



Plan Commission

335 South Broadway

Regular Meeting

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

Agenda

Monday, July 28, 2014	7:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a Regular Meeting of the **Plan Commission** of the City of De Pere will be held on **July 28, 2014** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call.
2. Approval of the minutes of the May 29, 2014 Plan Commission meeting.
3. Review the Site Plan for Saint Norbert College Mel Nicks Field. Agent: Performa.
4. Review the Conditional Use Application for student housing at the existing apartments at 420 and 450 College Avenue. Applicant: Saint Norbert College. *
5. Review the intergovernmental agreements between the City of De Pere and the Village of Allouez for a portion of Lebrun Road for construction and then detachment / annexation.*
6. Review the detachment and annexation ordinances for a portion of Lebrun Road between the City of De Pere and the Village of Allouez.*
7. Review request for sign variance for 4 directional signs to be placed within the 15' setback for Belmark. Agent: Jones Sign.
8. Review the initial design concepts for Nicolet Square.
9. Review the Street Name Change Request for Fox Point Court to Fox Point Circle. Applicant: City of De Pere.*
10. Review the CSM Application for a single lot on Fox Point Circle. Agent REL.*
11. Review the extra territorial CSM Application for a single lot and out lot in the Town of Ledgeview. Agent: McMahon.*

Adjournment

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

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, Monday July 28th, 2014 so that arrangements can be made.

AGENDA SENT TO:
Plan Commission Members
Alderspersons
News Media
Performa Inc.

St. Norbert College
Village of Allouez
Jones Sign Co.
Robert E. Lee & Associates
McMahon
Masters Properties of De Pere LLC
VHC Inc
St. Norbert College
CKroll Properties LLC
De Pere Christian Outreach Corp
Linzmeyer Family LP
Van's Heating
Joseph B Van Denack
Carol Jean Jacobe
Laura L Quigley & Scott A Van Ryzin
Curtis & Mary Moore
Wisconsin Central LTD
Investors Community Bank
Nicolet Highlands LLC

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Approval of the minutes of the May 29, 2014 Plan Commission meeting.

ATTACHMENTS:

- PC_Minutes_May2014_draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Thursday, May 29, 2014

5:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 5:00 PM by Mayor Michael J. Walsh

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

Also present: City Planning Director Ken Pabich.

1. Approval of the minutes of the April 28, 2014 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Aldersperson
SECONDER:	Elizabeth Runge, Commissioner
AYES:	James Boyd, Elizabeth Runge, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Larry Lueck

2. Review the extra-territorial CSM for a single lot in the Town of Ledgeview. Applicant: Mau and Associates. *
Ken Pabich reviewed the application for CSM review and staff recommendations. Upon vote, motion carried unanimously to approve the application and forward to City Council for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	James Boyd, Elizabeth Runge, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Larry Lueck

3. Review amendment to Chapter 15 De Pere Municipal Code regarding Shoreland-Wetland Zoning.*
Ken Pabich reviewed the draft to amend the City's Municipal Code regarding shoreland zoning regulations over annexed areas. Upon vote, motion carried unanimously to forward to the City Council for approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	James Boyd, Aldersperson
AYES:	James Boyd, Elizabeth Runge, Steve Taylor, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Jim Kalny, Larry Lueck

Adjournment

Mayor Walsh motioned, seconded by James Boyd, to adjourn the meeting at 5:15 pm.

Respectfully submitted,
Carey Danen

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

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Site Plan for Saint Norbert College Mel Nicks Field.
Agent: Performa.

ATTACHMENTS:

- PC_Staff_SP_Mel Nicks Field (PDF)
- SNC_SitePlan (PDF)

Item #3: Review the Site Plan for St. Norbert College at 1300 Lost Dauphin Road/ Mel Nicks Field Improvements. Applicant: Performa Inc.

Overview

St. Norbert College is proposing improvements to be made to Mel Nicks Field located at 1300 Lost Dauphin Road. The proposed buildings in the plan include four (4) dugouts (two located on each field), a press box with restrooms located on the first floor, and a press box with a concessions stand located on the first floor. Dugouts located along the baseball diamond are proposed 14' x 50' structures. Dugouts along the softball diamond are proposed 10' x 50' structures. Each press box is proposed 12'8" x 30' structure. A brick/masonry gate and wall is proposed to be constructed at the entrance, containing two brick/masonry pillars and walls on each side.

The basic site statistics for the project are:

Parcel Area: 439,131 Sq. Ft.

Site % Covered: See sheet C3.0 59,639 SF + baseball synthetic 37,658 SF + softball synthetic 15,345 SF + dugouts, cages, building at 17,350 SF = 129,992/439,131 = 29.6%

Site % Open: = 70.4%

Site Floor Area Ratio

The parcel is zoned R-1

Public Works

Sanitary Sewer

1. An 8" PVC sanitary sewer and new manhole constructed over the existing sanitary line is shown on the plan. Specify ASTM D3034, PSM SDR-35 PVC for all pipe constructed in the City right of way.
2. Provide shop drawings for the manhole for review and approval by the City. Specify a Type 1 Frame and Cover: Neenah Foundry No. R1500.
3. Specify all work within the right of way will conform to City of De Pere Department of Public works 2014 Standard Specifications. Note on the plan that "All Connections to the City Sanitary Sewer are to be completed under the observation of City personnel."
4. Connection to the sanitary sewer will require a street excavation permit, a lane closure permit, and a traffic control plan. This can be done concurrent with building permit.
5. Two sanitary sewer lines are shown on Lost Dauphin Road. Label the westerly pipe from Nicolet Pl. to the north as abandoned.

Water Main

1. The plan shows a 12"x12"x4" tee with tapping saddle and tapping valve to connect to the City 12" PVC water main.
2. The 4" water main pipe is specified as C900 PVC. City of De Pere Department of Public Works 2014 Standard Specifications require fitting to be pressure class 235, thickness Class DR18. Construct per City of De Pere Construction Specifications.
3. The City of De Pere will not perform the tap to the existing water main as the plan states. A licensed contractor will be required to perform this work. Note that on the plan that, "All taps to the City water main are to be completed under the observation of City personnel."
4. The connection to the water main will require a street excavation permit. This can be done concurrent with building permit.
5. Show any additional water service connections to the property on the plan
6. Abandon any unused water main connections to the property at the main and under the observation of the City.
7. The City owned hydrant at Nicolet Place will conflict with the driveway and needs to be relocated. A licensed contractor will be required to perform this work under the observation of the City.

Storm Water Management

1. A Storm Water Management & Erosion Control Plan is provided
 - a. Revise section 2.2.1 to state "TR-55 channel form where flow is in a defined channel.
 - b. Revise the statement on runoff rates in Section 2.3 to be consistent with what is stated in Section 1.2 and in Section 1.4
 - c. Show the curb cut discussed in Section 2.4 on the plan
 - d. Address the following comments for the WinSLAMM modeling.
2. Are the drainage basins the same as those shown on drawing H2? If so, there should be paved surfaces added in Basins LU#2 and LU#3
3. All roofs and paved surfaces are shown as disconnected. That does not appear correct. There are several roofs and paved areas that appear to drain directly to an inlet.
4. The drainage swale reduction factors do not seem reasonable. A couple thoughts on this. The site should be run with no controls. Then, the grass swales should be inserted as a separate junction between the drainage basin and the outlet. The swale widths appear exceptionally large. I don't believe this is the correct way to model the swale. The actual surface area over which water will be flowing will not be this large.
5. The site is modeled as normal sand and normal silt. This seems optimistic.
 - a. When reviewing the soil boring report, there appears to be a layer of fill with clay below. In reviewing the boring locations, approximately half the site is lean clay and half is clayey sand. In addition, the soils map shows the soils as Type C and D.
 - b. The site will likely be compacted to some degree. I think the normal designation should be changed.
6. The dynamic infiltration rate is assumed to be 0.13in/hr. This appears high considering approximately half of the area is lean clay.
 - a. A maintenance agreement for the storm water management pond will be provided by the City. Provide to city for recording prior to occupancy
7. The table in Section 2.3.2 specifies the pre-settlement flows versus post-developed flows. The peak post development discharge rate does not exceed the peak pre-developed discharge rate for the two-year, ten-year, and 100-year design storms and the peak discharge to the City storm sewer system in any event does not exceed 6 cubic feet per second as requested by the City.

Traffic/Vehicle Access:

1. A 48" tree is shown on the plan. The driveway should be lined up with Nicolet Place. The tree may be in conflict.
2. A lighting plan was not provided for the site.
3. Revise the driveway width. Limit width to 25' feet at the property line and a 45' maximum opening at the curb line.
4. Remove the curb and gutter shown in driveway between the back of sidewalk and street. Construct the entrance per Drawing C-1 of the City of De Pere Department of Public works 2014 Standard Specifications.
5. Remove the existing curb opening for the driveway on Lost Dauphin Road by constructing a 24" curb and gutter sections constructed to the nearest pavement joint and tied to the adjacent pavement.
6. Complete the new curb cut to comply with the City curb cut permit requirements.
7. Section 22-15 (a) of the municipal code requires that the location of the driveway on this street must first be approved by the Board of Public Works before a curb cut permit can be issued. Provide a revised plan and curb cut permit for submission to the Board for approval prior to constructing the curb opening.

Forestry & Parks

Required Actions:

1. Contractor shall verify the location of all the private utilities prior to the start of work
2. All plants shall be reviewed and approved by the project landscape architect prior to installation.
3. All landscape beds shall contain a 8" depth of 2"-8" landscape stone mulch contained by landscape edging.
4. Landscape edging shall be aluminum "Curv-Rite" edging.
5. All trees in turf areas shall have a 5' diameter circle of 4" depth shredded hardwood bark mulch.
6. All general landscape areas shall have a minimum 6" compacted depth of topsoil.
7. All landscaping shall be in accordance with the city zoning ordinance.

Fire

Required Actions:

1. none

Planning & Building Inspection

Required Actions:

1. The Planning committee requests colors of building materials and proposed fencing
2. No lighting plan is mentioned. If lighting is to be implemented, future planning committee approval will be required
3. Existing signage is to be utilized. If new signage is to be added, a permit will be required.
4. Parking requirements for athletic fields, soccer fields, and basketball courts: twenty (20) parking spaces for each ball diamond or athletic field. This would require 40 spaces total, however only one diamond will be used at a time. 20 parking spaces are proposed to be provided.
5. Building Materials are in compliance with City of De Pere

General

1. One street excavation permit should be obtained for all utility connections.
2. The excavation permit details the limits of pavement replacement and restoration requirements. Note on the plans that the contract will verify the concrete pavement restoration limits with the City Engineering Department prior to saw cutting for the pavement removal.
3. The fence and associated masonry posts appear to be within the typical 12' utility easement. The footings for the masonry could conflict with existing or future utility installations.
4. Show and label the right of way and property lines on the plan.
5. Show parcel I.D. and property address on the plans.
6. No natural gas line is shown on the plan.

Recommendation:

Staff recommends approval of the project with the items identified above being addressed.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 260.00
		Receipt #: _____
		Date: July 21, 2014

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) Performa Inc	Authorized Representative Mark Robbins	Title Architect/Project Manager	
Mailing Address 124 N Broadway	City De Pere	State WI	ZIP Code 54115
Email Address markr@performainc.com	Phone Number (incl. area code) 920.360.1182	Fax Number (incl. area code) na	

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

Name (Ind. Org. or Entity) St. Norbert College	Contact Person John Barnes	Title Director of Facilities	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address john.barnes@snc.edu	Phone Number (incl. area code) 920.403.3053	Fax Number (incl. area code) na	

SECTION 3: Project or Site Location

Project Address/Description 1308 Lost Dauphin Road/Mel Nicks Field Improvements	Parcel No.
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SECTION 4: Project Information

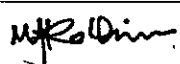
Existing Zoning:	R-1 Residential		
Present Use of Parcel:	Athletic Fields		
Proposed Use of Parcel:	Athletic Fields		
Estimated Start Date:	August 4, 2014	Estimated Completion Date:	November 18, 2014

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

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) Mark Robbins	Title Architect/Project Manager	Phone Number 920.360.1182
Signature of Applicant 		Date Signed 7-11-2014

TO BE COMPLETED BY CITY STAFF

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

1300 LOST DAUPHIN ROAD
DE PERE, WISCONSIN 54115



45,000 Tons

MARK ROBERTS
GRAN NCTED,
GRAN BINE
nals. Pinned
nally nobile

22

RETLER CORPORATION
Box 2799
3507 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
715.541.2633

CML

ARCHITECTURAL SITE

1991: 1991-1992, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362, 2362-23

ELECTRICAL

[illegible][illegible]

LOCATION MAP

SUBJECT:

SYNOPSIS:

DETAILS:

REFERENCE:

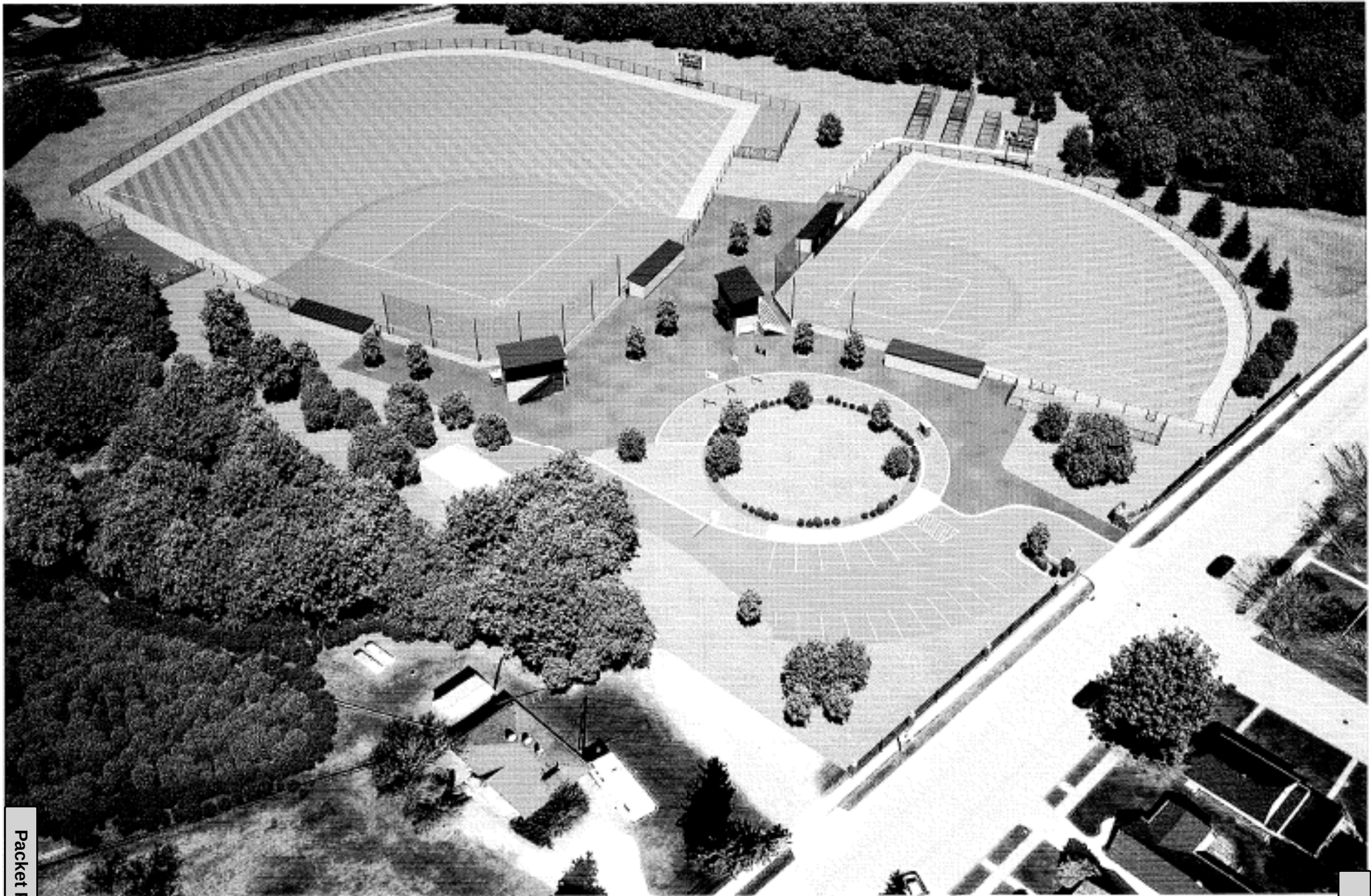
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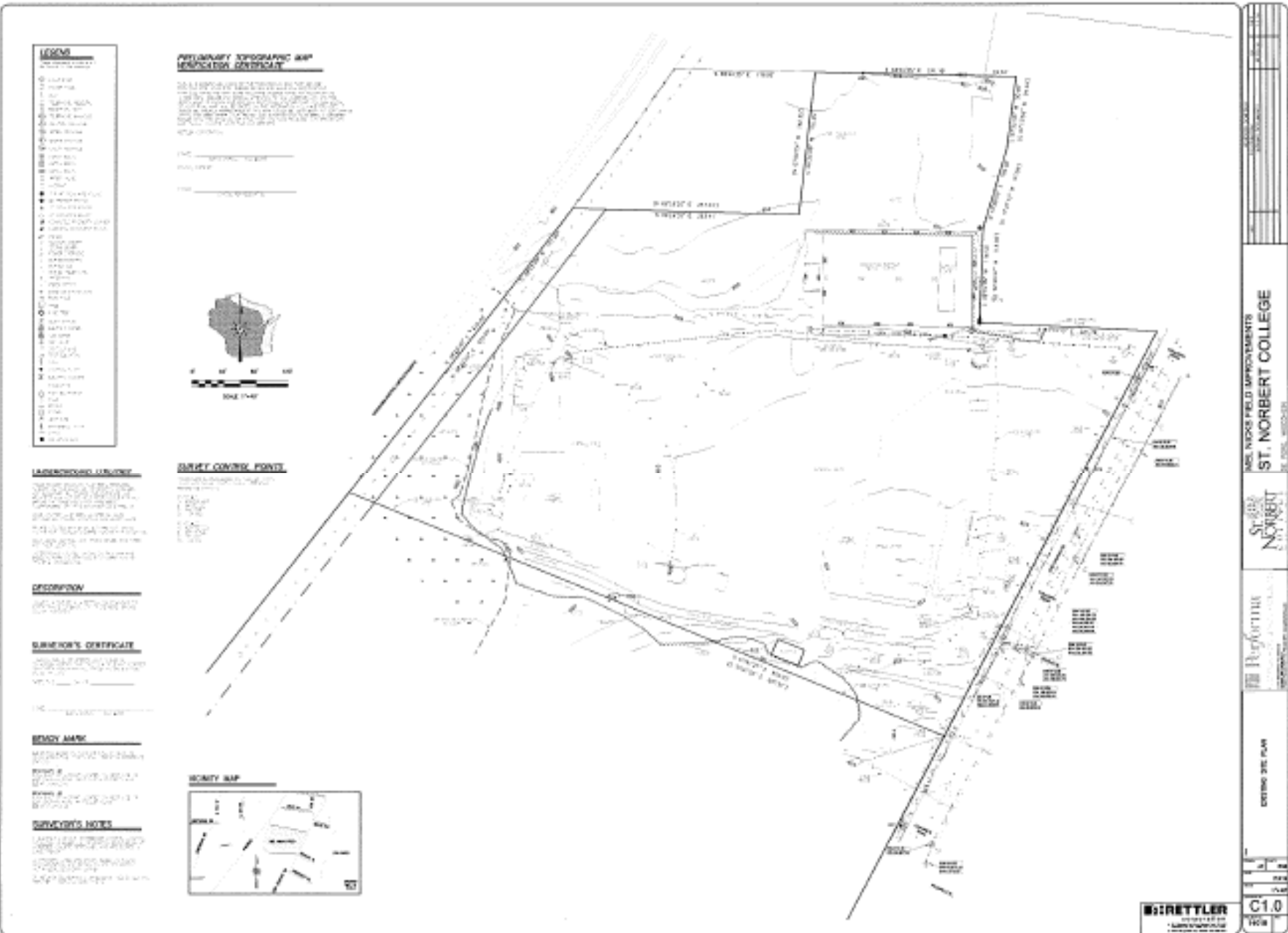
ST. NORBERT COLLEGE
MEL NICKS FIELD IMPROVEMENTS
ST. NORBERT COLLEGE
ST. NORBERT, WISCONSIN

