'-0"	3.13	SF	3.13	SF			
							TOTAL AUTO CENTER SIGNAGE								25.64	SF		
							TOTAL BUILDING SIGNAGE										584.38	SF
SIGNAGE GENERAL NOTES																		
1. SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.																		



HARF
& ASS

1705 S. W
Bentonv.
t 479.273
f 888.520
www.hfa

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE
ON A SPECIFIC SITE AT:

SUITABLE FOR USE ON A DIFFERENT
PROJECT SITE OR AT A LATER TIME. USE

Attachment: Recommendation (6174 : Recommendation regarding a sign variance request for new

Ordinance #14-04

Page 34 of 39

(b) *Signs permitted in commercial districts.* The following signs types shall be permitted in the General Business (B-2), Motor Vehicle Dependent Business (B-3), Highway 41 Business A (HWY41-A), and Highway 41 Business B (HWY41-B) districts:

- (1) All exempt signs as listed in Section 98-9. Sign authorization is required for all other signs.
- (2) Temporary signs as specified in Section 98-13.

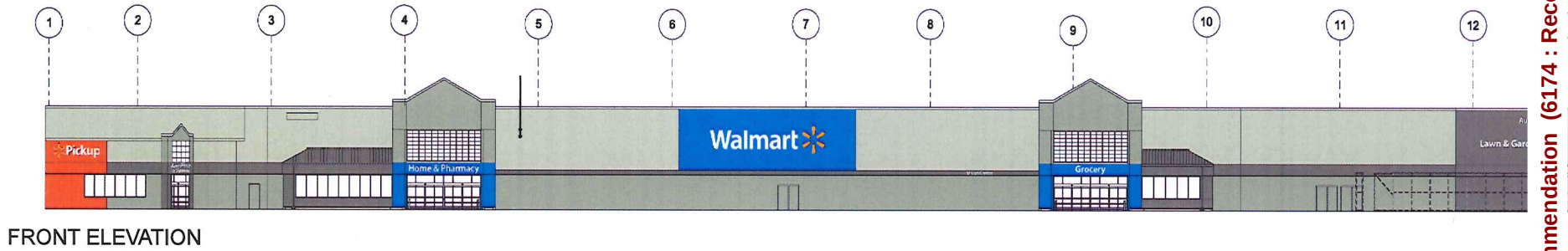
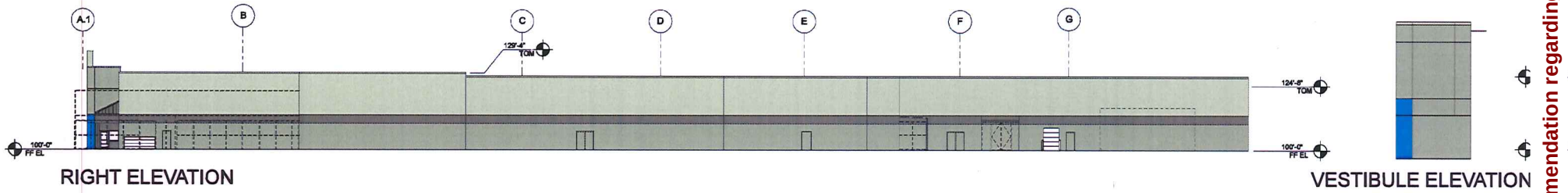
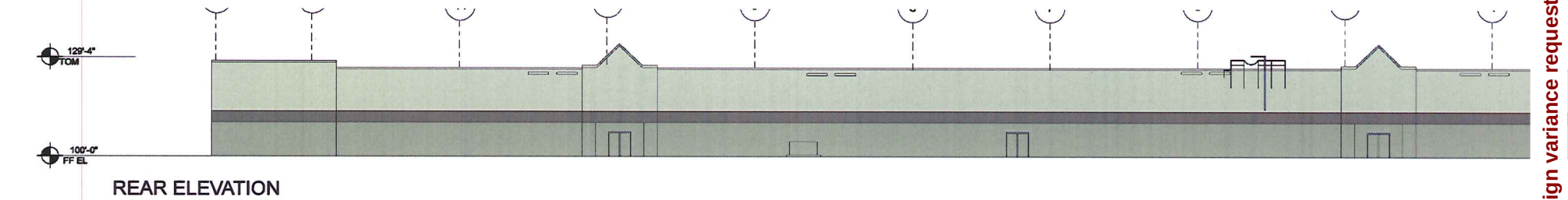
Signs Permitted in Commercial Districts

