



Plan Commission

Regular Meeting

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

Agenda

Monday, July 25, 2022

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 25, 2022** 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](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

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.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the June 27, 2022 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action on an extraterritorial 4 lot certified survey map at 4609 Cottonwood LN in the Town of Ledgeview (Parcel D-2027). *
5. Consideration and possible action to change the following four street names within the recorded Mystic Creek subdivision plat: N Stellita CI changing to N Midnight Star CI; S Stellita CI changing to S Midnight Star CI; Beasle CT changing to Black Shadow CT; and Meyer WY changing to Diamond Breeze WY. *
6. Consideration and possible action on a precise implementation plan for a proposed drive-in or convenience food establishment at 1360 Scheuring RD (Parcel WD-D0021-4). *
7. Consideration and Possible Action on Request of Alderperson Hansen to Amend Chapter 46, De Pere Municipal Code, Requiring Planting of Street Trees in new Residential Subdivisions.*
8. Consideration and possible action regarding a new 2-foot wide easement and occupancy permit in the alley between the 400 BLK of Main AV and Reid ST.*

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Steven M. Bieda, PLS Mau & Associates LLP

Ryan Radue, Seville Properties LLC

Frank Callaway, R & F Enterprises of Green Bay LLC

Joel Ehrfurth, Mach IV Engineering & Surveying LLC

Andy Dumke, Nicolet Commercial De Pere LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 25, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the June 27, 2022 Plan Commission meeting.

ATTACHMENTS:

- PC_Jun2022_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, June 27, 2022

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	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the May 23, 2022 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
----------------	------------------

4. A Public Hearing on the current status of CDBG-Funded Activities is scheduled for 7:00 PM or as soon thereafter as can be heard.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on June 10, 2022.

A. Overview and current status of CDBG-funded activities.

The consultant, Katherine Westaby presented an overview of the Oak Meadows project at 525 N Tenth St. The building was constructed in the 1970's and was vacant at the time of the application. The City applied for and was awarded the grant in 2021 for a 55-unit independent affordable senior living facility. Since 2002, the building was remodeled and used as a 68-bed Assisted Living Facility. Construction began in January 2022 and should be completed by the end of July.

RESULT:	DISCUSSED
----------------	------------------

B. Citizen input regarding current CDBG activities.

Mayor Boyd declared the public hearing open at 7:05 PM. There were no public comments. The public hearing was declared closed at 7:06 PM. Mark Higgins

asked how many CDBG grants are ongoing in the City of De Pere. Development Services Director Daniel Lindstrom stated that this is the one and only active CDBG project in De Pere.

RESULT: DISCUSSED

5. A Public Hearing on the proposed project plan amendment for Tax Increment Financing District No. 15 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing for Tax Increment District No. 15 Project Plan Amendment.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on June 17, 2022.

RESULT: DISCUSSED

B. Review Proposed Project Plan Amendment for Tax Increment Financing District No. 15. *

Development Services Director Daniel Lindstrom reviewed the proposed project plan amendment for TID No. 15. The TID was created in 2020 as an overlay to TID No. 8. It is a mixed-use TID. He explained that the purpose of the boundary amendment is to add planned project costs to the previously approved TID Project Plan. It is strictly a project plan amendment and the boundary of TID No. 15 remains unchanged. The amendment now includes additional project costs that were not included in the original project plan, including the Humana Campus mixed-use redevelopment project. Also included in the amendment is the cost-share increase associated with the future Southern Bridge Connector Project. Mayor Boyd opened the public hearing at 7:19 PM. No one wished to speak and Mayor Boyd declared the public hearing closed at 7:19 PM. Mark Higgins moved, seconded by Ald. Raasch to approve the project plan amendment and forward it to Common Council. Upon vote, motion carried unanimously.

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

C. Resolution PC22-01, Recommending Adoption of the Proposed Project Amendment to Tax Increment District No. 15.

Ald. Raasch moved, seconded by Brenda Busch, to approve Resolution PC22-01. Upon vote, motion carried unanimously.

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

6. Discussion between the Plan Commission and developer about the proposed development and rezoning with Planned Development District (PDD) overlay of four Condominium Units at 815 Fox River DR (Parcel ED-91).

City Planner Peter Schleinz provided a brief introduction of the proposed development and rezoning at 815 Fox River Drive. He outlined the next steps in the process, which will include a rezoning with a PDD overlay. This first step in the process is for a discussion between the developer and the Plan Commission. Bob Gryboski addressed the board, stating that the owner of the property, Tim Kneeland approached him about bringing a higher-end custom condominium development to the Fox River Drive area. The development will consist of 2 two-unit condominiums. Tim Kneeland reported that he talked to all the nearby residents and they were all supportive of the project. Mark Higgins stated that the rendering are very impressive and Ald. Carpenter added that the design of the condos is complimentary to the building next door to the north. This is a discussion-only item so no action is needed at this time.

RESULT:	DISCUSSED
----------------	------------------

7. Consideration and possible action for a site plan for an ~3,950 building addition and ~6,375 SF parking lot addition at 1415 Fortune AV (Parcel WD-D0040-1).

City Planner Peter Schleinz reviewed the site plan for a building addition and parking lot addition at 1415 Fortune Avenue. The site plan includes the following:

- A. Additional office space
- B. Modified/additional parking area
- C. New canopy and facade materials on the office area.
- D. New windows on the east and west end of the warehouse.

Peter noted that some of the office facade materials include smooth architectural panel, which requires Plan Commission approval. Staff recommended approval of the site plan, as well as the smooth metal panel for the office portion of the building, subject to the conditions in the report. Mayor Boyd moved, seconded by Ald. Raasch, to approve the site plan and metal panel. Upon vote, motion carried unanimously.

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

8. Discussion about proposed changes to the City's proposed DRAFT Zoning Code related to parking and access.

City Planner Peter Schleinz reviewed the proposed draft zoning code related to parking and access. He explained the significant changes to parking ratios for residential, public and civic uses, as well as for commercial uses. Parking ratios refer to how we calculate the number of parking stalls that are required. One change to residential uses is that one stall must be enclosed. This applies to single-family, two-family and multi-family residential. One exception to this requirement is for small lots and older neighborhoods, but most do have an enclosed structure. Peter pointed out that in the new code, the information is more user-friendly and is laid out in tables rather than written out in full sentences. The next topic explained was the calculation of required parking. Peter provided a few examples, comparing the required parking for both the existing code and the new code. He then moved on to the significant parking reductions and credit changes. One change is that there is one auto stall credit for every five bicycle stalls provided (up to 10 auto stalls). Also, nearby public parking lots and off-street parking can be credited for non-residential uses. Finally, shared parking can be used, based on different uses and hours of parking demand. The next topic was bicycle parking changes. Peter noted that the current code does not have any bicycle parking requirements, but the

new code establishes short-term and long-term bicycle parking location and design criteria. Also, certain criteria must be met in order to obtain auto stall credits. Peter emphasized that bicycle parking is strongly encouraged but not required. Next, Peter highlighted significant off-site parking changes. He noted that residential uses do not allow off-site parking. In addition, off-site parking lots need to be within a 500-foot radius, measured from the entrance door to the outer perimeter of the furthest parking stall. The next topic of discussion was parking area layout and design. Peter noted that parking stall widths are reduced from 9 feet wide to 8.5 feet wide. Also, requirement for tandem parking spaces is added. Peter stated that not much has changed with regard to driveways and curb cuts. One significant change is that the maximum driveway width at the property line has increased from 25 feet to 30 feet for residential uses. Next, Peter highlighted the significant changes to stacking space, which refers to the line spacing for drive-through lanes. The new code establishes stacking spaces for all types of drive-throughs, with a size of 8 feet by 17 feet. The last topic regarding the zoning code changes is loading area changes. These include: a minimum size of 10 feet by 25 feet with 15 feet of overhang clearance, cannot be on the front facade, loading and unloading must be done onsite, not in the ROW, and signage is required for "no idling for longer than 5 minutes" when parked in a loading area. One area of change with the new code is that 8 feet screening is required when adjacent to a residential district, as opposed to 5 feet in the current code. Mayor Boyd asked if anyone had questions regarding Peter's presentation. Discussion followed regarding the 500-foot radius for off-site parking and whether the radius should be larger than 500 feet. Peter noted that the radius can be changed to a larger number based on the Plan Commission's suggestion. Ald. Raasch stated that he thinks 500 feet is too small and that the number should be increased to possibly 750 or 1000 feet. Mayor Boyd agreed that a wider radius is a good idea. Ald. Carpenter asked Peter what the downfall of creating a larger radius would be. Peter replied that a key component of the off-site parking situation is making sure the public is educated on the parking, which includes making sure everyone understands that they may need to walk a little further from their final destination in order to get a parking spot. This item is for discussion only so no action needed to be taken at this time.

City Planner Peter Schlein introduced the second part of the agenda item, which is a memo from Ald. Hanson related to a resident's parking concern with a large camper parked right up the sidewalk in his neighborhood. Ald. Hanson explained that he was contacted by a citizen who is concerned because his neighbor parks a large camper in his driveway right up to the street for 6 plus months of the year. Mayor Boyd asked the homeowner if he contacted the developer of the subdivision regarding the restrictive covenant violation. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Homeowner Matt Van Sistine addressed the board. He stated that he spoke to the developer briefly about the camper, but the developer preferred not to enforce the covenant prohibiting campers. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Ald. Carpenter stated that he understands Mr. Van Sistine's frustration, but he doesn't know how to address it. He stated that there are campers, boats, and trailers parked all over the City. Mayor Boyd added that there are several campers parked in driveways in his neighborhood as well. He stated that there would be severe backlash from citizens if the City imposed a restriction on parking campers on hard surfaces. Ald. Hanson requested that staff look into establishing a setback from the street. Ald. Raasch asked if the homeowner wants to prohibit the camper altogether or just to establish a setback from the street. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting for a second time. Upon vote, motion carried unanimously. Matt Van Sistine

stated that his goal is not to get rid of all campers. He just wants a 2 or 4-foot setback from the sidewalk. Mayor Boyd thanked Mr. Van Sistine for his comments. He then moved to go back to regular order, seconded by Ald. Carpenter. Upon vote, motion carried unanimously. Discussion followed and it was decided that staff would look into whether other communities have any ordinances related to this topic.

RESULT:	DISCUSSED
----------------	------------------

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 8:44 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 25, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 25, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on an extraterritorial 4 lot certified survey map at 4609 Cottonwood LN in the Town of Ledgeview (Parcel D-2027). *

ATTACHMENTS:

- PC Report - CSM on Cottonwood LN (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

Item 4: Consideration and possible action on an extraterritorial 4 lot certified survey map at 4609 Cottonwood LN in the Town of Ledgeview (Parcel D-2027). *

SITE MAP



REQUESTED ACTION: Extraterritorial Certified Survey Map Approval. *

Note: Plan Commission recommended approval of an earlier version of this CSM in April 2019 but the approval status expired. Another review is required.

COMMON DESCRIPTION: 4609 Cottonwood Lane, located south and east from the Cottonwood Lane and Heritage Road intersection in the Town of Ledgeview.

PARCEL NUMBER(S): D-2027.

ZONING: R-1 Residential for the Town of Ledgeview.

SURROUNDING LAND USES: Developing residential to the north, south, and east (Ledgeview).
Agricultural across the street to the west (De Pere).

COMPREHENSIVE PLAN: Planned Mixed Use in Ledgeview.

**City of De Pere
Staff Comments**

**Plan Commission
July 25, 2022**

APPLICANT/OWNER:	<u>Authorized Representative</u> Steven M. Bieda, PLS Mau & Associates LLP Authorized representative 400 Security BLVD, Suite 1 Green Bay, WI 54313	<u>Property Owner</u> Ryan Radue, Member Seville Properties LLC Property owner 5495 North Avenue Denmark, WI 54208
SITE HISTORY:	After a review of air photographs, the site has remained vacant for agricultural use since 1938.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The proposed CSM is in Ledgeview, immediately east of the De Pere City limits. • The proposed land division will create four residential use lots. • The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres (12,000 SF) and 90'. All lots meet the minimums for De Pere and Ledgeview. • The site is not within the Urban Reserve Area of Extraterritorial Review Jurisdiction due to boundary agreements. A minimum lot size of 10 acres does not apply. • The site is located inside the sewer service district for Ledgeview. • The staff recommended conditions of approval are listed at the end of the report. The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.	
REVIEW PROCESS:	For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to review the certified survey map on August 2, 2022.	
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the certified survey map, subject to: 1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Ledgeview. 2. Modify the City of De Pere Certificate to reference the date the Clerk signs the document AND the date the City of De Pere Common Council approved the document. Also the signature line name should be updated to read Carey E. Danen, City Clerk.	