Performance

1275-0077

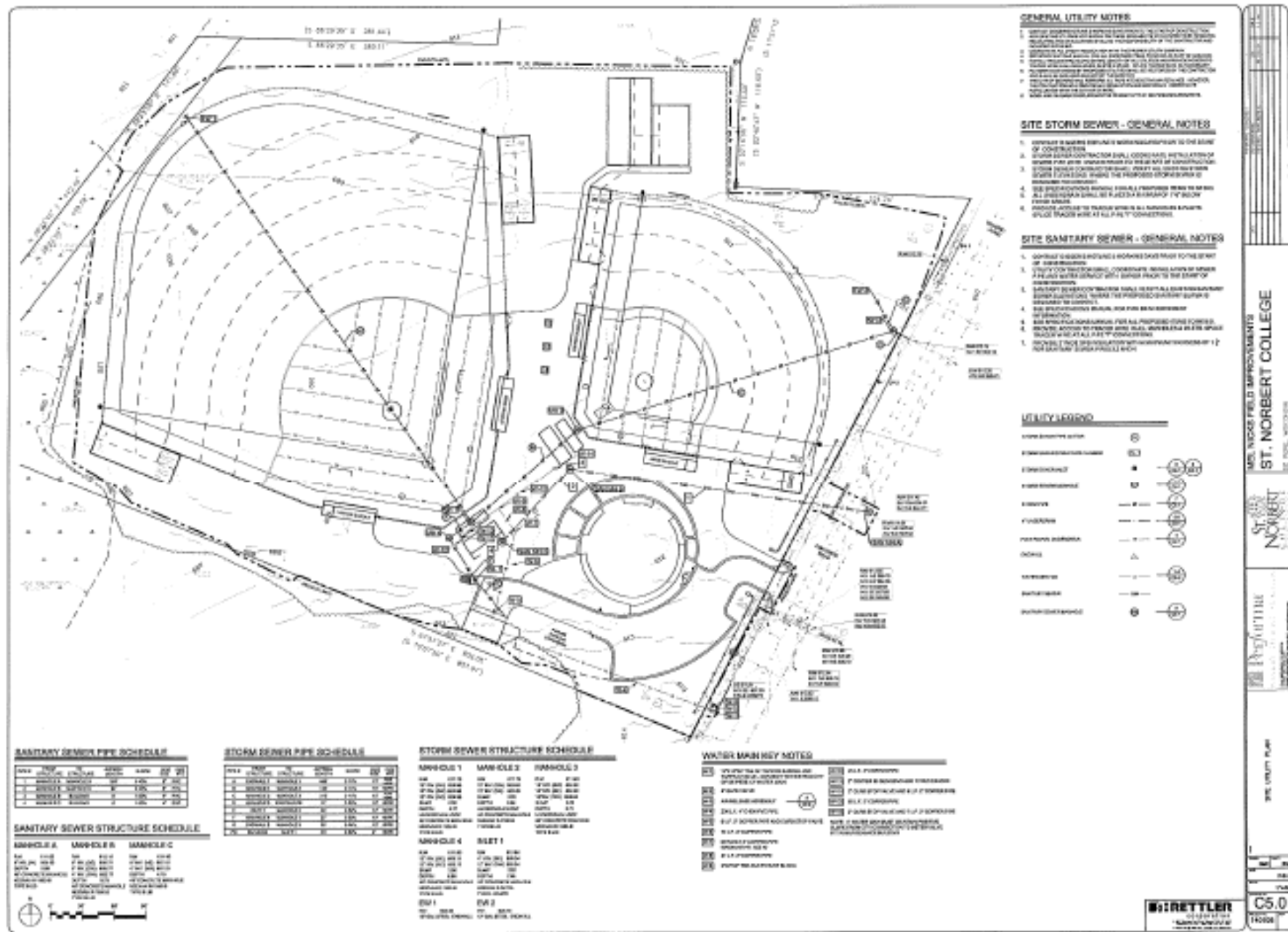
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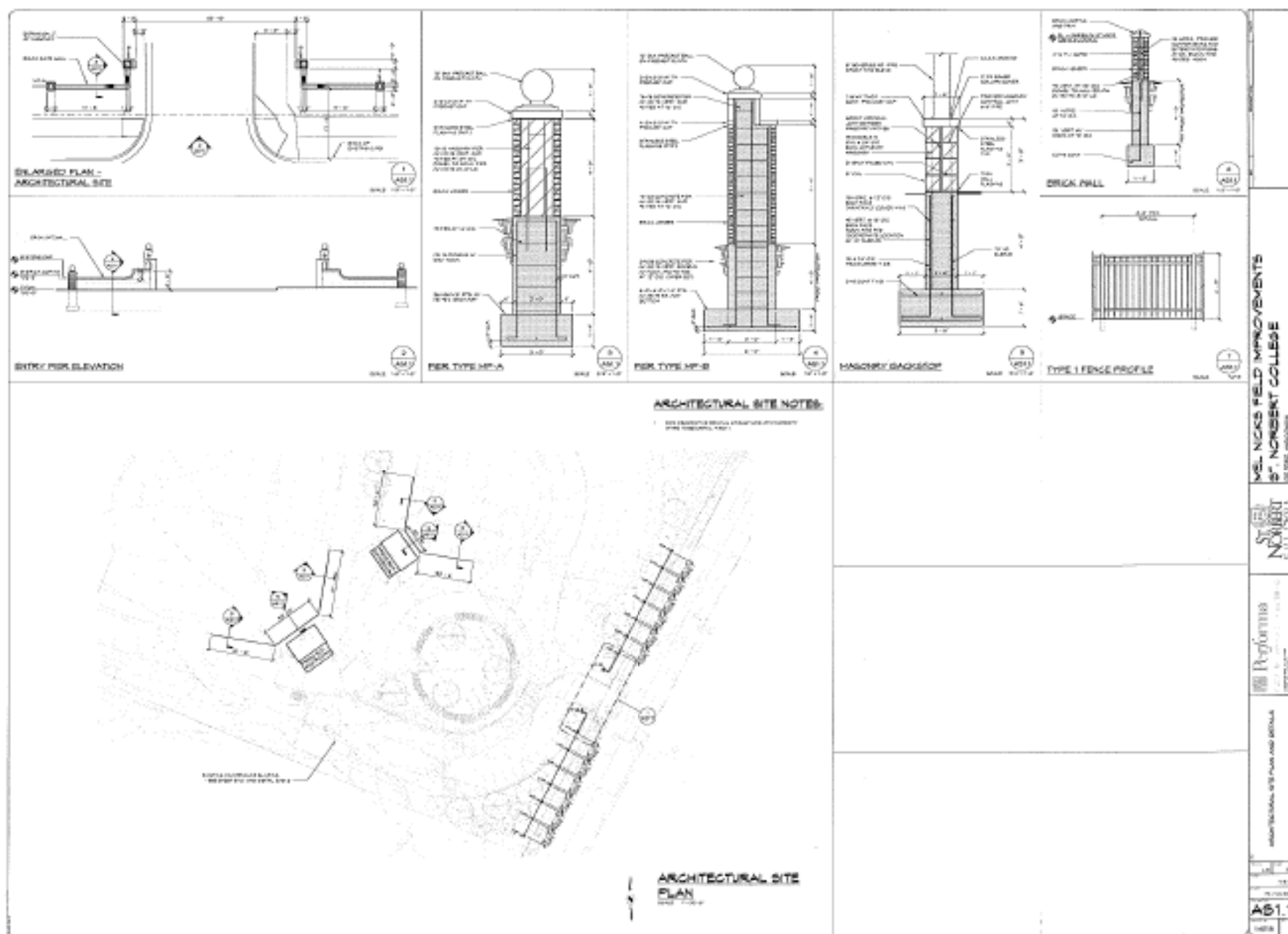


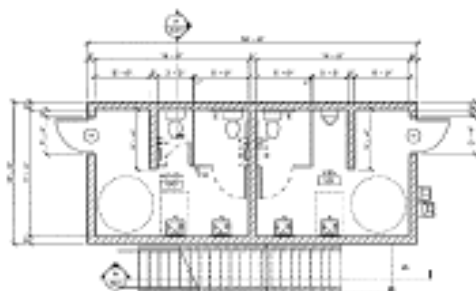












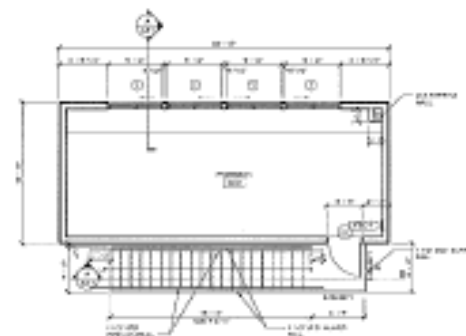
FLOOR PLAN SYMBOLS:

- ① - ROOM NO. SYMBOL - RESTROOM 101
- ② - ROOM NO. SYMBOL - RESTROOM 102

FLOOR PLAN NOTES:

1. ALL ROOMS SHALL BE 10' x 10' MIN. UNLESS OTHERWISE NOTED.
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7. ALL ROOMS SHALL BE 10' x 10' MIN. UNLESS OTHERWISE NOTED.
8. ALL ROOMS SHALL BE 10' x 10' MIN. UNLESS OTHERWISE NOTED.

**PRESSBOX /
RESTROOM FIRST
FLOOR PLAN**
DATE: 10/1/12



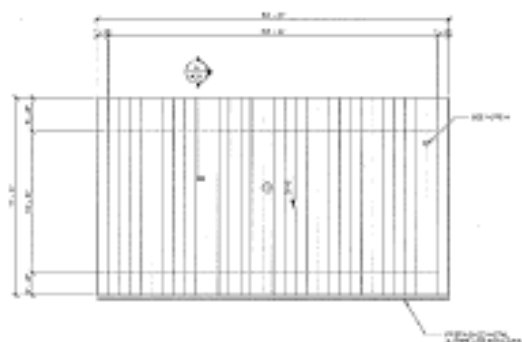
**PRESSBOX /
RESTROOM SECOND
FLOOR PLAN**
DATE: 10/1/12

ROOF PLAN NOTES:

1. THE ROOF SHALL BE A FLAT ROOF WITH A MINIMUM SLOPE OF 1/4" PER FOOT.

ROOF SYSTEMS:

- ① - ROOF SYSTEM SHALL BE AS FOLLOWS:
- 2. 2" POLYSTYRENE INSULATION
- 3. 1" GEL COAT FIBERGLASS
- 4. 1" GEL COAT FIBERGLASS
- 5. 1" GEL COAT FIBERGLASS
- 6. 1" GEL COAT FIBERGLASS
- 7. 1" GEL COAT FIBERGLASS
- 8. 1" GEL COAT FIBERGLASS



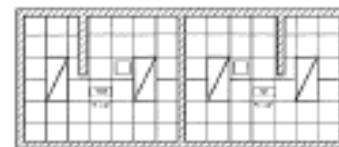
**PRESSBOX /
RESTROOM ROOF
PLAN**
DATE: 10/1/12

REFLECTED CEILING PLAN NOTES:

1. REFLECTED CEILING SHALL BE AS FOLLOWS:

REFLECTED CEILING SYMBOLS:

- ① - REFLECTED CEILING SHALL BE AS FOLLOWS:
- 2. REFLECTED CEILING SHALL BE AS FOLLOWS:
- 3. REFLECTED CEILING SHALL BE AS FOLLOWS:
- 4. REFLECTED CEILING SHALL BE AS FOLLOWS:
- 5. REFLECTED CEILING SHALL BE AS FOLLOWS:
- 6. REFLECTED CEILING SHALL BE AS FOLLOWS:
- 7. REFLECTED CEILING SHALL BE AS FOLLOWS:
- 8. REFLECTED CEILING SHALL BE AS FOLLOWS:



FIRST FLOOR
DATE: 10/1/12



**PRESS BOX /
RESTROOM
REFLECTED CEILING
PLAN - SECOND
FLOOR**
DATE: 10/1/12

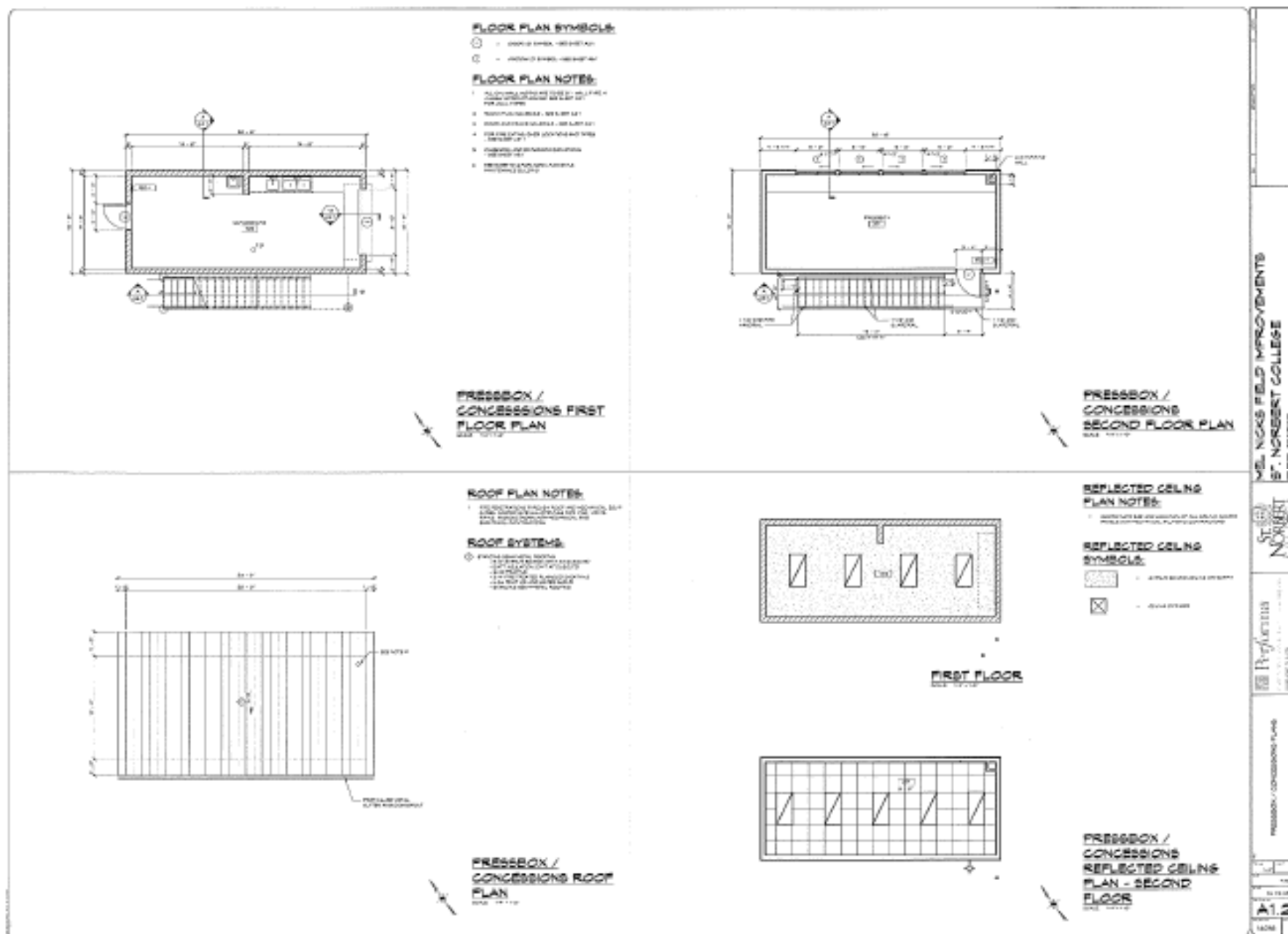
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ST. NORBERT COLLEGE
ST. NORBERT, WISCONSIN