	Awning / Canopy / Marquee	Business Center	Electronic Message Center	Monument	Pole	Projecting	Wall	Window
Districts								
B-2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B-3								
HWY41-A								
HWY41-B								
Standards								
Restrictions	See Section 98-14(a)	See Section 98-14(b)	See Section 98-14(c)	See Section 98-14(d)	See Section 98-14(e)	See Section 98-14(f)	See Section 98-14(g)	See Section 98-14(h)
Max # of Signs	1 sign per building street frontage. Multi-tenant building allowed 1 sign per business.	1 per business center	1 sign	1 per street frontage	1 sign	1 sign per building street frontage. Multi-tenant building allowed 1 sign per business.	1 sign per building street frontage. Multi-tenant building allowed 1 sign per business.	1 sign per building street frontage. Multi-tenant building allowed 1 sign per business.
Max Area	1 sq ft per linear foot of store frontage or 200 sq ft, whichever is less.	200 sq. ft. under 10 stores / 320 sq ft over 10 stores **	Shall not exceed 50% of the allowable area of a ground or wall sign	1 sq ft per linear foot of store frontage or 50 sq ft, whichever is less.	100 sq ft, 150 HWY41-A,B	8 sq ft	1 sq ft per linear foot of store frontage or 100 sq ft, whichever is less.	No more than 30% of the gross first floor window area
Lighting	External	Yes	Yes	Yes	Yes	External lighting only	Yes	No
Max Height	Below 2nd floor windows or 20', whichever ever is less.	20'	20'	8'	20', 35' HWY41-A,B	Below 2nd floor windows or 20', whichever ever is less.	Below 2nd floor windows or 20', whichever ever is less. Or as approved by Plan Commission	na
Min Clearance	7'	10' under clearance if within 15' of ROW line	10' under clearance if within 15' of ROW line	na	10' under clearance if within 15' of ROW line	7'	na	na
Set Back	na	0'	0'	15'	0'	na	na	na

Notes:

** not to exceed 75 sq. ft per sign face for 1st business, 50 sq. ft. per sign face for each business thereafter

Attachment: Recommendation (6174 : Recommendation regarding a sign variance request for new signage, exceeding 100 square feet, on an e)



Attachment: Recommendation (6174 : Recommendation regarding a sign variance request for new

EXISTING SIGNAGE SCHEDULE					NEW SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	HEIGHT	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE					FRONT SIGNAGE						
WALMART	1	WHITE			Walmart	1	LED	WHITE	2'-0"		
SPARK	1	YELLOW	298.00 SF	298.00 SF	Spark	1	LED	YELLOW	2'-0"	229.04 SF	229.04 SF
Market	1	WHITE	19.60 SF	19.60 SF	Market	1	N/A	WHITE	2'-0"	22.93 SF	22.93 SF
Home & Pharmacy	1	WHITE	62.40 SF	62.40 SF	Home & Pharmacy	1	N/A	WHITE	2'-0"	61.85 SF	61.85 SF
Car Wash Lane	1	WHITE	29.40 SF	29.40 SF	Lawn & Garden	1	N/A	WHITE	2'-0"	41.92 SF	41.92 SF
	1	WHITE	20.07 SF	20.07 SF	Auto Center	1	N/A	WHITE	2'-0"	18.47 SF	18.47 SF
TOTAL FRONT SIGNAGE					TOTAL FRONT SIGNAGE						
				487.73 SF						487.73 SF	487.73 SF
AUTO CENTER SIGNAGE					AUTO CENTER SIGNAGE						
Auto Center	1	WHITE	27.10 SF	27.10 SF	Auto Center	1	LED	WHITE	2'-0"	27.10 SF	27.10 SF
Tire & Lube	1	WHITE	2.28 SF	2.28 SF	Tire & Lube	1	LED	WHITE	2'-0"	2.28 SF	2.28 SF
1st Lube	2	WHITE	2.92 SF	5.84 SF	1st Lube	2	LED	WHITE	2'-0"	2.92 SF	5.84 SF
TOTAL AUTO CENTER SIGNAGE					TOTAL AUTO CENTER SIGNAGE						
				42.08 SF						42.08 SF	42.08 SF
TOTAL BUILDING SIGNAGE					TOTAL BUILDING SIGNAGE						
				487.79 SF						487.79 SF	487.79 SF