	CITY OF DE PERE APPLICATION FOR PLANNING DEPT. CSM REVIEW	Fee: \$ 368.00
		Receipt #: 174194
		Date: 7-18-22

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates	Authorized Representative Steve Bieda	Title Professional Land Surveyor	
Mailing Address 400 Security Blvd Ste 1	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920 434 9670	Fax Number (incl. area code) _____	

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

Name (Ind. Org. or Entity) Seville Properties	Contact Person Ryan Reda	Title Owner	
Mailing Address 2585 S. Broadway	City Green Bay	State WI	ZIP Code 54304
Email Address ryan@redahomes.com	Phone Number (incl. area code) 920 569 6355	Fax Number (incl. area code) _____	

SECTION 3: Project or Site Location

Project Address/Description LEDGEVIEW (Extraterritorial)	Parcel No. D-2027
--	-----------------------------

SECTION 4: CSM Information

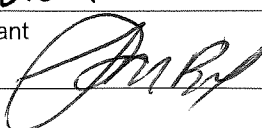
Existing Zoning:	LEDGEVIEW
Present Use of Parcel:	Vacant
Proposed Use of Lots:	4 home lots

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

SECTION 5: Certification and Permission

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

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

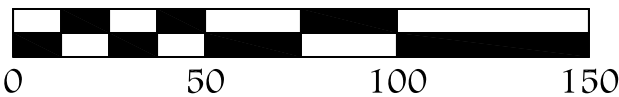
Name of Owner/Authorized Representative (please print) Steve Bieda	Title PLS	Phone Number 920 434 9670
Signature of Applicant 		Date Signed

TO BE COMPLETED BY CITY STAFF

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

Certified Survey Map

All of Outlot 3 of the recorded plat "Heritage Heights", (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), being located in part of Private Claim 39, East Side of Fox River, Town of Ledgeview, Brown County, Wisconsin.



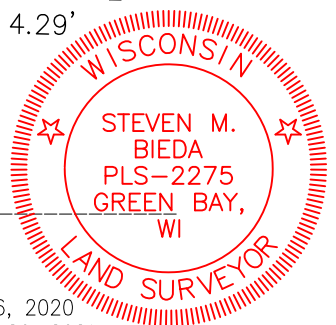
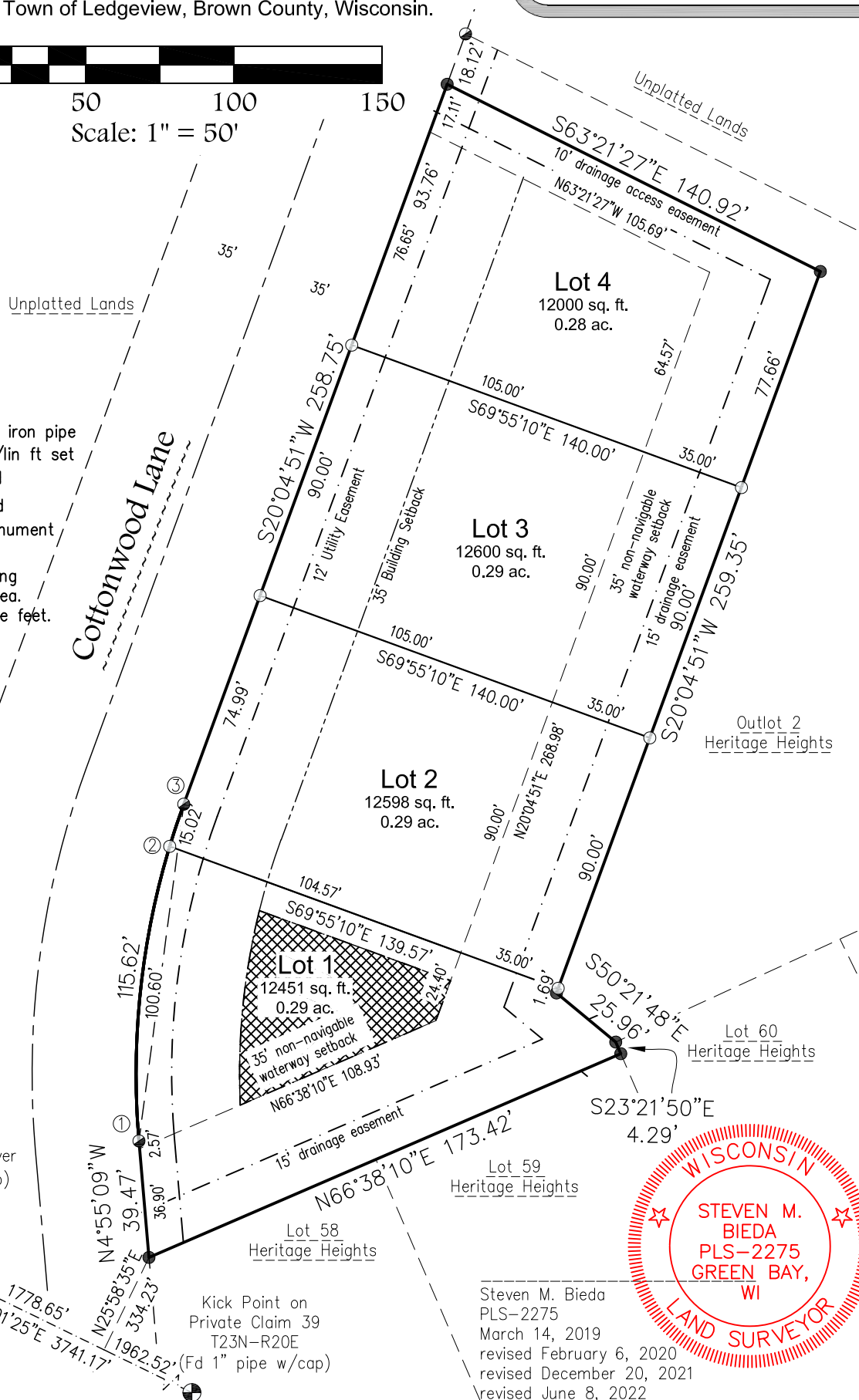
Scale: 1" = 50'

North



Legend

- 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- 2" iron pipe found
- ⊕ Brown County monument - type noted
- Lot 1 building envelope area. 2675 square feet.



Steven M. Bieda
PLS-2275
March 14, 2019
revised February 6, 2020
revised December 20, 2021
revised June 8, 2022

Client: Seville Properties

Tax Parcel: D-2027

Drafted By: MRA

File: L-12215CSM 031319.dwg

Data File: L-12215.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Five

Project No.: L-12215

Drawing No.: L-10642

Fieldwork Completed: 03/12/2018



Certified Survey Map

All of Outlot 3 of the recorded plat "Heritage Heights", (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), being located in part of Private Claim 39, East Side of Fox River, Town of Ledgeview, Brown County, Wisconsin.

CERTIFICATE OF THE CITY OF DE PERE

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

Carey Danen
City Clerk

LIMITED LIABILITY COMPANY OWNER’S CERTIFICATE

Seville Properties LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented hereon. Seville Properties LLC LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission, City of DePere and the Town of Ledgeview for approval or objection in accordance with current Land Subdivision Ordinances.

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

Ryan Radue Member

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

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

NOTES

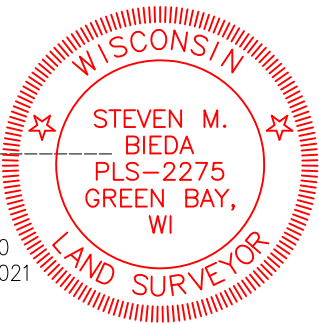
The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town of Ledgeview has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

The lots of this land division may experience noise at levels exceeding the levels in S. Trans 405.04 Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway’s through-lane capacity.

A 10-foot side setback is required on each lot.

Future development of all lots shall comply with code and plat requirements for building size and floor area and with the number of structures and other requirements.

Steven M. Bieda
PLS-2275
March 14, 2019
revised February 6, 2020
revised December 20, 2021
revised June 8, 2022



Sheet Three of Five
Project No.: L-12215
Drawing No.: L-10642



Certified Survey Map

All of Outlot 3 of the recorded plat "Heritage Heights", (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), being located in part of Private Claim 39, East Side of Fox River, Town of Ledgeview, Brown County, Wisconsin.

RESTRICTIVE COVENANTS

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

Lots 1–4 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes non-navigable waterways, all land within 35 feet of the top of bank of non-navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

Plan Approval: Complete copies of Plans (Construction Blueprints); including plan for each level of the home (above and below ground), all elevations, and plot plan must be submitted to the Developer for approval prior to the start of construction and shall remain on file with the Developer:

- All homes to have a minimum 6 ½ roof pitch
- All homes to have a minimum of 2 stall garage
- All homes to have some masonry on front (approximately ¼ of front of house). Except Salt box style homes will be exempt from this requirement
- All homes to have a hard surface driveway
- All homes to be built on site
- All ranch homes to be a minimum of 1,600 square feet
- All 2 story homes to be a minimum of 1,800 square feet

Developer’s Approval/Architectural Control: The improvements on each Lot to any alteration thereof, shall be subject to the approval of the Developer which has the authority to approve or reject the plot plan, design, floor plan, color, elevation, and site location of improvements on any lot in order to preserve and protect the integrity and harmony of the Heritage Heights plat. Such approval may be evidenced on the blue print itself or on a separate written instrument, signed by the Developer.

Building Relocation: No building erected elsewhere may be moved onto any lot or lots within the plat certified survey map.

Temporary Structures: No temporary structures (including, within exclusion of others, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted for dwelling purposes.

Grade: Every house shall have a foundation below the frost line. Every house shall be placed on the lot to establish the top of foundation at a minimum of 24” above curb height; with adjustments being made for the contour of the road and existing homes. Final grade, after construction, the construction area and land occupied by public easement shall not be graded in such a manner as to interfere with drainage of storm water of said lot or neighboring lots. Exposed or walkout lots shall not have lower level openings below the current known high water elevation for the area. Said use shall be identified with plan submitted for pan approval and the individual lot owner shall be solely responsible to insure that the structure is properly placed so as to not cause themselves, their neighbors or the rest of the development drainage problems in the future. During the platting process for Heritage Heights there has been a drainage plan designed by the engineer. Property owners are responsible to make sure their property is in compliance with this drainage plan at all times; before, during and after construction. If lot owner is found not to be in compliance with the drainage plan and corrections need to be made it will be done at property’s owner expense.

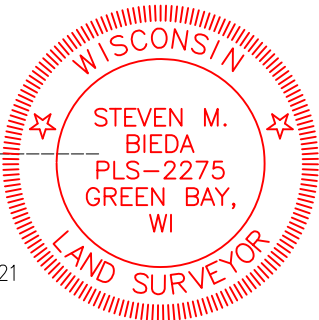
Suitability of Soil: During the development process soil(s) may be moved onto/off of/across lots in this development. Developer makes no representation or warranty whatsoever, express or implied, regarding the physical condition of any Lot. Developer recommends prospective buyers, at buyer’s expense, have their Lot inspected and tested by a qualified professional regarding subsurface conditions or any matter which may be of concern to buyer.

State Date/completion: There is no construction limit between lot ownership and start date. Projects must be complete within one year of start of construction (issuance of building permit by the Town of Ledgeview). Every structure shall have a permanent finish on the exterior within six months of start. Completion of a project includes the dwelling, the lot, which shall be finally graded to meet existing grade requirements: landscaping, lawn and hard surface driveway.

Lot Stakes/Corner Markers: Survey stakes (metal pipes in the ground) identify every lot corner. Whether done by individual lot owner, their builder, or professional surveyor; the lot owner is responsible to locate corner markers. The home must be placed within the legal limits of the plat certified survey map and the requirements of the Town of Ledgeview. Lot owners shall be solely responsible for maintaining all survey markers and must be sure they are not moved or removed during the construction of their individual homes. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.

(Continued on next sheet)

Steven M. Bieda
PLS-2275
March 14, 2019
revised February 6, 2020
revised December 20, 2021
revised June 8, 2022



Sheet Four of Five
Project No.: L-12215
Drawing No.: L-10642



Certified Survey Map

All of Outlot 3 of the recorded plat "Heritage Heights", (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), being located in part of Private Claim 39, East Side of Fox River, Town of Ledgeview, Brown County, Wisconsin.

RESTRICTIVE COVENANTS (continued)

Fill and Topsoil: Stockpiles of topsoil and fill located on any lot remain the property of the subdivision/developer and are not a part of the sale of any individual lot upon which it may be stockpiled. Any fill hauled in or out of any lot shall be at the buyer’s expense.

Maintenance of Vacant Lot: The lot owner is responsible for the maintenance and upkeep of the lot prior to the start of construction, including but not limited to keeping the lot free of trash and debris and cutting long grass and weeds.

Construction Debris/Curb Cuts: The lot owners, in accordance with ordinances enforced by the Town of Ledgeview, shall dispose of all debris created during construction, including curb cuts. Any cost incurred by developer for removal of such debris shall be billed to the homeowner who is responsible for removal of such debris.

