Plan Commission

Regular Meeting

Revised Agenda

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Monday, July 26, 2021 | **7:00 PM** | **Council Chambers and Virtual**

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 **July 26, 2021** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the June 28, 2021 Plan Commission meeting.
3. Approval of the minutes of the July 7, 2021 Special Plan Commission meeting.
4. Public comments upon matters not on the agenda.
5. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 7 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

    A. Notice of Public Hearing.

    B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 7. *

    C. Resolution PC21-03, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Increment Financing District No. 7.

6. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 11 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

    A. Notice of Public Hearing.

    B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 11. *

    C. Resolution PC21-04, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 11.

7. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 12 is scheduled for 7:00 PM, or as soon

   A. Notice of Public Hearing.

1. B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 12. *

   C. Resolution PC21-05, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.

8. A. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3). B. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).

9. Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).

10. Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).

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:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Scott Bertrand, Elevate 97
Jeff Lanier, St Mark Evangelical Lutheran Church
David O'Brien, Bayland Buildings
Tom Alger, Cummins Inc.
Cole Myhra, Keller Inc.
Russ Freebury, Green Bay LLC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the June 28, 2021 Plan Commission meeting.**

ATTACHMENTS:

- PC_Jun2021_Minutes_Draft (PDF)

Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Draft Minutes

Monday, June 28, 2021 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Excused	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Excused	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the May 24, 2021 Plan Commission meeting.

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

3. Public comments upon matters not on the agenda.

   There were no public comments.

4. Consideration and possible action regarding a proposed 3 lot certified survey map at 500 Fortune AV (Parcels WD-1041, WD-1043).

   City Planner Peter Schleinz noted that the petitioner requested to withdraw this request in order to make changes to the CSM and possibly bring it back to a future meeting. Mayor Boyd moved, seconded by Brenda Busch, to place the item on file. Upon vote, motion carried unanimously.

RESULT:	**WITHDRAWN**

5. Consideration and possible action regarding a proposed extraterritorial 2 lot certified survey map at 4615-4617 Trellis DR in the Town of Ledgeview (Parcel D-1995).*

   City Planner Peter Schleinz reviewed the extraterritorial CSM request in the Town of Ledgeview for an existing duplex property. Staff recommended approval of the CSM, subject to the conditions in the report. Ald. Carpenter moved, seconded by Grant Schilling, to approve the CSM. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on July 6, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Schilling
EXCUSED:	Derek Beiderwieden, Dean Raasch

6. Consideration and possible action for a right-of-way vacation/discontinuance at the 100-200 BLK of Reid ST (Adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954).*

   City Planner Peter Schleinz reviewed the right-of-way vacation/discontinuance at the 100-200 block of Reid Street. The City is going to do some reconstruction of the road and then turn the road over to St. Norbert College. Staff recommended approval of the vacation/discontinuance subject to the conditions in the report. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on July 6, 2021 and potentially again on August 17, 2021.

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

7. Consideration and possible action on a site plan to add a 1,519 SF patio to an existing 554 SF patio at 930 Main AV (Parcel WD-709-6).

   City Planner Peter Schleinz reviewed the site plan for Sidekicks Bar & Grill for an expanded patio at 930 Main Avenue. Staff recommended approval of the site plan, subject to the conditions in the report. Mark Higgins asked about the staff comments in regard to the Health Department. Peter replied that there are typically conditions from the Health Department when it is food, drink, or kitchen related. Since this is for a restaurant, the Health Department had comments in the report. Ald. Carpenter moved, seconded by Mark Higgins, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Schilling
EXCUSED:	Derek Beiderwieden, Dean Raasch

8. Consideration and possible action on a site plan to add 555 SF to an existing 851 SF building at 201 N Ninth ST (Parcel WD-709-3-4).

   City Planner Peter Schleinz reviewed the site plan request for a building addition at 201 N Ninth Street. The former bank building is being converted into a bakery. Staff recommended approval of the site plan, subject to the conditions in the report. The Plan Commission complimented the attempt to re-purpose a building. Brenda Busch moved, seconded by Mayor Boyd, to approve the site plan. Upon vote, motion carried unanimously.

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

9. Consideration and possible action on a site plan to replace and add 3,369 SF of new concrete, add a second loading dock door, and add a second overhead door at 1703 W Matthew DR (Parcel WD-364-D-531).

   City Planner Peter Schleinz reviewed the site plan request to replace and add new concrete, and add a second loading door and overhead door at 1703 W Matthew Drive. Staff recommended approval of the site plan, subject to the conditions in the report. Ald. Carpenter asked about the landscape plan referencing tree maintenance and staff replied that it is something enforceable by Code, particularly in this case where it is acting as a screen, but it is also being requested for inclusion in other site plans to help the owner understand their responsibilities to maintain required landscaping. Grant Schilling moved, seconded by Ald. Carpenter, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Grant Schilling, Commissioner
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Busch, Carpenter, Higgins, Schilling
EXCUSED:	Derek Beiderwieden, Dean Raasch

10. Consideration and possible action on a site plan to add 10,410 SF of new pavement at 1117 Suburban CT (Parcel WD-364-D-520).

    City Planner Peter Schleinz reviewed the site plan request to add new pavement and a truck drive lane at 1117 Suburban Court. Staff recommended approval of the site plan, subject to the conditions in the report, including the addition of seven trees to the landscape plan. Mayor Boyd moved, seconded by Brenda Busch, to approve the site plan. Upon vote, motion carried unanimously.

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

11. Consideration and possible action on a site plan to add 5,093 SF to an existing building and add 11,889 SF of pavement at 801 & 875 Lawrence DR (Parcel WD-D0216-3).

    City Planner Peter Schleinz reviewed the site plan request for a building and pavement addition at 801 & 875 Lawrence Drive. The site has two buildings on the parcel. The addition is for the northern building. Staff recommended approval of the site plan, subject to the conditions in the report as well as the use of metal on the side and rear facades. Mayor Boyd moved, seconded by Grant Schilling, to approve the site plan, along with the use of metal on the north and south side facades and the use of textured metal panels on the rear facade that faces residential lots. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Schilling
EXCUSED:	Derek Beiderwieden, Dean Raasch

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:25 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the July 7, 2021 Special Plan Commission meeting.**

ATTACHMENTS:

- PC_Jul2021_Special_Minutes_Draft (PDF)

Plan Commission

Special Meeting

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Draft Minutes

Wednesday, July 7, 2021 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Present	
Grant Schilling	Commissioner	Present	

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

2. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	**DISCUSSED**

3. Consideration and possible action on a site plan to add one (1) 37'11" tall fan equipment exhaust stack and add two (2) 29'4" tall air intakes on the west end roof of an existing building at 2121 American BL (Parcel WD-1040).

City Planner Peter Schleinz reviewed the site plan request to add one 38 foot exhaust stack and two air intakes on the roof of an existing building at 2121 American Boulevard. Staff recommended approval of the site plan, subject to the conditions in the report. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the site plan. Upon vote, motion carried unanimously.

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

4. Consideration and possible action on a site plan to build a new 1,108,080 SF (25.4 acre) office and warehouse with pavement for 118 auto parking stalls, 88 loading docks, and 388 trailer parking stalls at the 2400 BLK American BL (All of Parcels: WD-L510, WD-L511, WD-L514, WD-L515 and Part of Parcels: WD-L482, WD-L483-1, WD-L484-1, WD-L485, WD-L486).

City Planner Peter Schleinz reviewed the site plan for a new office and warehouse building at the 2400 block of American Boulevard. The parcels were previously rezoned to I-B-2 in anticipation of this development. Peter noted that the Board of Appeals approved a two-part variance earlier this evening to allow loading berths and truck parking in the front yard. He added that the petitioner is proposing quite a bit of landscape screening as well as large berms to help screen the building and future development from the nearby residential areas. Staff recommended approval of the site plan, subject to the conditions in the report. Mayor Boyd moved, seconded by Derek

Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Aaron with Robert E. Lee & Associates addressed the commission. He stated that the berm is five feet tall. He added that the fence is a sold metal panel fence on the street side and a wrought-iron fence on the rear and two ends of the building. Mark Higgins asked about the impact of increased traffic. The petitioner stated that Scannell Development submitted the findings of their traffic impact study to the City earlier today. Ald. Raasch asked if there was anything else that the commission needed to be aware of before making their decision. Development Services Director Daniel Lindstrom stated that the applicant already identified traffic, landscaping and building materials and from an overall standpoint, the site plan is more polished than most. Mayor Boyd moved, seconded by Ald. Raasch, to close the meeting. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Mark Higgins, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Consideration and possible action regarding the Public Participation Plan for the City of De Pere 2040 Comprehensive Plan Update, the West Downtown Vision Plan, and the Downtown Parking Study.

Development Services Director Daniel Lindstrom reviewed the Comp Plan Public Participation Plan for the De Pere 2040 Comprehensive Plan Update, West Downtown Vision Plan and Downtown Parking Study. He explained that the goal of a public participation plan is to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every state of the preparation of the comprehensive plan update. This includes four parts including: A. Community Engagement Goals, B. Engagement Strategy (Steering Committee, West Downtown Focus Group, Stakeholders, Public, Plan Commission meetings, other committee & commission meetings, Municipal & regional partner meetings, and Common Council meetings), C. Public methods for information and participation (identity & branding engagement, website, flyers/posters, social media, print media, DIY kits/surveys, invitations to meetings, underrepresented constituents approach) and D. Plan Adoption Procedures:
Plan Commission (30-day public comment period) and Common Council: public hearing, draft plan, adoptions. Ald. Raasch moved, seconded by Mayor Boyd, to recommend forwarding the plan to the Common Council for final approval. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Boyd moved, seconded by Derek Beiderwieden, to adjourn the meeting at 7:47 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda.**

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: **July 26, 2021**

DEPARTMENT: **Planning**

FROM: **Kelly Barker**

SUBJECT: **A. Notice of Public Hearing.**

ATTACHMENTS:

- TID No. 7 Public Hearing Notice (DOCX)

Publication Dates: July 16, 2021

NOTICE OF PUBLIC HEARING
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 7
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on July 26, 2021, at 7:00 p.m., The public may attend this meeting either in person in the Council Chambers or electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 7 in the east side of Downtown De Pere. The City is proposing to amend the district boundary to remove lands currently located in the TID to redevelop and not cross a TID boundary line.The proposed public project improvements still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The City still anticipates that the proposed project plan's project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed amendment to the established TID No. 7 Boundary. Copies of the proposed Amendment to the TID No. 7 Boundary are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 12th day of July, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Economic Development**
FROM:	**Daniel Lindstrom**
SUBJECT:	**B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 7. ***

The purpose of the Boundary Amendment is to remove parcel ED-812 from the TID Boundary. Parcel ED-812 was recently acquired by De Pere Cultural Foundation, Inc. for the creation and development of the Mulva Cultural Center. State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to remove the parcel from TID No. 7 for the Mulva Cultural Center to combine Parcel ED-812 with ED-920-1. The City recently vacated the portion of S Wisconsin Street that was dividing the two parcels.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document.

Recommendation:
Staff recommends approval of the Resolution recommending adoption of the TID No. 7 Boundary Amendment No. 1 and asks that it be submitted to the Common Council for its approval following the statutory requirements.

ATTACHMENTS:

- TID No. 7 Boundary Amendment No. 1 Draft for Plan Commission Public Hearing (PDF)

City of De Pere

Tax Increment District No.7
Boundary Amendment No. 1

DRAFT

Prepared by the Development Services Department

DRAFT 7/21/2021

Original Project Plan for TID 7 (2007)
Project Plan Amendment No. 1 for TID 7 (2014)
Project Plan Amendment No. 2 for TID 7 (2016)

Plan Commission Review and Approval (Tentative July 26, 2021)
Common Council Review and Approval (Tentative August 17, 2021)
Joint Review Board Review and Approval (Tentative August 20, 2021)

DRAFT

Project Plan Table of Contents

Description Page

A. Executive Summary 1
B. Introductions 1
C. Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District 3
D. Local Action 4
E. General Description of Tax Incremental District Number 7 5
F. District Boundary 6
G. Economic Feasibility Study 6
H. Financing 10
I. Estimated Non-Project Costs 11
J. Existing Land Uses and Conditions 11
K. Proposed Land Use 11
L. Existing and Proposed Zoning 11
M. Building Codes and City Ordinances 11
N. Relocation 12
O. Estimated Amount of Bonded Indebtedness 12
P. Findings 12
Q. City Attorney Opinion 12

Appendix A Parcel List and Maps Page

Map 1: District Boundary Map 14
Map 2: Existing Land Use 15
Map 3: Proposed Improvements 16
Map 4: Zoning 17
Map 5: Future Land Use 18

Appendix B: Resolutions, Notices, Minutes & Other Attachments

1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter Chief Official of Overlying Taxing Entities and Notice
3: JRB Meeting Notices – Affidavit of Publication
4: JRB Meeting No. 1 Agenda and Minutes
5: JRB Meeting No. 2 Agenda and Minutes
6: JRB Resolution Approving TID No. 7
7: Public Hearing Notice – Affidavit of Publication
8: Plan Commission/Public Hearing Meeting Agendas
9: Plan Commission/Public Hearing and Meeting Minutes
10: Plan Commission Resolution Approving TID No. 7
11: Common Council Meeting Agenda
12: Common Council Meeting Minutes
13: Common Council Resolution Creating TID No. 7

City of De Pere TID No. 7 Officials and Acknowledgements

Common Council

Mayor James Boyd
Amy Chandik Kundinger
Shana Defnet Ledvina
Jonathon Hansen
Kelly Ruh
Dean Raasch
Mike Eserkaln
Casey Nelson
Dan Carpenter

Plan Commission

James Boyd, Mayor
Dan Carpenter, Alderperson
Dean Raasch, Alderperson
Derek Beiderwieden, Commissioner
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Bob Mathews - Northeast Wisconsin Technical College Representative
Dawn Foeller – Unified De Pere School District Representative
Chad Weininger – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Larry Delo, City Administrator
Judith Schmidt-Lehman City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: July 26, 2021 (scheduled)
Plan Commission Approval Recommendation: July 26, 2021 (scheduled)
Common Council Approval: August 17, 2021 (scheduled)
Joint Review Board Approval: August 20, 2021 (scheduled)

DRAFT

A. EXECUTIVE SUMMARY

The purpose of the Boundary Amendment is to remove parcel ED-812 from the TID Boundary. Parcel ED-812 was recently acquired by De Pere Cultural Foundation, Inc. for the creation and development of the Mulva Cultural Center. State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to remove the parcel from TID No. 7 for the Mulva Cultural Center to combine Parcel ED-812 with ED-920-1. The City recently vacated the portion of S Wisconsin Street that was dividing the two parcels.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document. Therefore, the sections or text identified in gray are areas in which the document was updated to reflect TID law changes, map references, or other necessary updates. If no changes are proposed the section will include the following text

> "No update or revision to the previously approved TID Project Plan."

B. INTRODUCTIONS

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;

2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and;
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

4. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
5. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
6. The local legislative body, by resolution, dissolves the District, at which time the City ~~or Village~~ shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City ~~or Village~~ liable for any tax incremental bonds or notes issued.

Tax Increment District No. 7 was created in 2007 following the requirements and it was designated as a blighted area in the project plan. The project plan amendment for Tax Incremental Financing district No. 7, “the district,” in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is defined by the boundary shown on Map 1 found on Page 14. Pursuant to s. 66.1105(4)(f), the Project Plan (original and any subsequent amendments) shall include:

1. A statement listing the kind, number and location of all proposed public works or improvements within the district;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs;
5. The time when the related costs or monetary obligations are to be incurred;
6. A map showing existing uses and condition of real property in the district;
7. A map showing proposed improvements and uses in the district;
8. Proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
9. A list of estimated non-project costs;
10. A statement of the proposed method for the relocation of any persons to be displaced;
11. An indication as to how creation of the tax incremental district promotes the orderly development of the City~~/village~~;
12. An analysis of the overlying taxing districts;
13. A map showing the district boundaries; and

14. An opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

C. STATEMENT LISTING THE KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN AND OUTSIDE OF THE DISTRICT

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on Page 4, which provides a listing of all District activities; and Map 3 on Page 16, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

No update or revision to the previously approved TID Project Plan.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

No update or revision to the previously approved TID Project Plan.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

No update or revision to the previously approved TID Project Plan.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 7 - TABLE I

Proposed Project Costs, Public Works and Improvements

	Total Costs	Year 2016	2017	2018	2019-2031
CAPITAL COSTS					
Subtotal					
PRIVATE COSTS					
102 N Broadway Dev Grant	780,000	780,000			780,000
Façade Grants	15,000		30,000	30,000	900,00
Front Street Developer Grants	800,000				800,000
Wells Park Developer Grant	500,000				500,000
Future Project A	500,000			500,000	
Future Project B	217,000				217,000
Subtotal					
ADMINISTRATIVE COSTS	672,000	42,000	42,000	42,000	546,000
FINANCING COSTS					
Bond issuance costs	50,000				50,000
Bond interest costs	491,000				491,000
Subtotal					
TOTAL	4,160,000				

Note: the Block17 project expenditure of $1.5 million in the original project plan is now anticipated to support a non-taxable cultural/event center.

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

No update or revision to the previously approved TID Project Plan.

D. LOCAL ACTION

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan

Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the Boundary Amendment has been scheduled for the Plan Commission on July 26, 2021. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 16, 2021. Plan Amendments require a single Class 1 Notice per 2015 Act 256. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 17, 2021.

State Statutes require the City seeking to create or amend a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB was held on July 20, 2021, with the final meeting to act on the Common Council's resolution anticipated for August 20, 2021.

A. Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2015 total equalized value is 1,898,625,300. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is $227,835,036.

The City has 8 outstanding Tax Incremental Districts with $133,828,000 of equalized value. The Project Plan Amendment for TID 7 is not expected to include any substantial additional incremental value. Therefore, this district can be amended and stay within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the tax incremental districts to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and other existing districts, as well as the capacity to create additional districts.

No update or revision to the previously approved TID Project Plan ; however, for reference as of the State of Wisconsin required DOR TIF Value Limitation Report the City is at 7.8% of total TIF District Capacity.

E. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER 7

The original purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states “the City should consider ways of supporting and encouraging redevelopment...” and “Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas.” The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

No update or revision to the previously approved TID Project Plan.

F. DISTRICT BOUNDARY

The revisions to the boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 on Page 14 and are further described in Appendix A .

G. ECONOMIC FEASIBILITY STUDY

A. Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

No update or revision to the previously approved TID Project Plan.

B. General Development Description

This section focuses on the new development projections and corresponding incremental new value in light of the projected cultural/event center development. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II on Page 7.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 7 – TABLE II
Projected Development

PROJECT	Value	Expected Date of Construction
Creviere Commons (102 N Broadway)	$3,000,000	2016-2017
Downtown Redevelopment	$1,000,000	2018-2019
Front Street Redevelopment Phase 1	$10,000,000	2019-2020
Front Street Redevelopment Phase 2	$6,000,000	2020-2021
Front Street Redevelopment Phase 3	$5,000,000	2021-2022
Wells Park Development	$2,000,000	2023-2024
Downtown Redevelopment	$1,500,000	2024-2025
Downtown Redevelopment	$1,500,000	2026-2029
TOTAL ESTIMATED VALUE INCREMENT	$30,000,000	

The City has estimated that the Project Plan Amendment will create incremental new value as shown in the table above. This table has been revised from the 2014 Project Plan Amendment and represents a reduction based on the revised development on Block 17 (also known as the Mac Dental property), which is now projected to be a privately owned, non-taxable cultural/event center. The value of that redevelopment project had previously been estimated at $6,000,000. The 2014 Project Plan Amendment included a total estimated value increment of $39,316,900. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on Page 4.

Table II and Map 7 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan.

Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

No update or revision to the previously approved TID Project Plan; however, the development of the Front Street Block has been delayed due to a variety of factors including parcel acquisition, COVID, construction pricing (materials and labor shortages).

DRAFT

TID Number 7 – TABLE III
Projected Tax Increment and Estimated Cash Flow

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	2,548,400	2,548,400	0	2,548,400	23.43	59,709	59,709
2015	2,548,400	2,548,400	0	2,548,400	23.85	60,778	120,487
2016	2,548,400	2,612,110	0	2,612,110	23.85	62,297	182,784
2017	2,612,110	2,677,413	3,000,000	5,677,413	23.85	135,403	318,187
2018	5,677,413	5,819,348	1,000,000	6,819,348	23.85	162,637	480,824
2019	6,819,348	6,989,832	10,000,000	16,989,832	23.85	405,197	886,022
2020	16,989,832	17,414,578	6,000,000	23,414,578	23.85	558,424	1,444,445
2021	23,414,578	23,999,942	5,000,000	28,999,942	23.85	691,631	2,136,076
2022	28,999,942	29,724,941	0	29,724,941	23.85	708,922	2,844,998
2023	29,724,941	30,468,064	2,000,000	32,468,064	23.85	774,344	3,619,342
2024	32,468,064	33,279,766	1,500,000	34,779,766	23.85	829,477	4,448,819
2025	34,779,766	35,649,260	0	35,649,260	23.85	850,213	5,299,032
2026	35,649,260	36,540,491	500,000	37,040,491	23.85	883,393	6,182,426
2027	37,040,491	37,966,504	500,000	38,466,504	23.85	917,403	7,099,829
2028	38,466,504	39,428,166	0	39,428,166	23.85	940,338	8,040,167
2029	39,428,166	40,413,870	500,000	40,913,870	23.85	975,771	9,015,938
2030	40,913,870	41,936,717	0	41,936,717	23.85	1,000,166	10,016,104
2031	41,936,717	42,985,135	0	42,985,135	23.85	1,025,170	11,041,273
Total			30,000,000			11,041,273	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on July 27, 2016.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the

maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

No update or revision to the previously approved TID Project Plan.

TID Number 7 – TABLE IV
Projected Tax Increment and Estimated Cash Flow

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	Current Debt Service	NEW TID Expenses Non - Bonded	NEW TID Expenses - Bonded	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	(2,022,792)	0	(261,443)	(42,000)	0	166,772	59,709	($2,099,754)
2015	(2,099,754)	0	(265,289)	(42,000)	0	0	60,778	($2,346,265)
2016	(2,346,265)	0	(265,334)	(42,000)	(35,383)	0	62,297	($2,626,685)
2017	(2,626,685)	0	(274,884)	(42,000)	(116,325)	0	135,403	($2,924,491)
2018	(2,924,491)	0	(278,683)	(42,000)	(159,925)	0	162,637	($3,242,462)
2019	(3,242,462)	0	(260,118)	(42,000)	(226,425)	0	405,197	($3,365,807)
2020	(3,365,807)	0	(262,011)	(42,000)	(337,675)	0	558,424	($3,449,070)
2021	(3,449,070)	0	(261,325)	(42,000)	(403,425)	0	691,631	($3,464,189)
2022	(3,464,189)	0	(267,025)	(42,000)	(531,175)	0	708,922	($3,595,467)
2023	(3,595,467)	0	(271,810)	(42,000)	(530,675)	0	774,344	($3,665,608)
2024	(3,665,608)	0	(250,860)	(42,000)	(530,175)	0	829,477	($3,659,166)
2025	(3,659,166)	0	(254,480)	(42,000)	(529,675)	0	850,213	($3,635,108)
2026	(3,635,108)	0	(262,440)	(42,000)	(504,175)	0	883,393	($3,560,329)
2027	(3,560,329)	0	(269,280)	(42,000)	(285,000)	0	917,403	($3,239,206)
2028	(3,239,206)	0	0	(42,000)	(246,000)	0	940,338	($2,586,868)
2029	(2,586,868)	0	0	(42,000)	(179,000)	0	975,771	($1,832,097)
2030	(1,832,097)	0	0	(42,000)	(67,000)	0	1,000,166	($940,931)
2031	(940,931)	0	0	0	0	0	1,025,170	$84,238
Total		0	(3,704,982)	(714,000)	(4,682,033)	166,772	11,041,273	

H. FINANCING

Financing for the proposed projects within Tax Incremental Financing District Number 7 will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value

redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

No update or revision to the previously approved TID Project Plan.

I. ESTIMATED NON-PROJECT COSTS

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. There are currently not any estimated non-project costs of the district.

No update or revision to the previously approved TID Project Plan.

J. EXISTING LAND USES AND CONDITIONS

Map 2, found on Page 15, has been provided to give a general description of the conditions within the area. Map , found on Page 17, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

No update or revision to the previously approved TID Project Plan.

K. PROPOSED LAND USE

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 18 illustrates the proposed land uses within the district.

No update or revision to the previously approved TID Project Plan.

L. EXISTING AND PROPOSED ZONING

Map 4, found on Page 15, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

M. BUILDING CODES AND CITY ORDINANCES

No changes are currently being anticipated in the City's Building Code or other City codes.

No update or revision to the previously approved TID Project Plan.

N. RELOCATION

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the State of Wisconsin ~~Department of Commerce~~ relocation laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

O. ESTIMATED AMOUNT OF BONDED INDEBTEDNESS

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

No update or revision to the previously approved TID Project Plan.

P. FINDINGS

A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes. The proposed removal of

B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.

C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other REAL PROPERTY IN THE DISTRICT.

D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

No update or revision to the previously approved TID Project Plan; however, the removal of the parcel is to facilitate the redevelopment of a formerly bighted block that was in place at the time of the TID creation in 2007 as is the goal of the TID and redevelopment plan.

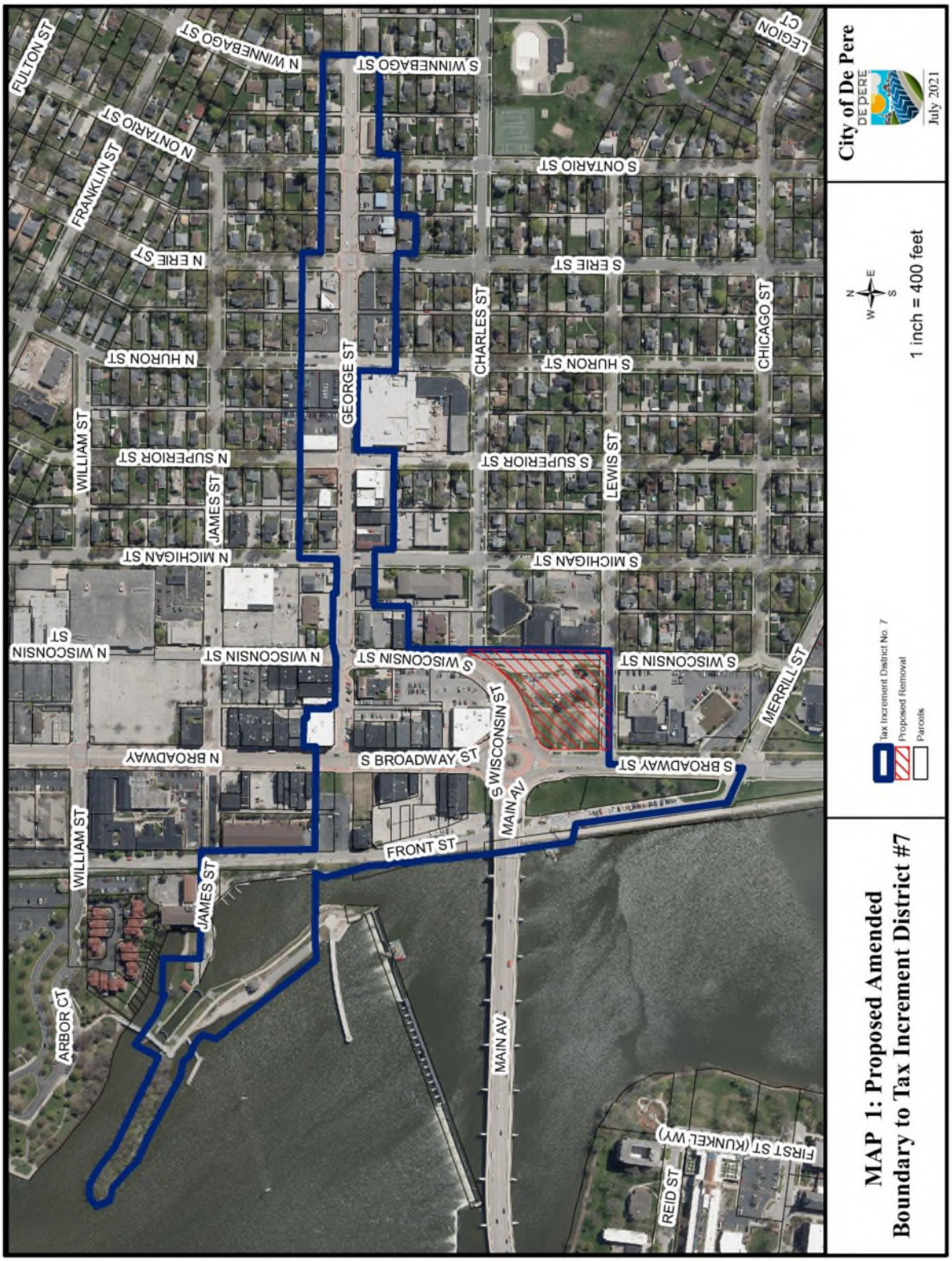
Q. CITY ATTORNEY OPINION

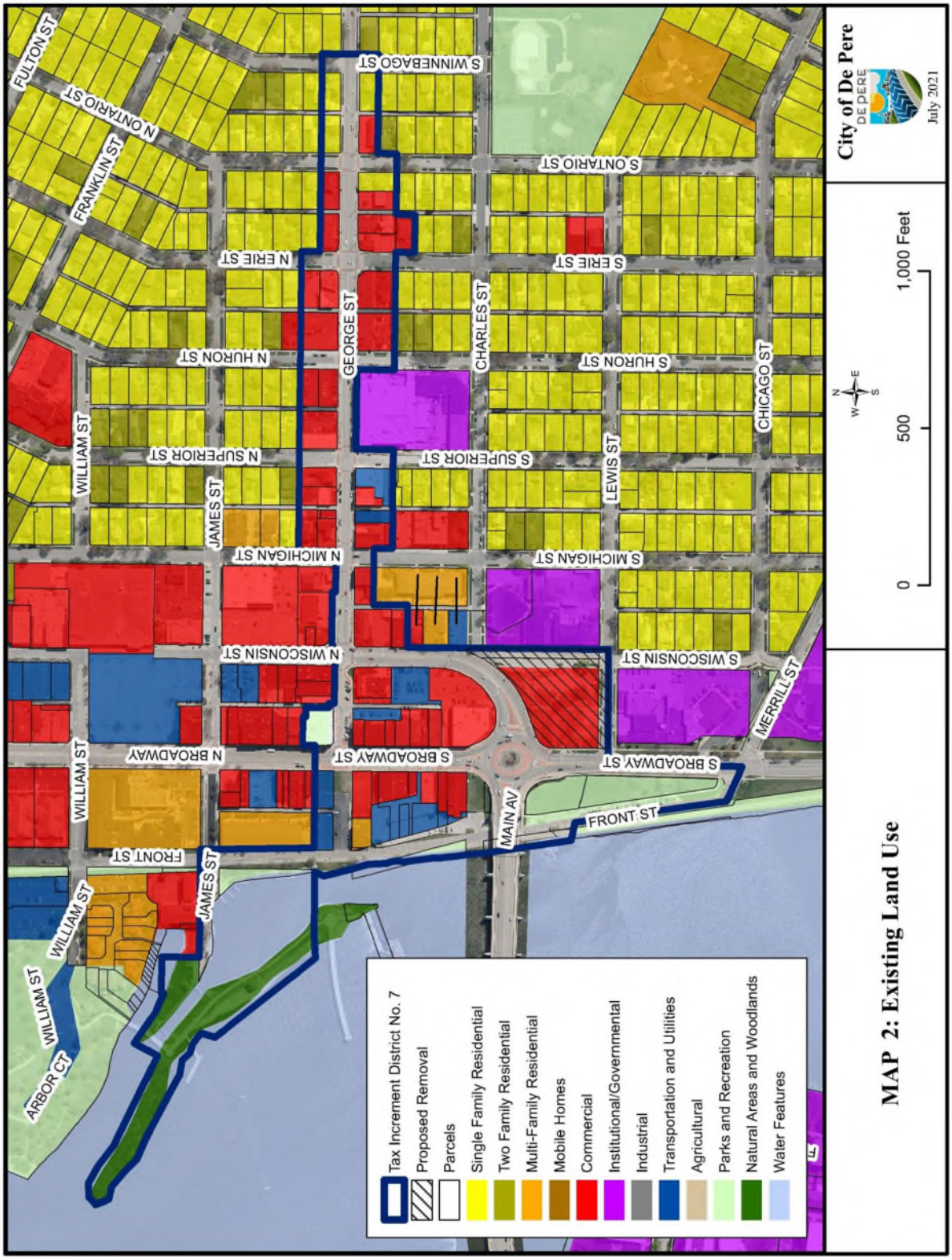
The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated _____, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix E.

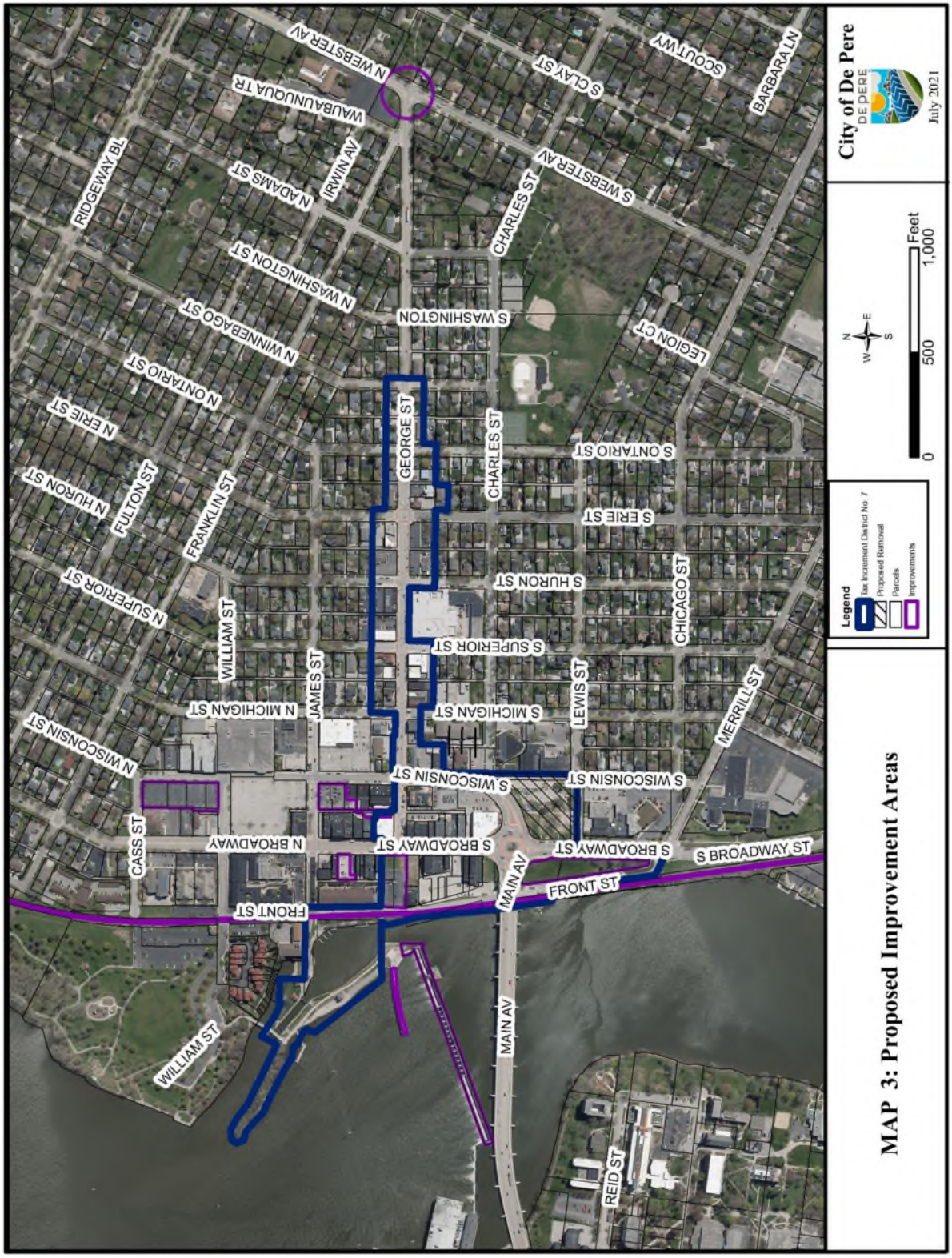
DRAFT

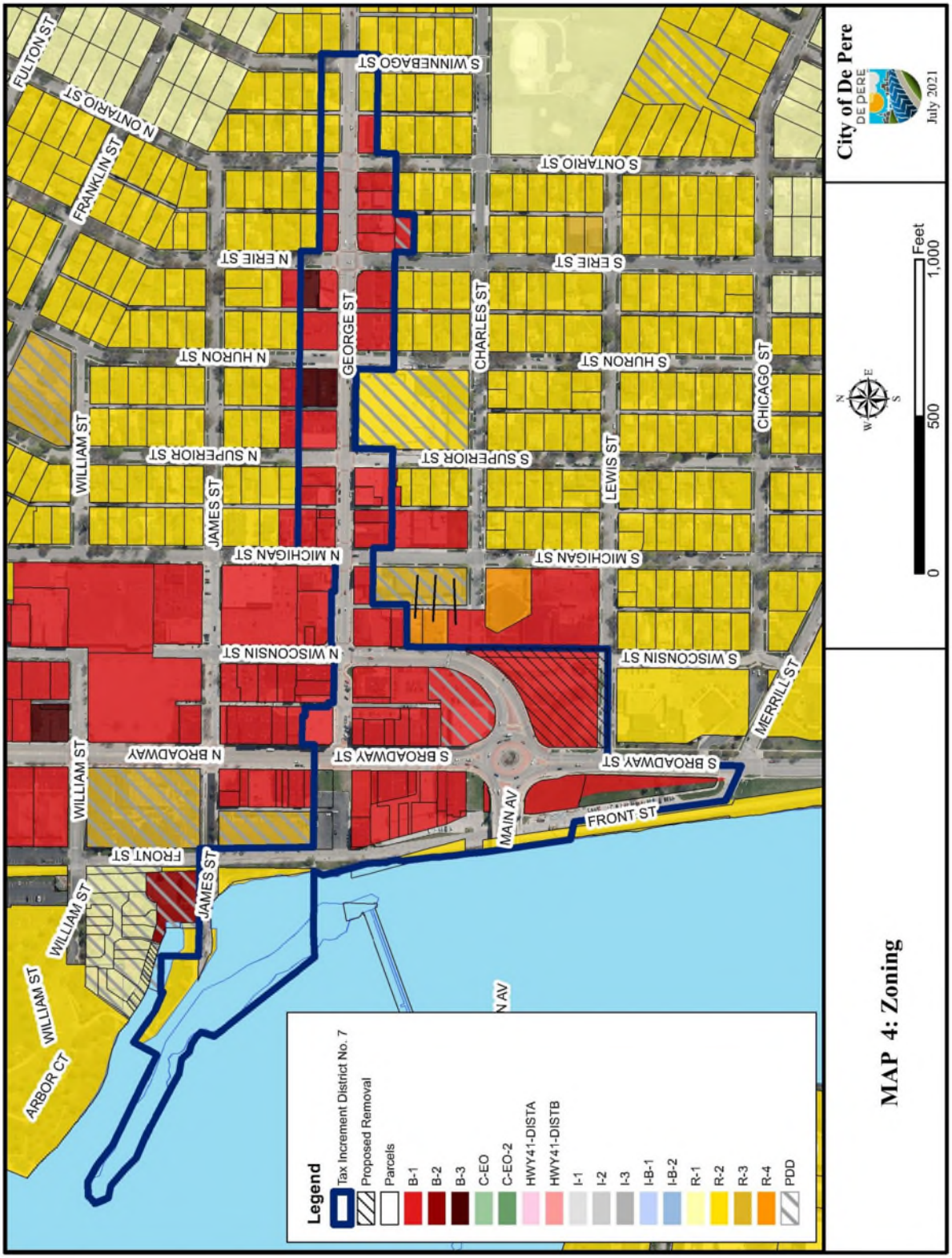
APPENDIX A:MAPS

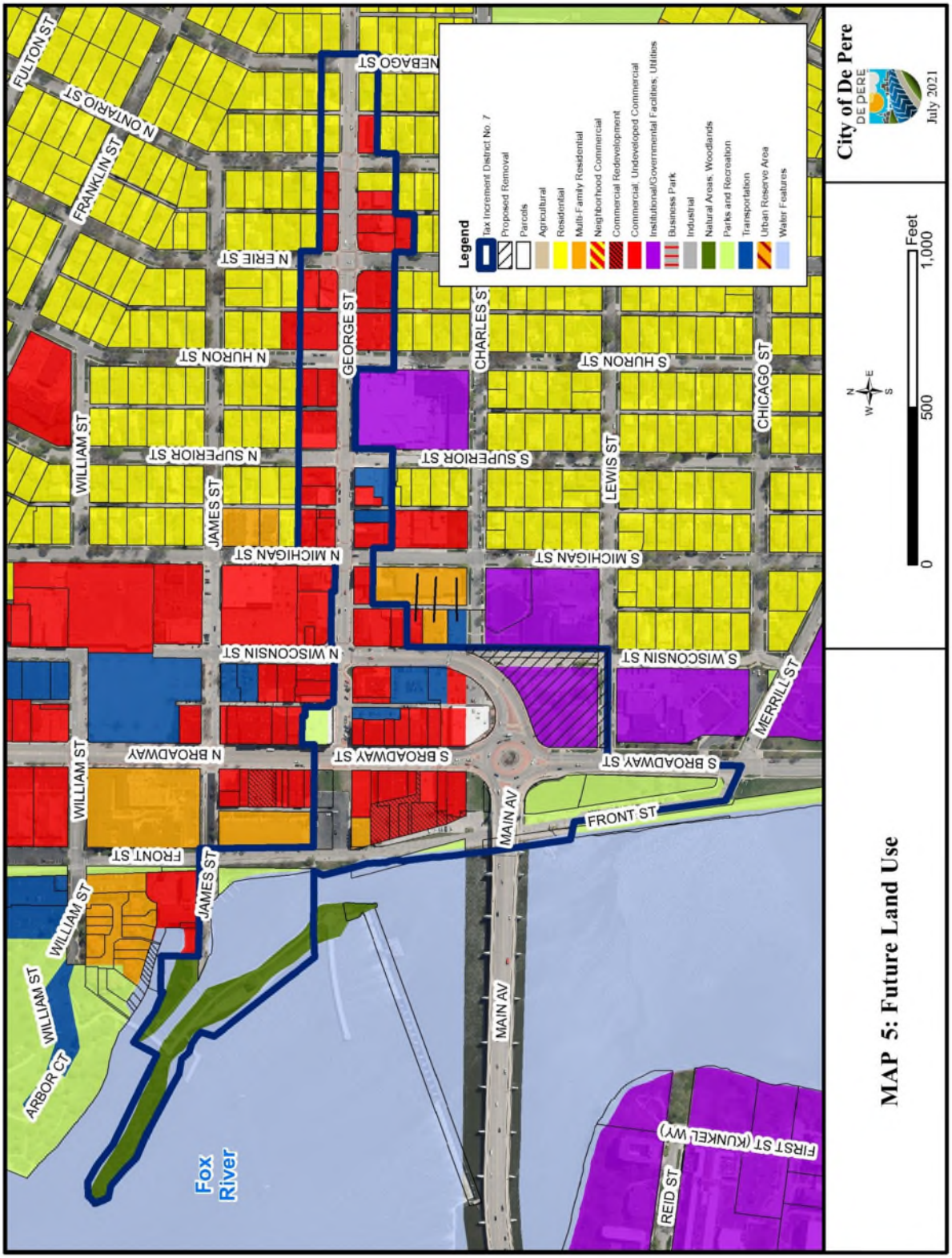
DRAFT


MAP 1: Proposed Amended Boundary to Tax Increment District #7
City of De Pere
DE PERE
July 2021
1 inch = 400 feet
Tax Increment District No. 7
Proposed Removal
Parcels
FULTON ST
N WINNEBAGO ST
S WINNEBAGO ST
LEGION CT
N ONTARIO ST
S ONTARIO ST
FRANKLIN ST
N ERIE ST
S ERIE ST
CHARLES ST
CHICAGO ST
GEORGE ST
N HURON ST
S HURON ST
WILLIAM ST
N SUPERIOR ST
S SUPERIOR ST
LEWIS ST
JAMES ST
N MICHIGAN ST
S MICHIGAN ST
N WISCONSIN ST
S WISCONSIN ST
MERRILL ST
N BROADWAY
S BROADWAY ST
MAIN AV
FRONT ST
ARBOR CT
FIRST ST (KUNKEL WY)
REID ST


MAP 2: Existing Land Use
City of De Pere
DE PERE
July 2021
0
500
1,000 Feet
N
E
S
W
Tax Increment District No. 7
Proposed Removal
Parcels
Single Family Residential
Two Family Residential
Multi-Family Residential
Mobile Homes
Commercial
Institutional/Governmental
Industrial
Transportation and Utilities
Agricultural
Parks and Recreation
Natural Areas and Woodlands
Water Features
FULTON ST
N ONTARIO ST
FRANKLIN ST
S WINNEBAGO ST
S ONTARIO ST
N ERIE ST
S ERIE ST
GEORGE ST
CHARLES ST
N HURON ST
S HURON ST
CHICAGO ST
WILLIAM ST
N SUPERIOR ST
S SUPERIOR ST
LEWIS ST
JAMES ST
N MICHIGAN ST
S MICHIGAN ST
N WISCONSIN ST
S WISCONSIN ST
MERRILL ST
N BROADWAY
S BROADWAY ST
S BROADWAY
MAIN AV
FRONT ST
ARBOR CT


City of De Pere
DE PERE
July 2021
Feet
1,000
500
0
N
W
E
S
Legend
Tax Increment District No. 7
Proposed Removal
Parcels
Improvements
MAP 3: Proposed Improvement Areas
N WEBSTER AV
S CLAY ST
SCOUT WY
BARBARA LN
WAUBAUNUQUA TR
RIDGEWAY BL
N ADAMS ST
IRWIN AV
S WEBSTER AV
CHARLES ST
N WASHINGTON ST
S WASHINGTON
LEGION CT
N WINNEBAGO ST
N ONTARIO ST
N ERIE ST
GEORGE ST
CHARLES ST
S ONTARIO ST
N HURON ST
FULTON ST
FRANKLIN ST
S ERIE ST
N SUPERIOR ST
S HURON ST
CHICAGO ST
WILLIAM ST
S SUPERIOR ST
JAMES ST
N MICHIGAN ST
S MICHIGAN ST
LEWIS ST
MERRILL ST
N WISCONSIN ST
S WISCONSIN ST
S WISCONSIN ST
CASS ST
N BROADWAY
S BROADWAY ST
S BROADWAY ST
S BROADWAY ST
MAIN AV
FRONT ST
FRONT ST
WILLIAM ST
MAIN AV
REID ST


MAP 4: Zoning
City of De Pere
DE PERE
July 2021
Feet
1,000
500
0
Legend
Tax Increment District No. 7
Proposed Removal
Parcels
B-1
B-2
B-3
C-EO
C-EO-2
HWY41-DISTA
HWY41-DISTB
I-1
I-2
I-3
I-B-1
I-B-2
R-1
R-2
R-3
R-4
PDD
S WINNEBAGO ST
S ONTARIO ST
S ERIE ST
S HURON ST
S SUPERIOR ST
S MICHIGAN ST
S WISCONSIN ST
S BROADWAY ST
N ONTARIO ST
N ERIE ST
N HURON ST
N SUPERIOR ST
N MICHIGAN ST
N WISCONSIN ST
N BROADWAY
FULTON ST
FRANKLIN ST
GEORGE ST
CHARLES ST
CHICAGO ST
LEWIS ST
JAMES ST
WILLIAM ST
MERRILL ST
MAIN AV
FRONT ST
ARBOR CT


MAP 5: Future Land Use
City of De Pere
DE PERE
July 2021
Feet
0
500
1,000
Legend
Tax Increment District No. 7
Proposed Removal
Parcels
Agricultural
Residential
Multi-Family Residential
Neighborhood Commercial
Commercial Redevelopment
Commercial, Undeveloped Commercial
Institutional/Governmental Facilities, Utilities
Business Park
Industrial
Natural Areas, Woodlands
Parks and Recreation
Transportation
Urban Reserve Area
Water Features
FULTON ST
N ONTARIO ST
FRANKLIN ST
NEBAGO ST
N ERIE ST
GEORGE ST
CHARLES ST
N HURON ST
S HURON ST
CHICAGO ST
WILLIAM ST
N SUPERIOR ST
S SUPERIOR ST
LEWIS ST
JAMES ST
N MICHIGAN ST
S MICHIGAN ST
N WISCONSIN ST
S WISCONSIN ST
MERRILL ST
N BROADWAY
S BROADWAY ST
MAIN AV
FRONT ST
ARBOR CT
Fox River
FIRST ST (KUNKEL WY)
REID ST

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**C. Resolution PC21-03, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Increment Financing District No. 7.**

ATTACHMENTS:

- TID No. 7 - ResoPC21-03 (DOCX)

PLAN COMMISSION
RESOLUTION PC 21-03

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT TO MODIFY THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT No.7 (BOUNDARY AMENDMENT NO. 1)

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 7 (TID #7) was filed with the City Clerk on July 9, 2021 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on July 26, 2021 affording interested parties a reasonable opportunity to express their views on the proposed boundary amendment as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 1 publication in the City's official newspaper on July 16, 2021 pursuant to Wis. Stats. § 66.1105(4)(h)1.; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #7 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on July 23, 2021; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on July 26, 2021 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #7 boundary amendment and determined that the Project Plan and the District Boundaries as proposed are contiguous, contain only whole parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the

private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

> The Plan Commission recommends the District Boundaries for TID #7, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission hereby adopts the Project Plan and District Boundary Amendment for Tax Incremental Financing District No. 7, City of De Pere, as prepared and presented by City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this ____ day of _____, 2021.

APPROVED:

_____
James Boyd, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**A. Notice of Public Hearing.**

ATTACHMENTS:

- TID No. 11 Public Hearing Notice (DOCX)

Publication Dates: July 9, 2021

NOTICE OF PUBLIC HEARING
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 11
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on July 26, 2021, at 7:00 p.m., The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 11 in the City of De Pere's Business Park. The City is proposing to amend the district boundary to allow a business to combine parcels across the current TID Boundary.The proposed public project improvements still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The City still anticipates that the proposed project plan's project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed amendment to the established TID No. 11 Boundary. Copies of the proposed Amendment to the TID No. 11 Boundary are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 6th day of July, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 11. ***

The purpose of the Boundary Amendment is to add parcel WD-1042 into the TID Boundary. Parcel WD-1042-was acquired by Robinson Metal on December 13, 2019 to expand their business operations. Robinson Metal proposed to incrementally expand their facility in the coming years on a portion of WD-1041 located off Fortune Ave. The City of De Pere wants to assist in the business expansion on the privately owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business. However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcel WD-1042 to TID No. 11 to allow for the expansion.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document.

Recommendation:
Staff recommends approval of the Resolution recommending adoption of the TID No. 11 Boundary Amendment No. 1 and asks that it be submitted to the Common Council for its approval following the statutory requirements.