SIGNAGE GENERAL NOTES

- SIGNAGE FURNISHED BY WALMART AND INSTALLED BY OTHERS.
- ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE EXTERIOR SIGN COMPANY IS CHASED. THE EXTERIOR SIGN COMPANY WILL REMOVE EXISTING SIGNAGE AND INSTALL NEW SIGNAGE. ONCE NEW SIGNAGE IS INSTALLED, GENERAL CONTRACTOR WILL PERFORM PATCH, REPAIR, AND PAINTING WORK NOTED IN PLANS AFTER NEW SIGNAGE IS INSTALLED.
 - FOR STORES THAT REQUIRE STRUCTURAL MODIFICATIONS OR REPAIRS FOR INSTALLATION OF NEW EXTERIOR SIGNAGE, A TEMPORARY BANNER WILL BE INSTALLED BY THE EXTERIOR SIGN COMPANY PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED. GC SHALL PREPARE MODIFICATION/REPAIRS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIGN WHILE EXTERIOR SIGN COMPANY IS ON SITE.
 - TEMPORARY BANNER WILL BE APPROXIMATELY 100 SF (NOTES).
- EXTERIOR SIGN WORK NEEDS TO BE COORDINATED, AND COMPLETED DURING WEEK 4 OF THE CONSTRUCTION SCHEDULE.
 - REMOVE EXISTING EXTERIOR BUILDING SIGNAGE AS NOTED ON SHEET. (LIGHTED DA.DSD SIGNS WILL BE REMOVED BY OTHERS.)
- GENERAL CONTRACTOR RESPONSIBILITIES:
 - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WAREHOUSE WALL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT BY IN ACCORDANCE WITH SECTION 0305. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "Spark" SIGNAGE. EXISTING (I) BOXES FROM "Walmart" SIGNAGE MAY BE REUSED.
 - NOT USED.
 - NOT USED.
 - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
- PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "Spark" SIGNAGE.
 - REMOVE ALL SIGNS UNLESS NOTED OTHERWISE.
 - FURNISH SPECIFIED CONDUIT FOR LIGHTED SIGNAGE.
 - MARK REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 0708.
 - INSTALL SIGNAGE PER DETAILS ON SHEET 0708.

HARRISON
ARCHITECT
P.C.
2701 S. Walnut St.
Bloomington, Indiana
47403-7700
818.328.3465
www.harrisonarch.com

EXPLANATION OF TERMS
Walmart
ARCHITECT
P.C.
2701 S. Walnut St.
Bloomington, Indiana
47403-7700
818.328.3465
www.harrisonarch.com