Outbuildings: Outbuildings or storage shed shall: A) be of an exterior material to match the roof and siding of the residence. B) shall comply with all zoning regulations and building codes of the Town of Ledgeview. C) shall be limited to one per lot. D) shall not exceed 144 square feet in size.

Exterior Storage: There shall be no long term (not longer than 2 weeks) exterior storage of trailers, RVs, boats, inoperable vehicles of any kind on any lots.

Fences: No chain line or barricade fences of any kind shall be permitted on any lot. All fences must be located by professional surveyor and must comply with all restrictions imposed by the Town of Ledgeview.

Amendments/Changes: Variations from these restrictions may be approved in writing by the subdivision Developer.

Duration: The covenants are restrictions of this Declaration and shall remain in effect for a period of (20) years from the date hereof (August 31, 2016) and thereafter shall continue to be automatically be in effect for additional periods of five (5) years unless terminated or otherwise limited or enlarged by the recording of an instrument executed and acknowledged by the then owners of at least 75% of the lots covered by this Declaration Document No. 2756907, Town of Ledgeview, Brown County, Wisconsin.

Disputes: All covenant disputes and/or violations are to be reconciled between the parties involved or through the civil court system. Developer is not responsible for the correction of such violations and/or disputes, nor the process through which the disputes are remedied. Lot owners will take it upon themselves to remedy all covenant violations.

Variations in any of these covenants may be permitted by the developer where he is reasonably satisfied that such variations will be pleasing and generally in keeping with the character of surrounding properties and will not be a detriment to the subdivision as a whole. After the developer no longer owns any lot in the subdivision, requests for variations may be submitted to such review committee(s) as may be convened among the property owners within the subdivision for consideration and approval or rejection.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

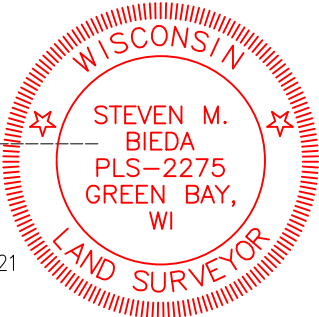
Seville Properties LLC dated _____, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, and other public utilities, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Steven M. Bieda
PLS-2275
March 14, 2019
revised February 6, 2020
revised December 20, 2021
revised June 8, 2022



Sheet Five of Five
Project No.: L-12215
Drawing No.: L-10642



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 25, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action to change the following four street names within the recorded Mystic Creek subdivision plat: N Stellita CI changing to N Midnight Star CI; S Stellita CI changing to S Midnight Star CI; Beasle CT changing to Black Shadow CT; and Meyer WY changing to Diamond Breeze WY. *

ATTACHMENTS:

- Memo to PC - Street Name Changes (DOCX)
- Application Form (PDF)
- Mystic Creek - Recorded Plat (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

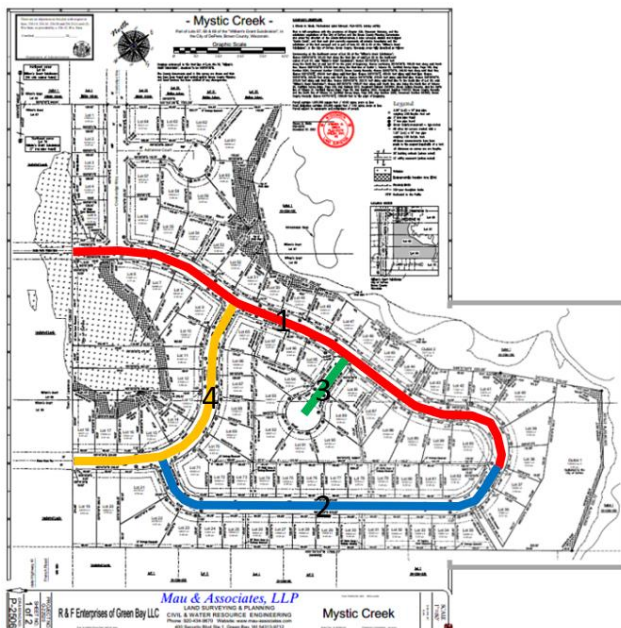
Date: July 25, 2022

RE: **Consideration and possible action to change the following four street names within the recorded Mystic Creek subdivision plat: N Stellita CI changing to N Midnight Star CI; S Stellita CI changing to S Midnight Star CI; Beasle CT changing to Black Shadow CT; and Meyer WY changing to Diamond Breeze WY. ***

Summary:

The Plan Commission reviewed the final Mystic Creek subdivision plat on January 24, 2022 and Common Council approved the final plat on February 1, 2022. The final plat was recorded on April 45, 2022. Shortly after the City review, but prior to recording date, the developer requested that the following four street names on the plat be changed (see map, below):

1. N Stellita CI changing to N Midnight Star CI (*red line*);
2. S Stellita CI changing to S Midnight Star CI (*blue line*);
3. Beasle CT changing to Black Shadow CT (*green line*);
4. Meyer WY changing to Diamond Breeze WY (*orange line*).



Staff suggested against changing street names to the petitioner/developer at that time because related documents (construction, agreement, etc.) were already in development with the original street names.

The Developer/Petitioner Reason for Changing Street Names from Application Form:

“Developer wishes to change names as stated before this becomes an established neighborhood and before it would impact home builders and homeowners. If approved prior to home construction, the impact of street name changes would be minimal.”

Agency Review:

Unlike many other project reviews, the decision to change a street name is subjective and the Development Services department does not provide a recommendation. Development Services department facilitated a review to assist the Plan Commission and Common Council with the decision-making process, the following agencies were notified of the change. Concerns, comments, and non-supporting support comments were collected and are listed with each agency.

- Brown County Planning and Land Services – no objection.
 - Review was for duplicate and similar sounding street names.
- Brown County 911 Emergency Services – no objection.
- United States Post Office (De Pere) – no objection.
- De Pere Police Department -- no objection.
- De Pere Fire Department -- no objection.
- De Pere Engineering – Objection for the following reasons:
 - In the future, all permits issued for the project will be related to street names that no longer exist. This will make it difficult for referencing permits in the future. This project has multiple permits from the WDNR and Army Corps
 - The entire [engineering] plan set will need to be redone with the new names.
 - The developers should have made this change prior to the City completing the plans.
 - The agreement with the Town [of Lawrence] will need to be redone as the street names are referenced for various utility and street maintenance and ownership activities.
 - All the inspector notes and daily logs for the construction will be wrong.

Non-supporting comments related to convenience to agencies and departments are in addition to inconveniences that future home builders and homeowners may experience.

Note: If the Plan Commission recommends approval, it should include a condition that the name change is subject to the Town of Lawrence also changing the adjacent street names N Stellita Ct and Meyer Wy.

	CITY OF DE PERE APPLICATION FOR STREET NAME CHANGE	Fee: \$ 220.00 Receipt #: _____ Date: _____
---	---	--

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates, LLP	Authorized Representative Steve Bieda	Title Managing Partner	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) (920)434-9670	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) R & F Enterprises of Green Bay, LLC	Contact Person Frank Callaway	Title Owner	
Mailing Address 3230 Eiler Road	City DePere	State WI.	ZIP Code 54115
Email Address frank@bestenterprisesllc.com	Phone Number (incl. area code) (920)371-1066	Fax Number (incl. area code)	

SECTION 3: Street Name Change

Current Street Name:	1.) North and South Stellita Circle, 2.) Meyer Way, 3.) Beasle Ct.
New Street Name:	1.) Midnight Star Circle, 2.) Diamond Breeze Way, 3.) Black Shadow Ct.

SECTION 4: Street Name Change Information

Reason for Requesting Name Change:	Mystic Creek Subdivision Plat - Developer wishes to change names as stated
------------------------------------	--

SECTION 5: Certification and Permission

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

Name of Owner/Authorized Representative (please print) <i>Frank Callaway</i>	Title <i>owner</i>	Phone Number <i>920-371-1066</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>6/6/22</i>

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

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 21, 2022

Remick Power
Department of Administration



- Mystic Creek -

Part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the City of DePere, Brown County, Wisconsin.

Graphic Scale



Bearings referenced to the West line of Lots 66-76, "William's Grant Subdivision", assumed to be N38°04'30"E.

The County Monuments used in this survey are shown and their lines have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

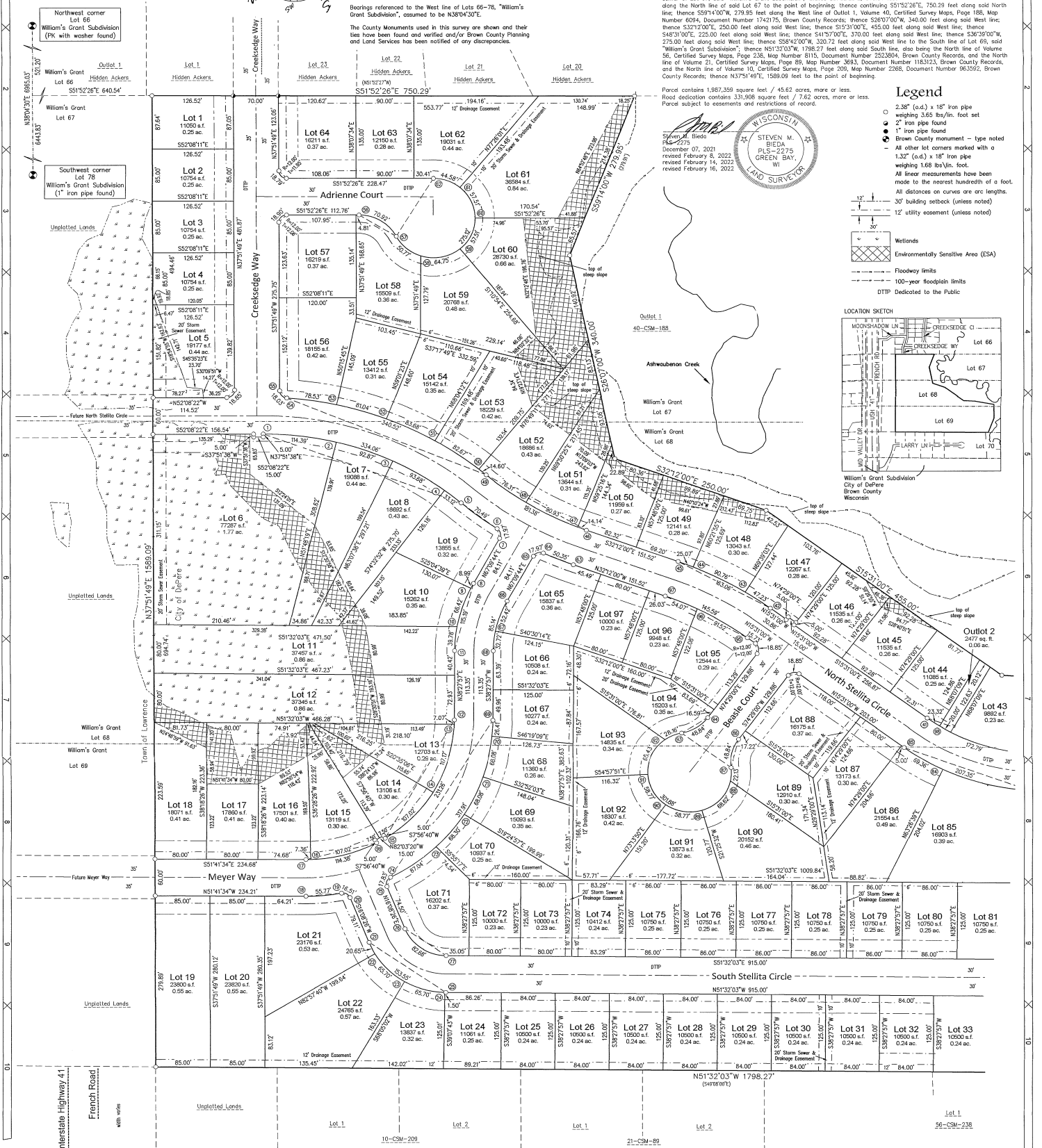
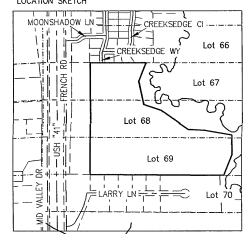
That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of DePere and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Mystic Creek", and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Lot 66 of the "William's Grant Subdivision"; thence S38°04'30"W, 521.20 feet along the West line of said Lot 66 to the Northwest corner of Lot 67; said "William's Grant Subdivision", thence S51°52'26"E, 640.54 feet along the North line of said Lot 67 to the point of beginning; thence S51°52'26"E, 750.20 feet along said North line, thence S51°52'26"E, 779.89 feet along the West line of Outlet 1, Volume 40, Certified Survey Maps, Page 188, Map Number 6094, Document Number 1742175, Brown County Records; thence S26°07'00"W, 340.00 feet along said West line, thence S32°12'00"E, 250.00 feet along said West line; thence S10°31'00"E, 450.00 feet along said West line, thence S40°31'00"E, 225.00 feet along said West line, thence S41°57'00"E, 370.00 feet along said West line, thence S38°30'00"W, 275.00 feet along said West line, thence S58°42'00"W, 320.72 feet along said West line to the South line of Lot 69, said "William's Grant Subdivision"; thence N51°52'03"W, 1798.27 feet along said South line, also being the North line of Volume 56, Certified Survey Maps, Page 236, Map Number 6115, Document Number 2533664, Brown County Records, and the North line of Volume 21, Certified Survey Maps, Page 89, Map Number 3683, Document Number 1183123, Brown County Records, and the North line of Volume 10, Certified Survey Maps, Page 200, Map Number 2268, Document Number 963592, Brown County Records; thence N37°51'49"E, 1589.09 feet to the point of beginning.