ATTACHMENTS:

- TID No. 11 Boundary Amendment No. 1 Draft for Plan Commission Public Hearing (PDF)

City of De Pere

Tax Increment District No.11
Boundary Amendment No. 1

DRAFT

Prepared by the Development Services Department

DRAFT 7/21/2021

Original Project Plan for TID 11 (September 1, 2015)

Plan Commission Review and Approval (Tentative July 26, 2021)
Common Council Review and Approval (Tentative August 17, 2021)
Joint Review Board Review and Approval (Tentative August 20, 2021)

DRAFT

Project Plan Table of Contents

Description Page

A. Executive Summary 1
B. Introductions 1
C. Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District 3
D. Local Action 4
E. General Description of Tax Incremental District Number 11 5
F. District Boundary 6
G. Economic Feasibility Study 7
H. Financing 10
I. Estimated Non-Project Costs 11
J. Existing Land Uses and Conditions 11
K. Proposed Land Use 11
L. Existing and Proposed Zoning 11
M. Building Codes and City Ordinances 12
N. Relocation 12
O. Statement Indicating How Creation of The TID Promotes the Orderly Development of the City Of De Pere 12
P. Findings 12
Q. City Attorney Opinion 13

Appendix A: Maps

Map 1: District Boundary Map 14
Map 2: Existing Land Use 15
Map 3: Proposed Improvements 16
Map 4: Zoning 17
Map 5: Future Land Use 18
Map 6: Overlapping TID No. 6 Parcels 19

Appendix B: Resolutions, Notices, Minutes & Other Attachments

1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter Chief Official of Overlying Taxing Entities and Notice
3: JRB Meeting Notices – Affidavit of Publication
4: JRB Meeting No. 1 Agenda and Minutes
5: JRB Meeting No. 2 Agenda and Minutes
6: JRB Resolution Approving TID No. 11 Boundary Amendment No. 1
7: Public Hearing Notice – Affidavit of Publication
8: Plan Commission/Public Hearing Meeting Agendas
9: Plan Commission/Public Hearing and Meeting Minutes
10: Plan Commission Resolution Approving TID No. 11 Boundary Amendment No. 1
11: Common Council Meeting Agenda
12: Common Council Meeting Minutes
13: Common Council Resolution Creating TID No. 11 Boundary Amendment No. 1

City of De Pere TID No. 11 Officials and Acknowledgements

Common Council

Mayor James Boyd
Amy Chandik Kundinger
Shana Defnet Ledvina
Jonathon Hansen
Kelly Ruh
Dean Raasch
Mike Eserkaln
Casey Nelson
Dan Carpenter

Plan Commission

James Boyd, Mayor
Dan Carpenter, Alderperson
Dean Raasch, Alderperson
Derek Beiderwieden, Commissioner
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Bob Mathews - Northeast Wisconsin Technical College Representative
Dawn Laboy– West De Pere School District Representative
Chad Weininger – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Larry Delo, City Administrator
Judith Schmidt-Lehman City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: July 26, 2021 (scheduled)
Plan Commission Approval Recommendation: July 26, 2021 (scheduled)
Common Council Approval: August 17, 2021 (scheduled)
Joint Review Board Approval: August 20, 2021 (scheduled)

DRAFT

A. EXECUTIVE SUMMARY TID NO. 11 BOUNDARY AMENDMENT NO. 1

The purpose of the Boundary Amendment is to add parcel WD-1042 into the TID Boundary. Parcel WD-1042-was acquired by Robinson Metal in December 13, 2019 to expand their business operations. Robinson Metal proposed to incrementally expand their facility in the coming years on a portion of WD-1041 located off Fortune Ave. The City of De Pere wants to assist in the business expansion on the privately owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business. However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcel WD-1042 to TID No. 11 to allow for the expansion.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document. Therefore, the sections or text identified in gray are areas in which the document was updated to reflect TID law changes, map references, or other necessary updates. If no changes are proposed the section will include the following text

> "No update or revision to the previously approved TID Project Plan."

B. INTRODUCTIONS

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City liable for any tax incremental bonds or notes issued.

The Project Plan for Tax Incremental Financing District No. 11, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 11 and the proposed amendment is defined by the boundary shown on Map 1 found on Page 14. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

1. A statement listing the kind, number and location of all proposed public works or improvements within the district;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs;
5. The time when the related costs or monetary obligations are to be incurred;
6. A map showing existing uses and condition of real property in the district;
7. A map showing proposed improvements and uses in the district;
8. Proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
9. A list of estimated non-project costs;
10. A statement of the proposed method for the relocation of any persons to be displaced;
11. An indication as to how creation of the tax incremental district promotes the orderly development of the City~~/village~~;
12. An analysis of the overlying taxing districts;
13. A map showing the district boundaries; and
14. An opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

C. STATEMENT LISTING THE KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN AND OUTSIDE OF THE DISTRICT

The public works and improvement activities located within Tax Incremental Financing District No. 11 are listed on Table I found on Page 4, which provides a listing of all District activities; and Map 3 on Page 16, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

No update or revision to the previously approved TID Project Plan.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

No update or revision to the previously approved TID Project Plan.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

No update or revision to the previously approved TID Project Plan.

DRAFT

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 11 - TABLE I

Proposed Project Costs, Public Works and Improvements

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	305,000		305,000		
Southbridge American-Rail	950,000		950,000		
1/2 Mile Road Improvements	1,000,000		1,000,000		
Rail Maintenance					
Subtotal	2,255,000		2,255,000		
Developer Cash Grant	4,478,000	0	0	298,533	4,179,467
Administrative Costs					
City staff/consulting	110,000	15,000	5,000	5,000	85,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	1,187,083	0	0	92,485	1,094,598
Total	8,030,083	15,000	2,260,000	396,018	5,359,065

** Subject to change based on final financing plan*

No update or revision to the previously approved TID Project Plan.

D. LOCAL ACTION

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing

for the Boundary Amendment has been scheduled for the Plan Commission on July 26, 2021. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 9, 2021. Plan Amendments require a single Class 1 Notice per 2015 Act 256. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 17, 2021.

State Statutes require the City seeking to create a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB was held on July 20, 2021, with the final meeting to act on the Common Council's resolution anticipated for August 20, 2021.

A. Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2020 total equalized value is $2,366,055,000. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is $283,926,600. The 2020 report year documented the City at 7.8% value. These are reporeted values from the 2020 TIF Limiation Report (Reported 8/11/2020).

Per the April 2021 DOR active TIDs report, the City had 11 outstanding/Certified Tax Incremental Districts with $184,575,800 of total TID increment. This district is expected to add $6,390,000 of base value. Therefore, this district can be amended and bring the total value to approximately 8.1% and within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement. *The City will update these figures upon receipt of the 2021 TIF Value Limiation Report expected to be released early August 2021.With the inclusion of TID No. 15 in 2020, the proposed amendment of TID No. 11 and TID No. 12 at this same time could raise the combined limitation value to approximately 8.8 to 9.1%.*

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

E. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER 11

The purpose of Tax Incremental Financing District Number 11 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 36 residential lots, 2 multi-family housing projects, 7 office buildings and 14 industrial buildings and related infrastructure improvements in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for residential, industrial and business/office development. The area is approximately 265 acres in size. Amendment No. 1 would add an additional 15 acres to the property. The amended project boundaries are described in the next section.

The proposed project shall include the developments described in the previous paragraph, and are subject to market and actual construction. Proposed project costs within the district are also anticipated to include future cash grants for the individual developments based on City policy. Public improvements shall also include the Southbridge Lawrence-American, Southbridge American-Lost Dauphin, rail maintenance and road improvements/maintenance with 1/2 mile of the district.

With the adoption of this Project Plan, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The infrastructure improvements will provide services to approximately 265 acres of new developable land.

No update or revision to the previously approved TID Project Plan.

F. DISTRICT BOUNDARY

The revisions to the boundaries of Tax Incremental Financing District Number 11 are shown on Map 1 on Page 12 and are further described in Appendix A and B .

Parcel ID	Legal Description
WD-L183-5	PART OF GOV'T LOTS 1 & 2 SEC 6 T22N R20E & PART OF LOT 110 WILLIAMS GRANT DESC IN 1787776 EX SOUTHBRIDGE ESTATES & EX RD
WD-L183-4	THAT PRT OF LOT 2 OF 58 CSM 266 OUTSIDE OF TIF BNDRY & BNG PRT OF GOVT LOTS 1 & 2 SEC 6 T22N R20E
WD-L183-4-1	THAT PRT OF LOT 2 OF 58 CSM 266 WITHIN TIF BNDRY & BNG PRT OF GOVT LOT 1 SEC 6 T22N R20E EX 59 CSM 285
WD-L179-1	LOT 1 OF 47 CSM 64 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-2	THAT PRT OF LOT 1 OF 26 CSM 26 LYG SW OF 1747918 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L179-3	LOT 1 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E & VAC RD IN 1907186 & PRT OF LOT 1 OF 26 CSM 26 E OF 1747918 & EX RD IN 1941155
WD-L179-4	LOT 2 OF 31 CSM 77 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E & EX RD IN 1941155
WD-L179-5	LOT 1 OF 40 CSM 332 BNG PRT OF NW1/4 NW1/4 & BNG PRT OF NE/4 NW1/4 SEC 5 T22N R20E
WD-L179	NW1/4 NW1/4 SEC 5 T22N R20E EX W 330 FT OF N 510 FT & EX PART IN 1006 R 523 & EX J03046-01 & EX 26 CSM 26 & EX RD & EX 1765485 FOR RD & EX 43 CSM 42 & EX 2091661 & EX 50 CSM 241 & THAT PRT OF GOVT LOT 4 LYG NWLY OF 50 CSM 241
WD-L178-1	LOT 1 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 SEC 5 T22N R20E
WD-L178-1-1	LOT 2 OF 58 CSM 29 BNG PRT OF NE1/4 NW1/4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E
WD-L178-2	PRT OF NE1/4 NW1/4 & PRT OF NW1/4 NW1/4 & PART OF GOV'T LOTS 3 & 4 ALL LYG NW OF RR IN SEC 5 T22N R20E AS DESC IN J03046-01
WD-L179-7	LOT 1 OF 50 CSM 241 BNG PRT OF GOVT LOTS 3 & 4 & BNG PRT OF NW1/4 NW1/4 SEC 5 T22N R20E EX 2325387
WD-1620	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 17
WD-1621	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 18
WD-1622	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 19
WD-1623	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 20
WD-1624	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 21

WD-1625	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 22
WD-1626	SOUTHBRIDGE BUSINESS PARK 2ND ADDN LOT 23
WD-1379	SOUTHBRIDGE BUSINESS PARK 1ST ADDN LOT 14 EX 2132734
WD-1139	SOUTHBRIDGE BUSINESS PARK OUTLOT 1
WD-1045	DE PERE BUSINESS PARK SOUTH ADDN ALL OF LOT 6 & PART OF LOT 5 DESC IN 1756176
WD-1043	LOT 3 OF 41 CSM 100 BNG ALL LOT 4 & BNG PRT OF LOT 3 DE PERE BUSINESS PARK
WD-1041	LOT 1 OF 52 CSM 114 BNG PRT OF LOTS 1 & 2 OF DE PERE BUSINESS PARK SOUTH ADDN
WD-D0076	PART OF NW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR EX RR SPUR IN 1635973
WD-D0078	THAT PRT OF GOV'T LOT 1 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0075-1	NW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT NWLY OF RR
WD-D0079-11	PRT GOV'T LOT 1 SEC 32 T23N R20E COM SW COR N TO NW COR E TO RR SWLY ALG RR
WD-D0077	SW1/4 SE1/4 SEC 32 T23N R20E LYG NWLY OF RR
WD-D0074-1	PART OF SE1/4 SW1/4 SEC 32 T23N R20E DESC AS LOT 1 IN 23 CSM 196
WD-D0075-2	SW1/4 SE1/4 SEC 32 T23N R20E EX RR & EX PRT S & W OF ROAD & EX 298 D 96 & EX 812
WD-1049	DE PERE BUSINESS PARK SOUTH ADDN OUTLOT 1
WD-1041-1	OUTLOT 1 OF 52 CSM 114 BNG PRT OF LOT 1 OF DE PERE
WD-L179-5-1	OUTLOT 1 OF 40 CSM 332 BNG PART OF NW1/4 NW1/4 SEC 5
WD-D0079-A	RR SPUR TRACK R-O-W DEDICATED TO THE PUBLIC IN DE PERE BUSINESS PARK SOUTH
WD-1139	SOUTHBRIDGE BUSINESS PARK OUTLOT 1
WD-1042	LOT 2 OF 41 CSM 100 MAP 6194 IN 1763206 BNG PRT OF LOTS 1, 2 & 3 DE PERE BUSINESS PARK SOUTH ADDN BNG PRTS OF NE1/4 SW1/4, NW1/4 SW1/4, & SE1/4 SW1/4 ALL IN SEC 32 T23N R20E

2021 Boundary Addition Valuation:

Parcel Number: WD-1042	Property Valuation:	$6,180,400
	Total Valuation:	$6,180,400

G. ECONOMIC FEASIBILITY STUDY

A. Purpose

T he purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

No update or revision to the previously approved TID Project Plan.

B. General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the

general market conditions and feasibility within the area. These projections are summarized in Table II below.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 11 – TABLE II
Projected Development

PROJECT	Value per Unit	Number of Units	Total Value	Expected Date of Construction
36 Residential Lots	160,000	36	5,760,000	
2 Multi-family Housing	2,000,000	2	4,000,000	
7 CE-O	700,000	7	4,900,000	
14 IB-2	2,500,000	14	35,000,000	
TOTAL VALUE INCREMENT			49,660,000	

The City has estimated that the project will create incremental new value of approximately $49,660,000 based on the above project components. It is anticipated that individual developers will be required to enter into an assessment agreement to guarantee these values. Our estimates of incremental new value of the project are based on estimated square footage, number of units and project type.

The objective of the District creation is to facilitate the construction of a mixed-use development, which is estimated to create a total of $49.66 million in incremental value. We anticipate that prospective businesses and/or developers may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan to maximize the potential of Tax Incremental Financing District Number 11 to accomplish the proposed public improvements identified in Table I found on Page 3.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an

annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan. The implementers of the Project Plan will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 11 is presented in Tables III and IV included below. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be $49.66 million in 2034.

No update or revision to the previously approved TID Project Plan.

TID Number 11 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Year	Annual Increased Value of New Buildings	Cumulative Value of New Buildings & Improvements	Total Estimated Taxable Value	Base Value	TID Value Increment	2014 Net Total Tax Rate	Annual Increment Revenue /1000	Total Projected Revenues
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
12/31/2015	-	-	-	$2,015,100	-	-	-	
12/31/2016	2,820,000	2,820,000	2,820,000	2,015,100	804,900	21.820	-	-
12/31/2017	3,020,000	5,840,000	5,840,000	2,015,100	3,824,900	21.820	17,563	17,563
12/31/2018	2,820,000	8,660,000	8,660,000	2,015,100	6,644,900	21.820	83,459	83,459
12/31/2019	3,020,000	11,680,000	11,680,000	2,015,100	9,664,900	21.820	144,992	144,992
12/31/2020	3,520,000	15,200,000	15,200,000	2,015,100	13,184,900	21.820	210,888	210,888
12/31/2021	3,520,000	18,720,000	18,720,000	2,015,100	16,704,900	21.820	287,695	287,695
12/31/2022	320,000	19,040,000	19,040,000	2,015,100	17,024,900	21.820	364,501	364,501
12/31/2023	3,520,000	22,560,000	22,560,000	2,015,100	20,544,900	21.820	371,483	371,483
12/31/2024	2,820,000	25,380,000	25,380,000	2,015,100	23,364,900	21.820	448,290	448,290
12/31/2025	3,520,000	28,900,000	28,900,000	2,015,100	26,884,900	21.820	509,822	509,822
12/31/2026	3,520,000	32,420,000	32,420,000	2,015,100	30,404,900	21.820	586,629	3,086,629
12/31/2027	320,000	32,740,000	32,740,000	2,015,100	30,724,900	21.820	663,435	663,435
12/31/2028	2,820,000	35,560,000	35,560,000	2,015,100	33,544,900	21.820	670,417	670,417
12/31/2029	2,820,000	38,380,000	38,380,000	2,015,100	36,364,900	21.820	731,950	731,950
12/31/2030	2,820,000	41,200,000	41,200,000	2,015,100	39,184,900	21.820	793,482	793,482
12/31/2031	2,820,000	44,020,000	44,020,000	2,015,100	42,004,900	21.820	855,015	855,015
12/31/2032	2,820,000	46,840,000	46,840,000	2,015,100	44,824,900	21.820	916,547	916,547
12/31/2033	0	46,840,000	46,840,000	2,015,100	44,824,900	21.820	978,079	978,079
12/31/2034	2,500,000	49,340,000	49,340,000	2,015,100	47,324,900	21.820	978,079	978,079
Totals:	$ 49,340,000						$ 9,612,317	$ 12,112,316

Table IV shows the preliminary debt service schedule for financing of the proposed public improvement costs. The city anticipates financing the proposed project costs through a

combination of bonds and cash grants. Table IV indicates that projected tax increments are expected to be sufficient to support the debt service through the maximum term of the district.

TID Number 11 – TABLE IV
Projected Tax Increment and Estimated Cash Flow

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative Tax Increment Available After Debt Service
0	2014										
1	2015				$ (15,000)	$ (15,000)	$ (15,000)			$ (15,000)	$ (15,000)
2	2016	$804,900	$ 804,900	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (20,000)
3	2017	$ 3,020,000	$ 3,824,900	$ 17,563	$ (5,000)	$ 12,563	$ (7,437)	($191,227)	$ (298,533)	$ (477,197)	$ (497,197)
4	2018	$ 2,820,000	$ 6,644,900	$ 83,459	$ (5,000)	$ 78,459	$ 71,022	($191,227)	$ (298,533)	$ (411,301)	$ (908,498)
5	2019	$ 3,020,000	$ 9,664,900	$ 144,992	$ (5,000)	$ 139,992	$ 211,014	($191,227)	$ (298,533)	$ (349,768)	$ (1,258,266)
6	2020	$ 3,520,000	$ 13,184,900	$ 210,888	$ (5,000)	$ 205,888	$ 416,902	($191,227)	$ (298,533)	$ (283,872)	$ (1,542,138)
7	2021	$ 3,520,000	$ 16,704,900	$ 287,695	$ (5,000)	$ 282,695	$ 699,597	($191,227)	$ (298,533)	$ (207,066)	$ (1,749,204)
8	2022	$ 320,000	$ 17,024,900	$ 364,501	$ (5,000)	$ 359,501	$ 1,059,098	($191,227)	$ (298,533)	$ (130,259)	$ (1,879,463)
9	2023	$ 3,520,000	$ 20,544,900	$ 371,483	$ (5,000)	$ 366,483	$ 1,425,581	($191,227)	$ (298,533)	$ (123,277)	$ (2,002,740)
10	2024	$ 2,820,000	$ 23,364,900	$ 448,290	$ (5,000)	$ 443,290	$ 1,868,871	($191,227)	$ (298,533)	$ (46,470)	$ (2,049,211)
11	2025	$ 3,520,000	$ 26,884,900	$ 509,822	$ (5,000)	$ 504,822	$ 2,373,693	($191,227)	$ (298,533)	$ 15,062	$ (2,034,149)
12	2026	$ 3,520,000	$ 30,404,900	$ 586,629	$ (5,000)	$ 581,629	$ 2,955,321	($191,227)	$ (298,533)	$ 91,868	$ (1,942,280)
13	2027	$ 320,000	$ 30,724,900	$ 663,435	$ (5,000)	$ 658,435	$ 3,613,756	($191,227)	$ (298,533)	$ 168,675	$ (1,773,605)
14	2028	$ 2,820,000	$ 33,544,900	$ 670,417	$ (5,000)	$ 665,417	$ 4,279,173	($191,227)	$ (298,533)	$ 175,657	$ (1,597,948)
15	2029	$ 2,820,000	$ 36,364,900	$ 731,950	$ (5,000)	$ 726,950	$ 5,006,123	($191,227)	$ (298,533)	$ 237,190	$ (1,360,759)
16	2030	$ 2,820,000	$ 39,184,900	$ 793,482	$ (5,000)	$ 788,482	$ 5,794,605	($191,227)	$ (298,533)	$ 298,722	$ (1,062,037)
17	2031	$ 2,820,000	$ 42,004,900	$ 855,015	$ (5,000)	$ 850,015	$ 6,644,620	($191,227)	$ (298,533)	$ 360,254	$ (701,782)
18	2032	$ 2,820,000	$ 44,824,900	$ 916,547	$ (5,000)	$ 911,547	$ 7,556,167	($191,227)		$ 720,320	$ 18,538
19	2033	$ -	$ 44,824,900	$ 978,079	$ (5,000)	$ 973,079	$ 8,529,246	($191,227)		$ 781,853	$ 800,390
20	2034	$ 2,500,000	$ 47,324,900	$ 978,079	$ (5,000)	$ 973,079	$ 9,502,325	($191,227)		$ 781,853	$ 1,582,243
Total		$ 47,324,900		$ 9,612,325	$ (110,000)	$ 9,502,325		$ (3,442,082.53)	$ (4,478,000.00)	$ 1,582,242.79	

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on August 24, 2015.

The future development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 11. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 10 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district.

H. FINANCING

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using bonds to finance the upfront costs necessary for the project. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables III & IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The TID Project Plan has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

No update or revision to the previously approved TID Project Plan.

I. ESTIMATED NON-PROJECT COSTS

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on Page 7.

1. Private Equity

J. EXISTING LAND USES AND CONDITIONS

Map 2, found on Page 15, has been provided to give a general description of the conditions within the area. Map 4, found on Page 17, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be suitable for mixed-use development and less than 35% will be comprised of residential. The purpose and intent of this district is to encourage mixed-use development.

K. PROPOSED LAND USE

The land use proposed in Tax Incremental District Number 11 is primarily light industrial and business/office and some residential. The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 18 illustrates the proposed land uses within the district.

L. EXISTING AND PROPOSED ZONING

Map 4, found on Page 15, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

M. BUILDING CODES AND CITY ORDINANCES

No changes are currently being anticipated in the City's Building Code or other City codes.

No update or revision to the previously approved TID Project Plan.

N. RELOCATION

If acquisition would occur within Tax Incremental District Number 11 which causes displacements, the City will conform to the requirements as set forth by the State of Wisconsin ~~Department of Commerce~~ relocation laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

O. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF DE PERE

The purpose of TID No. 11 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

No update or revision to the previously approved TID Project Plan.

P. FINDINGS

A. A minimum of 50% of the area occupied by real property within TID No. 11 is suitable for mixed-use development.

B. Lands proposed for newly platted residential use does not exceed 35% by area of the real property within the district.

C. The improvement of TID No. 11 is likely to significantly enhance the value of substantially all of the other real property in the district.

D. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.

E. The equalized value of taxable property of TID No. 11, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

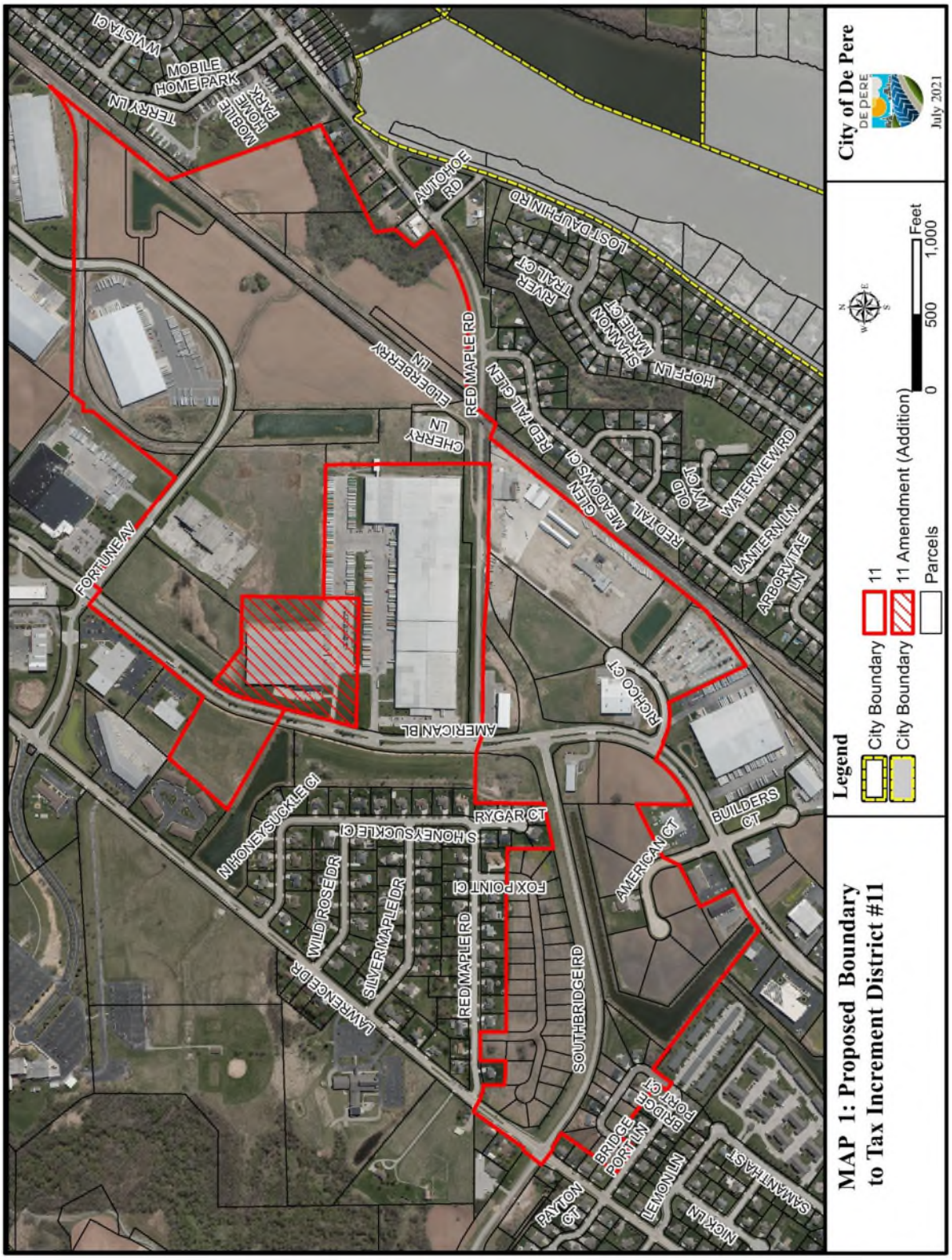
No update or revision to the previously approved TID Project Plan.

Q. CITY ATTORNEY OPINION

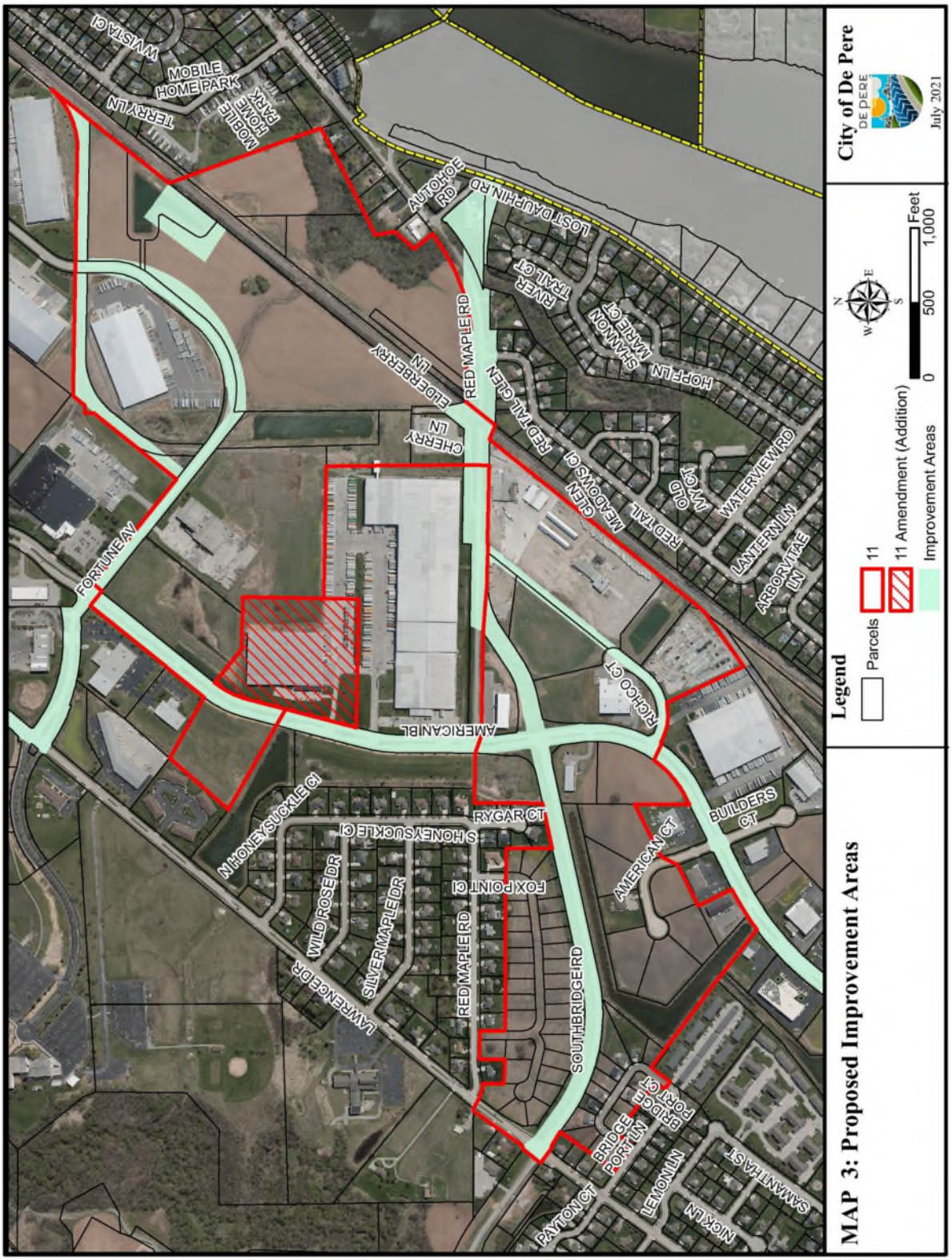
The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 11 Amendment No. 1, City of De Pere, Wisconsin, dated _____, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix B

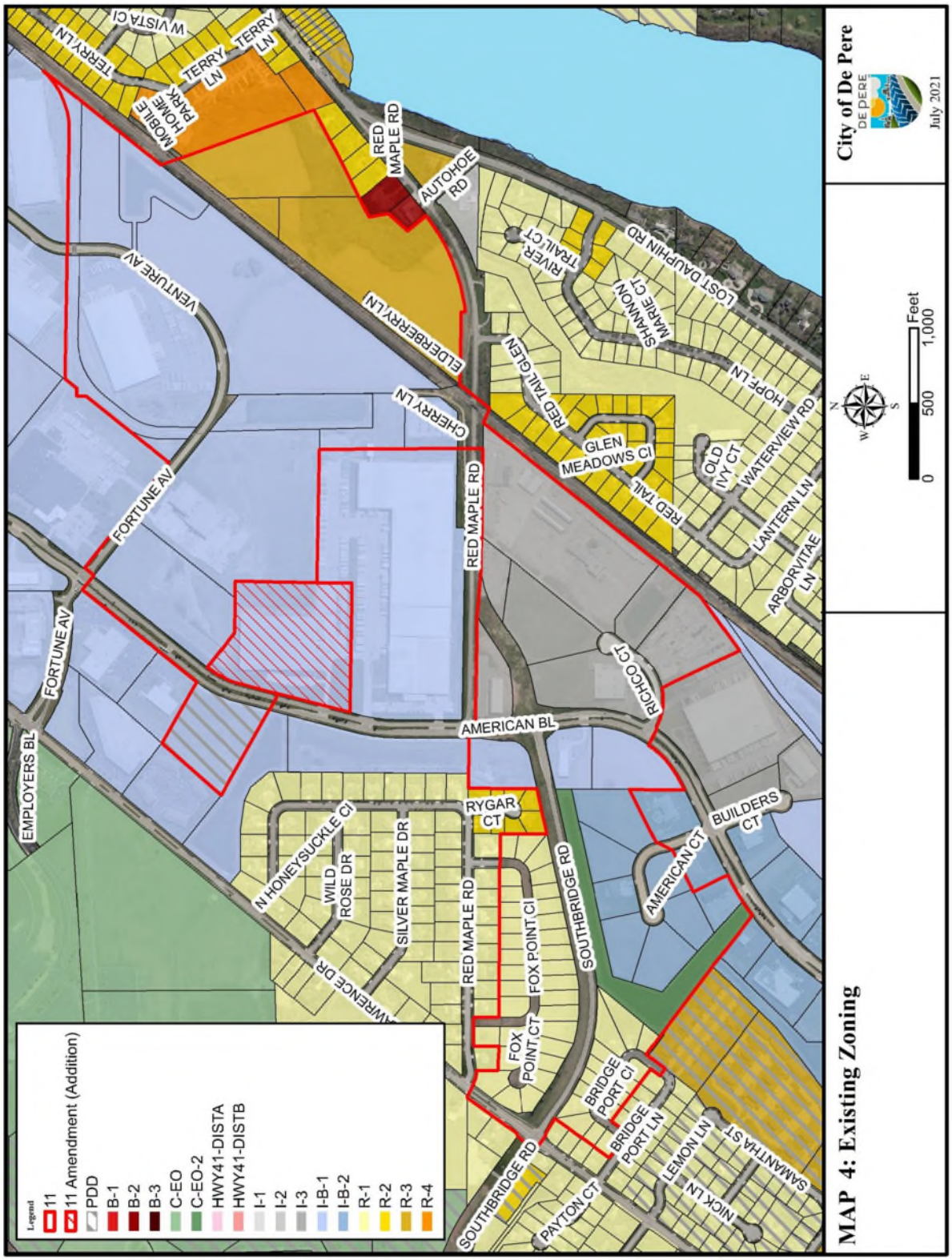
APPENDIX A:MAPS

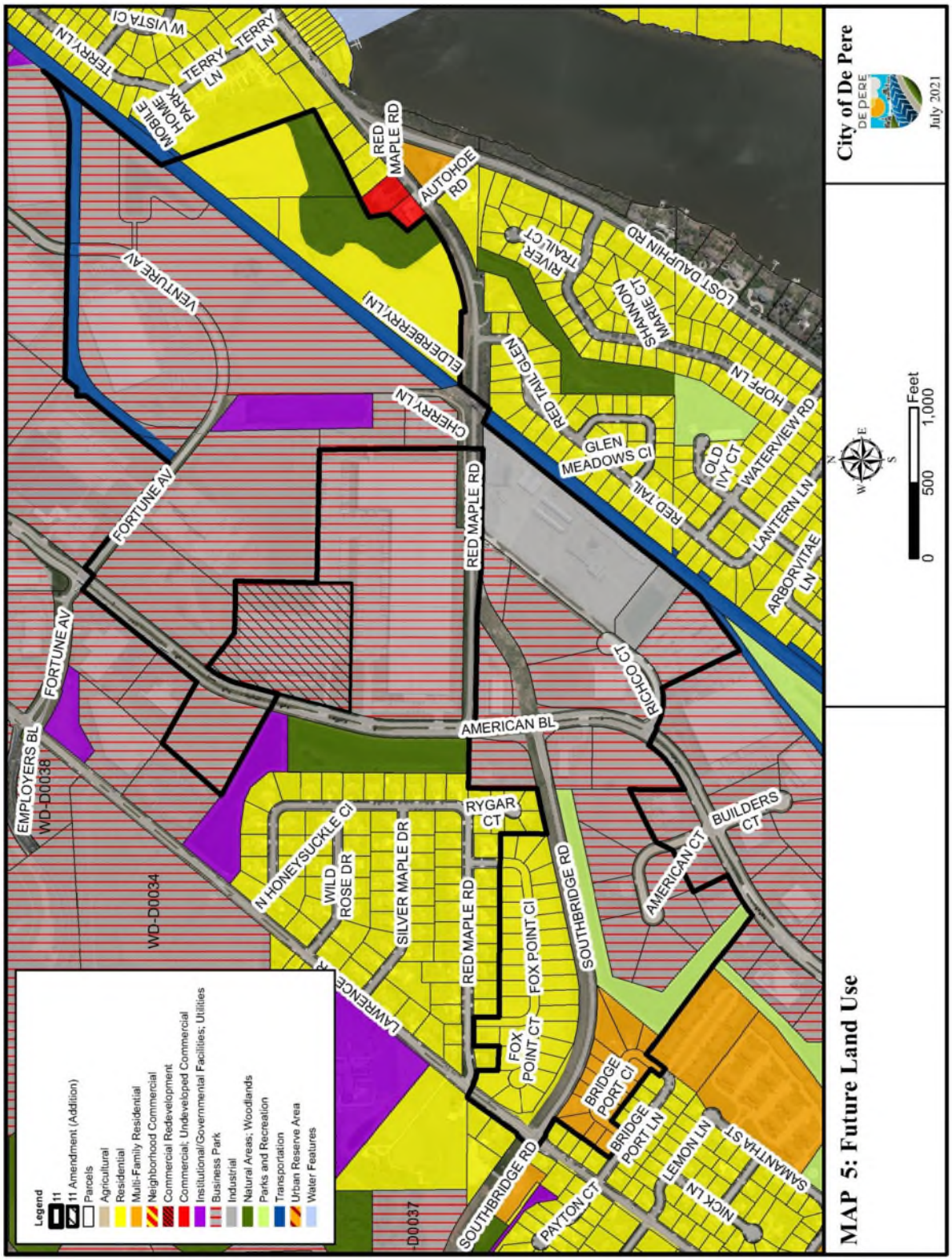
DRAFT

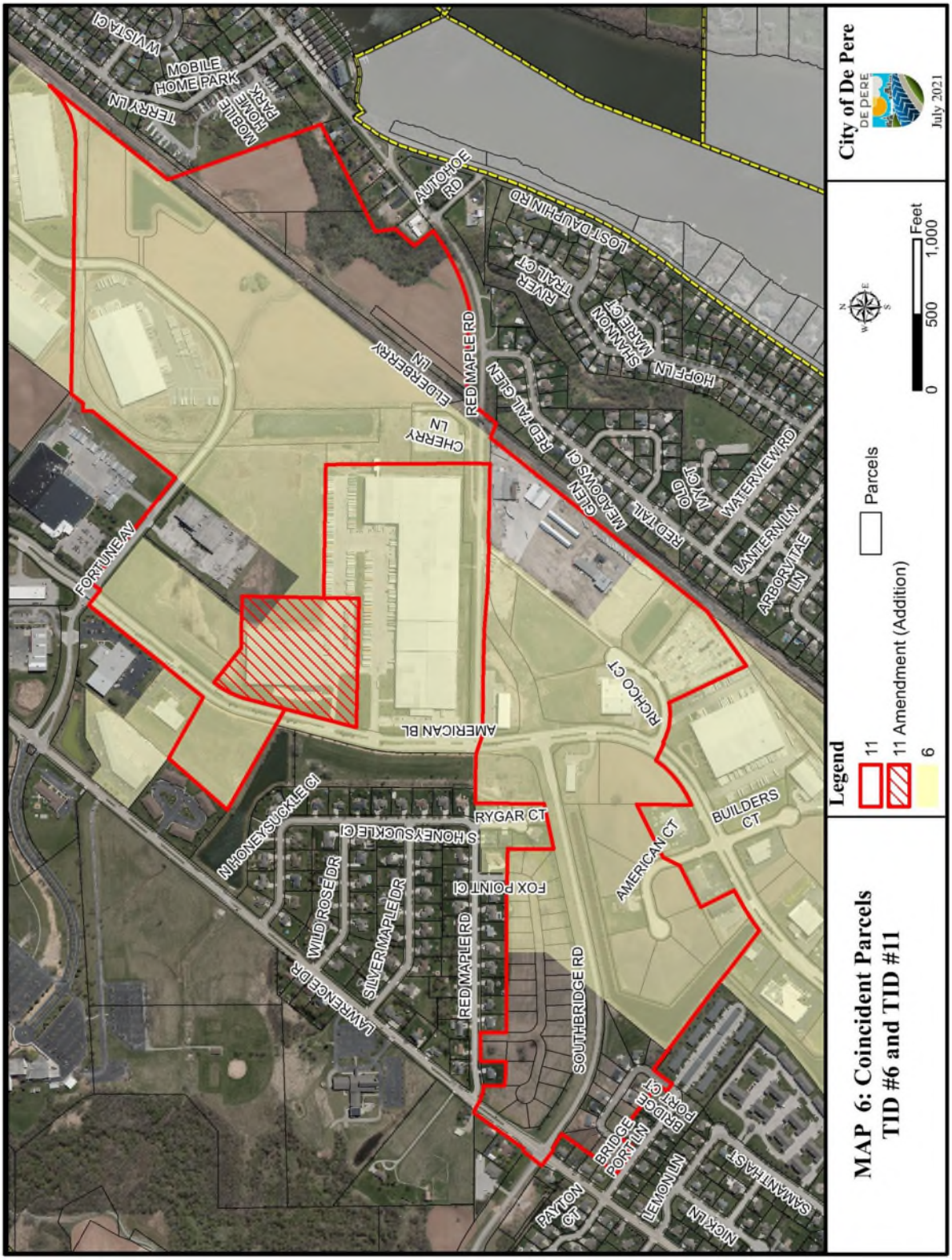

MAP 1: Proposed Boundary to Tax Increment District #11
Legend
City Boundary 11
City Boundary 11 Amendment (Addition)
Parcels
0 500 1,000 Feet
City of De Pere
DE PERE
July 2021
MOBILE HOME PARK
TERRY LN
W VISTA CT
AUTO DR
LOST DAUPHIN RD
RIVER TRAIL CT
SHANNON MARIE CT
HOPE LN
RED MAPLE RD
ELDERBERRY LN
CHERRY LN
RED TAIL GLEN
MEADOWS CT
RED TAIL
OLD TOWN
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
FORTUNE AV
RICHCO CT
AMERICAN BL
BUILDERS CT
AMERICAN CT
RYGAR CT
HONEYSUCKLE CT
WILD ROSE DR
SILVER MAPLE DR
FOX POINT CT
SOUTHBRIDGE RD
LAWRENCE DR
BRIDGE PORT CT
BRIDGE PORT LN
LEMON LN
SAVANNAH ST
NICK LN
PAYTON CT


MAP 2: Existing Land Use
City of De Pere
July 2021
Feet
0
775
1,550
Legend
11
11 Amendment (Addition)
Parcels
Single Family Residential
Two Family Residential
Multi-Family Residential
Mobile Homes
Commercial
Institutional/Governmental
Industrial
Transportation and Utilities
Agricultural
Parks and Recreation
Natural Areas and Woodlands
Water Features
WD-D0034
D0037
RED MAPLE RD
AUTOHOE RD
RIVER TRAIL CT
LOST DAUPHIN RD
SHANNON MARIE CT
HOPE LN
WATERVIEW RD
OLD IVY CT
LANTERN LN
ARBORVITAE LN
RED TAIL GLEN
GLEN MEADOWS CI
RED TAIL
ELDERBERRY LN
CHERRY LN
VENTURE AV
FORTUNE AV
EMPLOYERS BL
AMERICAN BL
RICHCO CT
BUILDERS CT
AMERICAN CT
SOUTHBRIDGE RD
RYGAR CT
FOX POINT CI
FOX POINT CT
BRIDGE PORT CI
BRIDGE PORT LN
LEMON LN
SAMANTHA ST
NICK LN
PAYTON CT
SILVER MAPLE DR
WILD ROSE DR
N HONEYSUCKLE CI
MOBILE HOME PARK
TERRY LN
TERRY LN
TERRY LN
W VISTA CI


MAP 3: Proposed Improvement Areas
Legend
Parcels
11
11 Amendment (Addition)
Improvement Areas
0
500
1,000
Feet
City of De Pere
DE PERE
July 2021
MOBILE HOME PARK
TERRY LN
WVISTA CT
AUTOMOTIVE RD
LOST DAUPHIN RD
RIVER TRAIL CT
SHANNON MARIE CT
HOPE LN
RED MAPLE RD
CLOVERBERRY LN
CHERRY LN
RED TAIL GLEN
MEADOWS CT
OLD MYCT
RED TAIL
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
FORTUNE AV
AMERICAN BL
RIGHCO CT
BUILDERS CT
AMERICAN CT
RYGAR CT
N HONEYSUCKLE CI
S HONEYSUCKLE CI
FOX POINT CI
WILD ROSE DR
SILVER MAPLE DR
LAWRENCE DR
RED MAPLE RD
SOUTHBRIDGE RD
BRIDGE PORT CT
BRIDGE PORT LN
LEMONLN
SAMANTHA ST
NICK LN
PAYTON CT


City of De Pere
DE PERE
July 2021
MAP 4: Existing Zoning
0
500
1,000
Feet
Legend
11
11 Amendment (Addition)
PDD
B-1
B-2
B-3
C-EO
C-EO-2
HWY41-DISTA
HWY41-DISTB
I-1
I-2
I-3
I-B-1
I-B-2
R-1
R-2
R-3
R-4
W VISTA CI
TERRY LN
MOBILE HOME PARK
RED MAPLE RD
AUTOHOE RD
RIVER TRAIL CT
LOST DAUPHIN RD
SHANNON MARIE CT
HOPE LN
WATERVIEW RD
OLD IVY CT
LANTERN LN
ARBORVITAE LN
VENTURE AV
ELDERBERRY LN
CHERRY LN
RED TAIL GLEN
GLEN MEADOWS CI
RED TAIL
FORTUNE AV
EMPLOYERS BL
AMERICAN BL
RICHCO CT
RYGAR CT
BUILDERS CT
AMERICAN CT
SOUTHBRIDGE RD
N HONEYSUCKLE CI
WILD ROSE DR
SILVER MAPLE DR
WRENCE DR
FOX POINT CI
FOX POINT CT
BRIDGE PORT CI
BRIDGE PORT LN
LEMON LN
SAMANTHA ST
NICK LN
PAYTON CT


MAP 5: Future Land Use
City of De Pere
July 2021
0
500
1,000
Feet
Legend
11
11 Amendment (Addition)
Parcels
Agricultural
Residential
Multi-Family Residential
Neighborhood Commercial
Commercial Redevelopment
Commercial; Undeveloped Commercial
Institutional/Governmental Facilities; Utilities
Business Park
Industrial
Natural Areas; Woodlands
Parks and Recreation
Transportation
Urban Reserve Area
Water Features
RED MAPLE RD
AUTOHOE RD
MOBILE HOME PARK
TERRY LN
W VISTA CI
VENTURE AV
ELDERBERRY LN
CHERRY LN
FORTUNE AV
EMPLOYERS BL
WD-D0038
WD-D0034
D0037
AMERICAN BL
RICHCO CT
RIVER TRAIL CT
LOST DAUPHIN RD
SHANNON MARIE CT
HOPE LN
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
OLD IVY CT
RED TAIL GLEN
GLEN MEADOWS CI
RYGAR CT
BUILDERS CT
AMERICAN CT
SOUTHBRIDGE RD
FOX POINT CI
FOX POINT CT
RED MAPLE RD
SILVER MAPLE DR
WILD ROSE DR
N HONEYSUCKLE CI
LAWRENCE
BRIDGE PORT CI
BRIDGE PORT LN
LEMON LN
SAMANTHA ST
NICK LN
PAYTON CT


MAP 6: Coincident Parcels
TID #6 and TID #11
Legend
11
11 Amendment (Addition)
6
Parcels
0
500
1,000
Feet
City of De Pere
July 2021
W VISTA CI
MOBILE HOME PARK
TERRY LN
AUTO HOF RD
LOST DAUPHIN RD
RIVER TRAIL CT
SHANNON MARIE CT
HOPE LN
RED MAPLE RD
ELDERBERRY LN
CHERRY LN
RED TAIL GLEN
MEADOWS CI
OLD MYCT
RED TAIL
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
FORTUNE AV
AMERICAN BL
RICHCO CT
BUILDERS CT
AMERICAN CT
RYGAR CT
S HONEYSUCKLE CI
N HONEYSUCKLE CI
FOX POINT CI
WILD ROSE DR
SILVER MAPLE DR
LAWRENCE DR
RED MAPLE RD
SOUTHBRIDGE RD
BRIDGE PORT CT
BRIDGE PORT LN
PAYTON CT
LEMON LN
NICK LN
SAMANTHA ST

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**C. Resolution PC21-04, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 11.**

ATTACHMENTS:

- TID No. 11 - ResoPC21-04 (DOCX)

PLAN COMMISSION
RESOLUTION PC 21-04

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT TO MODIFY THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT No.11 (BOUNDARY AMENDMENT NO. 1)

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 11 (TID #11) was filed with the City Clerk on July 9, 2021 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on July 26, 2021 affording interested parties a reasonable opportunity to express their views on the proposed boundary amendment as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 1 publication in the City's official newspaper on July 9, 2021 pursuant to Wis. Stats. § 66.1105(4)(h)1.; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #11 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on July 23, 2021; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on July 26, 2021 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #11 boundary amendment and determined that the Project Plan and the District Boundaries as proposed are contiguous, contain only whole parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the

private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

> The Plan Commission recommends the District Boundaries for TID #11, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission hereby adopts the Project Plan and District Boundary Amendment for Tax Incremental Financing District Number 11, City of De Pere, as prepared and presented by City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this ____ day of _____, 2021.

APPROVED:

_____
James Boyd, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**A. Notice of Public Hearing.**

ATTACHMENTS:

- TID No. 12 Public Hearing Notice (DOCX)

Publication Dates: July 9, 2021

NOTICE OF PUBLIC HEARING
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 12
IN THE CITY OF DE PERE, WISCONSIN

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on July 26, 2021, at 7:00 p.m., The public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing https://www.gotomeet.me/DePere OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 12 in the City of De Pere's Business Park. The City is proposing to amend the district boundary to allow a business to combine parcels across the current TID Boundary. The proposed public project improvements still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The City still anticipates that the proposed project plan's project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed amendment to the established TID No. 12 Boundary. Copies of the proposed Amendment to the TID No. 12 Boundary are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 6th day of July, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd
Mayor

Carey Danen
City Clerk

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: **July 26, 2021**

DEPARTMENT: **Economic Development**

FROM: **Daniel Lindstrom**

SUBJECT: **B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 12. ***

The purpose of the Boundary Amendment is to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 into the TID Boundary.

Parcel WD-1753-1 was recently split from WD-1753. The City is facilitating an exchange of parcels WD-1753 and WD-1759 with a private developer.

Parcel WD-L492-2 9(already in TID) and WD-L492-B-3 is to be acquired by Green Bay Packaging to expand its current facility. The City of De Pere wants to assist in the business expansion on their privately-owned and city-owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business.

However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 to TID No. 12 to allow for expansion and development.

Similar to the 2020 Amendment, this current amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan and original plan as the basis for this boundary amendment. Staff retained the sections of the previous plans but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most up to date project plan and boundary updated under a single document.

Recommendation

Staff recommends approval of the Resolution recommending adoption of the TID No. 12 Boundary Amendment No. 2 and asks that it be submitted to the Common Council for its approval following the statutory requirements.