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ISSUE BLOCK

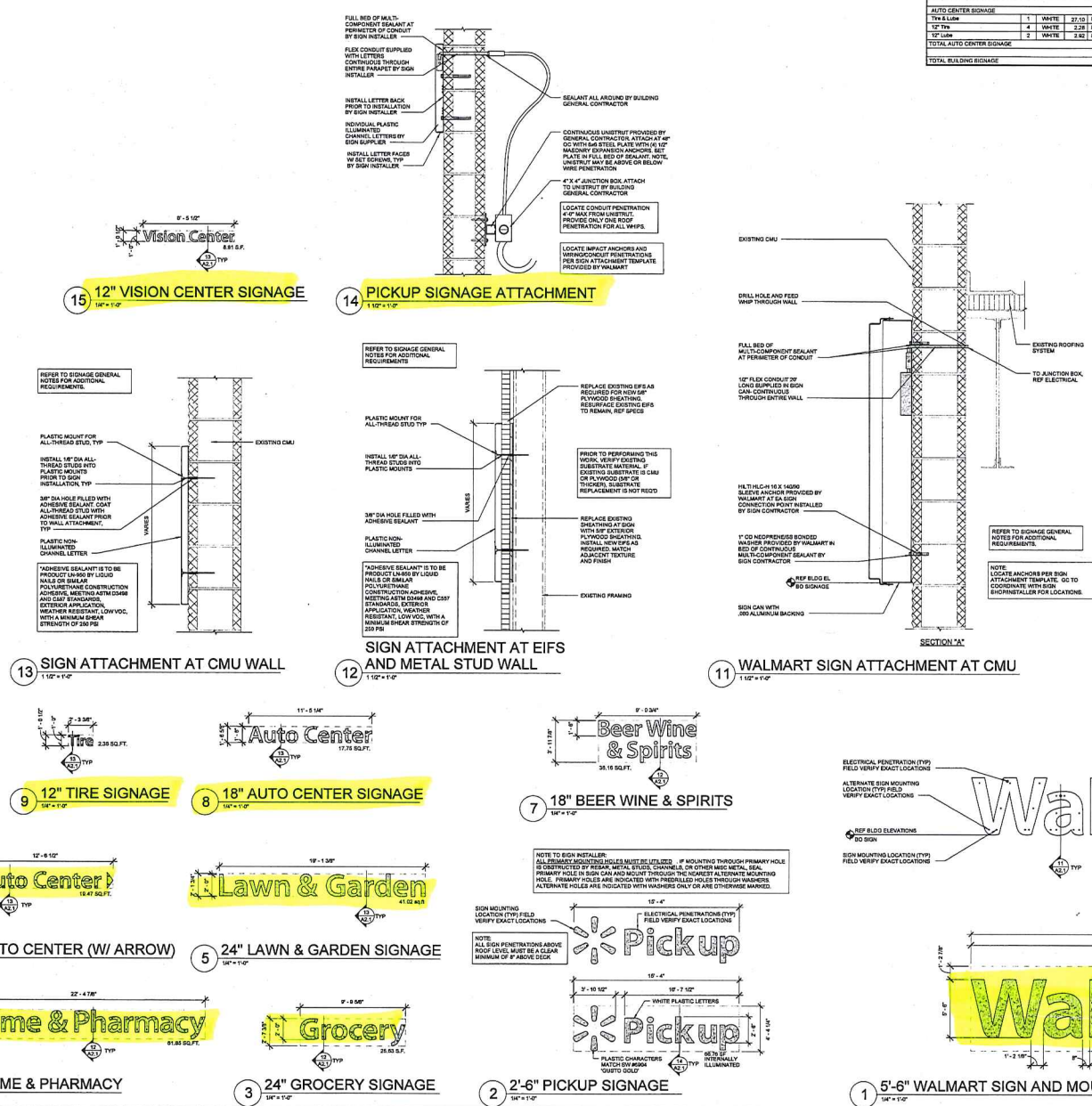
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EXTER
DETAILS
SIGNA

SHEET:
A2



15 12" VISION CENTER SIGNAGE
14" x 10"

14 PICKUP SIGNAGE ATTACHMENT
14" x 10"

13 SIGN ATTACHMENT AT CMU WALL
14" x 10"

12 SIGN ATTACHMENT AT CMU WALL AND METAL STUD WALL
14" x 10"

11 WALMART SIGN ATTACHMENT AT CMU
14" x 10"

10 12" LUBE SIGNAGE
14" x 10"

9 12" TIRE SIGNAGE
14" x 10"

8 18" AUTO CENTER SIGNAGE
14" x 10"

7 18" BEER WINE & SPIRITS
14" x 10"

6 18" AUTO CENTER (W/ ARROW)
14" x 10"

5 24" LAWN & GARDEN SIGNAGE
14" x 10"