Parcel contains 1,867,359 square feet / 42.62 acres, more or less.
Road dedication contains 331,508 square feet / 7.62 acres, more or less.
Parcel subject to easements and restrictions of record.

Legend

- 2.38" (a.d.) x 18" iron pipe weighing 3.65 lbs./in. foot set
- 2" iron pipe found
- 1" iron pipe found
- Brown County monument - type noted
- All other lot corners marked with a 1.32" (a.d.) x 18" iron pipe weighing 1.68 lbs./in. foot.
- All linear measurements have been made to the nearest hundredth of a foot.
- All distances on curves are arc lengths.
- 30' building setback (unless noted)
- 12' utility easement (unless noted)
- Wetlands
- Environmentally Sensitive Area (ESA)
- Floodway limits
- 100-year floodplain limits
- DTP: Dedicated to the Public



Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Mystic Creek

Packet Pg. 23

PROJECT NO. G-22520
SHEET NO. 1 of 2
DRAWING NO. P-2506

R & F Enterprises of Green Bay LLC

File: G-22520 Final Plat 120721.dwg

Data File: G-22520.dwt

Fieldwork Completed: 3/21/22

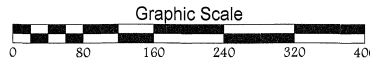
TAX PARCEL NO. WD-L449

SCALE 1"=80'

DRAWN BY BAR

- Mystic Creek -

Part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in
the City of DePere, Brown County, Wisconsin.



NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Lots 4-8 & 10-18 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrator's Office prior to any development activity.

A Shoreland Permit from the Brown County Zoning Administrator's Office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

EXISTING COVENANTS

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Lots 4-8, 10-18, 40, 41, 45, 46, 48-53, 59-61 and Outlot 1 contain an environmentally sensitive area (ESA) as defined in the Brown County Zoning Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark - wetlands is greater, all land within 75 feet of the ordinary high water mark of navigable waterways, steep slopes of 20% or greater associated with any discernable waterway or natural resource features and a 20-foot setback from top and bottom of steep slopes. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

Drainage easements in favor of the City of DePere on rear and side lot lines shall be provided. Such easements shall contain the following restrictions:

- An obstruction to the flow of water, by any means, shall be prohibited.
- No structure, earthen bank, dam, dike, or other improvement, line, or landscaping shall be permitted.
- The erection of a fence or annual plantings may be allowed provided that they do not obstruct the flow of water. Landscaping shall be permitted if placed according to the grading plan and approved by the City.
- Greater (proper) owner is prohibited from changing the grade elevation of the drainage easement from that established by grantor.
- Grantor shall have full rights of ingress and egress to carry on and all work in connection with maintenance and operation in, over, under and across the lands of grantor.
- The property covered by said easement shall not be used in any way or manner that will impair the rights of the grantee.
- The easement shall run with the land, and shall be binding upon the grantees, heirs, successors, heirs and assigns of grantor and grantee.
- The easement shall be perpetual.

Property owners are responsible for the removal and replacement of any utilities/improvements on easements beyond restoration.

The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by lot owner and maintained by the abutting property owner to provide adequate drainage of surface water.

Side lot lines for Lots 1-4 shall be graded by property owners to drain to the street.

Exposed basement windows shall be approved by the Inspection Department prior to construction.

Sidewalks are required on both sides of all street in the subdivision.

The City may restrict parking on one side of the street.

The United States Postal Service (USPS) requires the installation of Cluster Mailbox Units (CMU) in this subdivision. The lot owners associated with the designated CMU are joint owners of the specified CMU structure, foundation, and associated sidewalk and are responsible for the long-term maintenance and replacement. If the property owners do not keep the CMU in good-looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs or the replacement.

Legend

- 2.38" (a.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot
- 2" iron pipe found
- 1" iron pipe found
- Open County easement - type noted
- All other lot owners marked with a 1.32" (a.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot

All linear measurements have been made to the nearest hundredth of a foot.

All distances on curves are arc lengths.

30' utility setback (unless noted)

12" utility easement (unless noted)

Wetlands

Environmentally Sensitive Area (ESA)

Floodway limits

100-year floodplain limits

DTP Dedicated to the Public

Unplatted Lands

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

R & F Enterprises of Green Bay LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, TIME WARNER CABLE, AT&T, CITY OF DEPERE, and other public utilities, Grantees,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of such lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes.

The Grantees agree to restore or repair, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities, or brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 21, 2022

Rene M. Poway
Department of Administration



Steven M. Bieda
PLS - 22775
December 07, 2021
revised February 08, 2022
revised February 14, 2022
revised February 16, 2022



Bearings referenced to the West line of Lots 66-78, "William's Grant Subdivision", assumed to be N30°24'30"E.

The County Monuments used in this survey are shown and their ties have been found and verified on or Brown County Planning and Land Services have been notified of any discrepancies.

Lot 76 10760 s.f. 0.25 ac.

Lot 77 10760 s.f. 0.25 ac.

Lot 78 10760 s.f. 0.25 ac.

Lot 79 10760 s.f. 0.25 ac.

Lot 80 10760 s.f. 0.25 ac.

Lot 81 10760 s.f. 0.25 ac.

Lot 82 10760 s.f. 0.25 ac.

Lot 83 10760 s.f. 0.25 ac.

Lot 84 10760 s.f. 0.25 ac.

Lot 85 10760 s.f. 0.25 ac.

Lot 86 10760 s.f. 0.25 ac.

Lot 87 10760 s.f. 0.25 ac.

Lot 88 10760 s.f. 0.25 ac.

Lot 89 10760 s.f. 0.25 ac.

Lot 90 10760 s.f. 0.25 ac.

Lot 91 10760 s.f. 0.25 ac.

Lot 92 10760 s.f. 0.25 ac.

Lot 93 10760 s.f. 0.25 ac.

Lot 94 10760 s.f. 0.25 ac.

Lot 95 10760 s.f. 0.25 ac.

Lot 96 10760 s.f. 0.25 ac.

Lot 97 10760 s.f. 0.25 ac.

Lot 98 10760 s.f. 0.25 ac.

Lot 99 10760 s.f. 0.25 ac.

Lot 100 10760 s.f. 0.25 ac.

Lot 101 10760 s.f. 0.25 ac.

Lot 102 10760 s.f. 0.25 ac.

Lot 103 10760 s.f. 0.25 ac.

Lot 104 10760 s.f. 0.25 ac.

Lot 105 10760 s.f. 0.25 ac.

Lot 106 10760 s.f. 0.25 ac.

Lot 107 10760 s.f. 0.25 ac.

Lot 108 10760 s.f. 0.25 ac.

Lot 109 10760 s.f. 0.25 ac.

Lot 110 10760 s.f. 0.25 ac.

Lot 111 10760 s.f. 0.25 ac.

Lot 112 10760 s.f. 0.25 ac.

Lot 113 10760 s.f. 0.25 ac.

Lot 114 10760 s.f. 0.25 ac.

Lot 115 10760 s.f. 0.25 ac.

Lot 116 10760 s.f. 0.25 ac.

Lot 117 10760 s.f. 0.25 ac.

Lot 118 10760 s.f. 0.25 ac.

Lot 119 10760 s.f. 0.25 ac.

Lot 120 10760 s.f. 0.25 ac.

Lot 121 10760 s.f. 0.25 ac.

Lot 122 10760 s.f. 0.25 ac.

Lot 123 10760 s.f. 0.25 ac.

Lot 124 10760 s.f. 0.25 ac.

Lot 125 10760 s.f. 0.25 ac.

Lot 126 10760 s.f. 0.25 ac.

Lot 127 10760 s.f. 0.25 ac.

Lot 128 10760 s.f. 0.25 ac.

Lot 129 10760 s.f. 0.25 ac.

Lot 130 10760 s.f. 0.25 ac.

Lot 131 10760 s.f. 0.25 ac.

Lot 132 10760 s.f. 0.25 ac.

Lot 133 10760 s.f. 0.25 ac.

Lot 134 10760 s.f. 0.25 ac.

Lot 135 10760 s.f. 0.25 ac.

Lot 136 10760 s.f. 0.25 ac.

Lot 137 10760 s.f. 0.25 ac.

Lot 138 10760 s.f. 0.25 ac.

Lot 139 10760 s.f. 0.25 ac.

Lot 140 10760 s.f. 0.25 ac.

Lot 141 10760 s.f. 0.25 ac.

Lot 142 10760 s.f. 0.25 ac.

Lot 143 10760 s.f. 0.25 ac.

Lot 144 10760 s.f. 0.25 ac.

Lot 145 10760 s.f. 0.25 ac.

Lot 146 10760 s.f. 0.25 ac.

Lot 147 10760 s.f. 0.25 ac.

Lot 148 10760 s.f. 0.25 ac.

Lot 149 10760 s.f. 0.25 ac.

Lot 150 10760 s.f. 0.25 ac.

Lot 151 10760 s.f. 0.25 ac.

Lot 152 10760 s.f. 0.25 ac.

Lot 153 10760 s.f. 0.25 ac.

Lot 154 10760 s.f. 0.25 ac.

Lot 155 10760 s.f. 0.25 ac.

Lot 156 10760 s.f. 0.25 ac.

Lot 157 10760 s.f. 0.25 ac.

Lot 158 10760 s.f. 0.25 ac.

Lot 159 10760 s.f. 0.25 ac.

Lot 160 10760 s.f. 0.25 ac.

Lot 161 10760 s.f. 0.25 ac.

Lot 162 10760 s.f. 0.25 ac.

Lot 163 10760 s.f. 0.25 ac.

Lot 164 10760 s.f. 0.25 ac.

Lot 165 10760 s.f. 0.25 ac.

Lot 166 10760 s.f. 0.25 ac.

Lot 167 10760 s.f. 0.25 ac.

Lot 168 10760 s.f. 0.25 ac.

Lot 169 10760 s.f. 0.25 ac.

Lot 170 10760 s.f. 0.25 ac.

Lot 171 10760 s.f. 0.25 ac.

Lot 172 10760 s.f. 0.25 ac.

Lot 173 10760 s.f. 0.25 ac.

Lot 174 10760 s.f. 0.25 ac.

Lot 175 10760 s.f. 0.25 ac.

Lot 176 10760 s.f. 0.25 ac.

Lot 177 10760 s.f. 0.25 ac.

Lot 178 10760 s.f. 0.25 ac.

Lot 179 10760 s.f. 0.25 ac.

Lot 180 10760 s.f. 0.25 ac.

Lot 181 10760 s.f. 0.25 ac.

Lot 182 10760 s.f. 0.25 ac.

Lot 183 10760 s.f. 0.25 ac.

Lot 184 10760 s.f. 0.25 ac.

Lot 185 10760 s.f. 0.25 ac.

Lot 186 10760 s.f. 0.25 ac.

Lot 187 10760 s.f. 0.25 ac.

Lot 188 10760 s.f. 0.25 ac.

Lot 189 10760 s.f. 0.25 ac.

Lot 190 10760 s.f. 0.25 ac.

Lot 191 10760 s.f. 0.25 ac.

Lot 192 10760 s.f. 0.25 ac.

Lot 193 10760 s.f. 0.25 ac.

Lot 194 10760 s.f. 0.25 ac.

Lot 195 10760 s.f. 0.25 ac.

Lot 196 10760 s.f. 0.25 ac.

Lot 197 10760 s.f. 0.25 ac.

Lot 198 10760 s.f. 0.25 ac.

Lot 199 10760 s.f. 0.25 ac.

Lot 200 10760 s.f. 0.25 ac.

Lot 201 10760 s.f. 0.25 ac.

Lot 202 10760 s.f. 0.25 ac.

Lot 203 10760 s.f. 0.25 ac.

Lot 204 10760 s.f. 0.25 ac.

Lot 205 10760 s.f. 0.25 ac.

Lot 206 10760 s.f. 0.25 ac.

Lot 207 10760 s.f. 0.25 ac.

Lot 208 10760 s.f. 0.25 ac.

Lot 209 10760 s.f. 0.25 ac.

Lot 210 10760 s.f. 0.25 ac.

Lot 211 10760 s.f. 0.25 ac.