ATTACHMENTS:

- TID No. 12 Boundary Amendment No. 2 Draft for Plan Commission Public Hearing (PDF)

City of De Pere

Tax Increment District No.12
Boundary Amendment No. 2

Prepared by the Development Services Department

DRAFT 7/21/2021

Original Project Plan for TID 11 (September 1, 2015)
Boundary Amendment No. 1 for TID 11 (Februrary 19, 2021)

Plan Commission Review and Approval (Tentative July 26, 2021)
Common Council Review and Approval (Tentative August 17, 2021)
Joint Review Board Review and Approval (Tentative August 20, 2021)

Project Plan Table of Contents

Description Page

A. Executive Summary 1
B. Introductions 1
C. Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District 3
D. Local Action 4
E. General Description of Tax Incremental District Number 12 5
F. District Boundary 6
G. Economic Feasibility Study 7
H. Financing 10
I. Estimated Non-Project Costs 11
J. Existing Land Uses and Conditions 11
K. Proposed Land Use 11
L. Existing and Proposed Zoning 11
M. Building Codes and City Ordinances 12
N. Relocation 12
O. Statement Indicating How Creation of The TID Promotes the Orderly Development of the City Of De Pere 12
P. Findings 12
Q. City Attorney Opinion 13

Appendix A: Maps

Map 1: District Boundary Map 14
Map 2: Existing Land Use 15
Map 3: Proposed Improvements 16
Map 4: Zoning 17
Map 5: Future Land Use 18
Map 6: Overlapping TID No. 6 Parcels 19

Appendix B: Resolutions, Notices, Minutes & Other Attachments

1: Opinion Letter from City Attorney Regarding Compliance with Statutes
2: Letter Chief Official of Overlying Taxing Entities and Notice
3: JRB Meeting Notices – Affidavit of Publication
4: JRB Meeting No. 1 Agenda and Minutes
5: JRB Meeting No. 2 Agenda and Minutes
6: JRB Resolution Approving TID No. 12 Boundary Amendment No. 2
7: Public Hearing Notice – Affidavit of Publication
8: Plan Commission/Public Hearing Meeting Agendas
9: Plan Commission/Public Hearing and Meeting Minutes
10: Plan Commission Resolution Approving TID No. 12 Boundary Amendment No. 2
11: Common Council Meeting Agenda
12: Common Council Meeting Minutes
13: Common Council Resolution Creating TID No. 12 Boundary Amendment No. 2

City of De Pere TID No. 12 Officials and Acknowledgements

Common Council

Mayor James Boyd
Amy Chandik Kundinger
Shana Defnet Ledvina
Jonathon Hansen
Kelly Ruh
Dean Raasch
Mike Eserkaln
Casey Nelson
Dan Carpenter

Plan Commission

James Boyd, Mayor
Dan Carpenter, Alderperson
Dean Raasch, Alderperson
Derek Beiderwieden, Commissioner
Brenda Busch, Commissioner
Mark Higgins, Commissioner
Grant Schilling, Commissioner

Joint Review Board

James Boyd, Mayor - City of De Pere Representative
Bob Mathews - Northeast Wisconsin Technical College Representative
Dawn Laboy– West De Pere School District Representative
Chad Weininger – Brown County Representative
Mark Higgins –Citizen Member

City Staff

Daniel J. Lindstrom, AICP Development Services Director
Larry Delo, City Administrator
Judith Schmidt-Lehman City Attorney
Kelly Barker, Administrative Assistant

Milestone Dates

Public Hearing: July 26, 2021 (scheduled)
Plan Commission Approval Recommendation: July 26, 2021 (scheduled)
Common Council Approval: August 17, 2021 (scheduled)
Joint Review Board Approval: August 20, 2021 (scheduled)

DRAFT

A. EXECUTIVE SUMMARY TID NO. 12 BOUNDARY AMENDMENT NO. 2

The purpose of the Boundary Amendment is to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1, and into the TID Boundary.

- Parcel WD-1753-1 was recently split from WD-1753. The City is facilitating an exchange of parcels WD-1753 and WD-1759 with a private developer.

- Parcel WD-L492-2 9(already in TID) and WD-L492-B-3 is to be acquired by Green Bay Packaging to expand its current facility. The City of De Pere wants to assist in the business expansion on their privately-owned and city-owned vacant land as it is typically easier and more secure to grow an existing stable business than a new business.

However, the State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to add parcels WD-L492-B-2, WD-L492-B-3, and WD-1753-1 to TID No. 12 to allow for expansion and development.

Similar to the 2020 Amendment, this current amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan and original plan as the basis for this boundary amendment. Staff retained the sections of the previous plans but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most up to date project plan and boundary updated under a single document. Therefore, sections or text identified in light gray are areas in which the document was updated in 2020 sections or text identified in dark gray are areas in which the document is proposed to be updated under this amendment to reflect the proposed changes, any TID law changes, table and map references, or other necessary updates. If no changes are proposed the section will include the following text

"No update or revision to the previously approved TID Project Plan."

B. INTRODUCTIONS

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City liable for any tax incremental bonds or notes issued.

The Project Plan for Tax Incremental Financing District 12, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 12 and the proposed amendment is defined by the boundary shown on Map 1 found on Page 15. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

1. A statement listing the kind, number and location of all proposed public works or improvements within the district;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs;
5. The time when the related costs or monetary obligations are to be incurred;
6. A map showing existing uses and condition of real property in the district;
7. A map showing proposed improvements and uses in the district;
8. Proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
9. A list of estimated non-project costs;
10. A statement of the proposed method for the relocation of any persons to be displaced;

11. An indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
12. An analysis of the overlying taxing districts;
13. A map showing the district boundaries; and
14. An opinion of the City attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

2020 Amendment: Introduction and Description of Boundary Amendment

Tax Incremental District No. 12 (the "TID") was created on September 1, 2015 as a mixed-use TID. The TID has a maximum life (absent extension) of 20 years ending September 1, 2035. The expenditure period for the TID ends on September 1, 2030 which is 5 years prior to its unextended termination date. The purpose of the TID is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, 18 industrial sites and related public infrastructure improvements in the City. The area is approximately 357 acres in size.

This TID#12 boundary amendment accomplished the following:

1. Allow Infinity Machine (Parcel WD-1372), currently located in TID #6, to construct a large expansion of its facility onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of $2,500,000. This expansion will be served by public improvements created as a part of the TID #12 project plan.
2. Allow Bayside Machine (Parcel WD-1371), currently located in TID #6, to expand its facility (est. over 30,000 square foot expansion) onto property to the rear of the current facility owned by the City and located in TID #12. This expansion will result in increased assessed value of $2,046,575. This expansion will be served by public improvements created as a part of the TID #12 project plan.
3. Allow for development of Parcel WD-L482-1, located adjacent to the residential development in TID #12, using the public improvements created as a part of TID #12, in the future.
4. The amendment is needed in order to pull the existing facilities into TID #12 as TID #6 is projected to be closing in early 2020.

The amendment only adds boundary to the original TID project plan, and all other subject areas of the original plan remain unchanged. This is the first boundary amendment for the TID. Each municipality can amend a project plan to change boundaries by adding boundary to a TID up to four times during the life of an active TID.

Project 'But' For Statement

Financial assistance through developer grants (as called for in the TID #12 Project Plan) for the expansion of both industrial businesses identified above is necessary in order for the expansions to proceed due to various costs of the following:

1. Cost to purchase the land behind current property.
2. De Pere requirements to uphold building design standards.
3. Developing parking area on purchased property.
4. Removal of exempt wetlands in various areas to allow for adequate parking.
5. Development of storm water retaining ponds along Biotech Way to be in compliance with code.
6. West building wall of Bayside facility will have to be transformed from an expandable sheet panel wall to a permanent structure wall.

C. STATEMENT LISTING THE KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN AND OUTSIDE OF THE DISTRICT

The public works and improvement activities located within Tax Incremental Financing District No. 12 are listed on Table I found on Page 5, which provides a listing of all District activities; and Map 3 on Page 17, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

No update or revision to the previously approved TID Project Plan.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

No update or revision to the previously approved TID Project Plan.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, surveyors, appraisers, and other contracted services related to the District. This shall also include the District economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

No update or revision to the previously approved TID Project Plan.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 12 - TABLE I

Proposed Project Costs, Public Works and Improvements

	Total	2015	2016	2017	2018-2034
Capital Costs					
Southbridge Lawrence-American	505,000		505,000		
Southbridge American-Rail	1,950,000		1,950,000		
½ Mile Road Repair	8,000,000		8,000,000		
Rail Maintenance	800,000		800,000		
Subtotal	11,255,000		11,255,000		
Developer Cash Grant	10,090,000	0	0	672,667	9,417,333
Administrative Costs					
City staff/consulting	110,000	15,000	5,000	5,000	85,000
10% admin/eng					
Other Costs					
Financing Costs					
Interest costs of money	5,924,884	0	0	461,455	5,463,429
Total	27,379,884	15,000	11,260,000	1,139,122	14,965,762

** Subject to change based on final financing plan*

No update or revision to the previously approved TID Project Plan.

D. LOCAL ACTION

Before a Tax Incremental Financing District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District boundaries and Project Plan to the local legislative body for action if it desires to create a District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the Boundary Amendment has been scheduled for the Plan Commission on July 26, 2021. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 9, 2021. Plan Amendments require a single Class 1 Notice per 2015 Act 256. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 17, 2021.

State Statutes require the City seeking to create a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental

Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB was held on July 20, 2021, with the final meeting to act on the Common Council's resolution anticipated for August 20, 2021.

A. Capacity to Create Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2020 total equalized value is $2,366,055,000. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is $283,926,600. The 2020 report year documented the City at 7.8% value. These are reporeted values from the 2020 TIF Limiation Report (Reported 8/11/2020).

Per the April 2021 DOR active TIDs report, the City had 11 outstanding/Certified Tax Incremental Districts with $184,575,800 of total TID increment. This district is expected to add $6,390,000 of base value. Therefore, this district can be amended and bring the total value to approximately 8.1% and within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement. *The City will update these figures upon receipt of the 2021 TIF Value Limiation Report expected to be released early August 2021.With the inclusion of TID No. 15 in 2020, the proposed amendment of TID No. 11 and TID No. 12 at this same time could raise the combined limitation value to approximately 8.8 to 9.1%.*

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

E. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER 12

The purpose of Tax Incremental Financing District Number 12 is to be the primary public financing tool for development of a mixed-use area comprising of approximately 216 residential lots, 4 multi-family housing projects, and 18 industrial buildings and related infrastructure improvements in the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for residential, industrial and business/office development. The area is approximately 357 acres in size. The project boundaries are described in the next section.

The proposed project shall include the developments described in the previous paragraph, and are subject to market and actual construction. Proposed project costs within the district are also anticipated to include future cash grants for the individual developments based on City policy. Public improvements shall also include the Southbridge Lawrence-American, Southbridge American rail, rail maintenance and road improvements/maintenance with ½ mile of the district.

With the adoption of this Project Plan, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to

the District. The infrastructure improvements will provide services to approximately 357 acres of new developable land.

No update or revision to the previously approved TID Project Plan.

F. DISTRICT BOUNDARY

The revisions to the boundaries of Tax Incremental Financing District Number 12 are shown on Map 1 on Page 15 and are further described in Appendix A and B .

Parcel ID	***Legal Description***
WD-L482	SUBD OF WILLIAMS GRANT LOT 99 EX 39 CSM 3 AS COR BY 1694267 & EX 2272288 & EX
WD-L483	SUBD OF WILLIAMS GRANT LOT 100 EX 2272288 & EX HWY
WD-L484	SUBD OF WILLIAMS GRANT LOT 101 EX HWY & EX 2161114 & EX 2272288
WD-L485	SUBD OF WILLIAMS GRANT LOT 102 EX HWY & EX 2161114
WD-L486	SUBD OF WILLIAMS GRANT LOT 103 EX HWY & EX 1843041 FOR RD & EX 2161114
WD-L482-2	E 12 ACRES OF LOT 99 SUBD OF WILLIAMS GRANT
WD-L483-1	E 12 ACRES OF LOT 100 SUBD OF WILLIAMS GRANT
WD-L484-1	E 12 ACRES OF LOT 101 SUBD OF WILLIAMS GRANT
WD-L510	SUBD OF WILLIAMS GRANT PART OF LOT 122 LYG W OF RR
WD-L511	SUBD OF WILLIAMS GRANT PART OF LOT 123 LYG W OF RR
WD-L514	SUBD OF WILLIAMS GRANT PART OF LOT 124 LYG W OF RR
WD-L515	SUBD OF WILLIAMS GRANT PART OF LOT 125 LYG W OF RR
WD-1759	GARRITY'S GLEN OUTLOT 7
WD-L492-B-4	LOT 1 OF 52 CSM 324 BNG PRT OF WILLIAMS GRANT LOT 104
WD-L492-B	LOT 2 OF 40 CSM 167 AS COR BY 1745870 BNG PRT OF LOTS 104 THRU 110 & BNG PRT
WD-1137-2	LOT 2 OF 57 CSM 249 BNG PRT OF WILLIAMS GRANT LOT 107
WD-1138-2	LOT 2 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT OF
WD-1138-1	LOT 1 OF 50 CSM 224 BNG PRT OF LOT 4 OF SOUTHRIDGE BUSINESS PARK
WD-1138	LOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4
WD-1138-3	OUTLOT 1 OF 53 CSM 275 BNG PRT OF SOUTHBRIDGE BUSINESS PARK LOT 4 & BNG PRT
WD-D0104	WILLIAMS GRANT THAT PART OF LOTS 115 & 116 LYG SE OF RR & NW OF HWY D EX WPS
WD-L505-1	SUBD OF WILLIAMS GRANT PART OF LOT 119 LYG ELY OF RR R/W & WLY OF HWY D
WD-L500-1	SUBD OF WILLIAMS GRANT PART OF LOT 118 LYG ELY OF RR & LYG WLY OF HWY D
WD-L496	PART OF SLY 385 FT OF LOT 116 & ALL THAT PART OF LOT 117 SUBD OF WILLIAMS
WD-L545	R-O-W OVER WILLIAMS GRANT SUBD LOTS 115 THRU 119
WD-L546	SUBD OF WILLIAMS GRANT PART OF WPS R/W OVER LOTS 115 THRU 119 LYG ELY & ADJN RR & EX 1970221 & EX 1970223
WD-L482-1	Added in 2020
WD-1371	Added in 2020 and merged with portion of WD-1128-1
WD-1372	Added in 2020 and merged with portion of WD-1128-1
WD-L492-B-3	OUTLOT 1 OF OF 52 CSM 42 BNG PRT OF WILLIAMS GRANT LOTS 118 & 119
WD-L492-B-2	LOT 1 OF 52 CSM 9
WD-1753-1	THAT PRT OF GARRITY'S GLEN OUTLOT 1 DESC IN 2964674

2020 Boundary Addition Valuation:	
Parcel Number: WD-L482-1 Valuation:	$265,000
Parcel Number: WD-1371 Valuation:	$1,657,200
Parcel Number: WD-1372 Valuation:	$3,978,700
Total Valuation:	$5,900,900
2021 Boundary Addition Valuation:	
Parcel Number: WD-L492-B-3 Property Valuation:	$0
Parcel Number: WD-1753-1 Property Valuation:	$0
Parcel Number: WD-L492-B-2 Property Valuation*:	$15,308,100*
Parcel Number: WD-L492-B-2 Personal Property Valuation*:	$764,600*
Total Valuation:	$16,072,700

*Parcel WD-L492-B-2 is currently in TID No. 6 therefore the does not count towards the 12% TID limitation threashold.

G. ECONOMIC FEASIBILITY STUDY

A. Purpose

T he purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

No update or revision to the previously approved TID Project Plan.

B. General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

No update or revision to the previously approved TID Project Plan.

TID NUMBER 11 – TABLE II
Projected Development

PROJECT	Value per Unit	Number of Units	Total Value	Expected Date of Construction
216 Residential Lots	175,000	216	37,800,000	
4 Multi-family Housing	2,000,000	4	8,000,000	
17 IB-2	4,000,000	17	68,000,000	
1 IB-2	10,000,000	1	10,000,000	
TOTAL VALUE INCREMENT			123,800,000	

The City has estimated that the project will create incremental new value of approximately $123,800,000 based on the above project components. It is anticipated that individual developers will be required to enter into an assessment agreement to guarantee these values. Our estimates of incremental new value of the project are based on estimated square footage, number of units and project type.

The objective of the District creation is to facilitate the construction of a mixed-use development, which is estimated to create a total of $123.8 million in incremental value. We anticipate that prospective businesses and/or developers may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan to maximize the potential of Tax Incremental Financing District Number 12 to accomplish the proposed public improvements identified in Table I found on Page 5.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan. Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan. The implementers of the Project Plan will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 12 is presented in Tables III and IV included below. Table III shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume the total incremental new value will be $123.8 million in 2034
No update or revision to the previously approved TID Project Plan.

TID Number 11 – TABLE III
Projected Tax Increment and Estimated Cash Flow

Table IV shows the preliminary debt service schedule for financing of the proposed public improvement costs. The city anticipates financing the proposed project costs through a combination of bonds and cash grants. Table IV indicates that projected tax increments are expected to be sufficient to support the debt service through the maximum term of the district.

Year	Annual Increased Value of New Buildings	Cumulative Value of New Buildings & Improvements	Total Estimated Taxable Value	Base Value	TID Value Increment	2014 Net Total Tax Rate	Annual Increment Revenue /1000	Total Projected Revenues
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(10)
12/31/2015	-	-	-	$91,500	-	-	-	
12/31/2016	5,907,143	5,907,143	5,907,143	91,500	5,815,643	21.820	-	-
12/31/2017	7,250,000	13,157,143	13,157,143	91,500	13,065,643	21.820	126,897	126,897
12/31/2018	12,107,143	25,264,286	25,264,286	91,500	25,172,786	21.820	285,092	285,092
12/31/2019	7,250,000	32,514,286	32,514,286	91,500	32,422,786	21.820	549,270	549,270
12/31/2020	12,107,143	44,621,429	44,621,429	91,500	44,529,929	21.820	707,465	707,465
12/31/2021	10,107,143	54,728,571	54,728,571	91,500	54,637,071	21.820	971,643	971,643
12/31/2022	15,250,000	69,978,571	69,978,571	91,500	69,887,071	21.820	1,192,181	1,192,181
12/31/2023	10,107,143	80,085,714	80,085,714	91,500	79,994,214	21.820	1,524,936	1,524,936
12/31/2024	4,857,143	84,942,857	84,942,857	91,500	84,851,357	21.820	1,745,474	1,745,474
12/31/2025	4,857,143	89,800,000	89,800,000	91,500	89,708,500	21.820	1,851,457	1,851,457
12/31/2026	4,857,143	94,657,143	94,657,143	91,500	94,565,643	21.820	1,957,439	1,957,439
12/31/2027	-	94,657,143	94,657,143	91,500	94,565,643	21.820	2,063,422	2,063,422
12/31/2028	4,857,143	99,514,286	99,514,286	91,500	99,422,786	21.820	2,063,422	2,063,422
12/31/2029	4,857,143	104,371,429	104,371,429	91,500	104,279,929	21.820	2,169,405	2,169,405
12/31/2030	4,857,143	109,228,571	109,228,571	91,500	109,137,071	21.820	2,275,388	2,275,388
12/31/2031	4,857,143	114,085,714	114,085,714	91,500	113,994,214	21.820	2,381,371	2,381,371
12/31/2032	4,857,143	118,942,857	118,942,857	91,500	118,851,357	21.820	2,487,354	2,487,354
12/31/2033	0	118,942,857	118,942,857	91,500	118,851,357	21.820	2,593,337	2,593,337
12/31/2034	4,857,143	123,800,000	123,800,000	91,500	123,708,500	21.820	2,593,337	2,593,337
Totals:	$ 123,800,000						$ 29,538,882	$ 29,538,880

No update or revision to the previously approved TID Project Plan.

TID Number 11 – TABLE IV
Projected Tax Increment and Estimated Cash Flow

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Tax Increment Available for Debt Service	Cumulative Tax Increment	City GO Bond Debt Service	Developer Cash Grant	Annual Tax Increment Available After DS	Cumulative Tax Increment Available After Debt Service
0	2014										
1	2015				$ (15,000)	$ (15,000)	$ (15,000)			$ (15,000)	$ (15,000)
2	2016	$ 5,815,643	$ 5,815,643	$ -	$ (5,000)	$ (5,000)	$ (20,000)			$ (5,000)	$ (20,000)
3	2017	$ 7,250,000	$ 13,065,643	$ 126,897	$ (5,000)	$ 121,897	$ 101,897	($954,438)	$ (672,667)	$ (1,505,207)	$ (1,525,207)
4	2018	$ 12,107,143	$ 25,172,786	$ 285,092	$ (5,000)	$ 280,092	$ 381,990	($954,438)	$ (672,667)	$ (1,347,012)	$ (2,872,220)
5	2019	$ 7,250,000	$ 32,422,786	$ 549,270	$ (5,000)	$ 544,270	$ 926,260	($954,438)	$ (672,667)	$ (1,082,834)	$ (3,955,054)
6	2020	$ 12,107,143	$ 44,529,929	$ 707,465	$ (5,000)	$ 702,465	$ 1,628,725	($954,438)	$ (672,667)	$ (924,639)	$ (4,879,694)
7	2021	$ 10,107,143	$ 54,637,071	$ 971,643	$ (5,000)	$ 966,643	$ 2,595,368	($954,438)	$ (672,667)	$ (660,462)	$ (5,540,155)
8	2022	$ 15,250,000	$ 69,887,071	$ 1,192,181	$ (5,000)	$ 1,187,181	$ 3,782,549	($954,438)	$ (672,667)	$ (439,924)	$ (5,980,079)
9	2023	$ 10,107,143	$ 79,994,214	$ 1,524,936	$ (5,000)	$ 1,519,936	$ 5,302,485	($954,438)	$ (672,667)	$ (107,169)	$ (6,087,248)
10	2024	$ 4,857,143	$ 84,851,357	$ 1,745,474	$ (5,000)	$ 1,740,474	$ 7,042,959	($954,438)	$ (672,667)	$ 113,369	$ (5,973,879)
11	2025	$ 4,857,143	$ 89,708,500	$ 1,851,457	$ (5,000)	$ 1,846,457	$ 8,889,415	($954,438)	$ (672,667)	$ 219,352	$ (5,754,527)
12	2026	$ 4,857,143	$ 94,565,643	$ 1,957,439	$ (5,000)	$ 1,952,439	$ 10,841,855	($954,438)	$ (672,667)	$ 325,335	$ (5,429,192)
13	2027	$ -	$ 94,565,643	$ 2,063,422	$ (5,000)	$ 2,058,422	$ 12,900,277	($954,438)	$ (672,667)	$ 431,318	$ (4,997,874)
14	2028	$ 4,857,143	$ 99,422,786	$ 2,063,422	$ (5,000)	$ 2,058,422	$ 14,958,699	($954,438)	$ (672,667)	$ 431,318	$ (4,566,557)
15	2029	$ 4,857,143	$ 104,279,929	$ 2,169,405	$ (5,000)	$ 2,164,405	$ 17,123,105	($954,438)	$ (672,667)	$ 537,301	$ (4,029,256)
16	2030	$ 4,857,143	$ 109,137,071	$ 2,275,388	$ (5,000)	$ 2,270,388	$ 19,393,493	($954,438)	$ (672,667)	$ 643,283	$ (3,385,973)
17	2031	$ 4,857,143	$ 113,994,214	$ 2,381,371	$ (5,000)	$ 2,376,371	$ 21,769,863	($954,438)	$ (672,667)	$ 749,266	$ (2,636,707)
18	2032	$ 4,857,143	$ 118,851,357	$ 2,487,354	$ (5,000)	$ 2,482,354	$ 24,252,217	($954,438)		$ 1,527,916	$ (1,108,791)
19	2033	$ -	$ 118,851,357	$ 2,593,337	$ (5,000)	$ 2,588,337	$ 26,840,554	($954,438)		$ 1,633,899	$ 525,108
20	2034	$ 4,857,143	$ 123,708,500	$ 2,593,337	$ (5,000)	$ 2,588,337	$ 29,428,890	($954,438)		$ 1,633,899	$ 2,159,006
Total		$ 123,708,500		$ 29,538,890	$ (110,000)	$ 29,428,890		$ (17,179,884.21)	$ (10,090,000.00)	$ 2,159,006.25	

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on August 24, 2015.

The future development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 11. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 10 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district.

No update or revision to the previously approved TID Project Plan.

H. FINANCING

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using bonds to finance the upfront costs necessary for the project. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables III & IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The TID Project Plan has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

No update or revision to the previously approved TID Project Plan.

I. ESTIMATED NON-PROJECT COSTS

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on Page 8.

1. Private Equity

J. EXISTING LAND USES AND CONDITIONS

Map 2, found on Page 16, has been provided to give a general description of the conditions within the area. Map 4, found on Page 19, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be suitable for mixed-use development and less than 35% will be comprised of residential. The purpose and intent of this district is to encourage mixed-use development.

K. PROPOSED LAND USE

The land use proposed in Tax Incremental District Number 11 is primarily light industrial and business/office and some residential. The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 18 illustrates the proposed land uses within the district.

L. EXISTING AND PROPOSED ZONING

Map 4, found on Page 15, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

M. BUILDING CODES AND CITY ORDINANCES

No changes are currently being anticipated in the City's Building Code or other City codes.

No update or revision to the previously approved TID Project Plan.

N. RELOCATION

If acquisition would occur within Tax Incremental District Number 11 which causes displacements, the City will conform to the requirements as set forth by the State of Wisconsin ~~Department of Commerce~~ relocation laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

O. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE CITY OF DE PERE

The purpose of TID No. 12 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

No update or revision to the previously approved TID Project Plan.

P. FINDINGS

A. A minimum of 50% of the area occupied by real property within TID No. 12 is suitable for mixed-use development.

B. Lands proposed for newly platted residential use does not exceed 35% by area of the real property within the district.

C. The improvement of TID No. 12 is likely to significantly enhance the value of substantially all of the other real property in the district.

D. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.

E. The equalized value of taxable property of TID No. 12, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

No update or revision to the previously approved TID Project Plan.

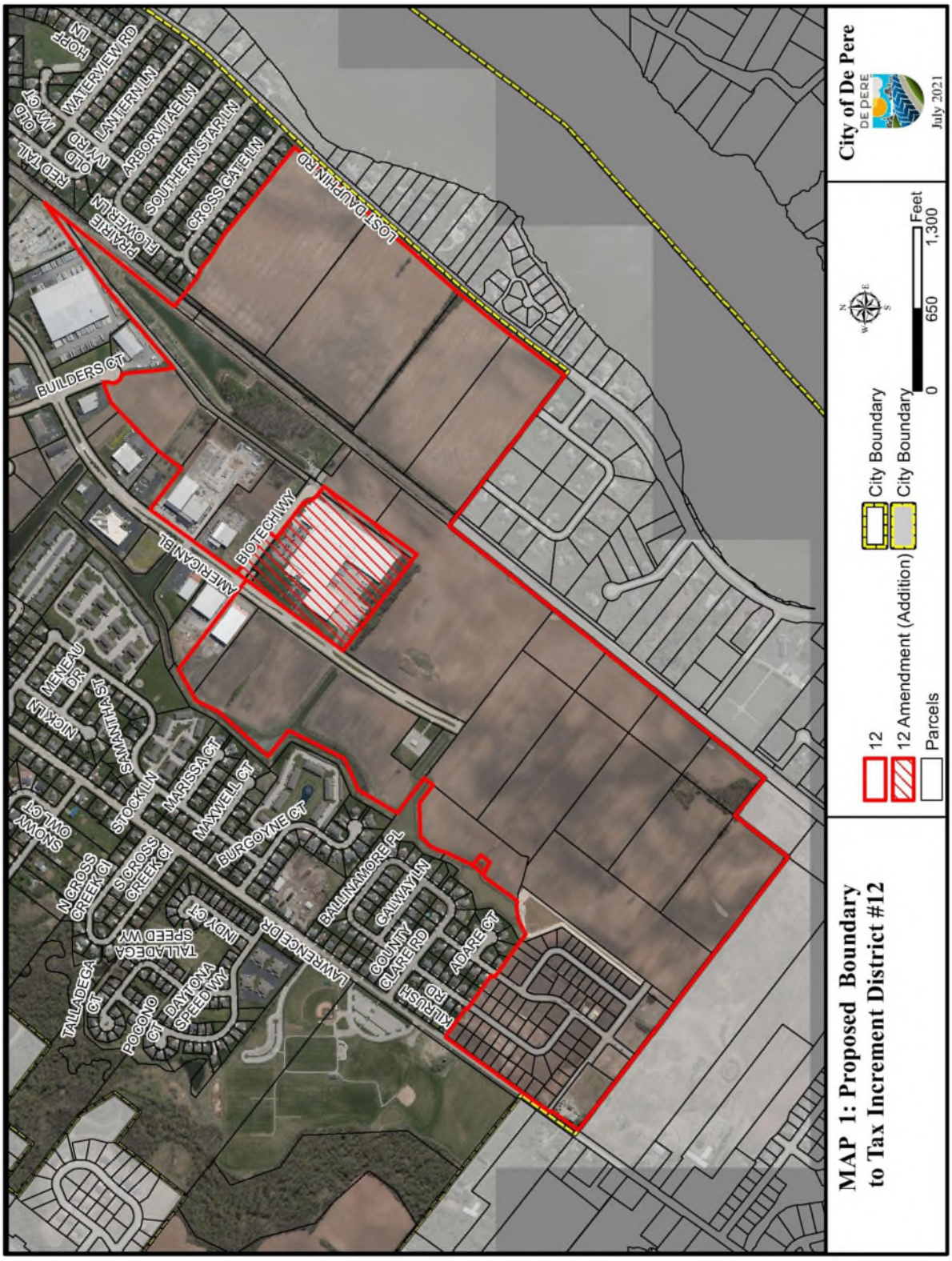
Q. CITY ATTORNEY OPINION

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 11 Amendment No. 1, City of De Pere, Wisconsin, dated _____, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix B.

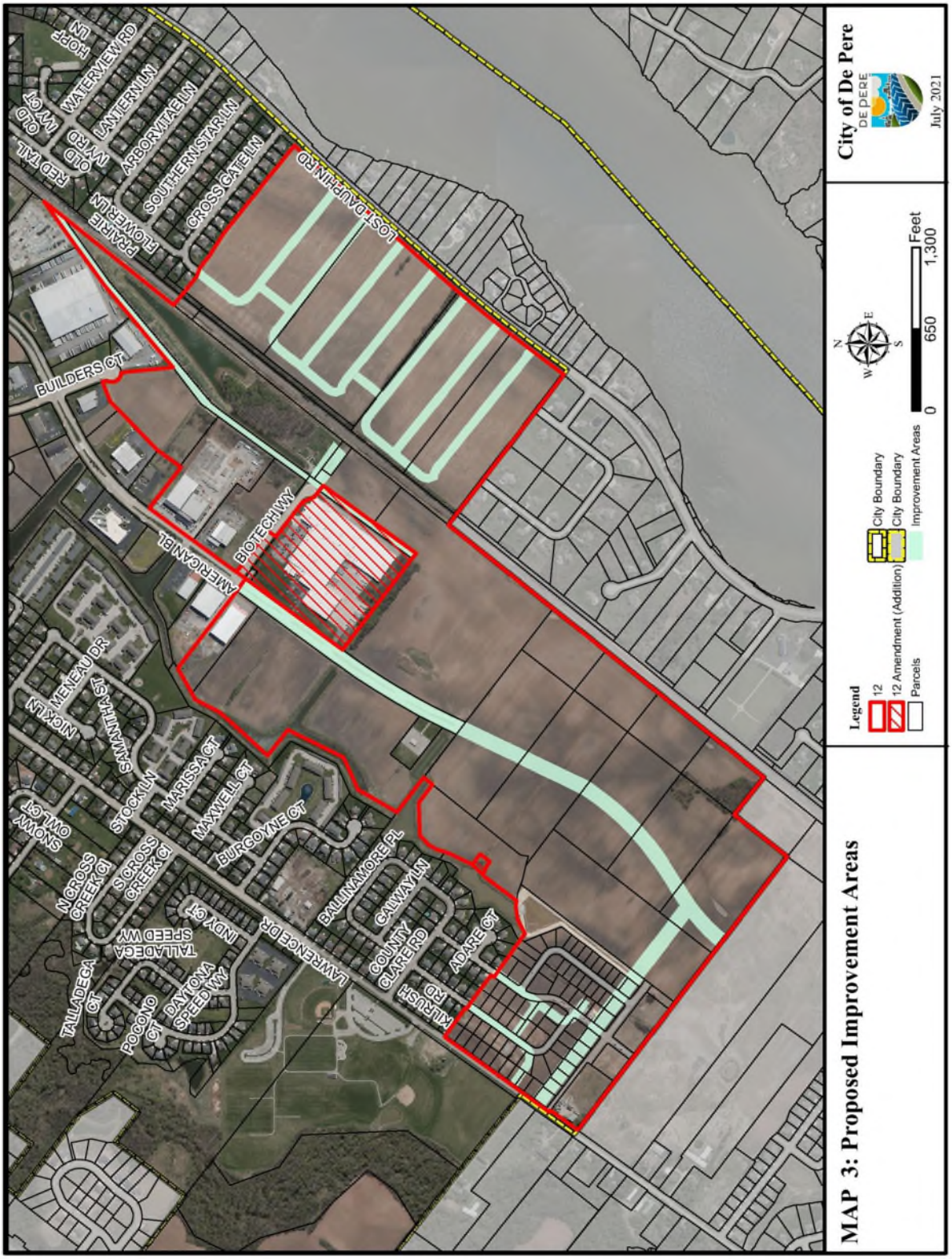
DRAFT

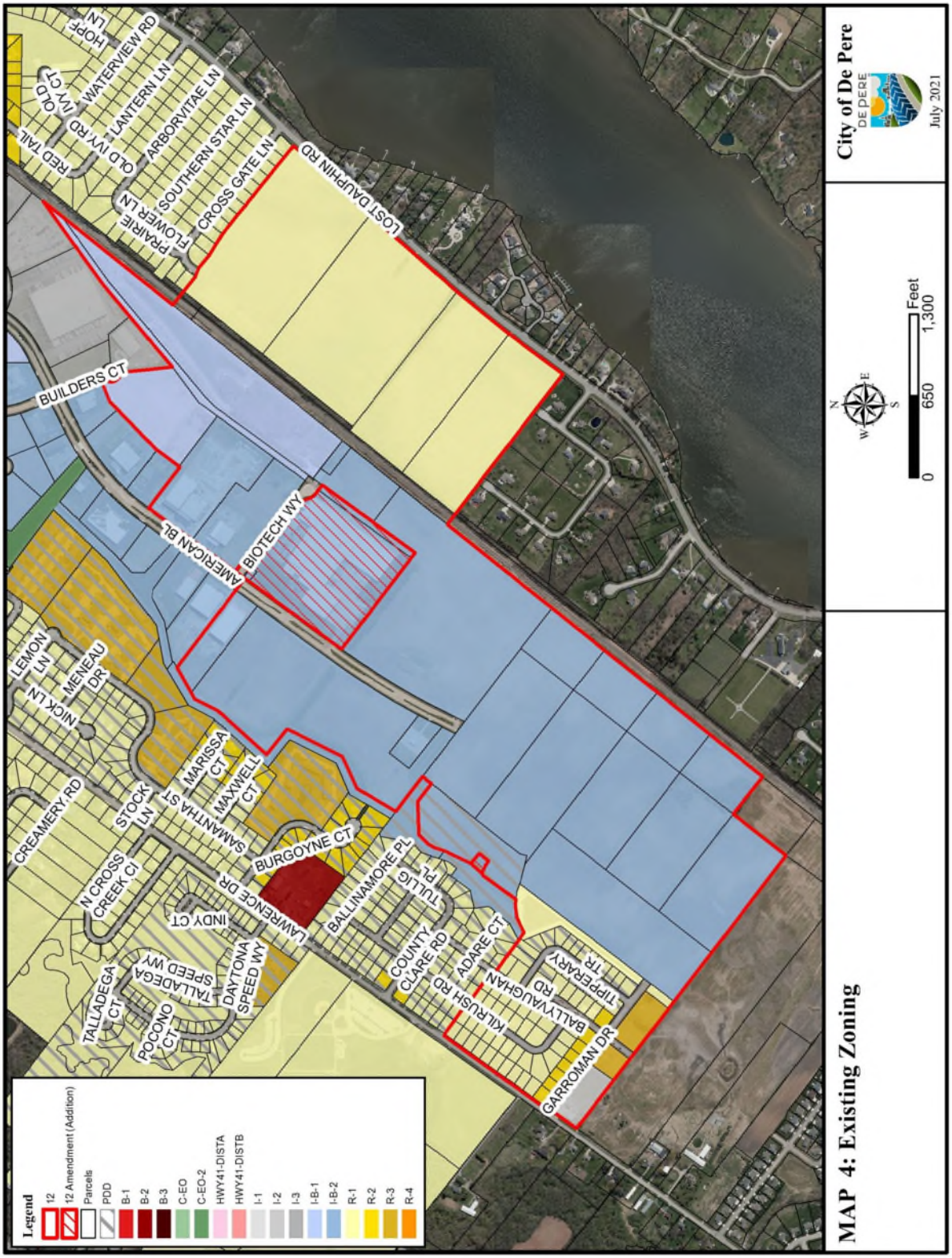
APPENDIX A:MAPS

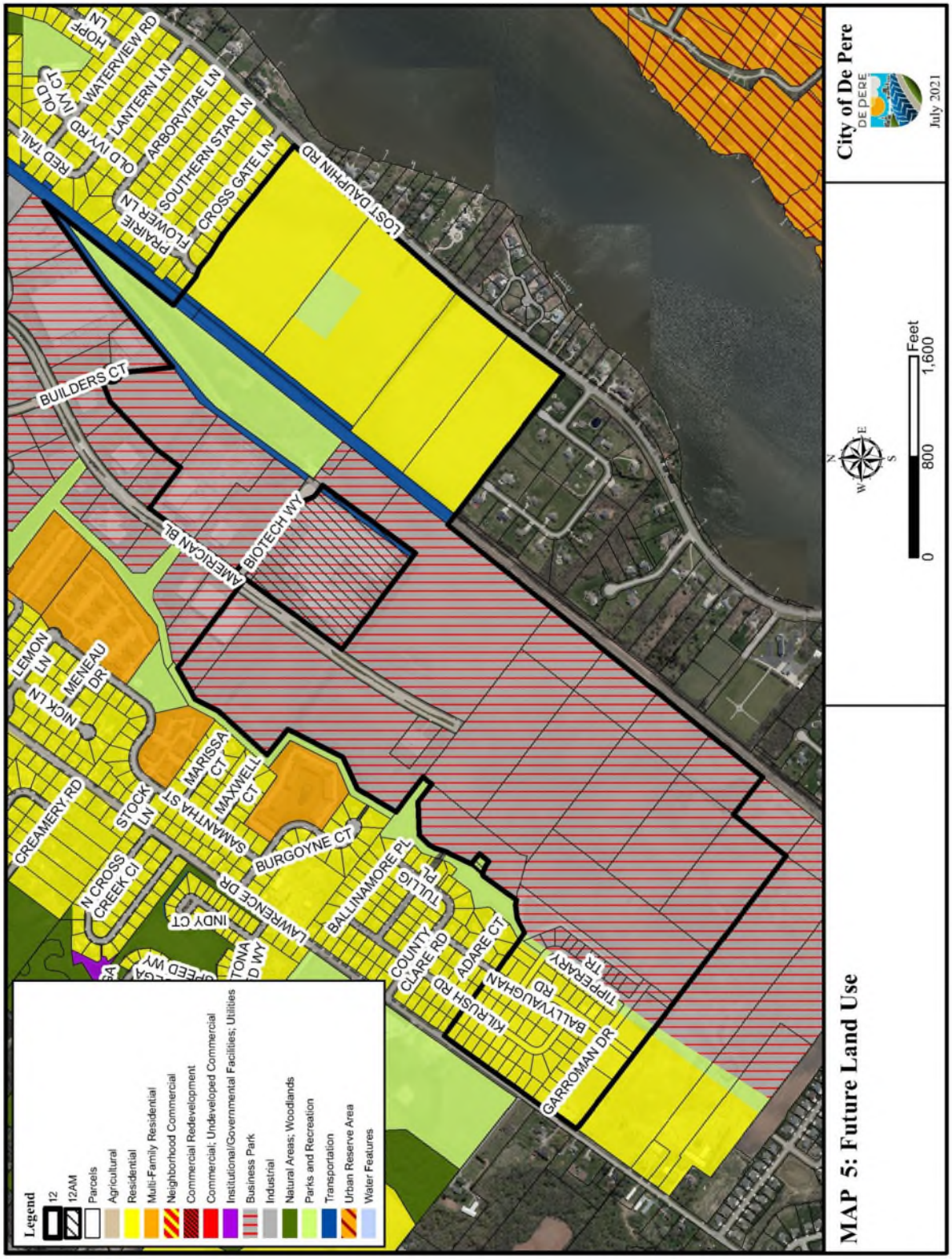
DRAFT

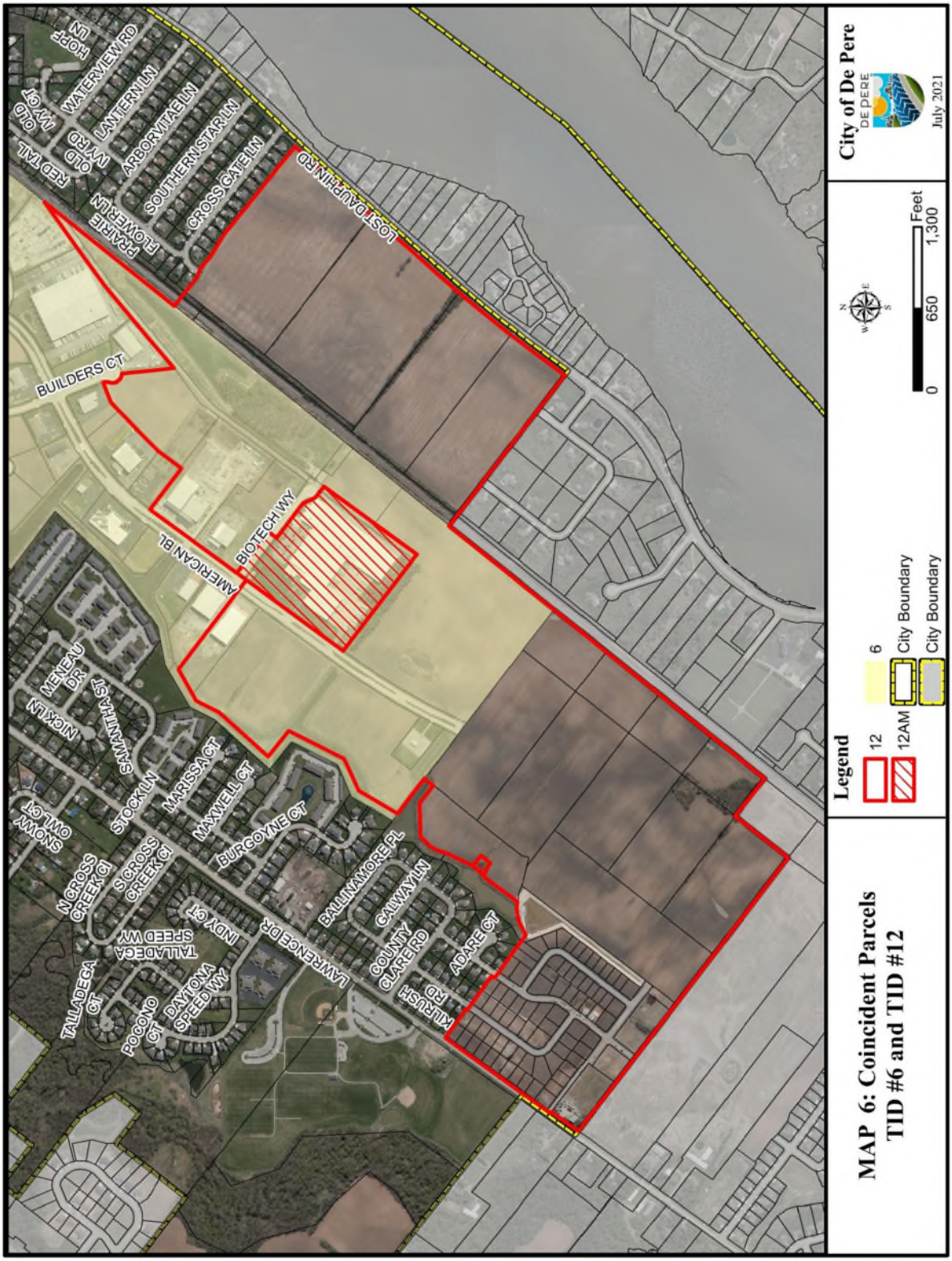

MAP 1: Proposed Boundary to Tax Increment District #12
12
12 Amendment (Addition)
Parcels
City Boundary
City Boundary
0
650
1,300
Feet
City of De Pere
DE PERE
July 2021
LOST DAUPHIN RD
BUILDERS CT
BIOTECH WY
AMERICANA BL
MENEAU DR
NICKLN
SWAMP HAVEN CT
STOCK LN
MARISSA CT
MAXWELL CT
BURGOYNE CT
BALLINAMORE PL
GALWAY LN
COUNTY CLARE RD
ADARE CT
KILRUSH RD
LAWRENCE DR
INDY CT
TALLADEGA SPEED WY
TALLADEGA CT
POCONO CT
DAYTONA SPEED WY
N GROSS CREEK CI
S GROSS CREEK CI
SNOWY OWL CT
OLD MAYFIELD LN
RED TAIL LN
HOPE LN
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
CROSS GATE LN
PRAIRIE FLOWER LN


MAP 2: Existing Land Use
City of De Pere
DE PERE
July 2021
N
W
E
S
0
925
1,850
Feet
Legend
12
12 Amendment (Addition)
Parcels
Single Family Residential
Two Family Residential
Multi-Family Residential
Mobile Homes
Commercial
Institutional/Governmental
Industrial
Transportation and Utilities
Agricultural
Parks and Recreation
Natural Areas and Woodlands
Water Features
BUILDERS CT
AMERICAN BL
BIOTECH WY
LOST DAUPHIN RD
HOPE LN
WATERVIEW RD
OLD IVY CT
OLD IVY RD
RED TAIL LN
LANTERN LN
ARBORVITAE LN
PRAIRIE FLOWER LN
SOUTHERN STAR LN
CROSS GATE LN
LEMON LN
MENEAU DR
NICK LN
CREAMERY RD
STOCK LN
MARISSA CT
MAXWELL CT
SAMANTHA ST
BURGOYNE CT
N CROSS CREEK CI
LAWRENCE DR
INDY CT
BALLINAMORE PL
TULLIG PL
COUNTY CLARE RD
ADARE CT
KILRUSH RD
BALLYVAUGHAN RD
TIPPERARY TR
GARROMAN DR


MAP 3: Proposed Improvement Areas
Legend
12
12 Amendment (Addition)
Parcels
City Boundary
City Boundary
Improvement Areas
0
650
1,300
Feet
City of De Pere
DE PERE
July 2021
LOS LADUFHIN RD
BUILDERS CT
BIOTECH WY
AMERICAN BL
MENEAU DR
NICK LN
SAMANTHA'S WAY
STOCK LN
MARISSA CT
MAXWELL CT
BURGOYNE CT
BALLINAMORE PL
GALWAY LN
COUNTY CLARE RD
ADARE CT
KILRUSH RD
LAWRENCE DR
INDY CT
TALLADEGA SPEEDWAY
TALLADEGA CT
DAYTONA SPEEDWAY
POCONO CT
N GROSS CREEK CT
S GROSS CREEK CT
SNOWY OWL CT
HOPE LN
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
CROSS GATE LN
PRAIRIE FLOWER LN
OLD M-V RD
OLD M-V CT
RED TAIL


MAP 4: Existing Zoning
City of De Pere
July 2021
Feet
0
650
1,300
Legend
12
12 Amendment (Addition)
Parcels
PDD
B-1
B-2
B-3
C-EO
C-EO-2
HWY41-DISTA
HWY41-DISTB
I-1
I-2
I-3
I-B-1
I-B-2
R-1
R-2
R-3
R-4
LOST DAUPHIN RD
BUILDERS CT
AMERICAN BL
BIOTECH WY
CREAMERY RD
BURGOYNE CT
BALLINAMORE PL
GARROMAN DR
KILRUSH RD
COUNTY CLARE RD
ADARE CT
BALLYVAUGHAN RD
TIPPERARY TR
DAYTONA SPEED WY
TALLADEGA SPEED WY
TALLADEGA CT
POCONO CT
INDY CT
LAWRENCE DR
SAMANTHA ST
MARISSA CT
MAXWELL CT
STOCK LN
N CROSS CREEK CI
LEMON LN
MENEAU DR
NICK LN
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
CROSS GATE LN
PRAIRIE FLOWER LN
OLD IVY RD
IVY CT
RED TAIL LN
HOPE LN


MAP 5: Future Land Use
City of De Pere
July 2021
Feet
0
800
1,600
Legend
12
12AM
Parcels
Agricultural
Residential
Multi-Family Residential
Neighborhood Commercial
Commercial Redevelopment
Commercial; Undeveloped Commercial
Institutional/Governmental Facilities; Utilities
Business Park
Industrial
Natural Areas; Woodlands
Parks and Recreation
Transportation
Urban Reserve Area
Water Features
LOST DAUPHIN RD
BUILDERS CT
AMERICAN BL
BIOTECH WY
LEMON LN
MENEAU DR
NICK LN
CREAMERY RD
STOCK LN
MARISSA CT
MAXWELL CT
SAMANTHA ST
BURGOYNE CT
N CROSS CREEK CI
LAWRENCE DR
INDY CT
BALLINAMORE PL
TULLIG PL
COUNTY CLARE RD
ADARE CT
KILRUSH RD
BALLYVAUGHAN RD
TIPPERARY TR
GARROMAN DR
HOPE LN
WATERVIEW RD
OLD IVY CT
OLD IVY RD
LANTERN LN
ARBORVITAE LN
RED TAIL
PRAIRIE FLOWER LN
SOUTHERN STAR LN
CROSS GATE LN


MAP 6: Coincident Parcels
TID #6 and TID #12
Legend
12
12AM
6
City Boundary
City Boundary
0
650
1,300
Feet
City of De Pere
DE PERE
July 2021
LOST DAUPHIN RD
BUILDERS CT
AMERICAN BL
BIOTECH WY
WATERVIEW RD
LANTERN LN
ARBORVITAE LN
SOUTHERN STAR LN
CROSS GATE LN
PRAIRIE FLOWER LN
RED TAIL LN
OLD IVY CT
OLD IVY RD
HOPE LN
MENEAU DR
NICK LN
SYCAMORE ST
STOCKTON LN
MARISSA CT
MAXWELL CT
BURGOYNE CT
BALLINAMORE PL
GALWAY LN
COUNTY CLARE RD
ADARE CT
KILRUSH RD
LAWRENCE DR
INDY CT
TALLADEGA SPEED WY
DAYTONA SPEED WY
TALLADEGA CT
POCONO CT
N GROSS CREEK CT
S GROSS CREEK CT
SNOWY OWL CT

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**C. Resolution PC21-05, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.**

ATTACHMENTS:

- TID No. 12 - ResoPC21-05 (DOCX)

PLAN COMMISSION
RESOLUTION PC 21-05

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT TO MODIFY THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT No.12 (BOUNDARY AMENDMENT NO. 2)

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 12 (TID #12) was filed with the City Clerk on July 9, 2021 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on July 26, 2021 affording interested parties a reasonable opportunity to express their views on the proposed boundary amendment as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 1 publication in the City's official newspaper on July 9, 2021 pursuant to Wis. Stats. § 66.1105(4)(h)1.; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #12 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on July 23, 2021; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on July 26, 2021 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #12 Boundary Amendment No. 2 and determined that the Project Plan and the District Boundaries as proposed are contiguous, contain only whole parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the

private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

> The Plan Commission recommends the District Boundaries for TID #12, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

> The Plan Commission hereby adopts the Project Plan and District Boundary Amendment No. 2 for Tax Incremental Financing District Number 12, City of De Pere, as prepared and presented by City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this ____ day of _____, 2021.