4 24" HOME & PHARMACY
14" x 10"

3 24" GROCERY SIGNAGE
14" x 10"

2 2'-6" PICKUP SIGNAGE
14" x 10"

1 5'-6" WALMART SIGN AND MOUNTING DIAGRAM
14" x 10"

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

MEETING DATE: August 28, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding an Area Development Plan located southwest from the Lost Dauphin Road and Cross Gate Lane intersection (Parcels WD-D0104, WD-L496, WD-L500-1, WD-L505-1). Submitted by the City of De Pere.*

ATTACHMENTS:

- 08-28-17 Report to Plan Commission - Lost Dauphin RD - SW ADP (DOCX)
- Area Development Plan Diagram (PDF)

- ITEM 7:** Recommendation regarding an Area Development Plan located southwest from the Lost Dauphin Road and Cross Gate Lane intersection (Parcels WD-D0104, WD-L496, WD-L500-1, WD-L505-1). Submitted by the City of De Pere.*

LOCATION MAP



REQUESTED ACTION:

Area Development Plan.

Future street layout to allow for future residential development infrastructure, a future park and pedestrian connections, and future storm water management.

COMMON DESCRIPTION:

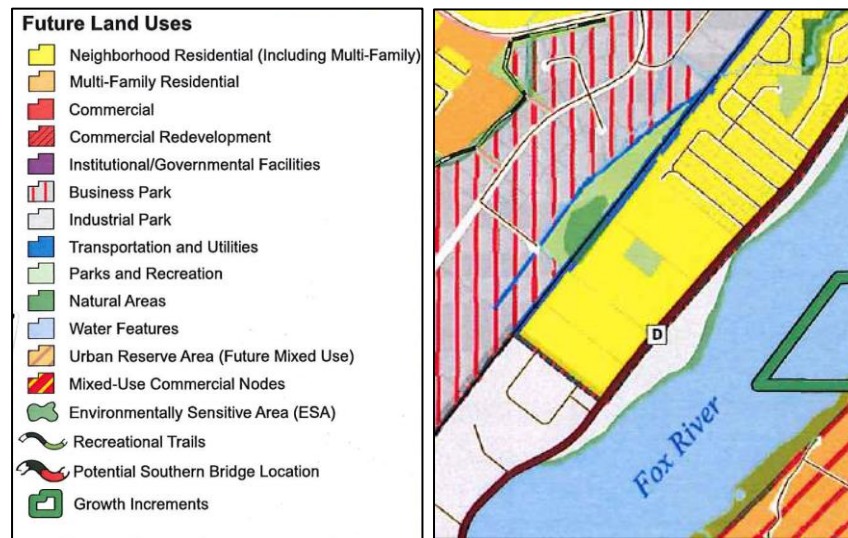
2300-2500 BLK Lost Dauphin Road, generally located southwest from the Lost Dauphin Road and Cross Gate Lane intersection.

PARCEL NUMBERS: WD-D0104, WD-L496, WD-L500-1, WD-L505-1

EXISTING ZONING: R-1 (Single Family Residence District)

SURROUNDING LAND USES: Residential to north south, and east with Fox River to the east. Railroad, industrial, and city dog park to the west.

COMPREHENSIVE PLAN: The 2010 Comprehensive Plan Future Land Uses map identifies the subject site as Neighborhood Residential (including Multi-Family) with a Parks and Recreation area near the center of the subject site.



Excerpts from 2010 Comprehensive Plan Future Land Use Map

For comparison purposes, the 2004 Comprehensive Plan Future Land Use map similarly identified the subject site as Future Neighborhood Residential with a Parks and Recreation area. City Park Plan maps identify future park facilities at the subject site in 2007 and later plans.

APPLICANT / OWNER: City of De Pere, Applicant

Best Built INC, Owner of
Parcels WD-D0104 & WD-L496

Rodney & Grace Huth, Owners of
Parcels WD-L500-1 & WD-L505-1

PROJECT BACKGROUND: Over the past several months the City has been working with Best Built INC., exploring various opportunities to allow for efficient residential development as well as the accommodation of regional onsite storm water facilities and park facilities. The property owner informally submitted a concept subdivision plat for part of the property, but has plans to develop all of Parcels WD-D0104 and WD-L496 in the future with single-family homes, similar to the residential development that exists north from the subject site.