ST. NORBERT
COLLEGE

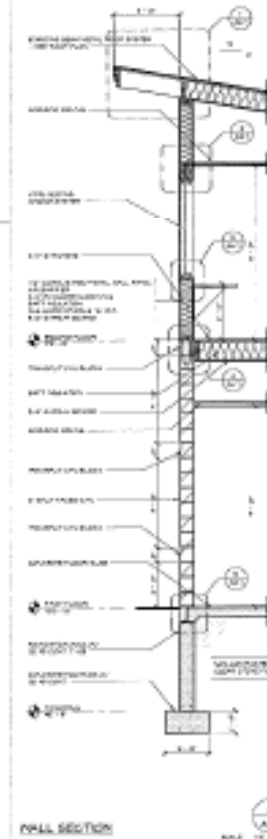
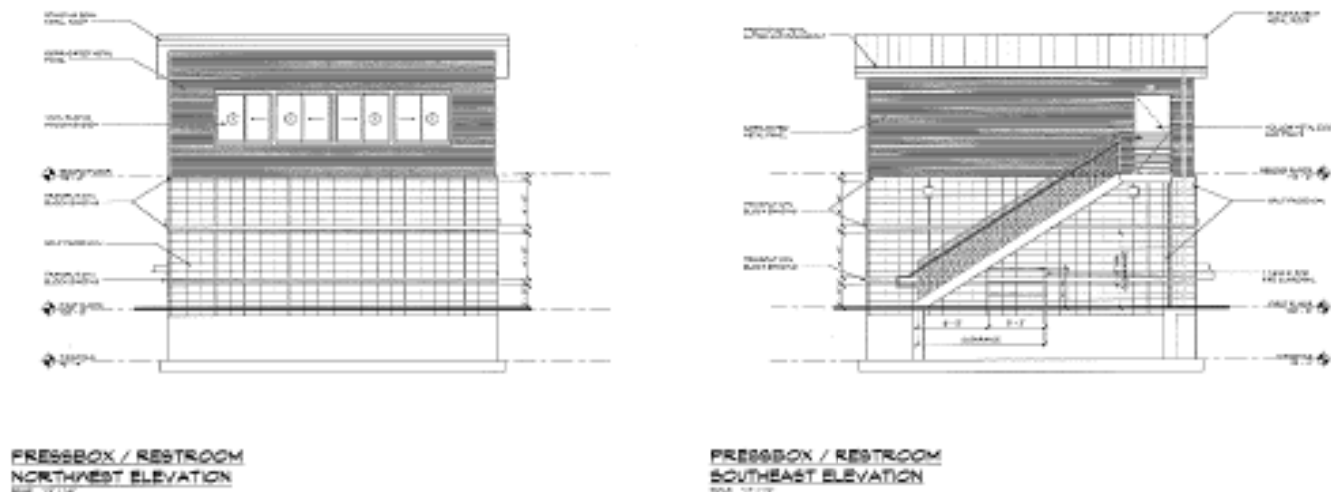
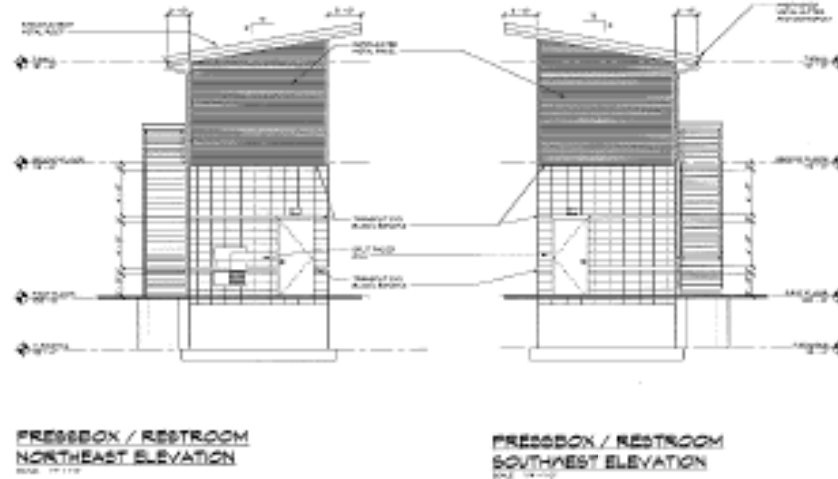
ST. NORBERT
COLLEGE

PRESSBOX / RESTROOM PLANS
DATE: 10/1/12

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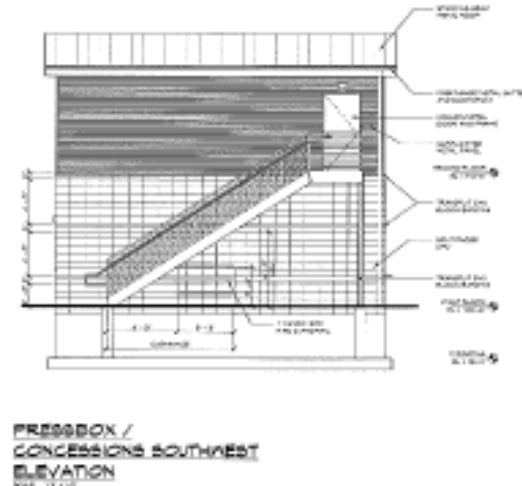
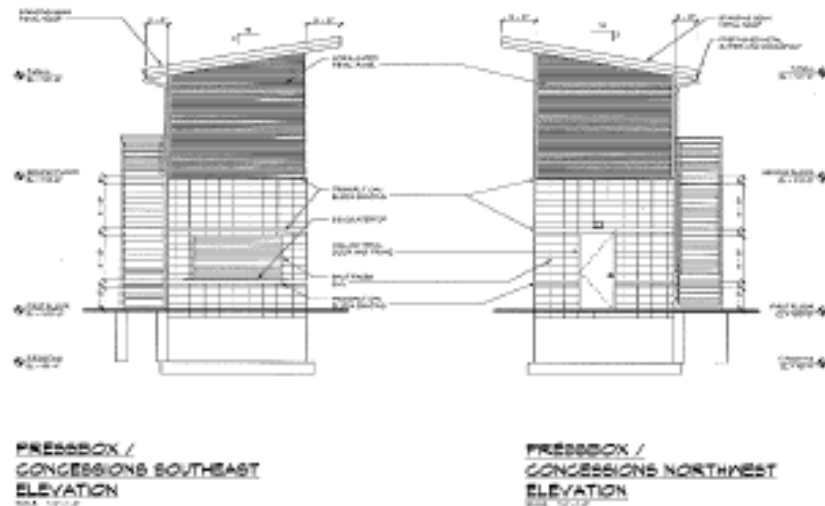
MEL NICKS FIELD IMPROVEMENTS
ST. NORBERT COLLEGE

ST. NORBERT COLLEGE

Architectural
Firm

Architectural
Firm

AB.1



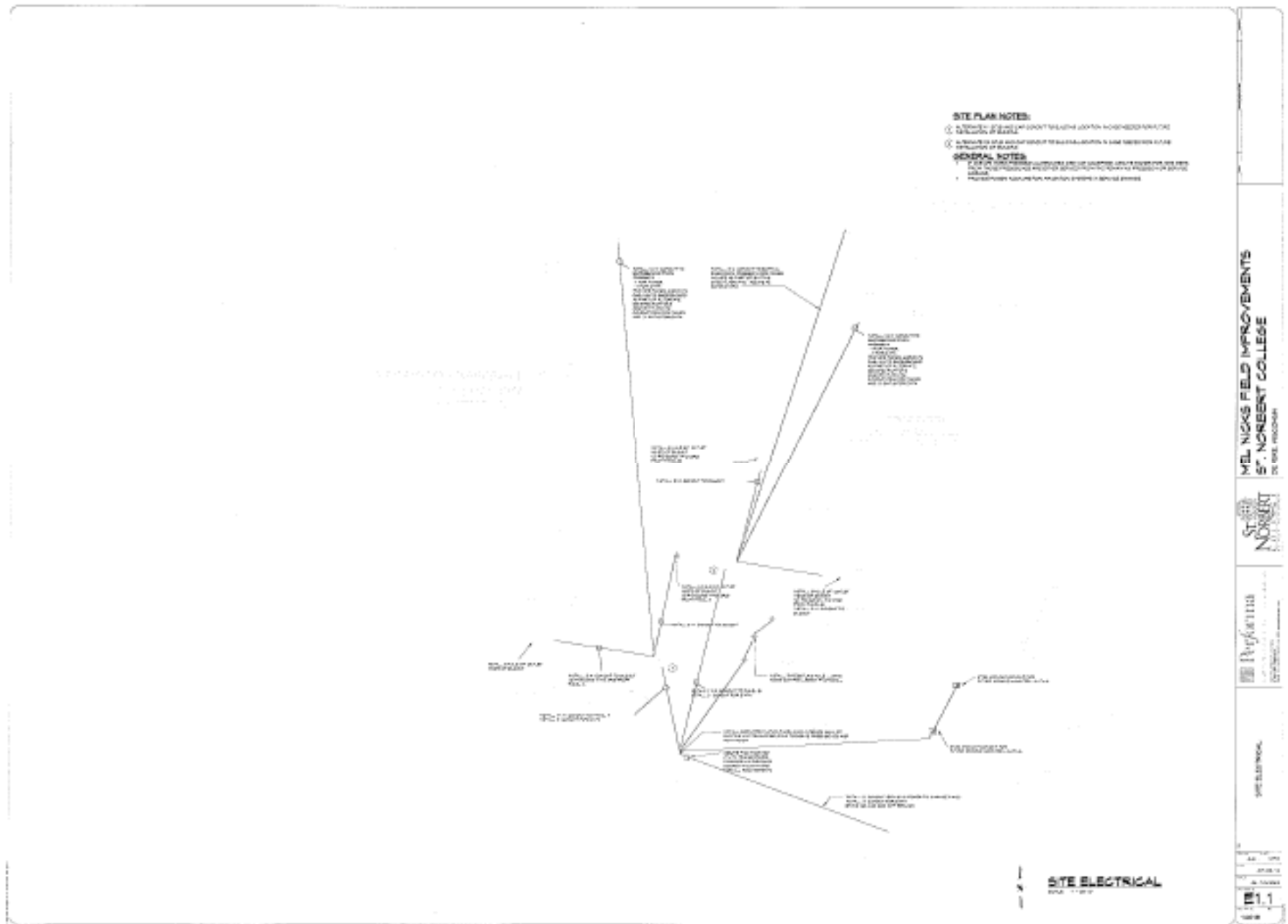
MEL NICKS FIELD IMPROVEMENTS
ST. NORBERT COLLEGE
ST. NORBERT, WISCONSIN

ST. NORBERT
COLLEGE

St. Norbert
College

ST. NORBERT COLLEGE
2000 W. WISCONSIN ST.
ST. NORBERT, WI 54783

AS 3
1408



Attachment: SNC_SitePlan (2445 : Mel Nick)

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

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Conditional Use Application for student housing at the existing apartments at 420 and 450 College Avenue. Applicant: Saint Norbert College. *

ATTACHMENTS:

- PC_Staff_CU_SNC (PDF)
- SNC_Conditional (PDF)

Item #4: Review the Conditional Use Application for student housing at the existing apartments at 420 and 450 College Avenue. Applicant: Saint Norbert College.

A Conditional Use Application was submitted by Saint Norbert College for student housing to be located at 420 and 450 College Avenue which were used as public apartments. The conditional use is requesting the existing 420 and 450 College Ave. apartments to be used as student housing. The property is zoned R-3 (General Residence District) with a PDD overlay. The table below summarizes some of the impacts related to the conditional use request.

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	X		
Will the proposed building be architecturally compatible with those in the surrounding area?			X
Will the condition create a:			
1. Noise problem		X	
2. Traffic problem		X	
3. Parking problem		X	
4. Highway Access problem			X
5. Garbage disposal problem		X	
6. Policy and Fire protection problem		X	
7. Be hazardous to children		X	
8. Lighting problem		X	
9. Sewage disposal problem		X	
10. Water supply problem		X	
11. Runoff or drainage problems		X	
12. Windblown articles		X	
13. Water pollution		X	
14. Air pollution		X	
15. Wind erosion		X	
Would the new use of the property have an adverse effect on population densities?		X	
Would the property insurance rates increase for adjoining owners?		X	
Would the granting of the conditional use be detrimental to the environment?		X	
Would the proposed use add or create a floodplain problem?		X	
Would prime agricultural land be destroyed if approved?		X	
Will this use have an adverse effect on a school district?		X	
Will this change decrease adjacent property values?		X	
Will the use add to the economic growth of the labor and industry of Brown County?		X	
Is the conditional use primarily for a speculative income return?		X	

Recommendation:

Staff recommends approval of the conditional use with the following recommendations:

1. The conditional use shall be forwarded to City Council for action.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	Fee: \$ 260.00
		Receipt #:
		Date: May 14, 2014

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) Saint Norbert College	Authorized Representative Eileen Jahnke	Title VP for Business and Finance	
Mailing Address 100 Grant St	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-403-3250	Fax Number (incl. area code) 920-403-4096	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 420 College Ave	Parcel No. WD-657
--	----------------------

SECTION 4: Proposed Conditional Use

Existing Zoning:	R-3 W/ PDD General Residence 3 with PDD Overlay
Present Use of Parcel:	Apartments
Proposed Use of Parcel:	Student Apartments
Present Use of Adjacent Properties:	West: PDD, Apartments. North: R-3 PDD. East: R-3 SNC. South: R-2, Student Parking.

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) Eileen Jahnke	Title VP for Business and Finance	Phone Number 920-403-3250
Signature of Applicant <i>Eileen Jahnke</i>		Date Signed May 16, 2014

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):	
--	--

Attachment: SNC_Conditional (2446 : SNC Conditional)

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

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the intergovernmental agreements between the City of De Pere and the Village of Allouez for a portion of Lebrun Road for construction and then detachment / annexation.*

ATTACHMENTS:

- PC_Staff_Agreements_Lebrun Rd (PDF)
- Allouez DePere LeBrun Improvements Agreement (PDF)
- Allouez DePere LeBrunAgreement Detach Annex (PDF)

Item #5: Review the intergovernmental agreements between the City of De Pere and the Village of Allouez for a portion of Lebrun Road for construction and then detachment / annexation.

City staff has worked with the village of Allouez over the past year to come to a consensus on how to work together on East Lebrun Street. East LeBrun Street is east of East River Drive. The existing street is in very poor condition and there is no pedestrian access to the park or trail system. The City boundary currently ends down the middle of the street. The City of De Pere only has a very limited need for the street (i.e., City properties are served by other City Streets).

To meet the needs of both communities, it was determined the best way to proceed with the street is as follows:

1. East LeBrun Street would be reconstructed.
2. A trail connection would be added as part of the project.
3. Both the City and the Village would share in the costs of the project 50/50.
4. The City would then detach its portion of East Lebrun Street right of way.
5. The Village would annex the detached portion of the City's right of way.
6. In the future, the Village would control and maintain East LeBrun Street and the trail since it would be in the Village corporate boundary.
7. The City reserves the right to provide street access to the undeveloped parcels on East LeBrun Street.

The agreements and ordinances attached provide the framework for what is described above:

1. Intergovernmental Cooperation Agreement between the City of De Pere and Village of Allouez: This document outlines the items on which the two communities are working together.
2. Detachment / Annexation Agreement: This document outlines the process by which the City will detach the East LeBrun Street right of way and the Village will then annex this piece.
3. The two ordinances (See Item #6) will be passed by the respective communities to complete the detachment and annexation.