APPROVED:

_____
James Boyd, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**A. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3). B. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).**

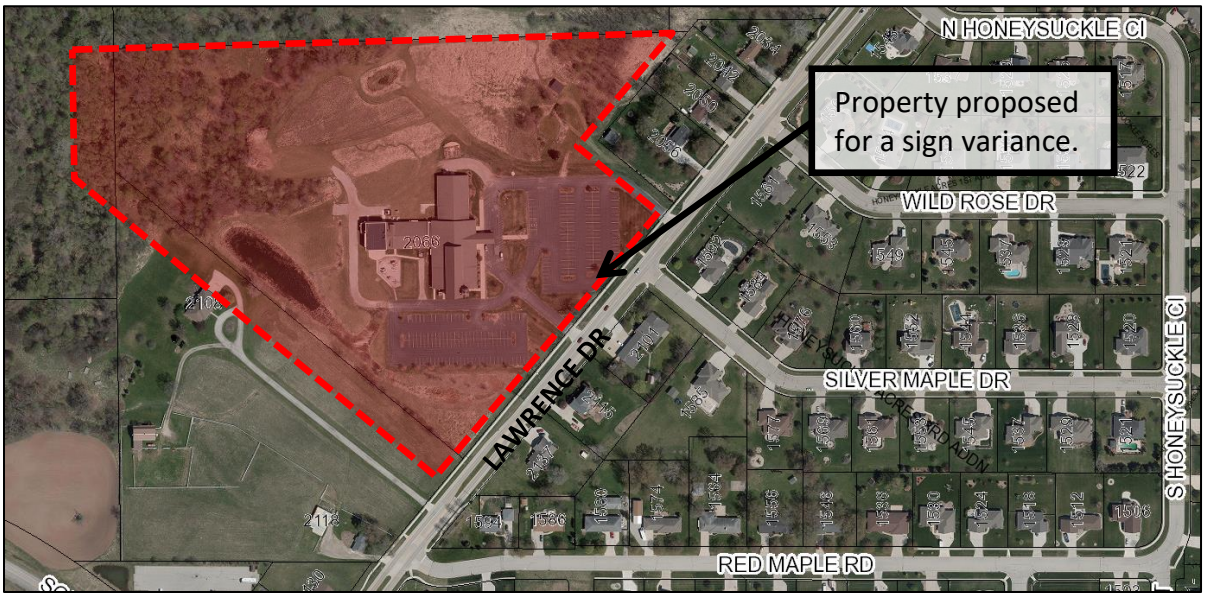
ATTACHMENTS:

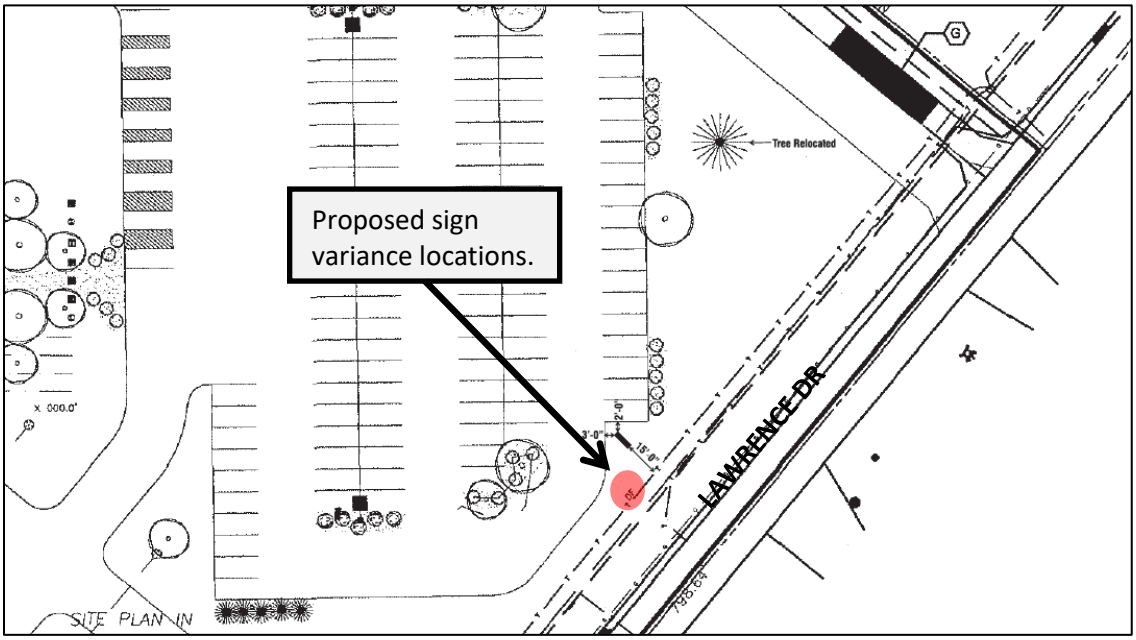
- 07-26-21 PC Report - Sign Variance (DOCX)
- Application Form (PDF)
- St Mark Request for Variance July 15 - From Petitioner - 15 Jul 2021 (PDF)
- St. Marks Lutheran Church 11546 7-21 Monument (PDF)

Item 8A: **Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).**

Item 8B: **Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).**

SITE MAPS

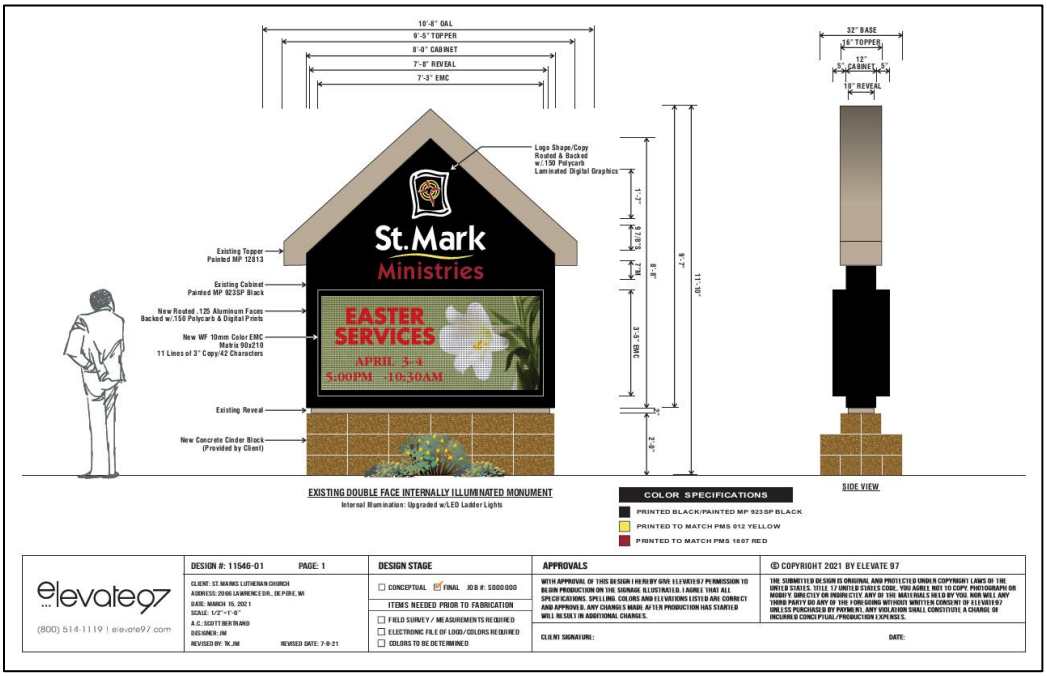




CONCEPT RELOCATION WITH A NEWLY ADDED ELECTRONIC MESSAGING SIGN (EMC)



SCALED ELEVATION



REQUESTED ACTION: Sign Variance Request.

Relocating an existing non-conforming sign.

- *Non-conformances relate to height (11'10" instead of 8'0")*
- *Illumination (internal instead of external).*

COMMON DESCRIPTION: 2066 Lawrence DR, located westward from the Lawrence DR and Silver Maple DR "T" intersection.

PARCEL NUMBERS: WD-L281-3

ZONING: R-1 (Single Family Residence District)

SURROUNDING LAND USES: Commercial (B-1, R-4) and multi-family (R-3 PDD) to the north.
Single-family residential (R-1) to the south and east.
Natural space (C-EO PDD) to the west.
Natural space and undeveloped (C-EO) to the north

COMPREHENSIVE PLAN: Institutional/Governmental Facilities.

APPLICANT / OWNERS:

Scott Bertrand, Project Executive	St. Mark Evangelical Lutheran Church
Authorized Representative	Property Owner
Elevate 97	ATTN: Jeff Lanier
1085 Parkview RD	2066 Lawrence DR
Green Bay, WI 54304	De Pere, WI 54115

STAFF REVIEW: On May 27, 2021, Development Services received a formal application for a variance to relocate an existing non-conforming monument sign that was erected in 2007. Per the sign code, a sign would lose the legal nonconforming sign status when one or more of the following occurs:

1. The sign is abandoned as defined in this code.
2. The sign is structurally altered in any way, except for normal maintenance or repair, which tends to or makes the sign less in compliance with requirements of this chapter than it was before alteration.
3. The sign is relocated. However, relocation of a sign pursuant to the exercise or the threat of exercise of eminent domain by a governmental authority shall not cause a legal nonconforming sign to lose such status provided the sign is relocated to an area on the same tax parcel and as close as practicable to the original site acquired by said government action.
4. The sign fails to conform to this chapter regarding maintenance and repair, abandonment, or dangerous or defective signs.

The following table summarizes each non-conformance and the results of voluntarily relocating the existing sign, rather than replacing the sign with a conforming monument sign:

Design Element	Existing Sign	Relocated Sign	Is Relocated Sign Conforming?
Setback	~5’	15’	YES 15’ minimum
Height	11’10”	11’10”	**NO** **8’ maximum**
Illumination	Internal	Internal	**NO** **External or backlit/halo**

- As shown in the second and third image under ‘Site Maps,’ the relocated monument sign is proposed to be setback 15’ from the front property line, which will correct the original 5’ setback non-conformance.

- As shown in the third image under ‘Concept Relocations…,’ the relocated sign is proposed to remain at 11’10” tall, which exceeds the maximum 8’0” height by 3’10”. The non-conformance remains.

- As shown in the fourth image under site Mapattachments, the relocated sign is proposed to remain internally illuminated. Monument signs for churches are allowed to be externally or backlit/halo illuminated. The non-conformance remains.

Note: An electronic messaging sign (EMC) is also proposed to be added. EMC is permitted on monument signs that comply with municipal code and will be allowed if a hardship for a variance is proven by the property owner.

City staff cannot issue a sign permit because the proposed monument sign requires a maximum height of 8’, per Municipal Code 98-13(c)((3).

City staff also cannot issue a sign permit because the proposed monument sign requires either no illumination, external illumination, or backlit/halo illumination, per Municipal Code 98-15(a).

AREA VARIANCE REQUEST HARDSHIP PROOF NEEDED FROM PROPERTY OWNER:

Under state law [Wis. Stats. §62.23(7)(e)7.a.] an “area variance” means a modification to a dimensional, physical, or locational requirement such as a setback, frontage, height, bulk, or density restriction for a structure.

Also under state law [Wis. Stats. §62.23(7)(e)7.d] for an area variance, the property owner bears the burden of proving that:

1. The dimensional, physical or locational requirement of the code is an “unnecessary hardship” by demonstrating that strict compliance with the zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome;

2. The unnecessary hardship is based upon circumstances unique to the property rather than considerations personal to the property owner; and

3. The unnecessary hardship was not created by the property owner.

In reviewing an area request, the following five criteria are listed in Section 14-27(3) De Pere Municipal Code for the Board, in the case of the Plan Commission per Sec. 98-4 to use in determining whether the property owner has proven unnecessary hardship:

> Standards for variances. The Board of Appeals, in cases of Signs, the Plan Commission shall not vary the regulations of this ordinance, as authorized in subsection 2., above, unless it shall make findings based upon the evidence presented to it in each specific case that:
>
> *(a) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;*
>
> *(b) The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications;*
>
> *(c) The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property;*
>
> *(d) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and*
>
> *(e) The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.*

The petitioner provided information in the attachments to provide information and responses related to Items 1, 2, and 3 as well as items (a), (b), (c), (d), and (e) above. The petitioner has also been advised to attend the Plan Commission meeting in order to provide further detailed information and answer questions of the Plan Commission in order to verify if a hardship exists.

REVIEW PROCESS: For sign variance applications, the Plan Commission reviews the variance and hardship proof and makes a final decision. Sign variances are not reviewed by the Common Council. Staff also notified property owners within 100 feet of the variance request site.

STAFF RECOMMENDATION: Staff does not provide recommendations for variance requests. Rather, staff provides report information regarding potential Code compliance, potential Code violations, and potential hardships.

Plan Commission should specifically identify the hardship(s)s if a variance approval decision is made.

CITY OF DE PERE RECEIVED MAY 27 2021 PLANNING DEPT.

DE PERE — RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR VARIANCE

Fee: $ 168.00

Receipt #: 161643

Date: 5-27-21

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)	Authorized Representative	Title	
Elevate 97	Scott Bertrand	Project Executive	
Mailing Address	City	State	ZIP Code
1085 Parkview Rd	Green Bay	WI	54304
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
sbertrand@elevate97.com	920-737-2354		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
St. Mark Ministries	Jeff Lanier	Director of Operations	
Mailing Address	City	State	ZIP Code
2066 Lawrence Dr	De Pere	WI	54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
jeff.lanier@stmarkdepere.org	920-336-2485		

SECTION 3: Project or Site Location

Project Address: 2066 Lawrence Drive De Pere, WI 54115 Legal Description: St. Marks Lutheran Church	Parcel Number(s):

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	98-13 C
Ordinance Provision:	
Project Description:	1 - 8' 9" x 9' 5" double sided monument sign attached to a brick base with a 3' 5" x 7' 3" EMC
Variance Requested:	Please see attached Letter.
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	This is a high traffic area that would benefit from the daily information that will be displayed through the electronic message center.
Describe the hardship(s) that would result if the variance is not granted:	There becomes a problem if the community can not be informed of crucial information such as Amber/Silver Alerts. This can help instantly galvanize communities to assist in the search for and safe recovery of a missing person.
Describe how the variance would not have adverse effects on surrounding properties:	There are no surronding structures that the light from the proposed sign would be directly shining into.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Scott Bertrand	Project Executive	920-737-2354
Signature of Applicant S Bertrand		Date Signed

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

Request for Variance Narrative.

Who: St Mark Lutheran Church

Where: 2066 Lawrence Drive

De Pere WI 54115

When: May 2021

Why:

St Mark Lutheran Church is in the process of updating their current sign which has been on location since 2008.

The current sign is showing significant wear and fatigue of the current components which could be considered an eyesore to the community.

Included are just a few of the components needing updating:

Faces:

- The current acrylic faces are yellowing due to extended exposure to ultra-violet rays from the sun.
- Graphics are faded and cracked.
- Painted aluminum surface faded.

Florescent Lighting:

- Out dated and uneconomical, as well as environmentally unfriendly.

Manual reader board:

- Difficult to change out in addition, has limited availability to change messages. Especially during inclement weather.

Since the structure was originally fabricated, several technological advancements have been made within the signage industry.

St Mark Lutheran Church would like to update the existing structure as to be current with 2021 technology standards, while also maintaining the same footprint / foundation as currently in place. The sign frame, size, overall height, and location will remain the same as originally located.

Proposed updates include:

1. LED lighting
2. GE Brand Polycarbonate faces
3. Mathews Automotive Grade Paint Finish
4. 3M Vinyl Graphics
5. WatchFire 10mm Electronic Message Center.
6. Provides more efficient updating of copy.
7. Ability to automatically notify public of Amber/Silver Alerts and Emergency Weather alerts.
8. Higher efficiency for staff to update copy in a timely manner.

The electronic message center can set to standard programing hours desired / required by the City of De Pere. An example would be to turn off at 10pm until 6am if needed, or whatever would be desired by the municipality.

Thank you for your time in considering the requested changes.

Scott Bertrand

S Bertrand

Request for Variance
St Mark Ministries
2066 Lawrence Drive

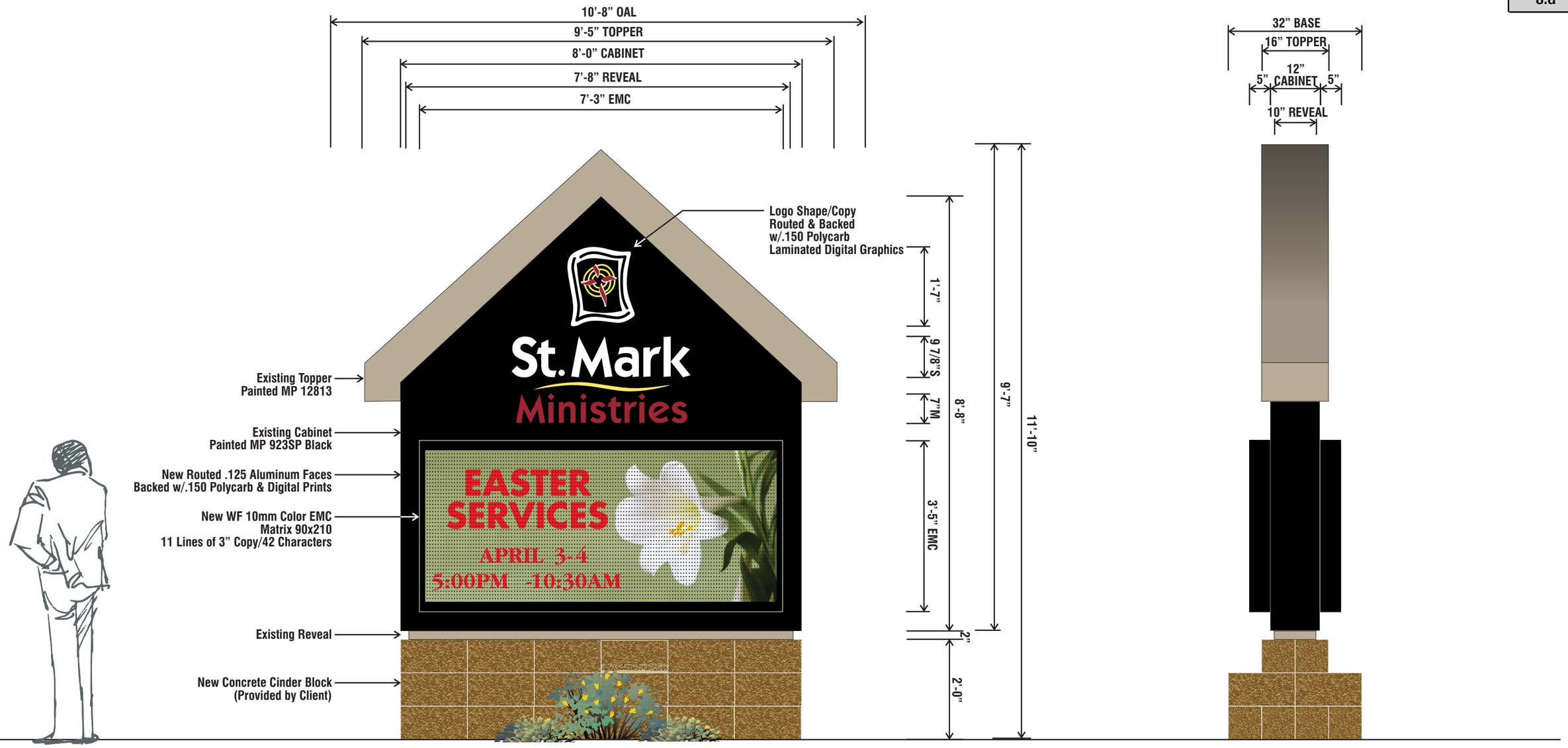
- **Objective:** Repurpose existing sign structure as to meet current St Mark Ministries branding standards.

- **Hardship Evidence :**
- Wis Stats 62.23(7) € 7.d
  The dimensional, physical or locational requirement of the code is an "unnecessary hardship" by demonstrating that strict compliance with the zoning ordinance would unreasonably prevent the property owner from using the property for permitted purpose render conformity with the zoning ordinance unnecessarily burdensome:
  The property is a large parcel with unique architectural building features. The structure meets the guidelines meeting the look and feel of the building, and is sized proportionately.
- The unnecessary hardship is based upon circumstances unique to the property rather than the considerations unique to the property rather than the considerations personal to the property owner
  Based on the size of the parcel, parking lot size, set back of the church from Lawrence Drive, and multiple entrance / exit points to the property. Having adequate signage / messaging are vital components to the overall success of the St Marks Community.
- The unnecessary hardship was not created by the property owner.
  The hardship has not been caused by the property owner.
  The current structure has simply aged over time and in need of updating as to bring back to current standards, and meeting community aesthetics expectations.
- Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from mere inconvenience if the strict letter of the regulations we to be carried out.
  Overall size of parcel, multiple access points, services and community activities provided by St Mark. Not allowing adequate signage/ messaging hinders the St Mark Staff to properly serve the community.
- The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally to other property within the same zoning classifications.
  Parcel size, building setback from Lawrence Dr, cause building signage to be ineffective for business identification and messaging
- The alleged difficulty or hardship caused by this ordinance has not been created by any person having an interest
  The hardship has not been caused by the property owner.
  The current structure has simply aged over time and in need of updating as to bring back to current standards, and meeting community aesthetics expectations.
- The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
  Should variance be approved, it will not be detrimental to the public welfare or injurious to other property owners. Variance approval would enhance the public the adjacent property improvements including relocating the sign structure to the required set back, thus the structure will no longer be non-conforming as relates to the placement on the property.
- The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substationally diminish or impair property values within the neighborhood.
  Lighting of the structure will not impair the adequate lighting and air to adjacent property owners, nor impair street access causing congestion or endanger Public Safety. Coincidentally the Message Center could be used as an asset to the community in regards to Public Safety. The software could easily be programmed to receive RSS feed which would automatically send public safety notices in the area including AMBER alerts, SILVER alerts, Extreme weather warnings, etc…

- Please find attached list of adjacent land owners contacted by St Mark Staff. No objections to variance request as noted by those contacted.
  12 Addresses provided to St Mark.
  Reached out to 7 in person.
  Successfully met with 4 land owners. All 4 had no issues with variance.
  3 not home
  1 address not in the neighborhood.
  Humana 1 property owner of undeveloped parcel. Did not contact.
  1 address not in the neighborhood.
  1 address is a revocable trust.
  1 City of De Pere, not applicable

- **Hardship:**
- Sign Structure was put in place in 2007
- Current sign appearance is in dilapidating condition.
- Paint on cabinet is faded and cracking
- Vinyl graphics have outlived life expectancy and cracking, pulling away from substrate.
- Poly-carbonate faces have yellowed due to UV rays over the years.
- **Lighting:**
- Old technology (fluorescent), and inefficient based on 2021 standards.
- **Message board:**
- Outdated needing to be changed by hand which requires St Mark Staff to physically go to sign (In winter crossing over what could be an icy parking lot, navigate over snow banks).
- Open locked cover, prop cover up with pipe or support (which could fail if accidentally knock out or gust of wind lifted cover. If the support were to fall out, the cover could potentially fall on the person changing the message).
- Remove old message.
- Place new message on reader board.
- Repeat process for the second side of the sign.
- Based on the above process required to update message on sign, it rarely is updated by staff causing less than current messaging to the St Mark and De Pere community. Including community service being provided by the St Mark Ministries Team
- St Mark logo has been updated needing to be updated on sign as to meet balance of St. Mark branding materials.

- **Proposed remedy:**
- Structurally the sign frame, topper, and sides are in good condition and is able to be repurposed, once refurbished at fabrication facility.
- Relocate current base as to meet the 15’-0” required setback from the property line as to meet City of De Pere code requirements.
- Remove current cabinet.
- Refurbish aluminum cabinet.
- Update internal lighting from fluorescent fixtures to LED.
- Fabricate new routed aluminum faces backed with Polycarbonate with current branding, utilizing 3M vinyl graphics.
- Remove current manual reader board.
- Replace current manual reader board with Watchfire Electronic Message Center
- **Watchfire Message Center to follow the below operating criteria:**
- Operation hours: Programed use from 6:30am to 10:00pm only
- No flashing, or animated (moving graphics)
- **Hold time**: for each graphic slide **minimum** of 5 seconds.
- **Nighttime brightness**: 500 NITS – Watchfire Message Centers adjust automatically based on settings put in place via programing.



EXISTING DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT

Internal Illumination: Upgraded w/LED Ladder Lights

SIDE VIEW

COLOR SPECIFICATIONS

- PRINTED BLACK/PAINTED MP 923SP BLACK
- PRINTED TO MATCH PMS 012 YELLOW
- PRINTED TO MATCH PMS 1807 RED

elevate97

(800) 514-1119 | elevate97.com

DESIGN #: 11546-01 **PAGE: 1**

CLIENT: ST. MARKS LUTHERAN CHURCH
ADDRESS: 2066 LAWRENCE DR., DE PERE, WI
DATE: MARCH 15, 2021
SCALE: 1/2"=1'-0"
A.C.: SCOTT BERTRAND
DESIGNER: JM
REVISED BY: TK,JM REVISED DATE: 7-8-21

DESIGN STAGE

☐ CONCEPTUAL ☑ FINAL JOB #: S000000

ITEMS NEEDED PRIOR TO FABRICATION

☐ FIELD SURVEY / MEASUREMENTS REQUIRED
☐ ELECTRONIC FILE OF LOGO/COLORS REQUIRED
☐ COLORS TO BE DETERMINED

APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE: DATE:

© COPYRIGHT 2021 BY ELEVATE 97

THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNTED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.



elevate97

(800) 514-1119 | elevate97.com

DESIGN #: 11546-01 **PAGE: 2**

CLIENT: ST. MARKS LUTHERAN CHURCH
ADDRESS: 2066 LAWRENCE DR., DE PERE, WI
DATE: MARCH 15, 2021
SCALE: 3/8"=1'-0"
A.C.: SCOTT BERTRAND
DESIGNER: JM
REVISED BY: TK REVISED DATE: 6/29/21

DESIGN STAGE

☐ CONCEPTUAL ☑ FINAL JOB #: S000000

ITEMS NEEDED PRIOR TO FABRICATION

☐ FIELD SURVEY / MEASUREMENTS REQUIRED
☐ ELECTRONIC FILE OF LOGO/COLORS REQUIRED
☐ COLORS TO BE DETERMINED

APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE: DATE:

© COPYRIGHT 2021 BY ELEVATE 97

THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNTED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.



elevate97

(800) 514-1119 | elevate97.com

DESIGN #: 11546-01 **PAGE: 3**

CLIENT: ST. MARKS LUTHERAN CHURCH
ADDRESS: 2066 LAWRENCE DR., DE PERE, WI
DATE: MARCH 15, 2021
SCALE: 3/8"=1'-0"
A.C.: SCOTT BERTRAND
DESIGNER: JM
REVISED BY: TK REVISED DATE: 6/29/21

DESIGN STAGE

☐ CONCEPTUAL ☑ FINAL JOB #: S000000

ITEMS NEEDED PRIOR TO FABRICATION

☐ FIELD SURVEY / MEASUREMENTS REQUIRED
☐ ELECTRONIC FILE OF LOGO/COLORS REQUIRED
☐ COLORS TO BE DETERMINED

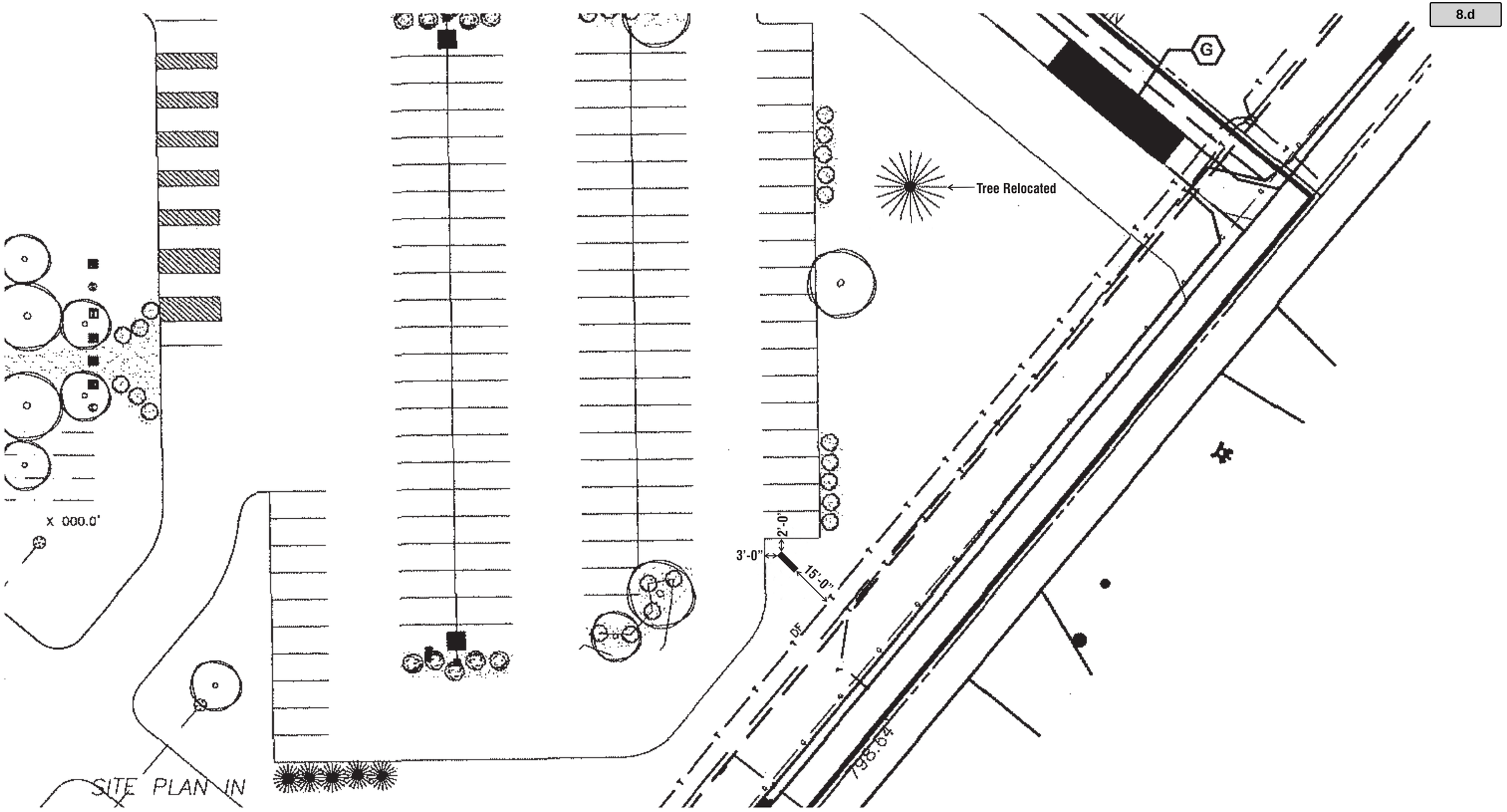
APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE: DATE:

© COPYRIGHT 2021 BY ELEVATE 97

THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNTED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.



elevate97

(800) 514-1119 | elevate97.com

DESIGN #: 11546 **PAGE: 4**

CLIENT: ST. MARKS LUTHERAN CHURCH
ADDRESS: 2066 LAWRENCE DR., DE PERE, WI
DATE: JULY 8, 2021
SCALE: 1/32"=1'-0"
A.C.: SCOTT BERTRAND
DESIGNER: JM
REVISED BY: REVISED DATE:

DESIGN STAGE

☐ CONCEPTUAL ☑ FINAL JOB #: S000000

ITEMS NEEDED PRIOR TO FABRICATION

☐ FIELD SURVEY / MEASUREMENTS REQUIRED
☐ ELECTRONIC FILE OF LOGO/COLORS REQUIRED
☐ COLORS TO BE DETERMINED

APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE: DATE:

© COPYRIGHT 2021 BY ELEVATE 97

THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNTED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).**

ATTACHMENTS:

- 07-26-21 PC Report - Cummins (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY 2 - 08 Jul 2021 (PDF)

Item 9: **Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Cummins INC – 1,194 SF and 1,236 SF 28,727 SF building additions on the sides (north and south) of an existing building. There are concerns regarding whether Plan Commission has the authority to approve certain façade materials.

COMMON DESCRIPTION: 939 Lawrence DR, located between 1882 Commerce DR, located between Grant ST and Scheuring RD.

PARCEL NUMBERS: WD-D0216-2

ZONING: Highway 41 Business Corridor: District B (HWY 41-B)

SURROUNDING LAND USES: Business (HWY 41-B) to the north and south.
Two-Family Residential (R-2) to the east.
STH 41 and Town of Lawrence businesses to the west.

COMPREHENSIVE PLAN: Commercial

APPLICANT / OWNER:

Authorized Representative	Property Owner
David O'Brien	Cummins INC
Bayland Buildings INC	ATTN: Tom Alger, Factory Manager
PO BOX 13571	500 Jackson ST
Green Bay, WI 54307-3571	Columbus, IN 47201

SITE HISTORY: The agricultural property was originally developed in the 1960'-1970s with the east end of the building. On May 20, 1991, building plans were conditionally approved to develop the eastern end of the building. In the early 2000's gravel was added to the eastern end of the pavement.

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.

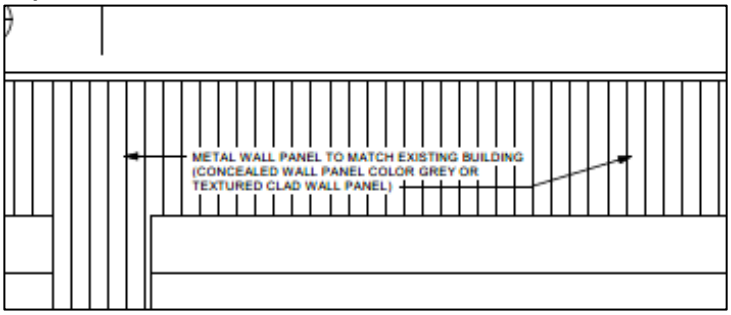
In summary, the two proposed building additions are each located on the north and south sides of the existing building. On the north side the use of smooth CMU (gray) is proposed along with the re-use of the existing non-conforming metal façade (gray). On the south side, the repeated use of split-face CMU (brown) is proposed with a small area of non-conforming metal (bronze) to match the mansard on the east side. A gravel area that is used for parking will remain. Trees were added to the east and west sides of the building to address a shortfall in landscaping.

- The petitioner insisted that the site plan be presented to Plan Commission on July 26, 2021, after staff informed the petitioner that Plan Commission does not have authority to approve the use of non-conforming metal panel in the HWY 41-B District.

- A solution to allow Plan Commission to approve the site plan is to have the petitioner change the non-conforming material to masonry textured metal panel in all areas. The potential for this alternative is shown on Sheet A2.1 of the site plan.

    - The exception area could be the mansard on the south addition (east facing mansard), which could be considered part of an architectural feature rather than a façade.

Clip from Site Plan Sheet A2.1



The two existing drives and the parking lot will remain. Staff is concerned that a gravel area at the east end of the property is being used for parking and/or outdoor storage. Plan Commission should consider recommending that the gravel area be paved as was shown in earlier versions of the site plan that was shared with staff.

The landscaping plan identifies the addition of trees so that there are 25 trees on the site. A row of 13 of the trees was placed on the east side of the building in order to help screen and beautify the site, which is adjacent to residential uses. Typically a landscaping barrier is required, but a wetland area can make that difficult.

No new business identification signage is proposed. A separate sign permit from Inspection Division is required for new signs.

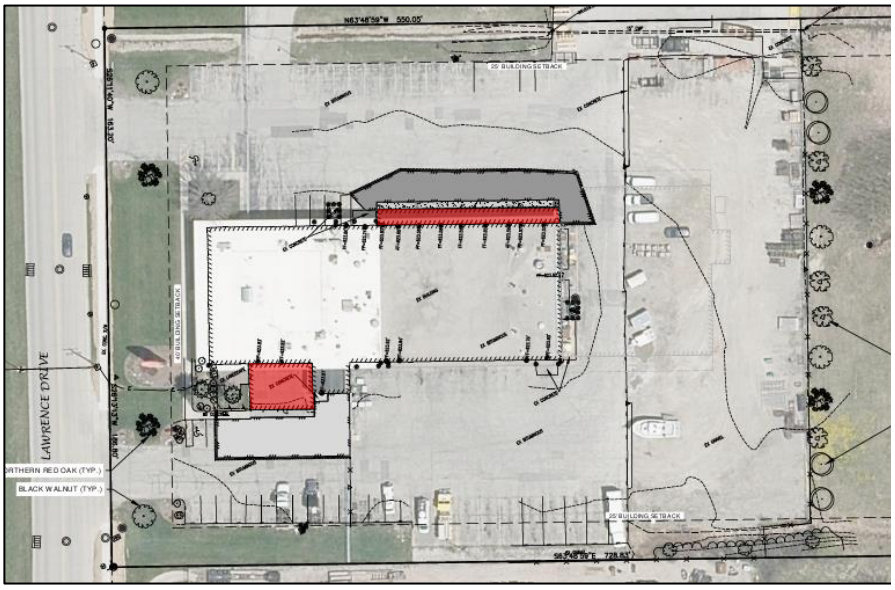
The site plan complies with the following massing and setback requirements set by the HWY 41-B District (Code Section 14-45.3):

- Land Use: Business-Industrial (permitted)
- Lot Size: 5.6 acres (2 acres minimum)
- Front Yard Setback – west: ~60' (40' required)
- Interior Side Yard Setbacks – north & south: ~90'/~80' (25' required)
- Rear Yard Setback – east: ~400 (25' required)
- Building Height: 21' (per F.A.R.)
- Landscaping: 25 trees required, 25 trees shown.

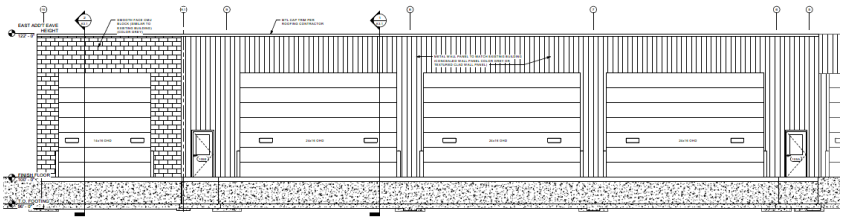
The required number of stalls is one (1) per 1,000 SF (excluding retail (34 stalls), plus one (1) per 275 SF retail (5 stalls). The below chart summarizes the existing and proposed stalls to be added and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
1 per 1,000 SF + 1 per 275 SF retail	50	0	39	YES
TOTAL	**50**	**0**	**39**	**YES**

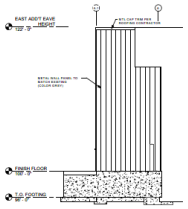
Proposed new building (red) with pavement and landscaping:



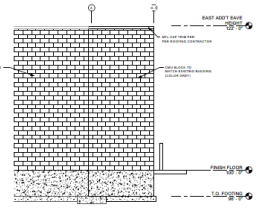
Building façade elevations and renderings:



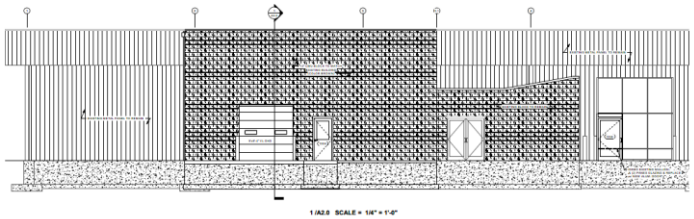
1 /A2.1 SCALE = 1/4" = 1'-0"
NORTH BAY NORTH ELEVATION



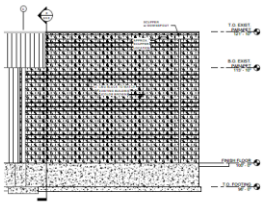
2 /A2.1 SCALE = 1/4" = 1'-0"
NORTH BAY WEST ELEVATION



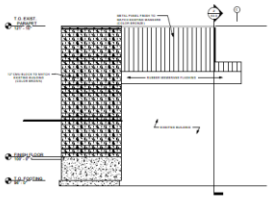
3 /A2.1 SCALE = 1/4" = 1'-0"
NORTH BAY EAST ELEVATION



1 /A2.0 SCALE = 1/4" = 1'-0"
PARTS SOUTH ELEVATION



2 /A2.0 SCALE = 1/4" = 1'-0"
PARTS WEST ELEVATION



3 /A2.0 SCALE = 1/4" = 1'-0"
PARTS EAST ELEVATION

STAFF COMMENTS:

Engineering:

1. Provide soil loss sediment discharge calculations and a corresponding map.
2. Note 4" pavement marking for repainted stalls.
3. Show parking stall widths and adjacent accessible stall dimensions. Existing accessible stall doesn't appear to meet requirements.

Planning:

1. The new addition proposes the use of masonry textured metal panel on the front façade, along with the use of split face masonry. The use of textured metal panel may only be used if approved by Plan Commission.
2. The new addition proposes the use of metal panel on the sides and rear façades. In the I-3 District, the use of metal panel may only be used if approved by Plan Commission.
3. Gray cement colored masonry shall be coated.
4. Identify the front, side, and rear building setbacks.
5. Sheet LC 1.0: Revise the locations of the loading dock/overhead door locations, which are inconsistent with other sheets in the site plan.
6. Correct the parking lot calculations. Required number of parking stalls is rounded up, not rounded down.

Fire, Forestry, Health, Inspection, Parks, Water: 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 the Common Council.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

*The petitioner would need to agree to the use of **masonry textured metal panel** or the staff recommendation would change to DENIAL. The use of concealed wall panels in the HWY 41B District leads to a site plan rejection, which the petitioner is aware of.*

RECEIVED
JUL 7 2021
PLANNING DEPT.

DE PERE	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: $ 305.00 Receipt #: 163043 Date: 7-07-21

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)	Authorized Representative	Title	
Robert E. Lee & Assoc.	Brad Troml	Eng Tech	
Mailing Address	City	State	ZIP Code
1250 Centennial Centre Blvd	Hobart	WI	54155
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
BTROML@RELEEINC.com	920-662-9641	—	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
CUMMINS	TOM ALGER	FACILITY MGR	
Mailing Address	City	State	ZIP Code
939 LAWRENCE DR	De Pere	WI	
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
tom.alger@cummins.com	419 334 3444		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.

SECTION 4: Project Information

Existing Zoning:	HWY 41 BUSINESS DISTRICT B		
Present Use of Parcel:	CUMMINS INC.		
Proposed Use of Parcel:	CUMMINS INC.		
Estimated Start Date:	July 21	Estimated Completion Date:	Summer 2022

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

SECTION 5: Certification and Permission

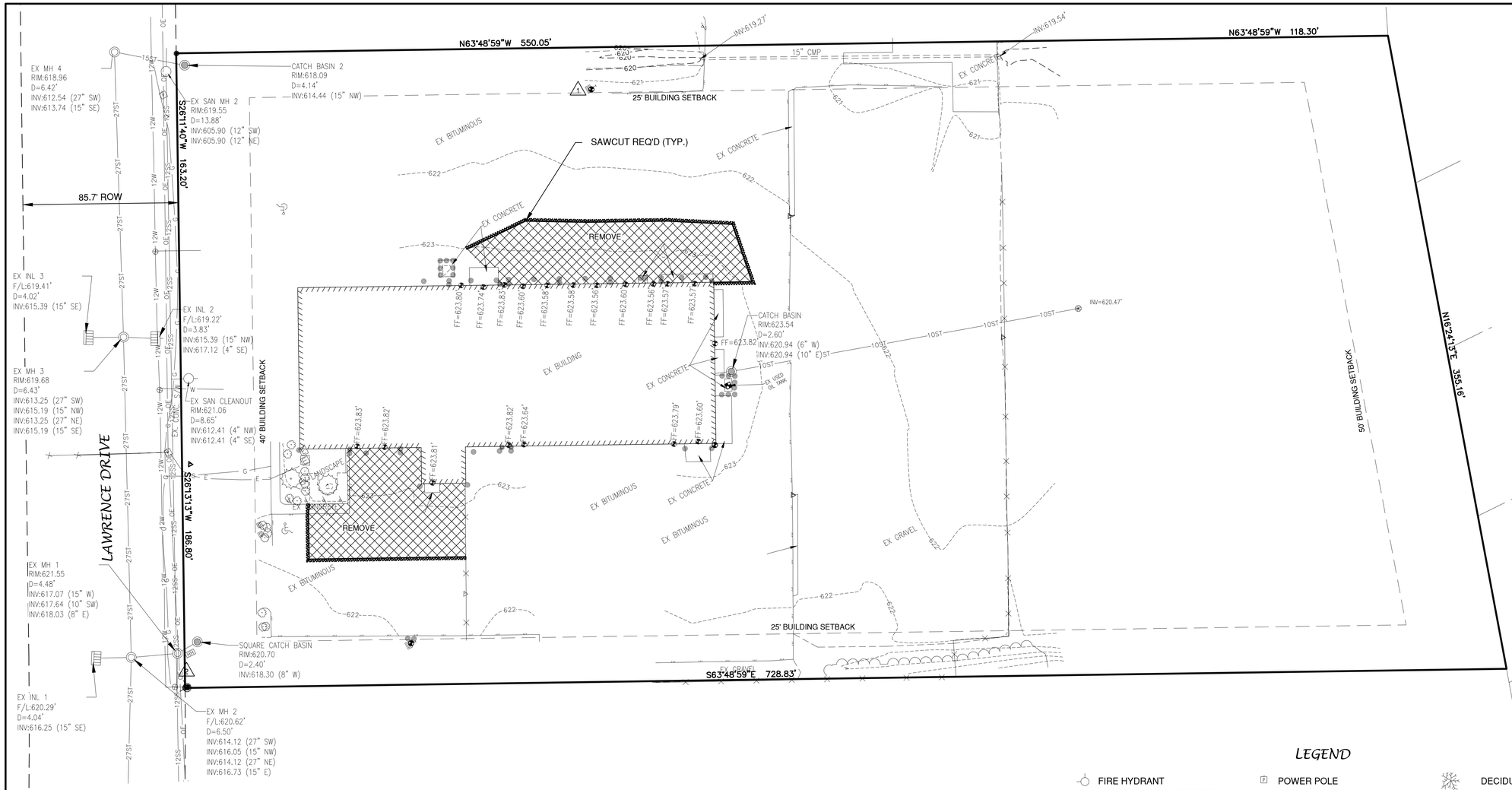
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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.

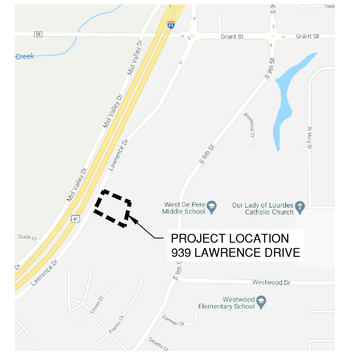
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Tom Alger	FACILITY MGR	219 334 3444
Signature of Applicant		Date Signed
		6-30-21

TO BE COMPLETED BY CITY STAFF

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





LOCATION MAP
NTS

LEGAL DESCRIPTION:

244,478 SQ FT
ASSESSORS SUBD OF LANDS IN CITY OF NICOLET THAT PRT OF LOT 132 DESC AS PRT IN 4 CSM 281 MAP 1137 IN 763457

CONTRACTOR INFORMATION:

BAYLAND BUILDING INC.
PO BOX 13571
GREEN BAY, WISCONSIN 54307

920-498-9300

CONTACT: DAVID O'BRIEN

OWNER INFORMATION:

CUMMINGS INC.
550 JACKSON STREET
COLUMBUS, IN 47201

920-336-3444

CONTACT: TOM ALGER

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
1	'X' ON TOP OF CONCRETE LIGHT POLE BASE	EL. 623.51
2	BURY TAG ON FIRE HYDRANT	EL. 623.82

UTILITY INFORMATION:

UTILITIES PRESENT:
--CITY OF DE PERE, CENTRAL BROWN COUNTY WATER AUTHORITY, TOWN OF LAWRENCE, GREEN BAY METROPOLITAN SEWERAGE DISTRICT, TIME WARNER CABLE, NET LEC/NSIGHT/CELLCOM, TDS, AT&T/SBC, WISCONSIN PUBLIC SERVICE, CENTURY LINK, WINDSTREAM COMMUNICATIONS, AND WISCONSIN DOT.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER --#20212508502 & DATE--, 06-25-2021 VISIBLE OBSERVATION (--6-22-2021--) AND RECORD UTILITY PLAN DOCUMENTS.
UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

(920) 339-8076

WATER:
CENTRAL BROWN CO. WATER AUTHORITY
3100 EATON RD
BELLEVUE, WI 54311

(920) 884-1077

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
TOWN OF LAWRENCE
2595 FRENCH RD.
DE PERE, WI 54115

(920) 347-3711

SANITARY SEWER:
GBMSD
2231 N. QUINCY ST.
GREEN BAY, WI 54302

(920)432-4893

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

TELECOMMUNICATIONS:
CENTURY LINK
P.O. BOX 260
WAUSAUKEE, WI 54177

(715) 856-9738

TELECOMMUNICATIONS:
WINDSTREAM COMMUNICATIONS
4001 RODNEY PARHAM RD.
LITTLE ROCK, AR 72212

(501) 748-7000

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303

(920) 944-1581

TELECOMMUNICATIONS:
NET LEC / NSIGHT / CELLCOM
C/O MI TECH SERVICES
1700 INDUSTRIAL DR.
GREEN BAY, WI 54302

(920) 288-8908

TELECOMMUNICATIONS:
TDS METROCOM / TDS TELECOM
1029 W. MASON ST.
GREEN BAY, WI 54303

(920)884-3340

TELECOMMUNICATIONS:
WISCONSIN DOT NE REGION
944 VAN DER PERREN WAY
GREEN BAY, WI 54304

(920) 492-5623

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE DEMOLISHED
- TREE/SHRUB TO BE REMOVED
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

NORTH
0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: BLT
CHECKED: ----
DESIGNED: ----

PROPOSED CUMMINGS INC EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

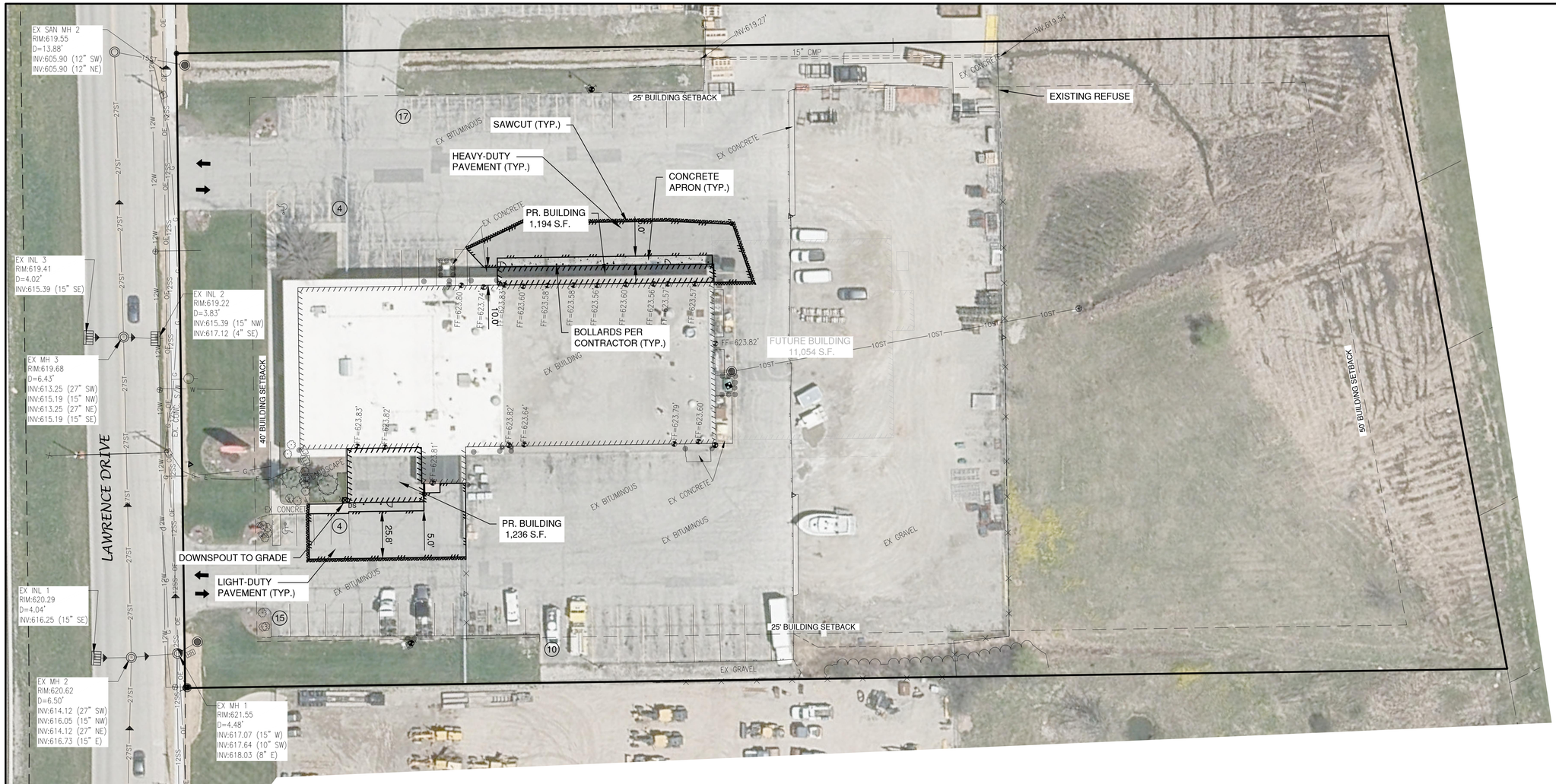
EXISTING SITE CONDITIONS AND DEMO PLAN

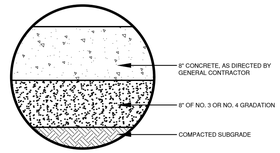
DATE: 06/2021
FILE: 2035400T
JOB NO.: 2035400

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

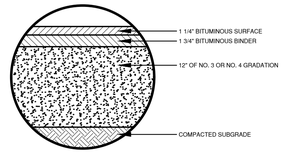
SHEET NO. 1

File: R:\2000\2035\2035400\dwg\2035400.dwg
Plot Date: Jul 08, 2021 - 7:26am
LAYOUT: EXISTING

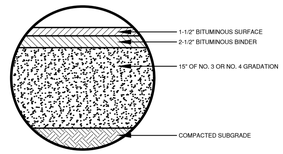




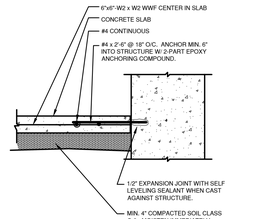
CONCRETE PAVEMENT



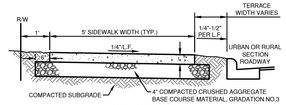
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

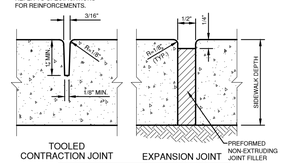


TYPICAL SIDEWALK ADJACENT TO STRUCTURE



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.