The property owners of parcels WD-L500-1 and WD-L505-1 at the south end of the site are not interested in developing at this time. It is

anticipated that the owners will continue farming the land. To properly accommodate near future, and long term future development and infrastructure needs for the entire site, an Area Development has been proposed by the City of De Pere.



Proposed Area development Plan.

The Area Development Plan includes the creation of an internal residential street system that extends from Lost Dauphin Road, a future park and storm water pond located at the center of the site, fronting Lost Dauphin Road, a pedestrian access connection between the

neighborhood and the dog park, and two street connections southward towards Lawrence. The layout provides interconnectivity for pedestrians and motor vehicles, meets the needs of future park locations, and addresses storm water management for all four parcels should the day come when the entire site is developed.

There is no specific proposed construction date for the future streets, park, or storm water management system. However, the property owner at the north end of the Area Development Plan expressed an interest in obtaining plat approval in 2017 with construction in 2018.

REVIEW:

Area Development Plans are used by the City to plan for future growth and infrastructure. Area Development Plans typically show road connections and alignments, regional infrastructure and lot layouts to guide growth that is consistent with the City's Comprehensive Plan and Zoning Code. Sometimes the Plans are implemented fairly quickly, and sometimes nothing happens for years. The Plans are subject to change as development patterns, market conditions and guiding documents evolve. The road and lot layout shown on this Area Development Plan is not intended to be incorporated into the City Official Map until the property owners submit plats for review and approval.

The proposed Area Development Plan aligns with the City Comprehensive Plan in the following ways:

- The design includes future street layout for a future designated residential neighborhood that connects to the Town of Lawrence.
- The design accommodates a future park area for the neighborhood, and potentially the existing residential neighborhood to the north.
- The design proposes pedestrian connectivity, including a future connection to the dog park.
- The design accommodates onsite storm water management for the entire site with a pond near the proposed park.
- Street layout is designed in short stretches and right angles to encourage people to drive at appropriate speeds at appropriate intersections.

REVIEW PROCESS

For Area Development Plans, the Plan Commission recommends approval, rejection, or approval with modifications. The Common Council then reviews the project, the Plan Commission recommendation and either approves or rejects the plan. The Common Council review for this project is expected to occur at the September 5, 2017 meeting.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Area Development Plan, located southwest from Lost Dauphin Road and Cross Gate Lane, and forwarding the Area Development Plan to the Common Council for consideration.



Attachment: Area Development Plan Diagram (6169 : Recommendation regarding an Area Development Plan located southwest from the Lost



