



Plan Commission

Regular Meeting

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

Agenda

Monday, August 26, 2019

7:00 PM

De Pere City Hall Council Chambers

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 26, 2019** 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 Spectrum 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 July 22, 2019 Plan Commission meeting.
3. Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey Map at 2440 Oak Ridge Circle in the Town of Ledgeview (Parcel D-489-1). Submitted by Bryan L. Pfeffer, PLS, Robert E. Lee & Associates, authorized representative for Elaine LeDuc property owner. *
4. Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey Map for an unaddressed property located north from Heritage Road and Wayne Lane in the Town of Ledgeview (Parcel D-450-1). Submitted by Steven M. Bieda, PLS, Mau & Associates LLP, authorized representative for Gigot Properties LLC, property owner. *
5. Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Lot Certified Survey Map at the 4800 BLK Tower Road in the Town of Glenmore (part of Parcel GL-107). Submitted by Leslie D. Van Horn, PLSS, Van Horn & Van Horn LLC, authorized representative for Shillcox Shamrock Lines LLC, property owner. *
6. Staff recommendation and possible action regarding a street name change to establish the name Drift Inn Drive for an unnamed street, located between the 600 block of Parkview Road and the 1500 block of Ashland Avenue. Submitted by City of De Pere. *
7. Staff recommendation and possible action regarding a Site Plan request for a warehouse addition at 1200 and 1212 Enterprise Drive (Parcels ED-2070 and ED-F0005-2). Submitted by Robert Mach, PE, Mach IV Engineering & Surveying LLC, authorized representative for Amerilux Holdings LLC & Novaks Cheese Enterprises, property owners.
8. Staff recommendation and possible action regarding a Site Plan request for a new building and driveway expansion for the De Pere Energy Center (Wisconsin Public Service) at 200 Main Ave (part of Parcel WD-365). Submitted by Mark Olson, Badgerland Buildings INC, authorized representative for Alstrom Munksjo Nicolet LLC, property owner Inc.
9. Status report of City of De Pere Zoning Ordinance Rewrite -- August 2019.

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.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Bryan L. Pfeffer, PLS, Robert E. Lee & Associates

Elaine LeDuc

Steven M. Bieda, PLS, Mau & Associates LLP

Garot Properties LLC

Leslie D. Van Horn, PLS, Van Horn & Van Horn LLC

Shillcox Shamrock Lines LLC

Robert Mach, P.E., Mach IV Engineering & Surveying LLC

Amerilux Holdings LLC

Novaks Cheese Enterprises LLC

Mark Olson, Badgerland Buildings INC

Alstrom Munksjo Nicolet LLC Property



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the July 22, 2019 Plan Commission meeting.

ATTACHMENTS:

- PC_Jul2019_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, July 22, 2019

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	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderman	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the June 24, 2019 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Brenda Busch, Commissioner
AYES:	Walsh, Beiderwieden, Busch, Higgins, Raasch, Schilling
EXCUSED:	James Boyd

3. Staff recommendation and possible action regarding a Site Plan for a new dental office and off-street parking areas at 221-233 S. Erie Street (Parcels ED-1112, ED-1113, ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.

City Planner Peter Schleinz reviewed the site plan for MAC Dental. Mayor Walsh moved to deny the site plan because Parcel ED-1114 was not properly zoned, seconded by Derek Beiderwieden. Upon vote, motion carried unanimously. Alderman Raasch asked if staff has received any information from MAC Dental regarding whether they plan to build on the two parcels which are currently zoned R-3. Development Services Director Kim Flom stated that she believes they will explore other options on the two parcels they own.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

4. Staff recommendation and possible action regarding a Precise Implementation Plan (PIP) for proposed Notre Dame School at 100 S Huron Street (Parcel ED-1013). *

Development Services Director Kim Flom reviewed the Precise Implementation Plan for the proposed Notre Dame School at 100 S Huron Street. This school will be a combined elementary and middle school which will replace the current elementary school. She reported that Council recently approved modifications to building setbacks on George, Huron and Superior Streets, as well as action taken regarding traffic patterns. Huron

Street will remain as a two-way street with Superior Street becoming a one-way street in the one block section around the school. In addition, parking will be allowed on the north side of Charles Street, not on the south side. Council requested as a condition of approval that the applicant work with surrounding property owners who have parking lots so that the parking lots could be used at times when the school may have a large event. The building design will be primarily masonry and glass, with some metal accent panels. It will have a modern design with staggered heights. Two entrance canopies on Huron and Superior Streets will extend about 17 feet out. These canopies will be completely on private property, and do not extend into the right-of-way. Kim added that the applicant submitted a very detailed landscape plan with really good parking lot buffering. Also, the rooftop playground proposed in the initial plan has been removed. Mayor Walsh moved, seconded by Alderperson Raasch, to open the meeting. Upon vote, motion carried unanimously. Peter Schneider of Groth Design, address the commission. He stated that the rooftop playground had to be removed due to very stringent load requirements, but they are still hoping to have a rooftop garden. He also added that they would like to eliminate the roof screening on the taller roofs, as long as it is not visible at street level. Discussion followed regarding traffic. Derek Beiderwieden stated that he is not concerned with traffic issues with the new proposal. The three crossing guards that the City currently provides will continue, but does not plan on adding any additional crossing guards. However, one more crossing guard will be needed at the mid- block of Superior Street. Kim noted that the fourth crossing guard will be provided by school staff. Derek Beiderwieden added that the additional crossing guard will be trained by the Police Department. Mayor Walsh moved, seconded by Alderperson Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Alderperson Raasch, to approve the Precise Implementation Plan subject to the conditions and comments outlined in the staff report. Upon vote, motion carried unanimously. The Common Council will review the PIP on August 6, 2019.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

5. Consideration and possible action regarding a building material review for 331 Main Avenue (WD-912), also known as Nicky's.

Development Services Director Kim Flom reviewed the material review for Nicky's at 331 Main Avenue. Nicky's is in the process of completing several interior and exterior improvements to the building, including the exterior of the alley. This area will be the future site of an art installation, which is scheduled to be completed in fall. Kim noted that materials that are permitted in the downtown include masonry, glass, and stone. The existing siding, which is vinyl, is damaged and in disrepair. The proposed upgrade to the vinyl siding is a wood composite material that is not a permitted material. Alderperson Raasch asked if the material is not approved, will they will just replace it with new vinyl siding. Kim replied yes. Mayor Walsh added that the proposed material looks much nicer than what is there now. Alderperson Raasch moved, seconded by Alderperson Boyd, to approve the composite material. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

6. Staff recommendation and possible action regarding a sign variance request to allow a new wall sign to be 53.85 square feet in area, rather than a maximum of 23 square feet in area, at 1041 Main Avenue (Part of Parcel WD-D0200-2). Submitted by Charles Xiong, TLC Sign INC, authorized representative for Matt Schweighart, T&S Land Development LLC, property owner.

City Planner Peter Schleinz reviewed the sign variance for The UPS Store at 1041 Main Avenue. He noted that sign sizes are calculated on a linear foot basis and the maximum size of the sign to meet code is 23 square feet. The existing signs on the building are larger, on average 46 square feet, but were allowed since they occurred before the sign code was updated in 2014. Mayor Walsh suggested putting a moratorium on sign variances until after the sign code is updated. Alderperson Raasch did not agree with a moratorium. Mayor Walsh moved, seconded by Alderperson Raasch, to open the meeting. Upon vote, motion carried unanimously. Charles Xiong, the representative from TLC Sign addressed the commission. He provided a handout comparing the sign heights of the other signs on the building. Based on his data, the sign that meets code would be half the size of the rest of the signs on the building and would not be visible from the street. He added that this would put the UPS Store at a disadvantage. Grant Schilling stated that he is more concerned with the symmetry of the sign in relation to the other signs. Mayor Walsh moved, seconded by Brenda Busch, to go back to regular order. Upon vote, motion carried unanimously. Alderperson Raasch moved, seconded by Brenda Busch, to approve the sign at 53.85 square feet. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

7. Request to Release Parking Easement on Parcels ED-834 and ED-835. *

City Planner Peter Schleinz reviewed the request to release a parking easement on a City-owned parking lot at the corner of James and Wisconsin Street in order to construct a dumpster enclosure for the businesses in the area. Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the parking easement release. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

8. Staff recommendation and possible action regarding DRAFT Zoning Code Module 1, related to administration and procedures.

City Planner Peter Schleinz reviewed the final draft version of Module 1 of the zoning code rewrite. He provided a memo which highlighted a summary of significant changes for Municipal Code 14-09 through 14-32. He noted that this is the first of three modules that will be presented to the Plan Commission over the next few months. Following the

Plan Commission review, all modules will be presented to the public during a 3 week long public review and a two day series of public review sessions. Revisions, based on information gathered during the public reviews, will be made and a final draft version of the Code and zoning map will be returned to the Plan Commission for a final recommendation approval, followed by Common Council public hearing and final approval. Depending on the level of revisions needed, final approval may occur at the end of 2019 or by mid 2020. Derek Beiderwieden approved the Zoning Code Module 1 as a draft for public comment and review, seconded by Alderperson Raasch. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

9. Status report of City of De Pere Zoning Ordinance and Sign Ordinance rewrite -- July 2019.

City Planner Peter Schleinz provided an update on the zoning code rewrite. He reported that staff has completed the review and editing of Module 1 and is in the process of completing the review of Module 2. He added that the project has fallen behind schedule by about 2-3 months and a new updated schedule will be drafted.

RESULT:	NO ACTION
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Adjournment

Mayor Walsh moved, seconded by Derek Beiderwieden, to adjourn the meeting at 8:03 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey Map at 2440 Oak Ridge Circle in the Town of Ledgeview (Parcel D-489-1). Submitted by Bryan L. Pfeffer, PLS, Robert E. Lee & Associates, authorized representative for Elaine LeDuc property owner. *

ATTACHMENTS:

- CSM - Oak Ridge Circle - Plan Commission Report (DOCX)
- Application Form - LeDuc (PDF)
- Preliminary CSM - LeDuc (PDF)

- ITEM 3:** Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey Map at 2440 Oak Ridge Circle in the Town of Ledgeview (Parcel D-489-1). Submitted by Bryan L. Pfeffer, PLS, Robert E. Lee & Associates, authorized representative for Elaine LeDuc property owner. *

SITE MAP

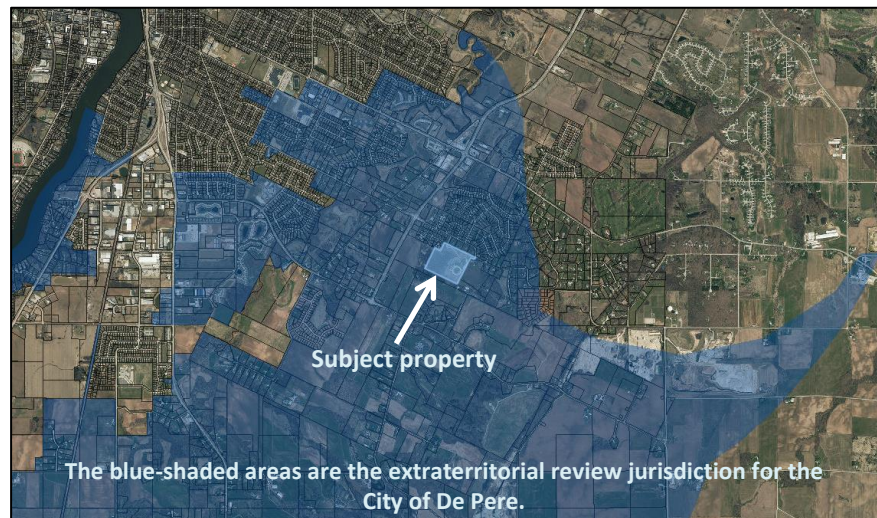


PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	440 Oak Ridge Circle in the Town of Ledgeview, located approximately 1.25 miles east from the City of De Pere limits (Ledgeview Road).	
PARCEL NUMBER(S):	D-489-1	
EXISTING ZONING:	R-R (Rural Residential) for the Town of Ledgeview, which allows for large lot and estate single family residential development with rural character.	
SURROUNDING LAND USES:	Residential, agricultural, and natural areas to the north, south, and east. Unity Hospice to the west.	
COMPREHENSIVE PLAN:	Single Family Residential (Ledgeview).	
APPLICANT/OWNER NAME:	Bryan L. Pfeffer, PLS Robert E. Lee & Associates Authorized representative 1250 Centennial Centre Boulevard Hobart, WI 54155	Elaine LeDuc Property Owner 2440 Oak Ridge Circle De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the site has had an agricultural and residential use, with one residential structure, since 1938. In July 2019, a CSM was submitted to the City for review. The intent of the CSM is to divide the property into two lots for future estate residential development and development for Unity Hospice in the Town of Ledgeview. The land division is inside of the Sewer Service Area for the Town of Ledgeview. There are potential environmentally sensitive areas on the property, including potential waterways and steep slopes, which will be addressed by Brown County Planning Commission.	
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 proposed CSM is located in Ledgeview, about 1.25 miles from the De Pere City limits, and within the extraterritorial review jurisdiction of the City. • The proposed land division will create two new lots for future estate residential development (Lot 1) and for future development for Unity Hospice (Lot 2), which is adjacent to the west. ○ A Town of Ledgeview rezoning of the property is required when the Unity Hospice (Lot 2) development occurs. A rezoning is not proposed at this time in order for the Town to allow the property to continue to be farmed.	

- The proposed east side boundary for Lot 1 will be rotated slightly in order to be perpendicular to Oak Ridge Circle. This change request was made by the Town of Ledgeview and is also referenced in City Code 46-4(g)(3)(6) for 'lot lines.'
- The proposed lots meet and exceed the City of De Pere minimum lot size requirement of 8,000 square feet and the minimum street frontage requirement of 75 feet.
 - Lot 1 is 4.0 acres in size with 150.0 feet of frontage.
 - Lot 2 is 12.3 acres in size with 201.4 feet of frontage.
- Both proposed lots also meet and exceed the Town of Ledgeview minimum lot size requirement of 60,000 square feet (1.4 acres) and the minimum street frontage requirement of 150 feet.
- There are two issues that must be addressed for the CSM:
 - The City of De Pere Certificate should be modified to reference the date the Clerk signs the document AND the date the City of De Pere approved the document.
 - Also the signature line name should be revised to read Carey E. Danen, City Clerk.



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 provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

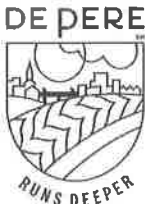
REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on September 17, 2019.

**STAFF
RECOMMENDATION:**

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Ledgeview.
2. The City of De Pere Certificate should be modified to reference the date the Clerk signs the document and the date the City of De Pere approves the document. Also the signature line name should be updated to read Carey E. Danen, City Clerk.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Robert E. Lee & Associates	Authorized Representative Bryan L. Pfeffer	Title Land Surveyor	
Mailing Address 1250 Centennial Centre Blvd	City Hobart	State WI	ZIP Code 54155
Email Address bpfeffer@releeinc.com	Phone Number (incl. area code) 9201-662-9641	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) Elaine LeDuc	Contact Person	Title	
Mailing Address 2440 Oak Ridge Circle	City De Pere	State WI	ZIP Code 54155
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2440 Oak Ridge Circle	Parcel No. D-489-1
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SECTION 4: CSM Information

Existing Zoning:	R-R Rural Residential
Present Use of Parcel:	Residential / Agricultural
Proposed Use of Lots:	Residential - Lot 1, Unity Hospice - Lot 2

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) Bryan Pfeffer	Title Land Surveyor	Phone Number (920) 662-9641
Signature of Applicant 		Date Signed 7/19/19

TO BE COMPLETED BY CITY STAFF

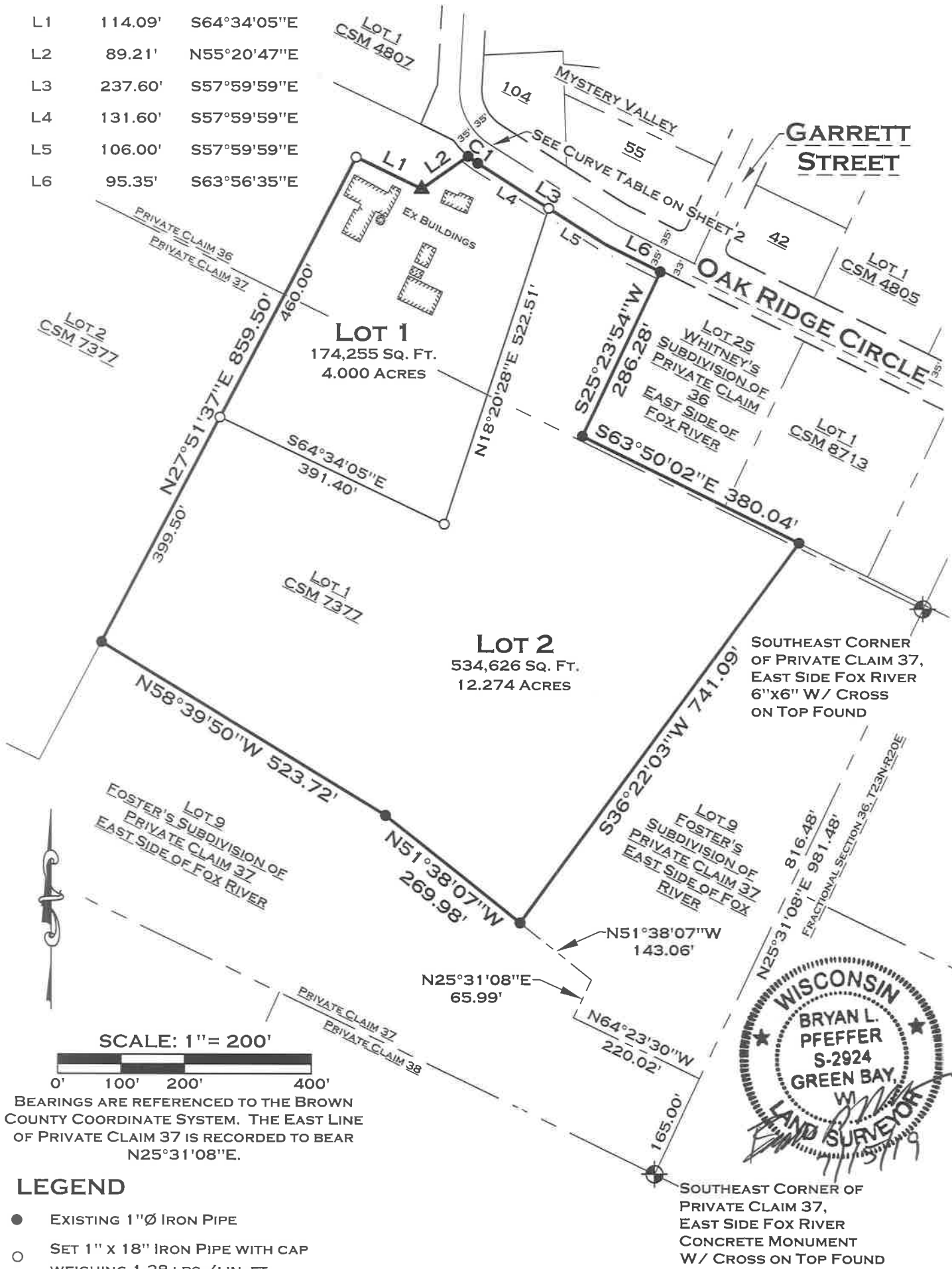
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 50, CERTIFIED SURVEY MAPS, PAGE 177, MAP NUMBER 7377, DOCUMENT NUMBER 2216489, BEING PART OF PRIVATE CLAIMS 36 AND 37, EAST SIDE OF FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	114.09'	S64°34'05"E
L2	89.21'	N55°20'47"E
L3	237.60'	S57°59'59"E
L4	131.60'	S57°59'59"E
L5	106.00'	S57°59'59"E
L6	95.35'	S63°56'35"E



BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE EAST LINE OF PRIVATE CLAIM 37 IS RECORDED TO BEAR N25°31'08"E.

LEGEND

- EXISTING 1"Ø IRON PIPE
- SET 1" x 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
- () PREVIOUSLY RECORDED BEARING OR DISTANCE
- ⊕ RECORDED COUNTY MONUMENT

R:\4400\4402\4402005\DWG\4402005CSM.DWG

SHEET 1 OF 4



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: WWW.RELEEINC.COM
PHONE: (920) 662-9641
FAX: (920) 662-9642

Attachment: Preliminary CSM - LeDuc (8678 : Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey)

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 50, CERTIFIED SURVEY MAPS, PAGE 177, MAP NUMBER 7377, DOCUMENT NUMBER 2216489, BEING PART OF PRIVATE CLAIMS 36 AND 37, EAST SIDE OF FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, BRYAN L. PFEFFER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF ELAINE LeDUC, I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF VOLUME 50, CERTIFIED SURVEY MAPS, PAGE 177, MAP NUMBER 7377, DOCUMENT NUMBER 2216489, BEING PART PRIVATE CLAIMS 36 AND 37 EAST SIDE FOX RIVER, SECTION 28, LOCATED IN THE TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 708,881 SQUARE FEET (16.274 ACRES) OF LAND MORE OR LESS.

DATED THIS 15th DAY OF July, 2019.


BRYAN L. PFEFFER PLS #2924
ROBERT E. LEE & ASSOCIATES, INC.



EROSION CONTROL NOTE

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 VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

LOT DRAINAGE RESTRICTIVE COVENANT

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.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	7°48'58"	135.00'	18.42'	S54°05'30"E	18.40'	S50°11'01"E	S57°59'59"E



Attachment: Preliminary CSM - LeDuc (8678 : Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey)

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 50, CERTIFIED SURVEY MAPS, PAGE 177, MAP NUMBER 7377, DOCUMENT NUMBER 2216489, BEING PART OF PRIVATE CLAIMS 36 AND 37, EAST SIDE OF FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THE HEREIN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S-236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF LEDGEVIEW, CITY OF DE PERE, BROWN COUNTY PLANNING COMMISSION

ELAINE LEDUC

DATE _____

STATE OF WISCONSIN)

_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME)

MY COMMISSION EXPIRES:



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBBART, WI 54155
INTERNET: WWW.RELEEINC.COM

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 50, CERTIFIED SURVEY MAPS, PAGE 177, MAP NUMBER 7377, DOCUMENT NUMBER 2216489, BEING PART OF PRIVATE CLAIMS 36 AND 37, EAST SIDE OF FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

TOWN OF LEDGEVIEW APPROVAL

APPROVED BY THE TOWN OF LEDGEVIEW ON THIS _____ DAY OF _____, 2019.

PHILIP DANEN
TOWN CHAIRMAN

DATE _____

CITY OF DE PERE APPROVAL

APPROVED BY THE CITY OF DE PERE ON THIS _____ DAY OF _____, 2019.

CAREY DANEN
CITY CLERK

DATE _____

TREASURER'S CERTIFICATE

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 (VP-PI78-1-658) AS OF THE DATE LISTED BELOW.

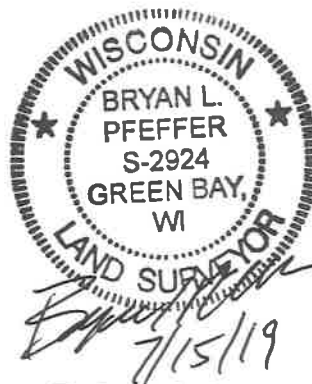
PAUL ZELLER
BROWN COUNTY TREASURER

DATE _____

BROWN COUNTY PLANNING COMMISSION:

APPROVED BY THE BROWN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2019.

DAN TEATERS, SENIOR PLANNER



ROBERT E. LEE & ASSOCIATES, INC.

ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE: (920) 662-9641
INTERNET: WWW.RELEEINC.COM FAX: (920) 662-9642



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

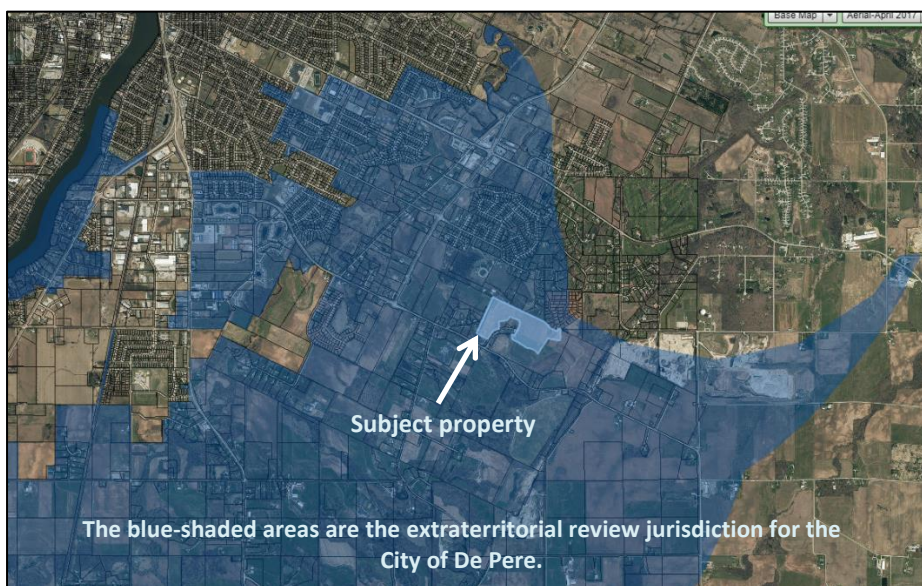
SUBJECT: Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey Map for an unaddressed property located north from Heritage Road and Wayne Lane in the Town of Ledgeview (Parcel D-450-1). Submitted by Steven M. Bieda, PLS, Mau & Associates LLP, authorized representative for Gigot Properties LLC, property owner. *

ATTACHMENTS:

- CSM - Wayne Lane - Plan Commission Report(DOCX)
- Application Form - Gigot (PDF)
- Preliminary CSM - Gigot (PDF)

REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	An unaddressed property located north from Heritage Road and Wayne Lane in the Town of Ledgeview, located approximately 1.1 miles east from the City of De Pere limits (Heritage Road).	
PARCEL NUMBER(S):	D-450-1	
EXISTING ZONING:	R-R (Rural Residential) for the Town of Ledgeview, which allows for large lot and estate single family residential development with rural character.	
SURROUNDING LAND USES:	Residential and developing residential to the north, residential and agricultural to the south, east and west. A drainageway lies on the east end of the property.	
COMPREHENSIVE PLAN:	Planned Neighborhood (Ledgeview).	
APPLICANT/OWNER:	Steven M. Bieda, PLS Mau & Associates LLP Authorized representative 400 Security Boulevard Green Bay, WI 54301	Garot Properties LLC Property Owner 203 S. Monroe Avenue Green Bay, WI 54301
SITE HISTORY:	After a review of air photographs, the site has had an agricultural use since 1938. On March 1, 2019 a CSM was recorded in the area and lot 1 of that CSM created the subject area under review. De Pere was not requested to review the March 1 CSM, likely due to the large lot sizes. The land division is inside of the Sewer Service Area for the Town of Ledgeview. There are potential environmentally sensitive areas on the property, including potential waterways and steep slopes, which will be addressed by Brown County Planning Commission.	
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 proposed CSM is located in Ledgeview, about 1.1 miles from the De Pere City limits, and within the extraterritorial review jurisdiction of the City. • The proposed land division will create two new lots for future estate residential development. • The proposed lots meet and exceed the City of De Pere minimum lot size requirement of 8,000 square feet and the minimum street frontage requirement of 75 feet.	

- Lot 1 is 39.3 acres with nearly 500 feet of frontage.
- Lot 2 is 14.6 acres in size with nearly 182 feet of frontage.
- Both proposed lots also meet and exceed the Town of Ledgeview minimum lot size requirement of 60,000 square feet (1.4 acres) and the minimum street frontage requirement of 150 feet.
- There are three issues that must be addressed for the CSM:
 - The City of De Pere Certificate should be modified to reference the date the Clerk signs the document AND the date the City of De Pere approved the document.
 - The signature line name should be revised to read Carey E. Danen, City Clerk.
 - The street Royal Vista Trail is expected to extend through Lot 2 and eventually provide a connection to Heritage Road. The dedicated right-of-way, or a future street, through Lot 2 should be shown.
 - The surveyor indicated in an email to City staff that the street will get dedicated through Lot 2 in a plat that will follow.