Recommendation:

Staff recommends approval of the two agreements and proposed ordinances, and that they be forwarded to City Council for consideration.

**INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE
CITY OF DE PERE AND VILLAGE OF ALLOUEZ
(LEBRUN STREET RECONSTRUCTION AND TRAIL)**

THIS AGREEMENT, made and entered into this ____ day of _____, 2014, by and between the City of De Pere, a Wisconsin municipal corporation, (“De Pere”), and the Village of Allouez, a Wisconsin municipal corporation (“Allouez”), both located in Brown County, Wisconsin.

WITNESSETH

WHEREAS, LeBrun Street is a border street under the joint jurisdiction of the City of De Pere and the Village of Allouez from McCastlen Street to East River Drive; and

WHEREAS, De Pere and Allouez intend to undertake joint improvements of the portion of LeBrun Street east of East River Drive and share the costs thereof as described herein; and

WHEREAS, Wis. Stats. §66.0301 sets forth procedures whereby municipalities may provide for intergovernmental cooperation for purposes of furthering the public interests of each community; and

WHEREAS, Wis. Stats. §66.0301(6) provides a specific mechanism whereby two municipalities whose boundaries are immediately adjacent at any point may enter into a written agreement determining all or a portion of the common boundary line between them; and

WHEREAS, De Pere and Allouez each desire that the boundary between them be re-established so that the subject area is detached from De Pere and brought into Allouez and so that the boundary between Allouez and De Pere is well planned, with complimentary development on both sides of the boundary between the communities; and

WHEREAS, both parties desire to enter into this Agreement to further the public interests and objectives of both De Pere and Allouez and to provide for cooperation that is beneficial to citizens in both communities.

TERMS OF AGREEMENT

1. **Reconstruction LeBrun – East River Drive to Wiese Park.** The Village of Allouez and the City of De Pere agree to each pay equal share of the cost to reconstruct east LeBrun Street from East River Drive to Wiese Park based on reconstructing the roadbed, installing curb and gutter as necessary, and including

engineering costs. This work will be engineered by the Village of Allouez and bid. The City of De Pere may provide field engineering survey as part of its share of the cost.

2. **Trail LeBrun – East River Drive to Wiese Park.** The Village of Allouez and the City of De Pere agree to each pay equal share of the cost to construct a public access trail along east LeBrun Street from East River Drive to Weise Park, less any grants obtained for this project. The public trail shall be a 10 foot asphalt trail or concrete trail installed along and/or adjacent to the street. This trail may be installed at a time different from the street reconstruction. This trail will be engineered by the Village of Allouez, and will be maintained by Allouez. The City of De Pere may provide field survey work as a portion of its project cost.
3. **Trail Funding LeBrun – McCastlen to Wiese Park.** The Village of Allouez and the City of De Pere agree to work jointly to apply for funding assistance for construction of a pedestrian trail/walkway from McCastlen Street to Wiese Park.
4. **Village Annexation City Detachment S1/2 E. LeBrun East River Drive to East River.** The Village of Allouez and the City of De Pere agree that the Village of Allouez will annex the south one-half of east LeBrun Street from East River Drive to the East River with detachment from the City of De Pere. The Village of Allouez and the City of De Pere by separate Intergovernmental Agreement will provide for the annexation and detachment as described herein.
5. **City Access to LeBrun-East of East River Drive.** Allouez shall allow such access points to LeBrun Street as are approved by the De Pere Plan Commission in its site plan approval process of future developments of Parcel ED-1128-11, and any subdivision(s) thereof.
6. **Permission for Access or Construction of Improvement.** The City consents to the Village's access to the LeBrun right-of-way east of East River Drive for the purpose of constructing the roadway and public access trail as provided in this Agreement.

IN WITNESS WHEREOF, the parties hereto have entered this Agreement on the ____ day of _____, 2014.

VILLAGE OF ALLOUEZ**CITY OF DE PERE**

By: _____
Steven VandenAvond
Village President

By: _____
Michael J. Walsh, Mayor

By: _____
Debra M. Baenen
Village Clerk

By: _____
Shana Defnet, Clerk-Treasurer

Attachment: Allouez DePere LeBrun Improvements Agreement (2447 : Allouez Agreement)

**INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE
CITY OF DE PERE AND VILLAGE OF ALLOUEZ TO DETERMINE A
PORTION OF THE COMMON BOUNDARY LINE THROUGH DETACHMENT
AND ANNEXATION OF TERRITORY
(LeBrun Street East of East River Drive)**

THIS AGREEMENT, made and entered into this ____ day of _____, 2014, by and between the City of De Pere, a Wisconsin municipal corporation, (“De Pere”), and the Village of Allouez, a Wisconsin municipal corporation (“Allouez”), both located in Brown County, Wisconsin.

WITNESSETH

WHEREAS, De Pere and Allouez share a common boundary, LeBrun Street; and

WHEREAS, that portion of LeBrun Street east of East River Drive is subject to a separate Intergovernmental Cooperation Agreement between the City of DePere and the Village of Allouez for the establishment of a recreational trail and reconstruction of said portion of LeBrun Street and that Intergovernmental Agreement calls for that portion of LeBrun Street located in the City of De Pere to be detached from the City of De Pere and annexed to the Village of Allouez to accomplish the purposes of that Intergovernmental Agreement; and

WHEREAS, Wis. Stats. §66.0301 sets forth procedures whereby municipalities may provide for intergovernmental cooperation for purposes of furthering the public interests of each community; and

WHEREAS, Wis. Stats. §66.0301(6) provides a specific mechanism whereby two municipalities whose boundaries are immediately adjacent at any point may enter into a written agreement determining all or a portion of the common boundary line between them; and

WHEREAS, De Pere and Allouez each desire that the boundary between them be re-established so that the subject area is detached from De Pere and brought into Allouez and so that the boundary between Allouez and De Pere is well planned, and promotes the establishment of a recreational trail on and the reconstruction of a portion of LeBrun Street for the benefit of both communities; and

WHEREAS, both parties desire to enter into this Agreement to further the public interests and objectives of both De Pere and Allouez and to provide for cooperation that is beneficial to citizens in both communities.

NOW THEREFORE, in accordance with the authority granted them under Wisconsin Statutes and for their mutual benefit and in the public interest, the parties agree as follows:

1. Detachment of Subject Area. Effective upon the effective date (October 1, 2014) of the detachment and annexation ordinance requirements under paragraph 3, the boundary between De Pere and Allouez shall be adjusted to detach from City of DePere and attach to Village of Allouez the lands located on LeBrun Street, currently located in Allouez. A map depicting such area to be detached from City of DePere and attached to Village of Allouez is attached hereto as Exhibit A. The legal description of the lands in question is attached hereto as Exhibit B.

2. Public Hearing Required. Prior to the approval of this Agreement, both parties shall have held a public hearing therein, preceded by a Class 1 Notice of such hearing and by mailing, via certified mail, each property owner affected by this Agreement a copy of such Public Notice.

3. Ordinances Required. Upon approval of this Agreement by resolution, City of DePere shall enact such Ordinance for the Detachment of Certain Property as is attached as Exhibit C, detaching the area identified in Exhibits A and B. Village of Allouez shall, upon approval of this Agreement by resolution, such Ordinance for the Annexation of Certain Property as is attached as Exhibit D, annexing such territory from City of DePere as is identified in Exhibits A and B.

4. Agreement to be Published. Both parties shall publish the Agreement in the territory in in the subject area as a Class 1 Notice as required under Wis. Stats. §66.0301(6)(c)2.

5. Referendum May be Required.

- A. If, within 30 days of the publication required under paragraph 4, a petition for referendum conforming to the requirements of Wis. Stats. §8.40, signed by at least 20% of the electors residing in the subject area is filed with each municipal clerk, a referendum on the Agreement shall be held in accordance with Wis. Stats. §66.0301(6)(c)2.
- B. Any referendum required hereunder shall be conducted jointly by the parties and shall otherwise be conducted as an annexation referendum under Wis. Stats. §66.0217.

6. Effective Date of Boundary Change. The boundary change effectuated under this Agreement shall take effect on October 1, 2014. If a referendum is required under paragraph 5 and the Agreement does not pass, this Agreement shall be deemed void *ab initio*.

7. Binding Effect. This Agreement shall bind, and accrue to the benefit of, the parties, as well as their legal successors. This Agreement is for the exclusive benefit of the parties and their successors and assigns, and shall not be deemed to give any legal or equitable right, remedy or claim to any other person or entity.

8. Challenges to Agreement.

- (a) No action to contest the validity of this Agreement may be commenced after 60 days from the date the Agreement becomes effective.
- (b) In the event of a court action by a third party challenging the validity or enforceability of this Agreement or any of its provisions, both parties shall cooperate to vigorously defend the Agreement.
 - (1) If only one Party is named as a party to the action, the other shall seek to intervene and the named Party shall support such intervention.
 - (2) No settlement of such an action shall be permitted without the approval of the governing bodies of both Parties.
 - (3) The workload to defend the Agreement shall be shared equally by the Parties.
- (c) A challenge to the Agreement by one of the parties or failure to vigorously defend the Agreement constitutes a breach of the Agreement.

9. Entire Agreement. This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and all prior discussions, drafts, agreements and writings are specifically superseded by this Agreement. This Agreement represents the mutual intent of the parties and the fact that one or more of its provisions was drafted by one party or the other shall not be construed to the benefit or detriment of either party.

10. Notices. Notices required or permitted hereunder shall be given by 1st class mail to:

If to Allouez:

To: Village Clerk
1900 Libal Street
Green Bay, WI 54301

With copy to:

Village Administrator
1900 Libal Street
Green Bay, WI 54301

If to De Pere:

To: City Clerk-Treasurer
335 South Broadway Street
De Pere, WI 54115

With copy to:

City Administrator
335 South Broadway Street
De Pere, WI 54115

11. Authority. Each party represents that it has the authority to enter into this Agreement and all necessary procedures have been followed to authorize the Agreement. Copies of the Resolutions of the governing bodies of De Pere and Allouez authorizing this Agreement are attached as Exhibits E and F. Each person signing this Agreement represents and warrants that he or she has been duly authorized to do so.

IN WITNESS WHEREOF, the parties hereto have entered this Agreement on the ____ day of _____, 2014.

VILLAGE OF ALLOUEZ

CITY OF DE PERE

By: _____
Steven VandenAvond,
Village President

By: _____
Michael J. Walsh, Mayor

By: _____
Debra M. Baenen,
Village Clerk

By: _____
Shana DefnetClerk-Treasurer

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

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the detachment and annexation ordinances for a portion of Lebrun Road between the City of De Pere and the Village of Allouez.*

ATTACHMENTS:

- PC_Staff_Ordinances_Lebrun Rd (PDF)
- Ordinance DePere Allouez Annex De Pere (PDF)
- Ordinance DePere Allouez Detach (PDF)
- LeBrun Exhibits (PDF)

Item #6: **Review the detachment and annexation ordinances for a portion of Lebrun Road between the City of De Pere and the Village of Allouez.**

Please see summary for agenda item #5.

ORDINANCE NO. _____

ANNEXING TERRITORY TO THE VILLAGE OF ALLOUEZ

THE VILLAGE BOARD OF THE VILLAGE OF ALLOUEZ DO ORDAIN AS
FOLLOWS:

Section 1: Territory Annexed. (Direct Annexation) In accordance with Wis. Stats. §66.030(6) and the Intergovernmental Cooperation Agreement Between the City of De Pere and Village of Allouez to Determine a Portion of the Common Boundary Line through Detachment and Annexation of Territory, entered into on _____, 2014, the following described territory in the City of DePere, Brown County, Wisconsin, is annexed to the Village of Allouez, Wisconsin: See Exhibit A - Map and Exhibit B – Legal Descriptions attached hereto and made part hereof.

Section 2: Effect of Annexation. From and after the date of this ordinance the territory described in Section 1 shall be a part of the Village of Allouez for any and all purposes provided by law and all persons coming to or residing within such territory shall be subject to all ordinances, rules and regulations governing the Village of Allouez.

Section 3: Ward Designation. The territory described in Section 1 of this ordinance is hereby designated ward of the Village of Allouez, subject to the ordinances, rules and regulations of the Village of Allouez governing wards.

Section 4: Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Attachment: Ordinance DePere Allouez Annex De Pere (2448 : Allouez Ordinance)

Section 5: Effective Date. This ordinance shall take effect October 1, 2014.

Adopted by the Village Board of the Village of Allouez, Wisconsin, this ____ day of _____, 2014.

APPROVED:

Steven VandenAvond, Village President

ATTEST:

Debra M. Baenen, Village Clerk

Ayes: _____

Nays: _____

Attachment: Ordinance DePere Allouez Annex De Pere (2448 : Allouez Ordinance)

ORDINANCE NO. _____

DETACHING TERRITORY FROM THE CITY OF DE PERE

THE CITY COUNCIL OF THE CITY OF DE PERE DO ORDAIN AS FOLLOWS:

Section 1: Territory Detached. In accordance with Wis. Stats. §66.0301(6) and the Intergovernmental Cooperation Agreement Between the City of De Pere and Village of Allouez to Determine a Portion of the Common Boundary Line through Detachment and Annexation of Territory, approved on _____, 2014, the following described territory in the City of DePere, Brown County, Wisconsin, is detached from the City of DePere, Brown County, Wisconsin: See Exhibit A – Map and Exhibit B – Legal Description attached hereto and made part hereof.

Section 2: Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 3: Effective Date. This ordinance shall take effect on October 1, 2014.

Adopted by the City Council of the City of DePere, Wisconsin, this _____ day of _____, 2014.

APPROVED:

Michael J. Walsh, Mayor

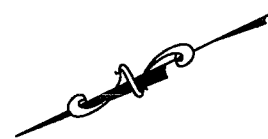
ATTEST:

Shana Defnet, Clerk-Treasurer

Attachment: Ordinance DePere Allouez Detach (2448 : Allouez Ordinance)

Ayes: _____
Nays: _____

6.d



SCALE: 1"=300'

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICE
4664 GOLDEN POND PARK CT.
ROBERT, WI. 53115 PHONE:(920) 662-9641
FAX:(920) 662-9141 INTERNET: WWW.RELEINC.COM

DRAFTED BY: T. HEWITT ON 08/02/12

Packet Pg. 44

EXHIBIT B**ANNEXATION LEGAL DESCRIPTION**

Part of East LeBrun Street located in Private Claim 29, East Side of Fox River, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the Northeast Corner of said Private Claim 29;

thence N64°42'24"W, 24.86 feet along the north line of said Private Claim 29 to the **POINT OF BEGINNING**;

thence continuing N64°42'24"W, 2056.20 feet along said north line also being the centerline of East LeBrun Street to the centerline of East River Drive;

thence S25°17'29"W, 30.00 feet along said centerline to a southerly right of way of East LeBrun Street extended westerly;

thence S64°42'24"E, 950.00 feet along said southerly right of way to an easterly right of way of East LeBrun Street;

thence N25°17'36"E, 5.25 feet along said easterly right of way to a southerly right of way of East LeBrun Street;

thence S64°42'24"E, 1105.87 feet along said southerly right of way to an easterly right of way of East LeBrun Street;

thence N26°02'51"E, 24.75 along said easterly right of way to the Point of Beginning.

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review request for sign variance for 4 directional signs to be placed within the 15' setback for Belmark. Agent: Jones Sign.

ATTACHMENTS:

- PC_Staff_Sign_Variance (PDF)
- Belmark_Variance request (PDF)

Item #7: Review request for sign variance for 4 directional signs to be placed within the 15' setback for Belmark. Agent: Jones Sign.

In the East Industrial Park, Belmark is hoping to update the company signage since the company has multiple buildings. Belmark would like to place a new monument sign plus 4 directional signs (see plan attachments). The monument sign meets all of the code requirements. The directional signs are not clearly addressed in the code and staff is treating them as monument signs. Chapter 98-15(c)(2), requires monument signs to be 15' back from the property line.

The plan shows that Belmark would like to place the 4 directional signs right behind the property line. The property line for Belmark is located 17'-6" behind the back of the curb. If the directional signs were to actually follow our code, they would need to be an additional 15' back or approximately 32 feet off the street. This sign location would be too far back to be seen and in two locations they would be in the parking lot. The directional signs would be 4'5" tall and 2'4" wide internally lit signs located along Commerce Drive and they would not obstruct view of nearby roads. They would comply with other sign requirements.

The intent of the code is to provide uniform business signage and also signage that is safe for the community. These signs are for the purpose of directing traffic into and out of the property for safety and to streamline the flow of traffic on the property. These directional signs help with directing traffic that the company receives during the day and night and also helps with directing employees and visitors to the correct locations.

To allow the signage to continue as planned, Jones Sign is requesting a variance from the 15' setback from the property line requirement. Staff feels that the variance request does clearly show the need for the signage and that the intent of our sign code is also preserved.

Recommendation:

Staff recommends approval of the sign variance request.

JONES SIGN

Your Vision. Accomplished.