TOOLED CONTRACTION JOINT EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D.	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

- CONCRETE PAVEMENT (2,572 S.F.)
- ASPHALT PAVEMENT (LIGHT) (2,508 S.F.)
- ASPHALT PAVEMENT (HEAVY) (2,924 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

GREEN SPACE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARCEL NO.

WD-D0216-2

PARCEL ADDRESS

939 LAWRENCE DRIVE

DE PERE, WI 54115

DEVELOPMENT NAME

CUMMINGS INC. BUILDING ADDITION

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 50

HANDICAP ACCESSIBLE PARKING STALLS = 2

1 PER 1,000 S.F. EXCLUDING RETAIL + 1 PER 275 S.F. OF RETAIL =

33,152 / 1000 = 33.15 + 1,236 / 275 = 4.49

33+4 = 37 STALLS NEEDED

UTILITY NOTE

NO NEW UTILITIES WILL BE ADDED FOR THIS BUILDING EXPANSION. ALL WILL BE INTERNAL.

ZONING

HWY 41 BUSINESS DISTRICT B

SITE DATA

TOTAL AREA = 5.61 ACRES, 244,499 S.F.

BUILDING AREA = 0.79 ACRES, 34,388 S.F. (14.0%)

(2,430 S.F. PROPOSED11,054 S.F. FUTURE 20,904 S.F EXISTING BUILDING)

FLOOR AREA RATIO = 0.1406

SIDEWALK/PARKING LOT AREA = 2.27 ACRES, 98,757 S.F. (40.5%)

GREEN SPACE = 2.55 ACRES, 111,354 S.F. (45.5%)

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED CUMMINGS INC. EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

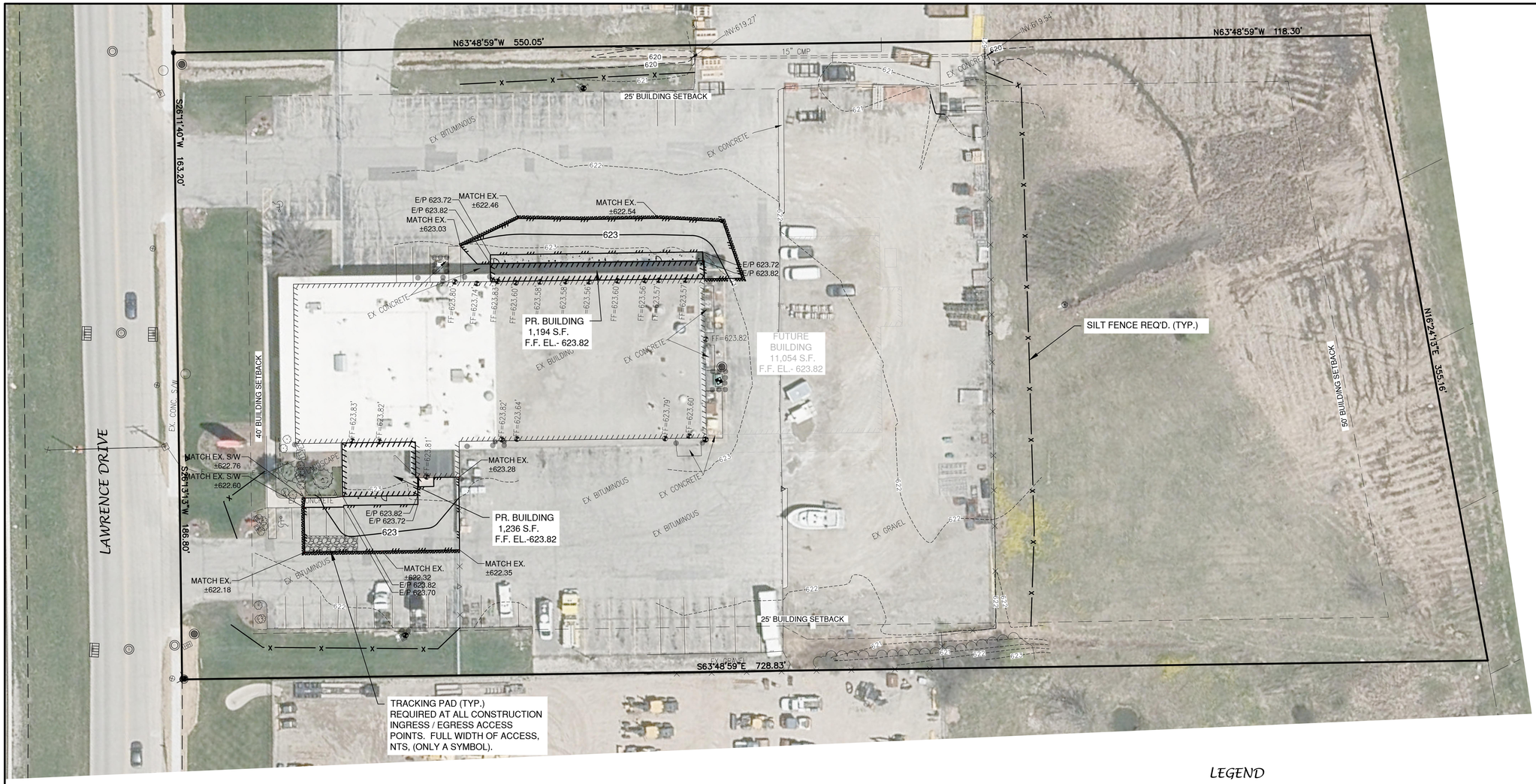
SITE AND UTILITY PLAN

DATE 06/2021
FILE 2035400D
JOB NO. 2035400

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2

File: R:\2000\2035\2035400\dwg\2035400.dwg
Print Date: Jul 08, 2021 - 9:17pm
SITE
LAYOUT



EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SEQUENCE

1. INSTALL ALL EROSION CONTROL BMP'S PER WI DNR STANDARDS.
2. SAWCUT PAVEMENT, SWEEP UP FINES, REMOVE PAVEMENT, AND HAUL OFFSITE.
3. DIG FOUNDATION AND CONSTRUCT BUILDING.
4. INSTALL NEW BASE COURSE
5. INSTALL PAVEMENT
6. TOPSOIL, SEED, AND MULCH DISTURBED AREAS.
7. REMOVE EROSION CONTROL BMP'S ONCE SITE IS 70% VEGETATED.

LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED CUMMINGS INC. EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

DATE 06/2021
FILE 2035400D
JOB NO. 2035400

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 3

File: R:\2000\2035\2035400\dwg\2035400.dwg
Plot Date: Jul 07, 2021 - 9:44am
Layout: GRADING

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

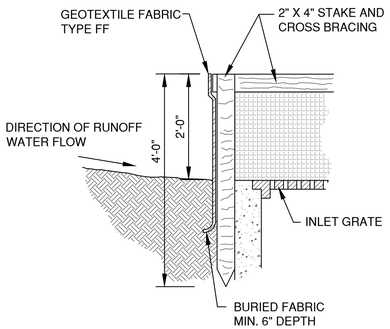
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

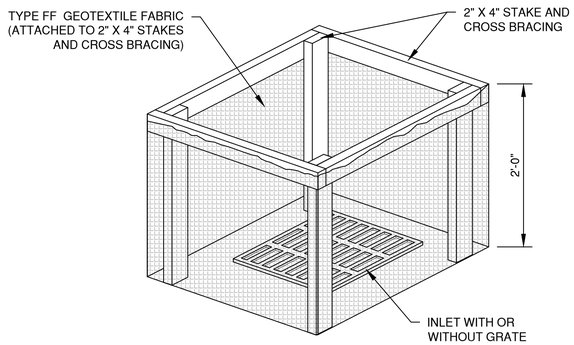
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

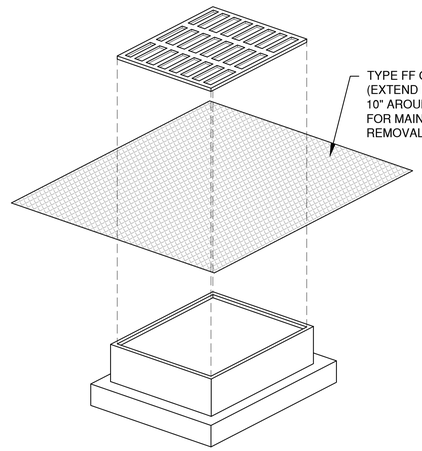
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



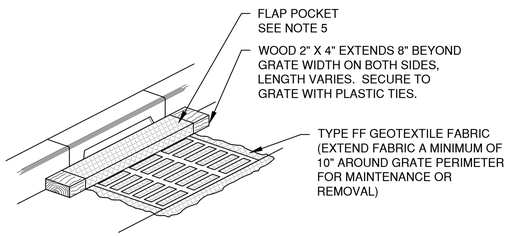
INLET PROTECTION, TYPE A



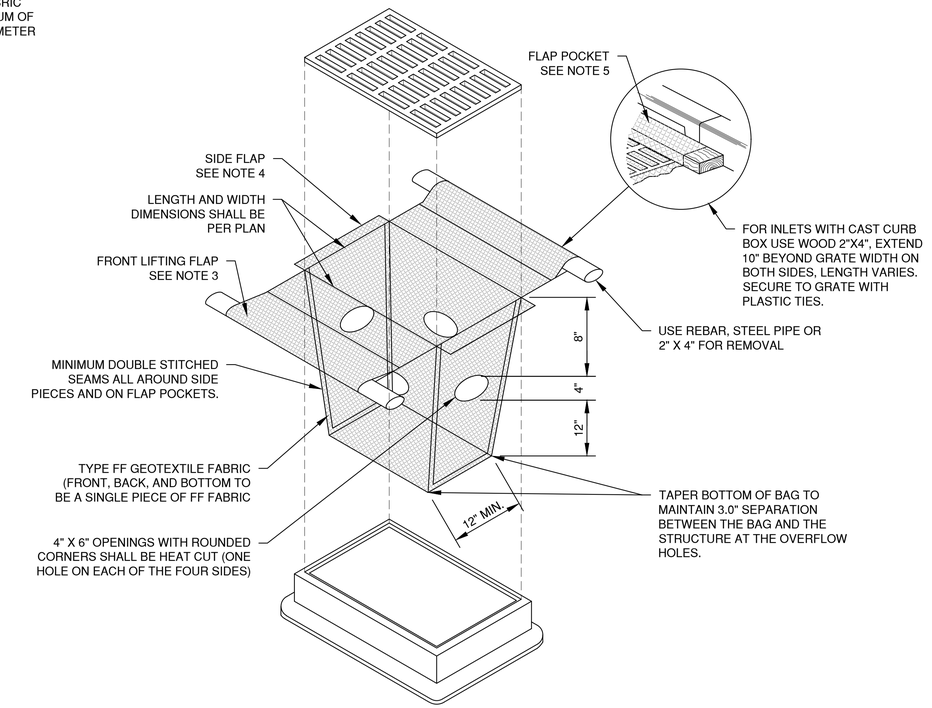


INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: K:\2000\2035\2035400\dwg\EROSION.dwg
Plot Date: Jul 07, 2021 - 9:59am
LAYOUT: 1 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

PROPOSED CUMMINGS, INC EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 06/2021
FILE EROSION
JOB NO. 2035400

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

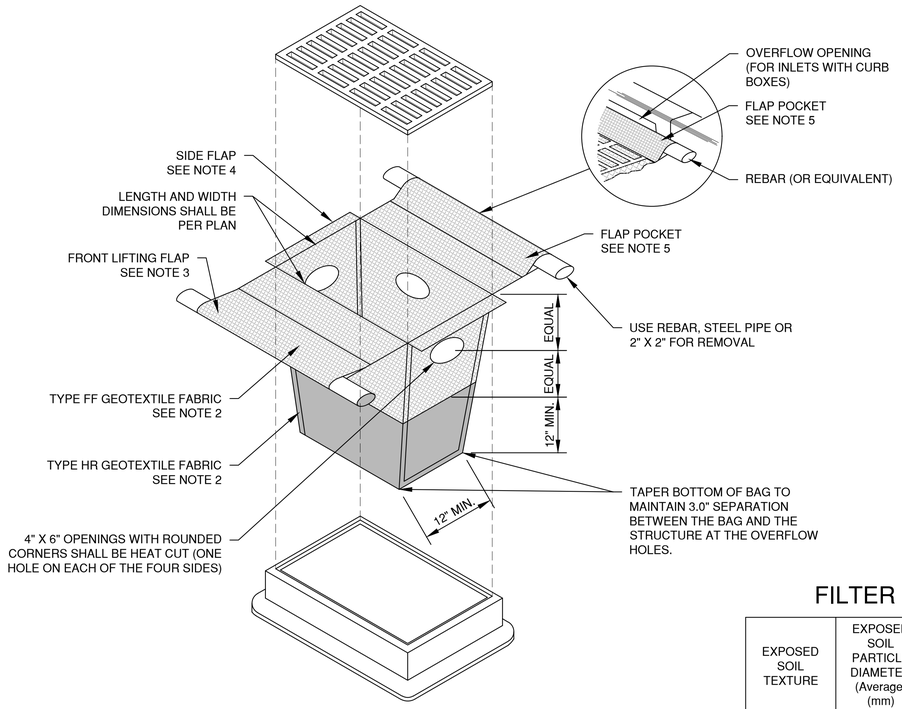
SHEET NO. 4

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

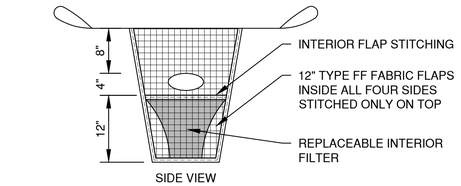


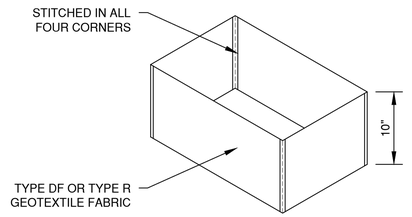
INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

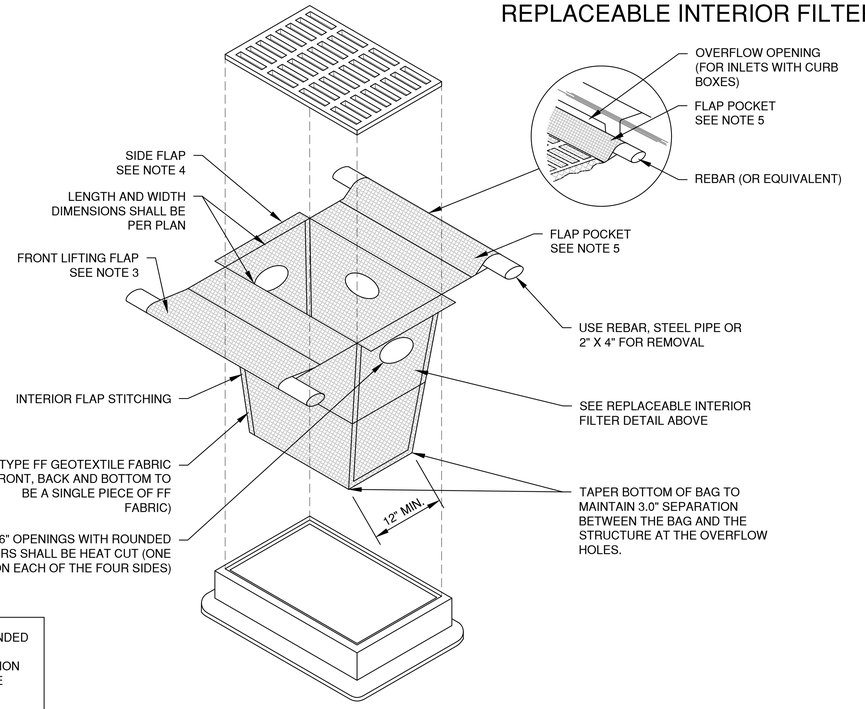
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.





REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: R:\2020\2035\2035400\dwg\LDP\SOIL4.dwg
Plot Date: Apr 07, 2021 - 9:49am
DATA\DTA 2 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

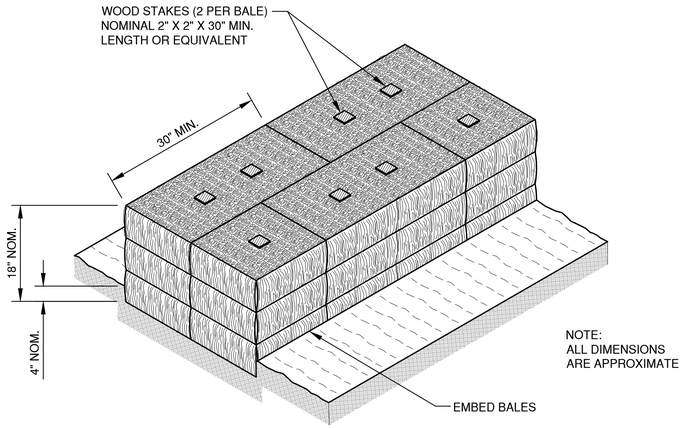
PROPOSED CUMMINGS, INC EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

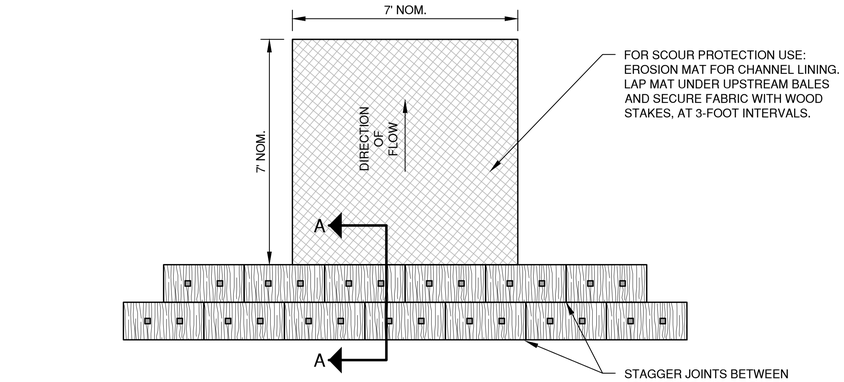
DATE 06/2021
FILE EROSION
JOB NO. 2035400

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

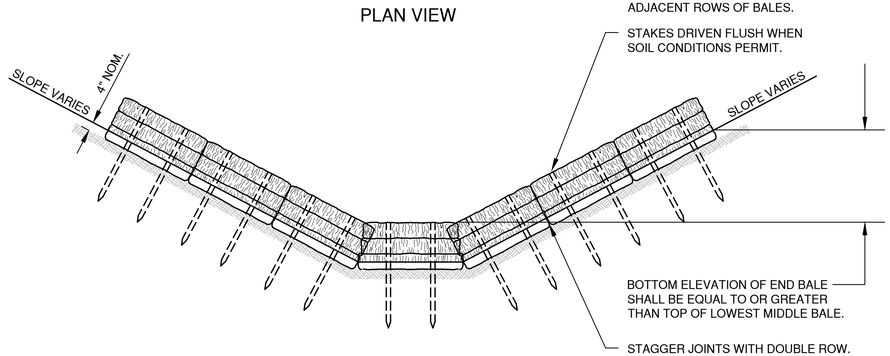
SHEET NO. 5



SECTION A-A

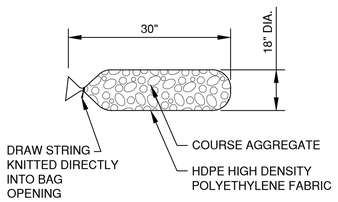


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES TYPE A



FILTER BAG DETAIL

NOTES:

1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

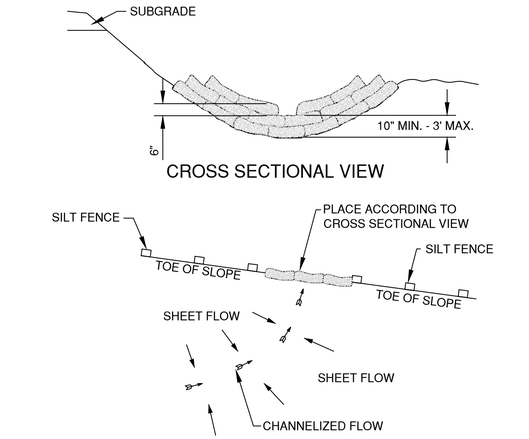
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

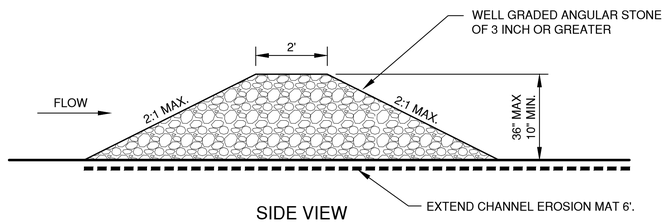
DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.

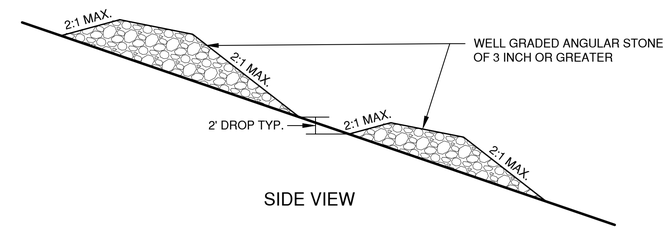


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE TYPE C

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

PROPOSED CUMMINGS, INC EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

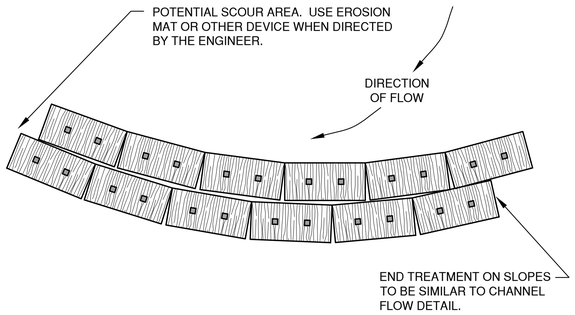
EROSION CONTROL
DITCH CHECK DETAILS

DATE 06/2021
FILE EROSION
JOB NO. 2035400

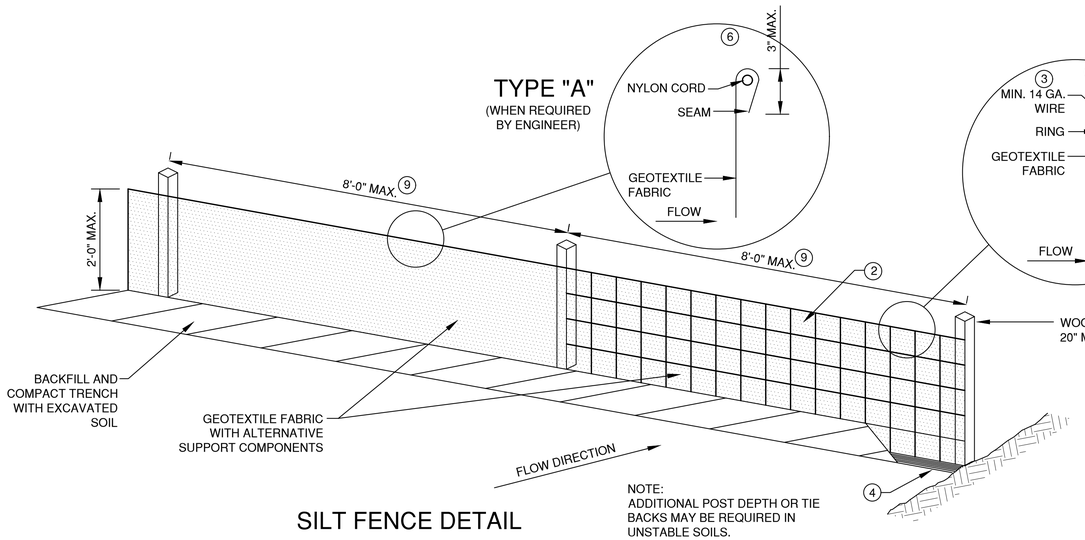
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 6

File: R:\2000\2035\2035400\dwg\EROSION.dwg
Plot Date: Jul 07, 2021 - 9:56am
LAYOUT: 3 DITCH CHECKS



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

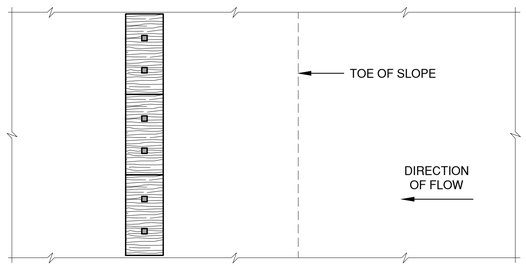


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

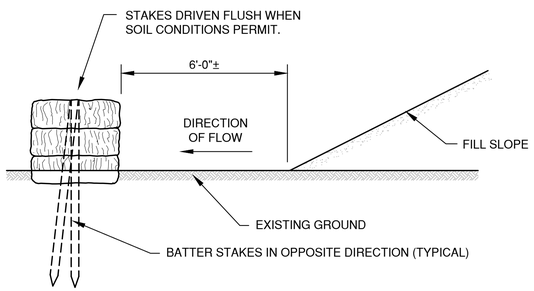
SILT FENCE DETAIL

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
8. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

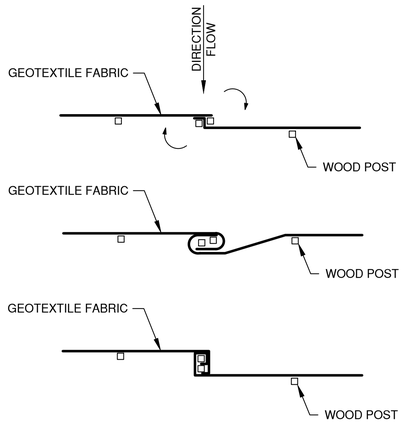


PLAN VIEW

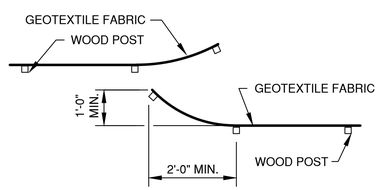


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

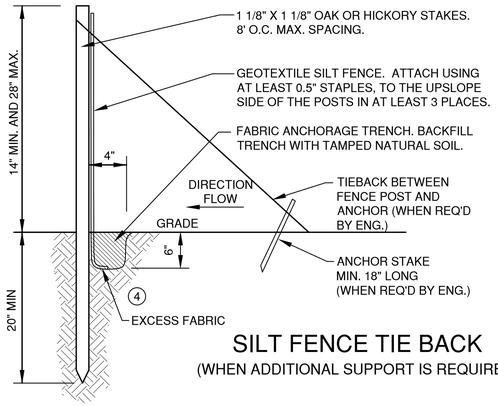


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

File: R:\2000\2035\2035400\dwg\EROSION.dwg
Print Date: Jul 07, 2021 - 9:06am
LAYOUT: 4 SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

PROPOSED CUMMINGS, INC EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

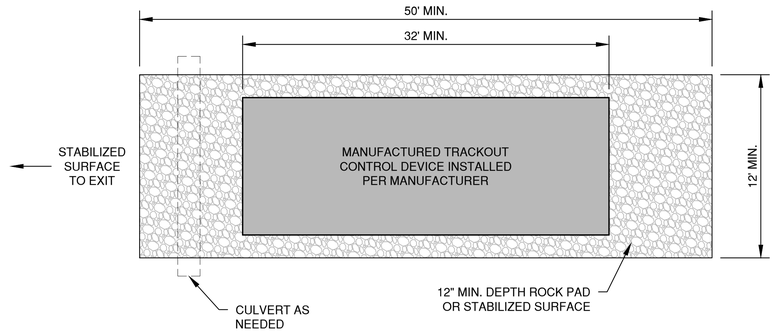
EROSION CONTROL
SHEET FLOW DETAILS

DATE 06/2021
FILE EROSION
JOB NO. 2035400

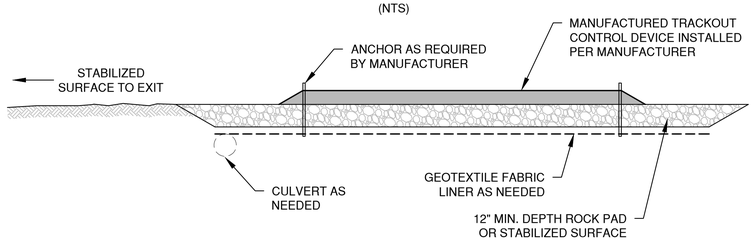
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 7

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

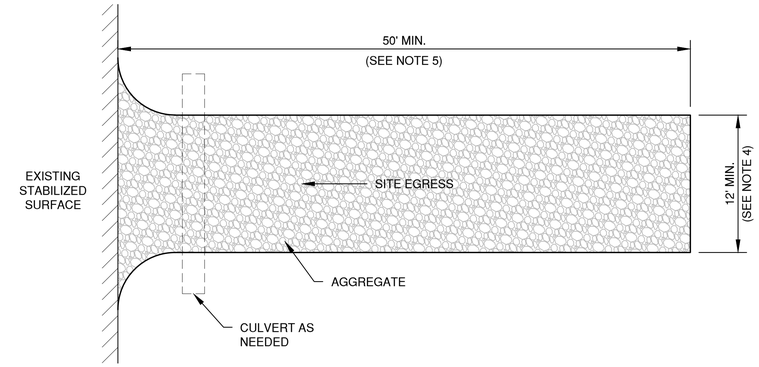


SECTION VIEW

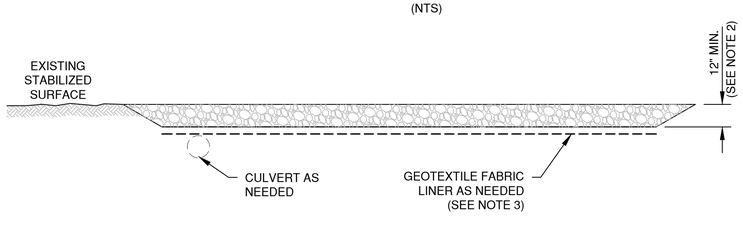
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

PROPOSED CUMMINGS, INC EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 06/2021
FILE EROSION
JOB NO. 2035400

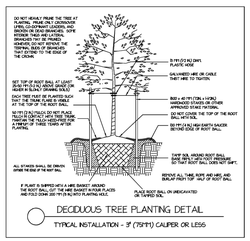
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 8

File: R:\2000\2035\2035400\dwg\EROSION.dwg
Plot Date: Jul 07, 2021 - 9:38am
Layout: 8 Trackout







TREE PLANTING SCHEDULE

SYMBOL	SPECIES	QTY.
	AUTUMN BLAZE MAPLE (1.5" DIA. MIN.)	5
	NORTHERN RED OAK (1.5" DIA. MIN.)	4
	BLACK WALNUT (1.5" DIA. MIN.)	4
	GREENSPIRE LINDEN (1.5" DIA., MIN)	4
	EXISTING TREE	8

TREE / PLANTING MAINTENANCE

MAINTAIN TREES AND PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTH, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

TREES

1 TREE PER 10,000 S.F. OF LOT AREA =
244,499 / 10,000= 24.44 = 25 TREES
8 EXISTING TREES + 17 PROPOSED TREES

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED ----
DESIGNED BLT

PROPOSED CUMMINGS INC. EXPANSION
AT 939 LAWRENCE DRIVE
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

LANDSCAPING PLAN

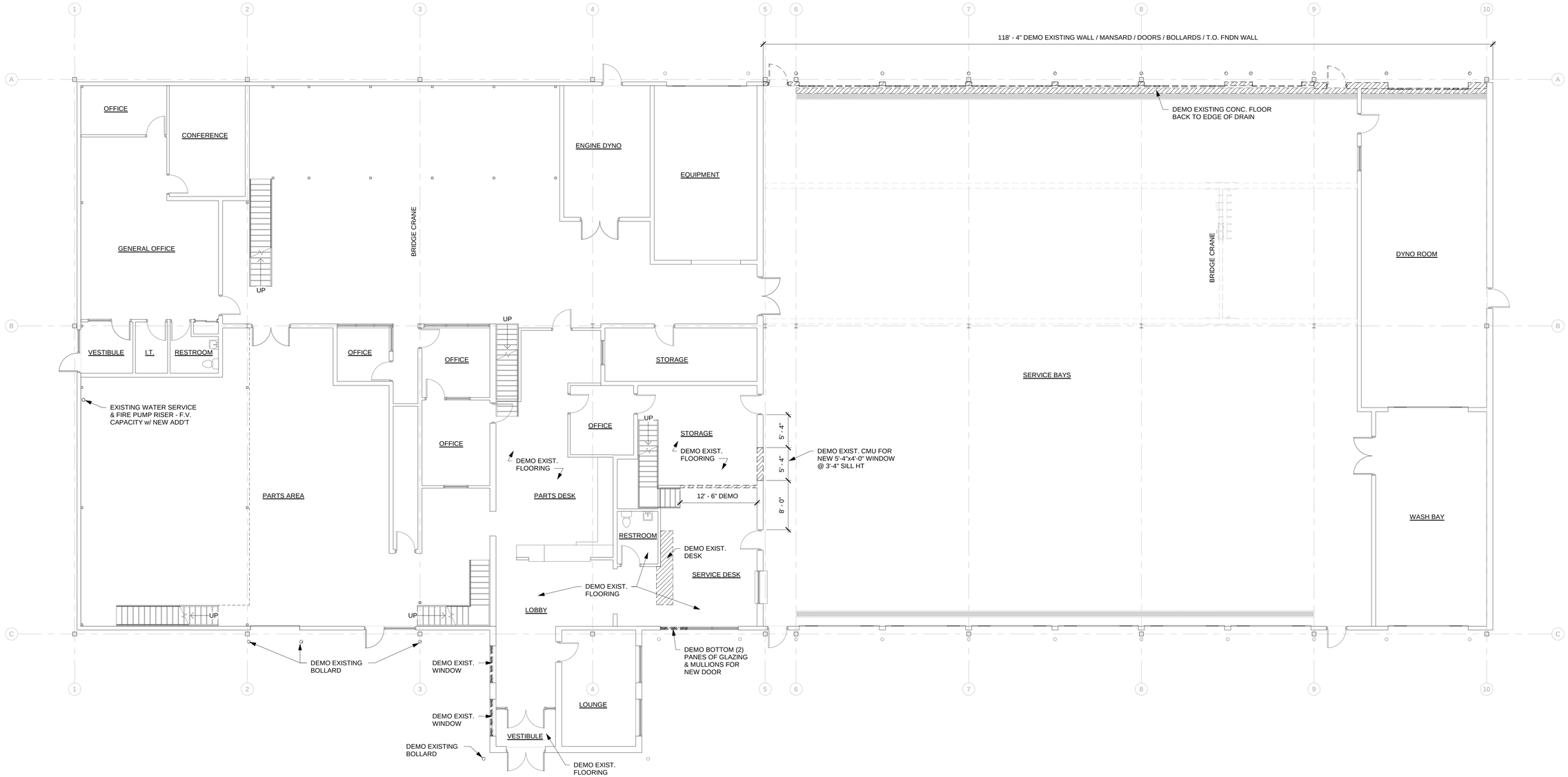
DATE 06/2021
FILE 2035400D
JOB NO. 2035400

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. L

File: R:\2000\2035\2035400\dwg\2035400.dwg
Print Date: Jul 08, 2021 - 12:20pm
LAYOUT: LANDSCAPING

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR



PROPOSED BUILDING FOR:

CUMMINS SERVICE ADD'T

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-4607

PROJECT EXECUTIVE: JIM THYES (920) 371-2011

DRAWN BY: LJP

DATE: 07-09-21

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

EXISTING / DEMO FLOOR PLAN

A1.0

1 /A1.0 SCALE = 1/8" = 1'-0"

OVERALL EXISTING / DEMO PLAN

NORTH

7/8/2021 7:15:00 AM



EXISTING NORTH ELEVATION

WALL SQUARE FEET TOTAL 5,049
METAL PANEL S.F. 4,565
MASONRY S.F. 484 OR 9.5%



EXISTING SOUTH ELEVATION

WALL SQUARE FEET TOTAL 5,049
METAL PANEL S.F. 3,604
MASONRY S.F. 1,444 OR 28.5%



EXISTING WEST ELEVATION
NO CHANGES

EXISTING EAST ELEVATION
NO CHANGES

1 /A1.2 SCALE = 1/8" = 1'-0"

PROPOSED BUILDING PLAN (PHASE 1)

NORTH

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

CUMMINS SERVICE ADD'T

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-4607

PROJECT EXECUTIVE: JIM THYES (920) 371-2011

DRAWN BY: LJP

DATE: 07-09-21

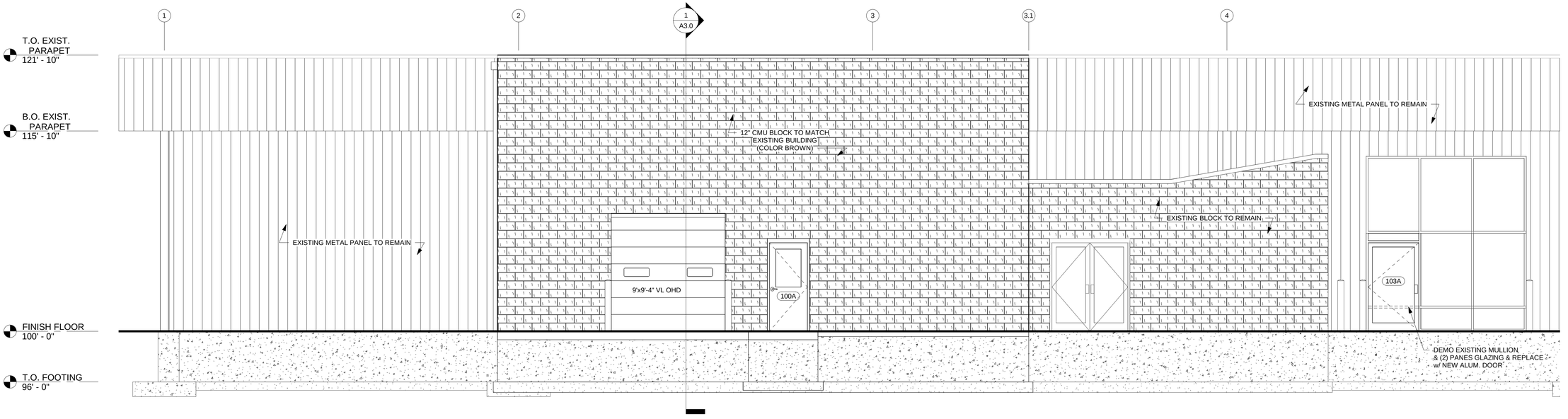
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

PROPOSED FLR PLAN (PHASE 1)

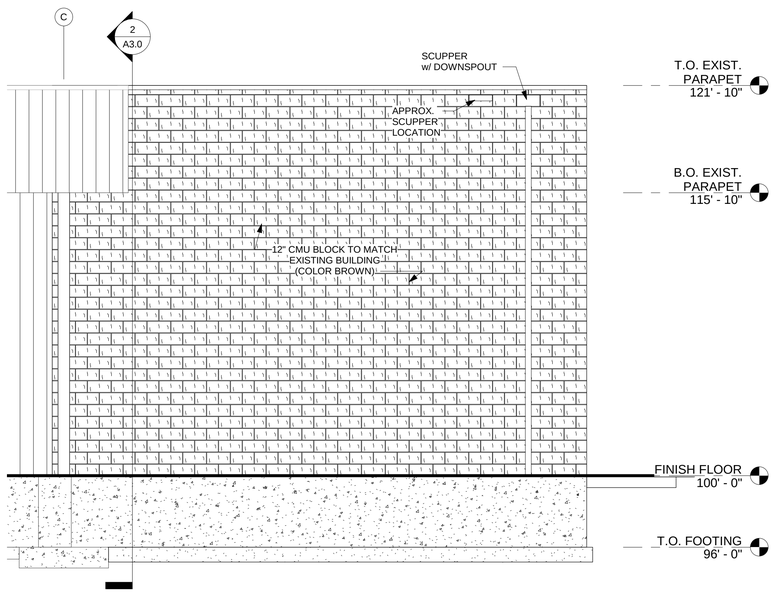
A1.2

7/9/2021 7:04:41 AM



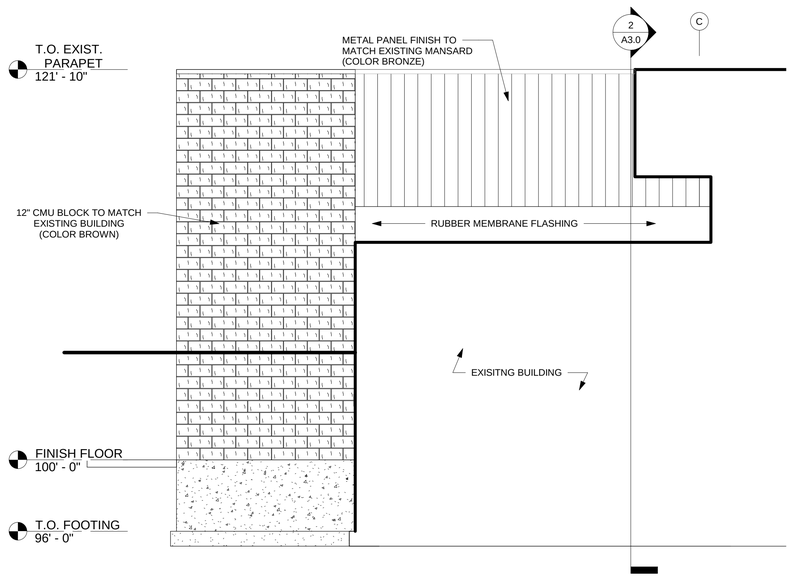
1 /A2.0 SCALE = 1/4" = 1'-0"

PARTS SOUTH ELEVATION



2 /A2.0 SCALE = 1/4" = 1'-0"

PARTS WEST ELEVATION



3 /A2.0 SCALE = 1/4" = 1'-0"

PARTS EAST ELEVATION

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

CUMMINS SERVICE ADD'T

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-4607

PROJECT EXECUTIVE: JIM THYES (920) 371-2011

DRAWN BY: LJP

DATE: 07-09-21

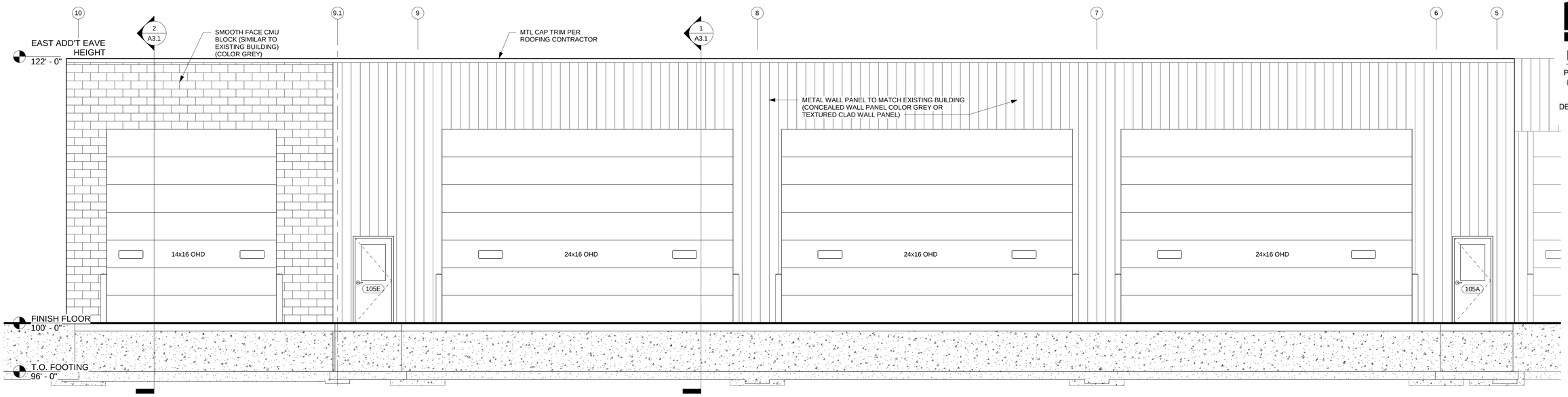
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

PARTS ROOM EXTERIOR ELEVATIONS

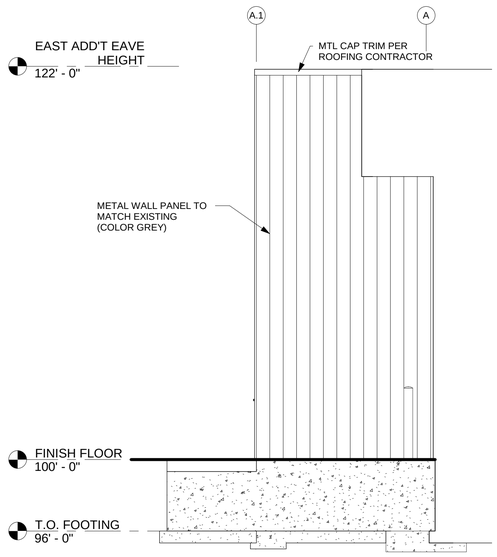
A2.0

7/8/2021 7:15:22 AM



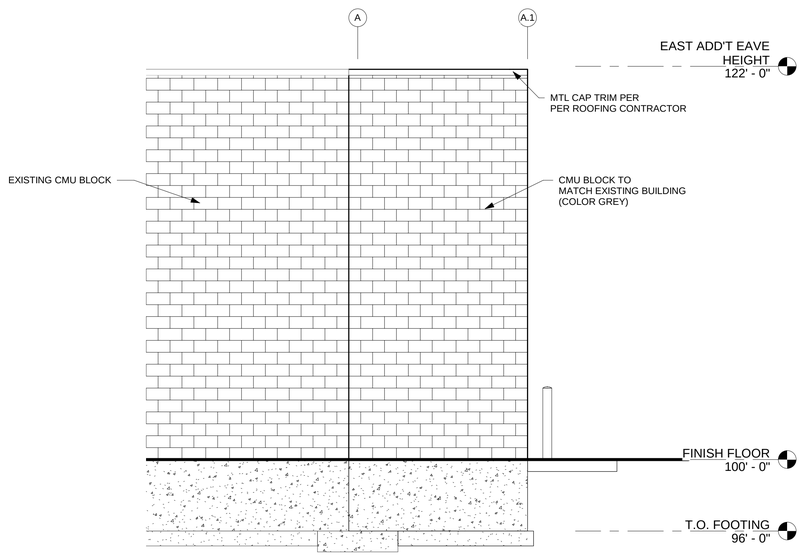
1 /A2.1 SCALE = 1/4" = 1'-0"

NORTH BAY NORTH ELEVATION



2 /A2.1 SCALE = 1/4" = 1'-0"

NORTH BAY WEST ELEVATION



3 /A2.1 SCALE = 1/4" = 1'-0"

NORTH BAY EAST ELEVATION

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

CUMMINS SERVICE ADD'T

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-4607

PROJECT EXECUTIVE: JIM THYES (920) 371-2011

DRAWN BY: LJP

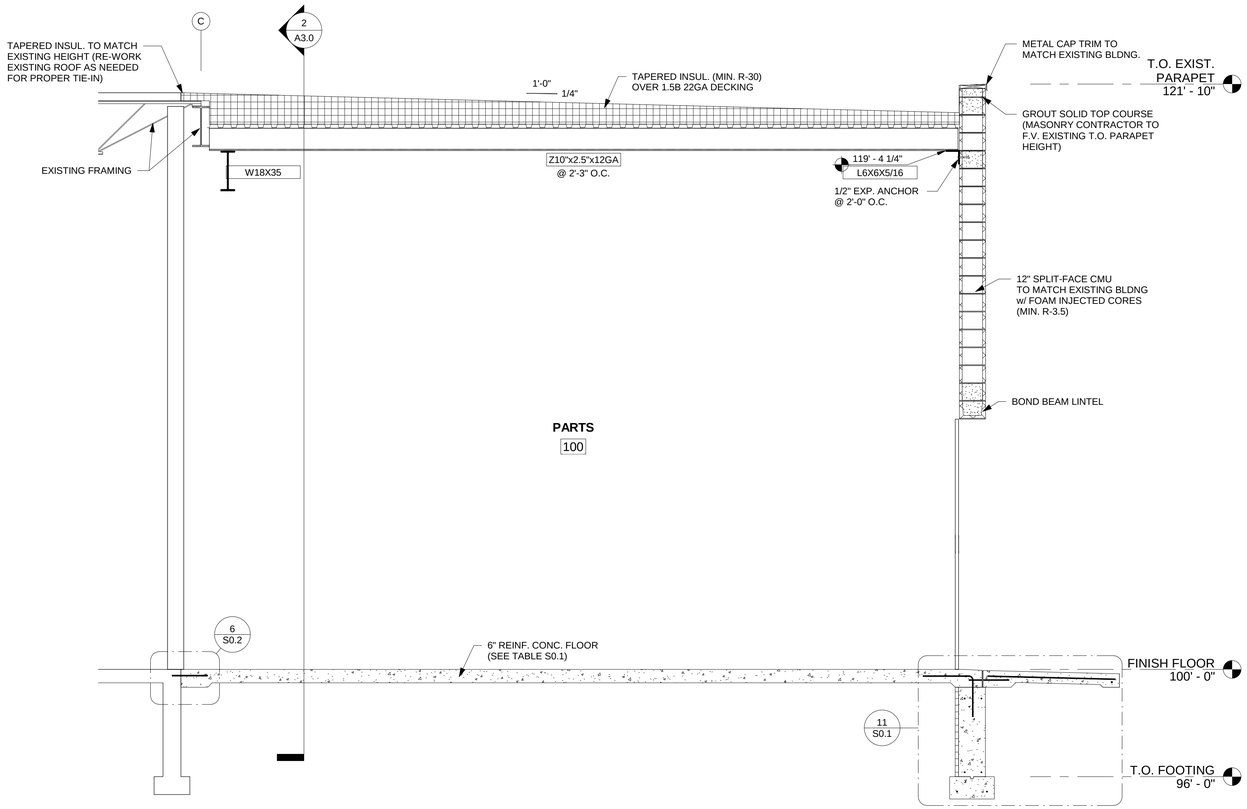
DATE: 07-09-21

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

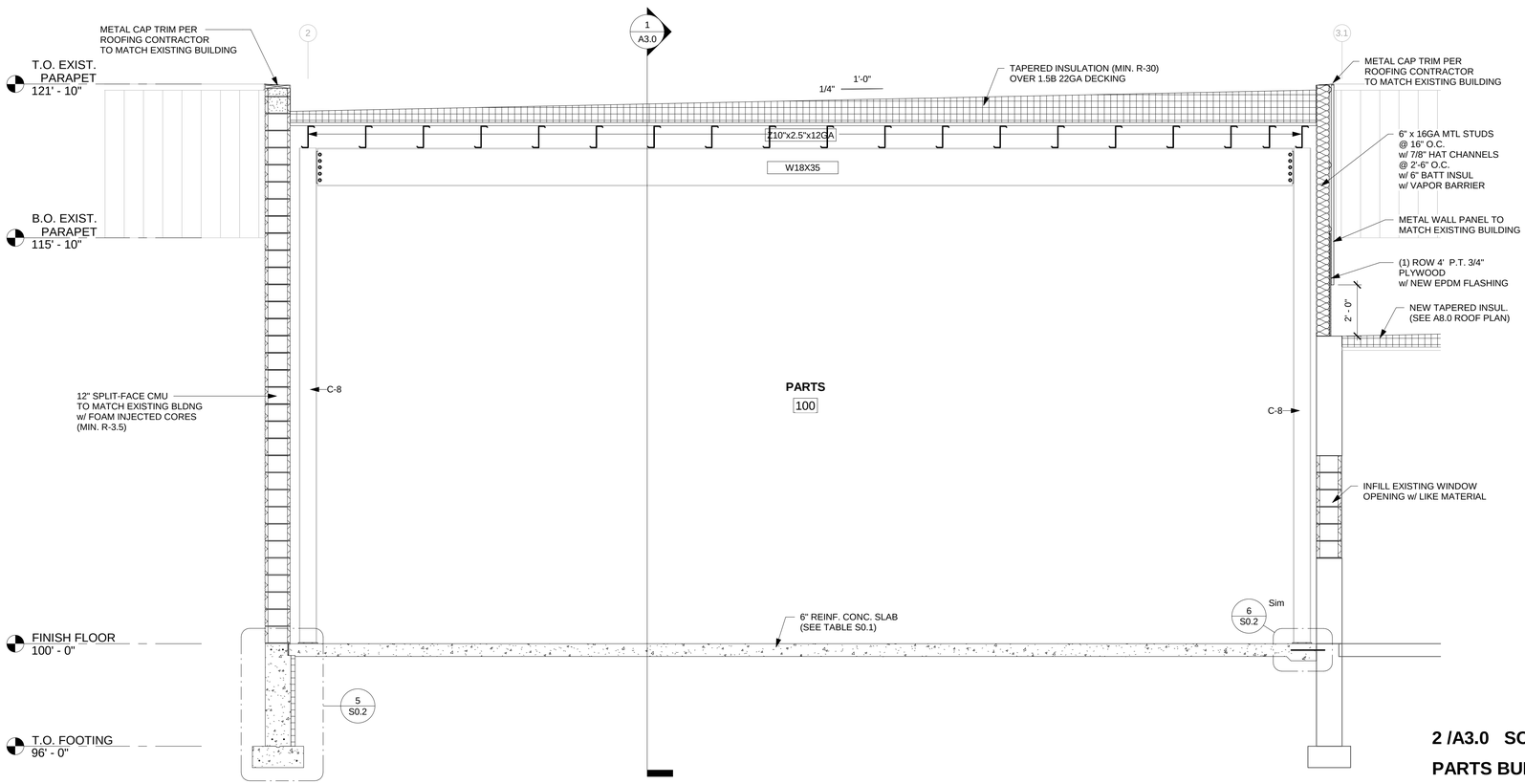
NORTH BAY EXTERIOR ELEVATIONS

A2.1



1 /A3.0 SCALE = 3/8" = 1'-0"