Lot 212 10760 s.f. 0.25 ac.

Lot 213 10760 s.f. 0.25 ac.

Lot 214 10760 s.f. 0.25 ac.

Lot 215 10760 s.f. 0.25 ac.

Lot 216 10760 s.f. 0.25 ac.

Lot 217 10760 s.f



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 25, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on a precise implementation plan for a proposed drive-in or convenience food establishment at 1360 Scheuring RD (Parcel WD-D0021-4). *

ATTACHMENTS:

- PC Report - PIP - Starbucks (DOCX)
- Application Form from GDP (PDF)
- PIP & Site Plan - REVISED4 PRELIMINARY - 13 Jul 2022 (PDF)

ITEM 6: Consideration and possible action on a precise implementation plan for a proposed drive-in or convenience food establishment at 1360 Scheuring RD (Parcel WD-D0021-4). *

SITE MAP



REQUESTED ACTION: Precise Implementation Plan (PIP) request.
Plan Commission reviewed the General Development Plan on March 28, 2022.

COMMON DESCRIPTION: 1360 Scheuring RD, located northeast from Scheuring RD and American BL. The private drives on the west and north sides of the parcel are not streets.

PARCEL NUMBERS: WD-D0021-4.

ZONING: HWY 41-A PDD (Highway 41 Business Corridor: District A with a Planned Development District overlay).

SURROUNDING LAND USES: Multifamily (HWY 41-A PDD) to the north.
Business Park (I-B-1) to the south.
City water tank (HWY 41-A) and multifamily (R-3 PDD) to the east.
Business (HWY 41-A PDD) to the west.

COMPREHENSIVE PLAN: Commercial.

APPLICANT / OWNER:Authorized Representative

Joel Ehrfurth, Principal Engineer
Mach IV Engineering & Surveying LLC
2260 Salscheider CT
Green Bay, WI 54313

Property Owner

Nicolet Commercial De Pere LLC
ATTN: Andy Dumke, Owner
230 Ohio ST
Oshkosh, WI 54902

SITE HISTORY:

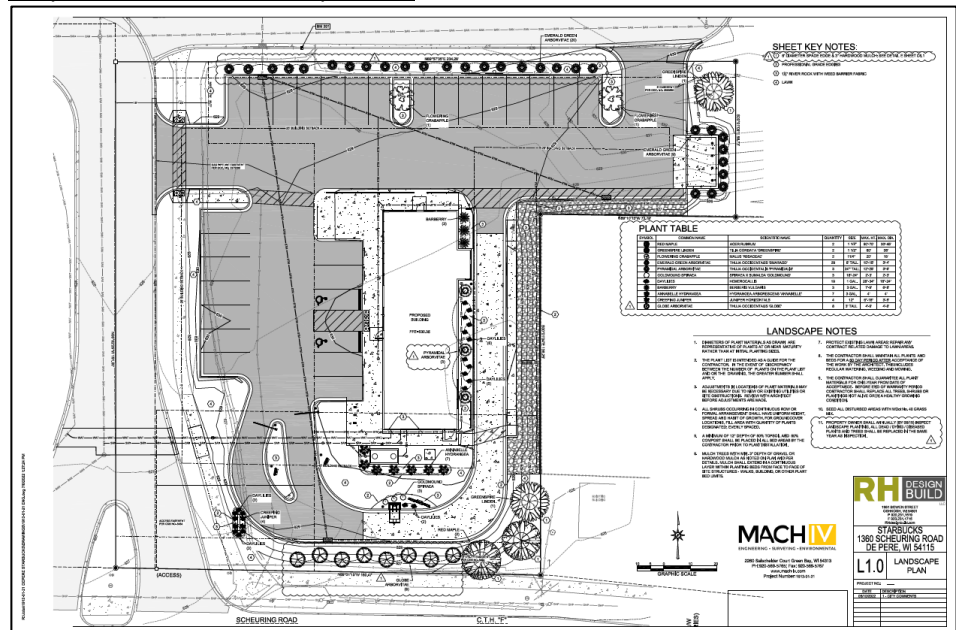
The undeveloped site was part of a rural farmhouse property until the 1970's.

In 2002 the City approved the Walmart/Menards Planned Development District (PDD), which included the northern 2/3 of the parcel. The PDD for the northern 2/3 of the parcel was amended in 2014 when apartments were developed to the north. The entire parcel was added to a new PDD in 2022, which allows for the proposed "drive-in or convenience food establishments" use.

**PROJECT SUMMARY
AND STAFF REVIEW:**

Planned Development District (PDD) projects require a multistep review process including rezoning, a General Development Plan (GDP), and a Precise Implementation Plan (PIP). This staff report covers the final PIP step of the process.

The PIP substantially reflects the approved GDP, and minimal variations to standard zoning are being requested. Thus, this report has been shortened to briefly summarize the project with the focus being on changes from standard zoning.

Proposed PIP Site Landscape Plan:Project Summary

The applicant provided the attached information for the PIP review. The project scope includes constructing a new 2,460 SF Starbucks coffee shop with a two-lane drive-through window. The site is designed to accommodate 3 employees, parking for 28 vehicles, and drive-through stacking for 13 vehicles. Building elevations and renderings are included with the PIP.



Proposed Uses

The PIP uses the term “fast food restaurants with drive-thru” to reference the permitted coffee shop use, and 29 other permitted uses are listed.

Proposed Yard Requirements

No proposed variations from the PDD or the zoning district.

Proposed Building façade materials

The primary building façade includes the following approvable materials with colors in parentheses: brick (pewter), architectural panel (vintage wood cedar), glass (transparent, partially opaque on south end). The building cantilevers, trim, and fence are black.

Proposed Parking

No proposed variations from the PDD or the zoning district.

Proposed access

The primary access is from two two-way drives that connect to a private drive lane system to the west and to the north. There is no direct drive connection to Scheuring RD. A Traffic Impact Analysis document was submitted to confirm the appropriate design for traffic flow and volume. Staff can provide the document upon request.

Proposed Signage

The petitioner agreed that the site would have no more than three signs requiring permits: Specifically, one monument sign in the southwest corner; One wall sign on the south façade (facing Scheuring RD); And one wall sign on the west façade (facing a private drive to the west).

Municipal Code allows for the one monument sign and one wall sign due to the Scheuring RD frontage. Staff city evaluated the west private drive and determined the private drive to be a throughway that provides access for

multiple businesses within the original PDD. Thus, the drive would allow for a second wall sign. The driveway to the north is not a candidate for a third wall sign because the driveway primarily serves one apartment complex and is secondary access for the subject PIP property.

Landscaping

The developer included a Landscape Plan. Due to easements, landscaping is minimal in some areas on the west end of the site. To accommodate the sweep of headlight glare from the drive-through into Scheuring RD (southward), and from the parking area into the residential area (northward) the petitioner added rows of arborvitae at the north and south ends of the property. This request was made to address safety and screening needs.

Conclusion

The PIP complies with the City's development design standards including building design, landscaping, signage, parking/loading, and accommodation of pedestrian traffic (including bicycle traffic).

STAFF RECOMMENDATION: Staff recommends approval of the Precise Implementation Plan (PIP) for a proposed drive-in or convenience food establishment at 1360 Scheuring RD. There are no remaining staff suggested conditions of approval.

Note: If Plan Commission makes a recommendation the Common Council review and final decision may take place as early as August 2, 2022.

	CITY OF DE PERE APPLICATION FOR REZONING	Fee: \$ 305.00
		Receipt #: _____
		Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) MACH IV ENGINEERING & SURVEYIN LLC	Authorized Representative JOEL EHRFURTH	Title PRINCIPAL ENGINEER	
Mailing Address 2260 SALSCHIEDER COURT	City GREEN BAY	State WI	ZIP Code 54313
Email Address JEHRFURTH@MACH-IV.COM	Phone Number (incl. area code) 920 569-5765	Fax Number (incl. area code) 920 569-5767	

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

Name (Ind. Org. or Entity) NICOLET COMMERCIAL DEPERE LLC	Contact Person ANDY DUMKE	Title OWNER	
Mailing Address 230 OHIO STREET	City OSHKOSH	State WI	ZIP Code
Email Address ANDY@ALLIANCEDEVELOPMENT.BIZ	Phone Number (incl. area code) 920 230-3628	Fax Number (incl. area code) 920 230-6484	

SECTION 3: Project or Site Location

Project Address/Description 1360 SCHEURING ROAD	Parcel Number(s): WD-D0021-4
--	-------------------------------------

SECTION 4: Proposed Rezoning Use

Existing Zoning:	PDD/HIGHWAY 41 - DISTRICT A		
Proposed Zoning:	PDD		
Adjacent Zoning: North PDD	Adjacent Zoning: South IB-1	Adjacent Zoning: West PDD	Adjacent Zoning: East HWY 41-DIST A
Present Use of Parcel	VACANT		
Proposed Use of Parcel	RESTAURANT W/ DRIVE THRU		

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) JOEL EHRFURTH	Title PRINCIPAL ENGINEER	Phone Number 920 569-5765
Signature of Applicant Joel Ehrfurth	Digitally signed by Joel Ehrfurth DN: cn=Joel Ehrfurth, o=Mach IV Engineering & Surveying LLC, ou, email=jehrfurth@mach-iv.com, c=US Date: 2022.02.24 09:04:31 -06'00'	Date Signed

Attached additional sheets if necessary.



GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN

1360 SCHEURING ROAD

MACH IV PROJECT NO. 1913-01-21

COMMON DESCRIPTION:	1360 Scheuring Road, located at the intersection of a private road and Scheuring Road, north of American Boulevard (see C0.1).
PARCEL NUMBER:	WD-D0021-4
EXISTING ZONING:	The parcel has split zoning, the northern portion of the parcel is zoned PDD, the south approximate 58 feet is zoned Highway 41 – District A. Total area to be rezoned is approximately 0.2 acres.
PROPOSED ZONING:	Highway 41 – District A with PDD overlay
SURROUNDING LAND USES:	Multifamily to the north Commercial to the south City water tower to the east Commercial to the west
PERMITTED USES:	Permitted uses were established in 2002 PDD. Allowable uses include: Auto Repair Facilities Auto Supply Stores Bank and Financial Institutions with Drive-Thru Car Dealerships Car Washes Convenience Stores Credit Unions Department Stores Department Stores with Grocery Discount Department Stores Fast Food Restaurants with Drive Thru Furniture Stores Garden Centers Gas Stations General Retail Stores

Grocery Stores or Supermarkets
 Health Clinics
 Health Clubs
 Hobby Stores
 Home Improvement Stores with Lumber Yards
 Hotels & Motels
 Offices
 Pharmacies with Drive Thru
 RV and Camper Dealerships
 Service Shops
 Sit-Down Restaurants
 Specialty Retail Stores
 Theaters
 Wholesale Clubs
 Other Businesses Typically Found in Shopping Centers

APPLICANT/OWNER: NICOLET COMMERCIAL DEPERE LLC
 230 OHIO ST
 OSHKOSH WI 5490

SITE HISTORY: The parcel is located in a large area (67.07 acres) that was rezoned from Highway 41 – District A to PDD in 2002. The area has been developed primarily around Walmart and Menards. The northern portion of the parcel was included in the PDD zoning. In 2014 the portion of Parcel WD-D0021-4 still currently zoned Highway 41 – District A was split off the parcel with the City water tower via a CSM. The CSM created two lots with the subject portion being Lot 2. In 2015, Lot 2 was combined with the parcel to its north, via a CSM, to create what is currently parcel WD-D0021-4. Zoning for the southern portion of the parcel remained Highway 41 – District and the northern portion remained PDD zoning and the south 0.2 acres retained the Highway 41 – District A zoning.

GENERAL DEVELOPMENT PLAN

1. General Location Map
Sheet C2.0 contains the proposed site plan. The owner is proposing the construction of a restaurant/coffee shop with a drive through.
2. Property Boundaries
The proposed re-zoning is intended for parcel WD-D0021-4.
3. Property Topography
The property is reasonable flat. Drainage is generally west to east. A formal topographic is included as Sheet C1.0.
4. General Site Plans
 - a. Land Uses
The rezoning/PDD Amendment request is to allow for the construction of a construction of a restaurant/coffee shop with a drive through, associated parking, and landscaping.
 - b. Density
The proposed development is for a single use commercial facility.
 - c. Aesthetic Characteristics

Proposed user is a national franchise. Architectural elevations identifying general colors, materials, and appearance as well as material samples and colors are shown on Sheet A2.0-A2.2.

d. Street Patterns

Site fronts a public road (Scheuring Road) and two private roads. Access will be from the private road.

e. Storm Water Management

Site will be internally drained. The city's stormwater management goals are achieved by a private regional pond.

f. Recreational and open spaces

There are no proposed park facilities associated with the proposed re-zoning.

g. Common Open Space

There is no proposed common open space associated with the proposed re-zoning.

h. Development Statistical Data

Total Area 35,172 sf

Building Area 2,421 sf

Pavement Area 23,434 sf

Green Space 9,317 sf

No. of Parking Stalls 28

Note - final statistics will be determined and finalized during the PIP process

i. Yard Requirements

Lot Coverage: 80% maximum

Open Space: 20% minimum

Setbacks:

Front Yard: Not less than 40'

Side Yard:: Not less than 25'

Rear Yard: Not less than 25'

Corner Side Yard: Not less than 40' in every instance where the side property line is adjacent to a public street

j. Deed Restrictions

The existing PDD does not identify specific deed restrictions.