Attn: Mayor Michael Walsh & Plan Commission members

Subject Property:

Belmark at 600 Heritage Road De Pere, WI 54115

Sign Variance Request for directional signs for Belmark

Variance request

Jones Sign Co., Inc. is requesting a variance from the 15' setback from the property line requirement by the City of De Pere Sign Ordinance 98-15(c)(2) for the four (4) directional signs to be located along Commerce Drive.

Commerce Drive has an 80' right-of-way and a 45' street width. The property line for Belmark is located 17'-6" behind the back of the curb.

Requesting a setback variance for placement of the four (4) directional signs along Commerce Drive to have an 18 ft. setback from the curb along Commerce Drive

With the required 15 ft. setback from the property line and with the property line already being located 17'-6" behind the curb, the directional signs would have to be placed in the parking lot of Belmark.

This location would cause poor visibility for the signs.

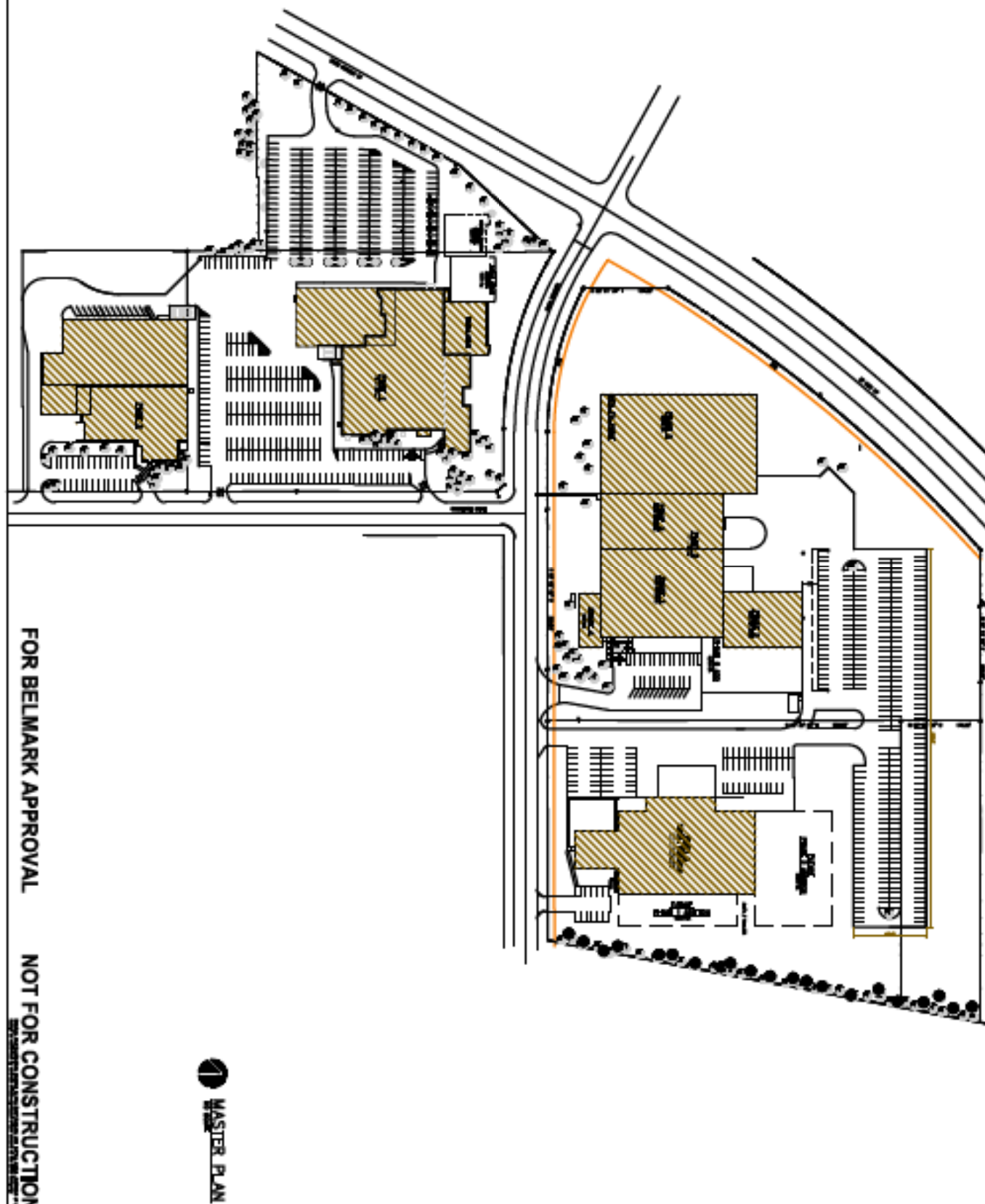
These signs are for the purpose of directing traffic into and out of the property for safety and to streamline the flow of traffic on the property.

These directional signs help with directing trucks/deliveries the company receives during the day and night and also helps with directing employees and visitors to the correct locations.

We are requesting the same setback for all the directional signs to keep a consistent look on the property

We are requesting a reduced setback from the property line in order for better visibility of the signs on the property to facilitate traffic flow and give a more uniform look for the signs along Commerce Drive.

Attachment: Belmark_Variance request (2449 : Sign Variance)



FOR BELMARK APPROVAL NOT FOR CONSTRUCTION

MASTER PLAN

SHEET NO. SD1	DATE DRAWN BY CHECKED BY APPROVED BY	SITE PLAN MASTER PLAN	MASTER PLAN Belmark, Inc. De Pere, WI	BELDT BELDT & ASSOCIATES, INC. 1000 W. WISCONSIN AVE. DE PERE, WI 54241 TEL: 920.241.1234 FAX: 920.241.1235 WWW.BELDT.COM
------------------	---	--------------------------	---	---



Attachment: Belmark_Variance request (2449 : Sign Variance)

6' OPTION
D/F INTERNALLY LIT MONUMENT QTY: 1
 SIGN AREA 34.09 SQ.FT. TOTAL

CONCEPTUAL ONLY - RESIZE BASE CAP AND CHU ON FINAL APPROVED LAYOUT



UPDATED 5/14/14

DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.

DISCLAIMER BY OTHERS

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JONES SIGN
 1711 Seward Road De Pere, WI 54115
 Tel: 920-963-6700 Fax: 920-963-6545
 www.jonesign.com

PROJECT

BELMARK
 600 HERITAGE ROAD
 DE PERE, WI 54115

CUSTOMER APPROVAL

Authorized Signature

X _____

Date: ____/____/____

REVISIONS

1. 5/14/14 RLS REDUCED OPTION PROPOSED

2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

REPRESENTATIVE

KEVIN MORRIS

DRAWN BY

JIM POGO

DATE

9/5/13

SCALE

NTS

SHEET

3 of 4

DRAWING #

21407_7

D/F INTERNALLY LIT MONUMENT



NIGHT VIEW



UPDATED 5/14/14

DRAWING FOR DESIGN INTENT ONLY. NOT FOR PRODUCTION.

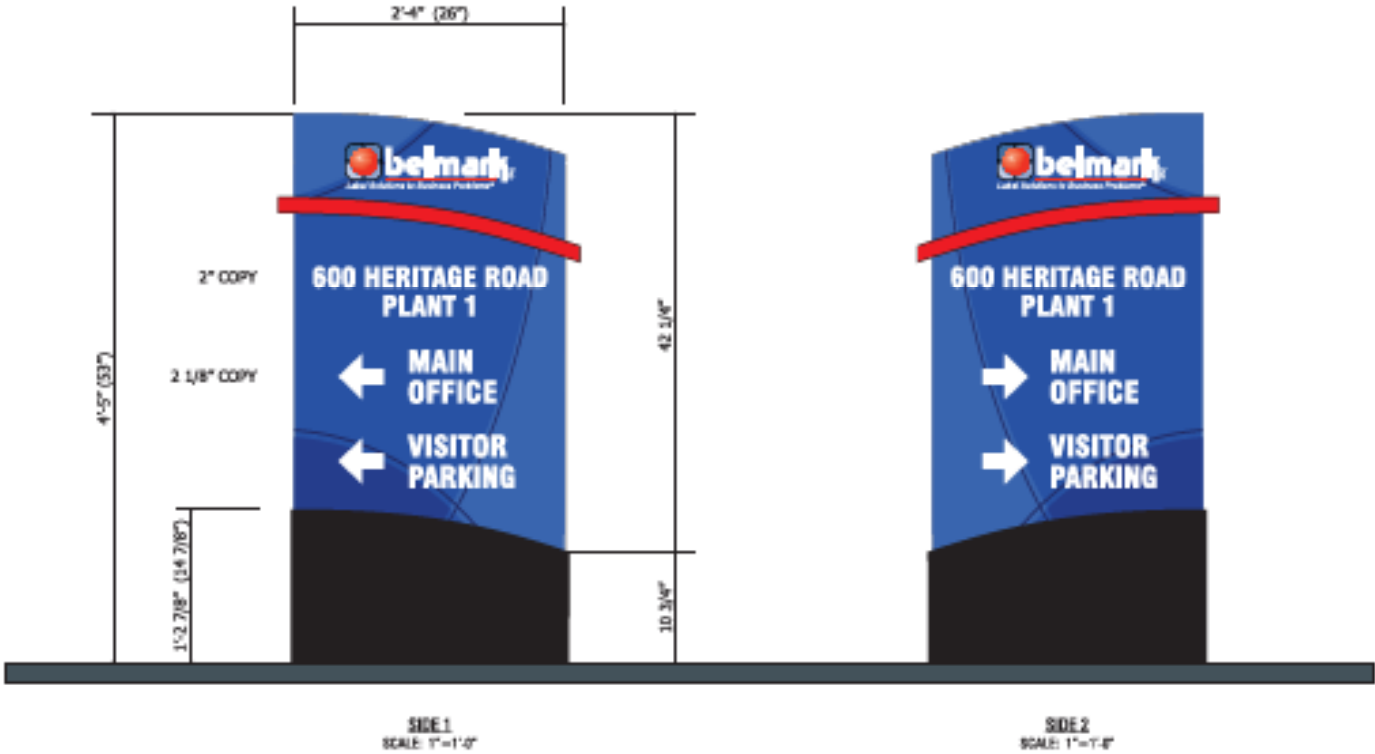
JONES SIGN 1711 Seward Road De Pere, WI 54115 Tel: 920-963-6700 Fax: 920-963-6141 www.jonesign.com	
PROJECT	
BELMARK 600 HERITAGE ROAD DE PERE, WI 54115	
CUSTOMER APPROVAL	
Authorized Signature X _____ Date: ____/____/____	
Revisions	
1. STAIN RES. REDUCED/OPTIONS PROVIDED	
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
REPRESENTATIVE	
KEVIN MORRIS	
DRAWN BY	
JIM POGO	
DATE	
4/11/14	
SCALE	
NTS	
SHEET	
4 of 4	
DRAWING #	
21407_7	

D/F INTERNALLY LIT DIRECTIONALS

2

PAINTED/ROUTED ALUM.
SIGN FACE- PUSH-THRU
ACRYLIC LOGO AND BELMARK

TAGLINE,
INC. AND RED LINE
REG. MARK ARE OPAQUE VINYL.





1711 Schenck Road De Pere, WI 54115
Tel: 920-983-6700 Fax: 920-983-9141
www.jonesign.com

PROJECT

BELMARK
600 HERITAGE ROAD
DE PERE, WI 54115

CUSTOMER APPROVAL

Authorized Signature _____
X _____
Date: ____/____/____

REVISIONS

NO.	DATE	DESCRIPTION
1	5/14/14	REDUCTIONS FROM 8" TO 4" W
2		
3		
4		
5		
6		
7		

REPRESENTATIVE

KEVIN MORRIS

DRAWN BY

JIM POGO

DATE

2/20/14

SCALE

NTS

SHEET

2 of 5

DRAWING #

TBD

Packet Pg. 53

7.b

D/F INTERNALLY LIT DIRECTIONALS

3

PAINTED/ROUTED ALUM.
SIGN FACE- PUSH-THRU
ACRYLIC LOGO AND BELMARK

TAGLINE,
INC. AND RED LINE
REG. MARK ARE OPAQUE VINYL.



REVISION 11- 5/14/14

RES PAINTED DURANODIC BRONZE

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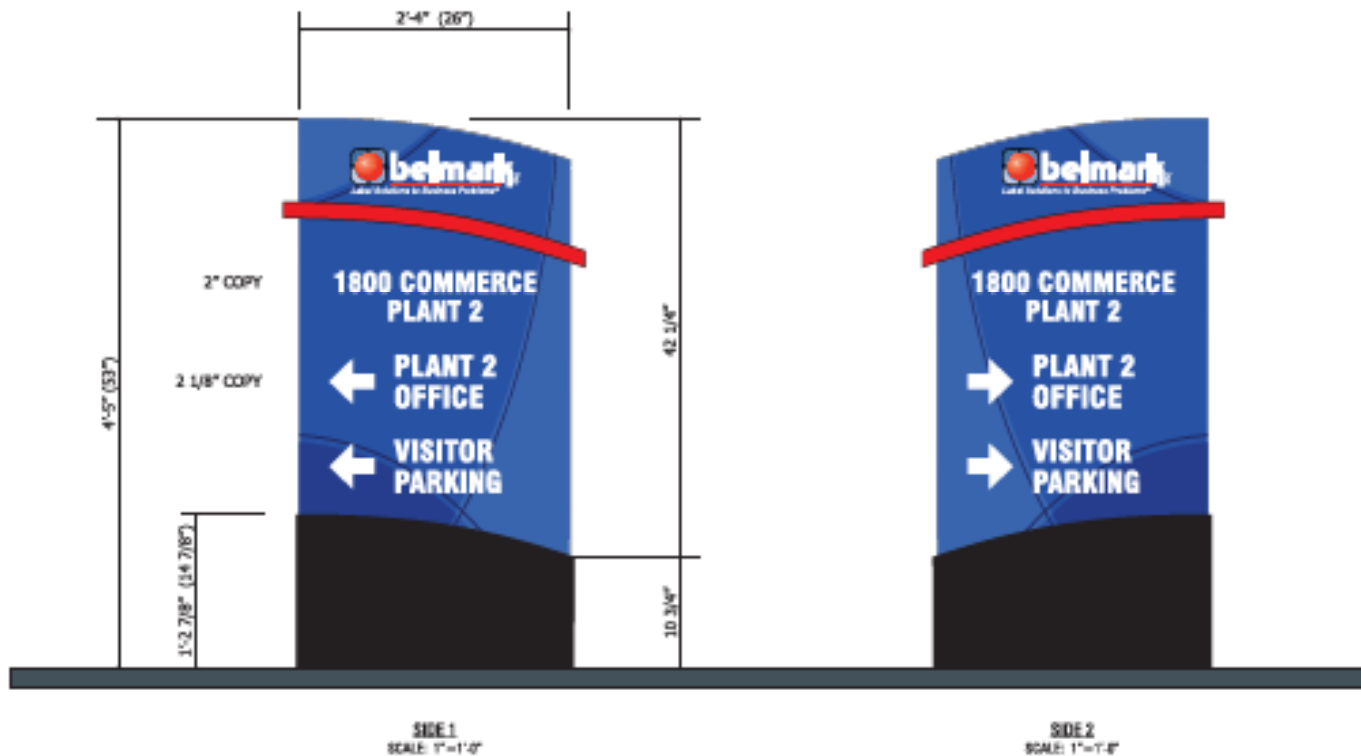
JONES SIGN 1711 Schenck Road De Pere, WI 54115 Tel: 920-963-6700 Fax: 920-963-6745 www.jonesign.com	
PROJECT BELMARK 600 HERITAGE ROAD DE PERE, WI 54115	
CUSTOMER APPROVAL Authorized Signature X _____ Date: ____/____/____	
REVISIONS 1. 5/14/14 RES. REDUCED FROM 8" TO 4" W 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____	
REPRESENTATIVE KEVIN MORRIS DRAWN BY JIM POGO DATE 2/20/14 SCALE NTS SHEET 3 of 5 DRAWING # TBD	