PARTS BUILDING SECTION 'A'



2 /A3.0 SCALE = 3/8" = 1'-0"

PARTS BUILDING SECTION 'B'

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

CUMMINS SERVICE ADD'T

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-4607

PROJECT EXECUTIVE: JIM THYES (920) 371-2011

DRAWN BY: LJP

DATE: 07-09-21

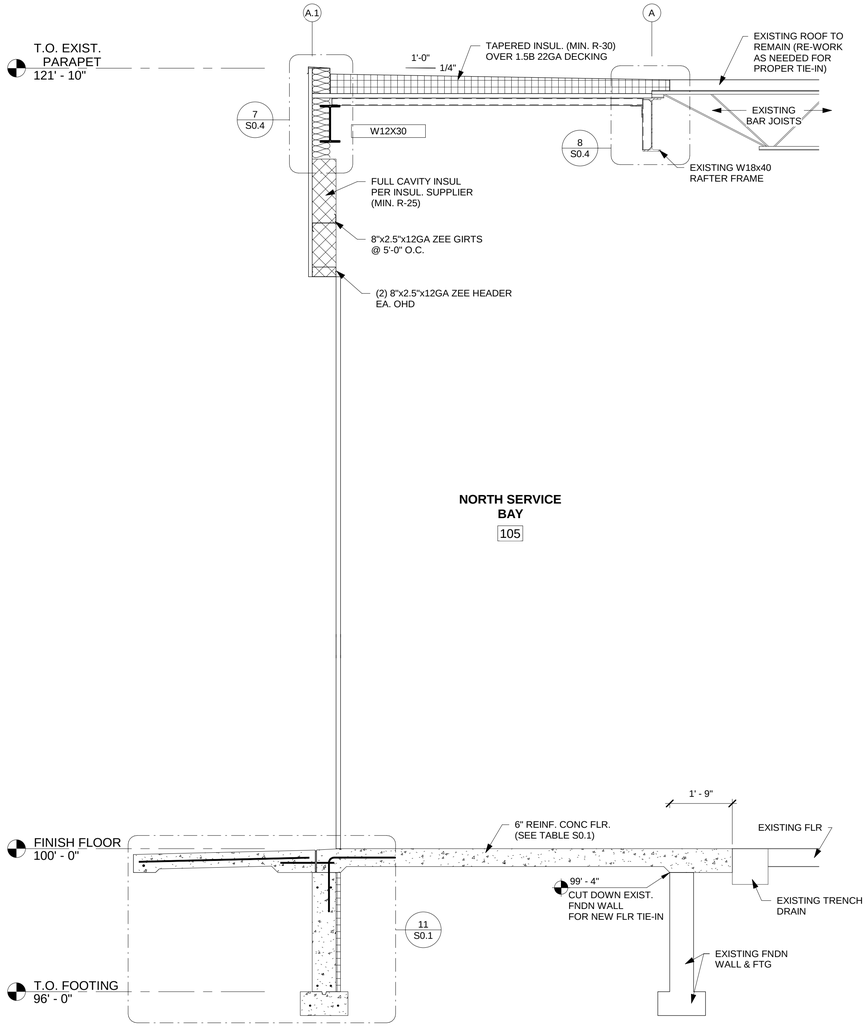
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

PARTS ROOM BUILDING SECTIONS

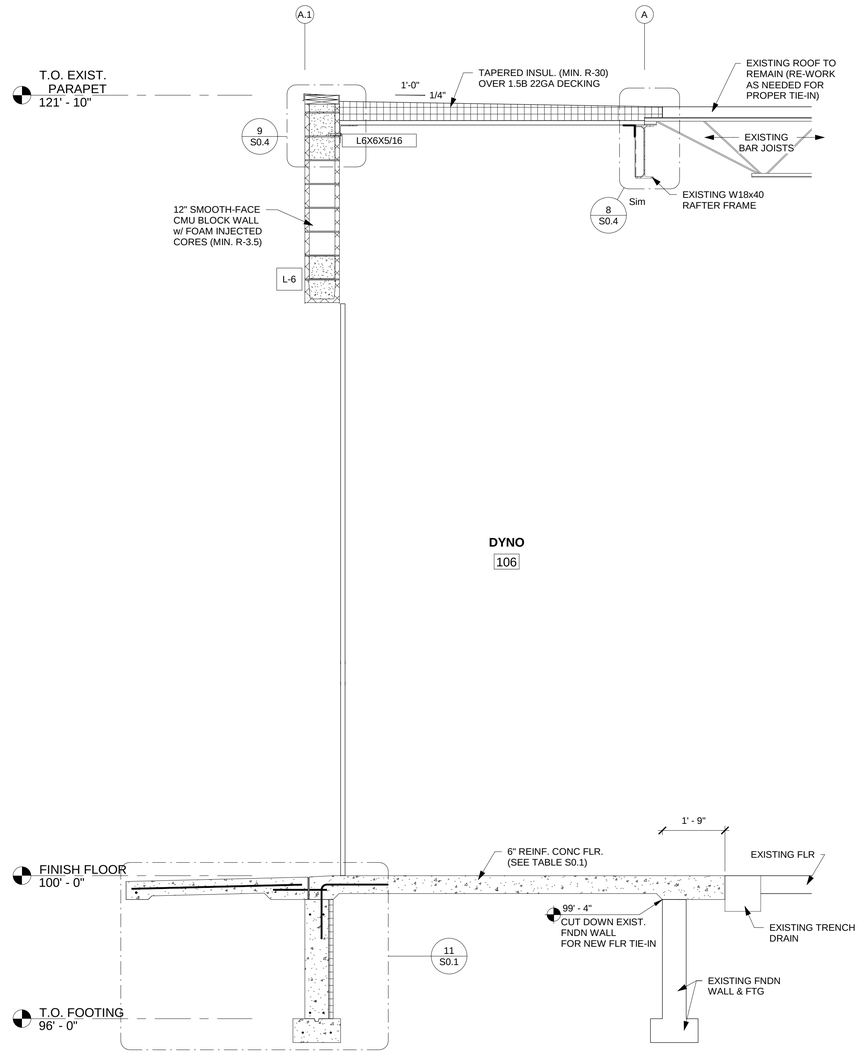
A3.0

7/8/2021 7:15:34 AM



1 /A3.1 SCALE = 1/2" = 1'-0"

NORTH SERVICE BAY SECTION



2 /A3.1 SCALE = 1/2" = 1'-0"

DYNO BAY SECTION

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

CUMMINS SERVICE ADD'T

DEPERE, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-4607

PROJECT EXECUTIVE: JIM THYES (920) 371-2011

DRAWN BY: LJP

DATE: 07-09-21

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

NORTH BAY BUILDING SECTIONS

A3.1

7/8/2021 7:15:41 AM

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 26, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).**

ATTACHMENTS:

- 07-26-21 PC Report - Neway Packaging (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 14 Jul 2021 (PDF)

City of De Pere
Staff Comments

Plan Commission
July 26, 2021

Item 10: **Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Neway Packaging – A 28,727 SF building addition at the rear (west) of the building with redesigned parking and loading docks that face Commerce DR.

COMMON DESCRIPTION: 1882 Commerce DR, located south and west from the Commerce DR and Heritage RD intersection.

PARCEL NUMBERS: ED-344-101-3

ZONING: General Industrial District (I-3)

SURROUNDING LAND USES: Business-Industrial Park (I-3) to the north, south, and est.
Two-Family Residential (R-2) to the west.

COMPREHENSIVE PLAN: Industrial Park

APPLICANT / OWNER:

<u>Authorized Representative</u>
Cole Myhra, Project Manager
Keller INC
N216 STH 55
Kaukauna, WI 54130

<u>Property Owner</u>
Russ Freebury, Owner
Green Bay LLC
1973 E Via Arado
Compton, CA 90220

SITE HISTORY: On August 27, 1997, Plan Commission approved a site plan to develop the agricultural property for business-industrial use with two building footprints that are similar to what is seen today.

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 proposed building addition is located on the west side of Commerce DR where there is a slight jog in the street. The expansion will nearly maximize the buildable space on the property.

In summary, the addition will be placed behind and to the southwest of the existing building with the existing building remaining. An existing loading dock will be removed and replaced with two loading docks and an overhead door that face Commerce DR. The front yard greenspace will be paved to create a Y-turn for trucks to back into the loading docks without using the street. Parking will be reconfigured with three auto stalls added.

The existing building façade has metal panels with split face block on the front and side in the southeast corner. The proposed new addition, behind the existing building, will have split face block on part of the front façade with textured metal panels, and metal panels on the side and rear facades. Colors will be various shades of gray.

- Split face block is a permitted material on the front façade, as long as the gray masonry is coated.
- The use of a masonry textured metal panel on a front façade requires Plan Commission approval. Plan Commission has approved the use of the textured metal panel in the past.
- The use of metal panels on the side and rear facades requires Plan Commission approval for property in the I-3 District. Plan Commission has approved the use of the metal panel in the past.

The existing 30’ wide driveway is proposed to be expanded to 49.2’ at the property line. The purpose is to accommodate the Y-turn in the front yard.

The landscaping plan identifies a row of trees on the southern property line in an effort to screen the loading docks that face the street. The petitioner is also working with the City Forester to attempt to add additional trees in the right-of-way to further screen the property. It is also suggested, if possible, that the petitioner plant a short hedgerow in the right-of-way to further screen the additional pavement in the front yard.

A new unscaled wall sign is identified on building elevations. Only one wall sign is permitted per street frontage and a separate sign permit from Inspection Division is required for new signs.

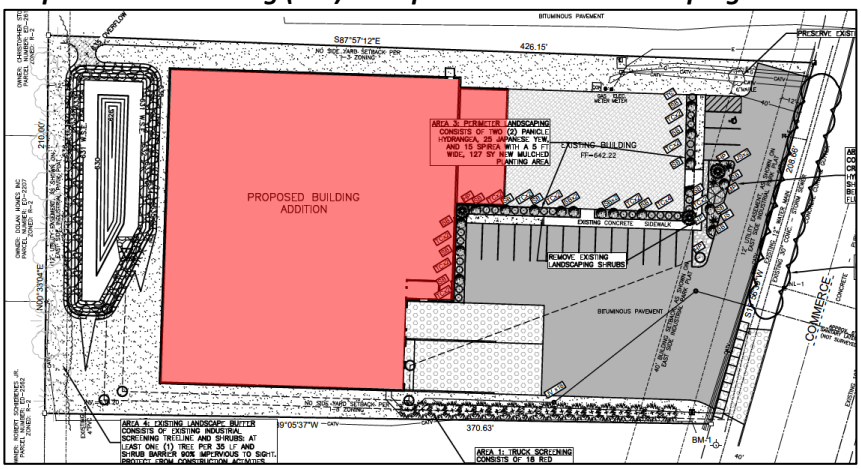
The site plan complies with the following massing and setback requirements set by the I-3 District (Code Section 14-49):

- Land Use: Business-Industrial (permitted)
- Lot Size: 1.9 acres (per Plan Commission)
- Front Yard Setback – east: 46.7’ (per Plan Commission)
- Interior Side Yard Setbacks – north & south: Unknown (per Plan Commission)
- Rear Yard Setback – west: Unknown (per Plan Commission)
- Building Height: ~45’ (per Plan Commission)
- Landscaping: 335 trees required. 335 Trees shown.

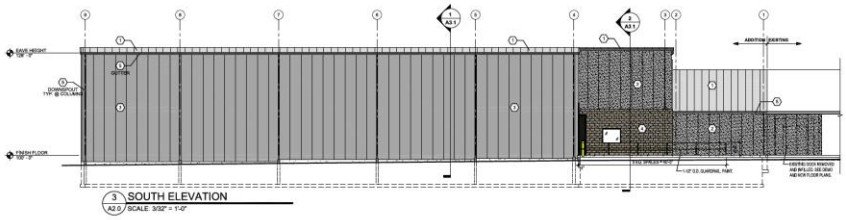
The required number of stalls are one (1) space required per two (2) employees on maximum shift (considering shift changes), plus one (1) space for each company truck, plus visitor parking. The below chart summarizes the existing and proposed stalls to be added and the required stalls:

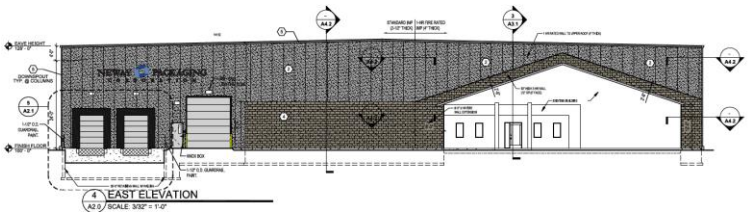
LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Employee: 1 space per 2 employees plus visitor	3 employee 11 visitor	0 employee 3 visitor	3 employee 14 visitor	YES
Truck Trailer Stalls	1	2	3	
TOTAL	**14 Auto 1 Truck**	**0 Auto 2 Truck**	**14 Auto 3 Truck**	**YES**

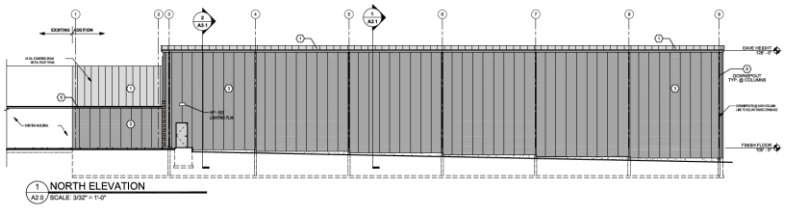
Proposed new building (red) with pavement and landscaping:

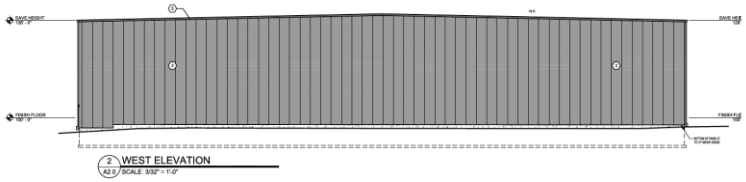


Building façade elevations and renderings:













STAFF COMMENTS:

Engineering:

1. A Y-turn truck movement at the front of the property is not the best and safest vehicular movement and should only be facilitated with trucks driving northward from Commerce DR. Add a note to the information on Sheet C1.1 that clearly indicates, "No backward vehicle/truck movements from Commerce DR are allowed."
    a. There are known front-of-property visible loading dock restrictions that require additional property screening, as well as physical property size limitations for front yard and side yard turnaround spaces, which lead to the need for a Y-Turn movement for trucks on the property instead of a suggested turnaround area.
2. Sheet C1.2 - Plan Key Note 8 should list "Hydraulic, Mounted, Profile Curb Cut"
3. Sheet C1.4 - Any curb and gutter replacement on Commerce Drive shall be 24" Curb and gutter with a 6" head and 18" pan. A new flange line shall be cut across abutting panels.
4. Need to complete a stormwater maintenance agreement for the stormwater management pond. Engineering will provide a maintenance agreement template to planning for the developer to fill out for review.
5. An as-built plan or record drawing, including an engineer's stamp certifying the construction of the pond complies with the plans and SWMP.
6. Provide new water meter sizing. Meters greater than 1-inch may require a month to special order.
7. Sheet C2.1 - Add with the excavation permit note to provide the City Public Works with one week notice of work within the right-of-way.
8. Can potentially raise storm water system to lower construction costs. Upstream manhole is 7.65 feet deep.
9. Unable to verify conflicts with sanitary or water laterals with the private storm sewer.
10. Sheet C5.1 - Detail 2 should show 8-inch thick sidewalk and driveway sections within the right-of-way.
11. Sheet C5.2 - Detail 6 should have end walls tied back to adjacent pipe.
12. Treatment at storm water pond should be based off weighted average of acreages. The City calculates this to be approximately 66% required for this site.
    a. New Development = 30,616 SF (Proposed Imp - Exist Imp) = 0.7 ACRE
    b. Redevelopment is approx. = 16,700 SF (Exist Imp - Roof & Untouched Walk) = 0.38 ACRE
    c. (0.7 Acre x 80% + 0.38 Acre x 40%) / (0.70 + 0.38 Acres) = 66% treatment required."

Forestry:

1. Landscaping plan on the site plan, including in the right-of-way, requires final review and approval by City Forester and Planning staff.
2. Work with the City Forester and Planning to add a short hedgerow in the right-of-way along the east (front) property line to further screen the additional pavement being added to the front yard.

Planning:

1. The new addition proposes the use of masonry textured metal panel on the front façade, along with the use of split face masonry. The use of textured metal panel may only be used if approved by Plan Commission.
2. The new addition proposes the use of metal panel on the sides and rear façades. In the I-3 District, the use of metal panel may only be used if approved by Plan Commission.
3. Gray cement colored masonry shall be coated.
4. Identify the front, side, and rear building setbacks.
5. Sheet LC 1.0: Revise the locations of the loading dock/overhead door locations,

which are inconsistent with other sheets in the site plan.

Inspection:

1. The new addition shows a wall sign. The new sign shall require a sign permit.
    a. Only one wall sign is allowed per building frontage.
2. A curb cut, driveway/parking lot permit shall be obtained prior to new parking lot configuration.
3. DPMC Chapter 42 Soil Erosion Control – The site disturbance is more than one acre. WDNR/NOI permit is required prior to issuance of a soil erosion control permit. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.

Fire, Health, Parks, Water: 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 the Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

The Plan Commission review should consider the use of textured panels on part of the front façade (considered in the past on other projects), and the use of metal of the front (allowed if approved by Plan Commission). The use of the referenced materials is included in the staff conditions.

PLANNING DEPT.
RECEIVED
JUN 23 2021
CITY OF DE PERE

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 305.00

Receipt #: 163230

Date: 6/28/2021

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)	Authorized Representative	Title	
Keller, Inc.	Cole Myhra	Project Manager	
Mailing Address	**City**	**State**	**ZIP Code**
N216 State Highway 55	Kaukauna	WI	54130
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
cmyhra@kellerbuilds.com	(920) 766-5795		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Green Bay LLC	Russ Freebury	Owner	
Mailing Address	**City**	**State**	**ZIP Code**
1882 Commerce Drive	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
rfreebury@newaypkg.com	(920) 689-3100		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
1882 Commerce Drive, De Pere, WI 54115	ED-344-101-3

SECTION 4: Project Information

Existing Zoning:	I-3		
Present Use of Parcel:	Packaging Solutions		
Proposed Use of Parcel:	I-3		
Estimated Start Date:	8/26/2021	Estimated Completion Date:	2/1/2022

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)	Title	Phone Number
Keller, Inc./ Cole Myhra	Project Manager	(920) 766-5795
Signature of Applicant		**Date Signed**
Cole Myhra Digitally signed by Cole Myhra DN: C=US, E=cmyhra@kellerbuilds.com, O=Keller Inc, CN=Cole Myhra Date: 2021.06.23 13:38:27-05'00'		06/23/2021

TO BE COMPLETED BY CITY STAFF

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

CHANGES DEVELOPER MADE TO THE

28 JUN 2021 SITE PLAN

Site Plan C1.1

- Removed external dumpster pad
- Shifted driveway north to avoid crossing property line
- Added 7” thick, 5-ft-wide sidewalk and concrete apron along driveway
- Revised site dimensions, as needed
- Added floor area to site area ratio in Site Data notes
- Added setback notes
- Remeasured pavement areas

Utility Plan C2.1

- Changed pond outlet pipe to 12” PVC to allow direct tap into 30” Public Storm Sewer within Commerce Drive
- Added additional notes regarding lateral and service connections
- Added valve adjustment coordination for public water valve located within relocated driveway
- Revised layout of new sanitary lateral to connect into existing

Drainage Plan C3.1

- Adjusted drainage elevations along the driveway apron and pavement as needed

Landscape Plan C6.1

- Removed dumpster pad screening
- Added additional truck dock screening
- Added detail to Area 4: Existing Landscape Buffer
- Added callout for landscaping within ROW (was not able to coordinate before submittal)



NEWAY PACKAGING
CORPORATION

NEWAY PACKAGING

DE PERE, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Fox Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY



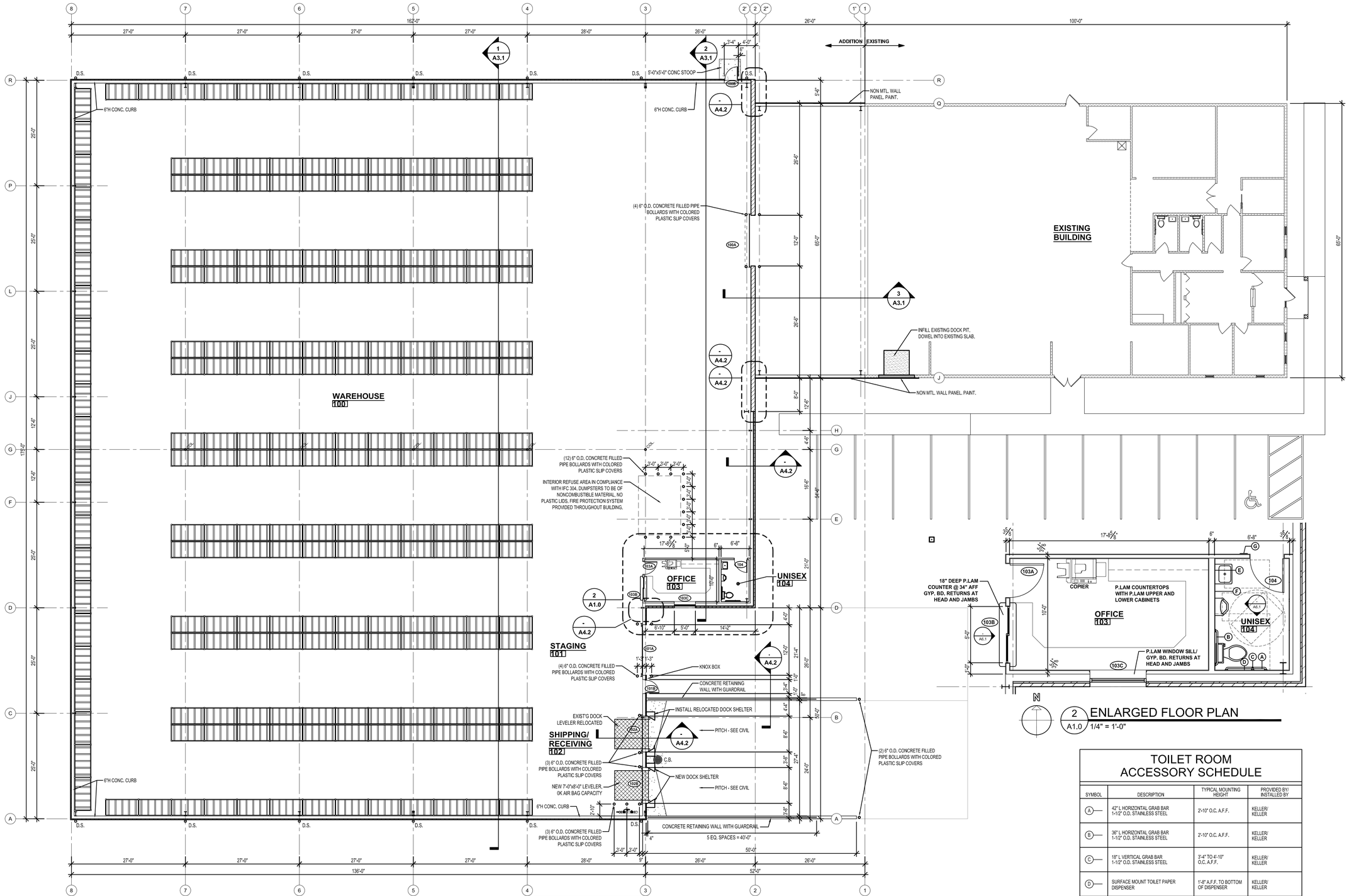
NEWAY PACKAGING
CORPORATION

NEWAY PACKAGING

DE PERE, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Fox Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY



N

1 A1.0 MAIN FLOOR PLAN
3/32" = 1'-0"

N

2 A1.0 ENLARGED FLOOR PLAN
1/4" = 1'-0"

TOILET ROOM ACCESSORY SCHEDULE

SYMBOL	DESCRIPTION	TYPICAL MOUNTING HEIGHT	PROVIDED BY/ INSTALLED BY
A	42" L HORIZONTAL GRAB BAR 1-1/2" O.D. STAINLESS STEEL	2'-10" O.C. A.F.F.	KELLER/ KELLER
B	36" L HORIZONTAL GRAB BAR 1-1/2" O.D. STAINLESS STEEL	2'-10" O.C. A.F.F.	KELLER/ KELLER
C	18" L VERTICAL GRAB BAR 1-1/2" O.D. STAINLESS STEEL	3'-4" TO 4'-10" O.C. A.F.F.	KELLER/ KELLER
D	SURFACE MOUNT TOILET PAPER DISPENSER	1'-8" A.F.F. TO BOTTOM OF DISPENSER	KELLER/ KELLER
E	MIN. 24" x 36" A.D.A. COMPLIANT MIRROR	3'-4" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	KELLER/ KELLER
F	SURFACE MOUNT PAPER TOWEL DISPENSER	3'-4" A.F.F. TO DISPENSER CONTROLS	KELLER/ KELLER
G	UNISEX RESTROOM SIGNAGE	60" A.F.F.	KELLER/ KELLER

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509 Goldendale Rd.
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lilac Avenue
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING
1882 COMMERCE DR.
CITY OF DE PERE
WISCONSIN

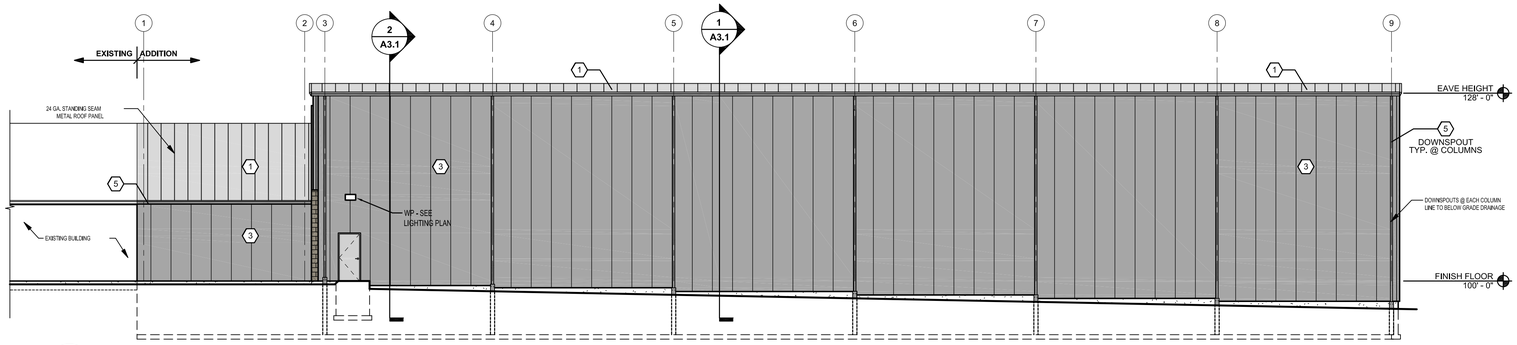
"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

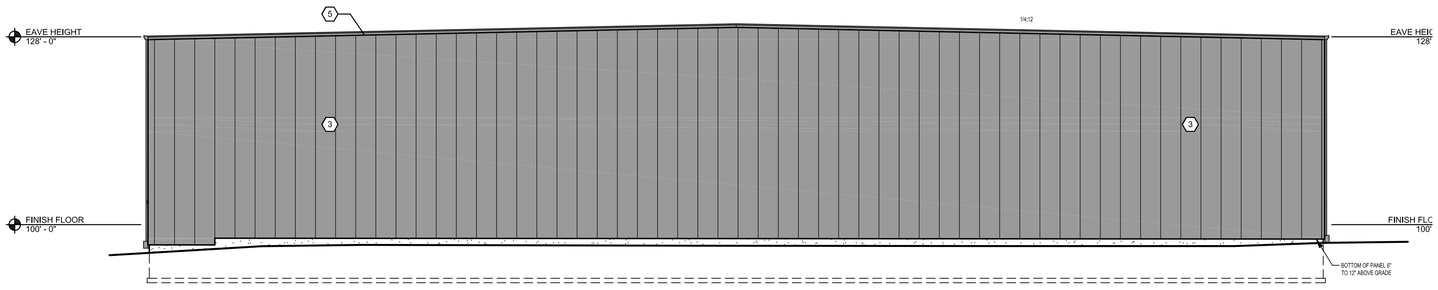
REVISIONS

1		
2		
3		
4		
5		
6		

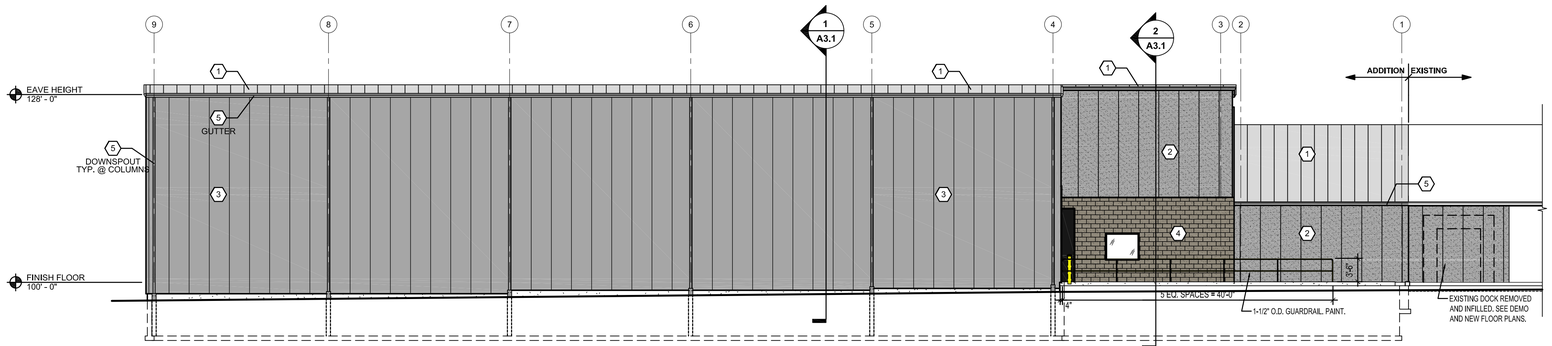
PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: S. TIMM
SUPERVISOR: MIKE H
PRELIMINARY NO: P21110
CONTRACT NO: 77088
DATE: JULY 13, 2021
SHEET: A1.0



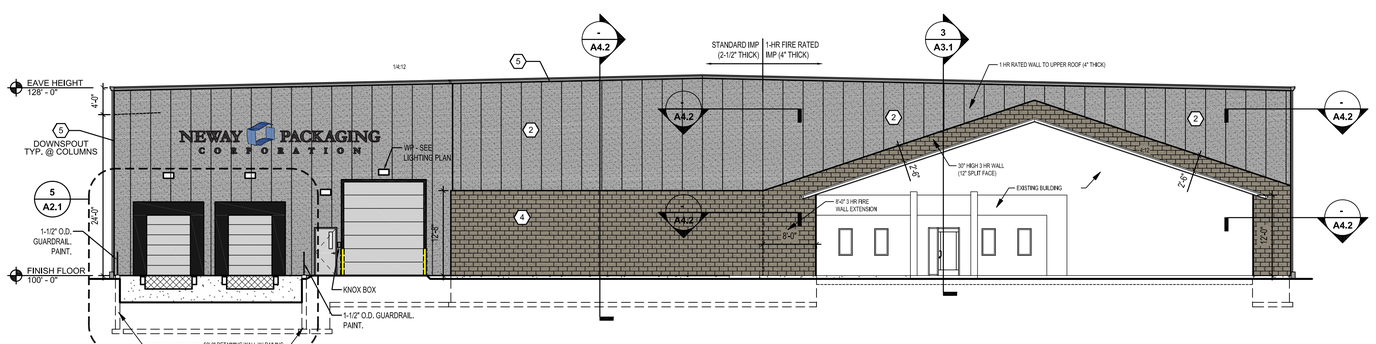
1 A2.0 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 A2.0 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 A2.0 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 A2.0 EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES

1		STANDING SEAM STEEL ROOF, 24 GA. MANUFACTURER: AMERICAN SERIES: 360STANDING SEAM COLOR: GALVALUM
2		INSULATED METAL WALL PANEL MANUFACTURER: AMERICAN SERIES: ADOBE COLOR: PEARL GRAY THICKNESS: 2-1/2" U.N.O.
3		ARCHITECTURAL METAL WALL PANEL MANUFACTURER: AMERICAN SERIES: ADOBE COLOR: PEARL GRAY
4		EXTERIOR MASONRY MANUFACTURER: COUNTY MATERIALS SERIES: 18-000 COLOR: NATURAL GRAY MORTAR: WESTERN "ULTRALITE"
5		TRIM, FLASHING, EAVE, ETC. MANUFACTURER: AMERICAN COLOR: PEARL GRAY

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509 Goldendale Rd.
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lilac Avenue
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1		
2		
3		
4		
5		
6		

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P21110
CONTRACT NO: -------
DATE: JULY 13, 2021
SHEET: A2.0

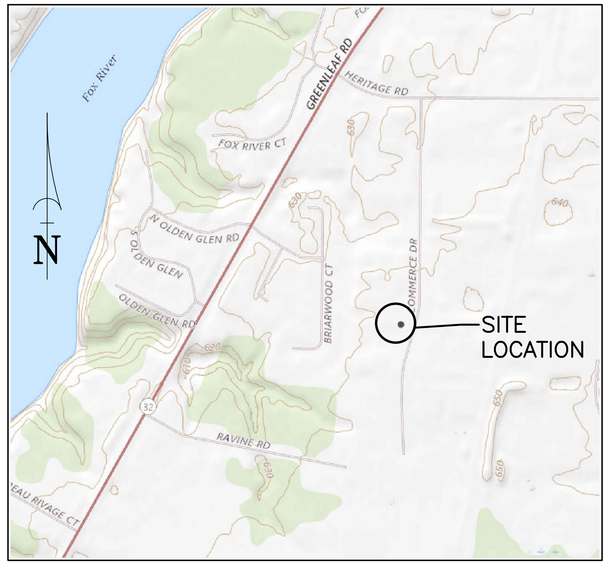
COVER SHEET FOR:

NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN

INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C1.0	COVER SHEET
C1.1	SITE PLAN
C1.2	SITE PLAN KEY NOTES
C1.3	TOPOGRAPHIC (ALTA) SURVEY
C1.4	DEMOLITION PLAN
C2.1	UTILITY LAYOUT PLAN
C3.1	DRAINAGE PLAN
C3.2	STORMWATER POND DETAILS
C4.1	EROSION CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	EROSION CONTROL DETAILS
C5.1	STANDARD DETAIL DRAWINGS
C5.2	STANDARD DETAIL DRAWINGS
C6.1	LANDSCAPE PLAN

LOCATION MAP



NOT TO SCALE

OWNER/APPLICANT:

GREEN BAY, LLC
ATTN: RUSS FREEBURY
1182 COMMERCE DRIVE
DE PERE, WI 54115
PHONE: (920) 689-3100
rfreebury@newaypkg.com

PERTINENT CONTACTS	CONTACT PERSON	PHONE
MUNICIPALITY		
CITY OF DE PERE (PLANNING)	PETER SCHLEINZ	920-339-4043
CITY OF DE PERE (ENGINEERING)	CHASE KUFFEL	920-339-4072
OWNER		
GREEN BAY, LLC	RUSS FREEBURY	920-689-3100
PROJECT MANAGER / BUILDER		
KELLER, INC.	COLE MYHRA	(920) 766-5795
ENGINEER / SURVEYOR		
MARTENSON & EISELE (ENG)	JEFF SCHULTZ	920-731-0381
MARTENSON & EISELE (ENG)	ABBY MASLANKA	920-731-0381
MARTENSON & EISELE (SURV)	GARY ZAHRINGER	920-731-0381
UTILITIES		
WE ENERGIES - ELECTRIC		
AT & T - TELEPHONE		

DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

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

REVISION TRACKERS

DESIGN DEVELOPMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION
1	06/28/2021	CITY PRE-SUBMITTAL REVISIONS
2	07/14/2021	CITY PRE-CONFERENCE REVISIONS

CONSTRUCTION DOCUMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION

RECORD DRAWING REVISION TRACKER		
NO.	DATE	DESCRIPTION

WISCONSIN
JEFFREY W SCHULTZ
E-29227
NEENAH
WI
PROFESSIONAL ENGINEER
7/14/21

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING
WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

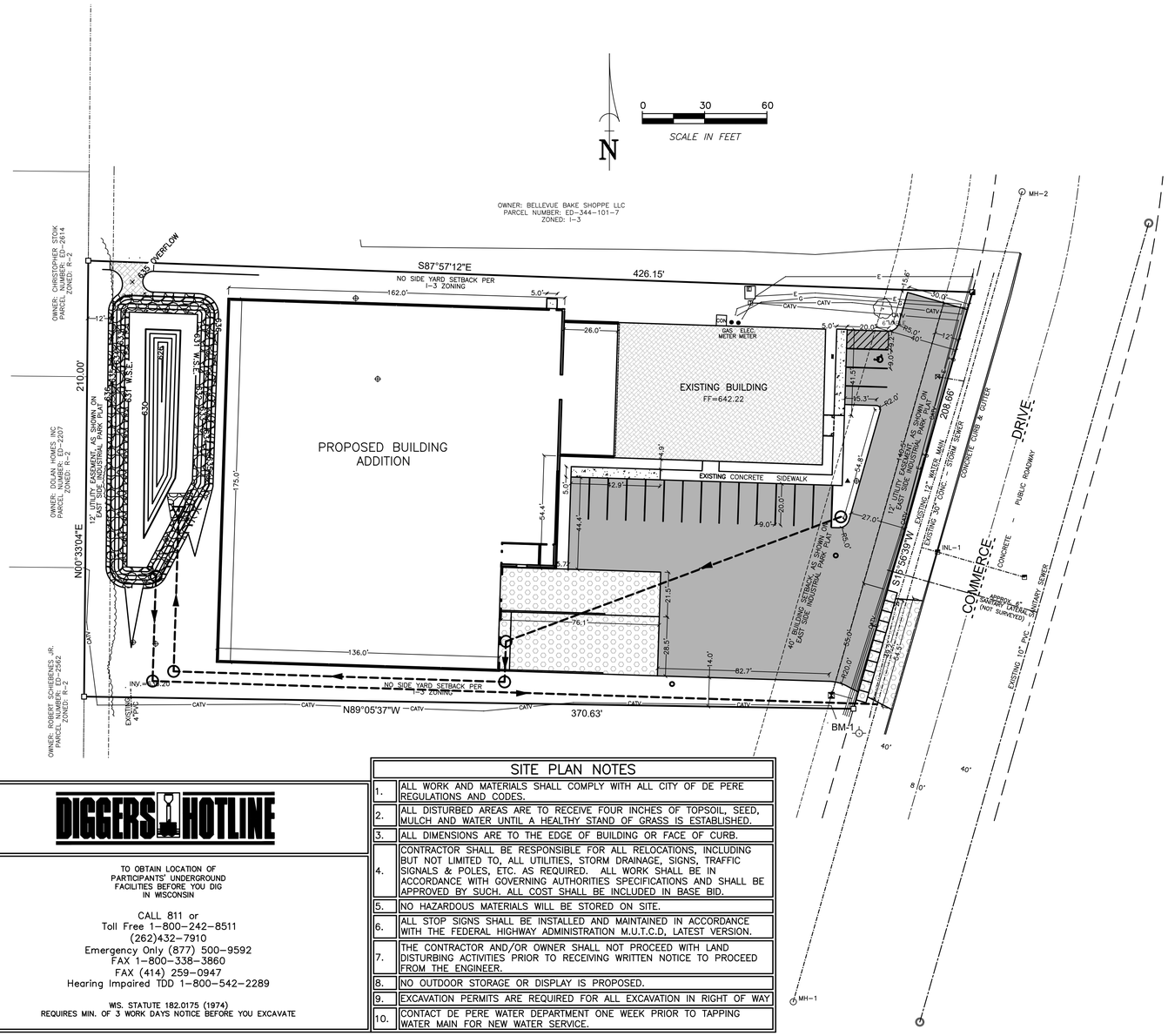
FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -
SUPERVISOR: -
PRELIMINARY NO: P21110
CONTRACT NO: -
DATE: JUNE 1, 2021
SHEET: C1.0

SITE PLAN FOR:

NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
NEWAY PACKAGING CO.
1882 COMMERCE DRIVE
DE PERE, WI 54115
PARCEL ID: ED-344-101-3

PARKING CALCULATIONS

4-5 EMPLOYEES AT MAXIMUM SHIFT
REQUIRED: 5/2 = 3 STALLS

EXISTING NUMBER OF ADA STALLS = 1
PROPOSED TOTAL ADA STALLS = 1

EXISTING NUMBER OF STALLS = 15
PROPOSED NUMBER OF STALLS = 17

LANDSCAPING REQUIREMENTS

REQUIREMENTS OF ARTICLE XII, SECTION 14-60(10)

ZONING DATA

CURRENT ZONING DISTRICT:
I-3 GENERAL INDUSTRIAL

ENVIRONMENTAL PERMITTING

WDNR WETLAND ARTIFICIAL EXEMPTION:
EXE-NE-2021-5-02195 (APPROVED)

WPDES NOTICE OF INTENT (NOI):
WI-S067831-05 (APPROVED)
FIN 77886

USACE APPROVED JD:
MVP-2021-01003-RJH (APPROVED)

REFUSE STORAGE

REFUSE DUMPSTER(S) WILL BE LOCATED WITHIN BUILDING. SEE ARCHITECTURAL PLANS FOR PLACEMENT.

OWNER/APPLICANT:

GREEN BAY, LLC
ATTN: RUSS FREEBURY
1182 COMMERCE DRIVE
DE PERE, WI 54115
PHONE: (920) 689-3100
rfreebury@newaypkg.com

BUILDER / PRJ. MANAGER:

KELLER, INC.
ATTN: COLE MYHRA
PO BOX 620
KAUKAUNA, WI 54130
cmyhra@kellerbuilds.com
PHONE: (262) 751-2655

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: JEFF SCHULTZ, P.E.
ABBY MASLANKA, E.I.T.
1377 MIDWAY ROAD
MENASHA, WI 54952
jeffs@martenson-eisele.com
PHONE: 920-731-0381

ARCHITECT:

MARTENSON & EISELE, INC.
ATTN: CHRIS BAUKNECHT, A.I.A.
1377 MIDWAY ROAD
MENASHA, WI 54952
chrisb@martenson-eisele.com
PHONE: 920-731-0381

NRCS SOILS

McA – Manawa silty clay loam
Hydrologic Soil Type D

OnB – Oshkosh silt loam
Hydrologic Soil Type C

LEGAL DESCRIPTION

LOT THREE (3), VOLUME 31 CERTIFIED SURVEY MAPS, PAGE 121, AS MAP NO. 4838, AS DOCUMENT NO. 1430503, SAID MAP BEING ALL OF LOT 1, ACCORDING TO THE RECORDED PLAT OF EAST SIDE INDUSTRIAL PARK, IN THE CITY OF DE PERE, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

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

SITE PLAN NOTES

1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF DE PERE REGULATIONS AND CODES.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D, LATEST VERSION.
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.
9.	EXCAVATION PERMITS ARE REQUIRED FOR ALL EXCAVATION IN RIGHT OF WAY
10.	CONTACT DE PERE WATER DEPARTMENT ONE WEEK PRIOR TO TAPPING WATER MAIN FOR NEW WATER SERVICE.