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 provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on September 17, 2019.

**STAFF
RECOMMENDATION:**

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Ledgeview.
2. The City of De Pere Certificate should be modified to reference the date the Clerk signs the document and the date the City of De Pere approves the document. Also the signature line name should be updated to read Carey E. Danen, City Clerk.
3. The extension of Royal Vista Trail should be shown on the CSM as either a future street or a dedication right-of-way.
 - a. The surveyor confirmed that that the street will get dedicated through Lot 2 in a plat that will follow.

AUG 19 2019

4.b

Print Form

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #: 145474
		Date: 8-19-19

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) Mau & Associates	Authorized Representative Steven M. Bieda	Title Professional Land Surveyor	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	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) Gigot Properties LLC	Contact Person Mark Gigot	Title Partner	
Mailing Address 118 S. Adams	City Green Bay	State WI	ZIP Code 54301
Email Address markgigot@yahoo.com	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Wayne Lane / Royal Vista Trail	Parcel No. D-450-1
---	-----------------------

SECTION 4: CSM Information

Existing Zoning:	RR
Present Use of Parcel:	agriculture
Proposed Use of Lots:	Single Family

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 M. Bieda	Title Agent	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 08/14/2019

TO BE COMPLETED BY CITY STAFF

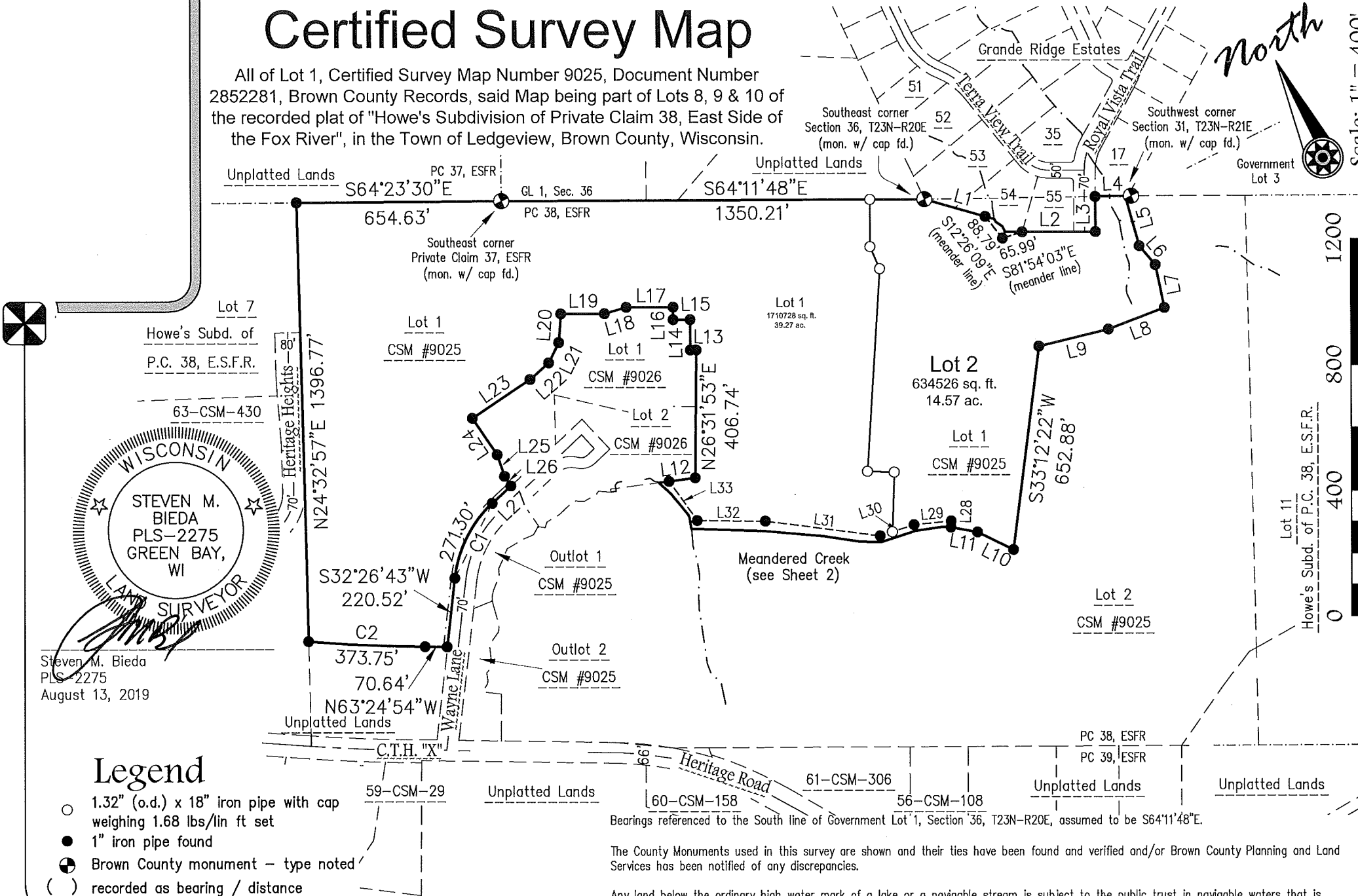
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

2 Lot
Wayne Lane

Row in Lot 2?

Certified Survey Map

All of Lot 1, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records, said Map being part of Lots 8, 9 & 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East Side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin.



Client: Gigot Properties LLC

Tax Parcel: D-450-1

Drafted By: BAR

Data File: V-16410.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING
Phone: 820 424 0670 Website: www.mallassociates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

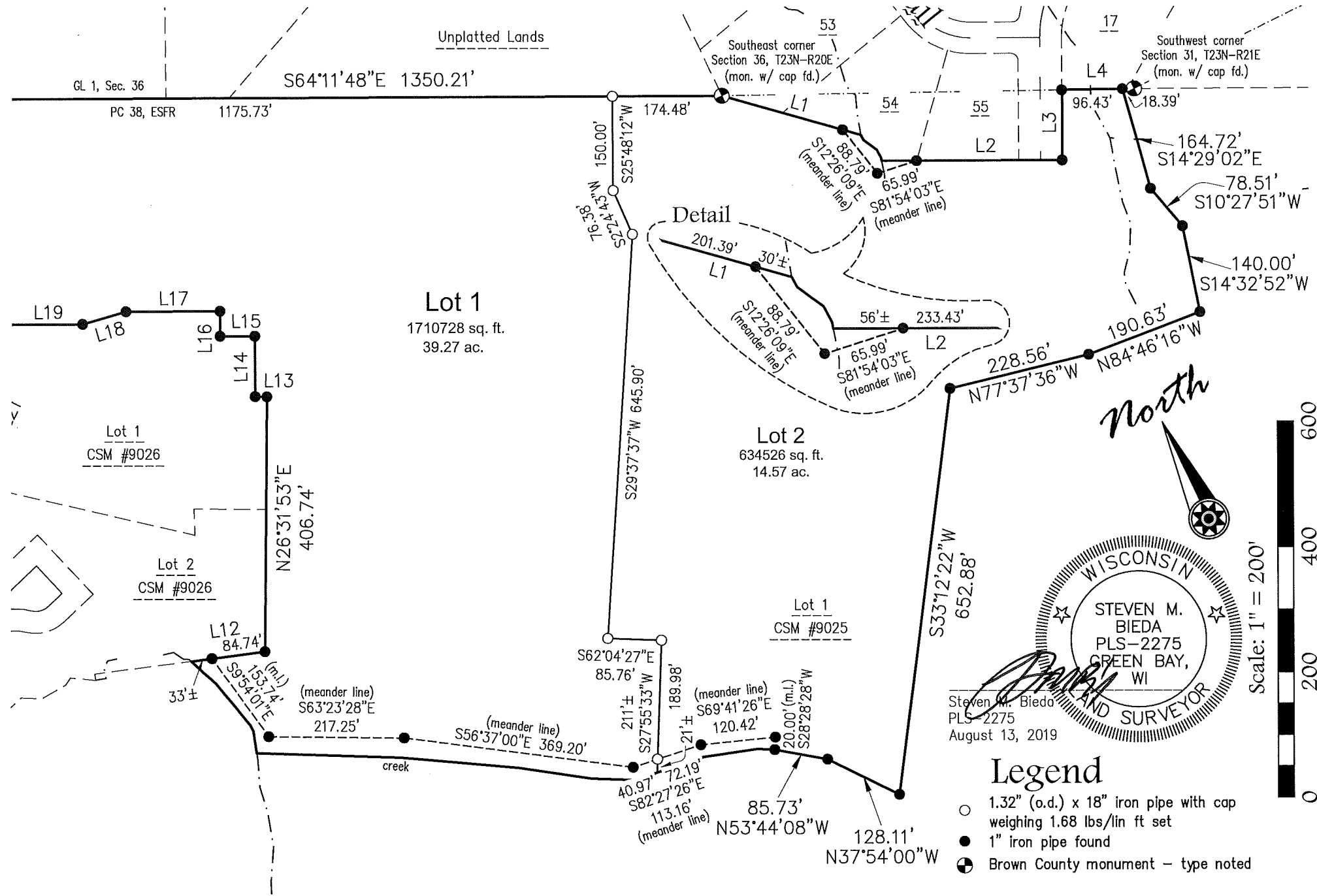
Sheet One of Four

Project No.: V-16410

Drawing No.: L-10798

Fieldwork Completed: 12/10/18

Attachment: Preliminary CSM - Gigot (8677 : Staff recommendation and possible action regarding a



Sheet Two of Four
Project No.: V-16410
Drawing No.: L-10798

Attachment: Preliminary CSM - Gigot (8677 : Staff recommendation and possible action regarding a

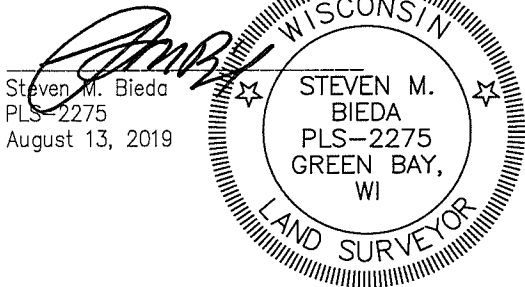


SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Certified Survey Map Number 9025, Document Number 2852281, Brown County Records, said Map being part of Lots 8, 9 & 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East Side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin.

Parcel contains 2,345,254 square feet / 53.84 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Ledgeview, and the Brown County Planning Commission in surveying, dividing and mapping the same.



Curve Table

Curve #	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
C1	271.30	385.00	265.72	S52°37'58"W	40°22'30"	—
C2	373.75	5398.00	373.67	N61°25'54"W	3°58'00"	N59°26'54"W

Line Table

Line #	Direction	Length
L1	S48°15'04"E	231'±
L2	S64°11'48"E	201.39'
		30'±
		289'±
L3	N25°48'12"E	233.43'
		56'±
		111.64'
L4	S64°53'43"E	96.43'
L5	S14°29'02"E	164.72'
L6	S10°27'51"W	78.51'
L7	S14°32'52"W	140.00'
L8	N84°46'16"W	190.63'
L9	N77°37'36"W	228.56'
L10	N37°54'00"W	128.11'

Line #	Direction	Length
L11	N53°44'08"W	85.73'
L12	S71°36'21"E	118'±
L13	N63°28'07"W	84.74'
		33'±
		18.67'
L14	N25°48'12"E	96.57'
L15	N64°11'48"W	55.00'
L16	N25°48'12"E	40.00'
L17	N64°11'48"W	150.00'
L18	N80°08'32"W	72.80'
L19	N64°11'48"W	140.00'
L20	S30°09'05"W	91.58'
L21	S52°15'27"W	71.97'
L22	S74°37'47"W	79.55'

Line #	Direction	Length
L23	S81°51'55"W	220.00'
L24	S08°08'05"E	140.00'
L25	S07°33'58"W	72.71'
L26	S07°23'01"E	36.41'
L27	S72°49'13"W	81.38'
L28	S28°28'28"W	20.00'
L29	S69°41'26"E	120.42'
L30	S82°27'26"E	113.16'
L31	S56°37'00"E	72.19'
		40.97'
L32	S63°23'28"E	369.20'
L33	N09°54'01"W	217.25'
		153.74'

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 adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lots 1 and 2 prior to any construction, fill, excavation or grading activity within 300 feet of a stream.

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.

Sheet Three of Four
Project No.: V-16410
Drawing No.: L-10798

Attachment: Preliminary CSM - Gigot (8677 : Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey)



LIMITED LIABILITY COMPANY OWNER’S CERTIFICATE

Gigot Properties, 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 on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. Gigot Properties LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission, the Town of Ledgeview and the City of De Pere for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said Gigot Properties, LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Mark Gigot Member

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this ____ day of _____, 20__.

Charlotte Nagel
Town Clerk

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this ____ day of _____, 20__.

Dan Teaters
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

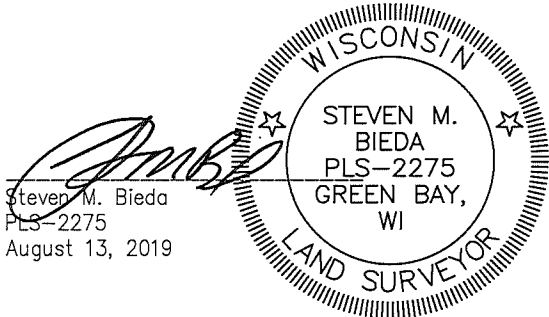
As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of DePere this ____ day of _____, 20__.

Shana Ledvina
City Clerk



Sheet Four of Four
Project No.: V-16410
Drawing No.: L-10798

Attachment: Preliminary CSM - Gigot (8677 : Staff recommendation and possible action regarding a Proposed Extraterritorial 2 Lot Certified Survey)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

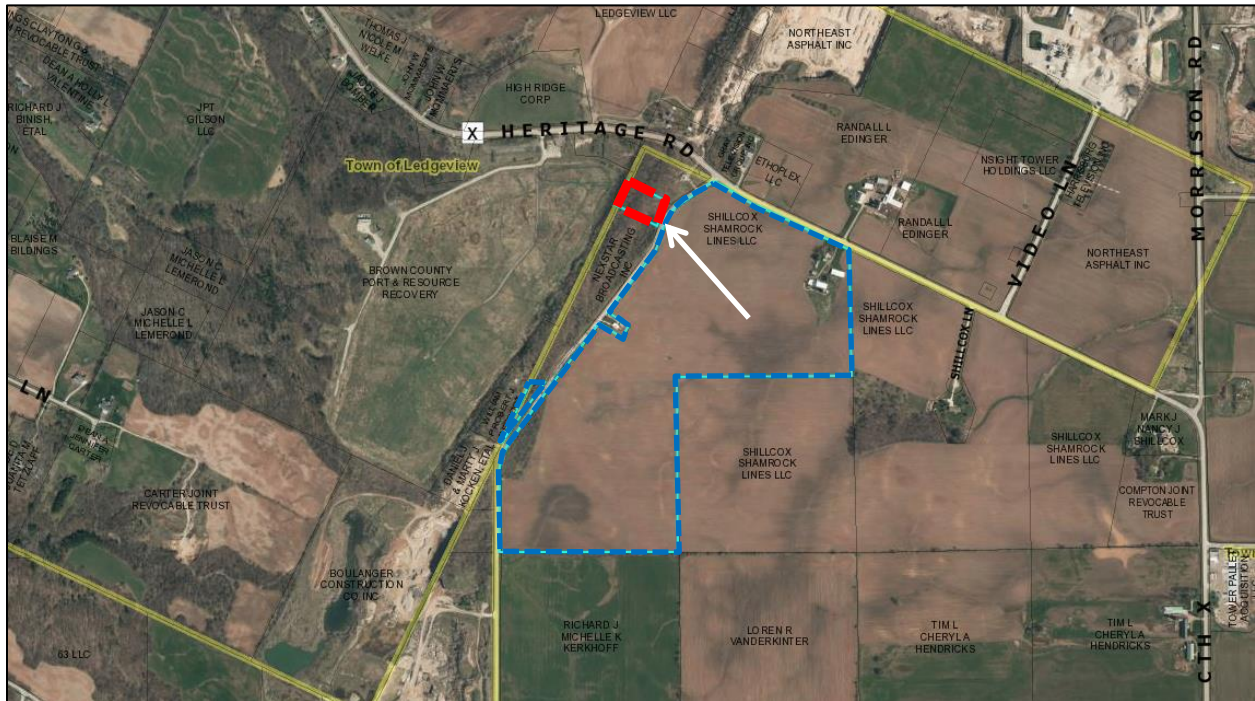
SUBJECT: Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Lot Certified Survey Map at the 4800 BLK Tower Road in the Town of Glenmore (part of Parcel GL-107). Submitted by Leslie D. Van Horn, PLSS, Van Horn & Van Horn LLC, authorized representative for Shillcox Shamrock Lines LLC, property owner. *

ATTACHMENTS:

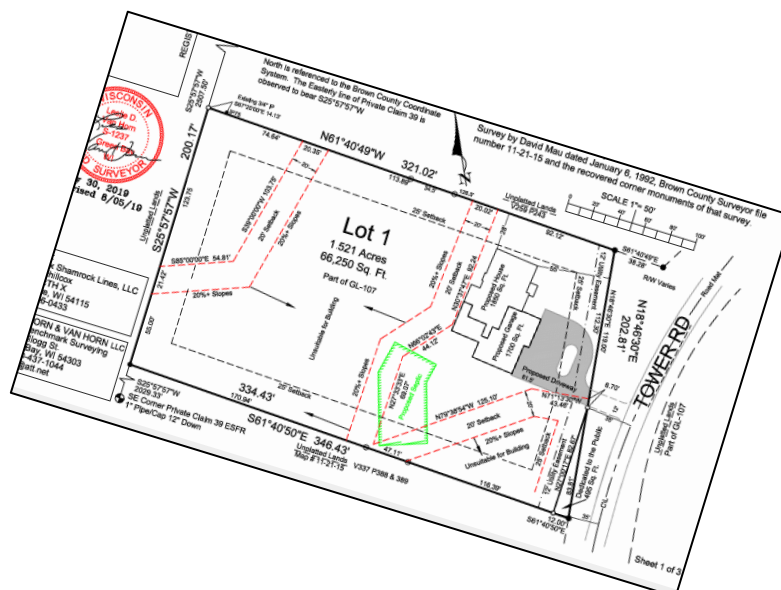
- CSM - Tower Road - Plan Commission Report (DOCX)
- Application Form - Shillcox (PDF)
- Preliminary CSM - Shillcox (PDF)

- ITEM 5:** Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Lot Certified Survey Map at the 4800 BLK Tower Road in the Town of Glenmore (part of Parcel GL-107). Submitted by Leslie D. Van Horn, PLSS, Van Horn & Van Horn LLC, authorized representative for Shillcox Shamrock Lines LLC, property owner. *

SITE MAP



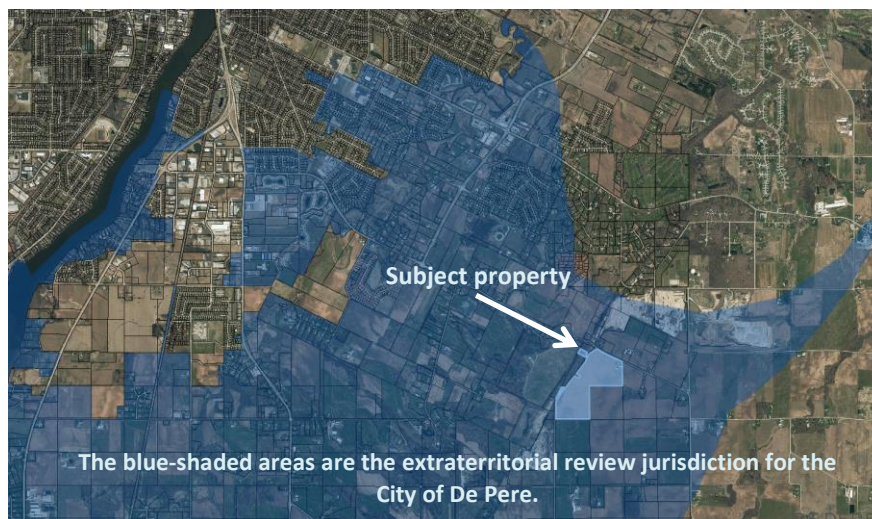
PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	4800 BLK Tower Road in the Town of Glenmore, approximately 1.5 miles east from the City of De Pere limits (Heritage Road).	
PARCEL NUMBER(S):	GL-107	
EXISTING ZONING:	R-R (Rural Residential) for the Town of Glenmore, which allows for agricultural and residential uses on one to two acre lots with 150 feet of street frontage.	
SURROUNDING LAND USES:	Wooded and natural space to the north and south, County solid waste & recovery facility to the west, and agricultural to the east.	
COMPREHENSIVE PLAN:	Woodlands / Natural Areas (Glenmore).	
APPLICANT/OWNER:	Leslie D. Van Horn, PLS Van Horn & Van Horn LLC Authorized representative 832 Kellogg Street Green Bay, WI 54303	Shillcox Shamrock Lines LLC Property Owner 5128 CTH X De Pere, WI 54115
SITE HISTORY:	The subject site was part of a much larger lot that is bisected by Tower Road. The subject area is outlined in red on the Site Map and the remainder of the parcel (not part of the CSM review) is outlined in blue. After a review of air photographs, the site has had woodland and agricultural uses since 1938. Tower Road was constructed in the 1950's, which divided the subject area on the west side of the street from the larger parcel on the east side of the street. The land division is outside of the Sewer Service Area for the Town of Glenmore. There are potential environmentally sensitive areas on the property, including steep slopes, which will be addressed by Brown County Planning Commission.	
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 proposed CSM is located in Glenmore, about 1.5 miles from the De Pere City limits, and within the extraterritorial review jurisdiction of the City. • The purpose of the land division is to dedicate 495 square feet of right-of-way along Tower Drive. ○ Tower Drive will split the lot from the parent parcel, creating a new parcel number. ○ No more new parcels are created on the west side of	

Tower Drive.

- The proposed lots meet and exceed the City of De Pere minimum lot size requirement of 8,000 square feet and the minimum street frontage requirement of 75 feet.
 - Lot 1 is 1.5 acres in size with 195.0 feet of frontage.
- Both proposed lots also meet and exceed the Town of Glenmore minimum lot size requirement of 1-2 acre minimum/maximum range 60 and the minimum street frontage requirement of 150 feet.
- There are two issues that must be addressed for the CSM:
 - The City of De Pere Certificate should be modified to reference the date the Clerk signs the document AND the date the City of De Pere approved the document.
 - Also the signature line name should be revised to read Carey E. Danen, City Clerk.
 - Because the site will be served by a private sewage disposal facility, any residential development must comply with related rules of the State (issue to be addressed by the Town/County).



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 provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on September 17, 2019.

**STAFF
RECOMMENDATION:**

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Glenmore.
2. The City of De Pere Certificate should be modified to reference the date the Clerk signs the document and the date the City of De Pere approves the document. Also the signature line name should be updated to read Carey E. Danen, City Clerk.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

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

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

Name (Ind. Org. or Entity) Shillcox Shamrock Lines, LLC	Contact Person Mark Shillcox	Title Owner	
Mailing Address 5128 CTH X	City De Pere	State WI	ZIP Code 54303
Email Address	Phone Number (incl. area code) 920-336-0433	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Gov't Lot 6, T22 R22 Section 6	Parcel No. Part of GL-107
---	------------------------------

SECTION 4: CSM Information

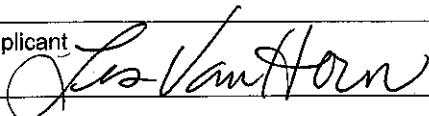
Existing Zoning:	Town of Glenmore Rural Residential
Present Use of Parcel:	Woods
Proposed Use of Lots:	Home Site

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Les Van Horn	Title Land Surveyor	Phone Number 920-437-1044
Signature of Applicant 		Date Signed 8/20/2019

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form - Shillcox (8676 : Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Lot Certified

Surveyors Certificate

A circular red seal for the Wisconsin Department of Natural Resources. The outer ring contains the text "WISCONSIN" at the top and "SURVEYOR" at the bottom. Inside the ring, the text "LESLIE D. VAN HORN" is printed, followed by "S-1237" and "GREEN BAY, WI". A black ink signature is written across the seal.

Brown County Treasurer

Dated

Brown County Planning Commission

Attachment: Preliminary CSM - Shillcox (8676 : Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Lot Certified Survey)

Part of Government Lot 6, Section 6, Township 22 North, Range 21 East,
Town of Glenmore, Brown County, Wisconsin, described in document
number 2438703 lying west of Tower Road which is also described as an
exception to the lands described in Volume 337 pages 388 and 389.

Owners Certificate

As owner I hereby certify that I have caused the lands described on this Certified
Survey Map to be surveyed, divided, mapped and dedicated as represented heron.
I also certify that this Certified Survey Map is required by ss236.10 or ss236.12 to
be submitted to the Town of Glenmore and City of De Pere, Brown County for
approval or objection.

Shillcox Shamrock Lines LLC

Dated

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this day of 2019, the above named owner to
me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public Dated

Printed Name Expires

Town of Glenmore

Approved by the Town of Glenmore this
day of ,2019

Cindy Ossmann, Town Clerk

City of DePere (Extraterritorial Jurisdiction)

Approved by the City of DePere) this
day of ,2019

Cindy Ossmann, Town Clerk



May 30, 2019
Revised 8/05/19

Attachment: Preliminary CSM - Shillcox (8676 : Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Lot Certified Survey)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a street name change to establish the name Drift Inn Drive for an unnamed street, located between the 600 block of Parkview Road and the 1500 block of Ashland Avenue. Submitted by City of De Pere. *

ATTACHMENTS:

- Report to Plan Commission - Street Name Drift Inn DR (DOCX)
- Application Form (PDF)

- Item 6: Staff recommendation and possible action regarding a street name change to establish the name Drift Inn Drive for an unnamed street, located between the 600 block of Parkview Road and the 1500 block of Ashland Avenue. Submitted by City of De Pere. *

SITE MAP



Year 2017 Air Photograph.

REQUESTED ACTION: Street Name Change request.

Establish the name Drift Inn Drive for a new unnamed street.

COMMON DESCRIPTION: A new unnamed street, located south from the 600 block of Parkview Road and west from the 1500 block of Ashland Avenue.

PARCEL NUMBERS:	Not applicable
EXISTING ZONING:	Adjacent is B-2 (General Business District) to the east and south, and I-3 (General Industrial District) to the southwest.
SURROUNDING LAND USES:	Vacant to north (proposed residential). Residential to south, east and west.
COMPREHENSIVE PLAN:	Commercial.
APPLICANT/OWNER NAME:	City of De Pere Applicant / Owner 335 S. Broadway Street De Pere, WI 54115
SITE HISTORY:	Over the past few years the Wisconsin Department of Transportation has worked with the City of De Pere and nearby property owners to create an improved vehicle and bicycle traffic flow at the Parkview Road and Ashland Avenue intersection. The resulting design included disconnecting Parkview Drive from Ashland Avenue and looping a new street around the western and southern sides of the Drift Inn restaurant. In the summer of 2019, the construction of a new intersection began, creating an unnamed street. For improved emergency and navigation movements, the unnamed street requires a name.
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. • The name (with suffix) does not repeat elsewhere in Brown County. • The name has been reviewed by County and City staff. • The name was elected in reference to an adjacent local and well known business. The Drift Inn business owner is aware of and agreeable to the use of the proposed name. The proposed new name does not impact any mailing addresses as all businesses with frontage on Ashland Avenue have an Ashland Avenue address.
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 17, 2019.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the street name change to establish the street name Drift Inn Drive and forwarding the request to Common Council for final approval.