PRECISE IMPLEMENTATION PLAN:

Precise implementation plan. The Precise Implementation Plan consists of that portion of the General Development Plan for which specific development approval is requested and may not be approved until after final approval of the General Development Plan is secured. Such plan shall be clearly marked "Precise Implementation Plan" in bold letters and shall provide the following information:

- a) An accurate identification of the area of the Precise Implementation Plan as it relates to the General Development Plan.
Refer to attached site plan set including proposed civil plans and architectural drawings.
- b) A subdivision plat as required by Section [Chapter] 236, Wisconsin Statutes [Wis. Stats. ch. 236], of the area of the Precise Implementation Plan showing all existing utilities and recorded easements.
An existing condition survey is included as Sheet C1.0 and is enclosed
- c) The topography of the area of the Precise Implementation Plan showing contours at an interval of no more than 5 feet.
The existing topography is shown in the attached drawing C1.0 and proposed grading is illustrated in the enclosed drawing C4.0.

- d) A detailed site development plan showing at a scale no smaller than 1" = 200' the specific designation of proposed land utilization, including the pattern of public and private roads, driveways, walkways, and parking facilities; detailed lot layout, and the arrangements of building groups other than single family residences; the use intended for any nonresidential buildings; and the specific treatment of any common open spaces.

Refer to Sheet C2.0.

- e) A proposed grading plan for the area of the Precise Implementation Plan.
The site will be largely internally drained via storm sewer. The storm sewer discharges to a private storm sewer system within the PDD development. The stormwater ultimately is conveyed to a stormwater management pond that treats the PDD development. The proposed grading and utility plans are enclosed.
- f) Specific landscape plans for all common open space, amenities or housing groups other than private single-family lots, including fences, walls, signs, and lighting.
The site is intended to conform to City zoning with PDD overlay. Refer to L1.0 for the proposed landscape plan. Property Owner will be responsible for conducting an annual inspection by June 15th. All dead/dying/diseased plants and trees will be replaced in the same year as the inspection.
- g) Architectural plans for any nonresidential buildings, multiple family structures or building clusters other than conventional single-family homes on individual lots in sufficient detail to indicate the floor area, bulk, and visual character of such buildings.
Proposed architectural plans are enclosed.
- h) Detailed storm drainage, sanitary sewage disposal, and water system plans approved by the Board of Public Works.
The infrastructure is proposed as private facilities and as such, would be designed in accordance with application state standards. No public utilities are proposed.
- i) Proposed engineering standards for all roads, parking areas, and walkways.
The roads and walkways existing. The proposed parking areas and walkways are on private property. Proposed construction details are included in the enclosed plans.
- j) Agreements, bylaws, covenants, and other documents providing for permanent preservation and maintenance of common open areas and amenities.
The site will conform to existing developers agreement/association bylaws for the general PDD overlay area. No further agreements, bylaws, or covenants are proposed. The bylaws would apply to lots in the PDD overlay.
- k) A schedule and map as to the intended phasing of development if more than one phase is intended.
The proposed development is projected to occur in a single phase.
- l) Any other information deemed appropriate and necessary by the Plan Commission.
NA

- m) Proposed wall signage

STARBUCKS LOGO SIGN.

LOCATED ON SOUTH ELEVATION. CENTERLINE IS 15'-10" ABOVE FIRST FLOOR AND 14.0' FROM WEST WALL. SIGN IS 48" DIAMETER.

48" SIREN DISK ILLUMINATION:

INTERNALLY ILLUMINATE LOGO DISK WITH LUMIFICIENT WHITE LEDS INSTALLED TO BACK OF DISK. POWER WITH SELF-CONTAINED LUMIFICIENT POWER SUPPLY CONTAINED WITH AN U.L. ENCLOSURE COVERED IN WHITE VINYL FILM.

STARBUCKS SIGN

LOCATED ON WEST ELEVATION. CENTERLINE 15'-10" ABOVE FIRST FLOOR AND 42'-4-1/2" FROM NORTH WALL. SIGN IS 18'-1" LONG BY 2'-1" HIGH.

STARBUCKS WORDMARK SIGNAGE ILLUMINATION:

INTERNALLY ILLUMINATE LETTERS WITH LUMIFICENT WHITE LEDS ATTACHED TO INSIDE OF LETTER BACKS. POWER WITH 120V LUMIFICENT POWER SUPPLIES POWER TO BE LOCATED BEHIND WALL



PRECISE IMPLEMENTATION PLAN

LEGAL DESCRIPTION

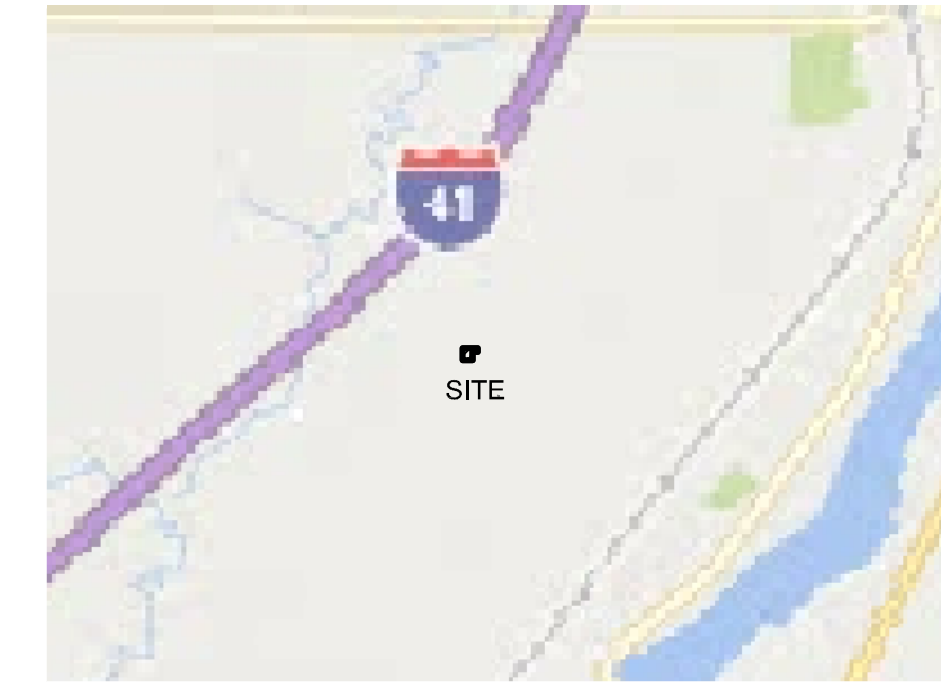
LOT 1 OF VOLUME 61, CERIFIED SURVEY MAPS, PAGE 14 (DOCUMENT #2720224-MAP #8595), BROWN COUNTY RECORDS, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T23N-R20E, CITY OF DEPERE, BROWN COUNTY, WISCONSIN.

OWNER

NICOLET COMMERCIAL DE PERE, LLC
230 OHIO STREET
OSHKOSH, WI 54902

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 SITE PLAN
- C2.1 SITE PLAN - VEHICLE STACKING
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN



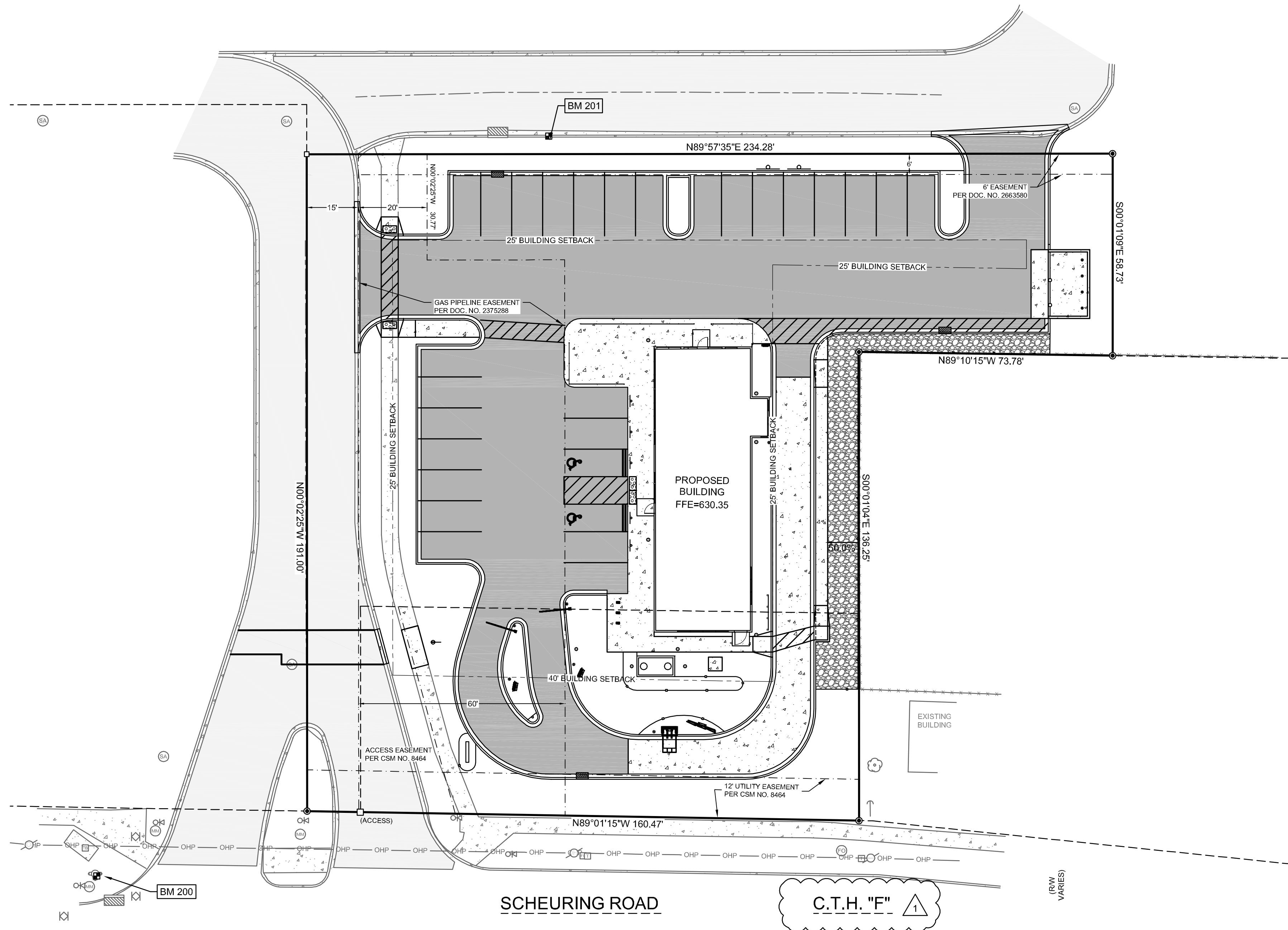
LOCATION MAP

1360 SCHEURING ROAD
DE PERE, WI 54115

NOT TO SCALE

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC SEPTEMBER 2021.
- SURVEY VERTICAL DATUM IS NAVD88.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, "C.T.H. 'F'", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.



CIVIL LEGEND

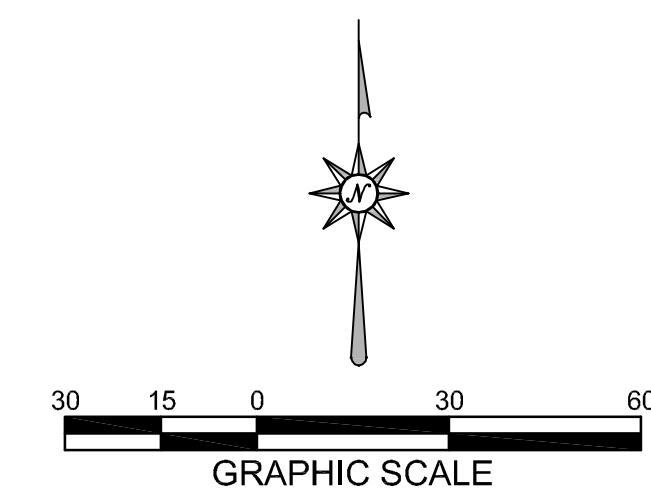
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL		EVERGREEN SHRUB		STANDARD DUTY ASPHALT	
ELECTRIC METER		EVERGREEN TREE		HEAVY DUTY ASPHALT	
ELECTRIC PEDESTAL		TREE		BUILDING	
GUY WIRE		TREE SHRUB		ASPHALT	
LIGHT POLE		BUILDING OVERHANG		CONCRETE	
POWER POLE		UNDERGROUND CABLE		GRAVEL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

ABBREVIATIONS

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

CAUTION

- LARGE DIAMETER HIGH PRESSURE GAS MAIN LOCATED IN GAS PIPELINE EASEMENT PER CO. NO. 2375288.