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES
▲	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC
X	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC
□	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS
△	1-1/4" REBAR FOUND	— CATV —	UNDERGROUND CABLE TV
◪	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE
⊕	CHISELED "X" FOUND	◆	SIGN
◆	GOVERNMENT CORNER	○	POWER POLE
( )	RECORDED AS	⊖	GUY
•	CONIFEROUS TREE	⊘	LIGHT POLE
	DECIDUOUS TREE	☎	TELEPHONE PEDESTAL
	EXIST. WOODS LINE	▣	ELECTRIC PEDESTAL
		▣	CABLE PEDESTAL
⊻	WETLANDS	⊕	EXIST. HYDRANT
⊕	SOIL BORING	⋈	WATER VALVE
		⋈	WATER STOP BOX
◇◇	GAS VALVE		
⊙	EXIST STORM MANHOLE		
▣	STORM INLET		
▣	YARD DRAIN		
⊙	EXIST SANITARY MANHOLE		
— — — —	EXIST. SAN. SEWER		
— · — · —	EXIST. STO. SEWER		
— · — · —	EXIST. WATER MAIN		
000.00	EXIST. SPOT ELEVATION		
000	CONTOUR W/ ELEVATION		
000.00tc	EXIST. TOP OF CURB ELEV.		
000.00fl	EXIST. FLOW LINE ELEV.		
FF = 000.00	FIRST FLOOR = 000.00		
	TOPSOIL DEPTH		
	INFILTRATION SOIL BORING		

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING
1882 COMMERCE DR.
CITY OF DE PERE
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

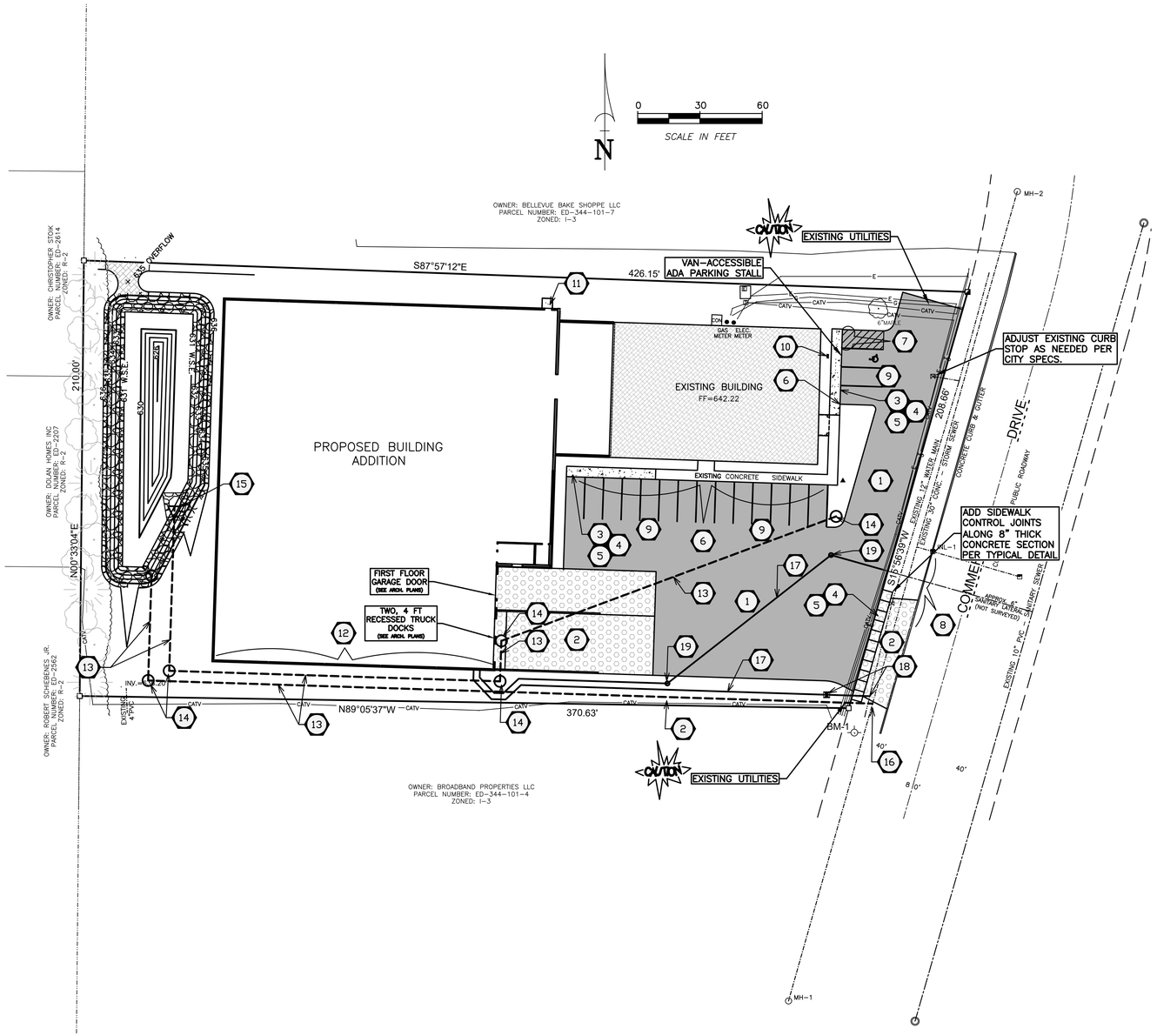
FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: –
SUPERVISOR: –
PRELIMINARY NO: P21110
CONTRACT NO: –
DATE: JUNE 1, 2021
SHEET: C1.1

SITE PLAN KEY NOTES FOR:

NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



PLAN KEY LEGEND

1	INDUSTRIAL DUTY ASPHALT PAVEMENT — 1 C5.1	11	CONCRETE STOOP — 2 C5.2
2	HEAVY DUTY CONCRETE PAVEMENT — 2 C5.1	12	EXTERIOR DOWNSPOUT COLLECTOR (SEE ARCH. PLANS FOR LOCATION) — 3 C5.2
3	TYPICAL SIDEWALK SECTION — 3 C5.1	13	CLASS "B" PVC PIPE BEDDING — 4 C5.2
4	SIDEWALK CONTROL JOINT — 4 C5.1	14	PRIVATE STORM SEWER MANHOLE — 5 C5.2
5	SIDEWALK EXPANSION JOINT — 5 C5.1	15	STORM ENDWALL & RIPRAP — 6/7 C5.2
6	SIDEWALK CURB DETAIL (RAISED) — 6 C5.1	16	PUBLIC STORM SEWER CONNECTION (PER CITY SPECIFICATIONS)
7	SIDEWALK CURB DETAIL (FLUSH) — 7 C5.1	17	LATERAL/SERVICE TRACER WIRE (PER CITY SPECIFICATIONS)
8	CURB CUT CLOSING (PER CITY SPECIFICATIONS)	18	WATER SERVICE CONNECTION (PER CITY SPECIFICATIONS)
9	PARKING LOT STRIPING — 8 C5.1	19	LATERAL CLEANOUT — 8 C5.2
10	ACCESSIBLE SIGN DETAIL — 1 C5.2		

PROPOSED PAVEMENT KEY

NEW ASPHALT PAVEMENT: 15,600 SF (INDUSTRIAL–DUTY, INCL. STRIP AREA)	1 C5.1
NEW HEAVY CONCRETE: 4,770 SF	2 C5.1
NEW CONCRETE SIDEWALK: 420 SF	3 C5.1
PAVEMENT REMOVAL: 3,642 SF (CONC. & ASPHALT)	C1.4
STRIP & REGRADE: 9,457 SF	C1.4

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES
▲	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC
X	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC
□	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS
△	1-1/4" REBAR FOUND	— CATV —	UNDERGROUND CABLE TV
◪	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE
⊕	CHISELED "X" FOUND		SIGN
✥	GOVERNMENT CORNER		POWER POLE
( )	RECORDED AS		GUY
	CONIFEROUS TREE		LIGHT POLE
	DECIDUOUS TREE		TELEPHONE PEDESTAL
	EXIST. WOODS LINE		ELECTRIC PEDESTAL
	WETLANDS		CABLE PEDESTAL
	SOIL BORING		EXIST. HYDRANT
			WATER VALVE
			WATER STOP BOX
			GAS VALVE
			EXIST STORM MANHOLE
			STORM INLET
			YARD DRAIN
			EXIST SANITARY MANHOLE
			EXIST. SAN. SEWER
			EXIST. STO. SEWER
			EXIST. WATER MAIN
		000.00	EXIST. SPOT ELEVATION
		000	CONTOUR W/ ELEVATION
		000.00c	EXIST. TOP OF CURB ELEV.
		000.00f	EXIST. FLOW LINE ELEV.
		FF = 000.00	FIRST FLOOR = 000.00
			TOPSOIL DEPTH
			INFILTRATION SOIL BORING

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

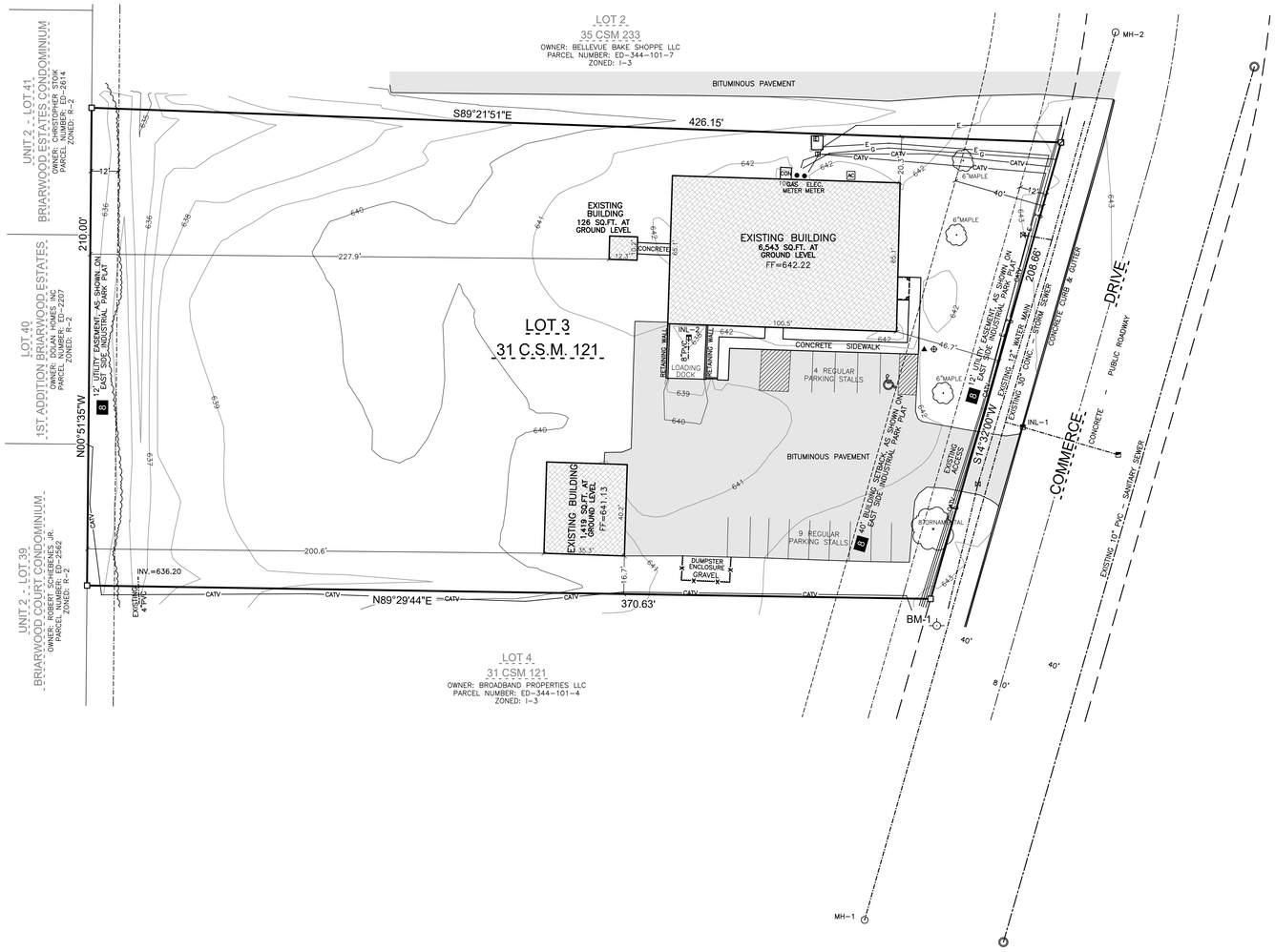
PROPOSED FOR:
NEWAY PACKAGING
1882 COMMERCE DR.
CITY OF DE PERE
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: –
SUPERVISOR: –
PRELIMINARY NO: P21110
CONTRACT NO: –
DATE: JUNE 1, 2021
SHEET: C1.2

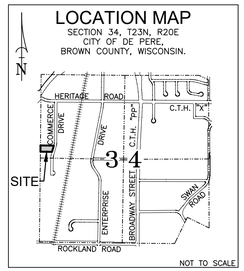


BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
BM-1	TAG BOLT ON HYDRANT ELEVATION HYD. #376	644.59
NAVD 88 DATUM		

TOPOGRAPHIC LEGEND

- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- P.K. NAIL FOUND
- RAILROAD SPIKE FOUND
- FLAG POLE
- SPOT LIGHT
- UTILITY METER
- SIGN
- AIR CONDITIONER UNIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- GUARD RAIL
- EXIST. FENCE LINE
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- MECHANICAL BOX
- GAS VALVE
- EXIST STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST SANITARY MANHOLE
- CLEANOUT
- MANHOLE, UNKNOWN USE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- 000 CONTOUR W/ ELEVATION
- FF = 000.00 FIRST FLOOR ELEVATION
- 00 EXCEPTION NUMBER, CORRESPONDING WITH TITLE COMMITMENT

EXISTING UTILITY SCHEDULE			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
MH-1	645.10	622.76	22.34
MH-2	644.02	620.34	23.68
INL-1	642.29	637.29	5.00
INL-2	637.71	635.61	2.10



BEARINGS ARE REFERENCED TO MATCH V.31 CERTIFIED SURVEY MAP PG.121

N

1" = 30'

0 30 60

SCALE IN FEET

LEGAL DESCRIPTION PER TITLE COMMITMENT NO.: 2994679, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, COMMITMENT DATE SEPTEMBER 27, 2019, REVISION NO. 1:

LOT THREE (3), VOLUME 31 CERTIFIED SURVEY MAPS, PAGE 121, AS MAP NO. 4838, AS DOCUMENT NO. 1430503, SAID MAP BEING ALL OF LOT 1, ACCORDING TO THE RECORDED PLAT OF EAST SIDE INDUSTRIAL PARK, IN THE CITY OF DE PERE, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

RIGHTS OF WAY, EASEMENTS AND OTHER SURVEY-RELATED MATTERS BURDENING THE SURVEYED PROPERTY PER SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT NO.: 2994679, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION, COMMITMENT DATE SEPTEMBER 27, 2019, REVISION NO. 1:

EXCEPTION 8 RESERVATION FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY. *LIES WITHIN AND CROSSES THE SURVEYED PROPERTY AS SHOWN.*

ITEMS OF TABLE A:

ITEM 1 - MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AS SHOWN ON THIS DRAWING.

ITEM 2 - ADDRESS OF THE SURVEYED PROPERTY AS OBSERVED BY AND PROVIDED TO THE SURVEYOR: 1882 COMMERCE DRIVE, DEPERE WI 54115

ITEM 3 - THE PREMISE IS FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 55009C0262F, EFFECTIVE DATE AUGUST 18, 2009.

ITEM 4 - GROSS LAND AREA = 82,074 SQ.FT., 1.88 ACRES.

ITEM 5 - 1-FOOT CONTOURS ARE FROM APRIL 16, 2021 GROUND SURVEY. VERTICAL DATUM IS NAVD88. BENCHMARK IS AS SHOWN.

ITEM 7(A)(B1) - EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE AS SHOWN ON THIS DRAWING.

ITEM 8 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THIS DRAWING.

ITEM 9 - SURVEYED PROPERTY HAS A TOTAL OF 14 STRIPPED PARKING SPACES.
(13 REGULAR STALLS, 1 HANDICAP STALL)

ITEM 11(B) - EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO OBSERVED EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK), ARE SHOWN AS LOCATED BY DIGGERS HOTLINE LOCATE REQUEST TICKET NUMBER 20211626447.
NOTE: UTILITIES MAY NOT BE ACCURATELY AND/OR COMPLETELY DEPICTED. THERE WAS AN INCOMPLETE RESPONSE TO THE DIGGERS HOTLINE LOCATE REQUEST.

ITEM 13 - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE AS SHOWN ON THIS DRAWING.

SURVEY CERTIFICATION:

TO
GREEN BAY LLC, A NEVEDA LIMITED LIABILITY COMPANY;
AND
FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A)(B1), 8, 9, 11(B) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 16, 2021.

DATED THIS THE 28TH DAY OF APRIL, 2021.

_____
GARY A. ZAHRINGER,
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2098

Martenson & Eisle, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisle.com
info@martenson-eisle.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
A.Sedlar	MLR	GAZ

NO.	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY

LOT 3, VOLUME 31 CERTIFIED SURVEY MAPS, PAGE 121, AS MAP NO. 4838, AS DOCUMENT NO. 1430503, SAID MAP BEING ALL OF LOT 1, ACCORDING TO THE RECORDED PLAT OF EAST SIDE INDUSTRIAL PARK, IN THE CITY OF DE PERE, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

PREPARED FOR:
NEWAY PACKAGING
1882 COMMERCE DRIVE
DE PERE, WI 54115

SCALE	DATE
1" = 30'	April 2021

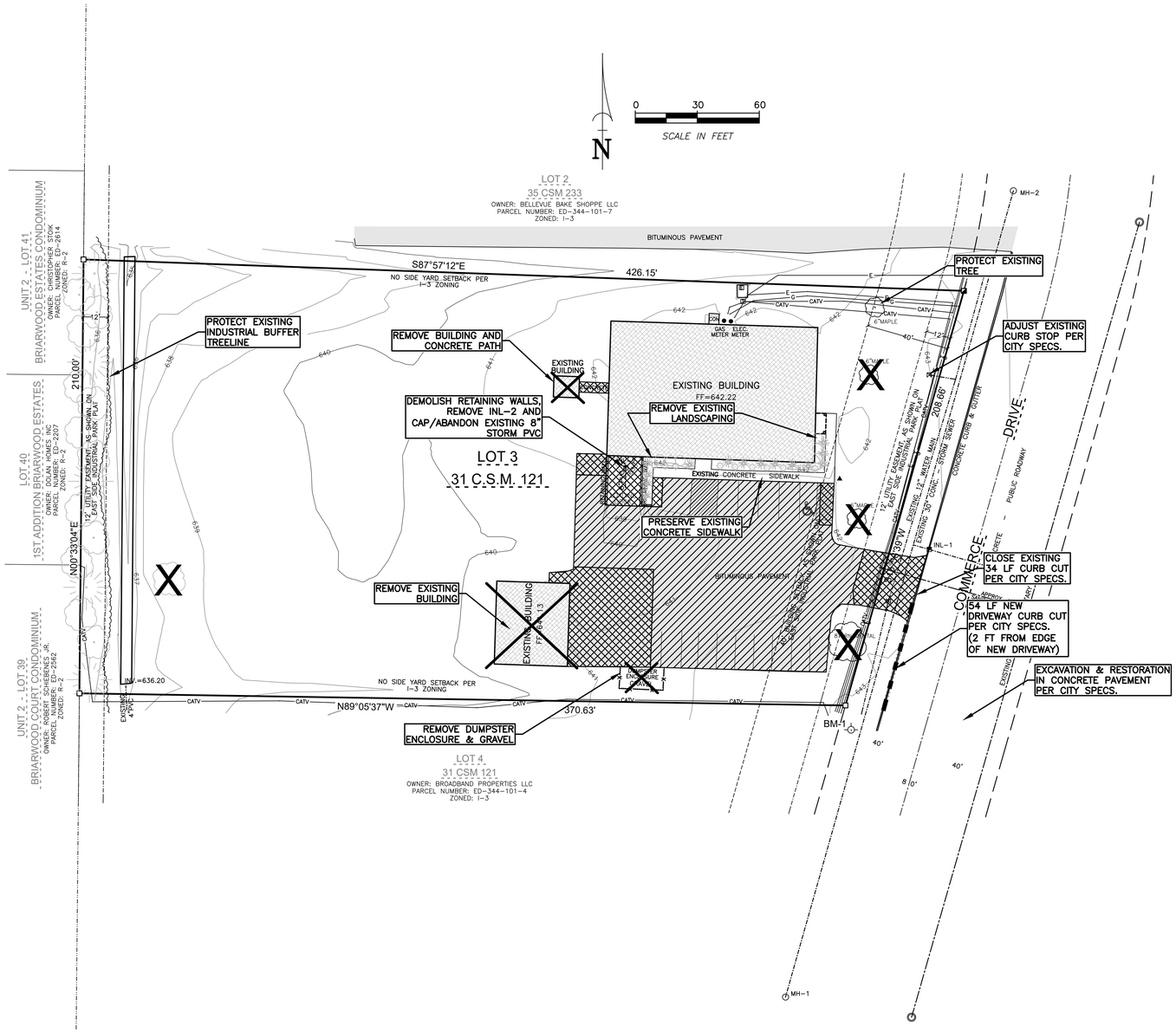
COMPUTER FILE
1-0349-031alta.dwg

DRAWING NO.
1-0349-031

DEMOLITION PLAN FOR:

NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



DEMOLITION PLAN NOTES	
1.	THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
2.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF DE PERE AND O.S.H.A. STANDARDS AND CODES.
3.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
4.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
5.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
6.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
7.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
8.	EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED, STOCKPILES AND UTILIZED IF MATERIALS MEET SPECIFICATIONS AS IDENTIFIED IN SPECIAL PROVISIONS.

DEMOLITION KEY

- PAVEMENT REMOVAL: 3,642 SF (CONC. & ASPHALT)
- STRIP & REGRADE: 9,457 SF
- X TREE REMOVAL: 4 TREES
- CURB CUT: 46 LF

TOPOGRAPHIC LEGEND

■ 1" x 18" IRON PIPE SET	—OH— OVERHEAD POWER LINES
▲ 1-1/4" x 30" REBAR SET	—E—E— UNDERGROUND ELECTRIC
× CHISELED "X" SET	—T—T— UNDERGROUND TELEPHONE
⊙ 3/4" REBAR FOUND	—FIBER— UNDERGROUND FIBEROPTIC
⊡ 1" IRON PIPE FOUND	—G—G— UNDERGROUND GAS
△ 1-1/4" REBAR FOUND	— CATV — UNDERGROUND CABLE TV
◪ 2" IRON PIPE FOUND	—X—X— EXIST. FENCE LINE
⊗ CHISELED "X" FOUND	SIGN
GOVERNMENT CORNER	POWER POLE
( ) RECORDED AS	GUY
• CONIFEROUS TREE	LIGHT POLE
DECIDUOUS TREE	TELEPHONE PEDESTAL
EXIST. WOODS LINE	ELECTRIC PEDESTAL
WETLANDS	CABLE PEDESTAL
SOIL BORING	EXIST. HYDRANT
	WATER VALVE
	WATER STOP BOX
	GAS VALVE
	EXIST STORM MANHOLE
	STORM INLET
	YARD DRAIN
	EXIST SANITARY MANHOLE
	EXIST. SAN. SEWER
	EXIST. STO. SEWER
	EXIST. WATER MAIN
DUG UP	EXIST. SPOT ELEVATION
000	CONTOUR W/ ELEVATION
000.00c	EXIST. TOP OF CURB ELEV.
000.00fl	EXIST. FLOW LINE ELEV.
FF = 000.00	FIRST FLOOR = 000.00
	TOPSOIL DEPTH
	INFILTRATION SOIL BORING

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

FOR PERMITTING

PROPOSED FOR: NEWAY PACKAGING WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

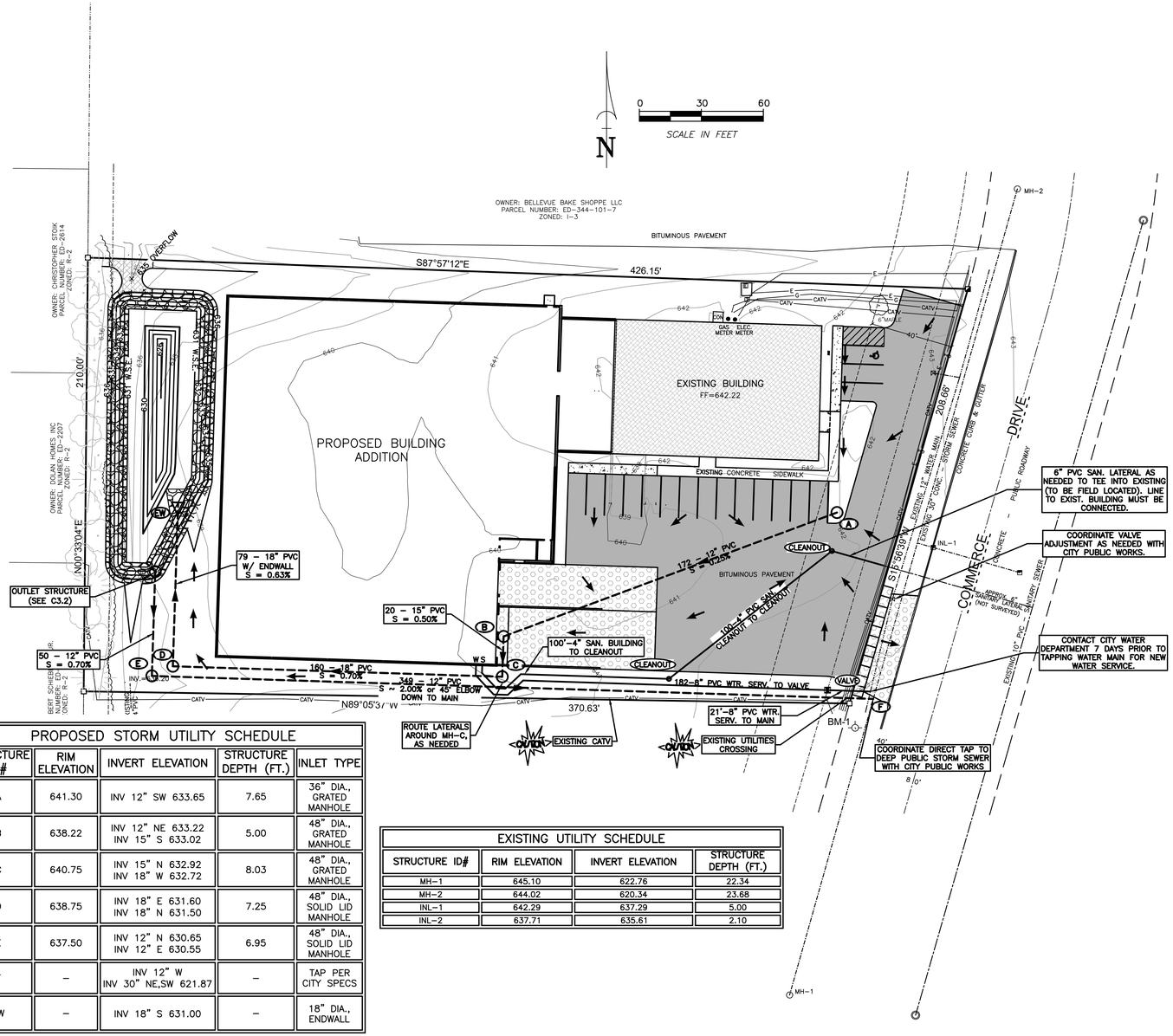
PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -
SUPERVISOR: -
PRELIMINARY NO: P21110
CONTRACT NO: -
DATE: JUNE 1, 2021
SHEET: C1.4

PLANNERS | ARCHITECTS | BUILDERS

UTILITY LAYOUT PLAN FOR:

NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



PROPOSED STORM UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)	INLET TYPE
A	641.30	INV 12" SW 633.65	7.65	36" DIA., GRATED MANHOLE
B	638.22	INV 12" NE 633.22 INV 15" S 633.02	5.00	48" DIA., GRATED MANHOLE
C	640.75	INV 15" N 632.92 INV 18" W 632.72	8.03	48" DIA., GRATED MANHOLE
D	638.75	INV 18" E 631.60 INV 18" N 631.50	7.25	48" DIA., SOLID LID MANHOLE
E	637.50	INV 12" N 630.65 INV 12" E 630.55	6.95	48" DIA., SOLID LID MANHOLE
F	–	INV 12" W INV 30" NE,SW 621.87	–	TAP PER CITY SPECS
EW	–	INV 18" S 631.00	–	18" DIA., ENDWALL

EXISTING UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
MH-1	645.10	622.76	22.34
MH-2	644.02	620.34	23.68
INL-1	642.29	637.29	5.00
INL-2	637.71	635.61	2.10

BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
BM-1	TAG BOLT ON HYDRANT ELEVATION HYD. #376	644.59
	NAVD 88 DATUM	

UTILITY PLAN NOTES

1. THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2. ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION"
3. ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
4. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
6. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
8. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
9. ALL STORM SEWER MAINS AND STORM DOWNSPOUT CONNECTIONS SHALL BE PROVIDED WITH TRACER WIRE OR EQUIVALENT TO BE LOCATED.
10. CONTACT DE PERE WATER DEPARTMENT ONE WEEK PRIOR TO TAPPING WATER MAIN FOR NEW WATER SERVICE.
11. NEW PVC WATER SERVICE SHALL BE TESTED TO CITY OF DE PERE WATER DEPARTMENT REQUIREMENTS PRIOR TO VALVE BEING TURNED ON.

UTILITY LAYOUT PLAN LEGEND

649 EXISTING CONTOUR	STORM MANHOLE
648 PROPOSED CONTOUR	STORM INLET
STORM MAIN	SANITARY MANHOLE
WATER MAIN	HYDRANT
SANITARY MAIN	WATER VALVE
UTILITY LATERAL	

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC
CHISELED "X" SET	UNDERGROUND TELEPHONE
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC
1" IRON PIPE FOUND	UNDERGROUND GAS
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV
2" IRON PIPE FOUND	EXIST. FENCE LINE
CHISELED "X" FOUND	SIGN
GOVERNMENT CORNER	POWER POLE
( ) RECORDED AS	GUY
CONIFEROUS TREE	LIGHT POLE
DECIDUOUS TREE	TELEPHONE PEDESTAL
EXIST. WOODS LINE	ELECTRIC PEDESTAL
WETLANDS	CABLE PEDESTAL
SOIL BORING	EXIST. HYDRANT
	WATER VALVE
	WATER STOP BOX
	GAS VALVE
	EXIST STORM MANHOLE
	STORM INLET
	YARD DRAIN
	EXIST SANITARY MANHOLE
	EXIST. SAN. SEWER
	EXIST. STO. SEWER
	EXIST. WATER MAIN
650.00	EXIST. SPOT ELEVATION
000	CONTOUR W/ ELEVATION
000.00c	EXIST. TOP OF CURB ELEV.
000.00fl	EXIST. FLOW LINE ELEV.
FF = 000.00	FIRST FLOOR = 000.00
	TOPSOIL DEPTH
	INFILTRATION SOIL BORING

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING
1882 COMMERCE DR.
CITY OF DE PERE
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

FOR PERMITTING

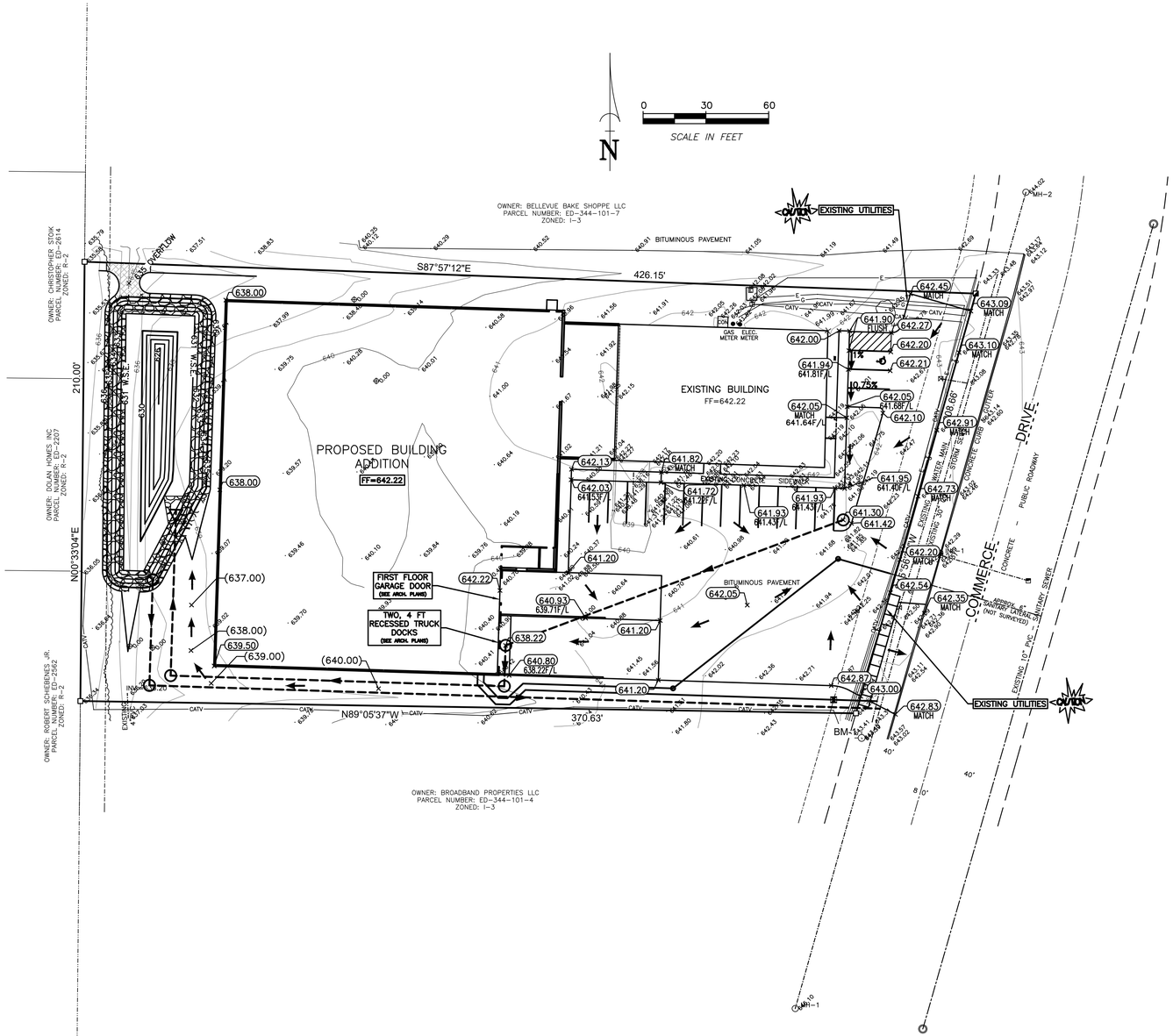
PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: –
SUPERVISOR: –
PRELIMINARY NO: P21110
CONTRACT NO: –
DATE: JUNE 1, 2021
SHEET: C2.1

PLANNERS | ARCHITECTS | BUILDERS

DRAINAGE PLAN FOR:

NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
BM-1	TAG BOLT ON HYDRANT ELEVATION HYD. #376	644.59
NAVD 88 DATUM		

DRAINAGE PLAN NOTES

1. THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2. ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DE PERE'S STANDARD SPECIFICATIONS (TITLE 6/PUBLIC WORKS), ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
4. ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
5. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
9. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

DRAINAGE PLAN LEGEND

EXISTING CONTOUR	X 000.00 PROPOSED ELEVATION
PROPOSED CONTOUR	X (000.00) PERTINENT DITCH OR SWALE ELEVATION
STORM SEWER MAIN	+893.73 EXISTING ELEVATION
STORM MANHOLE	000.0 PROPOSED GROUND AT FOUNDATION
2' x 3' PRECAST STORM INLET	DIRECTION OF DRAINAGE

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE	
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE	
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET	
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN	
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE	
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER	
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER	
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN	
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION	
RECORDED AS	GUY	000.00	
CONIFEROUS TREE	LIGHT POLE	CONTOUR W/ ELEVATION	
DECIDUOUS TREE	TELEPHONE PEDESTAL	000.00±	EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	000.00±	EXIST. FLOW LINE ELEV.
WETLANDS	CABLE PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
SOIL BORING	EXIST. HYDRANT		TOPSOIL DEPTH
	WATER VALVE		INFILTRATION SOIL BORING
	WATER STOP BOX		

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

FOR PERMITTING

PROPOSED FOR:
NEWAY PACKAGING
1882 COMMERCE DR.
CITY OF DE PERE
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: –
SUPERVISOR: –
PRELIMINARY NO: P21110
CONTRACT NO: –
DATE: JUNE 1, 2021
SHEET: C3.1

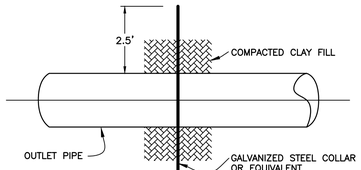
PLANNERS | ARCHITECTS | BUILDERS

STORMWATER POND DETAILS FOR:

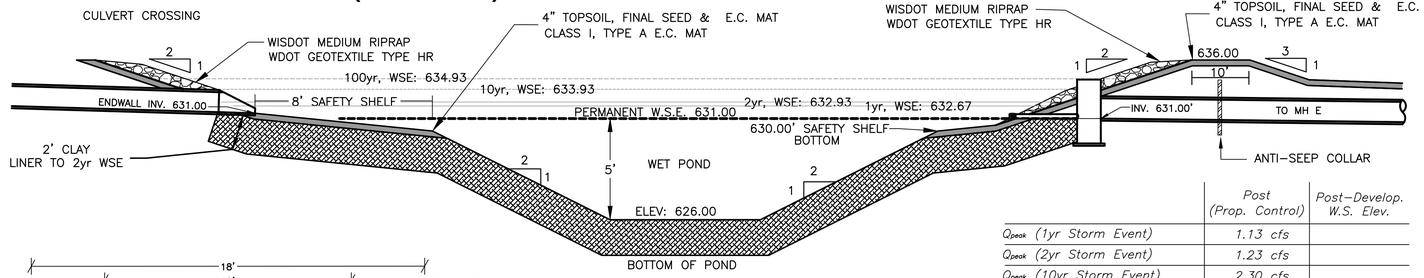
NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN

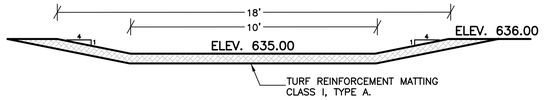
(N.T.S.)



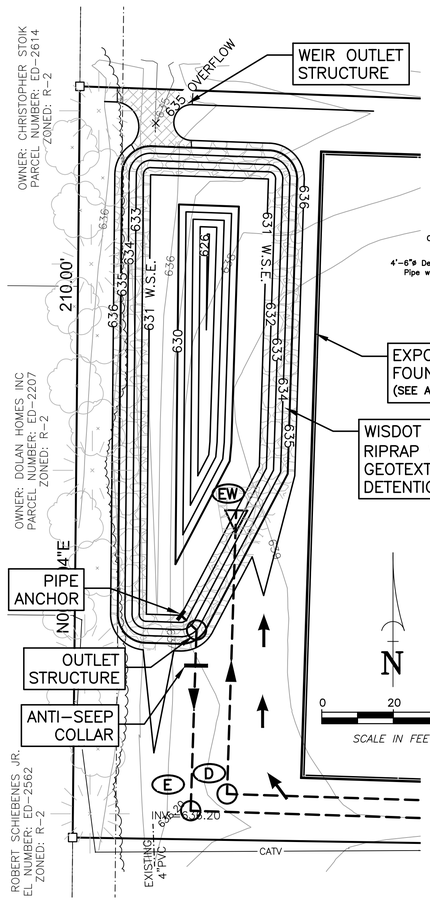
ANTI–SEEP COLLAR
(N.T.S.)

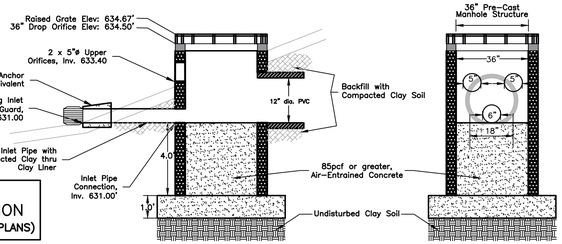


	Post (Prop. Control)	Post–Develop. W.S. Elev.
Q_{peak} (1yr Storm Event)	1.13 cfs	
Q_{peak} (2yr Storm Event)	1.23 cfs	
Q_{peak} (10yr Storm Event)	2.30 cfs	
Q_{peak} (100yr Storm Event)	3.54 cfs	
Detention (1yr Storm Event)	0.151 ac–ft	632.67
Detention (2yr Storm Event)	0.178 ac–ft	632.93
Detention (10yr Storm Event)	0.292 ac–ft	633.93
Detention (100yr Storm Event)	0.422 ac–ft	634.93

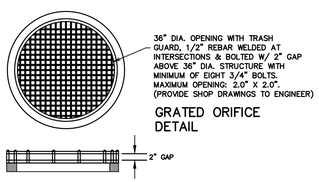


EMERGENCY/WEIR OUTLET STRUCTURE
(N.T.S.)

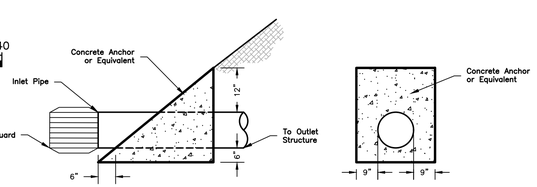




OUTLET STRUCTURE
(N.T.S.)



GRATED ORIFICE DETAIL



PIPE ANCHOR
(N.T.S.)

N

0 20 40

SCALE IN FEET

POND CONSTRUCTION

Topsoil Stripping
The pond construction limits will be staked by Martenson & Eisele, Inc. The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the ponds other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the ponds, the excavation limits shall be the limits per the pond construction plans.

Fine Grading
Fine grading shall consist of shaping and compacting the total cross section and limits of the ponds according to the typical cross section illustrated on the plans. Fine Grading shall include the grading of the spillway. All costs associated shall be included in the unit price bid.

Clay Liner and Pond Berm
This pond shall be constructed with a clay liner meeting the standards of the WDNR Type B Liners as listed in Technical Standard 1001. The following items are the criteria for the construction of the clay liner and pond berm.

Properties
- Permeability: 1 x 10-6 cm/sec or less.
- Grain Size: P200 content 50% by weight or greater. Larger than 2 in. in longest dimension shall be removed.
- Clay Content: 25% by weight or greater (0.002mm).
- Liquid Limit: 16 or greater with no values of less than 14.
- Plasticity Index: 7 or greater with no value less than 5
- Free of stones and inclusions of other soil types larger than 2 in. in largest dimension.
- Non-organic soil classified as CL or CH by United Soil Classification System.

Clay Placement
1. Do not place clay until sub-grade elevation is documented and approved by Engineer.
2. Shape sub-grade to provide specified clay thickness smooth and free from loose stones.
3. Placement
   a. Place in 8" loose lifts perpendicular to slope, in designated thickness shown on Drawings.
   b. Maximum Compacted Lift Thickness: 6" but not greater than depth of sheepsfoot.
   c. Tolerance: Maximum acceptable variation for each lift thickness is 1".
   d. Place clay as backfill material for outlet structure and associated piping within pond berm.
4. Compaction:
   a. Minimum Compaction: 90% of dry density, ASTM D1557 Modified Proctor.
   b. Maximum Permeability: 1 x 10 -6 cm/sec, laboratory falling head permeability test.
5. Material distribution and gradation throughout clay material shall be free from lenses, pockets, streaks or layers of material differing substantially in texture or gradation from surrounding material. Blend clay prior to compaction. Prevent sand or other soil types from mixing into clay or forming seams.
6. Uniformly distribute moisture and disc each lift of clay material prior to compaction. Dry clay material too wet to obtain desired density, proper moisture content. Do not place clay at moisture content less than 2% over optimum as defined by ASTM D1557. No additional payment will be made for drying clay materials.
7. Place layers of clay to form continuous monolithic material. Condition excessively dry or wet soil before placement of additional lifts. Knead each lift into previously placed lift with sheepsfoot roller, or similar kneading type compactor.
8. Construct sidewall liners in lifts parallel to side slope.
9. Protect buried pipes, and similar installations when constructing overlying portions of liner system or pond berm.
10. Do not place clay when air temperature is below of 32°F, unless CONTRACTOR can demonstrate fill material temp. is above freezing.
11. Install clay liner in accordance with Drawings.

Field Quality Control
1. General Testing Requirements
   a. Construction quality control testing will be performed throughout project by the Contractor's geotechnical soil engineer.
   b. Test locations shall be selected at random by the Contractor's geotechnical soil engineer.

CONTRACTOR shall assist in testing.
2. Testing frequency for construction quality control shall be as indicated below
3. Initial Sampling
   a. Contractor shall assist geotechnical soil engineer in collecting two representative bulk samples within 7 days of receiving Notice to Proceed, or as weather permits after that week, of import clay borrow location and onsite clay material.
   b. Test to be performed on each bulk sample collected and tested by geotechnical soil engineer shall include:
      1. Grain size Analysis (ASTM D6913 & D1140).
      2. Atterberg Limits (ASTM D4318).
      3. Modified Proctor Compaction Test (ASTM D1557).
4. Compaction:
   a. Contractor's geotechnical soil engineer will perform one compaction test per each 200 CY on in-place material.
   b. Degree of Compaction: 90% Modified Proctor, ASTM D1557, Method D
5. Thickness Verification:
   a. Thickness of clay liner shall be verified by surveying sub-grade elevation and surveying elevation of clay surface, after completion of testing of in-place clay. Survey will be performed by OWNER's retained ENGINEER.
6. Final Acceptance of Surface:
   a. Thickness of clay liner and surface elevations shall conform to Drawings.
   b. Finish surface with smooth-drum roller.
   c. Assist geotechnical soil engineer in collecting minimum of four in-place clay liner samples (Shelby Tube Method) per pond. Test to be performed by Contractor's geotechnical soil engineer on each tube.
      1. Dry Density.
      2. Atterberg Limits (ASTM D4318).
      3. Grain Size Analysis (ASTM D6913 & D1140).
      4. Falling Head Permeability (ASTM D5084).
   d. Rework areas that fail testing as follows:
      1. Define rework area.
      2. Disc.
      3. Condition soil for moisture content.
      4. Compact.
      5. Retest.
   e. Notify OWNER and ENGINEER when area(s) are ready for retest.
   f. Areas that fail testing shall have material removed and replaced at no cost to OWNER

Excess Material
1. Clay material not suitable for backfilling and excess material shall be hauled to locations specified by OWNER.

Geo-textile Fabric
The geo-textile fabric for under the riprap shall consist of Type "HR" porous non-woven fabric with multiple layers of randomly arranged fibers. The Engineer shall inspect fabric prior to placement of riprap and during placement of riprap. Damaged filter fabric shall be replaced at Contractor's expense.

Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type "HR" Filter Fabric, square yards.

Outlet Structure/ Piping/ Etc.
Construction of the Outlet Structures with trash guards, pipe, concrete apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

Restoration
The Contractor shall seed, fertilize and mulch the pond only above the normal water surface. Restoration of the pond shall be in accordance with Section 3.10(d) (Permanent Seed).

Erosion Control Vegetative Mat
The area above the normal water surface shall be matted with Class I, Type B Curlex, or equal, erosion control vegetative mats as listed in the Product Acceptability List (PAL) for Multi-Model Applications published by the Wisconsin Department of Transportation, current edition.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2016 Edition, Section 625.

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766–5795
1–800–236–2534
Fax (920)766–5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445–224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250–9710
1–800–236–2534
Fax (262)250–9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849–314
Fax (715)849–3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING
1882 COMMERCE DR.
CITY OF DE PERE
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: –
SUPERVISOR: –
PRELIMINARY NO: P21110
CONTRACT NO: –
DATE: JUNE 1, 2021
SHEET: C3.2

EROSION CONTROL PLAN FOR:

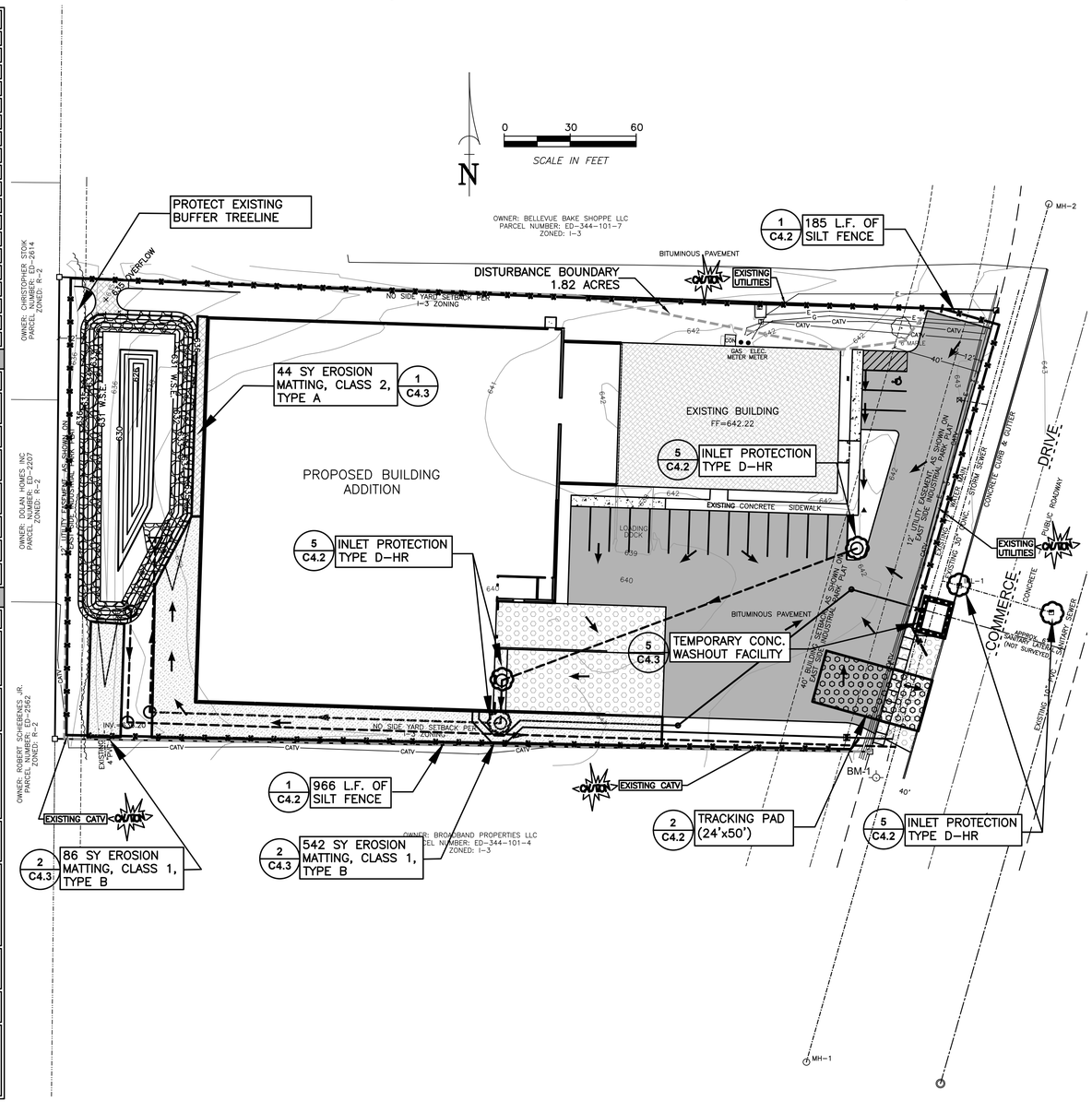
NEWAY PACKAGING CORPORATION

1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN

CONSTRUCTION SEQUENCE	
1.	Pre-Construction Meeting
2.	Installation of Silt Fence
3.	Installation of Tracking Pad
4.	Clearing and Grubbing of Site
5.	Topsoil Stripping of Storm Water Pond Area
6.	Construction of Swales and Storm Water Pond
7.	Restoration of Proposed Storm Water Management Facilities
8.	Demolition Activities
9.	Topsoil Stripping and Grading of Pavement & Building Area
10.	Installation of Concrete Washout Facility
11.	Building Foundation and Footings
12.	Installation of Sanitary, Water Services and Storm Sewers
13.	Grading and Graveling of Pavement Areas
14.	Provide Rough Landscaping and Surface Restoration for All Disturbed Areas
15.	Finalize Pavement and Building Construction
16.	Complete Fine Grading and Landscaping
17.	Fine Restoration of All Disturbed and Landscaped Areas
18.	Removal of Temporary Erosion Control Measures
19.	Maintenance Plan

EROSION CONTROL NOTES	
1.	THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
4.	THE GRADING CONTRACTOR SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. RESTORATION MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
5.	THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP DAILY.
6.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

GENERAL NOTES	
1.	SITE DEWATERING (TECH. STD. 1061): WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2.	WASTE AND MATERIAL DISPOSAL: ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3.	TRACKING (TECH. STD. 1057): THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROAD WAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'X50' MIN).
4.	DRAIN INLET PROTECTION (TECH. STD. 1060): ALL ON-SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED PER THE EROSION CONTROL PLAN CONFIGURATION.
5.	EROSION MATTING (TECH. STD. 1052 & 1053): EROSION MATTING SHALL BE INSTALLED AFTER TOPSOIL IS PLACED AND SEEDING IS COMPLETE. MATERIAL LABELS AND MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE RETAINED UNTIL THE SITE HAS BEEN STABILIZED. IF THERE ARE SIGNS OF RILLING OR FAILURE, MORE STAPLES AND/OR ANCHORING TRENCHES SHALL BE INSTALLED. IF RILLING OR FAILURE PERSISTS, IMPACTED AREAS SHALL BE FILLED, RE-SEEDED AND MULCHED. CLASS I OR CLASS II – TYPE B PRODUCTS THAT INCORPORATE PHOTO- OR BIO-DEGRADABLE NETTING SHALL NOT BE INSTALLED AFTER SEPTEMBER 1ST OF ANY GIVEN YEAR.
6.	SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7.	DISTURBANCE TIMING. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.
8.	DUST CONTROL (TECH. STD. 1068): DUST MANAGEMENT CONTROL PRACTICES SHALL BE INSTALLED AS NEEDED. RECOMMENDED DUST CONTROL MEASURES INCLUDE: MINIMIZING SOIL DISTURBANCE; APPLYING MULCH AND ESTABLISHING VEGETATION; WATER SPRAYING; SURFACE ROUGHENING; APPLYING ADDITIVES; SPRAYING TACKIFIERS; AND INSTALLING BARRIERS. A COMBINATION OF MEASURES FOR DUST CONTROL MAY BE REQUIRED. IMPLEMENTATION SHALL FOLLOW WDNR TECHNICAL STANDARD 1068. PETROLEUM BASED PRODUCTS SHALL NOT BE USED FOR DUST CONTROL.



CONTRACTOR RESPONSIBILITIES	
1.	NOTIFY THE ENGINEER WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY;
2.	NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 3 DAYS AFTER COMPLETION;
3.	OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4.	INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN;
5.	REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES;
6.	MAINTAIN ALL ON- AND OFF- SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7.	REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8.	INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9.	ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
10.	KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE.
11.	ALL AREAS BEING SEEDED SHOULD HAVE A MINIMUM OF 4 INCHES OF SUITABLE TOPSOIL.
12.	GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED.
13.	ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF HAULTING WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING OR COVERING W/ TARPS.
14.	CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

EROSION CONTROL PLAN KEY LEGEND

1. SILT FENCE — 1 C4.2
2. TRACKING PROTECTION — 2 C4.2
3. INLET PROTECTION TYPES A,B,C, & D — 3 C4.2
4. INLET PROTECTION TYPE D-M — 4 C4.2
5. INLET PROTECTION TYPE D-HR — 5 C4.2
6. SANDBAG CULVERT PIPE DITCH CHECK — 6 C4.2
7. DEWATERING DETAIL — 7 C4.2
8. EROSION CONTROL MAT DETAIL (CLASS 2, TYPE A) — 1 C4.3
9. EROSION CONTROL MAT DETAIL (CLASS 1, TYPE B) — 2 C4.3
10. SEDIMENT LOG INLET PROTECTION — 3 C4.3
11. SEDIMENT LOG CHANNEL DITCH CHECK — 4 C4.3

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR: NEWAY PACKAGING WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -
SUPERVISOR: -
PRELIMINARY NO: P21110
CONTRACT NO: -
DATE: JUNE 1, 2021
SHEET: C4.1

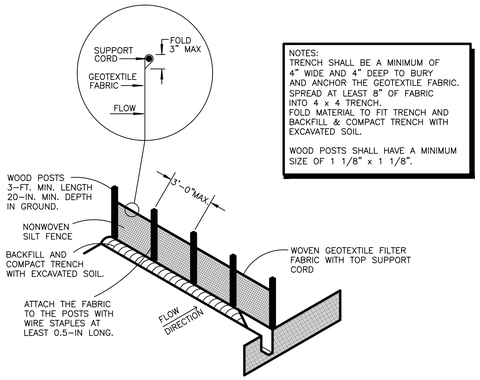
FOR PERMITTING

PLANNERS | ARCHITECTS | BUILDERS

EROSION CONTROL DETAILS FOR:

NEWAY PACKAGING CORPORATION

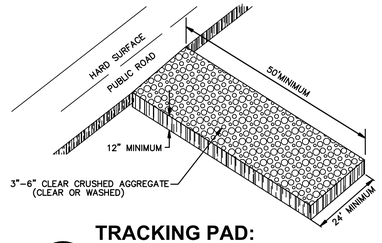
1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



NOTES:
TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 4" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. SPREAD AT LEAST 8" OF FABRIC INTO 4 x 4 TRENCH.
FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL HAVE A MINIMUM SIZE OF 1 1/8" x 1 1/8".