	CITY OF DE PERE APPLICATION FOR STREET NAME CHANGE	Fee: <u>\$ 220.00</u>
		Receipt #: <u>NO FEE -- CITY</u>
		Date: <u>29 Jul 2019</u>

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 Senior Planner Zoning Administrator	
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) 920.339.4043	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 (Same)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Street Name Change

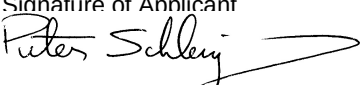
Current Street Name:	Unnamed street, under construction between Parkview & Ashland.
New Street Name:	Drift Inn Drive.

SECTION 4: Street Name Change Information

Reason for Requesting Name Change:	Unnamed street is under construction. Improves safety access and minimizes confusion.
------------------------------------	---

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 Senior Planner Zoning Administrator	Phone Number 920.339.4043
Signature of Applicant 		Date Signed 29 Sep 2019

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

Attachment: Application Form (8679 : Staff recommendation and possible action regarding a street name change to establish the name Drift)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Staff recommendation and possible action regarding a Site Plan request for a warehouse addition at 1200 and 1212 Enterprise Drive (Parcels ED-2070 and ED-F0005-2). Submitted by Robert Mach, PE, Mach IV Engineering & Surveying LLC, authorized representative for Amerilux Holdings LLC & Novaks Cheese Enterprises, property owners.

ATTACHMENTS:

- 08-26-19 Plan Commission Report - Amerilux (DOCX)
- Application Form (PDF)
- Site Plan - Preliminary - 06 Aug 2019 (PDF)

APPLICANT / OWNER:

Robert Mach, P.E.	Owner of Parcel ED-2070
Authorized representative	Amerilux Holdings LLC
Mach IV Engineering & Surveying LLC	1212 Enterprise Drive
2260 Salscheider Court	De Pere, WI 54115-3193
Green Bay, WI 54313	
	Owner of Parcel ED-F0005-2
	Novaks Cheese Enterprises LLC
	1200 Enterprise Drive
	De Pere, WI 54115-3193

SITE HISTORY:

Amerilux Holdings LLC property was developed in 1999 and the Novaks Cheese Enterprises LLC property was developed in 1998. Prior to development the site was used for agricultural purposes.

Additions to the Amerilux building occurred in 2009, 2012, and most recently a warehouse in 2017. Also, in 2008 a PDD Overlay was created for parcel ED-2070 (only) to allow for the sale of motor scooters.

The petitioner proposes to combine two parcels and add a 23,210 SF building addition to the 2017 warehouse and 17,553 SF of truck parking at the east end of the existing 2017 warehouse.

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The two parcels on the property are proposed to be combined in order to allow a 23,210 SF warehouse building addition and 17,553 SF of truck parking addition to extend eastward towards S. Broadway Street. The addition will include translucent polycarbonate paneling, white architectural steel panels, and brick veneer that are the same materials and colors used on a warehouse addition that was approved by Plan Commission in 2017.

The applicant requests that the Plan Commission approve use of the following materials:

- The use of architectural paneling, above door and window height on the front façade.
- The use of Lexan Translucent Paneling on all facades.
- The use of all metal on side and rear facades.

The warehouse addition includes a double loading dock in the southeast corner of the proposed building. Due to the angle of the building with the cul-de-sac, and proposed landscaping along Broadway Street, the view of the loading dock is blocked and additional screening is not necessary.

The site plan includes new truck parking along the east property line, at Broadway Street. A row of 14 Colorado Blue Spruce are proposed along

the property line in order to screen the parking, the metal building and loading dock. Staff recommends the addition of 2-3 more trees in order to extend the tree line past the existing building to the south in order to maximize screening. Storm water management at the north end of the parking area eliminates the ability to plant trees; however, the higher elevation of Greenleaf Road to the north screens the parking area from residential areas across the street.

The site plan complies with the following massing and setback requirements set by the I-1 Industrial Park District (Section 14-47):

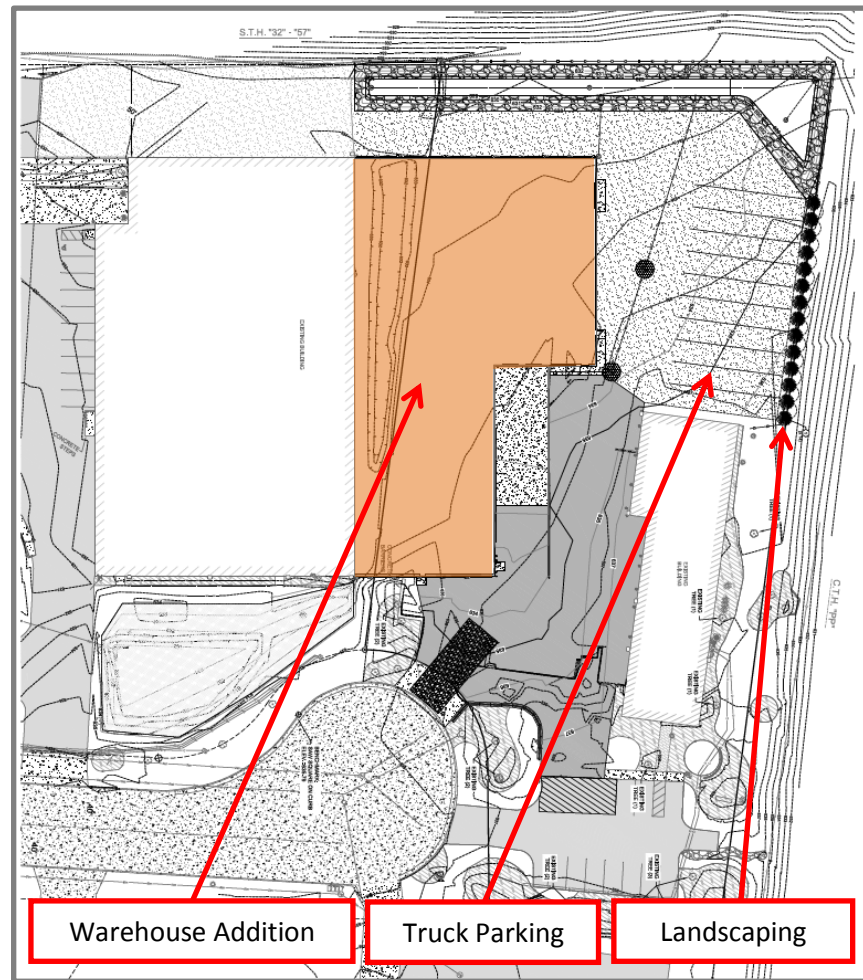
- Land Use: Amerilux – industrial warehouse (existing / permitted)
- Lot Size: 319,319 SF (N/A s.f. required)
- Front Yard Setback: 40 feet (40 feet required)
 - *NOTE: A CSM for Parcel ED-F0005-2 incorrectly references a 50 foot front yard setback*
- Corner Side Yard Setback: 80+ feet (40 feet required)
 - *NOTE: The petitioner may require separate site plan permission from Brown County when developing near Broadway Street (a County highway).*
- Interior Side Yard Setback: N/A (25 feet required)
- Rear Yard Setback: 50 feet (25 feet required)
 - *NOTE: The petitioner may require separate site plan permission from the Wisconsin Department of Transportation when developing near Greenleaf Road (a State Highway).*
- FAR: Requires update on site plan (0.6 or less required)
- Building Height: ~38 feet (35-40 feet allowed due to setbacks)
- Landscaping: 32 trees (32 trees required)

There is residential across the street from the parking area to the north and to the east. Due to the higher elevation and width of the Greenleaf Road right-of-way, the parking area is screened from the residential to the north. Due to the use of vegetation and excessive width of the two streets to the east, the parking area is also screened and separated from residential to the east, which is different than a parking lot that is immediately across the street from residential where further screening is needed.

Parking requirements have been met with 91 total existing vehicle stalls and 10 new truck stalls. The below chart summarizes the existing marked stalls (per air photo), proposed stalls to be added, and required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	91	10 stalls (for trucks)	86	--
TOTAL	91	10	86	YES

Proposed building and parking addition with landscaping.



View of front, side, and rear of warehouse addition (south elevation is front-"Enterprise Drive" view, east elevation side "Broadway Street" view, and north elevation is rear "Greenleaf Road" view).



Google Maps aerial view of the property with existing warehouse.



STAFF COMMENTS:

Engineering:

1. Sheet C0.1 - Civil General Note #15 should include public works contact number and address.
2. Sheet C1.0 - Sheet Key Note #7 is hatched as proposed landscaping per the civil legend.
3. Sheet C2.0 - Provide additional statistics for the entire site to track the increased impervious area per the City's storm water ordinance - 28-7(c)(2)(c).
4. Sheet C2.1 - Driveway approach needs to have a sidewalk section shown. Sidewalk section should be approximately 6" off the right-of-way line. This is pursuant to detail F on sheet C6.0.
5. Sheet C2.1 - The large modular block retaining wall is not permitted in the City right-of-way or the easement area without a revocable occupancy permit. It is considered a structure and would need to be removed or replaced at the owners expense should a public utility need to be repaired in the area. It is best not to have it at all.
6. Sheet C2.1 - Sheet Key Note #8 should be labeled as 4" striping.
7. Sheet C3.0 - Turn off the existing contour layer from this sheet. It is too confusing to read where the existing landscaping was once located. The contours are not smooth and are creating issues.
8. Sheet C3.0 - Clarify how the design will plan to manage the 1.5-foot cut from the exiting building at the eastern property line to the new parking lot. The FF=637.68 and that proposed corner is touching the 635 contour.
9. Sheet C3.0 - Show the drainage and utility easements on this sheet.
10. Sheet C3.0 - Work leaving the site for the apron end wall in CTH PP right-of-way will need to be permitted with Brown County and potentially WisDOT. The City cannot permit this to be constructed at this time.

11. Sheet C4.0 - Sheet Key Note 3 should refer to detail G on sheet C6.1 not C5.1.
12. Sheet C5.0 - Inlet protection type D will be needed at the downstream inlets to the far southwest.
13. Sheet C6.0 - Detail F should include notes that the work needs to be completed by a licensed concrete worker with the City of De Pere. The permit can be obtained by calling 339-4061. Also, the curb head shall be removed by PROFILE saw cutting only. Saw cutting the flowline and removing the curb head straight down will not be permitted.
14. General - Confirm there is no sanitary sewer or water lateral work associated with this building addition.
15. General - Clarify the plan to circulate vehicles through this layout. Clarify how a semi-truck with a trailer shown to park in the marked stalls will be able to enter and exit the site effectively. Let alone with 2-way traffic.
16. General - Prior to digging in the utility easement at the northeast and northwest property boundaries, and the drainage easement at the northwest property boundary, the contractor will need to verify that no utilities are affected by this work.
17. General - City will provide a storm water management plan agreement for the developer to enter an agreement with the City.
18. General - Bio-retention facility will need a as-built, record drawing certified by a licensed engineer that the constructed facility matches what is called out in the plans.
19. Items to be addressed prior to obtaining an occupancy permit:
 - a. Sheet C0.1 - Need owner contact information including mailing address and phone number.
 - b. Sheet C0.1 - Enterprise is not "N. Enterprise" as labeled in the location map.
 - c. Sheet C3.0 - Utility notes 1-3, 5, and 8-9 can be removed as they would not pertain to this work.
 - d. General - Label Plan as Amerilux International, LLC Eastern Building Addition or something to this affect to differentiate future and past site plan additions.
 - e. SWMP - The property is located on Enterprise Drive, not N. Enterprise Drive.
 - f. SWMP - Sheet 4, the drainage exhibits are in Appendix A.

Fire:

None.

Forestry:

None.

Health:

None.

Planning:

1. The parcel line that cuts through the proposed addition must be eliminated by combining Parcels ED-2070 and ED-F0005-2, or by moving the lot line. (The city is aware that the petitioner proposes a Combination CSM for review by Brown County).
2. The subject area is zoned I-1. The elevations identify the following building materials: South (front) - Split face veneer, architectural steel panel, Lexan translucent panel; east (side) - architectural steel panel, Lexan translucent

- panel; north (rear) - architectural steel panel, Lexan Translucent Panel. Plan Commission approval will be required for the use of architectural panel and Lexan Translucent Panel materials on the front, side and rear facades, as shown in the site plan.
3. Identify location and screening for any proposed new refuse/recycling area.
 4. Identify location and type of lighting for the addition. Include a sheet that identifies light spill levels.
 5. On page C2.0: Provide updated / corrected site statistics. The parcel size is incorrect for the proposed combined parcels, thus it is assumed that the listed square footages, percentages and FAR are also incorrect.
 6. On page L1.0: Provide updated / corrected landscaping requirements. The parcel size is incorrect for the proposed combined parcels, thus it is assumed that the listed number of required trees is incorrect for the property.
 7. If the truck parking area is outdoor storage of trailers without the truck, the area needs to be outside of all setbacks, at the rear of the building or the rear 25% of the side yard, and properly enclosed with a fence that is 100% impervious to through sight. A 5 foot wide landscaping is also needed.
 8. For improved screening of the truck parking area, add trees southward, or extend treeline southward to existing building.
 9. Identify the type, location, size, and setbacks for any proposed new signage. Signs are approved with a separate sign permit though Inspection; however, Plan Commission reviews the signage in relationship to the site plan.
 10. The pavement for the truck parking goes over a utility easement. Be aware that the pavement may not be restored if a utility in the easement needs to be accessed.
 11. Provide curbing for the paved parking area.
 12. Site may require separate site plan permissions from WisDOT and Brown County, due to being adjacent to state and county highways.

Inspection::

None.

REVIEW PROCESS

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.

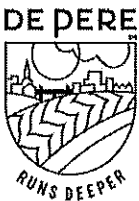
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for an Amerilux Holdings LLC warehouse addition and truck parking, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of the following façade materials in the I-1 District to match materials that were Plan Commission approved for a 2017 warehouse addition on the property.

- Architectural paneling, above door and window height on the front façade.

- Lexan Translucent Paneling on all facades.
- Metal (architectural paneling) on 100% of side and rear facades.

	CITY OF DE PERE RECEIVED AUG 5 2019 PLANNING DEPT.	CITY OF DE PERE		Fee: <u>\$ 305.00</u>
		APPLICATION FOR SITE PLAN REVIEW		Receipt #: <u>145032</u>
				Date: <u>8-5-19</u>

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) Mach IV	Authorized Representative Robert Mach	Title P.E.	
Mailing Address 2260 Salscheider Court	City Green Bay	State WI	ZIP Code 54313
Email Address rmach@mach-iv.com	Phone Number (incl. area code) (920)-569-5765	Fax Number (incl. area code) (920)-569-5767	

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

Name (Ind. Org. or Entity) Amerilux Holding	Contact Person Kurt Voss	Title	
Mailing Address 1220 Enterprise Drive	City De Pere	State WI	ZIP Code 54115-3193
Email Address kvoss@ameriluxinternational.com	Phone Number (incl. area code) (920)-336-9300	Fax Number (incl. area code) (920)-336-9301	

SECTION 3: Project or Site Location

Project Address/Description 1212 Enterprise Drive	Parcel No. ED-2070/ED-F0005-2
--	----------------------------------

SECTION 4: Project Information

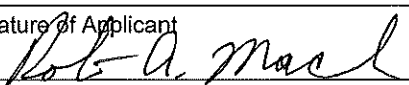
Existing Zoning:	I-1		
Present Use of Parcel:	Industrial manufacturing and warehouse		
Proposed Use of Parcel:	Industrial manufacturing and warehouse		
Estimated Start Date:	10/1/19	Estimated Completion Date:	6/1/20

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

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) Robert Mach	Title P.E.	Phone Number (920)-569-5765
Signature of Applicant 		Date Signed 8/5/19

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8681 : Staff recommendation and possible action regarding a Site Plan request for a warehouse addition at 1)



LETTER OF TRANSMITTAL

TO: CITY OF DE PERE - PLANNING	DATE: 08-05-2019	JOB No: 0176-07-19
335 S BROADWAY	RE: AMERILUX	
DE PERE, WI 54115	APPLICATION FOR SITE PLAN REVIEW	
ATTENTION: SITE PLAN REVIEW		

WE ARE SENDING YOU:

COPIES	DESCRIPTION
1	24x36 CIVIL PLANS
1	11x17 CIVIL PLANS
1	SITE PLAN APPLICATION
1	PERMIT FEE CHECK (\$305.00)
1	STORM WATER MANAGEMENT PLAN
1	CERTIFIED SURVEY MAP

NOTES:

THANK YOU,

SKYLER WITALISON, P.E.

Attachment: Site Plan - Preliminary - 06 Aug 2019 (8681 : Staff recommendation and possible action regarding a Site Plan request for a

CERTIFIED SURVEY MAP

A COMBINATION AND DEPICTION OF THE LAND BOUNDARIES RECORDED IN DOCUMENT NUMBER 2214541 AND DOCUMENT NUMBER, BROWN COUNTY RECORDS, INTO A SINGLE PARCEL, BEING ALL OF LOT 1 OF VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 283 (MAP #5568-DOCUMENT #1582355) AND ALSO ALL OF LOT 1 OF VOLUME 62, CERTIFIED SURVEY MAPS, PAGE 251 (MAP #8771-DOCUMENT #2779633), SAID MAP BEING ALL OF LOTS 5, 6 AND 7 OF THE EAST SIDE INDUSTRIAL PARK FIRST ADDITION, RECORDED IN VOLUME 20, PLATS PAGE 151 (DOC. #158984), ALL OF BROWN COUNTY RECORDS, LOCATED IN PART OF GOVERNMENT LOT 2 OF SECTION 27, T23N-R20E, CITY OF DEPERE, BROWN COUNTY, WISCONSIN



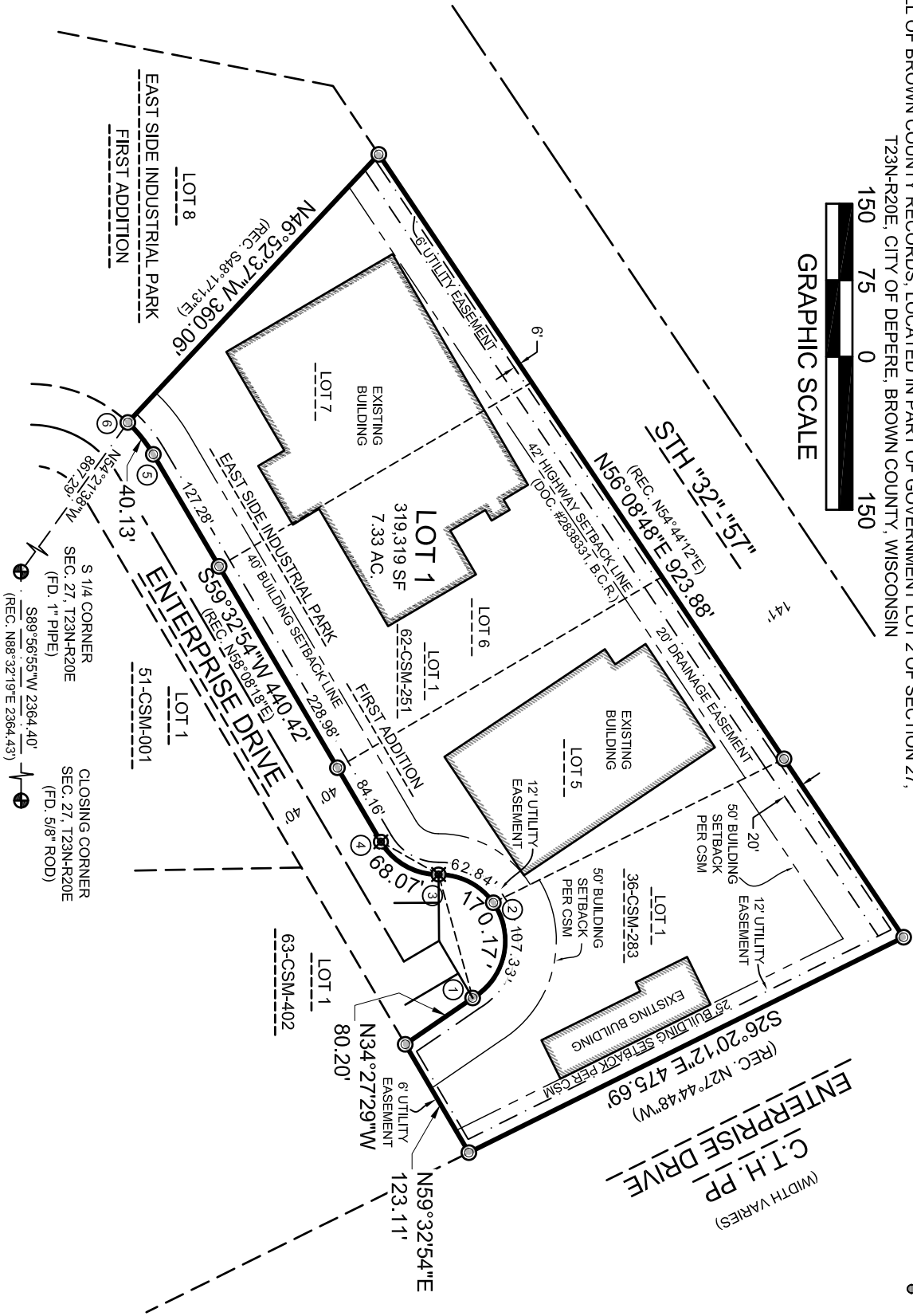
GRAPHIC SCALE

NORTH IS REFERENCED TO THE SOUTH LINE OF GOVERNMENT LOT 1 OF SECTION 27, T23N-R20E, RECORDED TO BEAR S89°56'55"W.
THIS MAP IS BASED ON THE CURRENT BROWN COUNTY COORDINATE SYSTEM OF RECORD.



LEGEND

- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- MONUMENT FOUND



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI
54313 PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

CLIENT: AMERILUX INTERNATIONAL
DRAFTED BY: RJO
TAX PARCEL NO.: ED-2070 & ED-F0005-2

SCALE:
1"-150'

SHEET: 1 OF 3
PROJECT NO. 0176-07-19
DRAWING NO. 1494

SURVEYOR'S CERTIFICATE

SAID PARCEL CONTAINS 319,319 SQ. FT. / 7.33 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NUMBERS: ED-2069 & ED-F0005-2

RANDALL J. OETTINGER PLS-2349
JULY 31, 2019

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 PARCEL ED-2069. THE SURVIVING PARCEL ED-2070 CURRENTLY HAS UNREDEEMED TAXES WHICH WILL BE DUE AT THE NEXT INSTALLMENT DATE IN JULY OF 2017.

BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLAN COMMISSION THIS DAY OF , 20 .

Curve Data

Curve No.	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-2	62.84'	65.00'	60.42'	S27°14'31.5"W	55°23'15"	N54°56'09"E
2-3	68.07'	65.00'	65.00'	S29°32'54"W	60°00'00"	N00°27'06"W
4-5	40.13'	140.00'	40.00'	S51°20'08.5"W	16°25'31"	S43°07'23"W



SCALE:

SHEET: 2 OF 3

PROJECT NO. 0176-07-19

DRAWING NO. 1494

CERTIFIED SURVEY MAP

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

AMERILUX HOLDINGS 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 ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED, AND MAPPED AS REPRESENTED HEREON. AMERILUX HOLDINGS LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE BROWN COUNTY PLANNING COMMISSION FOR APPROVAL OR OBJECTION IN ACCORDANCE WITH CURRENT LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, THE SAID AMERILUX HOLDINGS LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS MEMBER, ON THIS ____ DAY OF _____, 20__.

MEMBER MEMBER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
_____ COUNTY, WISCONSIN

STATE OF WISCONSIN]
COUNTY OF _____] SS

NOTES AS RECORDED ON THE PLAT OF EAST SIDE INDUSTRIAL PARK FIRST ADDITION:

1) THERE IS NO RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. 32-57 AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

EROSION CONTROL NOTE:

1) THE PROPERTY OWNER, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" TO PREVENT SOIL EROSION. HOWEVER, IF THE MUNICIPALITY, AT THE TIME OF CONSTRUCTION, HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

RESTRICTIVE COVENANT:

1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.