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21

DIGGERS HOTLINE

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

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

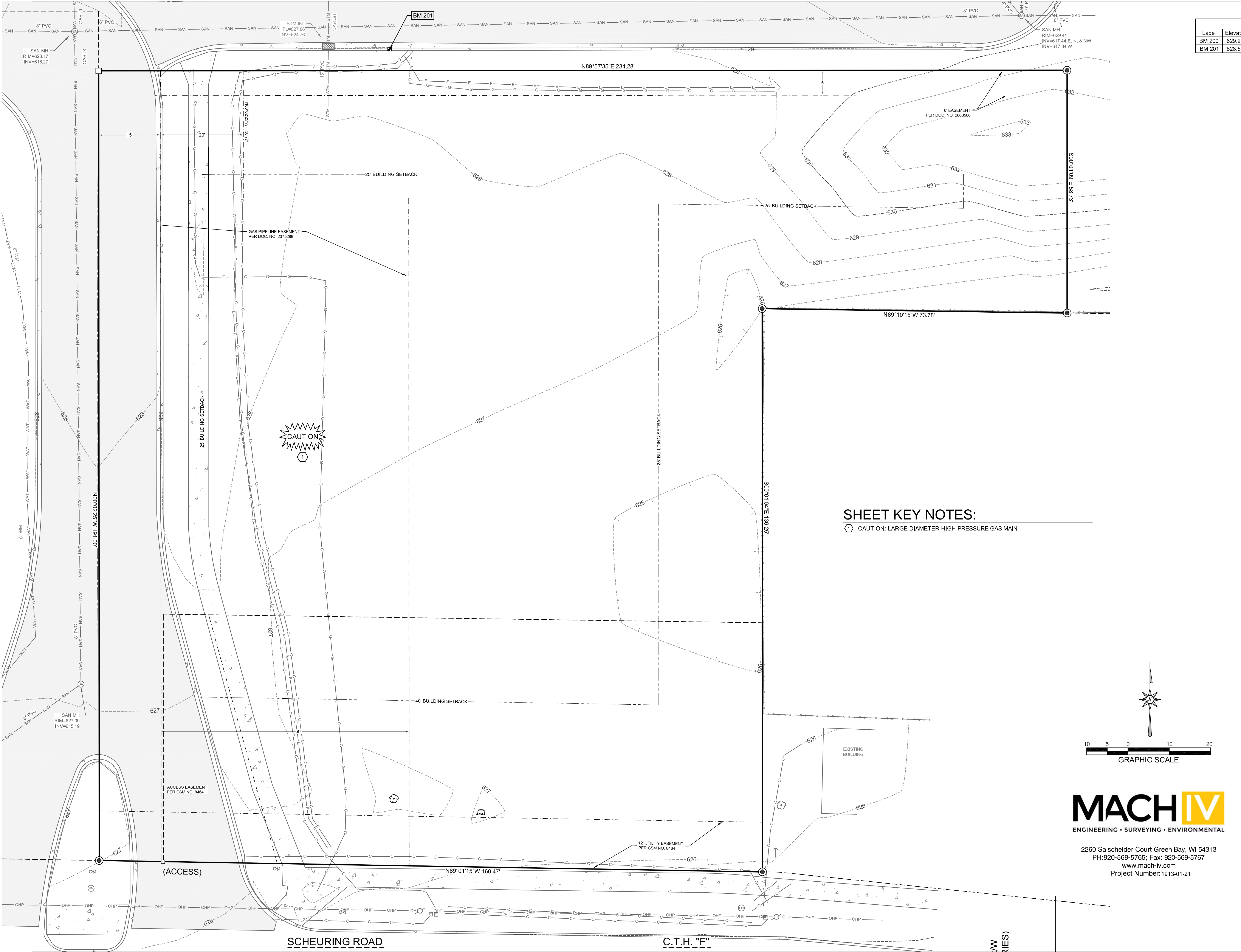
THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

RH DESIGN BUILD
1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

C0.1 COVER SHEET

PROJECT NO.:	---
DATE	DESCRIPTION
05/10/2022	1 - CITY COMMENTS



Benchmarks		
Label	Elevation	Description
BM 200	629.290	HYDRANT 'X' BOLT
BM 201	628.550	CHISELED SQUARE ON CURB

SHEET KEY NOTES:

- ① CAUTION: LARGE DIAMETER HIGH PRESSURE GAS MAIN



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21



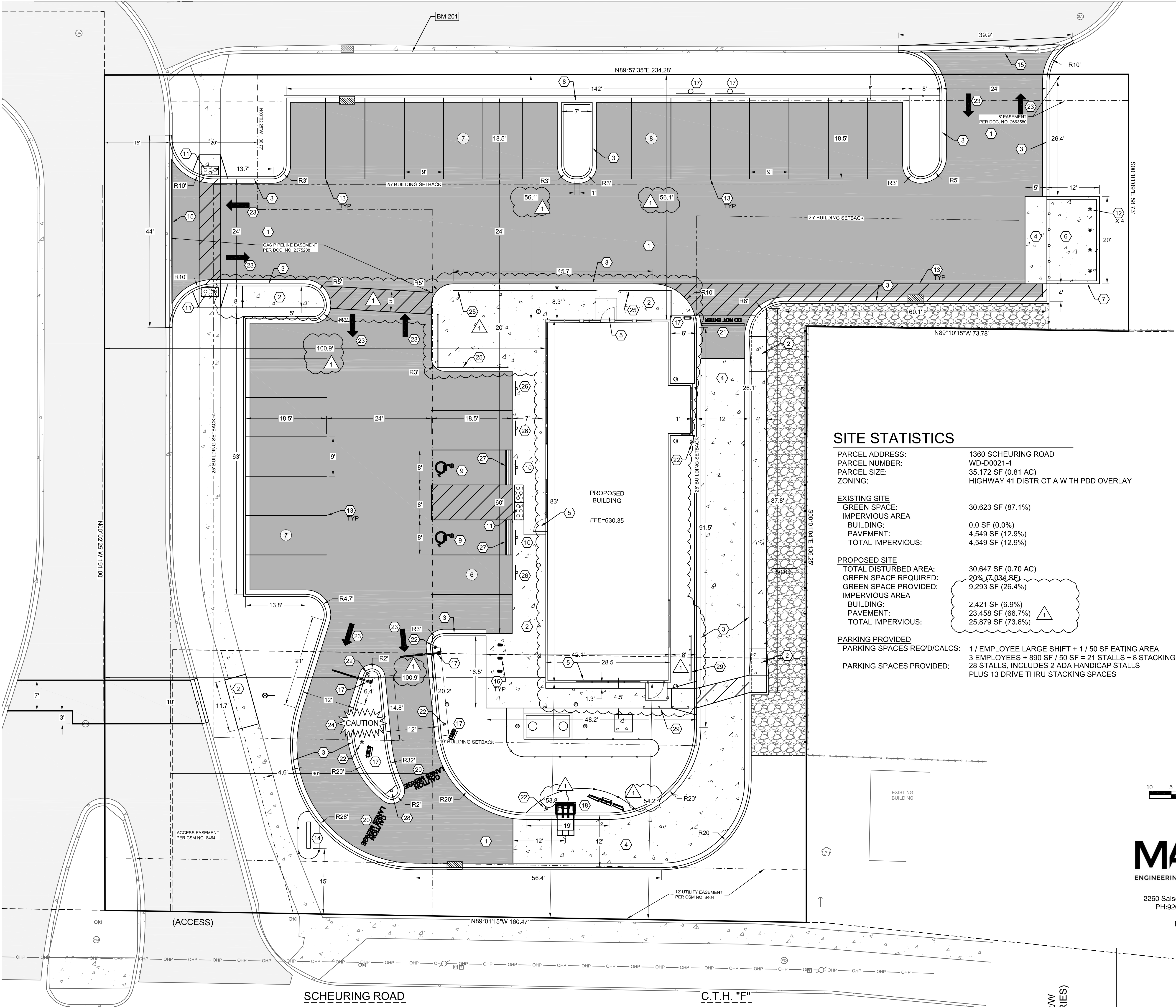
1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

C1.0

EXISTING
CONDITIONS

PROJECT NO.: ---	
DATE	DESCRIPTION



SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
- 3 CONCRETE CURB & GUTTER; SEE DETAIL C SHEET C6.0
- 4 CONCRETE PAVEMENT; SEE DETAIL D SHEET C6.0
- 5 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 6 DUMPSTER PAD; SEE DETAIL E SHEET C6.0
- 7 DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- 8 FLOW THOUGH GUTTER; SEE DETAIL F SHEET C6.0
- 9 ADA HANDICAP STALL, SYMBOL; SEE DETAIL G SHEET C6.0
- 10 ADA HANDICAP SIGN; SEE DETAIL H SHEET C6.0
- 11 ADA HANDICAP WARNING PLATE; SEE DETAIL I SHEET C6.0
- 12 BOLLARD; SEE DETAIL J SHEET C6.0
- 13 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 14 MONUMENT SIGN
- 15 REMOVE CURB HEAD
- 16 BIKE RACK; REFER TO ARCHITECTURAL DRAWINGS
- 17 STARBUCKS SIGNAGE; REFER TO ARCHITECTURAL DRAWINGS. GENERAL CONTRACTOR TO LOCATE ALL TENANT DRIVE THRU EQUIPMENT PER TENANT INFILL DRAWINGS; SEE TENANT INFILL DRAWINGS FOR MORE INFORMATION
- 18 ORDER BOARD/MENU; REFER TO ARCHITECTURAL DRAWINGS. GENERAL CONTRACTOR TO LOCATE ALL TENANT DRIVE THRU EQUIPMENT PER TENANT INFILL DRAWINGS; SEE TENANT INFILL DRAWINGS FOR MORE INFORMATION
- 20 PAVEMENT MARKING - CAUTION LANES MERGE
- 21 PAVEMENT MARKING - DO NOT ENTER
- 22 5" STARBUCKS BOLLARD; REFER TO ARCHITECTURAL DRAWINGS
- 23 PAINTED TRAFFIC ARROW; SEE DETAIL K SHEET C6.0
- 24 CAUTION: LARGE DIAMETER HIGH PRESSURE GAS MAIN. REFER TO UTILITY PLAN SHEET C3.0.
- 25 DECORATIVE FENCE; REFER TO ARCHITECTURAL DRAWINGS
- 26 MOBIL ORDER SIGN; REFER TO ARCHITECTURAL DRAWINGS
- 27 WHEEL STOP
- 28 STARBUCKS SIGNAGE, MERGE DIRECTIONAL SIGNAGE; REFER TO ARCHITECTURAL DRAWINGS. GENERAL CONTRACTOR TO LOCATE ALL TENANT DRIVE THRU EQUIPMENT PER TENANT INFILL DRAWINGS; SEE TENANT INFILL DRAWINGS FOR MORE INFORMATION
- 29 FENCE; REFER TO ARCHITECTURAL DRAWINGS

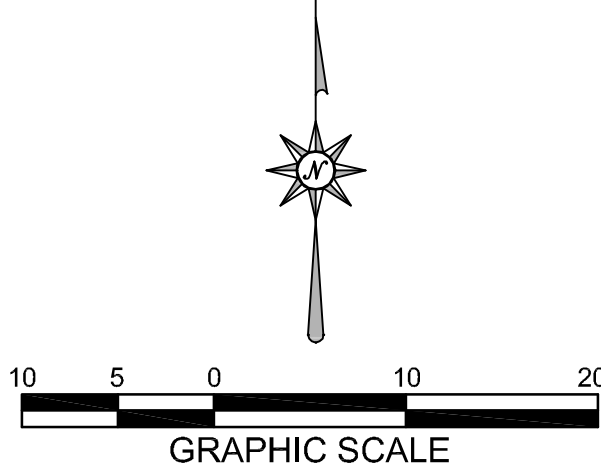
SITE STATISTICS

PARCEL ADDRESS: 1360 SCHEURING ROAD
PARCEL NUMBER: WD-D0021-4
PARCEL SIZE: 35,172 SF (0.81 AC)
ZONING: HIGHWAY 41 DISTRICT A WITH PDD OVERLAY

EXISTING SITE
GREEN SPACE: 30,623 SF (87.1%)
IMPERVIOUS AREA
BUILDING: 0.0 SF (0.0%)
PAVEMENT: 4,549 SF (12.9%)
TOTAL IMPERVIOUS: 4,549 SF (12.9%)