CITY OF DE PERE

ENGINEERING DIVISION 925 S. SIXTH ST DE PERE WI 54115
OFFICE 920-339-4061 FAX 920-339-4071

**SOUTHWEST AREA
DEVELOPMENT PLAN**

NAME:
UTILITY LAYOUT
PROJECT #

	BY	DATE
SURVEYED	SRL	1/2017
DRAWN	CK	2/2017
DESIGNED	EPR	3/2017
CHECKED		

REVISIONS / ISSUES			
NO.	DATE	BY	REMARKS

PAC
NO.
88

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

MEETING DATE: August 28, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

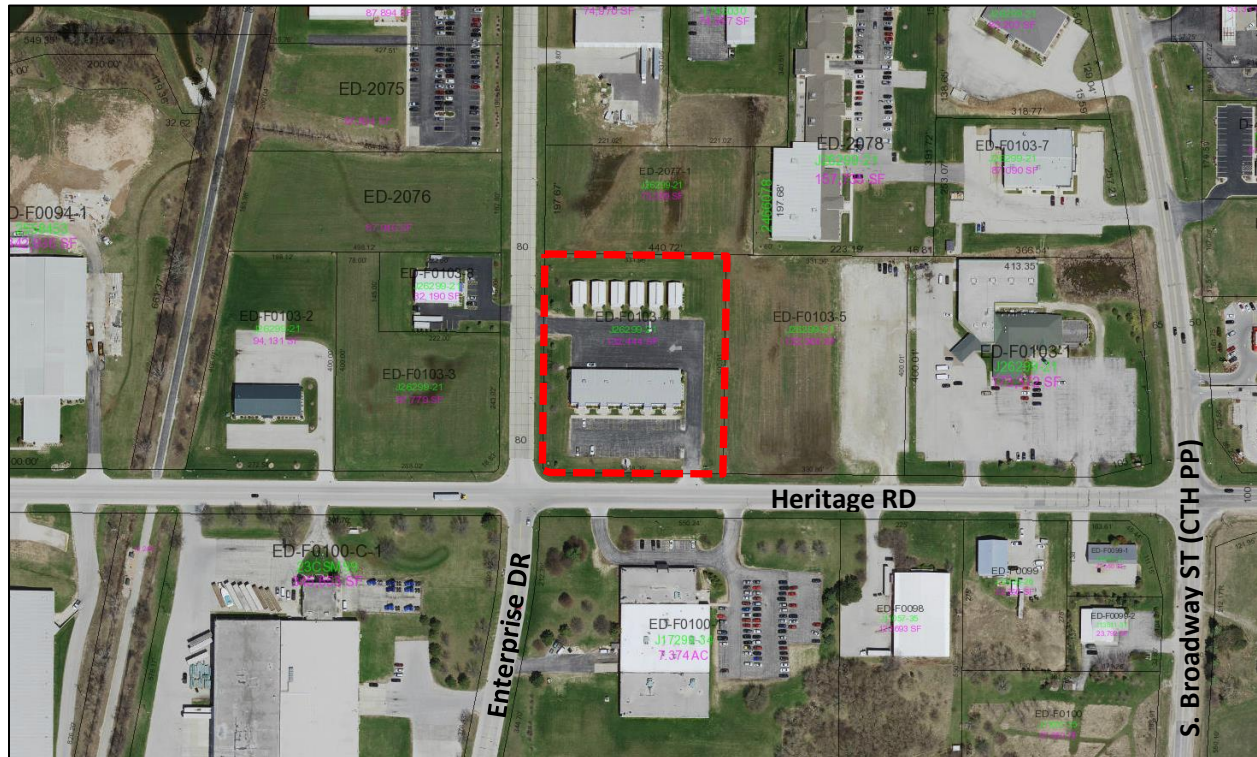
SUBJECT: Land use interpretation request for an existing building at 801 Heritage Road (Parcel ED-F0103-4) in the I-1 Industrial Park District. Submitted by John Allen, Managing Partner, Heritage Road, LLC.

ATTACHMENTS:

- Plan Commission Report - Land Use Inquiry for Business in I-1 District (DOCX)
- Use inquiry for 801 Heritage Rd (MSG)

- ITEM 8:** Land use interpretation request for an existing building at 801 Heritage Road (Parcel ED-F0103-4) in the I-1 Industrial Park District. Submitted by John Allen, Managing Partner, Heritage Road, LLC.

SITE MAP



REQUESTED ACTION: Land Use Interpretation.

In 1997, the Plan Commission approved a site plan for the subject site that included office, showroom, and warehouse uses. An additional proposed use for indoor recreation is proposed.

COMMON DESCRIPTION: 801 Heritage Road, located northeast from the Heritage Road and Enterprise Drive intersection.

PARCEL NUMBER(S): ED-F0103-4

EXISTING ZONING: I-1 (Industrial Park District)

PROPOSED ZONING: None.

SURROUNDING LAND USES: Vacant and industrial to the north.
Industrial to the south.
Vacant and restaurant to the east.
Vacant and industrial to the west.

COMPREHENSIVE PLAN: The City of De Pere 2010 Comprehensive Plan Update, Future Land Uses map (Figure 2-6), identifies the area as 'Industrial Park.'