CLIENT: AMERILUX INTERNATIONAL

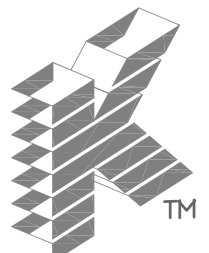
DRAFTED BY: RJO
TAX PARCEL NO.: ED-2070 & ED-F0005-2

SCALE:

SHEET: 3 OF 3
PROJECT NO. 0176-07-19
DRAWING NO. 1494

Attachment: Site Plan - Preliminary - 06 Aug 2019 (8681 : Staff recommendation and possible action regarding a Site Plan request for a warehouse addition at 1)

COVER SHEET



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (820) 766-5755 /
1-800-236-2534
FAX (820) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2245

MILWAUKEE
W177 N856 Rivercrest Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
3600 Stewart Avenue
Suite B
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

LEGAL DESCRIPTION

LOT 1 OF VOLUME 36 CERTIFIED SURVEY MAPS, PG. 283, MAP NO. 5558, DOC. NO. 1582355, BEING PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 27, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN - OVERALL
- C2.1 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JULY 16TH AND 22ND, 2019.
- SURVEY VERTICAL DATUM IS NAVD88.
- UTILITY LOCATES PER DIGGERS HOTLINE TICKET #20192905494.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEETS C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, "1", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

ABBREVIATIONS

Ø	DIAMETER	MIN	MINIMUM
AC	ACRE	mm	MILLIMETER
AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
		OC	ON CENTER
BM	BENCHMARK	OD	OUTSIDE DIAMETER
C	CABLE	OHP	OVER HEAD POWER
CB	CATCH BASIN	OL	OUTLOT
CI	CURB INLET	PSI	POUNDS PER SQUARE INCH
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	R	RADIUS
CSM	CERTIFIED SURVEY MAP	RAD	RADIUS
C.T.H	COUNTY TRUNK HIGHWAY	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	REQ	REQUIRED
DOT	DEPARTMENT OF TRANSPORTATION	S	SOUTH
E	EAST	SA	SANITARY
E	ELECTRIC (BURIED)	SAN	SANITARY
EL	ELEVATION	SCHD	SCHEDULE
FDM	FACILITIES DEVELOPMENT MANUAL	S.D.	SUMP DEPTH
FFE	FIRST FLOOR ELEVATION	SQ	SQUARE
FL	FLOW LINE	ST	STORM
FO	FIBER OPTIC	S.T.H.	STATE TRUNK HIGHWAY
FT	FEET	STM	STORM
G	GAS	T	TELEPHONE
G.F.E.	GROUND FLOOR ELEVATION	T/C	TOP OF CURB
GR	GRADE	U.S.H.	UNITED STATES HIGHWAY
HDPE	HIGH DENSITY POLYETHYLENE	V	VARIES
INL	INLET	W	WEST
INV	INVERT	WAT	WATER
M	METER	WI	WISCONSIN
MAX	MAXIMUM	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION
MH	MANHOLE		

DIGGERS HOTLINE

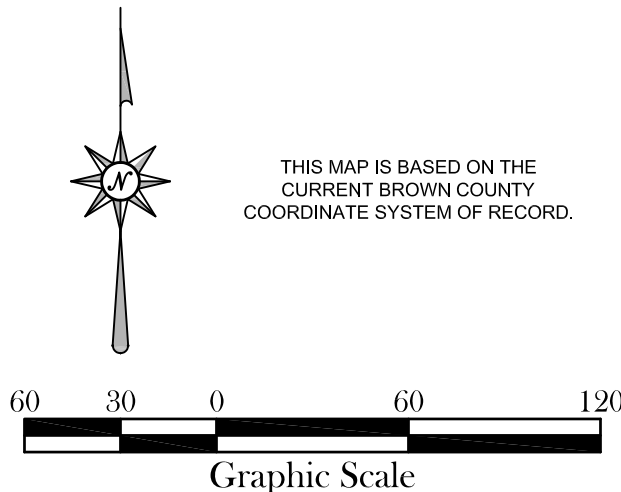
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



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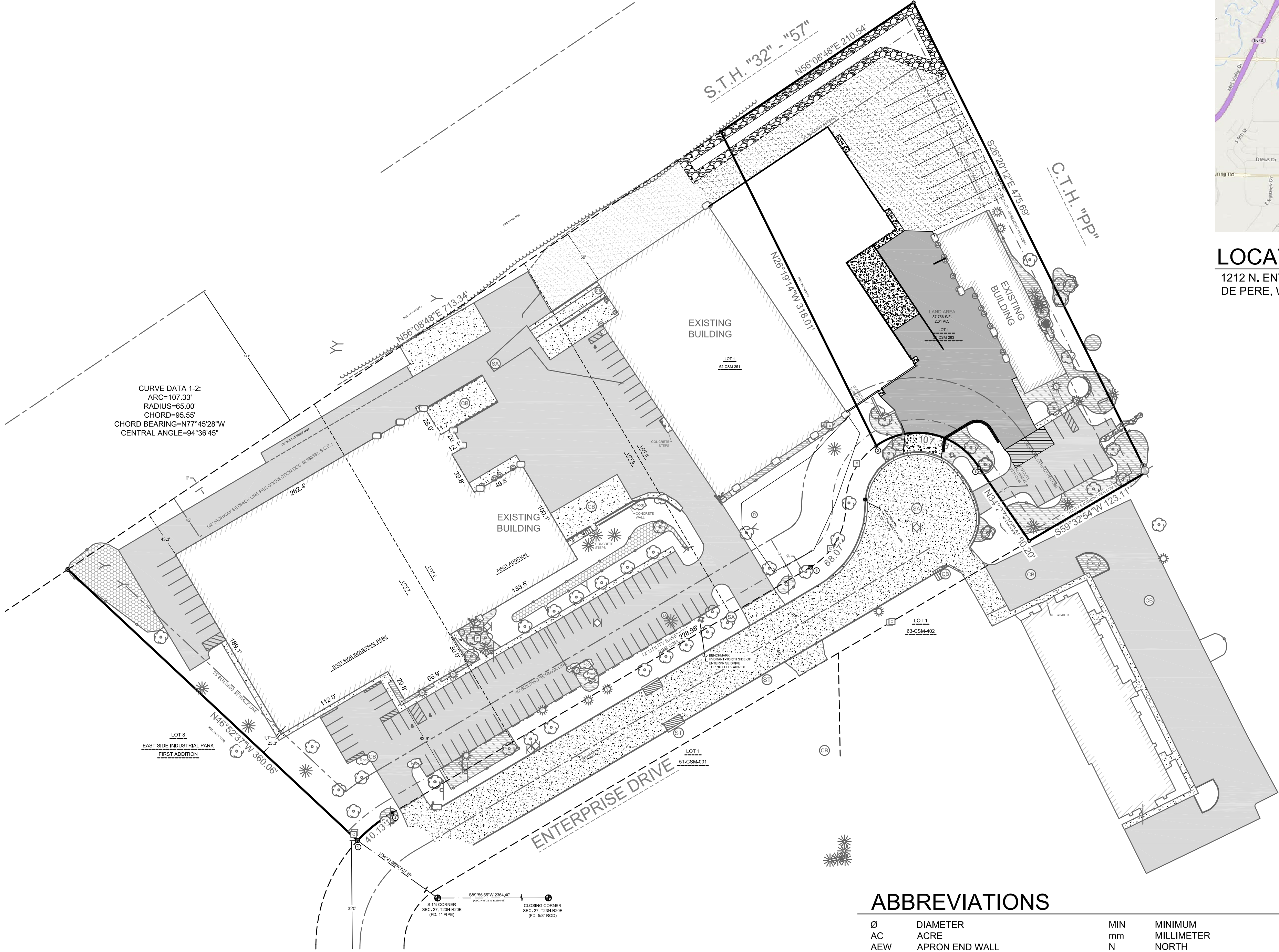
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SUPERVISOR:	T. WENZLAFF
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SHEET:	C0.1



CIVIL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL		EVERGREEN SHRUB		STANDARD DUTY ASPHALT	
ELECTRIC METER		EVERGREEN TREE		HEAVY DUTY ASPHALT	
ELECTRIC PEDESTAL		TREE SHRUB		BUILDING	
GUY WIRE		BUILDING OVERHANG		ASPHALT	
LIGHT POLE		UNDERGROUND CABLE		CONCRETE	
POWER POLE		OVERHEAD WIRE		GRAVEL	
GAS METER		UNDERGROUND ELECTRIC		LANDSCAPE WOOD MULCH	
GAS VALVE		GAS		LANDSCAPE STONE MULCH	
BOLLARD		LANDSCAPE			
HANDICAP PARKING		FENCE			
SANITARY CLEANOUT		GUARDRAIL			
SANITARY MANHOLE		CENTERLINE			
CATCH BASIN		CURB			
CULVERT		PARKING STRIPE			
DOWNSPOUT		SANITARY SEWER			
INLET		CULVERT			
INLET 2' X 2'		STORM SEWER			
STORM CLEANOUT		FIBER OPTIC			
STORM MANHOLE		WOOD LINE			
FIBER OPTIC PEDESTAL		RETAINING WALL			
SIGN		WATERMAIN			
FIRE HYDRANT		CONTOUR MAJOR			
WATER SHUT OFF		CONTOUR MINOR			
WATER VALVE					



DEMOLITION PLAN

SHEET KEY NOTES:

- 1 REMOVE TREE
- 2 REMOVE CONCRETE PAD
- 3 REMOVE ASPHALT
- 4 REMOVE APRON END WALL AND PIPE BACK TO STORM CLEAN OUT
- 5 REMOVE PIPE TO STORM MANHOLE
- 6 SALVAGE LARGE MODULAR BARRIER BLOCKS
- 7 REMOVE LANDSCAPE MATERIAL AND VEGETATION
- 8 REMOVE / SALVAGE / RE-GRADE GRAVEL AS NECESSARY
- 9 SAW CUT CONCRETE
- 10 REMOVE CONCRETE SIDEWALK
- 11 CONSTRUCTION / GRADING LIMITS
- 12 REMOVE MODULAR BLOCK WALL



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SITE STATISTICS

PARCEL ADDRESS: 1212 N. ENTERPRISE DR
PARCEL NUMBER: ED-2070 & ED-F0005-2
PARCEL SIZE: 76,210 SF
ZONING: I-1 (INDUSTRIAL)

EXISTING SITE
GREEN SPACE: 56,792 SF
IMPERVIOUS AREA
BUILDING: 0.0 SF
PAVEMENT: 19,418 SF
TOTAL IMPERVIOUS: 19,418 SF

PROPOSED SITE
TOTAL DISTURBED AREA: 76,604 SF
GREEN SPACE PROVIDED: 16,423 SF
IMPERVIOUS AREA
BUILDING: 23,210 SF
PAVEMENT: 36,971 SF
TOTAL IMPERVIOUS: 60,181 SF
FLOOR AREA RATIO: 0.30

PROPOSED PARKING
PARKING SPACES REQ'D/CALCS: 1 PER 1,000 SF WAREHOUSE + 1 PER 275 SF OFFICE
23,210/1,000 + 0/275 = 24
PARKING SPACES PROVIDED: NO ADDITIONAL PARKING STALLS PROVIDED

EXISTING PARKING
- 1 STALL PER 1,000 SF OF WAREHOUSE = 86 STALLS REQUIRED
- 88 REGULAR PARKING STALLS
- 3 HANDICAP PARKING STALLS
- 91 TOTAL STALLS PROVIDED

SITE STATISTICS ARE BASED ON
THE AREA WITHIN THE
CONSTRUCTION / GRADING LIMITS

SITE PLAN - OVERALL

SHEET KEY NOTES:

① CONSTRUCTION / GRADING LIMITS



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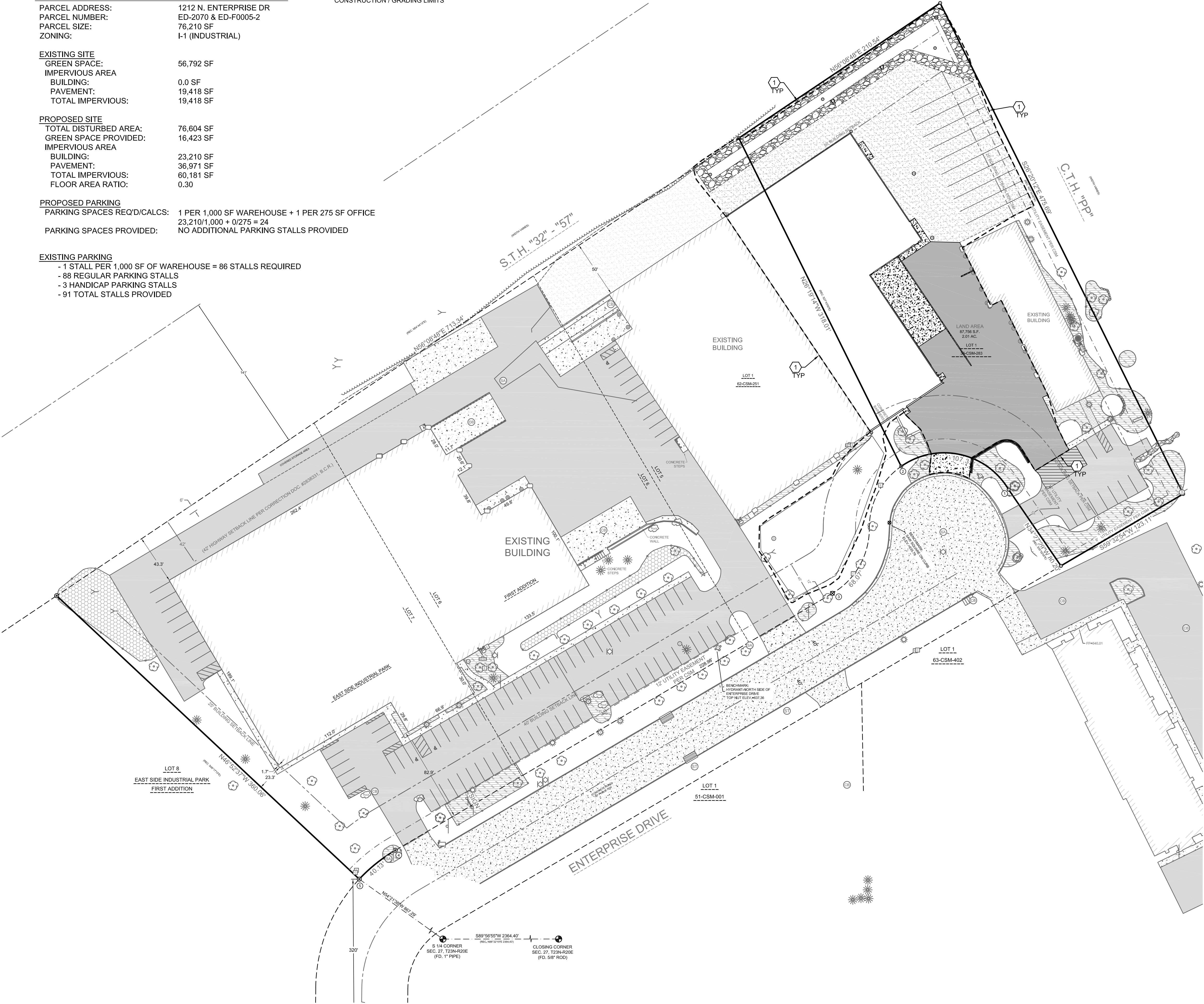
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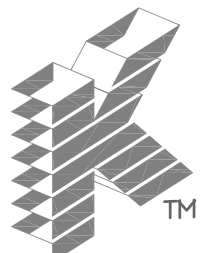
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SITE PLAN

SHEET KEY NOTES:

- 1 HEAVY DUTY ASPHALT PAVEMENT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PAVEMENT / SLAB; SEE DETAIL B SHEET C6.0
- 3 CONCRETE SIDEWALK WITH THICKENED EDGE; SEE DETAIL C SHEET C6.0
- 4 CONCRETE PAD; SEE DETAIL B SHEET C6.0
- 5 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 6 LOADING DOCK WALL; REFER TO ARCHITECTURAL DRAWINGS
- 7 PIPE BOLLARD; SEE DETAIL D SHEET C6.0
- 8 TRAILER PARKING AREA
- 9 BIOFILTER; REFER TO SHEET C4.0
- 10 RETAINING WALL; MODULAR BLOCK
- 11 LARGE MODULAR BLOCKS RETAINING WALL
- 12 HEAVY DUTY GRAVEL; SEE DETAIL E SHEET C6.0
- 13 CONCRETE DRIVEWAY APRON; SEE DETAIL F SHEET C6.0
- 14 POND; REFER TO SHEET C4.0
- 15 WDOT LIGHT RIP-RAP OVER TYPE HR GEOTEXTILE FABRIC
- 16 WI DNR TYPE B POND LINER REQUIREMENTS TO BE FOLLOWED. IF NON-APPROVABLE SOILS ARE FOUND, SOIL MUST BE OVEREXCAVATED AND REMEDIATED.



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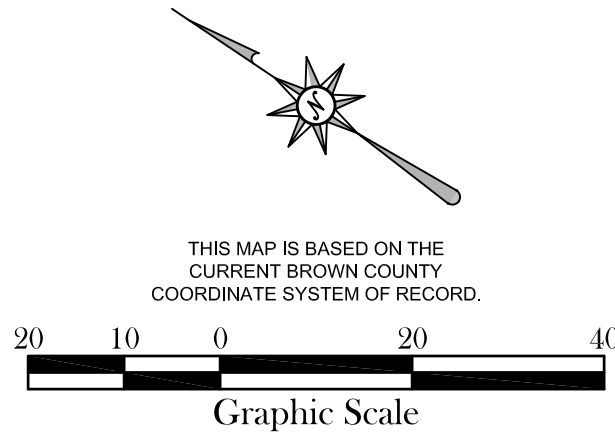
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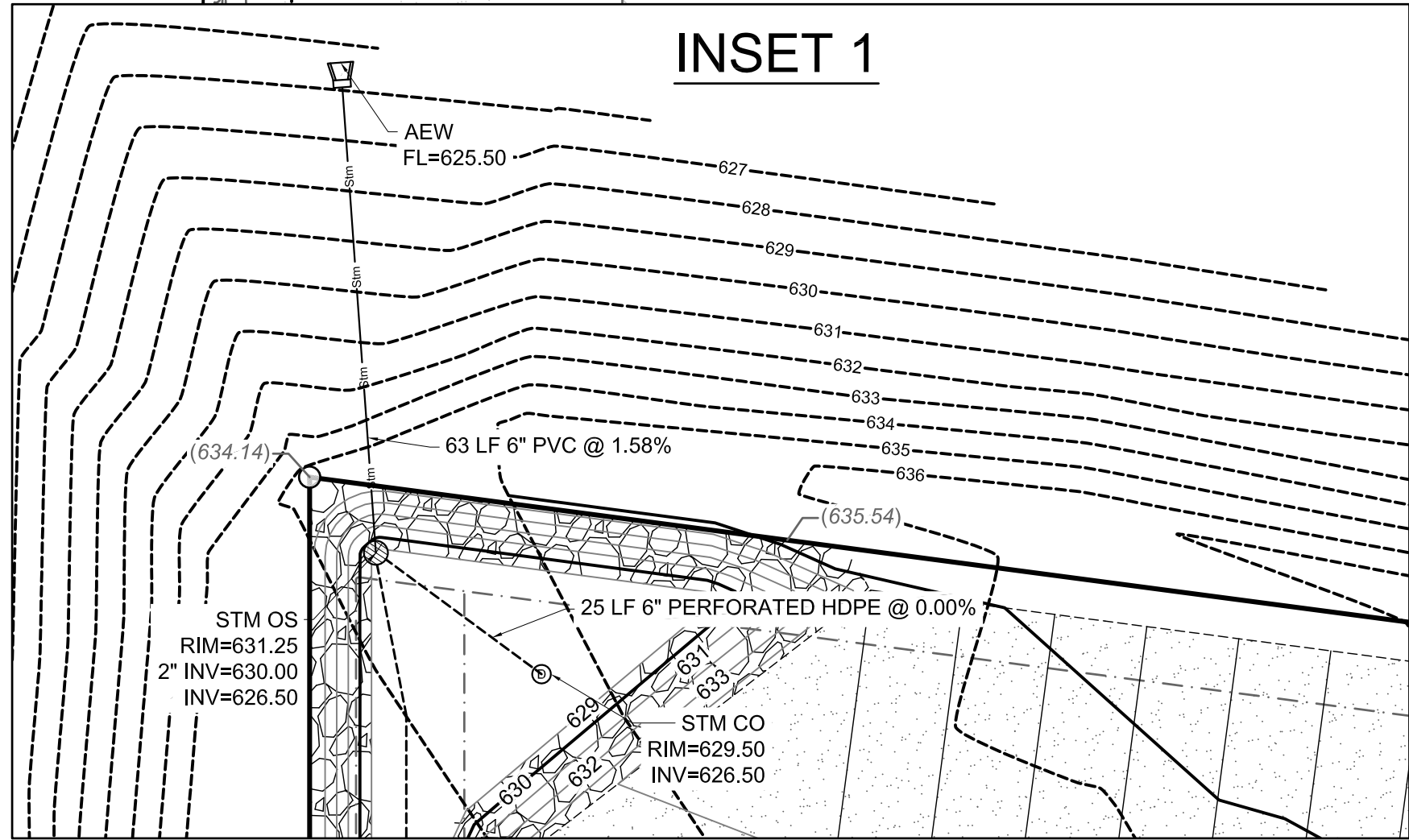
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UTILITY PLAN

SHEET KEY NOTES:

- 1 STORM CLEAN OUT; SEE DETAIL A SHEET C6.1
- 2 PRECAST CONCRETE CATCH BASIN WITH SUMP - 4' Ø; SEE DETAIL B SHEET C6.1
- 3 PRECAST CONCRETE CATCH BASIN - 3' Ø; SEE DETAIL C SHEET C6.1
- 4 CONNECT TO EXISTING PIPE
- 5 DOWNSPOUT COLLECTION LINE, REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION; SEE DETAIL D SHEET C6.1
- 6 APRON ENDWALL
- 7 PIPE TO PENETRATE THROUGH RETAINING WALL; SEE DETAIL E SHEET C6.1
- 8 PROVIDE RODENT GUARD ON APRON END WALL OR PIPE ENDS
- 9 BIOFILTER; REFER TO SHEET C4.0
- 10 EAST DRY POND; REFER TO SHEET C4.0
- 11 BIOFILTER OUTLET STRUCTURE; SEE DETAIL I SHEET C6.1
- 12 PLACE CAP ON EXISTING STORM PIPE WITH 4" Ø ORIFICE TO RESTRICT OUTFLOW. 4" Ø ORIFICE INVERT TO MATCH EXISTING PIPE INVERT

UTILITY NOTES:

- 1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
- 2. WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
- 3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
- 4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITIES STANDARD SPECIFICATION.
- 5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
- 6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
- 7. CONTRACTOR TO ACQUIRE EXCAVATION PERMIT FROM CITY OF DEPERE PUBLIC WORKS PRIOR TO EXCAVATING IN THE RIGHT OF WAY OR CONNECTING WATER AND SANITARY SERVICE. PUBLIC WORKS DEPT.: 925 S. SIXTH STREET, 920-339-4061
- 8. CONTACT CITY OF DEPERE WATER DEPARTMENT PRIOR TO CONNECTING WATER SERVICE TO WATER MAIN. DEPARTMENT STAFF WILL NEED TO BE PRESENT AT TIME OF CONNECTION. WATER DEPT.: 920-339-4063
- 9. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.

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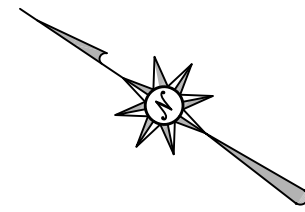
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GRADING PLAN

SHEET KEY NOTES:

- 1 CONSTRUCTION / GRADING LIMITS
- 2 SPOT GRADE; SEE DETAIL A THIS SHEET
- 3 BIOFILTER; SEE DETAIL G SHEET C5.1
- 4 RETAINING WALL WEIR; SEE DETAIL F SHEET C6.1
- 5 EMERGENCY OVER FLOW WEIR; SEE DETAIL H SHEET C6.1
- 6 POND; SEE DETAIL E SHEET C5.1



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636.60 TOP OF CURB/WALL

636.10 GUTTER/PAVEMENT

636.76 FINISHED GRADE

(636.51) EXISTING GRADE

A SPOT GRADE KEY

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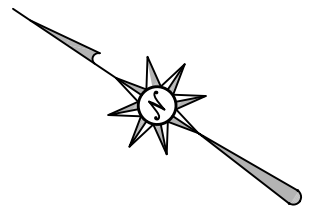
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20

10

0

20

40

Graphic Scale



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EROSION CONTROL PLAN

CONSTRUCTION SEQUENCE:

FALL 0000 TO SUMMER 0000?

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT BUILDING
- INSTALL SITE UTILITIES
- INSTALL BASE COURSE
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- INSTALL BIOFILTER
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

SHEET KEY NOTES:

- 1 INLET PROTECTION; SEE DETAIL A SHEET C5.1
- 2 EROSION CONTROL MAT FOR SLOPE INSTALLATION; SEE DETAIL B SHEET C5.1
- 3 SILT FENCE; SEE DETAIL C SHEET C5.1
- 4 CONSTRUCTION ENTRANCE; SEE DETAIL D SHEET C5.1
- 5 TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS

PLANNED EROSION CONTROL PRACTICES:

1. SILT FENCE (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. INLET PROTECTION (TECH STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. DUST CONTROL (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD, WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. EROSION CONTROL MATS (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. DEWATERING (TECH STANDARD 1061)
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL. SEED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

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MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEP OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
6. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
7. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
8. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.



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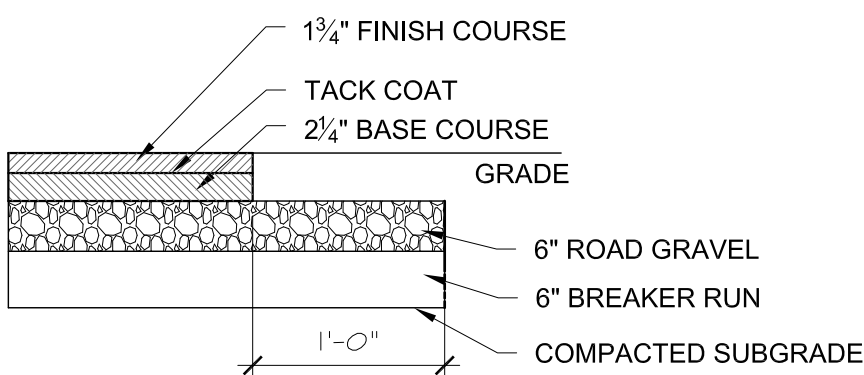
PROJECT MANAGER:	C. VANDEWETTERING
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DRAWN BY:	RPH
EXPEDITOR:	B. FARRELL
SUPERVISOR:	T. WENZLAFF
CONTRACT NO:	62234
IED NO:	---
DATE:	JULY 31, 2019
SHEET:	C6.0



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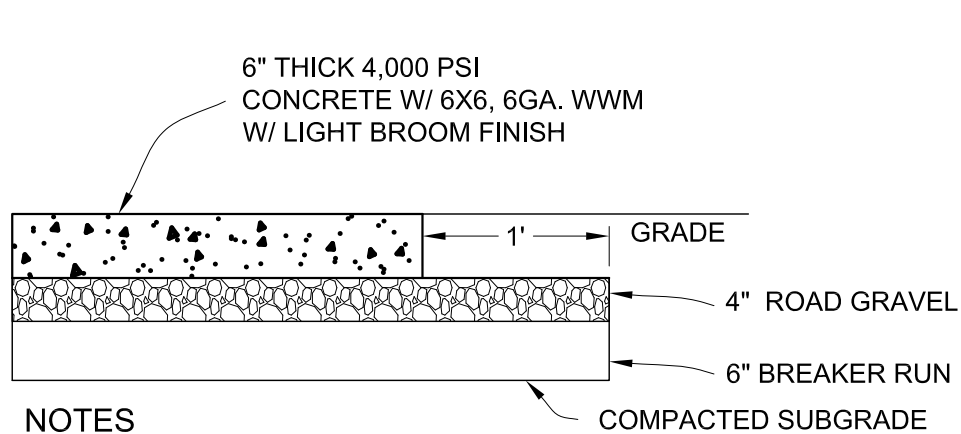


1 1/2" FINISH COURSE
TACK COAT
2 1/4" BASE COURSE
GRADE
6" ROAD GRAVEL
6" BREAKER RUN
1'-0"
COMPACTED SUBGRADE

NOTES
1. ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
2. ASPHALT CONTRACTOR TO SAW CUT EXISTING ASPHALT EDGE PRIOR TO JOINING NEW PAVEMENT TO EXISTING PAVING. TACK COAT JOINT.

A

HEAVY DUTY ASPHALT PAVEMENT

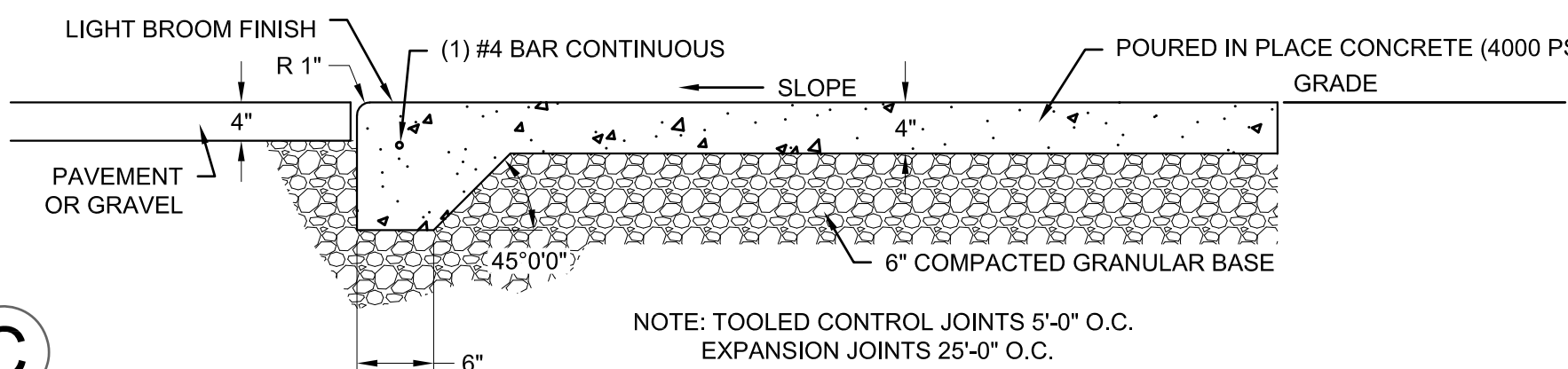


6" THICK 4,000 PSI CONCRETE W/ 6X6, 6GA, WWM W/ LIGHT BROOM FINISH
GRADE
4" ROAD GRAVEL
6" BREAKER RUN
COMPACTED SUBGRADE

NOTES
1. CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
2. CONCRETE SHALL RECEIVE A BROOMED FINISH.