D/F INTERNALLY LIT DIRECTIONALS

4

PAINTED/ROUTED ALUM.
SIGN FACE- PUSH-THRU
ACRYLIC LOGO AND BELMARK

TAGLINE,
INC. AND RED LINE
REG. MARK ARE OPAQUE VINYL



REVISION 11- 5/14/14

RES PAINTED DURANODIC BRONZE

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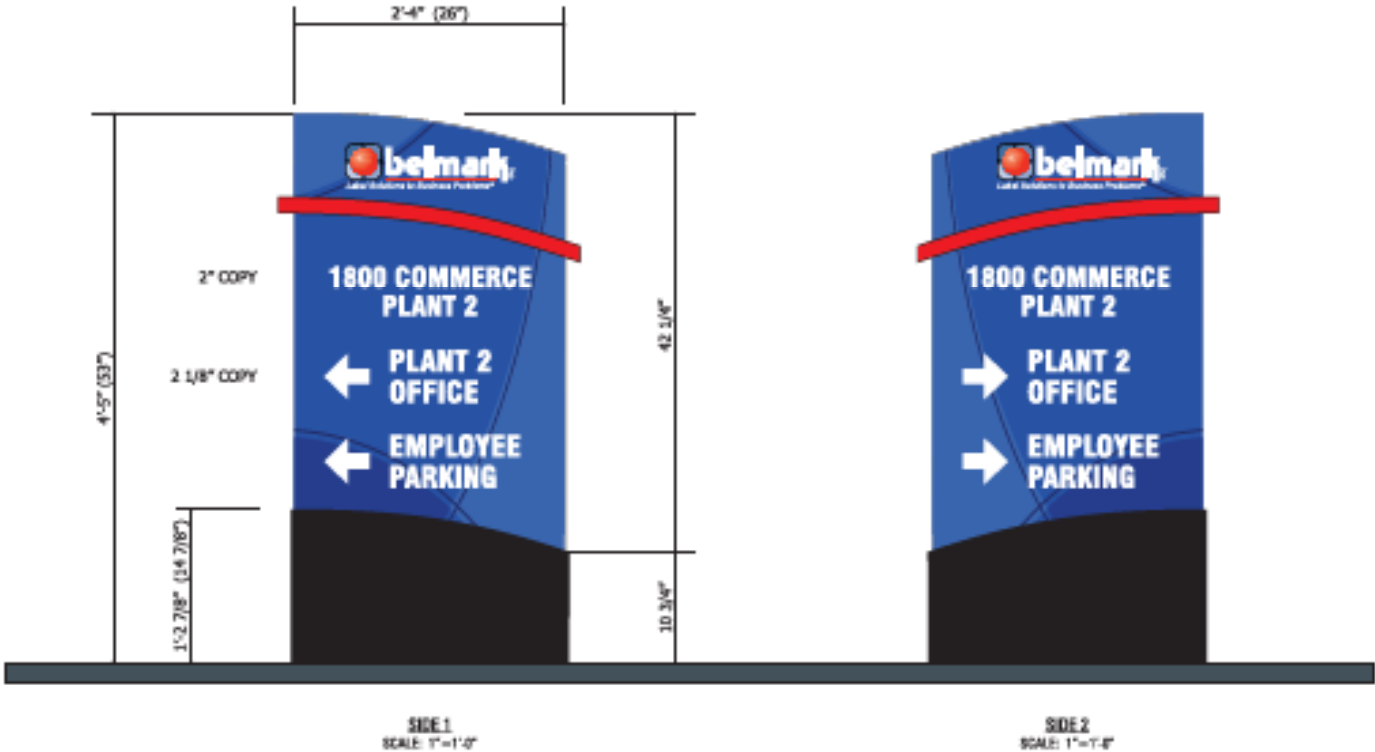
JONES SIGN 1711 Schenck Road De Pere, WI 54115 Tel: 920-963-6700 Fax: 920-963-6745 www.jonesign.com	
PROJECT BELMARK 600 HERITAGE ROAD DE PERE, WI 54115	
CUSTOMER APPROVAL Authorized Signature X _____ Date: ____/____/____	
REVISIONS 1. 5/14/14 REV. REDUCED FROM 8' TO 4' 5"	
2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____	
REPRESENTATIVE KEVIN MORRIS DRAWN BY JIM POGO DATE 2/20/14 SCALE NTS SHEET 4 of 5 DRAWING # TBD	

D/F INTERNALLY LIT DIRECTIONALS

5

PAINTED/ROUTED ALUM.
SIGN FACE- PUSH-THRU
ACRYLIC LOGO AND BELMARK

TAGLINE,
INC. AND RED LINE
REG. MARK ARE OPAQUE VINYL.



JONES SIGN 1711 Schenck Road De Pere, WI 54115 Tel: 920-963-6700 Fax: 920-963-6141 www.jonesign.com	
PROJECT	
BELMARK 600 HERITAGE ROAD DE PERE, WI 54115	
CUSTOMER APPROVAL	
Authorized Signature X _____ Date: ____/____/____	
REVISIONS	
1. 3/14/14 REV. REDUCED FROM 8' TO 4' 5"	
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
REPRESENTATIVE	
KEVIN MORRIS	
DRAWN BY	
JIM POGO	
DATE	
2/20/14	
SCALE	
NTS	
SHEET	
5 of 5	
DRAWING #	
TBD	

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the initial design concepts for Nicolet Square.

ATTACHMENTS:

- PC_Staff_Nicolet Square (PDF)
- Nicolet Square Options (PDF)

Item #8: Review the initial design options for Nicolet Square Parking Mall.

The Nicolet Square project was previously introduced by the city with an announcement for a detailed study of the Nicolet Square Parking mall that would be completed by summer of 2014. The study area includes the entire block between Third and Fourth Streets and Main Avenue to Reid Street; it also includes the alley way extended to the west to Fifth Street. The goal of the study is to develop a plan for the future re-design of the parking mall. The study includes parking design, landscaping, lighting, open spaces, etc.

The initial study was completed and presented during a public meeting at the community center on July 9, 2014. During this initial public meeting, the three concepts (attached) for the future re-design were introduced and explained.

Item #8 a.

Concept #1: Provides 138 parking spaces, 6 of those being Handicap spaces. The parking changes to the lot would alter the spaces from their current angled position to be striped for head-on parking. (This is safer because of the better visibility it provides for backing out, and allows two way usage of the lot.) In this concept, two common dumpster locations would be located near the former Associated Bank and behind Waseda Farms, changing from the individual garbage cans currently being used. The plan provides additional green space with trees along Reid Street, a cluster of trees near the Third St. entrance, and trees and public tables in the Nicky's alleyway. Pedestrian friendly improvements include better use of the alleyway next to Nicky's leading to Main Avenue (eventually Main Ave. will have a mid-block crossing), significantly wider sidewalks allowing for outdoor dining, more walking space, and bike racks throughout. For Businesses, the plan allows only one bay of parking in first row of parking allowing room for a loading zone. Trucks can pack and unload without blocking traffic or parking vehicles as in the current situation. Lastly, the red colored sections could feature special colored pavers to make space ideal for events, demarcating where lot would have car shows, farmers markets, outdoor concerts, etc. to be set up.

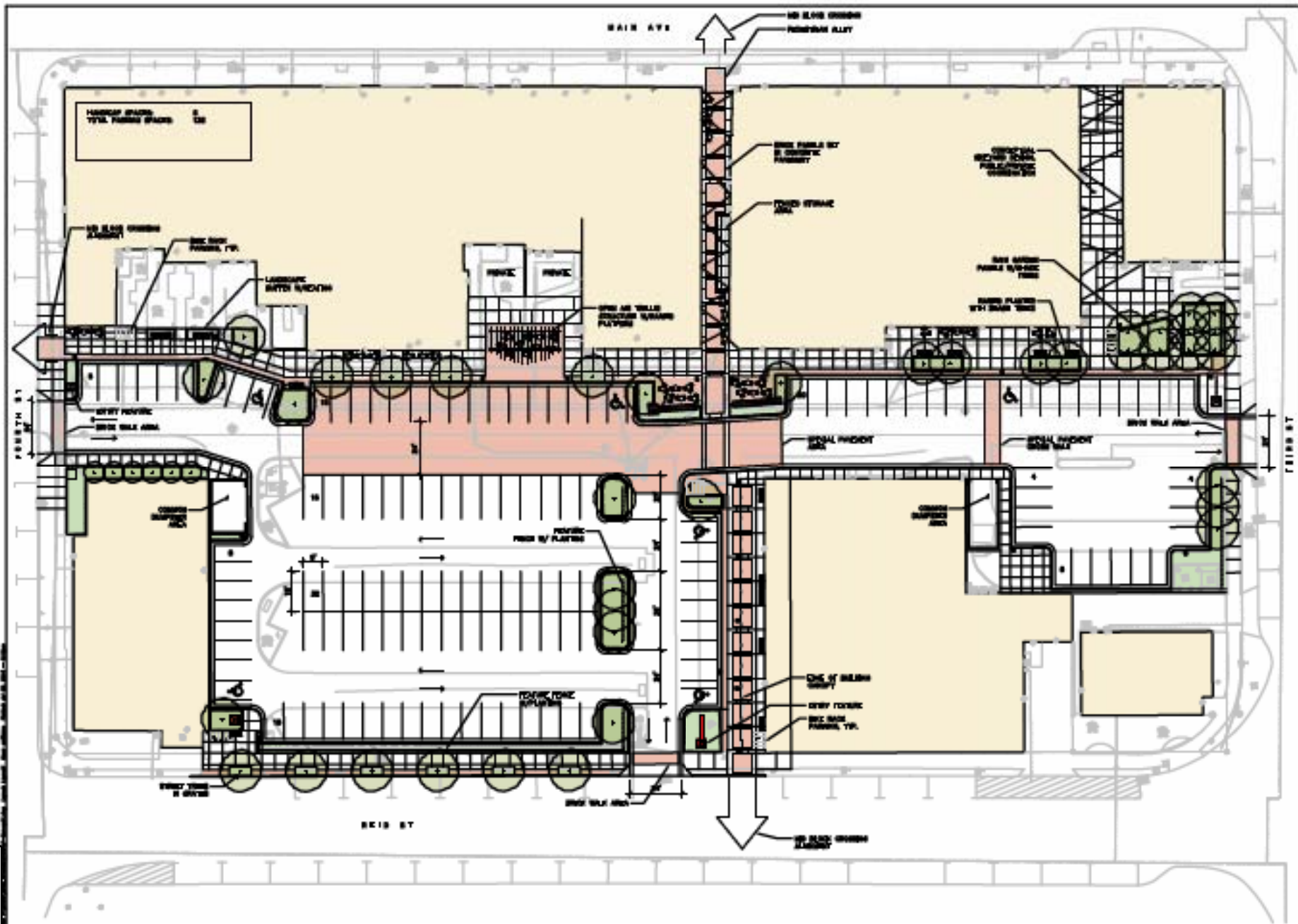
Item# 8 b.

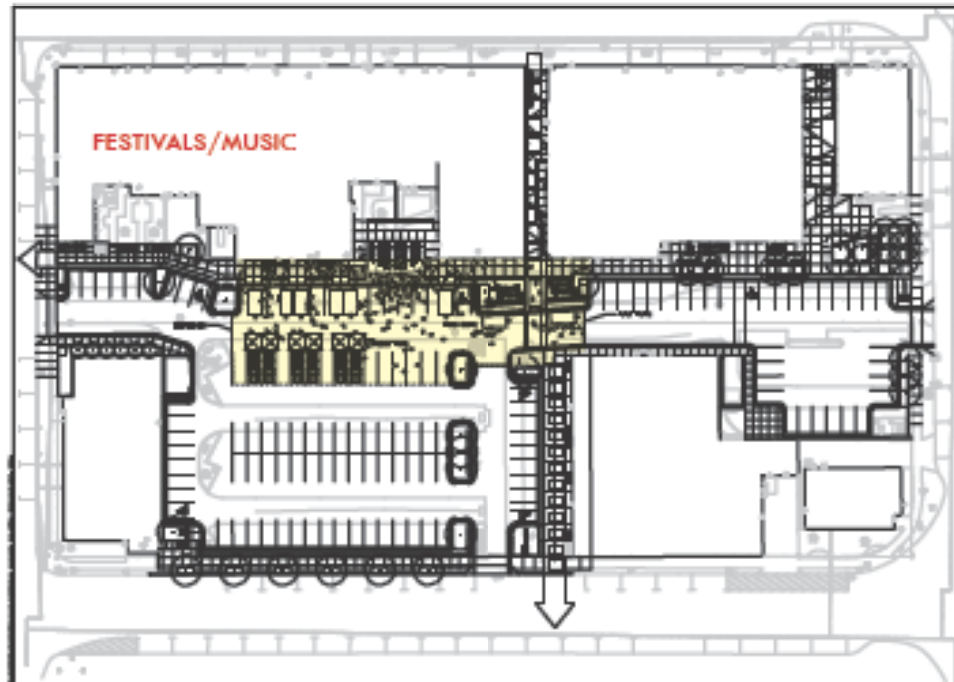
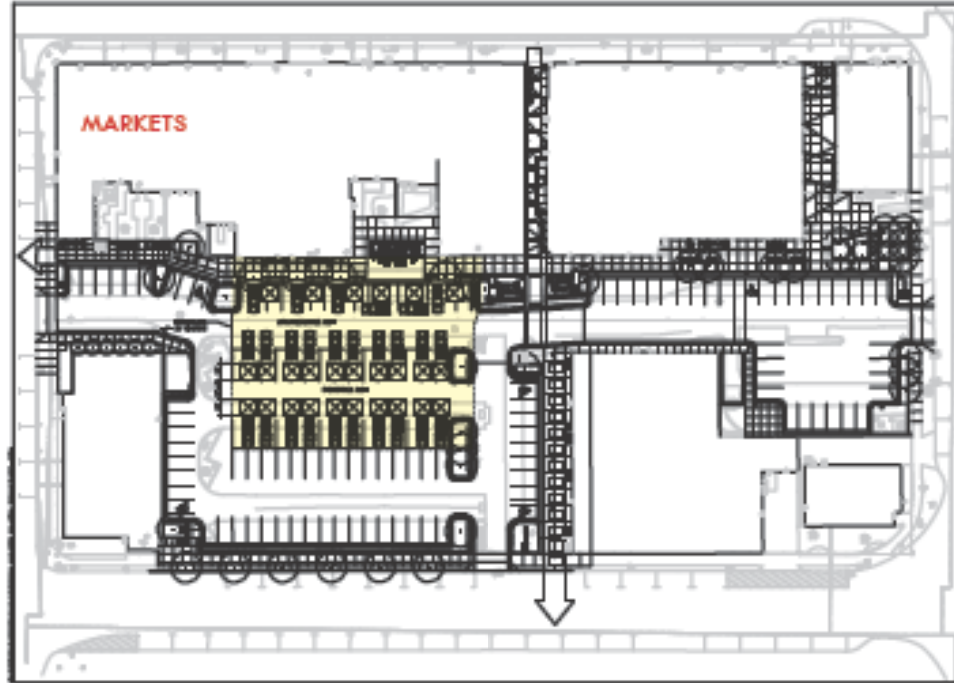
Concept #2: Provides 137 parking spaces, 6 of those being Handicap spaces. The parking changes to the lot would alter the spaces from their current angled position to be striped for head-on parking for the same reasons as concept #1. Two common dumpster locations would be located near the former Associated Bank and behind Waseda Farms, changing from the individual garbage cans currently being used. The plan provides additional green space with trees along Reid Street, more trees along the back side of Main Avenue Businesses, and trees and public space near the Third St. entrance. Pedestrian friendly improvements include no parking spaces along the back side of buildings transforming this space into a wider promenade that allows for ample use of the sidewalk and keeps back of businesses easy to access and see without being blocked in by vehicles; more walking space and a clearly delineated "spine" walkway that leads through the parking lot to Main Avenue and Reid Street; and bike racks throughout the lot. For Businesses, the no-parking area along the back side of buildings provides a natural loading zone, located closer to buildings and prevents trucks from parking vehicles in. Lastly, the red colored sections indicate branding tools to help welcome people to "Nicolet Square".

Item #8 c.

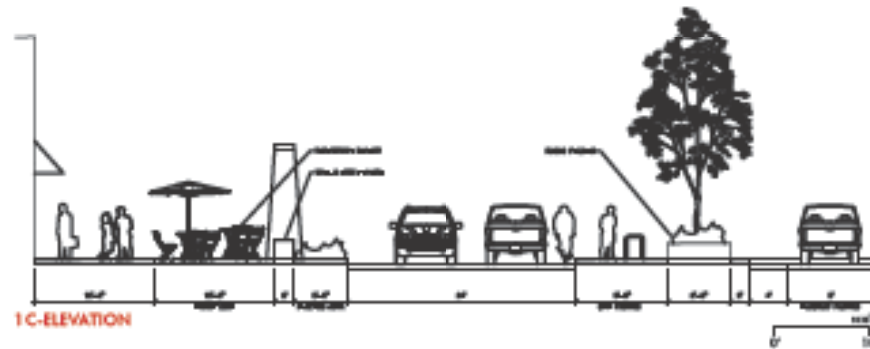
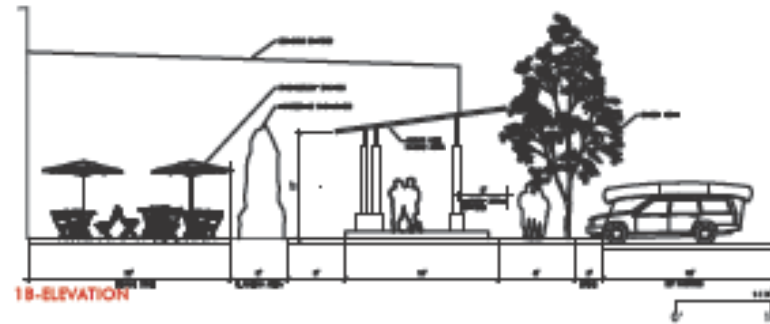
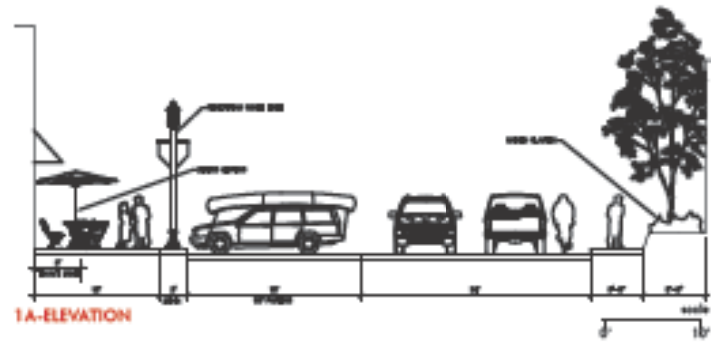
Concept #3: ***This concept is not fully completed yet. In order for this concept to even be feasible, permission must be granted from the Wisconsin DOT for the city to make use of right of way on Reid Street.*

Provides 151 parking spaces, 6 of those being Handicap spaces. The parking changes to the lot would eliminate the parallel parking on Reid Street (left hand side of street). This would enlarge the lot and the eliminated parallel parking spaces would be absorbed INTO the lot. Traffic studies showed that these on-street parallel spaces weren't used very often. All lot Spaces would be striped for head-on parking, not angled for the same reasons listed previously. More parking would be maintained near the Third St. entrance in lieu of green space. In this concept, two common dumpster locations would be located near the former Associated Bank and behind Waseda Farms, changing from the individual garbage cans currently being used. Pedestrian friendly improvements include wider sidewalks that allow use by businesses, and keeps back of businesses easy to access and easy to see without being blocked in by cars; more walking space and a clearly delineated "spine" walkway that leads through the parking lot to Main Avenue and Reid Street; and bike racks throughout the lot. For Businesses, the plan does not change the loading zone and it would be possible to park someone in with loading trucks. Lastly, red colored sections indicate branding tools to help welcome people to "Nicolet Square".