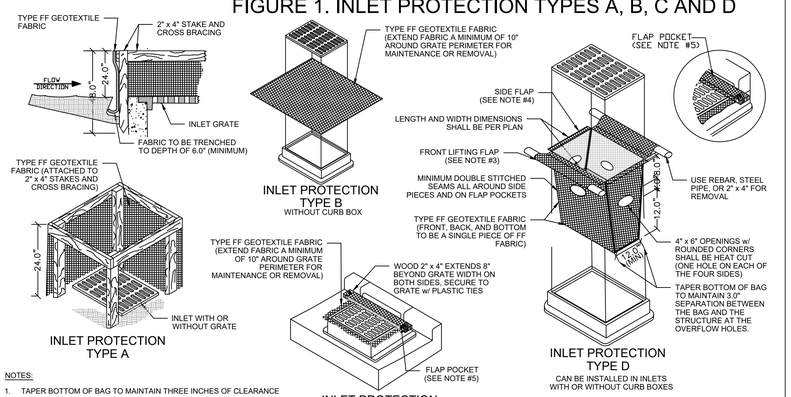
1 / C4.2 SILT FENCE DETAIL
NTS



2 / C4.2 TRACKING PAD: CONST. ENTRANCE
NTS

NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



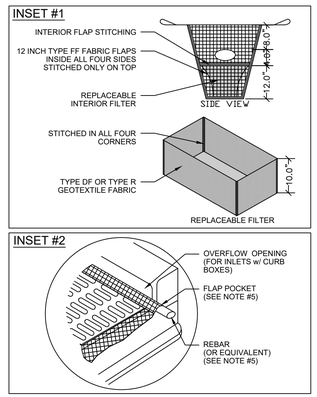
NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

3 / C4.2 INLET PROTECTION DETAIL TYPES A,B,C, & D
NTS

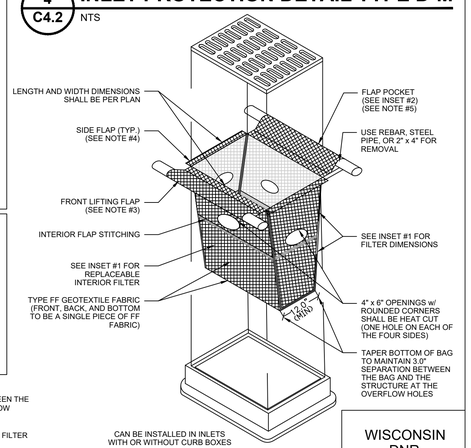
WISCONSIN DNR	
1060	TECHNICAL STANDARD No.
08/2014	REVISION DATE
NOT TO SCALE	

FIGURE 2. INLET PROTECTION TYPE D-M



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

4 / C4.2 INLET PROTECTION DETAIL TYPE D-M
NTS



MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DNR	
1060	TECHNICAL STANDARD No.
08/2014	REVISION DATE
NOT TO SCALE	

5 / C4.2 INLET PROTECTION DETAIL TYPE D-HR
NTS

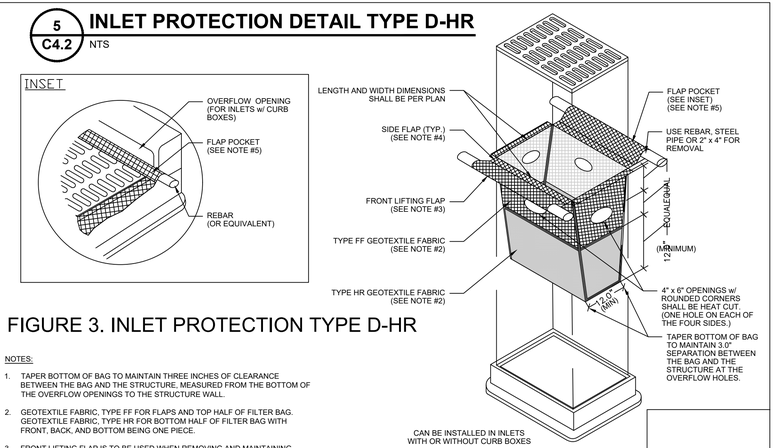
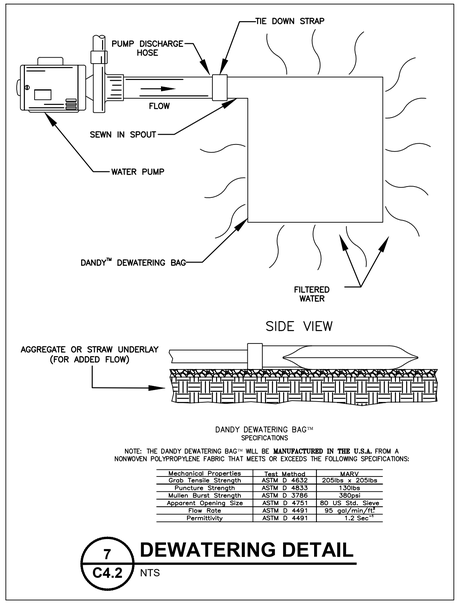


FIGURE 3. INLET PROTECTION TYPE D-HR

NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

1060	TECHNICAL STANDARD No.
08/2014	REVISION DATE
NOT TO SCALE	



DANDY DEWATERING BAG™ SPECIFICATIONS

NOTE: THE DANDY DEWATERING BAG™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A NONWOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Mechanical Properties	Test Method	MARV
Grab Tensile Strength	ASTM D 4632	205lbs x 205lbs
Puncture Strength	ASTM D 4833	130lbs
Mullen Burst Strength	ASTM D 3786	360psi
Apparent Opening Size	ASTM D 4751	#0 US Std. Sieve
Flow Rate	ASTM D 4491	95 gal/min/ft²
Permittivity	ASTM D 4491	1.2 Sec

7 / C4.2 DEWATERING DETAIL
NTS

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING
WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

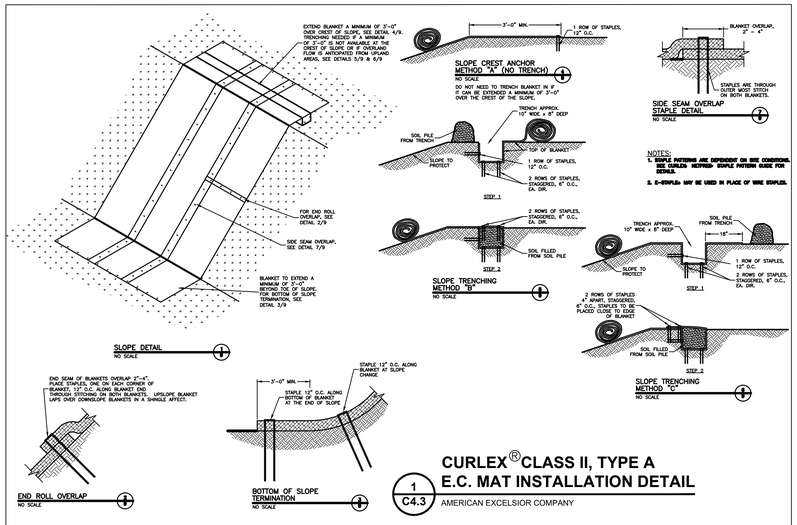
FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: –
SUPERVISOR: –
PRELIMINARY NO: P21110
CONTRACT NO: –
DATE: JUNE 1, 2021
SHEET: C4.2

EROSION CONTROL DETAILS FOR:

NEWAY PACKAGING CORPORATION

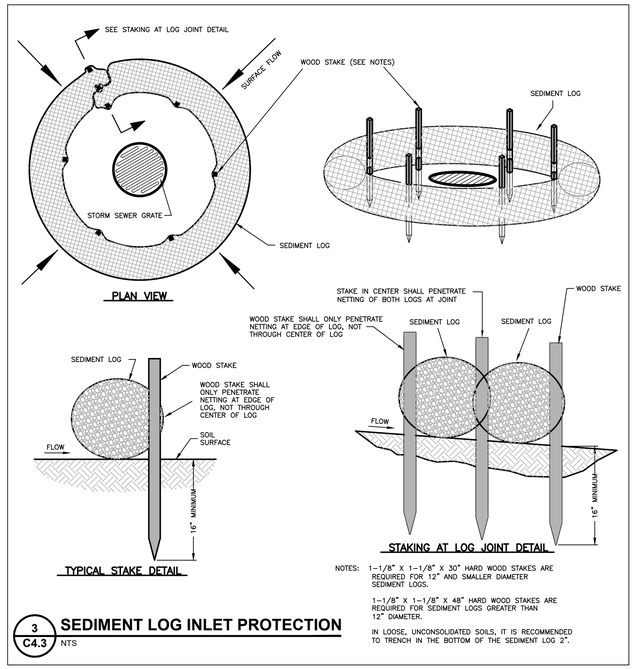
1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



CURLEX® CLASS II, TYPE A E.C. MAT INSTALLATION DETAIL

1 / C4.3

AMERICAN EXCELSIOR COMPANY



NOTES: 1-1/8" X 1-1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

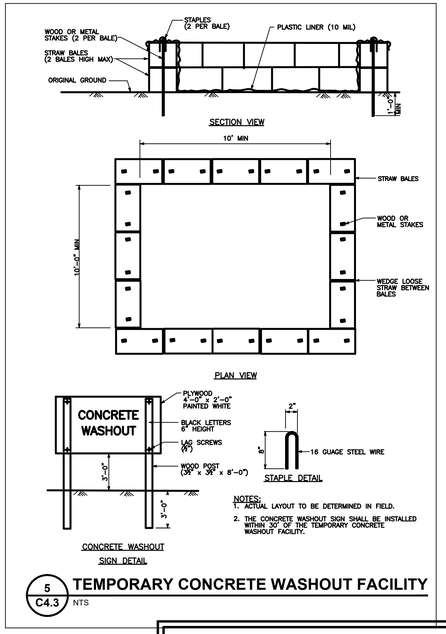
1-1/8" X 1-1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

SEDIMENT LOG INLET PROTECTION

3 / C4.3

NTS

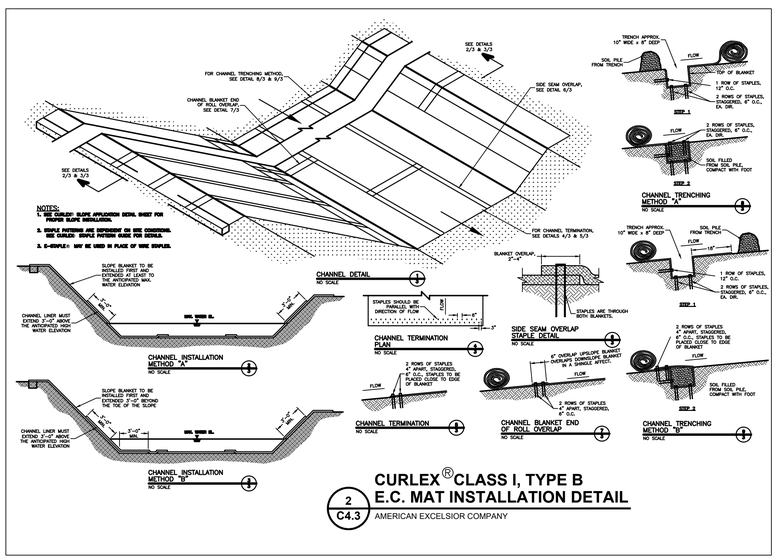


NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT FACILITY

5 / C4.3

NTS

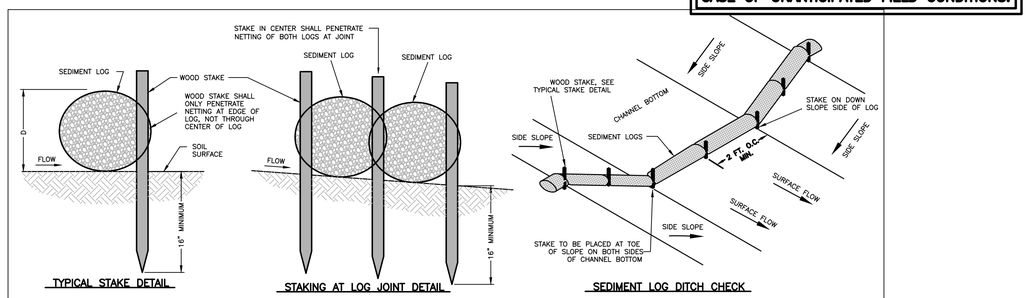


CURLEX® CLASS I, TYPE B E.C. MAT INSTALLATION DETAIL

2 / C4.3

AMERICAN EXCELSIOR COMPANY

NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.



[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED SEDIMENT LOGS (D)(ft)] / [CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (ft)

NOTES: 1-1/8" X 1-1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

1-1/8" X 1-1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

SEDIMENT LOG CHANNEL DITCH CHECK

4 / C4.3

NTS

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR: NEWAY PACKAGING WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

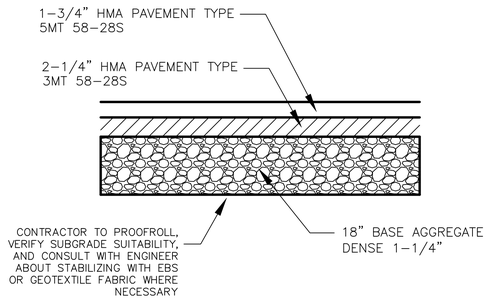
FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -
SUPERVISOR: -
PRELIMINARY NO: P21110
CONTRACT NO: -
DATE: JUNE 1, 2021
SHEET: C4.3

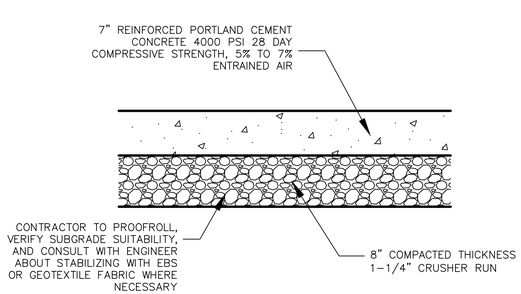
STANDARD DETAILS FOR:

NEWAY PACKAGING CORPORATION

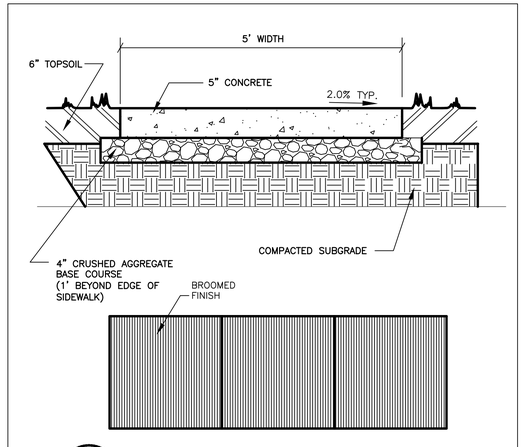
1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



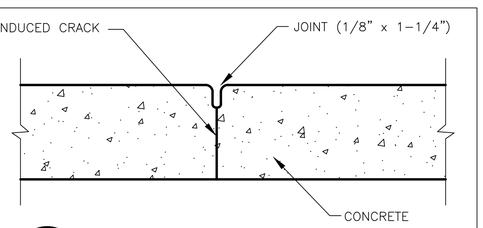
1 / C5.1 INDUSTRIAL DUTY ASPHALT PAVING SECTION
NTS



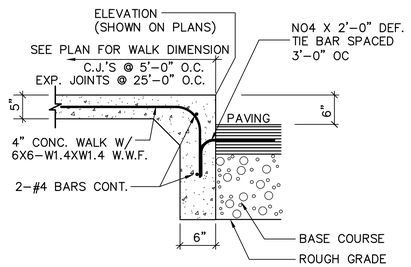
2 / C5.1 HEAVY-DUTY CONCRETE
NTS



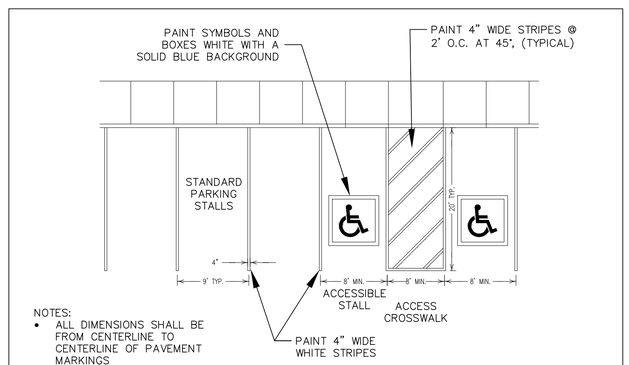
3 / C5.1 TYPICAL SIDEWALK SECTION
NTS



4 / C5.1 SIDEWALK CONTROL JOINT
NTS

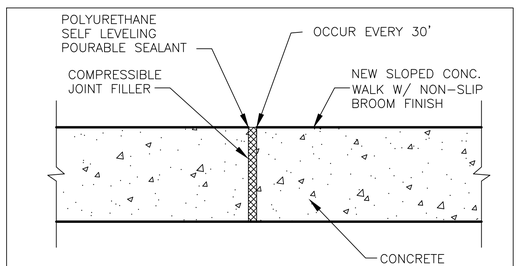


6 / C5.1 SIDEWALK CURB DETAIL (RAISED)
NTS

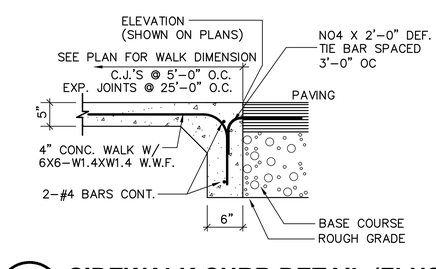


NOTES:
- ALL DIMENSIONS SHALL BE FROM CENTERLINE TO CENTERLINE OF PAVEMENT MARKINGS
- ACCESSIBLE AISLES SHALL EXTEND FOR THE FULL LENGTH OF THE ADJACENT PARKING SPACES THEY SERVE
- ACCESSIBLE STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% SURFACE SLOPES IN ANY DIRECTION

8 / C5.1 PARKING LOT STRIPING
NTS



5 / C5.1 SIDEWALK EXPANSION JOINT
NTS



7 / C5.1 SIDEWALK CURB DETAIL (FLUSH)
NTS

P L A N N E R S | A R C H I T E C T S | B U I L D E R S

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766–5795
1–800–236–2534
Fax (920)766–5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445–224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250–9710
1–800–236–2534
Fax (262)250–9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849–314
Fax (715)849–3181

www.kellerbuilds.com

PROPOSED FOR: **NEWAY PACKAGING** WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

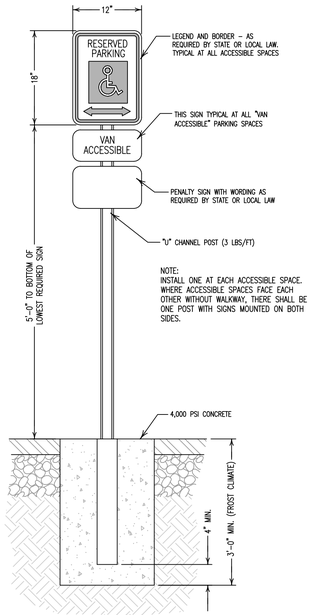
FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: –
SUPERVISOR: –
PRELIMINARY NO: P21110
CONTRACT NO: –
DATE: JUNE 1, 2021
SHEET: C5.1

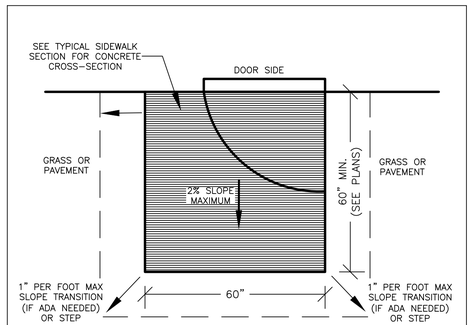
STANDARD DETAILS FOR:

NEWAY PACKAGING CORPORATION

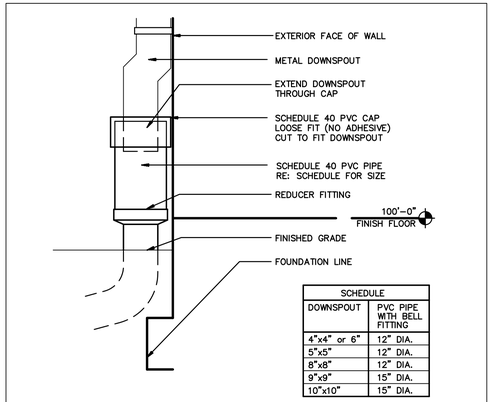
1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



1 C5.2 **ACCESSIBLE SIGN DETAIL**
NTS

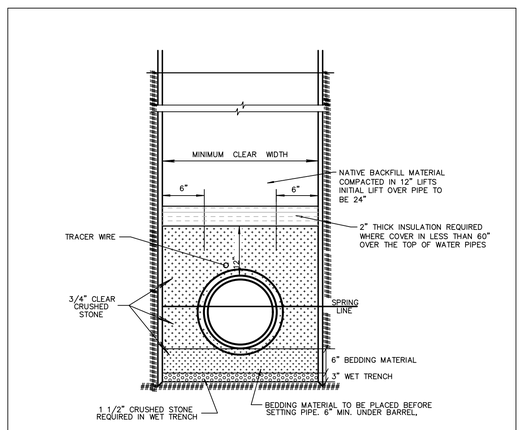


2 C5.2 **CONCRETE STOOP**
NTS

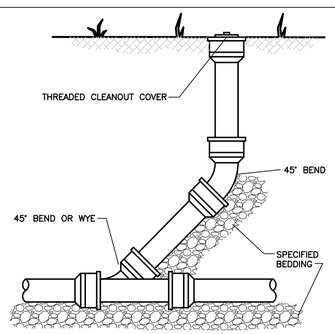


SCHEDULE	
DOWNSPOUT	PVC PIPE WITH BELL FITTING
4"x4" or 6"	12" DIA.
5"x5"	12" DIA.
8"x8"	12" DIA.
9"x9"	15" DIA.
10"x10"	15" DIA.

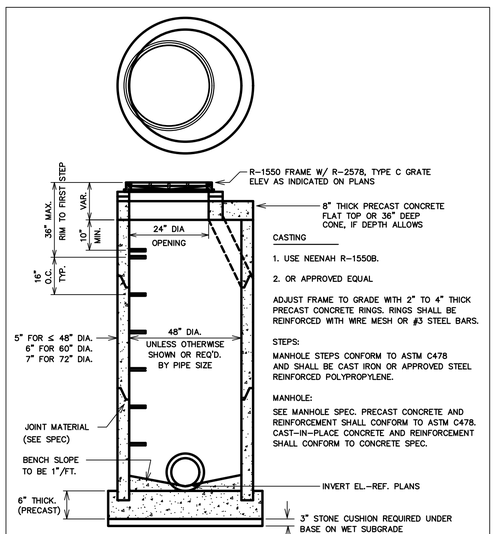
3 C5.2 **EXTERIOR DOWNSPOUT COLLECTOR**
NTS



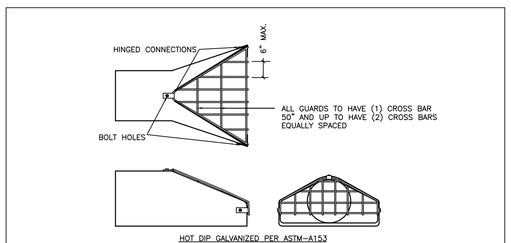
4 C5.2 **CLASS "B" BEDDING FOR PVC PIPE**
NTS



8 C5.2 **LATERAL CLEANOUT**
NTS



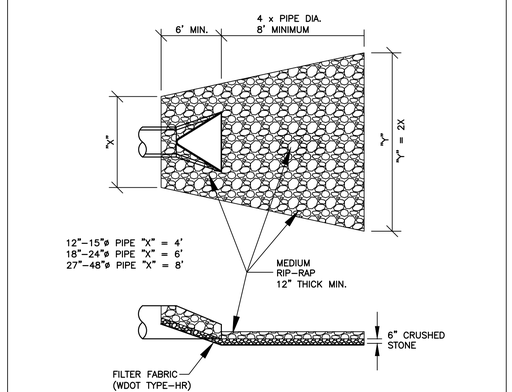
5 C5.2 **STORM SEWER PRE-CAST MANHOLE**
NTS



BAR SIZES

	STANDARD DESIGN					HEAVY DESIGN			
	PIPE SIZE	HOLE DIA. REQUIRED	BOLT DIA.	BAR SIZE		PIPE SIZE	HOLE DIA. REQUIRED	BOLT DIA.	BAR SIZE
ROUND	12"-24"	3/4"	5/8"	5/8"	ROUND	12"-24"	3/4"	5/8"	3/4"
	27"-48"	7/8"	3/4"	3/4"		27"-48"	7/8"	3/4"	1"
	54"-90"	1-1/8"	1"	1"		54"-90"	1-1/8"	1"	1-1/4"
ARCH	22"-29"	3/4"	3/4"	5/8"	ARCH	22"-29"	3/4"	3/4"	3/4"
	36"-59"	7/8"	5/8"	3/4"		36"-59"	7/8"	5/8"	1"
	65"-88"	1-1/8"	1"	1"		65"-88"	1-1/8"	1"	1-1/4"
BOLT LENGTH = PIPE WALL THICKNESS = 2-1/2"									

6 C5.2 **SAFETY/TRANCH GUARD FOR FLARED ENDS**
NTS



7 C5.2 **ENDWALL RIP-RAP DETAIL**
NTS

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

PROPOSED FOR:
NEWAY PACKAGING WISCONSIN
1882 COMMERCE DR.
CITY OF DE PERE

FOR PERMITTING

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

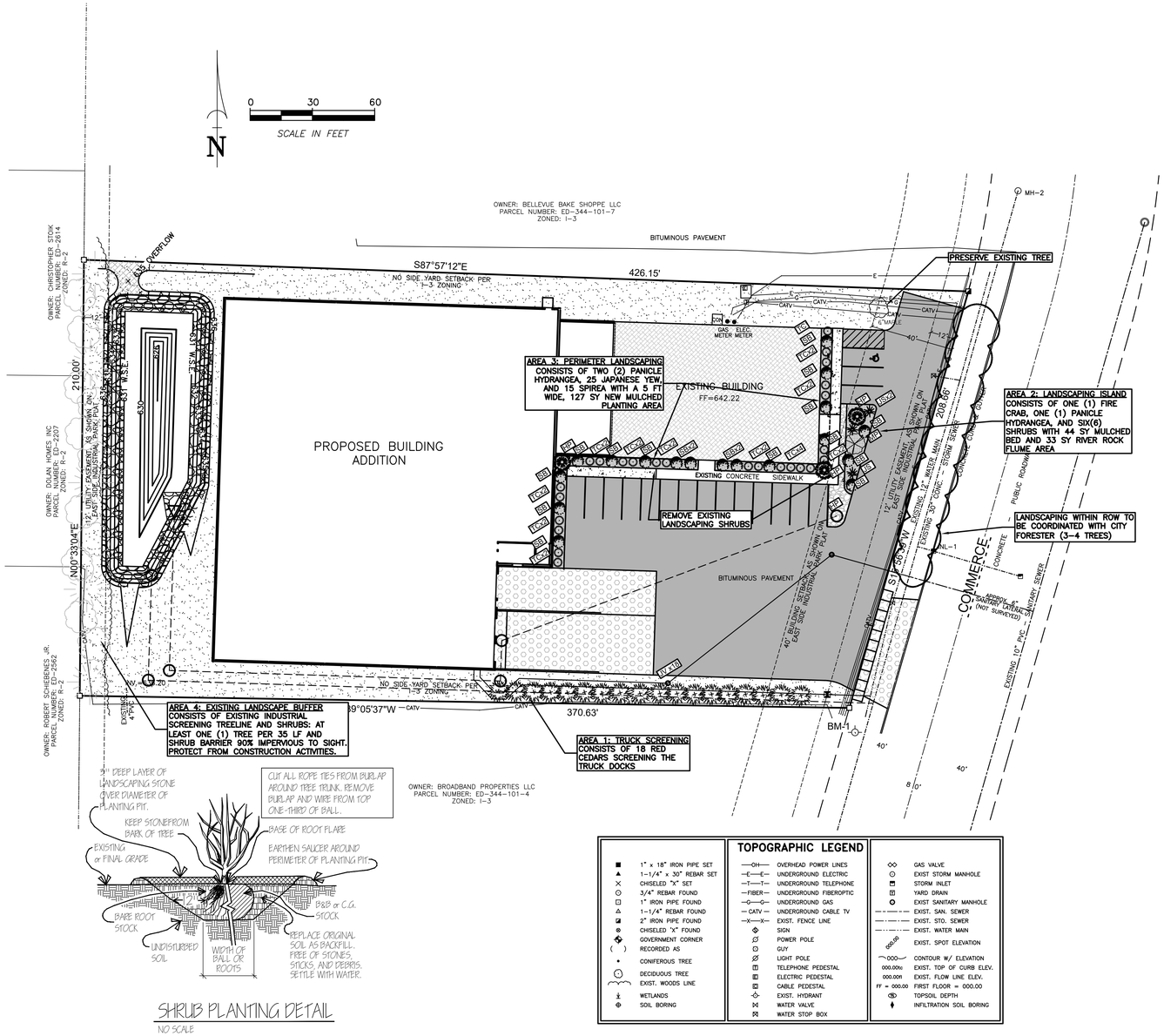
REVISIONS
1 06/28/2021
2 07/14/2021

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -
SUPERVISOR: -
PRELIMINARY NO: P21110
CONTRACT NO: -
DATE: JUNE 1, 2021
SHEET: C5.2

LANDSCAPE PLAN FOR:

NEWAY PACKAGING CORPORATION

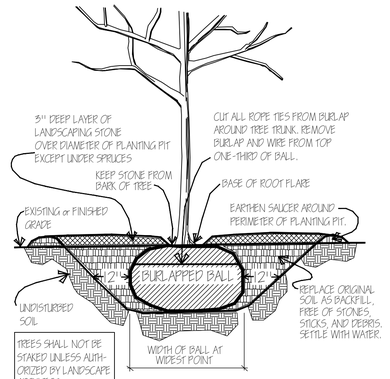
1882 COMMERCE DRIVE, CITY OF DE PERE, WISCONSIN



SHRUB PLANTING DETAIL

NO SCALE

TOPOGRAPHIC LEGEND		
■ 1" x 18" IRON PIPE SET	—OH— OVERHEAD POWER LINES	◇ GAS VALVE
▲ 1-1/4" x 30" REBAR SET	—E—E— UNDERGROUND ELECTRIC	⊙ EXIST STORM MANHOLE
X CHISELED "X" SET	—T—T— UNDERGROUND TELEPHONE	▣ STORM INLET
⊙ 3/4" REBAR FOUND	—FIBER— UNDERGROUND FIBEROPTIC	▣ YARD DRAIN
⊡ 1" IRON PIPE FOUND	—G—G— UNDERGROUND GAS	⊙ EXIST SANITARY MANHOLE
△ 1-1/4" REBAR FOUND	— CATV — UNDERGROUND CABLE TV	— — — EXIST. SAN. SEWER
◪ 2" IRON PIPE FOUND	—X—X— EXIST. FENCE LINE	—·—·— EXIST. STO. SEWER
⊕ CHISELED "X" FOUND	◆ SIGN	—·—·— EXIST. WATER MAIN
GOVERNMENT CORNER	∅ POWER POLE	000.00 EXIST. SPOT ELEVATION
( ) RECORDED AS	⊙ GUY	
• CONIFEROUS TREE	∅ LIGHT POLE	000 CONTOUR W/ ELEVATION
DECIDUOUS TREE	☎ TELEPHONE PEDESTAL	000.00hc EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	▣ ELECTRIC PEDESTAL	000.00fl EXIST. FLOW LINE ELEV.
WETLANDS	▣ CABLE PEDESTAL	FF = 000.00 FIRST FLOOR = 000.00
SOIL BORING	EXIST. HYDRANT	TOPSOIL DEPTH
	⋈ WATER VALVE	INFILTRATION SOIL BORING
	⋈ WATER STOP BOX	



TREE PLANTING DETAIL

NO SCALE

GRASSED LAWN AREA (1959 SY)

LANDSCAPING RIVER ROCK

LANDSCAPING MULCH

LANDSCAPING NOTES:

ONE (1) TREE PER 10,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF.
REQUIRED: 82,074 SF/10,000 = 8.2 = 9 TREES
PROPOSED: 19 TREES

LANDSCAPE SCHEDULE

		MARK	COMMON NAME botanical name	SIZE INITIAL	SIZE MATURE	QTY
TREES	EVER.	JV	JUNIPER (BRODIE RED CEDAR) Juniperus virginiana 'Brodie'	6'	20'x10'	18
	ORN.	MP	PRAIRIE FIRE CRAB malus x 'prairie fire'	1-1/4"	15'x10'	1
EVERGREEN	SHRUBS	TC	JAPANESE YEW SHRUB taxus cuspidata	12"x12"	48"x60"	25
		JS	CREEPING JUNIPER Juniperus spp. 'Creeping'	12"	6"x60"	3
DECIDUOUS	SHRUBS	HP	PANICLE HYDRANGEA hydrangea paniculata	1 gal	72"x72"	3
		SB	GOLDFLAME SPIREA spirea x bumalda 'Goldflame'	12"	30"x30"	18
					TOTAL QUANTITY PROVIDED	68

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS ARCHITECTS BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
Phone (920)766-5795
1-800-236-2534
Fax (920)766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
Phone (608)445-224

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
Phone (262)250-9710
1-800-236-2534
Fax (262)250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
Phone (715)849-314
Fax (715)849-3181

www.kellerbuilds.com

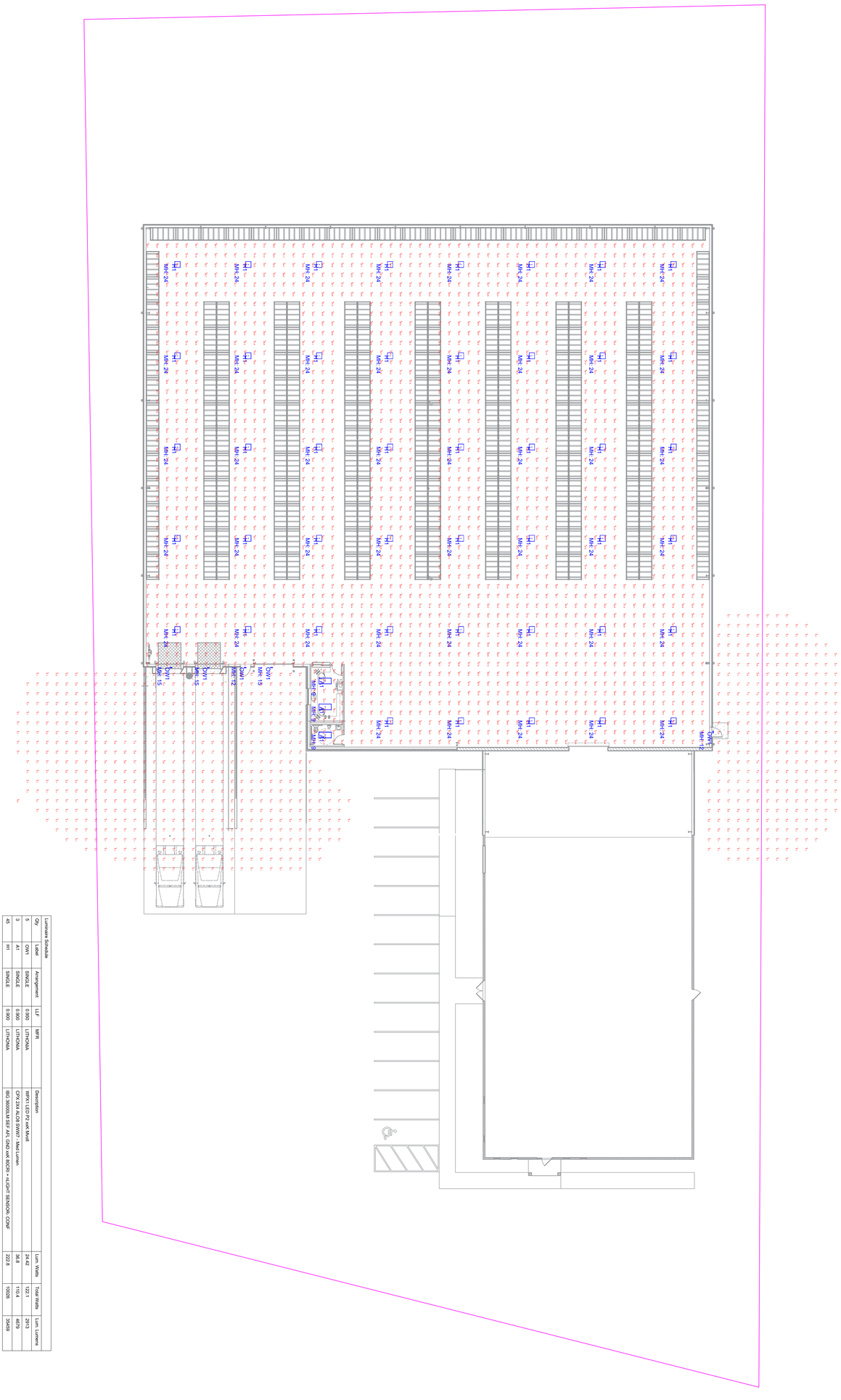
PROPOSED FOR:
NEWAY PACKAGING
1882 COMMERCE DR.
CITY OF DE PERE
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
1 06/28/2021
2 07/14/2021

FOR PERMITTING

PROJECT MANAGER: C. MYHRA
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -
SUPERVISOR: -
PRELIMINARY NO: P21110
CONTRACT NO: -
DATE: JUNE 1, 2021
SHEET: C6.1



Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
100+ WAREHOUSE, Workplane	Illuminance	Fc	36.20	57.7	2.42	14.96	23.84
100- OFFICE, Workplane	Illuminance	Fc	34.99	48.6	24.0	1.44	1.94
100- UNISEX TOILET, Workplane	Illuminance	Fc	34.75	41.8	31.0	1.12	1.35
EXTERIOR	Illuminance	Fc	1.16	10.1	0.1	11.60	101.00

Luminaire Schedule									
Qty	Label	Arrangement	LLF	Mfg	Description	Lum. Watts	Total Watts	Lum. Lumens
5	A1	SINGLE	0.900	LITHONIA	WPX1 LED P2 xxK Mvolt	24.42	122.1	2913
3	A1	SINGLE	0.900	LITHONIA	CPX 2X4 ALO5 SWWT - Med Lumen	36.8	110.4	4879
45	H1	SINGLE	0.900	LITHONIA	WBG 300000LM REF AFL GND xxK BOOM + HLGHT SENSOR, CONF	222.8	10026	35459

ENTERPRISE
Lighting & Control

Controls Drawing Package

NEWAY PACKAGING
DE PERE, WI

Drawing Type:	Prepared For: ***
Date:	05/18/2021
Scale:	NOT TO SCALE
Drawn By:	BP
Project #:	ELL21-104580
DWG Ref:	NONE
Sheet:	1 OF 9

General System Notes

ON DIGITAL SYSTEMS, ALL DEVICES TO BE CONNECTED IN A DAISY CHAIN PATTERN SO THAT THE FIRST AND LAST DEVICE IN THE CHAIN HAS AN OPEN PORT.

ON DIGITAL SYSTEMS, CONTRACTOR SHALL NOTE AND LABEL ADDRESS AND LOCATION OF EACH DEVICE ON THE SYSTEM ONE-LINE DIAGRAMS OR SYSTEM LAYOUT DRAWINGS AT TIME OF INSTALLATION.

ONE-LINE DIAGRAMS INDICATE THE REQUIRED GROUPING OF WIRES, NOT THE NUMBER OR SIZE OF CONDUITS.

WIRING SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC) AND APPLICABLE LOCAL CODES, INCLUDING PROVISION OF EQUIPMENT GROUNDING AS REQUIRED BY THE NEC.

POWER CONDUCTORS SHALL BE SIZED PER THE NEC AMPACITY TABLES (ARTICLE 310), INCLUDING ADJUSTMENT FACTOR AND NEUTRAL CONDUCTOR REQUIREMENTS (FEED AND BRANCH NEUTRAL CONDUCTORS MUST BE COUNTED AS CURRENT CARRYING CONDUCTORS). RUN SEPARATE NEUTRAL CONDUCTORS FOR EACH DIMMED LOAD CIRCUIT.

FOR 0-10VDC DIMMING SYSTEMS, VIOLET AND GRAY/PINK CONDUCTORS ARE FOR 0-10VDC LOW VOLTAGE TERMINATIONS ONLY. NEVER TERMINATE LINE VOLTAGE (120/230/277VAC) TO VIOLET AND GRAY/PINK.

CONTRACTOR IS RESPONSIBLE FOR ALL CONTROL TERMINATIONS. NO SPLICES ARE PERMITTED IN CAT5/6 CONTROL WIRING.

LIGHTING CONTROL EQUIPMENT MUST BE INSTALLED, MAINTAINED, AND OPERATED IN AN "OFFICE CLEAN" DRY ENVIRONMENT, INDOOR DRY LOCATIONS ONLY, 10% - 90% RELATIVE HUMIDITY; AMBIENT TEMPERATURE 0°- 40°C (32°- 104°F) - 0°- 35°C (32°- 95°F) RECOMMENDED.

SENSORS IN ELECTRICAL/MECHANICAL LOCATIONS NEED TO BE VERIFIED WITH AUTHORITY HAVING JURISDICTION. REFER TO NEC 110.26.D.

VERIFY MAXIMUM CABLE LENGTHS BASED ON CONTROL SYSTEM. MANUFACTURER IS NOT RESPONSIBLE FOR SYSTEMS EXCEEDING CABLING PARAMETERS.

LOW VOLTAGE CABLE MUST BE INSTALLED AT LEAST 12 INCHES FROM ALL LINE VOLTAGE CONDUCTORS EXCEPT TO CROSS OR MAKE TERMINATIONS. CAT. 5 CABLE MUST BE KEPT AWAY FROM ALL EMF DEVICES SUCH AS BALLASTS OR TRANSFORMERS.

0-10V DIMMING BALLASTS AND DRIVERS ARE REQUIRED TO COMPLY WITH IEC 60929 ANNEX E SPECIFICATIONS.

Load Types

LINE VOLTAGE INCANDESCENT - NON-PHASE DEPENDENT FOR DIMMING.

MAGNETIC LOW VOLTAGE INCANDESCENT - ALLOWABLE IN FORWARD PHASE CONTROL MODE ONLY. TRANSFORMER MUST BE RATED FOR DIMMING BY ITS MANUFACTURER. ADD 25% TO LAMP WATTAGE TO ALLOW FOR TRANSFORMER LOSS AND TO CALCULATE TOTAL LOAD.

FLUORESCENT - ALLOWABLE WITH 2-WIRE BALLAST, 0-10VDC BALLASTS, SOME 3-WIRE AND SWITCHED DEPENDING ON SYSTEM COMPATIBILITY. VERIFY CONTROL TYPES WITH YOUR REGIONAL SUPPORT TEAM.

LED - DIMMING ALLOWED PER LED DRIVER MANUFACTURER SPECIFICATIONS. VERIFY CONTROL TYPES WITH YOUR REGIONAL SUPPORT TEAM.

NEON and COLD CATHODE - ALLOWABLE IN FORWARD PHASE CONTROL MODE ONLY. BALLAST MUST BE RATED FOR DIMMING BY ITS MANUFACTURER AND BE NORMAL (LOW) POWER FACTOR. CONNECTED LOAD MUST NOT EXCEED 50% OF THE DIMMER'S NOMINAL RATING.

MOTORS - NO DIMMING ALLOWED. SWITCHED CONTROL SOURCE ONLY.

ELECTRONIC LOW VOLTAGE INCANDESCENT - ALLOWABLE, NORMALLY IN REVERSE PHASE CONTROL MODE ONLY. ELV TRANSFORMER MUST BE RATED FOR DIMMING BY ITS MANUFACTURER.

HID - DIMMING NOT ALLOWED UNLESS WITH DIMMABLE HID DRIVER. OTHERWISE, MUST BE ON SWITCHED CONTROL SOURCE.

EMERGENCY - PLEASE CONTACT YOUR REGIONAL SUPPORT TEAM TO VERIFY EMERGENCY CONTROLS NECESSARY BASED ON SYSTEM REQUIREMENTS.

SSI Notes

ONE POWER PACK IS NEEDED PER CIRCUIT/ZONE TO BE CONTROLLED BY A MAXIMUM OF 14 LOW VOLTAGE SENSORS. POWER PACK PLACEMENT ON DRAWINGS IS FOR COUNTING ONLY. FINAL PLACEMENT OF POWER PACK IS UP TO CONTRACTOR/ENGINEER. PLEASE RECHECK COUNTS TO VERIFY THE NUMBER OF POWER PACKS NEEDED TO MAKE A COMPLETE SYSTEM. THE MAXIMUM NUMBER OF POWER PACKS THAT CAN BE CONTROLLED BY A GROUP OF SENSORS IS 5. IF YOU HAVE MORE THEN 5 CIRCUITS CONTROLLING A SPACE YOU WILL EITHER HAVE TO BREAK UP THE SPACE INTO ZONES OR USE ONE POWER PACK PER LIGHTING CONTACTOR TO PULL IN THE CIRCUITS.

SENSOR PLACEMENT AND TYPES WERE PLACED WITH CURRENT PROJECT INFORMATION. ADDITIONAL SENSORS AND TYPES OF SENSORS MAY BE REQUIRED TO PROVIDE COMPLETE COVERAGE DEPENDING ON DRAWING CHANGES, EMS/BMS, FINAL PARTITION HEIGHT/PLACEMENT, FURNITURE PLACEMENT, EQUIPMENT HEIGHT/PLACEMENT AND SHELVING HEIGHT/PLACEMENT.

FOR MAXIMUM DISTANCE USING CEILING MOUNTED 360° SENSORS ROTATE THE SENSOR CLOCKWISE SO THAT THE SCREW AXIS IS POSITIONED 7.5° OFF THE ENTRANCE AXIS. WHEN WALKING ACROSS A SENSOR'S BEAM, DETECTION WILL OCCUR AT APPROXIMATELY LONGEST DISTANCE. (REFER TO SPECIFICATION SHEET FOR PICTORIAL OF ALIGNMENT)

SENSOR MASKING KITS MAY BE REQUIRED TO LIMIT COVERAGE DEPENDING ON YOUR REQUIREMENTS.

MAXIMUM CABLE LENGTH FROM START DEVICE TO END DEVICE IS 1800'. MANUFACTURER IS NOT RESPONSIBLE FOR SYSTEMS EXCEEDING CABLING PARAMETERS.

Design and Assumption Notes

1. AREAS SHOWN ARE THE ONLY AREAS ASSUMED IN ACUITY SCOPE FOR THIS PROJECT.

2. THE LIGHTING CONTROL DESIGN IS SUBJECT TO CHANGE BASED ON ADDITIONAL PROJECT SPECIFIC INFORMATION.

3. ELECTRICAL DRAWINGS AND SPECIFICATIONS NOT PROVIDED AT TIME OF LAYOUT/QUOTE REQUEST. VERIFY THIS LAYOUT/QUOTE MEETS PROJECT'S SPECIFIC REQUIREMENTS.

4. IT IS THE RESPONSIBILITY OF THE PROJECT'S PROFESSIONAL ENGINEER (ENGINEER OF RECORD) TO REVIEW AND CORRECT THE CONTROL DRAWINGS FOR COMPLIANCE WITH ALL STATE AND LOCAL CODE REGULATIONS.

NEWAY PACKAGING
DE PERE, WI

Drawing Type: System Notes

Prepared For: ****

Date: 05/18/2021
Scale: NOT TO SCALE
Drawn By: BP
Project #: ELL21-104580
DWG Ref: NONE
Sheet: L001

Created in Visual Controls

BARCODE TEMPLATES MUST BE SUBMITTED FOR ALL NLIGHT AND NLIGHT AIR PROJECTS PRIOR TO ON-SITE STARTUP.

ENTERPRISE Lighting & Control
2007 Pewaukee Rd. | Waukesha, WI 53188

NLIGHT BARCODE STICKER SHEET

ENTERPRISE Lighting & Control
2007 Pewaukee Rd. | Waukesha, WI 53188

Room #	Barcode	switchleg	Daylight Zone? Y?N	Notes

NEWAY PACKAGING
DE PERE, WI

Drawing Type: Schedules
Prepared For: ***

Date: 05/18/2021
Scale: NOT TO SCALE
Drawn By: BP
Project #: ELL21-104580
DWG Ref:
E
Sheet:

Created in Visual Controls

ENTERPRISE
Lighting & Control

Created by Bryan Palmer
LC 1.0
Project: NEWAY PACKAGING

1	PP	Power Pack PP20 Power Pack
1	$X	Sensor WSXA XX Wall Switch Sensor
1	CP 9R	Sensor CM PDT 9 R Ceiling Mount Sensor, Passive Dual Technology, Small Motion / Standard Range 360° Lens, Isolated Low Voltage Relay
2	rS	Switch RPODLA MVOLT XX G2 nLight Wireless Wall Pod, 120/277V powered wall switch for nLight Air, Generation Two
1	S$	Switch SPODMA XX Switchpod

Created by Bryan Palmer
LC 1.0
Project: NEWAY PACKAGING

31	H1	H1 IBG 36000LM SEF AFL GND MVOLT GZ10 40K 80CRI NLTAIR2 RMSOD45 DWH Luminaire nLight Air enabled, wireless control Integrated occupancy sensor with 15-40' mounting height lens
7	H1A	H1A IBG 36000LM SEF AFL GND MVOLT GZ10 40K 80CRI NLTAIR2 RMSOD45A DWH Luminaire nLight Air enabled, wireless control Integrated occupancy sensor with 15-40' mounting height aisleway lens
7	H1-EM	H1-EM IBG 36000LM SEF AFL GND MVOLT GZ10 40K 80CRI IE20WCPHE NLTAIR2 RMSOD45 DWH Luminaire nLight Air enabled, wireless control Connected to emergency power circuit

WIRE LEGEND - LC 1.0

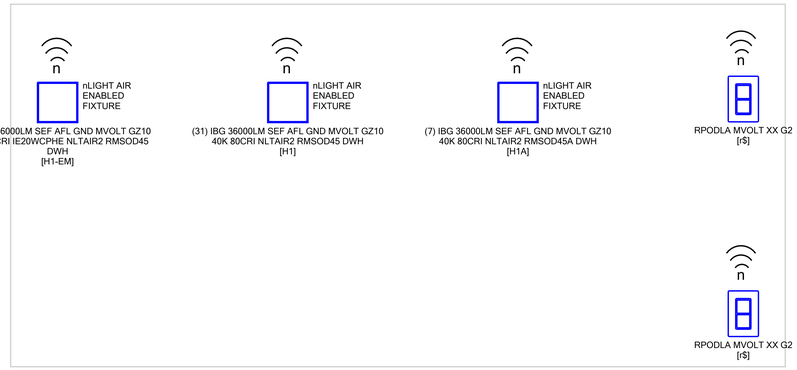
LV
Low Voltage
Low voltage wire

NEWAY PACKAGING
DE PERE, WI

Drawing Type: Control Layout
Prepared For: ****

Date: 05/18/2021
Scale: 1/8" = 1'
Drawn By: BP
Project #: ELL21-104580
DWG Ref:
Sheet: E

Created in Visual Controls



1 100/102 (STANDALONE)
LC 1.0

NEWAY PACKAGING
DE PERE, WI

Drawing Type: Riser
Prepared For: ***

Date: 05/18/2021
Scale: NOT TO SCALE
Drawn By: BP
Project #: ELL21-104580
DWG Ref:
Sheet:

Created in Visual Controls