APPLICANT/OWNER NAME: John Allen, Managing Partner
 Heritage Road, LLC
 801 Heritage RD
 De Pere, WI 54115

Heritage Road LLC
 435 N. Broadway ST
 De Pere, WI 54115

SITE HISTORY: In July, 1997 the Plan Commission approved a site plan for the property. At that time, the building provided 12,000 square feet of office space, show room, and warehousing. The building had five front entrances, 51 parking stalls, and an exterior appearance similar to what is seen today.

The building was recently acquired by Heritage Road LLC. In August 2017, the building owner requested the addition of indoor recreation use for three of the five suites in the building.

STAFF REVIEW: The proposed indoor recreational use is not clearly defined in the I-1 Zoning District (Municipal Code 14-47) as a permitted use, accessory use, or conditional use. The Code does, however permit '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.

The indoor recreational use would complement existing uses that are already allowed in the building, which was designed to house five smaller businesses rather than one large industry. The indoor uses may also be complementary to nearby uses, including a restaurant to the east of the property.

The 1997 approved Site Plan parking accommodations has 51 parking stalls. Presently 43 spaces exist at the front of the building with additional parking in the rear. The property owner has plans to restripe a staff parking area in the rear of the building for a total of 63 stalls. There is sufficient off-street parking for the site. Therefore, the 12,000 square foot building site could accommodate parking needs if all five suites were offices, and also if all five suites were indoor recreational uses.

- Parking if site was all office: 48 spaces required
 - *Four spaces for every 1,000 square feet.*
- Parking if site was all indoor recreational: 60 spaces required
 - *Five spaces for every 1,000 square feet.*

REVIEW PROCESS For land use interpretations the Plan Commission provides an interpretation for the Zoning Code. There is no Common Council review.

STAFF RECOMMENDATION: Staff recommends that the Plan Commission permit indoor recreation at 801 Heritage Road as a permitted use.

Kelly Barker

From: John Allen <greenbayinsurance1@gmail.com>
Sent: Tuesday, August 08, 2017 3:44 PM
To: Peter Schleinz
Subject: Use inquiry for 801 Heritage Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Peter,

Pere our conversations today I am requesting a “use inquiry” by the plan commission for the building at 801 Heritage Road De Pere, Wi. Currently this building in zoned I1. We would like to have the building occupied by some tenants that we believe qualify under the current zoning, but wanted to verify this with the planning commission.

The building has 5 tenant suits as follows...

Suite A is approximately 2900 sq’ of office space and 600 sq’ of warehouse and is currently occupied by a property management company. They employ approximately 4 people.

Suite B is also approximately 3500 sq’. It is currently unoccupied, but had been occupied by a retail glass company. The proposed tenant will be a ball room dance studio, employing 3 people.

Suite C is currently unfinished. We plan on finishing and occupying approximately 1200 sq’ as a golf training center and 1200 sq’ for warehousing (no vehicles). The golf training center will have one employee and we would anticipate 2 to 3 patrons using the facility at a time.

Suite D is 2400 sq’ and is being occupied by two personal trainers that offer individual fitness programs. We anticipate total number of customers at any one time to be 8.

Suite E is approximately 3300 sq’ of office space with 200 sq’ of warehouse. The second floor of 1200 sq’ is being occupied by a software development company. The first floor has individual offices occupied by a variety of tenants such as an attorney and an acupuncturist. We anticipate about 6 employees working at a time with up to 6 patrons.

There are 43 parking spots in the front of the building. We are restriping the parking lot behind the building that will allow for 20 additional parking spots for employees. We anticipate a total of 16 employees at any one time with a maximum of 20 guess at any one time.

Thank you for your consideration.

John Allen
 Managing Partner

Heritage Road, LLC
 801 Heritage Road
 De Pere, WI 54115

Attachment: Use inquiry for 801 Heritage Rd (6170 : Land use interpretation request for an existing building at 801 Heritage Road (Parcel ED-

Greenbayinsurance1@gmail.com
(920)362-5488

Attachment: Use inquiry for 801 Heritage Rd (6170 : Land use interpretation request for an existing building at 801 Heritage Road (Parcel ED-