Attachment: Nicolet Square Options (2450 : Nicolet Square)





NICOLET SQUARE DE PERE - CONCEPT 1 VIGNETTES

SAA Design Group, Inc. | 131 East Ridgeway Road, Madison WI 53713 | P 608.255.6000 | F 608.255.7700 | www.saaadgroup.com | 8



1A - Decorative Fence and Planters



1B - Icon Size



1C - Trellis Feature



1D - Pavement Blocks



1E - Lighting/Banners + Speakers



1F - Island Planting Aesthetic



1G - Alley Lighting



1H - Decorative Screen Fencing



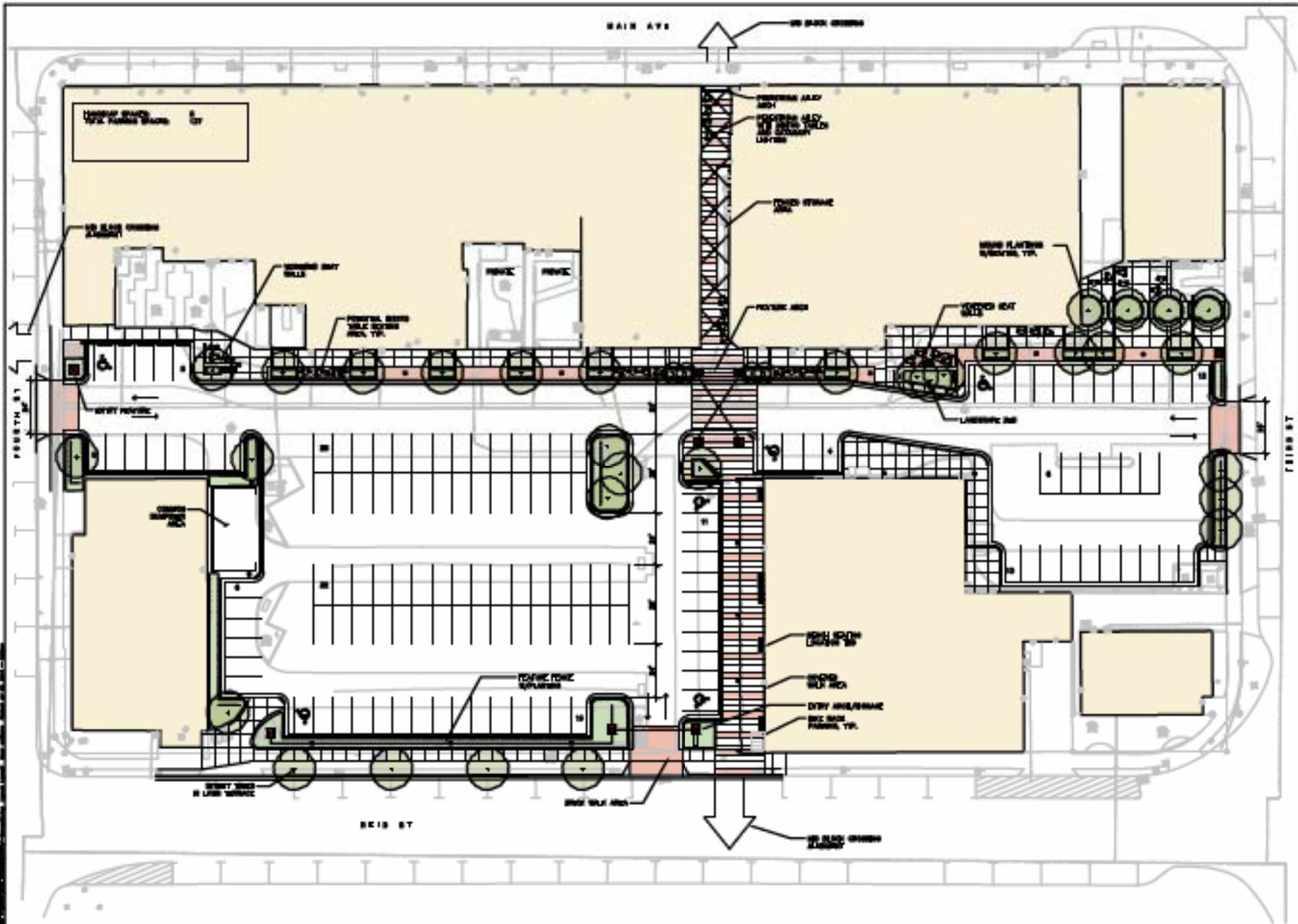
1I - Permeable Brick Band

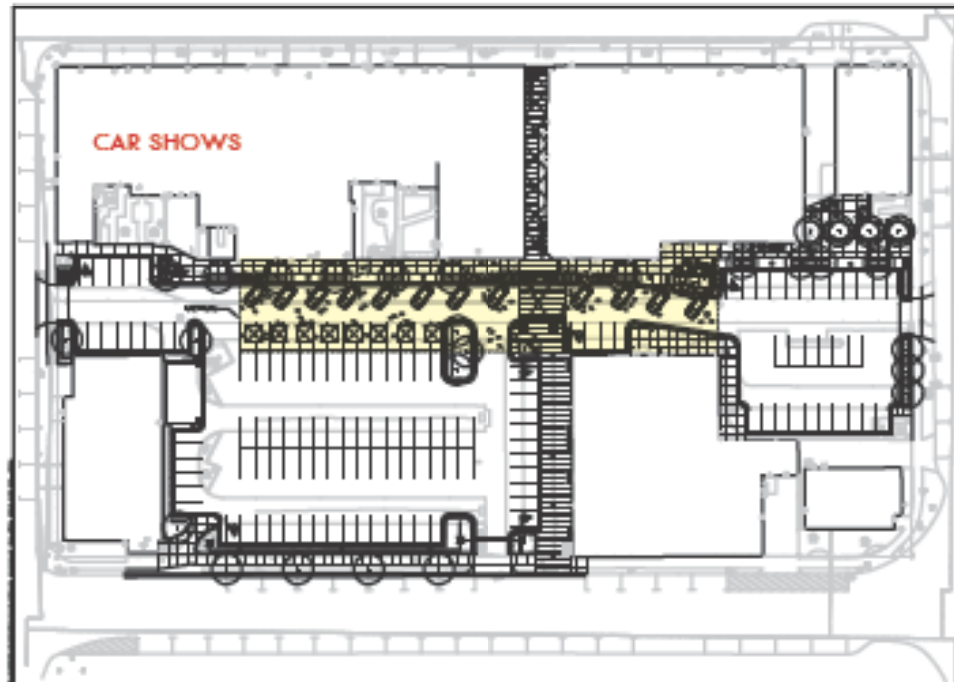
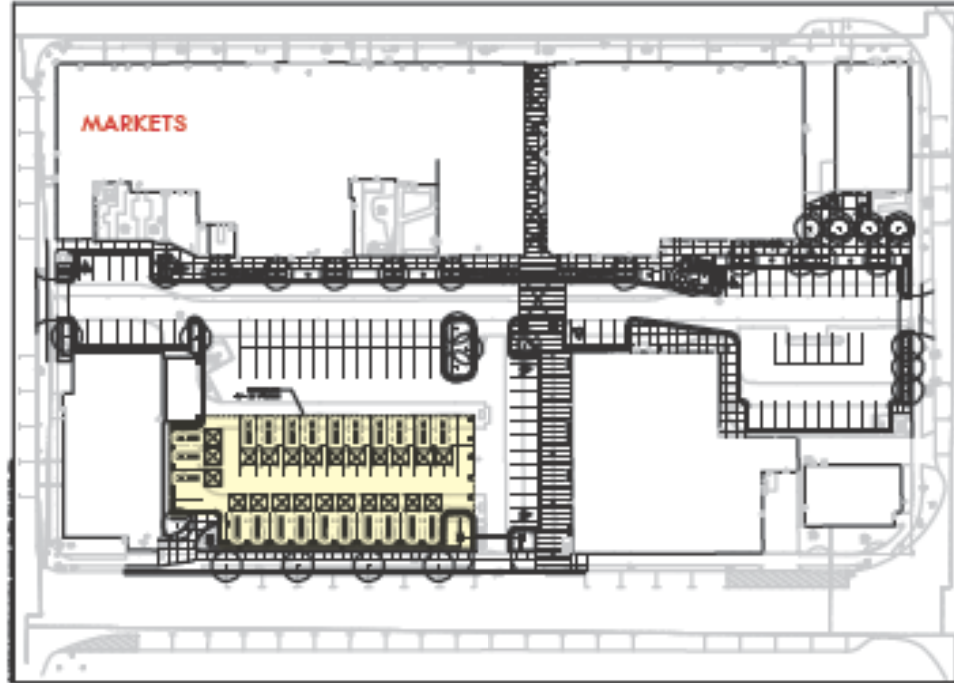


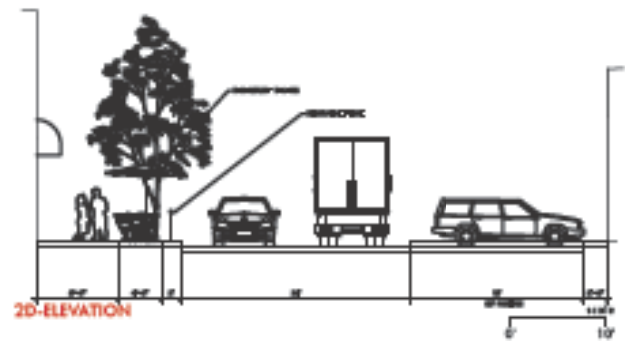
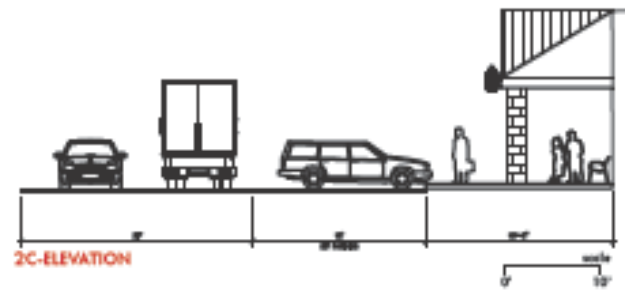
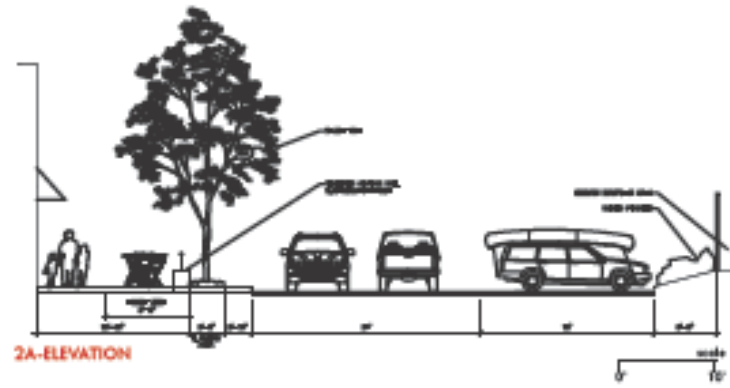
1J - Programmable Space/Power Area

NICOLET SQUARE DE PERE CONCEPT 1

SAA Design Group, Inc. | 101 East Broadway Road, Madison WI 53713 | 608.255.8989 | 608.255.7790 | www.saaadgroup.com | 8









NICOLET SQUARE DE PERE - CONCEPT 2 VIGNETTES

SAA Design Group, Inc. | 131 East Ridgeway Road, Modesto, CA 95212 | P 408.288.8000 | F 408.288.7700 | www.saaonline.com | 8



2A - Bistro Dining



2B - Alley/Parking Lot Intersection



2C - Typ. Space Allocation



2D - Alley Promenade



2E - Unique Bike Racks



2F - Brick Seat Walls



2G - Landscape Buffer Mounds



2H - Wall Murals



2I - Decorative Fencing along Parking Lot Dining Areas



2J - Adopt-a-Planter

NICOLET SQUARE DE PERE CONCEPT 2

SAK Design Group, Inc. | 101 East Ridgeway Road, Madison WI 53713 | P 608.388.8069 | F 608.285.7790 | www.sakdesign.com | 8



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

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Street Name Change Request for Fox Point Court to Fox Point Circle. Applicant: City of De Pere.*

ATTACHMENTS:

- PC_Staff_Name Change_Fox Point (PDF)
- StreetName_FoxPoint (PDF)

**Item #9: Review the Street Name Change Request for Fox Point Court to Fox Point Circle.
Applicant: City of De Pere.**

The City of De Pere is requesting that the name of Fox Point Court be changed to Fox Point Circle. The street was originally designed to extend eastward ending in a cul-de-sac in parcel WD-L183-4. However, Fox Point Court will now continue circling, and connect back with Red Maple Road. Because of this, the city would prefer the street be named Fox Point Circle. Future plans are to extend a cul-de-sac off of this circle eastward and have it named Fox Point Court.

Recommendation

Staff recommends approval of the street name change request, and that it be forwarded to the Common Council for approval.



CITY OF DE PERE
APPLICATION FOR
STREET NAME CHANGE

Fee: \$ 160.00

Receipt #: NA

Date: July 21

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 Ken Pabich	Title Director of Planning	
Mailing Address 335 S Broadway, De Pere WI 54115	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-339-4043	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)	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:	Fox Point Court
New Street Name:	Fox Point Circle

SECTION 4: Street Name Change Information

Reason for Requesting Name Change:	The design of the subdivision has the street going through (as a circle).
------------------------------------	--

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) Ken Pabich	Title Director of Planning	Phone Number 339-4043
Signature of Applicant		Date Signed July 21, 2014

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

9.b

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the CSM Application for a single lot on Fox Point Circle.
Agent REL.*

ATTACHMENTS:

- PC_Staff_CSM_Fox Point (PDF)
- BB_CSM (PDF)

Item #10: Review the CSM Application for a single lot on Fox Point Circle. Agent: REL.

REL has submitted a single lot CSM to be located at 2121 Fox Point Circle at the northeast corner of Government Lot 1 of Section 6. The lot would be 29,144 Sq.Ft. (or .067 acres). The City of De Pere requires the installation of sidewalks on all lots abutting Fox Point Circle. Sidewalk installation shall be completed prior to the issuance of an occupancy permit by the City. 1,225 Sq.Ft. in back of lot is “dedicated to the public”. The land on all side and rear lot lines shall be graded by the property owner and maintained by the abutting property owners to provide for drainage of surface water in compliance with the approved Subdivision Storm Water Management Plan.

Recommendation:

Staff recommends approval of the CSM subject to the following:

1. The name change for Fox Point Court to Fox Point Circle must be completed before the CSM can be recorded.
2. The CSM shall be forwarded to the City Council for approval.
3. The CSM must meet all state and local regulations and changes required by the County.