B

CONCRETE PAVEMENT/SLAB

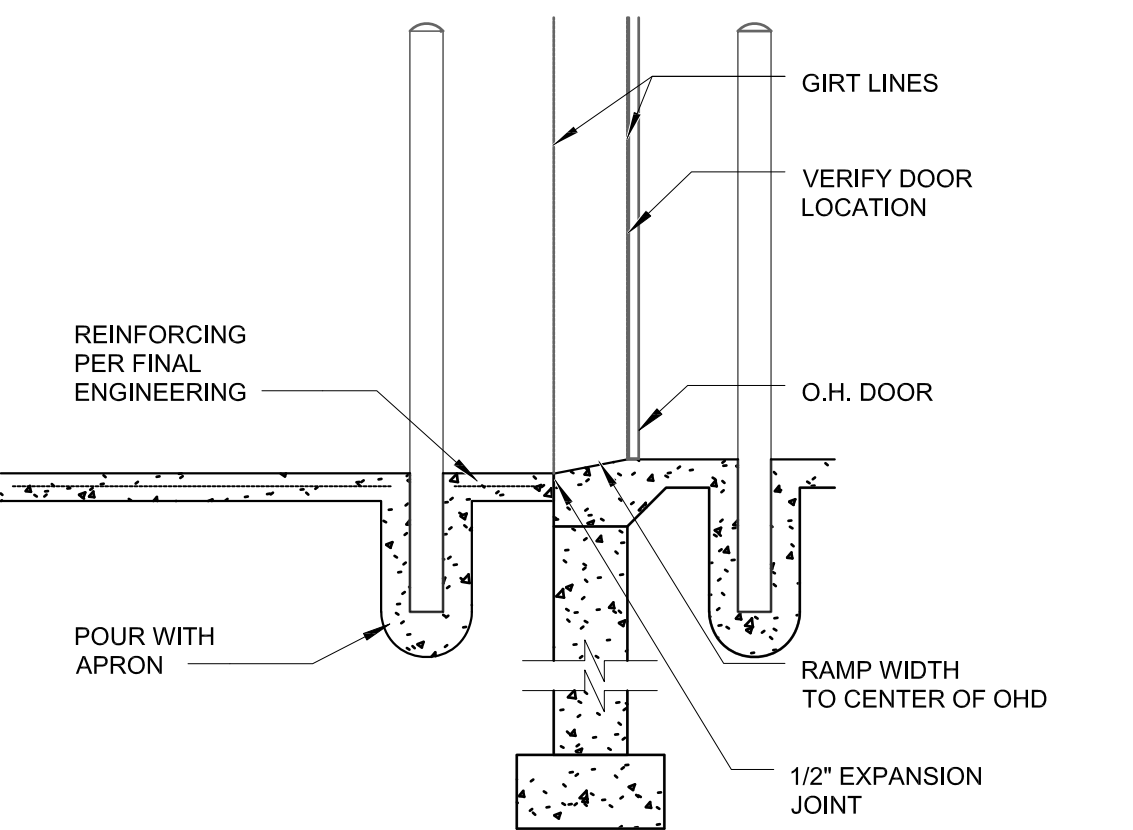


LIGHT BROOM FINISH
R 1"
PAVEMENT OR GRAVEL
(1) #4 BAR CONTINUOUS
SLOPE
POURED IN PLACE CONCRETE (4000 PSI)
GRADE
45° 00'
6"
6" COMPACTED GRANULAR BASE

NOTE: TOOLED CONTROL JOINTS 5'-0" O.C.
EXPANSION JOINTS 25'-0" O.C.

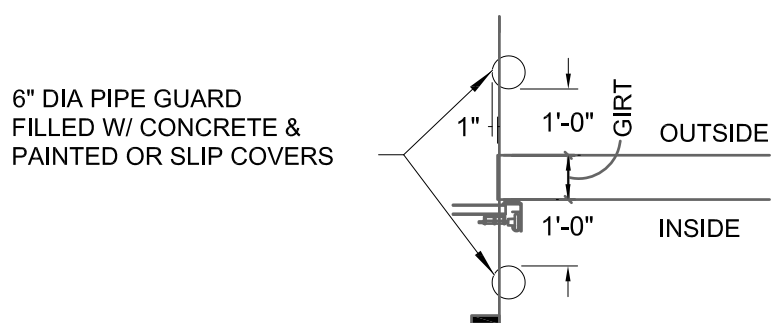
C

CONCRETE SIDEWALK WITH THICKENED EDGE



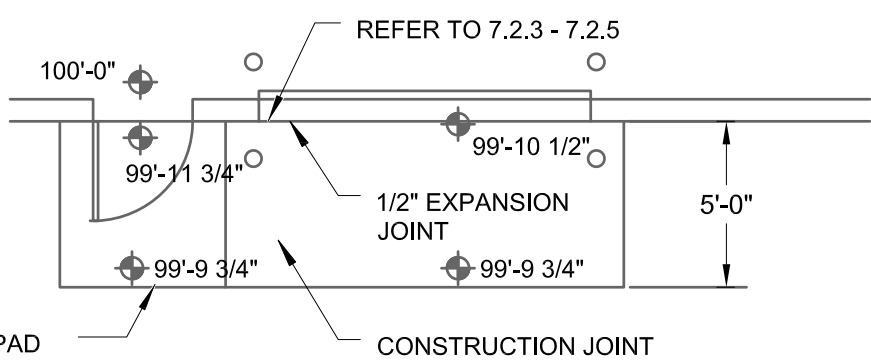
GIRT LINES
VERIFY DOOR LOCATION
O.H. DOOR
RAMP WIDTH TO CENTER OF O.H.
1/2" EXPANSION JOINT
POUR WITH APRON

APRON GUARD POST DETAIL



6" DIA PIPE GUARD FILLED W/ CONCRETE & PAINTED OR SLIP COVERS
1"
1'-0"
GIRT
OUTSIDE
1'-0"
INSIDE

GUARD POST PLAN VIEW

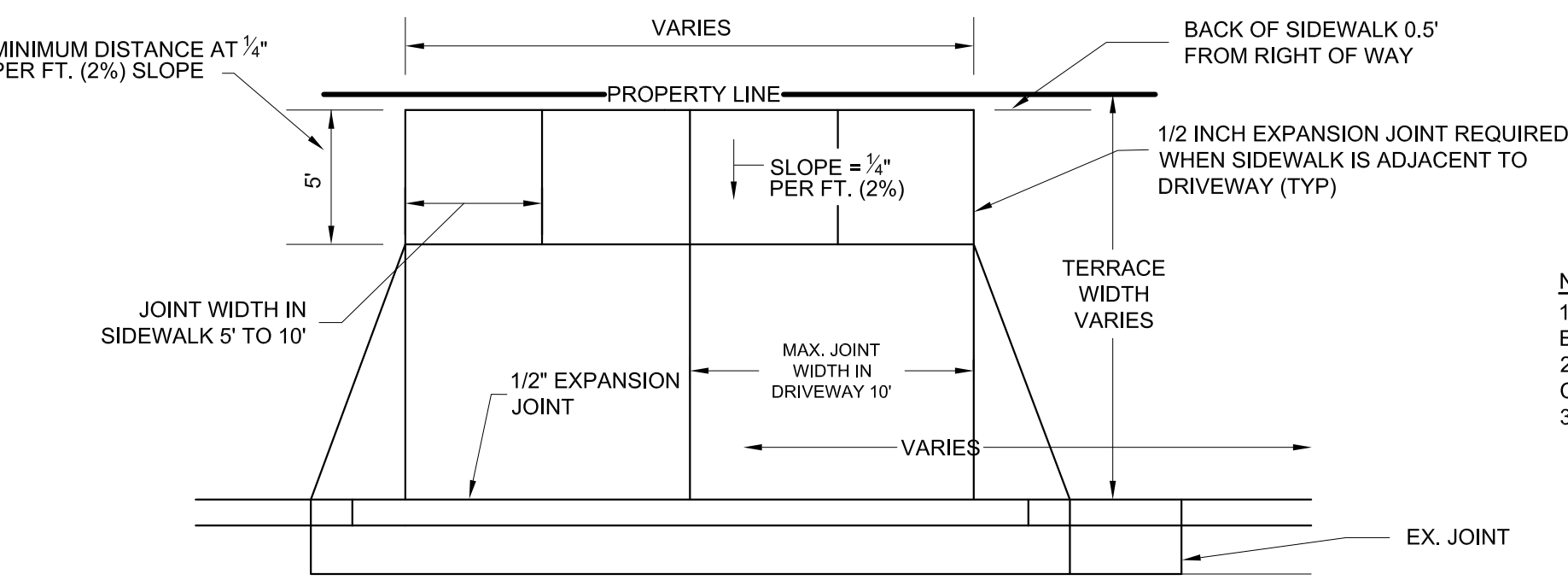


100'-0"
99'-11 3/4"
99'-10 1/2"
1/2" EXPANSION JOINT
5'-0"
5'X5' PAD
CONSTRUCTION JOINT

PLAN VIEW @ APRON

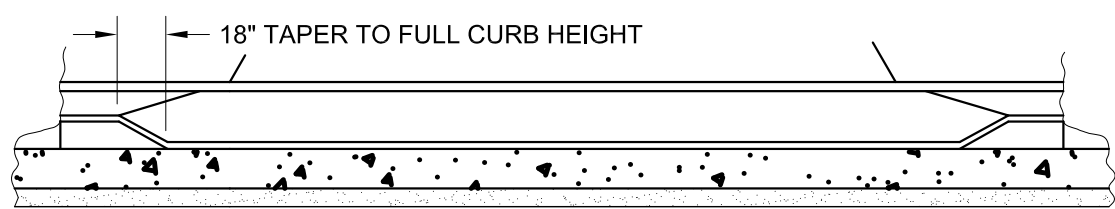
D

PIPE BOLLARD



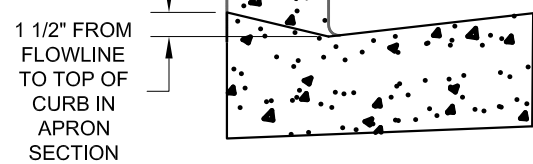
MINIMUM DISTANCE AT 1/4" PER FT. (2%) SLOPE
VARIES
PROPERTY LINE
BACK OF SIDEWALK 0.5' FROM RIGHT OF WAY
1/2" EXPANSION JOINT REQUIRED WHEN SIDEWALK IS ADJACENT TO DRIVEWAY (TYP)
TERRACE WIDTH VARIES
JOINT WIDTH IN SIDEWALK 5' TO 10'
MAX. JOINT WIDTH IN DRIVEWAY 10'
VARIES
1/2" EXPANSION JOINT
EX. JOINT

PLAN VIEW OF DRIVEWAY APRON



18" TAPER TO FULL CURB HEIGHT

SECTION VIEW OF CURB CUT



1 1/2" FROM FLOWLINE TO TOP OF CURB IN APRON SECTION

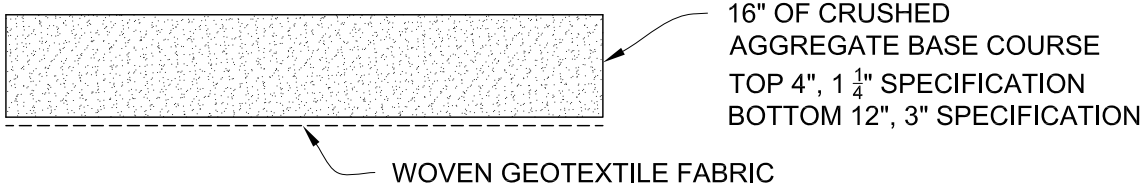
SECTION VIEW OF CURB

NOTES
1. PROVIDE MIN. 4 INCHES OF 3/4" CRUSHED AGGREGATE BASE COURSE.
2. BASE SHALL BE LEVELED AND MECHANICALLY COMPACTED.
3. CONCRETE WALK AND APRON SHALL BE 8" CONCRETE.

CURB HEAD SHALL BE REMOVED BY SAWCUTTING ONLY. SAWCUTTING SHALL BE ACCOMPLISHED WITH A RAIL MOUNTED, HYDRAULICALLY CONTROLLED, LARGE DIAMETER CONCRETE SAW DESIGNED SPECIFICALLY FOR THIS METHOD OF CURB HEAD REMOVAL.

F

CONCRETE DRIVEWAY APRON

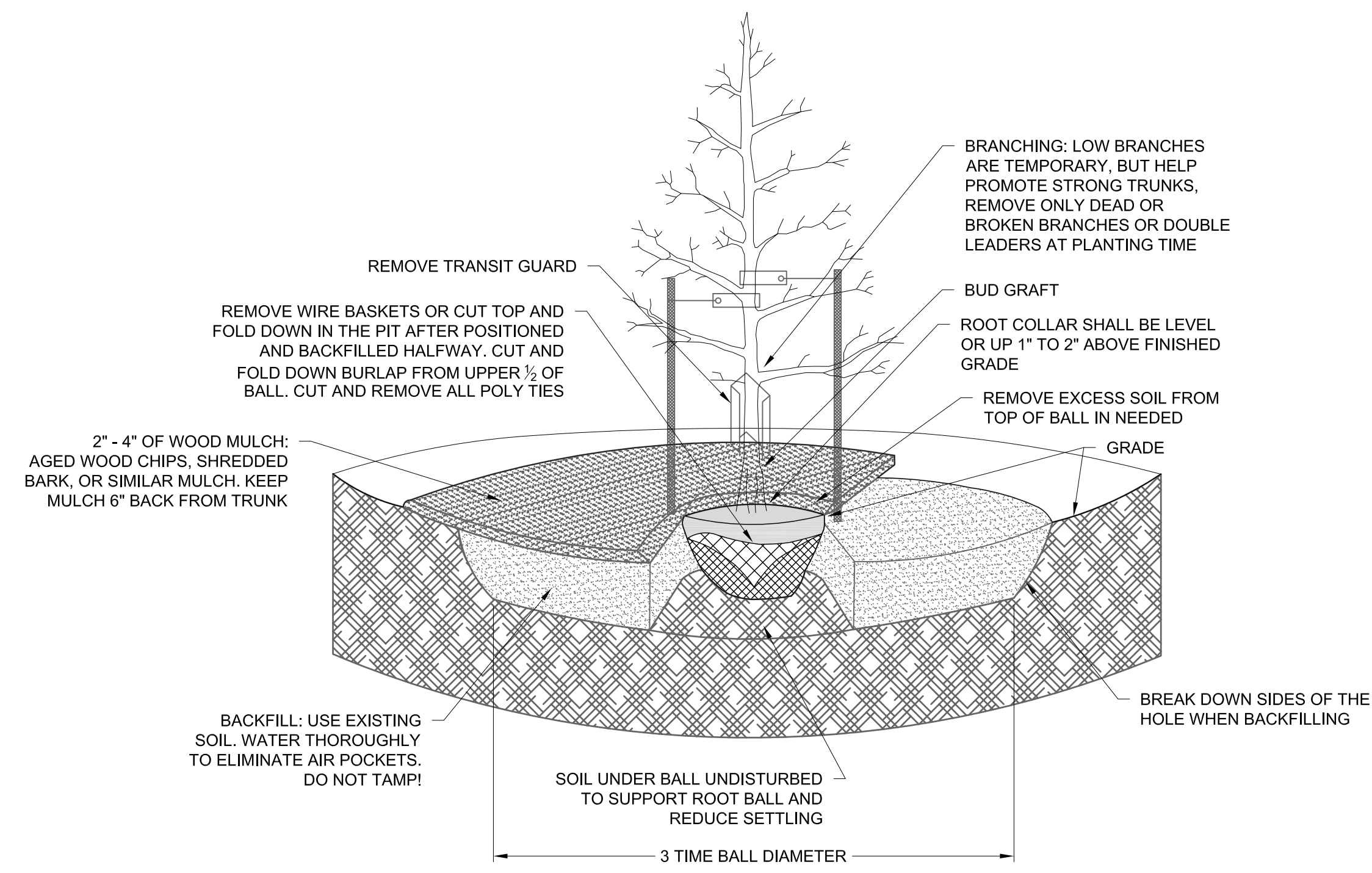


16" OF CRUSHED AGGREGATE BASE COURSE
TOP 4", 1 1/2" SPECIFICATION
BOTTOM 12", 3" SPECIFICATION
WOVEN GEOTEXTILE FABRIC

NOTES
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

E

GRAVEL SECTION - HEAVY DUTY



REMOVE TRANSIT GUARD
REMOVE WIRE BASKETS OR CUT TOP AND FOLD DOWN IN THE PIT AFTER POSITIONED AND BACKFILLED HALFWAY. CUT AND FOLD DOWN BURLAP FROM UPPER 1/2 OF BALL. CUT AND REMOVE ALL POLY TIES
2" - 4" OF WOOD MULCH: AGED WOOD CHIPS, SHREDDED BARK, OR SIMILAR MULCH. KEEP MULCH 6" BACK FROM TRUNK
BRANCHING: LOW BRANCHES ARE TEMPORARY, BUT HELP PROMOTE STRONG TRUNKS. REMOVE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT PLANTING TIME
BUD GRAFT
ROOT COLLAR SHALL BE LEVEL OR UP 1" TO 2" ABOVE FINISHED GRADE
REMOVE EXCESS SOIL FROM TOP OF BALL IN NEEDED
GRADE
BACKFILL: USE EXISTING SOIL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP!
SOIL UNDER BALL UNDISTURBED TO SUPPORT ROOT BALL AND REDUCE SETTLING
3 TIME BALL DIAMETER
BREAK DOWN SIDES OF THE HOLE WHEN BACKFILLING

PLANTING NOTES:
1. STAKE ONLY IF HAVE TO. USE 2" - 3" WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY, TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.
2. USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE

G

PLANTING DETAIL

UTILITY DETAILS



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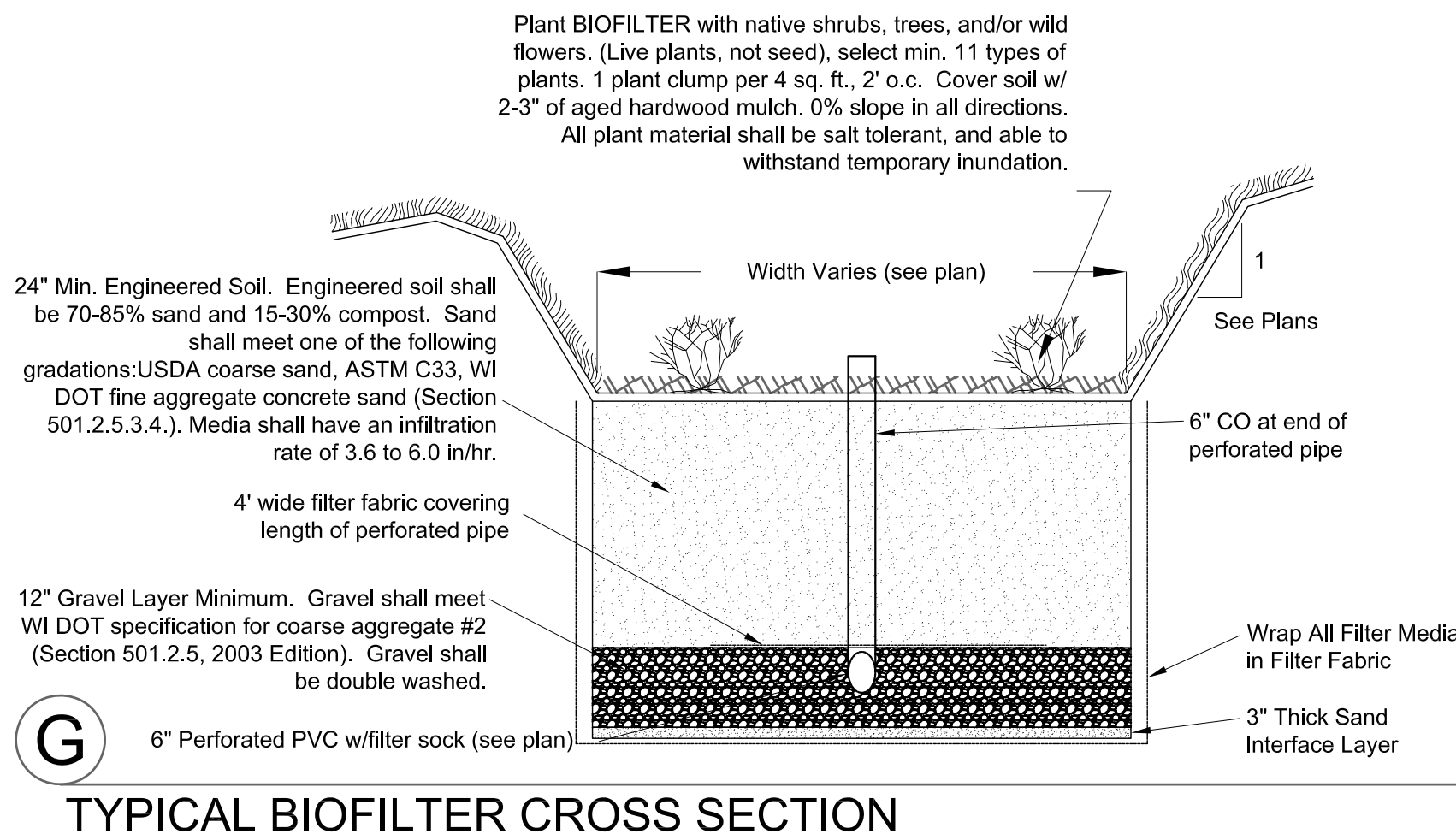
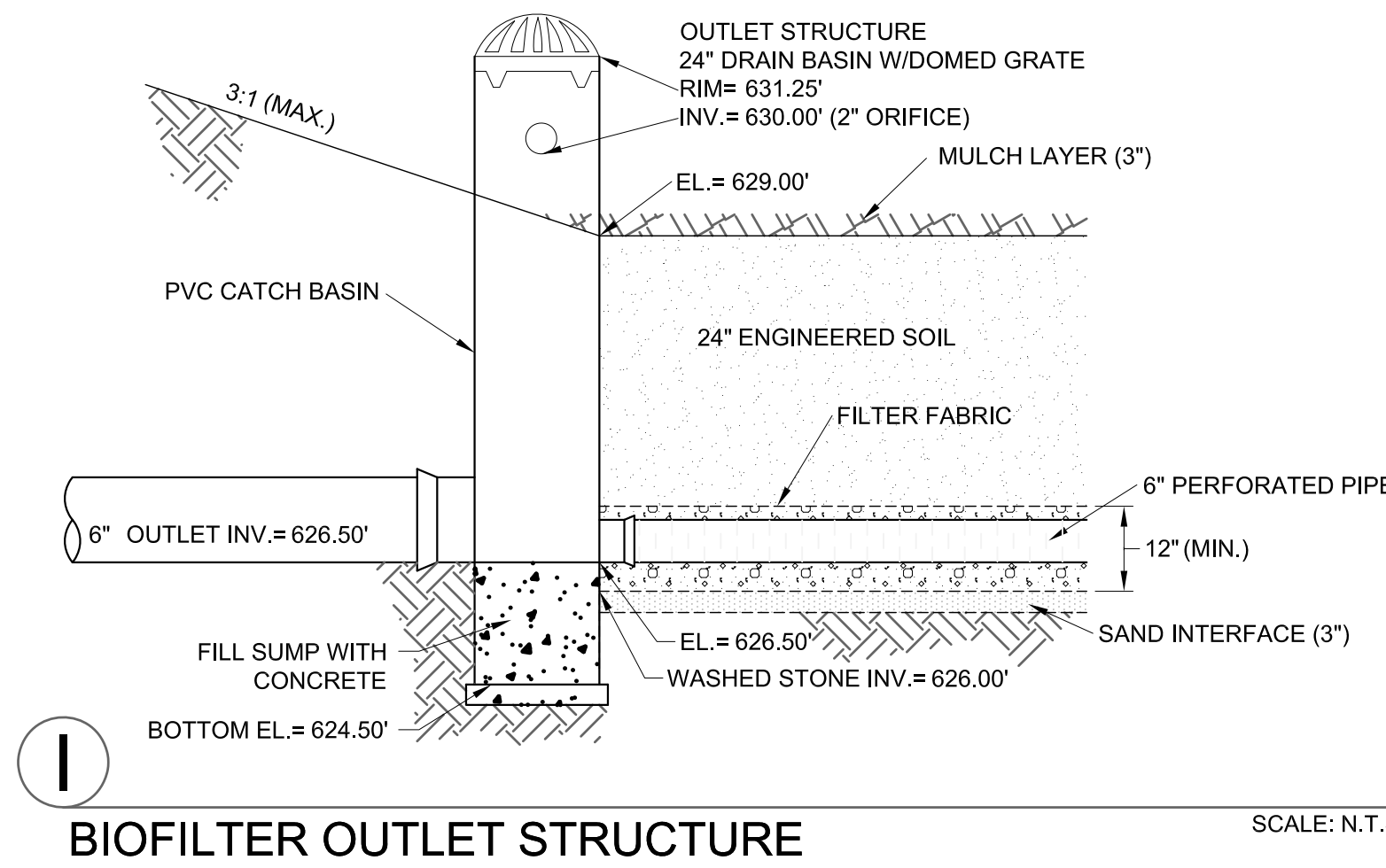
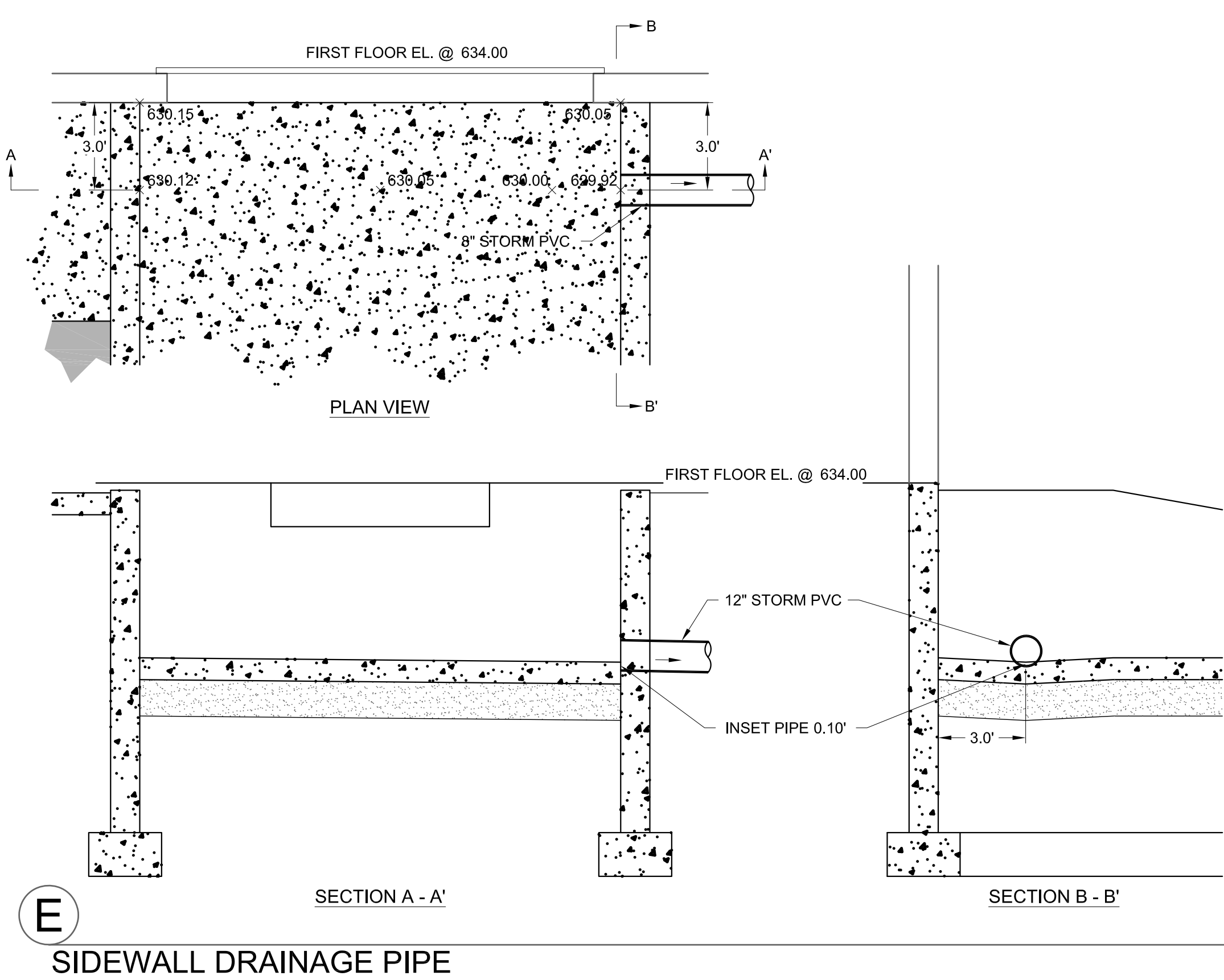
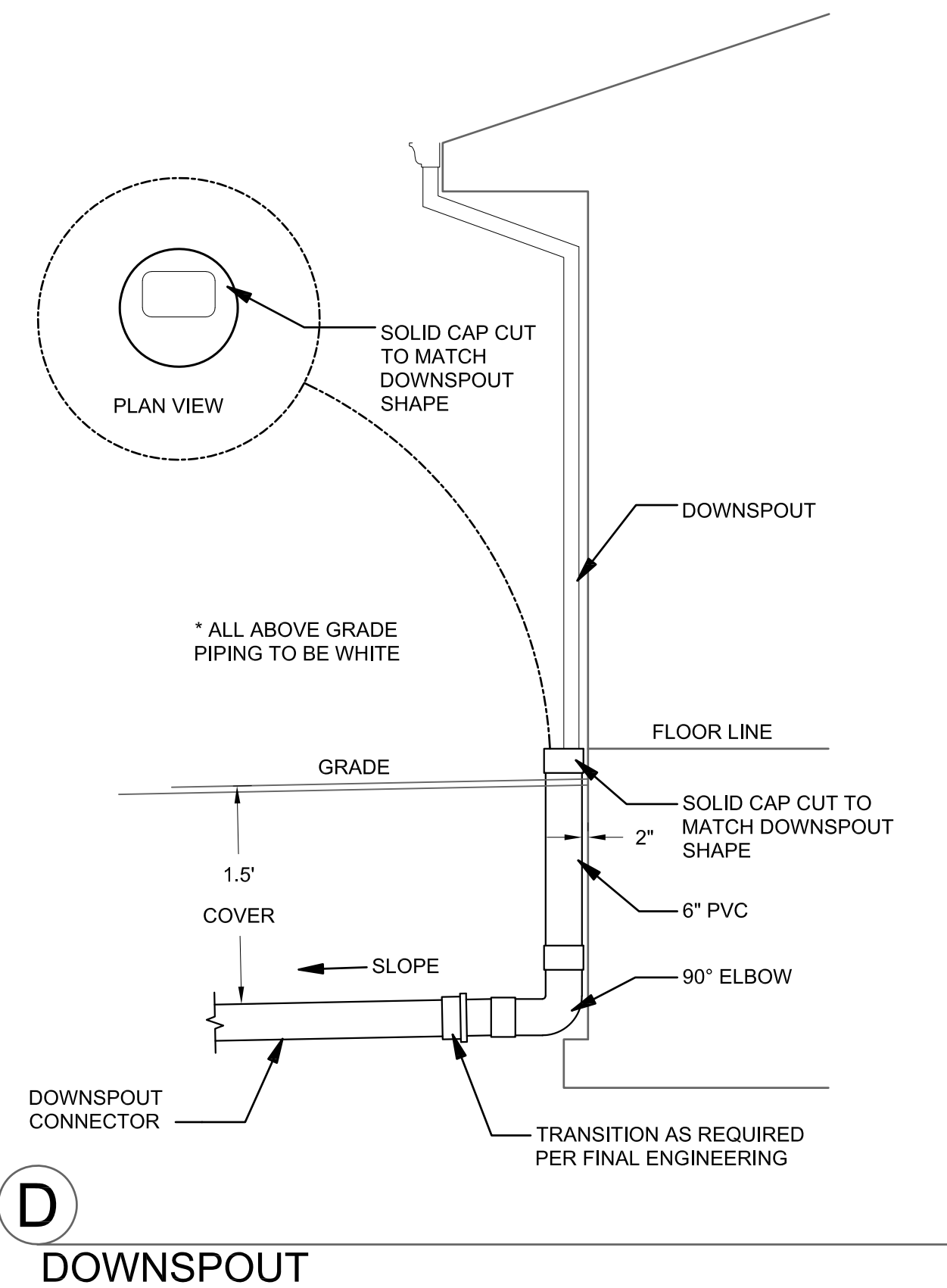
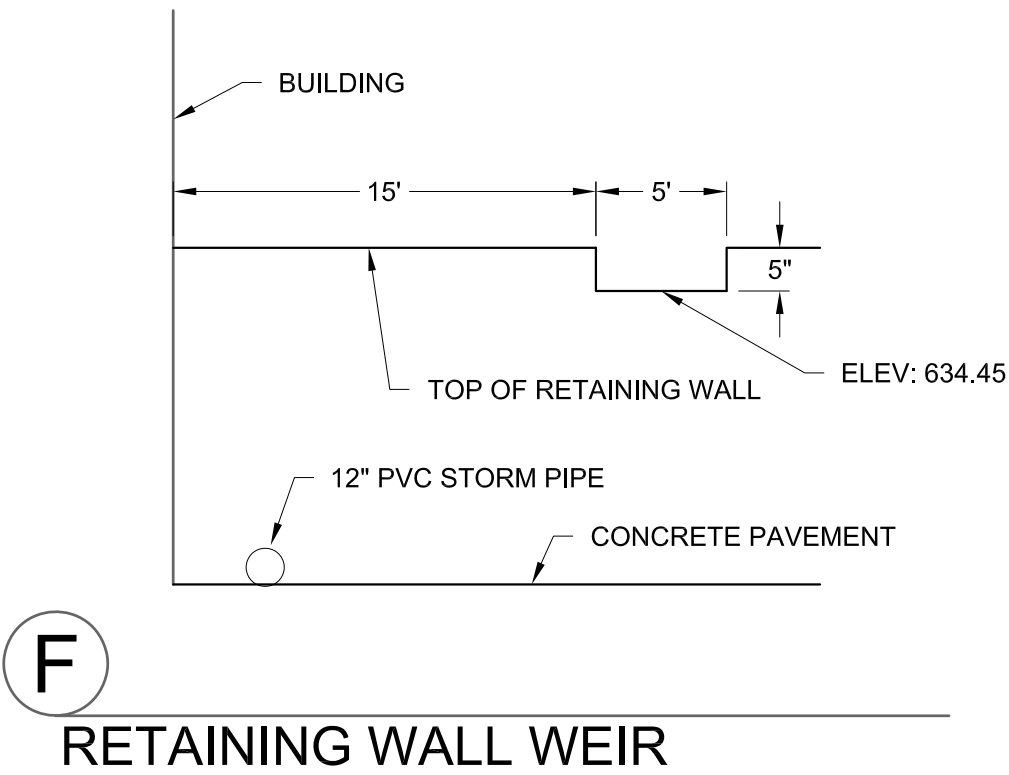
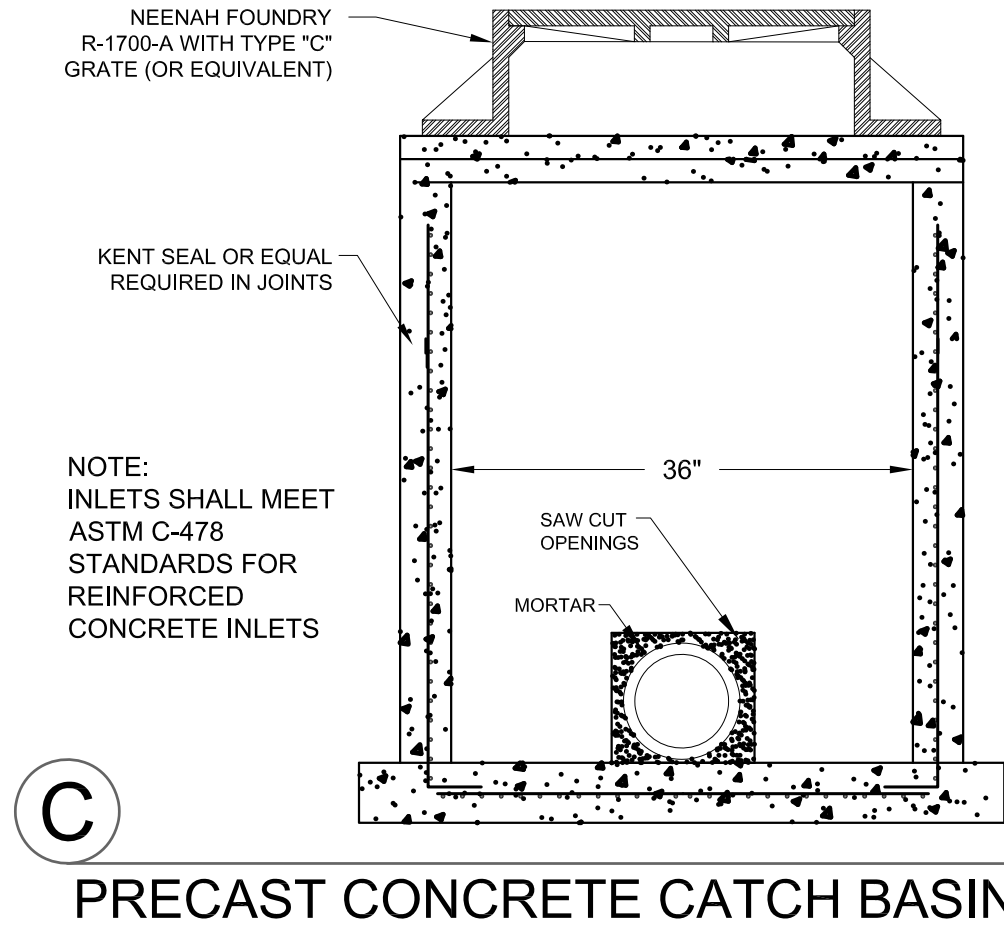
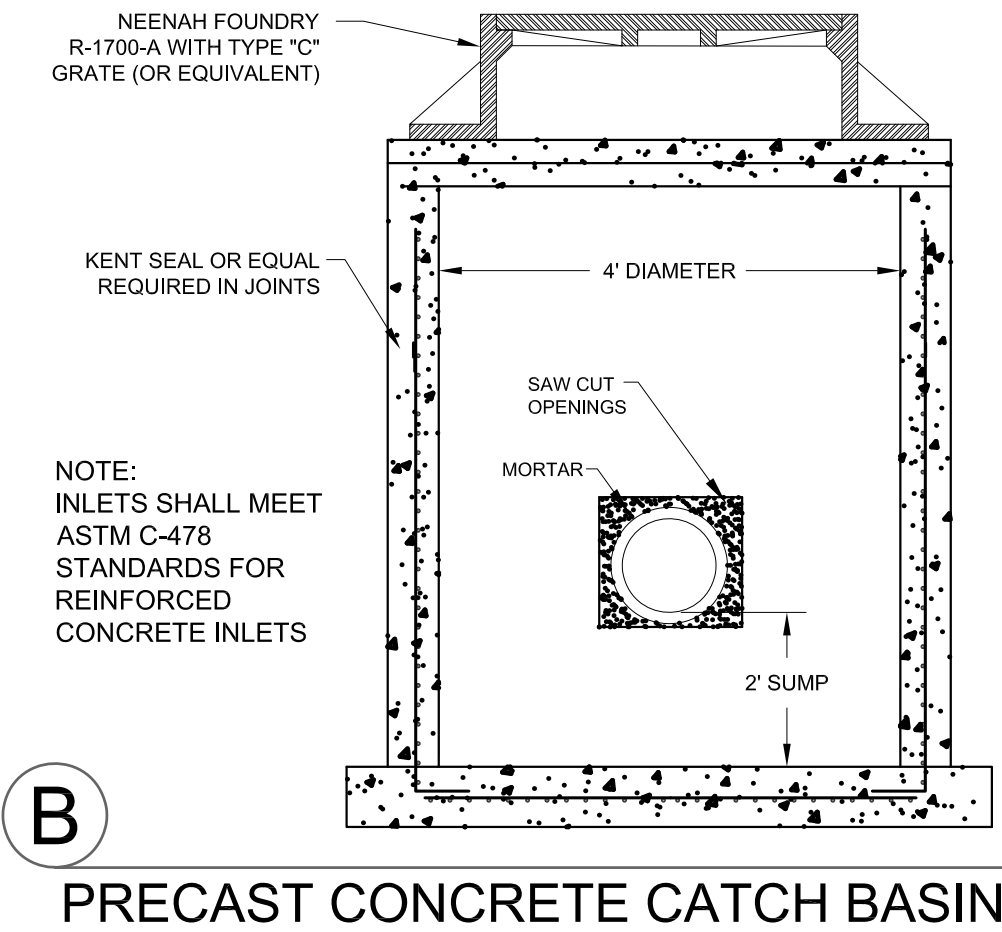
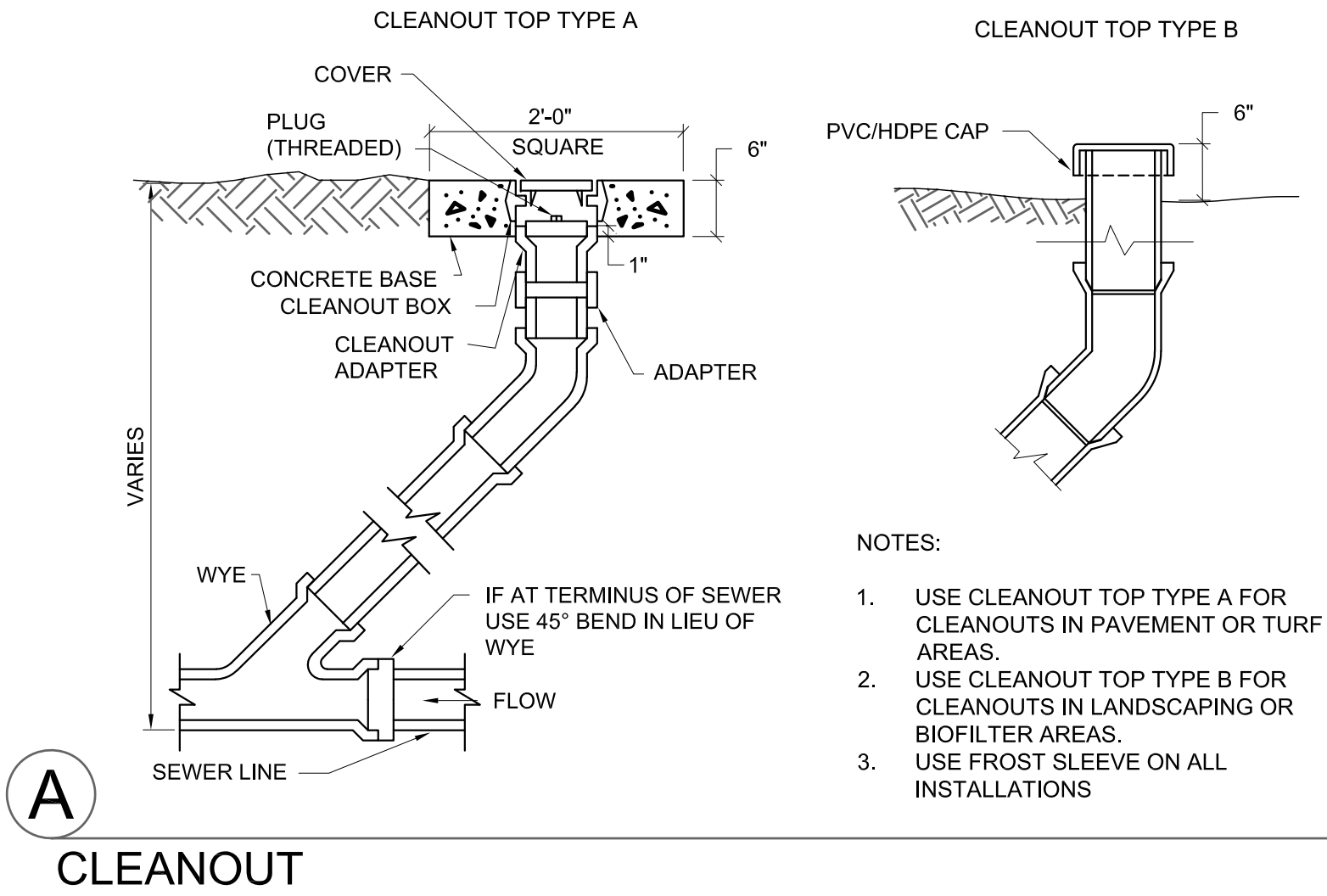
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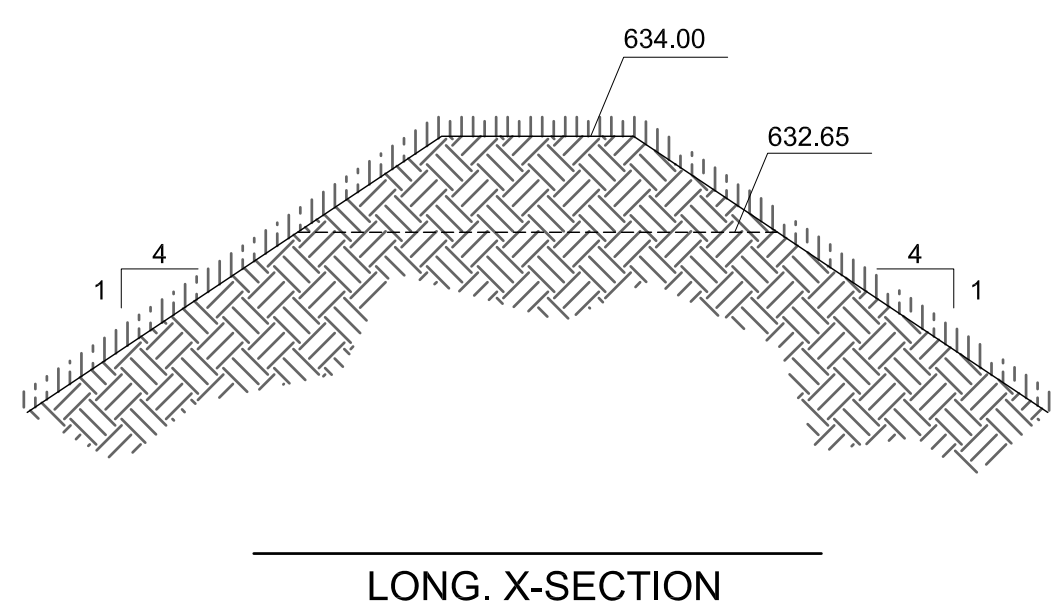
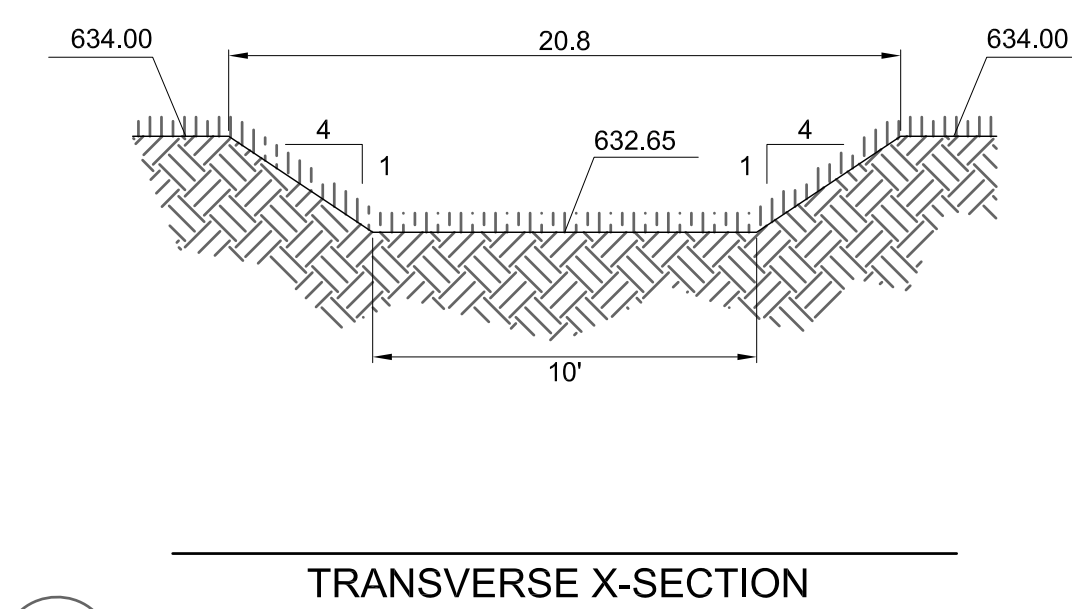
DATE:	
JULY 31, 2019	
SHEET:	

C6.1



BIOFILTER CONSTRUCTION SEQUENCING AND OVERSIGHT

- A person trained and experienced in the construction, operation and maintenance of infiltration devices shall be responsible for construction of the device. The following apply:
1. Construction Site Stabilization - Construction site runoff from disturbed areas shall not be allowed to enter the bioretention device. Runoff from pervious areas shall be diverted from the device until the pervious areas have undergone final stabilization.
 2. Suitable Weather - Construction shall be suspended during periods of rainfall or snowmelt. Construction shall remain suspended if ponded water is present or if residual soil moisture contributes significantly to the potential for soil smearing, clumping or other forms of compaction.
 3. Compaction Avoidance - Compaction and smearing of the soils beneath the floor and side slopes of the bioretention area, and compaction of the soils used for backfill in the soil planting bed, shall be minimized. During site development, the area dedicated to the bioretention device shall be cordoned off to prevent access by heavy equipment. Acceptable equipment for constructing the bioretention device includes excavation hoes, light equipment with turf type tires, marsh equipment or wide-track loaders.
 4. Compaction Remediation - If compaction occurs at the base of the bioretention device, the soil shall be refractured to a depth of at least 12 inches. If smearing occurs, the smeared areas of the interface shall be corrected by raking or roto-tilling.
 5. Placement and Settling of Engineered Soil - The following apply:
 - a. Prior to placement in the bioretention device, the engineered soil shall be remixed and the moisture content shall be low enough to prevent clumping and compaction during placement.
 - b. The engineered soil shall be placed in multiple lifts, each approximately 12 inches in depth.
 - c. Steps may be taken to induce mild settling of the engineered soil bed as needed to prepare a stable planting medium and to stabilize the ponding depth. Vibrating plate-style compactors shall not be used to induce settling.
 6. Planting - The entire soil planting bed shall be mulched prior to planting vegetation to help prevent compaction of the planting soil during the planting process. Mulch shall be pushed aside for the placement of each plant.



H
EMERGENCY OVERFLOW WEIR - NORTH POND



LANDSCAPE PLAN

LANSCAPE REQUIREMENTS

REQUIREMENT: 1 TREE / 10,000 SF
LOT SIZE: 87,756 SF

87,756 SF / 10,000 SF = 9 TREES REQUIRED

13 EXISTING TREES ON PROPERTY

SHEET KEY NOTES:

- ① COLORADO BLUE SPRUCE; PICEA PUNGENS; SEE DETAIL G SHEET C6.0

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WDoT No. 40 GRASS MIX.

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[illegible]

PRELIMINARY NO:

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DATE:

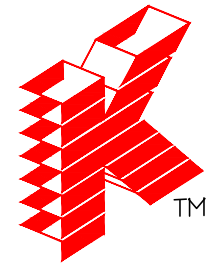
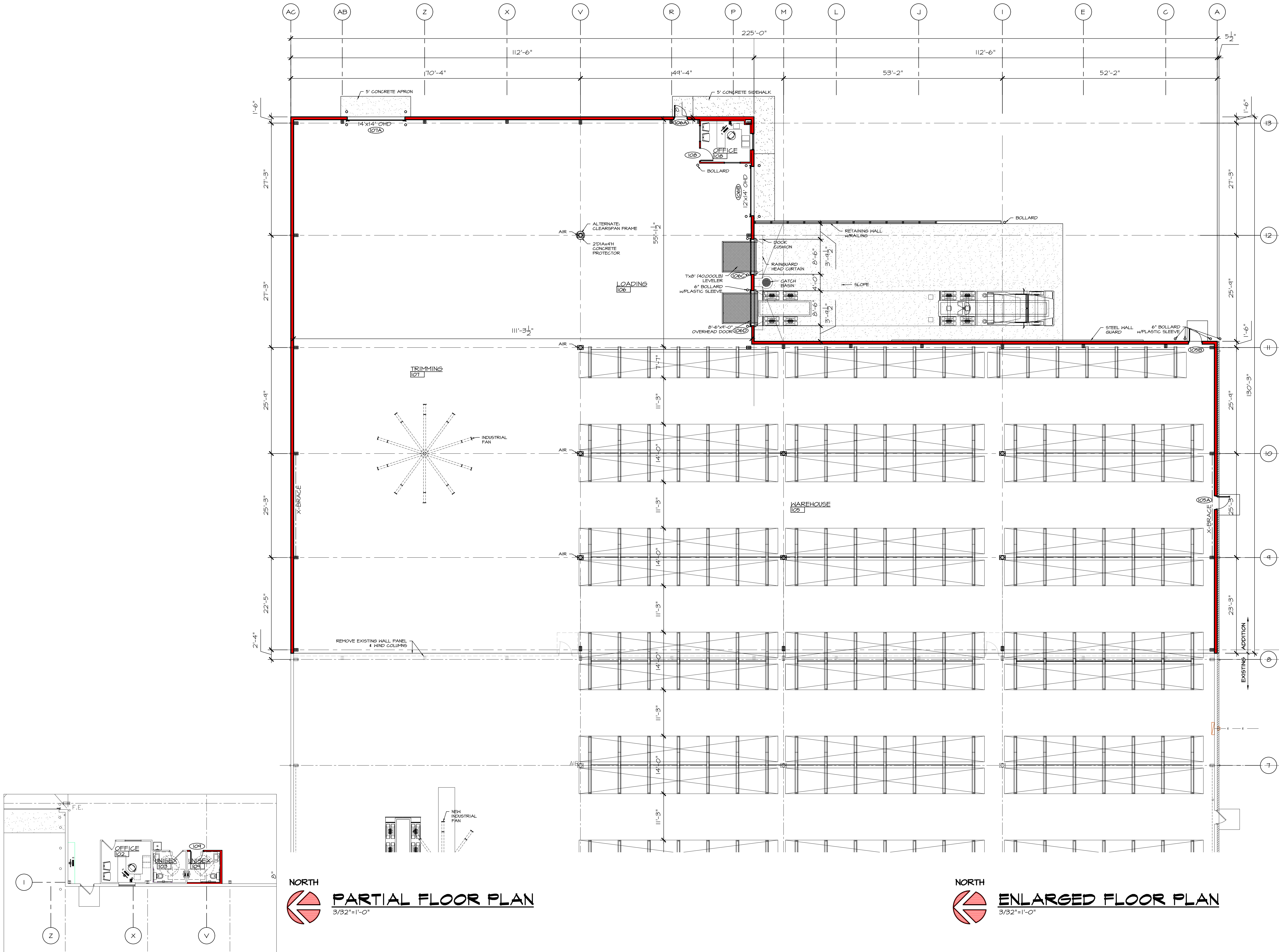
04 JULY 2019

SHEET

A1.0



OVERALL PLAN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
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1-800-236-2534
Fax (920)766-5004

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Cokeland Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

MADISON
3306 Nursery Drive
Middleton, WI 53562
Phone (608)445-2245

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-3141
Fax (715)849-3181

www.kellerbuilds.com

AMERILUX INTERNATIONAL, LLC

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REVISIONS	
△	07.20.19 RGL

PROJECT MANAGER:
C.VANDENWETTERING

DESIGNER:
R.LINDSTROM

DRAWN BY:
RGL

EXPEDITOR:

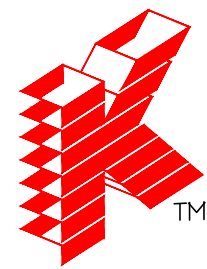
SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

DATE:
04 JULY 2016

SHEET:
A1.0



Keller

PLANNERS | ARCHITECTS | BUILDERS

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REVISIONS	
△	07.20.19 RGL

PROJECT MANAGER:
C.VANDEKNETTERING

DESIGNER:
RLINDSTROM

DRAWN BY:
RGL

EXPEDITOR:

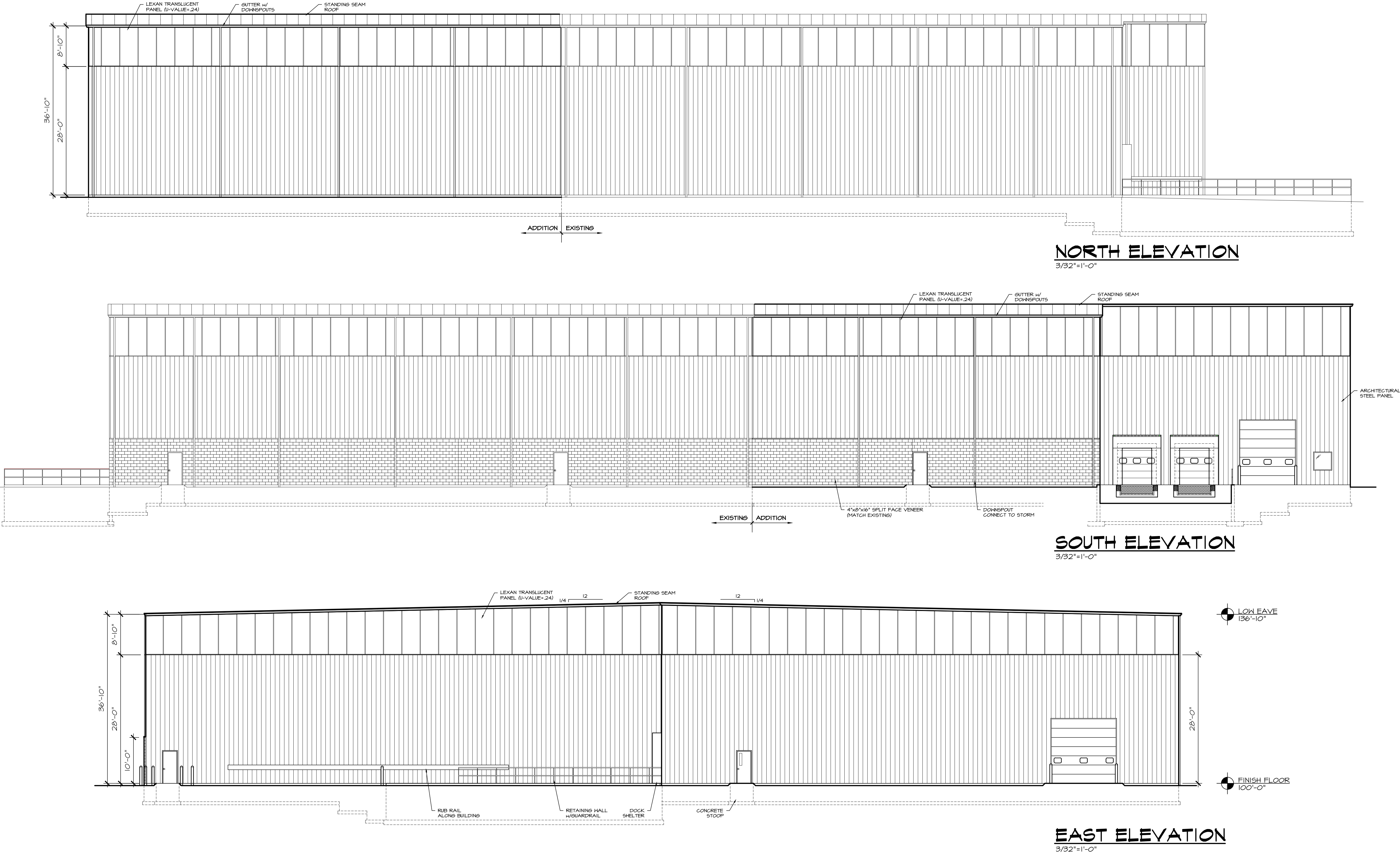
SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

DATE:
04 JULY 2016

SHEET:
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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Peter Schlein

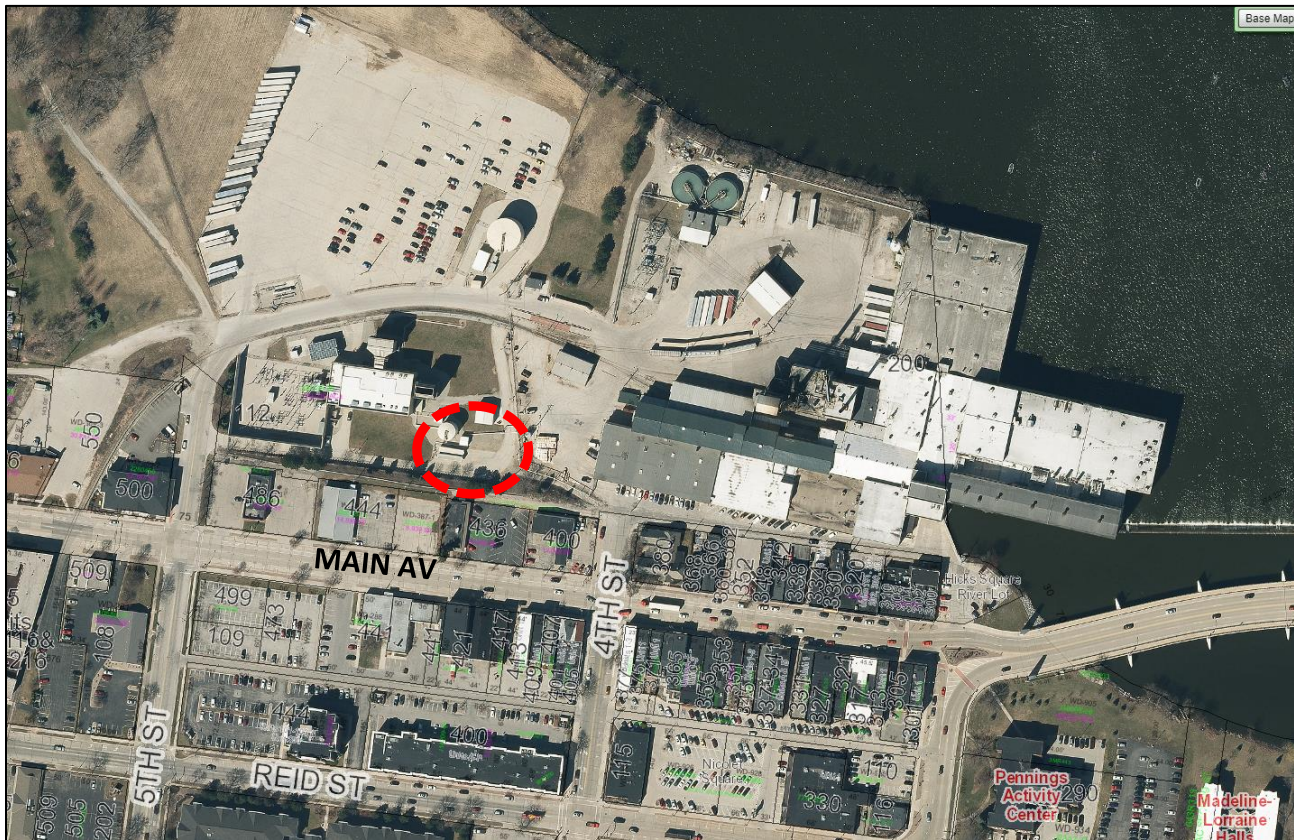
SUBJECT: Staff recommendation and possible action regarding a Site Plan request for a new building and driveway expansion for the De Pere Energy Center (Wisconsin Public Service) at 200 Main Ave (part of Parcel WD-365). Submitted by Mark Olson, Badgerland Buildings INC, authorized representative for Alstrom Munksjo Nicolet LLC, property owner Inc.

ATTACHMENTS:

- 08-26-19 Plan Commission Report - WPS (De Pere Energy Center) (DOCX)
- Application Form (PDF)
- Site Plan- Preliminary 06 Aug 2019 (PDF)

- Item 8:** Staff recommendation and possible action regarding a Site Plan request for a new building and driveway expansion for the De Pere Energy Center (Wisconsin Public Service) at 200 Main Ave (part of Parcel WD-365). Submitted by Mark Olson, Badgerland Buildings INC, authorized representative for Alstrom Munksjo Nicolet LLC, property owner Inc.

SITE MAP



REQUESTED ACTION:	Site Plan Approval.
	A new building and driveway expansion.
COMMON DESCRIPTION:	200 Main Avenue (mailing address 112 N. Fifth Street), located north from the Main Avenue and Fifth Street intersection.
PARCEL NUMBERS:	Part of WD-365
EXISTING ZONING:	I-3 (General Industrial District)
SURROUNDING LAND USES:	Industrial to the North, East, and West and Business to the South.
COMPREHENSIVE PLAN:	Industrial Park.

APPLICANT / OWNER:

Mark Olson	Alstrom Munksjo Nicolet LLC Property
Authorized agent	owner
Badgerland Buildings INC	600 Thilmany Road
PO BOX W5320 CTH A	Kaukauna, WI 54130-2164
Black Creek, WI 54106	

SITE HISTORY:

The proposed building is on the Ahlstrom Munksjo Nicolet LLC property; however the area is utilized by the De Pere Energy Center (Wisconsin Public Service). Based on air photos, the De Pere Energy Center was built in the 1990's. A 905 SF all metal building, near the subject addition, was added to the site between 2010 and 2014.

The applicant proposes a 1,891 SF all metal utility building on an existing concrete slab for demineralizing (washing) company vehicles. Additionally the applicant proposes 1,793 SF of additional asphalt surface for the driveway on the southeast side of the proposed building.

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The proposal includes a new 1,891 SF building addition and 1,793 of asphalt surfacing to expand the paved width of a private driveway near the proposed new building. The proposed paved area is a pre-existing gravel drive area. The new building will include steel panels on all facades.

In the I-3 District, the Plan Commission may consider allowing the use of the following materials in order for the site plan to be approvable:

- The use of all metal on side and rear facades.

Typically the use of metal on a front façade is not allowed, with the exception of considerations for architectural paneling above the height of doors. However, there are some elements of topography, vegetation, and existing buildings that may already screen the front façade from being seen:

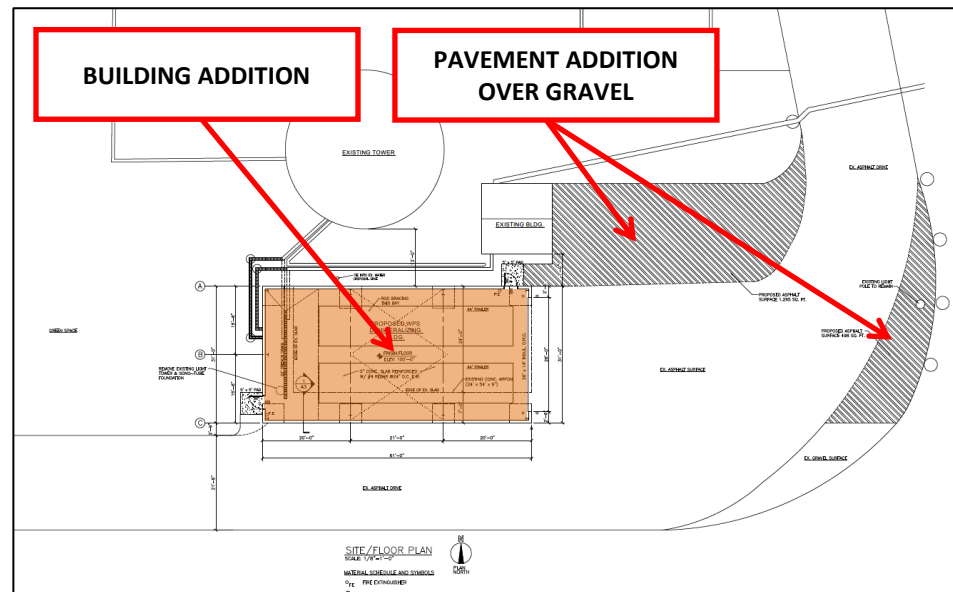
- The site is located between the northernmost ends of Fourth Street and Fifth Street, not heavily traveled by pedestrians or vehicles.
- The view from Main Avenue is partially obscured due to a row of trees and an approximate 6 foot drop in elevation at the south property line.
- The view is obscured from Fifth Street by a main building on the property, and obscured from Fourth Street with some vegetation.

Due to the above, the addition of masonry at the base of all sides of the building would not be easily seen and masonry on the "front façade" west side is mostly blocked by another building. For this reason, staff suggests that the Plan Commission considers the use addition of a metal façade utility service related building.

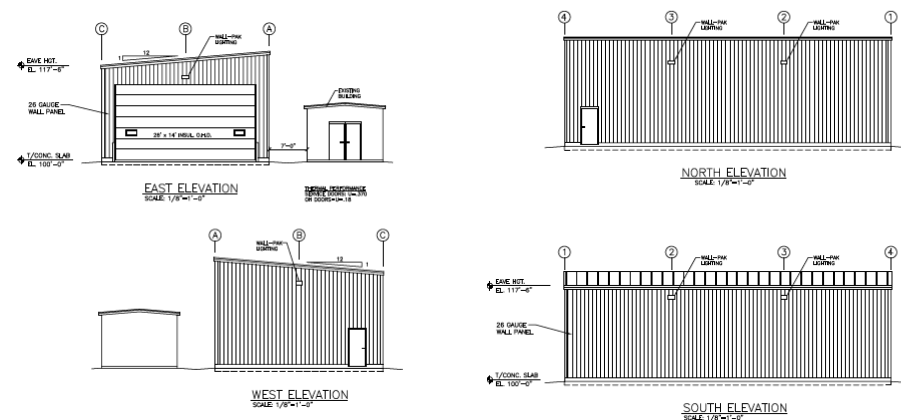
The site plan complies with the following massing and setback requirements set by the I-3 Industrial Park District (Section 14-49):

- Land Use: De Pere Energy Center – Utility (existing / permitted)
- Lot Size: 39.2 acres (N/A required)
- Front Yard Setback: ~375 feet (25 feet required)
- Interior Side Yard Setback: ~65 feet (25 feet required)
- Rear Yard Setback: ~250 feet (25 feet required)
- FAR: Not identified, already a hard surface (3.0 or less required)
- Building Height: ~20 feet (35 feet +)
- Landscaping: Count unknown (171 trees required for entire site)
 - Note: The site plan is developing on hard surfaces where existing landscaping is not being lost.
- Parking requirements are not changed with the addition of the proposed building.

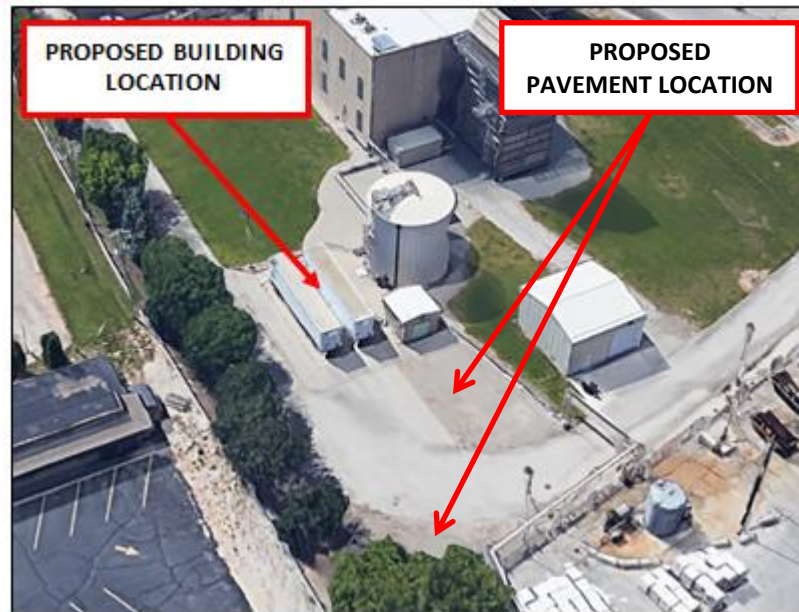
Proposed building and parking addition with landscaping.



View of front, sides, and rear of proposed building.



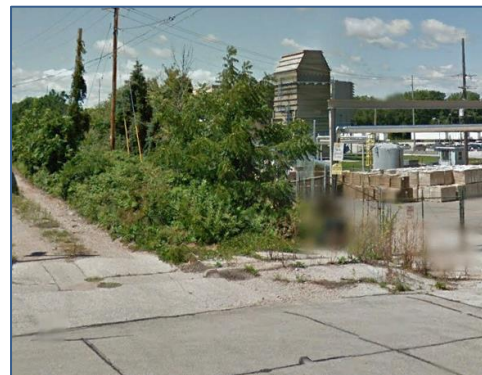
Google Maps aerial view of the property.



Google Earth Views from the end of Fifth Street and Fourth Street.



Fifth Street



Fourth Street

STAFF COMMENTS:

The following staff comments are conditions that need to be met, per City staff review, if the site plan is approved.

Engineering:

1. Clarify if there is any utility work outside of "TIE INTO EX. WATER DISPOSAL LINE" on the site plans.
2. Provide elevations and drainage arrows on pavement to show flow of water.
3. The provided plan sheet does not meet all of the requirements set forth in the City of De Pere Municipal Code 14-60(9).

Fire:

None.

Forestry:

None.

Health:

None.

Planning:

1. The property is zoned I-3. The plan proposes the use of metal panels on all sides of the building. Metal panels cannot be used on the building front; however it may be considered if approved by Plan Commission due to topography, landscaping, and other screening. Metal Panels in an I-3 district may only be used only on the entire side and entire rear building facades if approved by Plan Commission.
2. Identify existing and required landscaping on the property, based on the lot size. Suggestion: landscaping that is strategically placed to screen a metal building may help to gain Plan Commission approvals for building materials.

Inspection:

None.

REVIEW PROCESS

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for a De Pere Energy Center demineralization building and pavement addition, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of the following façade materials in the I-3 District due to the existing screening of the building.

- Metal paneling on all facades.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) <i>Badgerland Buildings, Inc</i>	Authorized Representative <i>Mark Olson</i>	Title <i>Project Manager</i>	
Mailing Address <i>PO Box, W5320 Cty Rd A</i>	City <i>Black Creek</i>	State <i>WI</i>	ZIP Code <i>54106</i>
Email Address <i>molsen@badgerlandbuildings.com</i>	Phone Number (incl. area code) <i>920-309-1353</i>	Fax Number (incl. area code) <i>920-560-5501</i>	

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

Name (Ind. Org. or Entity) <i>Wisconsin Public Service</i>	Contact Person <i>Dawn DeGardin</i>	Title <i>Alliance Coordinator</i>	
Mailing Address <i>112 N 5th Street</i>	City <i>De Pere</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>dawn.degardin@wiscn.com</i>	Phone Number (incl. area code) <i>920-433-5787</i>	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description <i>112 N. 5th Street, De Pere, WI 54115 // 200 Main A</i>	Parcel No. <i>Part of WD-365</i>
--	-------------------------------------

SECTION 4: Project Information

Existing Zoning: <i>I-3</i>	
Present Use of Parcel: <i>De Pere Energy Center</i>	
Proposed Use of Parcel: <i>Same</i>	
Estimated Start Date: <i>1</i>	Estimated Completion Date: <i>?</i>

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

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) <i>Wisconsin Public Service</i>	Title <i>Alliance Coordinator</i>	Phone Number <i>920-433-5787</i>
Signature of Applicant <i>Dawn DeGardin</i>		Date Signed <i>07/24/2019</i>

TO BE COMPLETED BY CITY STAFF

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

14-33 = Staff vs PC Review

Zone = I-3

Main Street District

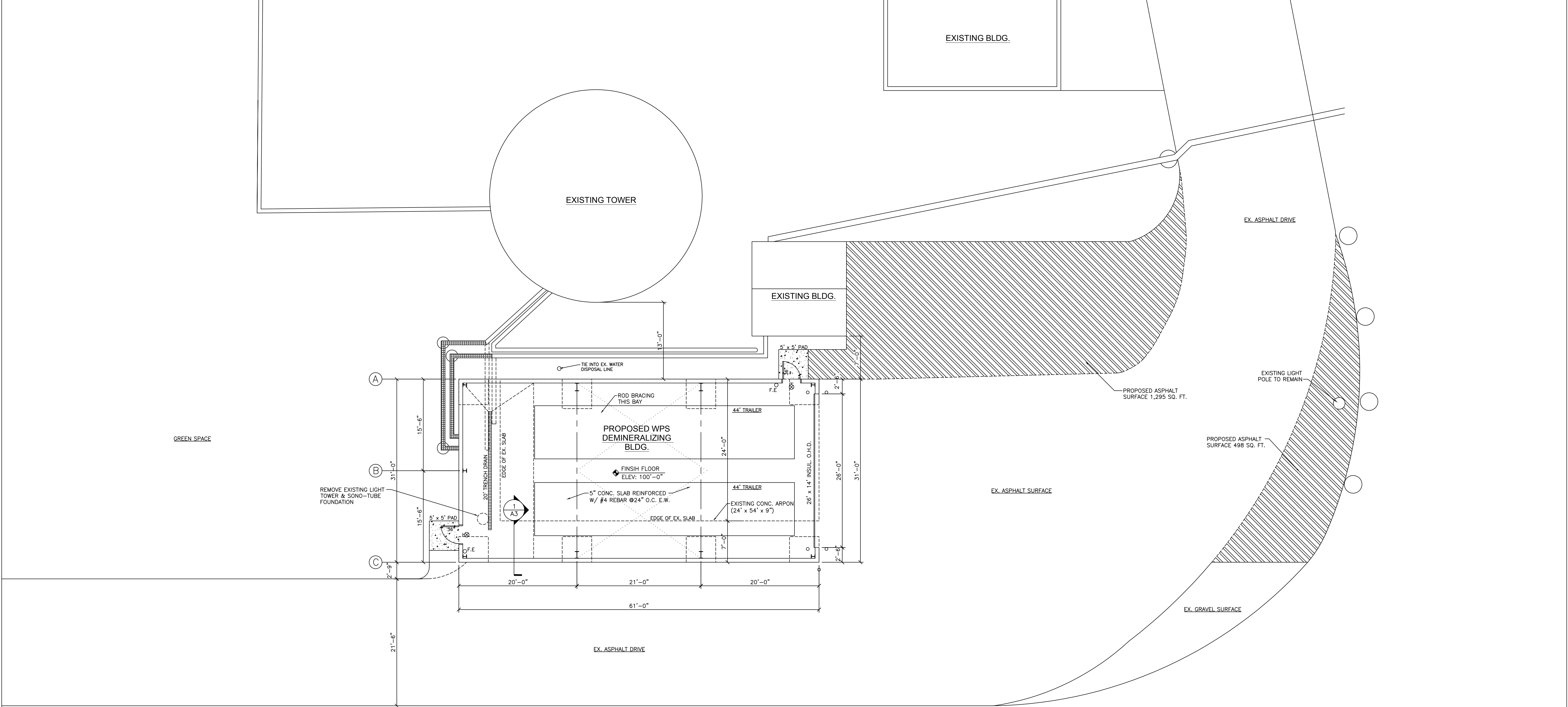
View to a ROW is impeded.

* Front needs approvable material or PC approval
* Side/rear only OK if PC approved

Truck Demineralizing (washing) bldg
= 1,891 sf

New pavement
= 1,793 sf (2 areas) Total
* 26 Gauge wall pane



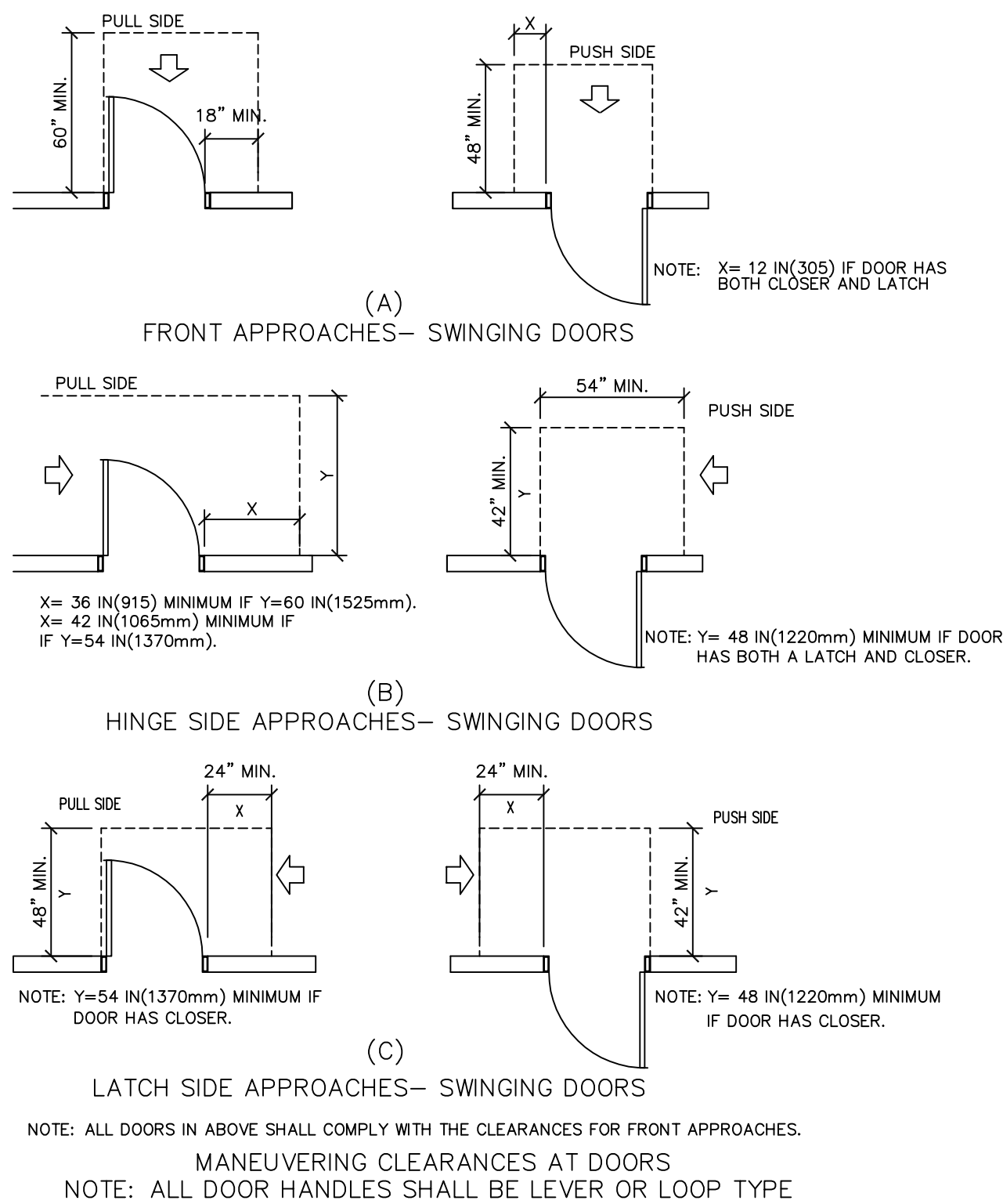


SITE/FLOOR PLAN
SCALE: 1/8"=1'-0"