Attachment: PC_Staff_CSM_Fox Point (2452 : BB CSM)

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 300.00
		Receipt #:
		Date: 7-21-2014

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

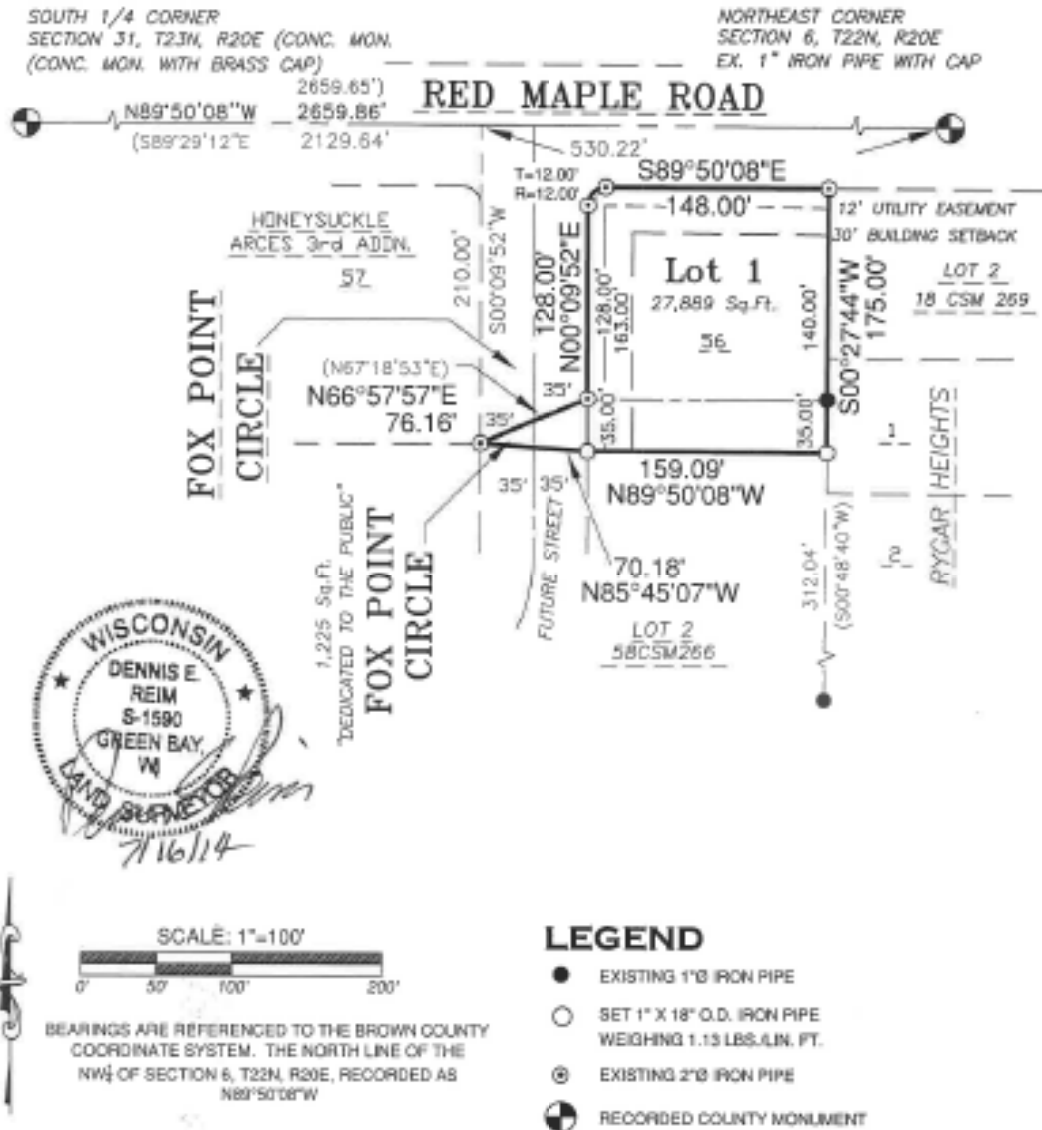
SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) <i>Best Built, Inc</i>	Authorized Representative <i>James Boyea</i>	Title <i>Secretary</i>	
Mailing Address <i>3100 Holmgren Way</i>	City <i>Green Bay</i>	State <i>WI</i>	ZIP Code <i>54304</i>
Email Address <i>Builder@bestbuiltinc.com</i>	Phone Number (incl. area code) <i>920-337-6488</i>	Fax Number (incl. area code) <i>920-337-1973</i>	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description <i>2121 Fox Point Rd. Circle</i>		Parcel No.	
SECTION 4: CSM Information			
Existing Zoning:			
Present Use of Parcel:			
Proposed Use of Lots:			
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) <i>Craig Kassner</i>	Title <i>President / Sec.</i>	Phone Number <i>920-337-6488</i>	
Signature of Applicant <i>Craig Kassner</i>	<i>James Boyea</i>	Date Signed <i>7-20-14</i>	

TO BE COMPLETED BY CITY STAFF

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

CERTIFIED SURVEY MAP

ALL OF LOT 56, HONEYSUCKLE ACRES 3rd ADDITION AND PART OF LOT 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266, MAP NO. 8344, BEING PART OF GOVERNMENT LOT 1 OF SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.



"The City of De Pere requires the installation of sidewalks on all lots abutting Fox Point Court. Sidewalk installation shall be completed prior to the issuance of an occupancy permit by the City."

RESTRICTIVE COVENANTS

- 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 drainage of surface water in compliance with the approved Subdivision Storm Water Management Plan.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

SHEET 1 OF 3

File name: R:\1703089\1703089V01H_CSM.dwg



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BLVD.
HOBART, WI 54155
INTERNET: WWW.RELEINC.COM
PHONE: (920) 662-9641
FAX: (920) 662-9141

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

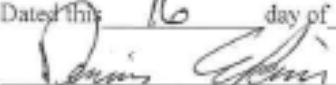
I, Dennis E. Reim, Registered Land Surveyor, do hereby certify that under the direction of Craig Kassner, I have surveyed, divided and mapped a parcel of land located in all of Lot 56, Honeysuckle Acres 3rd Addition and part of Lot 2, Volume 58 of Certified Survey Maps, Page 266, Map Number 8344, being a part of Government Lot 1 of Section 6, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Northeast corner of said Section 6;
 thence N89°50'08"W, 530.22 feet along the north line of said Government Lot 1;
 thence S00°09'52"W, 210.00 feet to the southeast corner of Lot 57, Honeysuckle Acres 3rd Addition, the POINT OF BEGINNING;
 thence N66°57'57"E, 76.16 feet to the southwest corner of Lot 56, Honeysuckle Acres 3rd Addition;
 thence N00°09'52"E, 128.00 feet along the west line of said Lot 56;
 thence continuing along said west line 18.85 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N45°09'52"E, 16.97 feet;
 thence S89°50'08"E, 148.00 feet along the north line of said Lot 56;
 thence S00°27'44"W, 175.00 feet along the east line of said Honeysuckle Acres 3rd Addition extended;
 thence N89°50'08"W, 159.09 feet;
 thence N85°45'07"W, 70.18 feet to the POINT OF BEGINNING.

Parcel contains 29,144 square feet or 0.67 acres of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 14 of the General Ordinances of the City of De Pere in the surveying, dividing and mapping of the same.

Dated this 16 day of July, 2014.


 Dennis E. Reim RLS #1590
 ROBERT E. LEE & ASSOCIATES, INC.



COMMON COUNCIL APPROVAL CERTIFICATE

Approved for the City of De Pere this _____ day of _____, 2014.


 Shana L. Defnet, Clerk-Treasurer

CERTIFIED SURVEY MAP

CORPORATE OWNERS CERTIFICATE

Best Built, Inc. a Wisconsin Company duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. Best Built, Inc. does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection: City of De Pere

BEST BUILT, INC.
Craig Kassner, President

STATE OF WISCONSIN)
 COUNTY OF BROWN) ss

Personally came before me this _____ day of _____, 2014, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____
 (print name)
 Brown County, Wisconsin.
 My commission expires: _____

TREASURER'S CERTIFICATE

As duly elected City of De Pere and Brown County Treasurer, we hereby certify that the records in our offices show no unpaid taxes, no unredeemed tax sales and no unpaid or special assessments affecting any of the lands included in this plat, as of the dates listed below.

Brown County Treasurer

Shana L. Defnet, City of De Pere Clerk-Treasurer



Sheet 3 of 3

Attachment: BB_CSM (2452 : BB CSM)

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: July 28, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the extra territorial CSM Application for a single lot and out lot in the Town of Ledgeview. Agent: McMahon.*

ATTACHMENTS:

- PC_Staff_Extra CSM_McMahon (PDF)
- CSM_McMahon (PDF)

Item #11: Review the extra territorial CSM Application for a single lot and out lot in the Town of Ledgeview. Agent: McMahon.

McMahon has submitted a 2 lot CSM containing 1 lot and 1 outlot to be located at Plantation Court on the East side of the Fox River, in the town of Ledgeview, parcel D-442-9. Lot 1 is to be 45,255 Sq.Ft. (or 1.039 Acres). Outlot 1 is to be 1,544 Sq.Ft. (or .354 Acres) and owned by the Central Brown County Water Authority. Grass cutting, snow removal, and hard surfaces are to be maintained by the Central Brown County Water Authority. The current use of outlot 1 is for water utility equipment.

Recommendation:

Staff recommends approval of the CSM subject to the following:

1. The CSM shall be forwarded to the City Council for approval.
2. The CSM must meet all state and local regulations and changes required by the County.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 300.00
		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>David M. Schmalz</i>		Authorized Representative <i>McMahon</i> <i>David M. Schmalz</i>	
Mailing Address <i>P.O. Box 1025</i>		City <i>Neenah</i>	Title <i>U.P. Land Surveyor</i>
Email Address <i>dschmalz@mcngrp.com</i>		State <i>WI</i>	ZIP Code <i>54957-1025</i>
Phone Number (incl. area code) <i>(920) 751-4200</i>		Fax Number (incl. area code) <i>(920) 751-4284</i>	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) <i>Central Brown County Water Authority</i>		Contact Person <i>Dave Vac laulik</i>	
Mailing Address <i>3100 Eaton Road</i>		City <i>Bellewue</i>	Title <i></i>
Email Address <i>manager@cbcwa.com</i>		State <i>WI</i>	ZIP Code <i>54311</i>
Phone Number (incl. area code) <i>(920) 884-1077 ex 5</i>		Fax Number (incl. area code) <i>(920) 884-1075</i>	
SECTION 3: Project or Site Location			
Project Address/Description <i>2 Lot CSM Plantation Court</i>		Parcel No. <i>D-442-9</i>	
SECTION 4: CSM Information			
Existing Zoning: <i>Rural Residential</i>			
Present Use of Parcel:			
Proposed Use of Lots:			
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) <i>David M. Schmalz</i>		Title <i>U.P. Land Surveyor</i>	Phone Number <i>(920) 751-4200</i>
Signature of Applicant <i>David M. Schmalz</i>		Date Signed <i>July 21, 2014</i>	

TO BE COMPLETED BY CITY STAFF

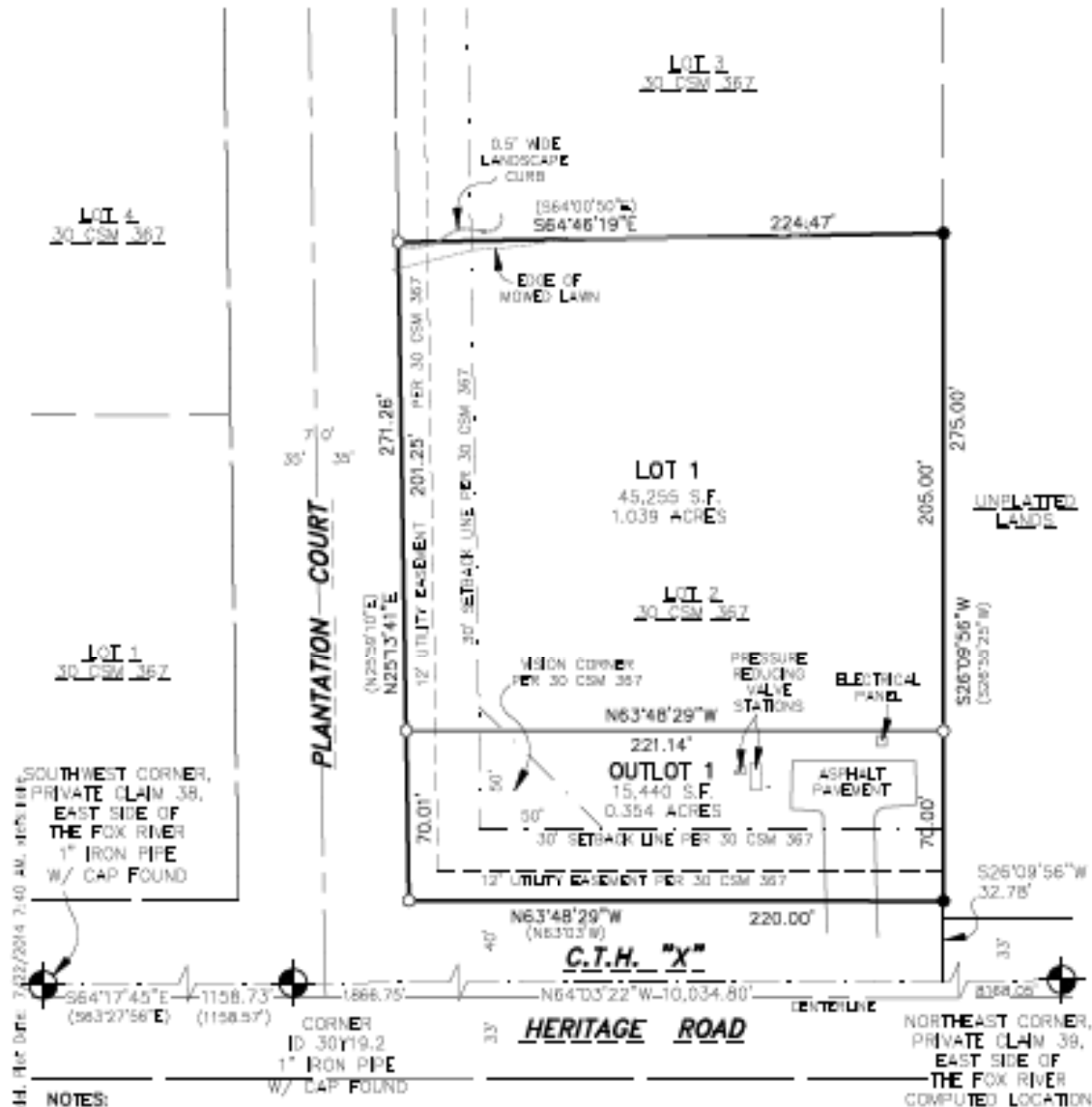
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Attachment: CSM_McMahon (2453 : CBCWA CSM)

CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 4

ALL OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGE 367 AS DOCUMENT No. 1421195, LOCATED IN PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN



Attachment: CSM_McMahon (2453 : CBCWA CSM)

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 4

ALL OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGE 367 AS DOCUMENT No. 1421195, LOCATED IN PRIVATE CLAIM 38, EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Registered Land Surveyor S-1284, certify that I have surveyed, divided and mapped all of Lot 2 of a Certified Survey Map recorded in Volume 30 of Certified Survey Maps on page 367 as Document No. 1421195, located in Private Claim 38, East side of the Fox River, Town of Ledgeview, Brown County, Wisconsin containing 60,695 square feet (1.393 acres) of land.

That I have made this survey by the direction of Central Brown County Water Authority, Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, and the Brown County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____

David M. Schmalz, Reg. WI land Surveyor S-1284

NOTES:

-A BROWN COUNTY HIGHWAY DEPARTMENT ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A NEW STREET/ROAD CONNECTION OR DRIVEWAY TO A COUNTY TRUNK HIGHWAY.

-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 ADEQUATE DRAINAGE OF SURFACE WATER.

-THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

THIS CSM IS ALL OF TAX PARCEL No. D-442-9.

THE PROPERTY OWNER OF RECORD IS CENTRAL BROWN COUNTY WATER AUTHORITY.

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 2144120.

CERTIFICATE OF TREASURER

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map as of:

County Treasurer _____ Date _____
Mary E. Reinhard

Attachment: CSM_McMahon (2453 : CBCWA CSM)

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

ALL OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 30 OF CERTIFIED
SURVEY MAPS ON PAGE 367 AS DOCUMENT No. 1421195, LOCATED IN PRIVATE CLAIM 38,
EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

CITY OF DE PERE CERTIFICATE—EXTRATERRITORIAL

This Certified Survey Map has been reviewed and accepted by the City of De Pere.

Director of Planning
and Economic Development
Kenneth Pabich

Date

TOWN OF LEDGEVIEW CERTIFICATE

This Certified Survey Map has been reviewed and accepted by the Town of Ledgeview.

Town Chairman
Phillip J. Danen

Date

Town Clerk
Sarah Burdette

Date

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

This Certified Survey Map has been reviewed by the Brown County Planning Commission on
the _____ day of _____, 20____.

Authorized Signature
Brown County Planning Commission

Attachment: CSM_McMahon (2453 : CBCWA CSM)

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 4

ALL OF LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 30 OF CERTIFIED
SURVEY MAPS ON PAGE 367 AS DOCUMENT No. 1421195, LOCATED IN PRIVATE CLAIM 38,
EAST SIDE OF THE FOX RIVER, TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE

CENTRAL BROWN COUNTY WATER AUTHORITY, As Owners, We hereby certify that we caused
the land described on this Certified Survey Map to be surveyed, divided and mapped as
represented on this Certified Survey Map. We also certify that this Certified Survey Map is
required to be submitted to the following for approval.

Brown County
Town of Ledgeview
City of De Pere

Dated this _____ day of _____, 20____.

Authorized Signature

Authorized Signature

Printed Name & Title

Printed Name & Title

State of Wisconsin)
_____)ss
_____)County)

Personally appeared before me on the _____ day of _____, 20____, the
above named person(s) to me known to be the person(s) who executed the foregoing
instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

Attachment: CSM_McMahon (2453 : CBCWA CSM)