- MATERIAL SCHEDULE AND SYMBOLS
- _{F.E} FIRE EXTINGUISHER
 - ⊗ EXIT LIGHT

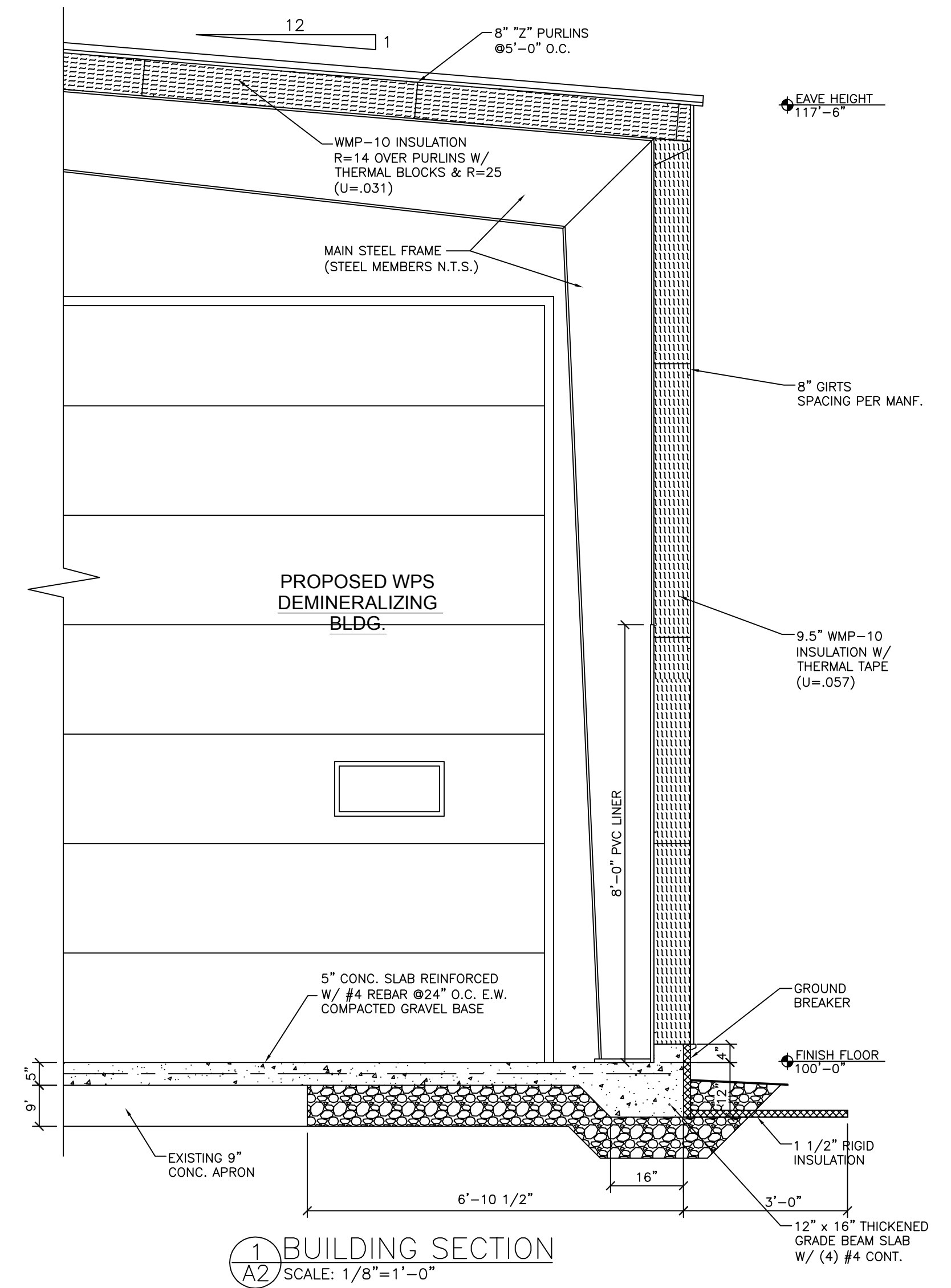
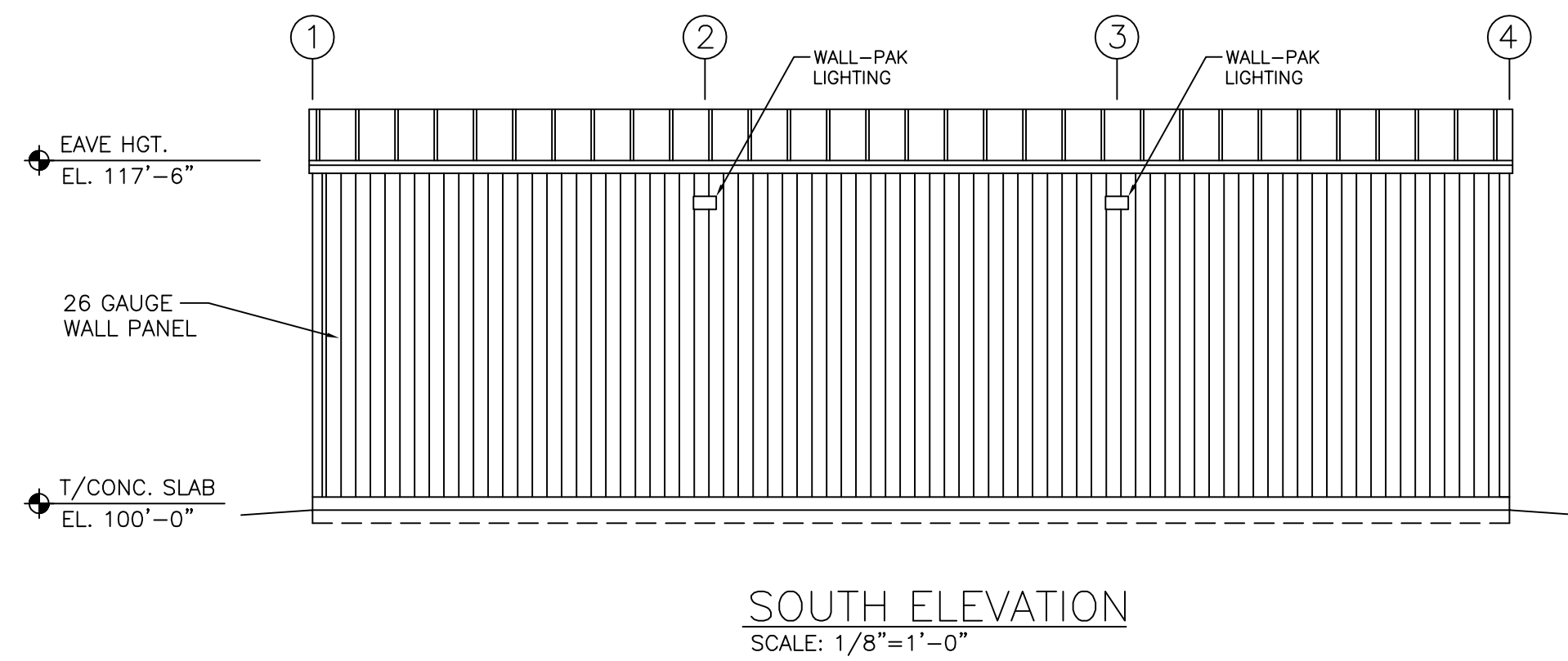
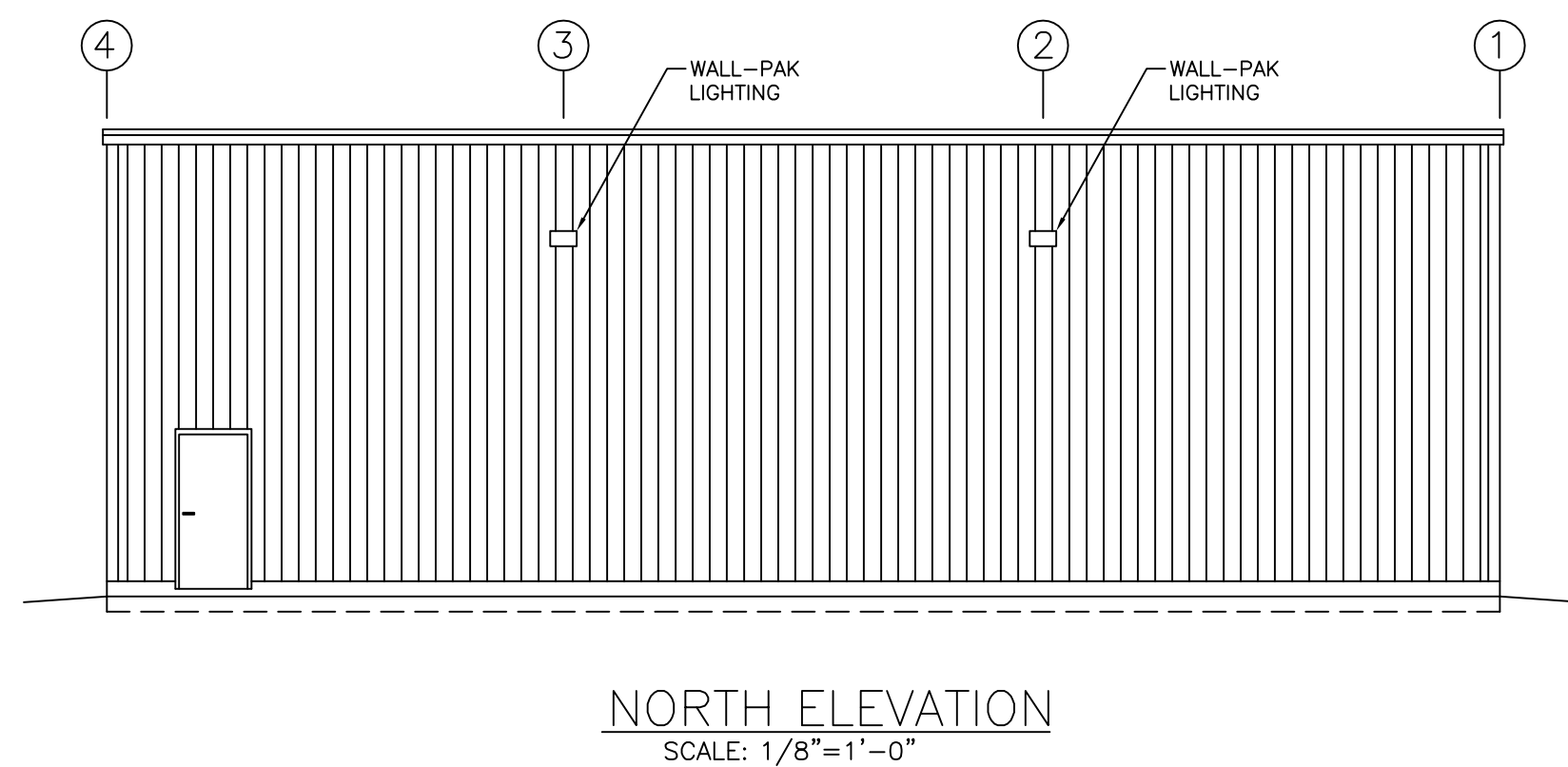
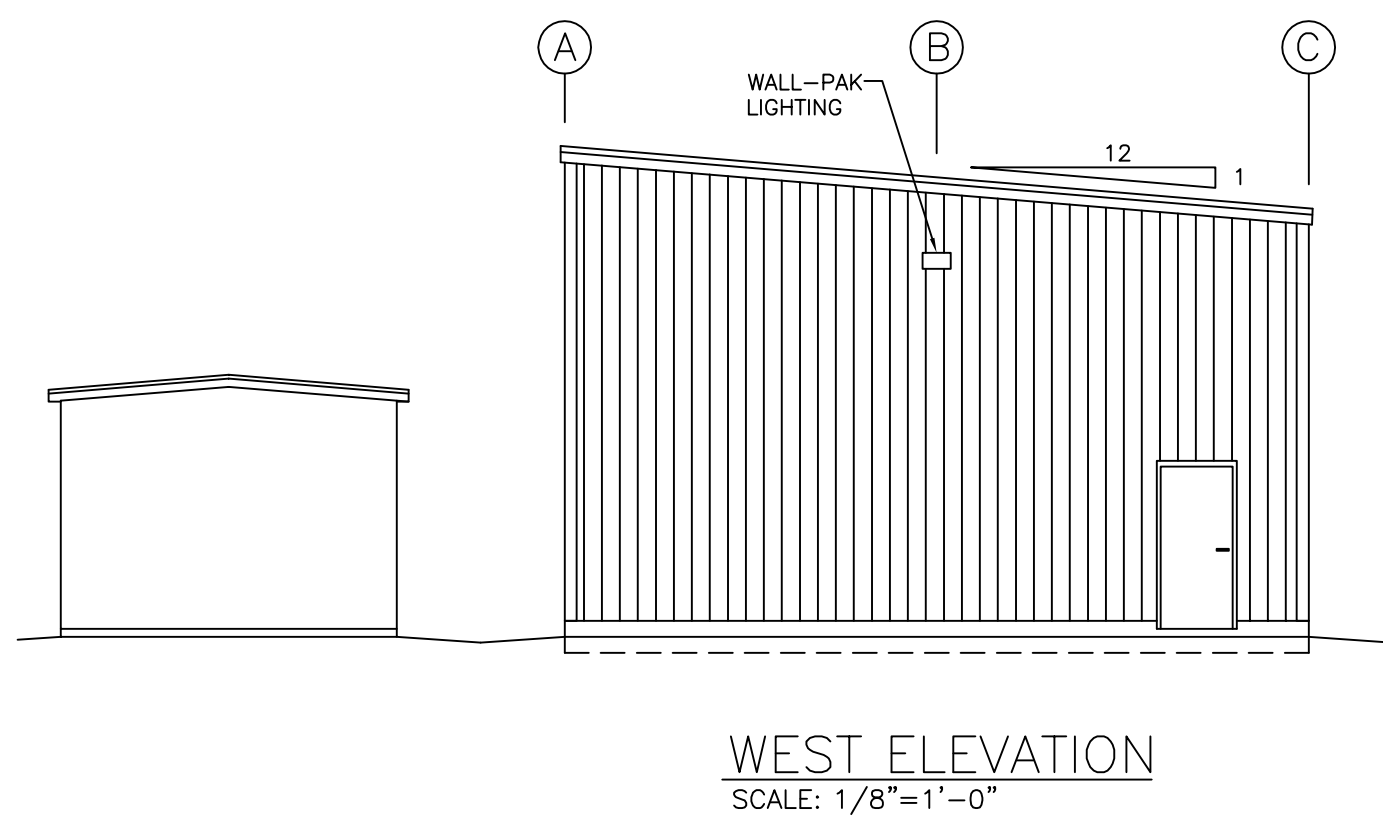
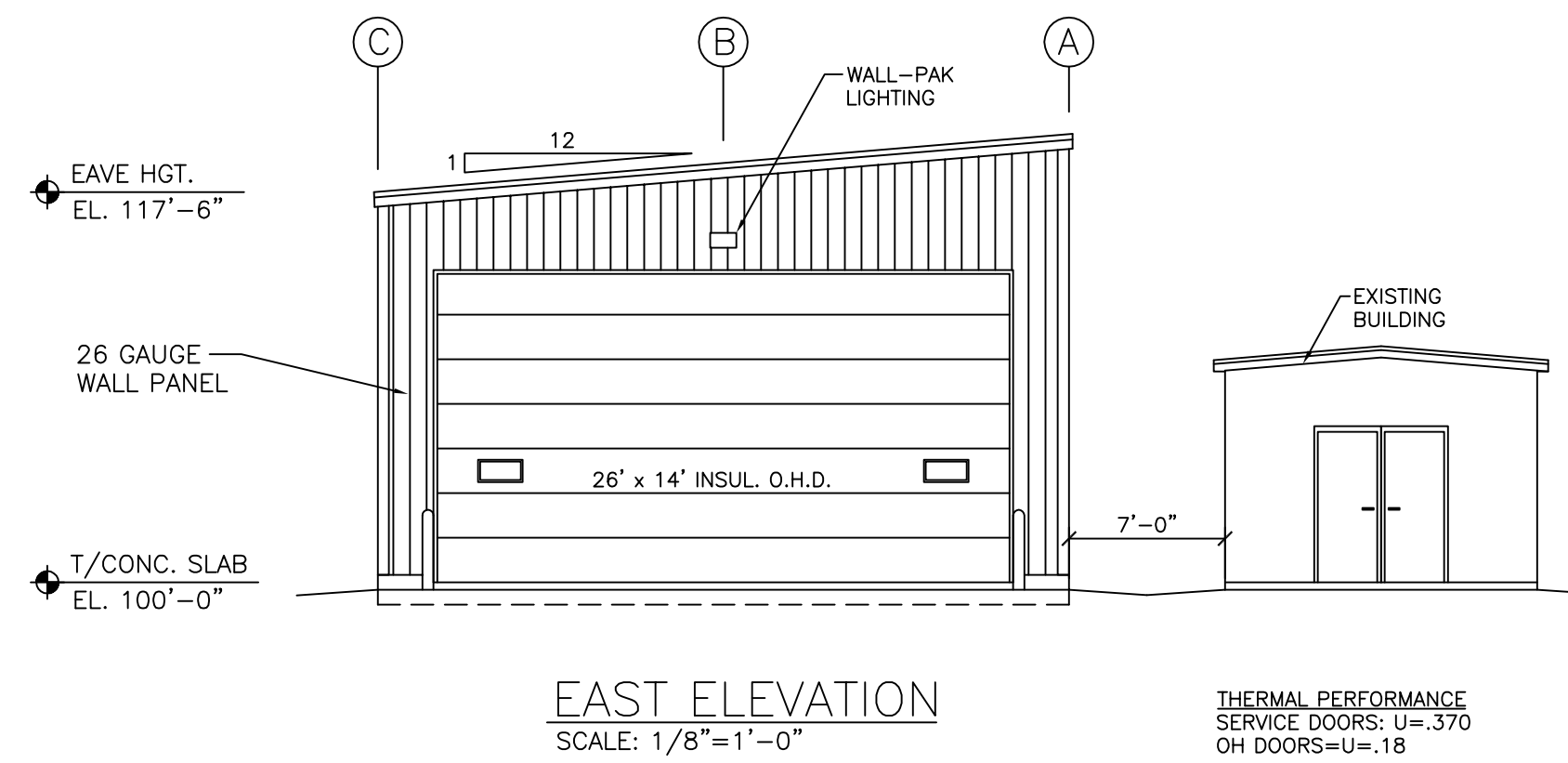


19502 WPS DEPERE ENERGY CENTER 112 N. 5th STREET DEPERE, WI 54115	DATE: 07-24-19
	FILE:19502-A2.1
	JOB NO:19502
BADGERLAND BUILDINGS, INC. W5320 CTY. RD. A BLACK CREEK, WI 54106	PHONE: 920-560-5500 FAX: 920-560-5501
A2	



EGRESS
1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE ILLUMINATED.
2. THE SYMBOL TO DENOTE AN EXIT SIGN LOCATION IS THAT OF A CIRCLE CONTAINING AN "X".
3. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

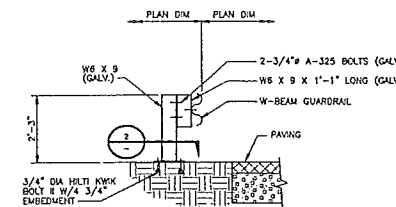
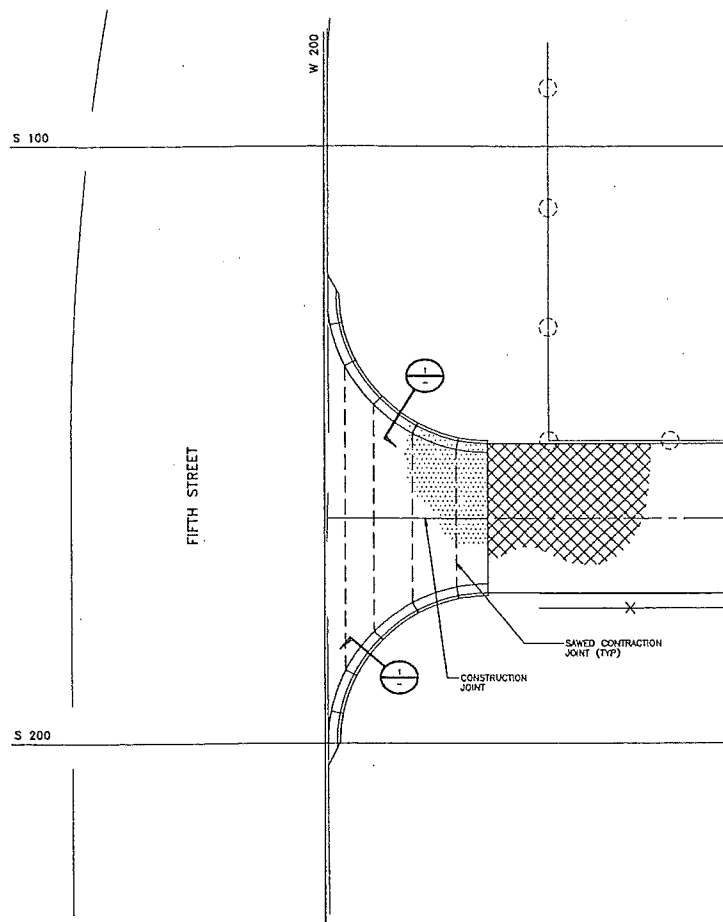
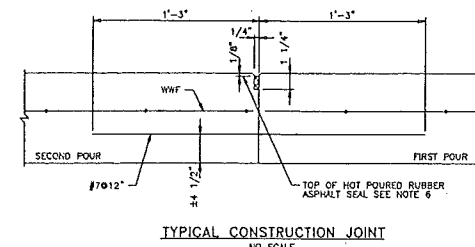
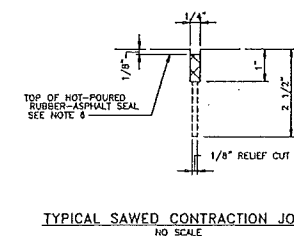
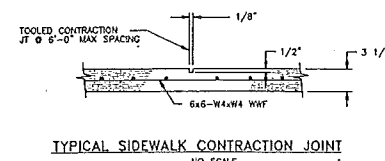
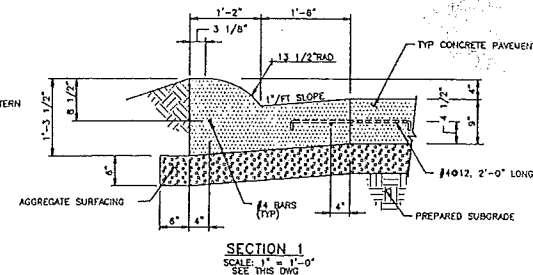
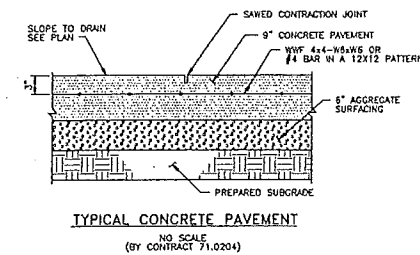
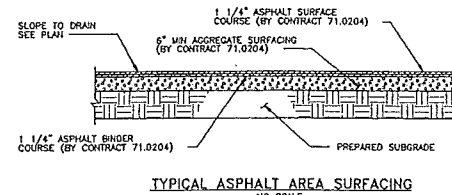
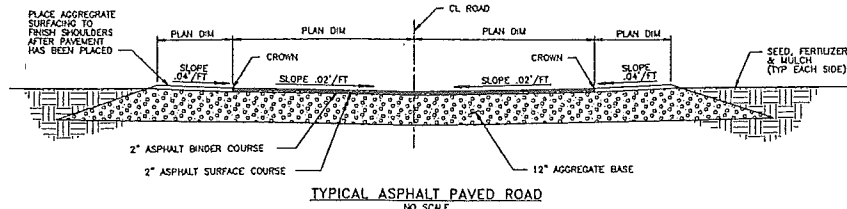
FIRE EXTINGUISHERS
PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH IFG 906 AND NFPA 10. FOR OCCUPANCIES OF ORDINARY HAZARD THE MAX. TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75'.



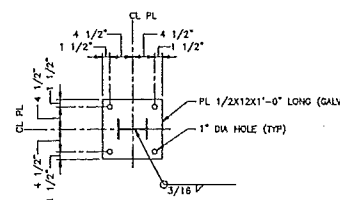
WPS DEPERE ENERGY CENTER 112 N. 5th STREET DEPERE, WI 54115	DATE: 08-13-19 FILE: JOB NO: 19502
BADGERLAND BUILDINGS, INC. W5320 CTY. RD. A BLACK CREEK, WI 54106	PHONE: 920-560-5500 FAX: 920-560-5501

A3

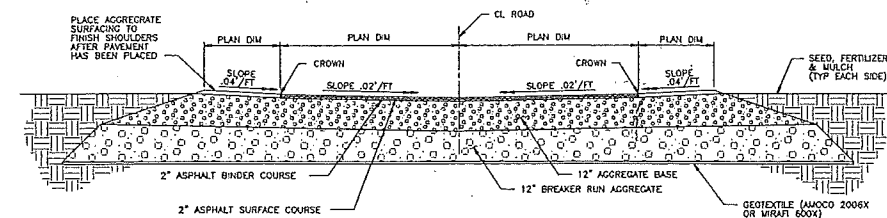




TYPICAL GUARDRAIL
SCALE: 1/2" = 1'-0"



SECTION 2
SCALE: 1" = 1'-0"
SEE THIS DWG



TYPICAL ASPHALT PAVED ROAD ALONG SHEET PILE WALL
NO SCALE

CONCRETE APRON DETAIL
SCALE: 1" = 10'
SEE DWG S3401

7/14/99
ADD 14.0th (Hardware Lock)
07/14/99 14.0213

NO	DATE	REVISIONS AND RECORD OF ISSUE	BY
2	7/16/99	CONFORMED TO CONSTRUCTION RECORDS	ELF
1	9/28/98	ISSUED FOR PERMITS	ELF
0	9/17/98	ISSUED FOR INFORMATION	ELF
NO			

NO SCALE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI.
SIGNED: B. D. VANHEEST
DATE: 9/28/99
REG NO.: E-32262

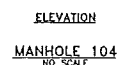
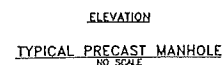
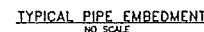
BLACK & VEATCH
DESIGNED: ELF
CHECKED: BOH
DATE: 9/24/98

DE PERE ENERGY CENTER
DE PERE ENERGY, LLC
SITE FINISHING
SECTIONS AND DETAILS

PROJECT: 58239-1STF-S3411
DRAWING NUMBER: 2
DATE: 9/24/98





• FIELD VERIFY INVERT LOCATION

- 3



Attachment: Site Plan- Preliminary 06 Aug 2019 (8682 : Staff recommendation and possible action regarding a Site Plan request for a new building and driveway)



112 N 5th St

© 2018 Google

Google Earth



© 2018 Google
© 2019 Google

Google Earth

Attachment: Site Plan- Preliminary 06 Aug 2019 (8682 : Staff recommendation and possible action regarding a Site Plan request for a new building and driveway)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: August 26, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Status report of City of De Pere Zoning Ordinance Rewrite --
August 2019.

ATTACHMENTS:

- Plan Commission Report - Zoning Code Update - August 2019 (PDF)

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: August 26, 2019

RE: **Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite – Aug. 2019**

On March 16, 2018, the City of De Pere entered into an agreement with a consultant, Duncan Associates, in order to cooperatively take on the task of rewriting the City's Zoning Ordinance and Sign Ordinance. This task is expected to be completed by the end of 2019. The role of the Plan Commission is to act as the steering committee that reviews and edits the rewritten ordinances prior to final approval by the Common Council.

To keep the Plan Commission updated about the status of the rewrite, staff provides monthly status reports. Periodically, the consultant will attend Plan Commission meetings to gather information and to present the draft ordinance in smaller sections to allow for a thorough analysis of the rewritten ordinances.

July-August 2019 Summary Status of Ordinance Rewrite Activities:

- Staff and Plan Commission completed the review of the DRAFT Module 1 of the Zoning Code.
- Staff is near completion of the review of the DRAFT Module 2 of the Zoning Code. The Module will be presented to Plan Commission in either September or October in order to coordinate having the consultant in De Pere for the presentation.
- A revised time schedule for the rewrite and review process was created.
- An updated DRAFT Zoning Map was created by the consultant, based on staff and consultant discussions about mixed uses, and for two-family uses in urban and suburban areas.
- An updated DRAFT Zoning Map was created with the two proposed R-2 zoning districts.
- Staff and the consultant discussed building materials in the Industrial zoning districts.

Upcoming August-September 2019 Activities:

- Staff review of the DRAFT of Module 3 of the Zoning Code is expected to begin in August.
- Staff has a telephone conference planned this week with the consultant to review the project.

Project Time Schedule:

- The Plan Commission review of Modules 2 and 3 is anticipated over the next 3 months.
- Public review of the Code and Map is expected during the fall of 2019.
- Editing and Plan Commission review is expected to occur during the late fall of 2019 with public final revisions, public hearing, and Common Council review occurring during the first half of 2020.
- Please note that review times and the need for revisions could speed up or slow down the proposed timeline.

If the Plan Commission has questions of staff or the consultant, staff will gladly retrieve additional information from the consultant.

Staff Recommendation

Receive the memo and place on file.

[illegible]