PROPOSED SITE
TOTAL DISTURBED AREA: 30,647 SF (0.70 AC)
GREEN SPACE REQUIRED: 20% (7,034 SF)
GREEN SPACE PROVIDED: 9,293 SF (26.4%)
IMPERVIOUS AREA
BUILDING: 2,421 SF (6.9%)
PAVEMENT: 23,458 SF (66.7%)
TOTAL IMPERVIOUS: 25,879 SF (73.6%)

PARKING PROVIDED
PARKING SPACES REQ'D/CALCS: 1 / EMPLOYEE LARGE SHIFT + 1 / 50 SF EATING AREA
3 EMPLOYEES + 890 SF / 50 SF = 21 STALLS + 8 STACKING
PARKING SPACES PROVIDED: 28 STALLS, INCLUDES 2 ADA HANDICAP STALLS
PLUS 13 DRIVE THRU STACKING SPACES



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21



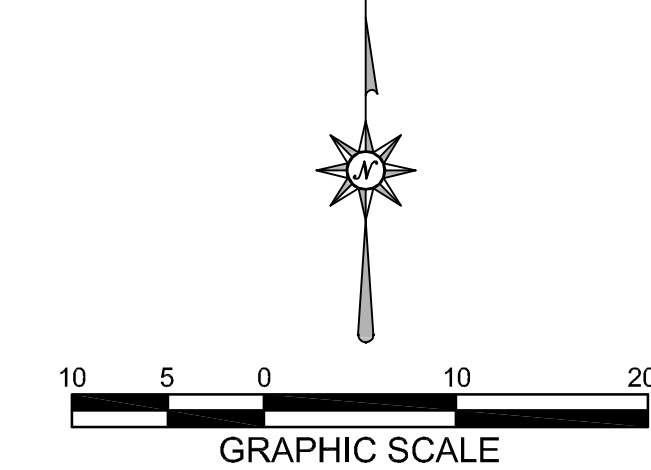
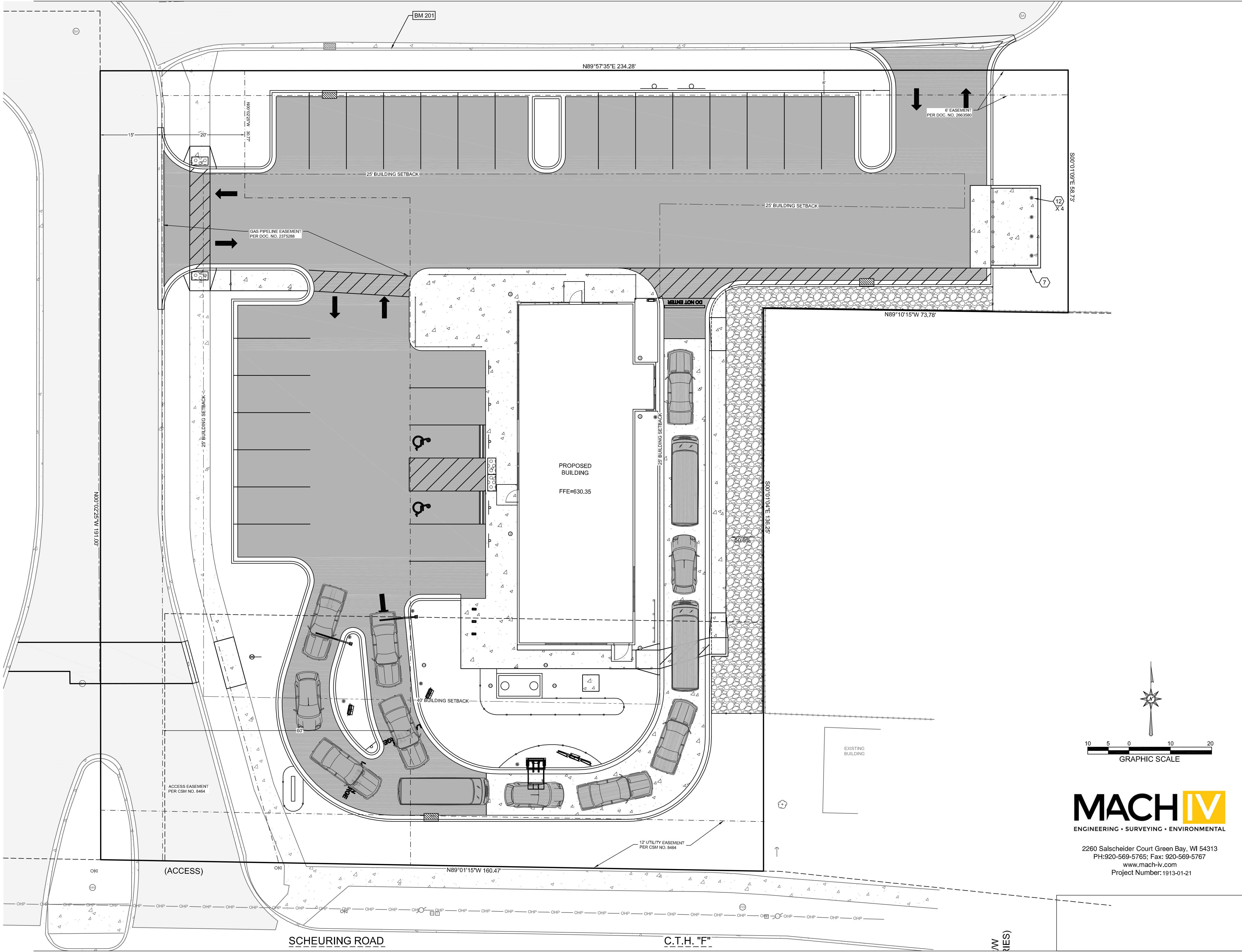
1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

C2.0 SITE PLAN

PROJECT NO.: ---	
DATE	DESCRIPTION
05/10/2022	1 - CITY COMMENTS

R:\Jobs\1913-01-21 DEPERE STARBUCKSDRAWINGS\1913-01-21 ENG.dwg 7/6/2022 1:27:01 PM



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21

RH DESIGN BUILD
LLC

1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

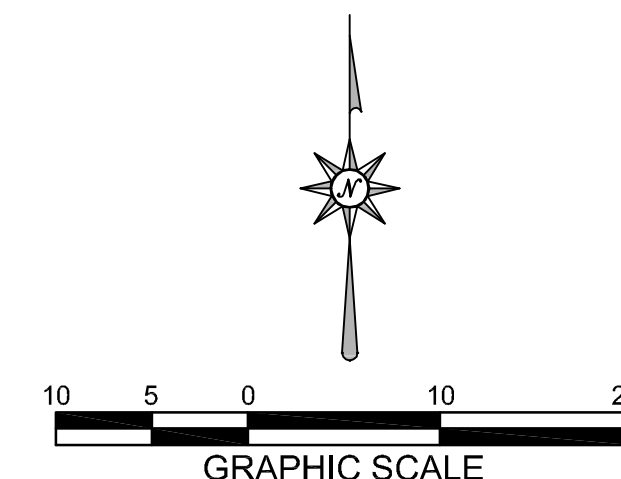
C2.1 | **SITE PLAN**
VEHICLE
STACKING

PROJECT NO.: ---	
DATE	DESCRIPTION

 LLC 1951 BOWEN STREET OSHKOSH, WI 54901 P 920.231.1619 F 920.231.1715 RHdesignbuild.com	
STARBUCKS 1360 SCHEURING ROAD DE PERE, WI 54115	
C3.0	UTILITY PLAN
PROJECT NO.: ---	
DATE 05/10/2022	DESCRIPTION 1 - CITY COMMENTS

UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THURST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTM-D-3034) OR SCH 40.



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21

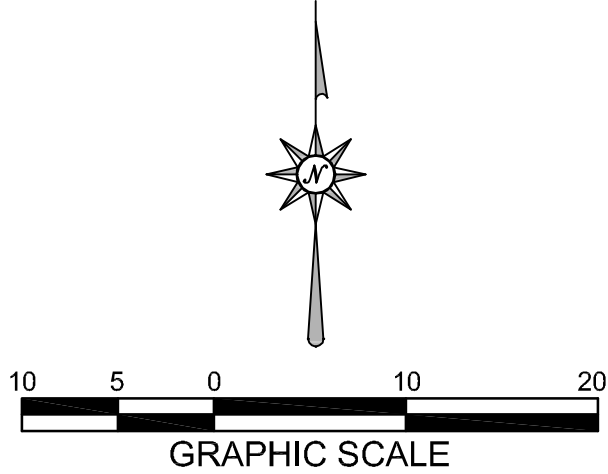
Benchmarks		
Label	Elevation	Description
BM 200	629.290	HYDRANT 'X' BOLT
BM 201	628.550	CHISELED SQUARE ON CURB

SHEET KEY NOTES:

- 1 CONSTRUCTION / GRADING LIMITS
- 2 SPOT GRADE; SEE DETAIL A THIS SHEET
- 3 REVERSE PAN CURB AND GUTTER
- 4 STANDARD PAN CURB AND GUTTER

- 630.24 TOP OF CURB/WALL
- 629.74 GUTTER/PAVEMENT
- 629.87 FINISHED GRADE
- 628.92 EXISTING GRADE

A SPOT GRADE KEY



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

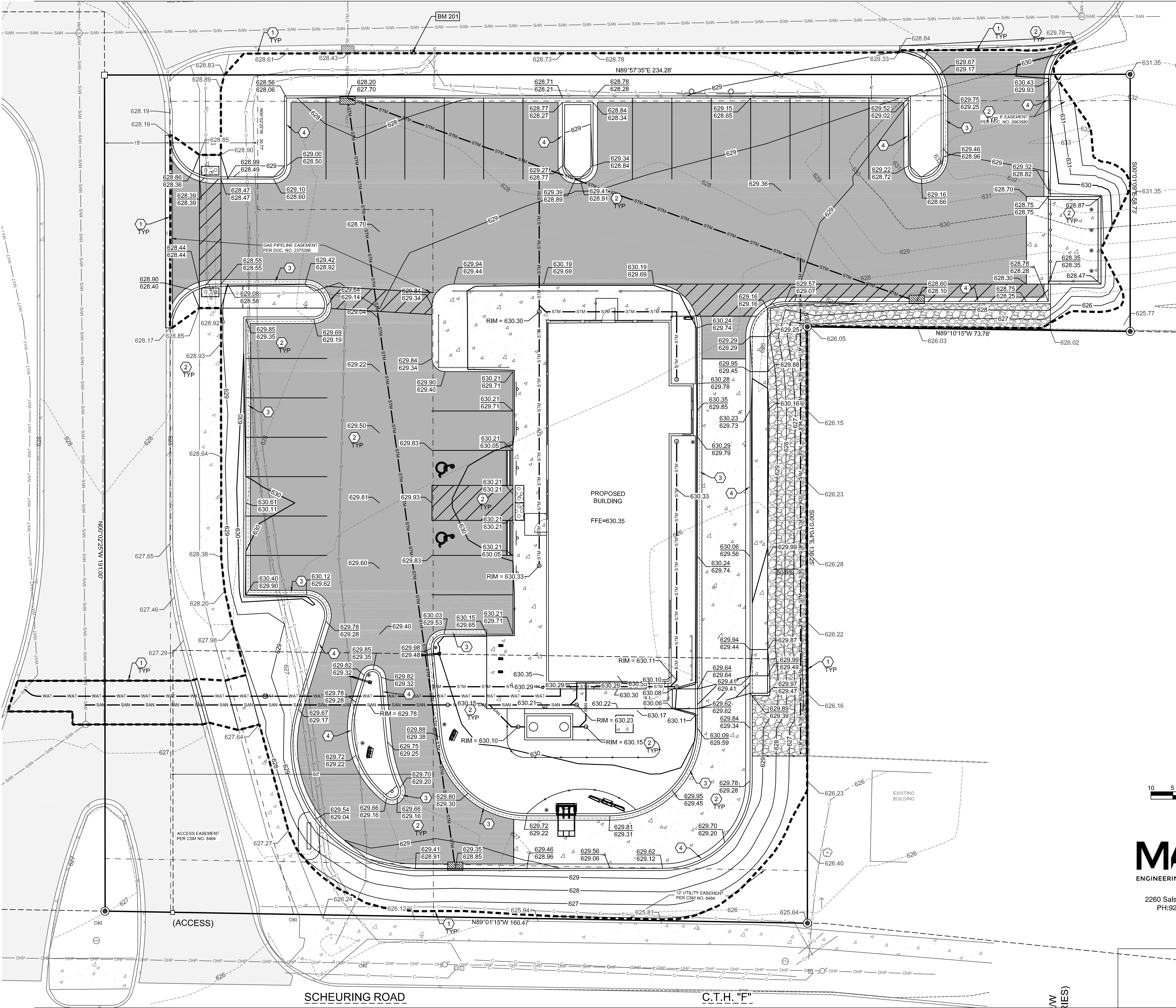
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21

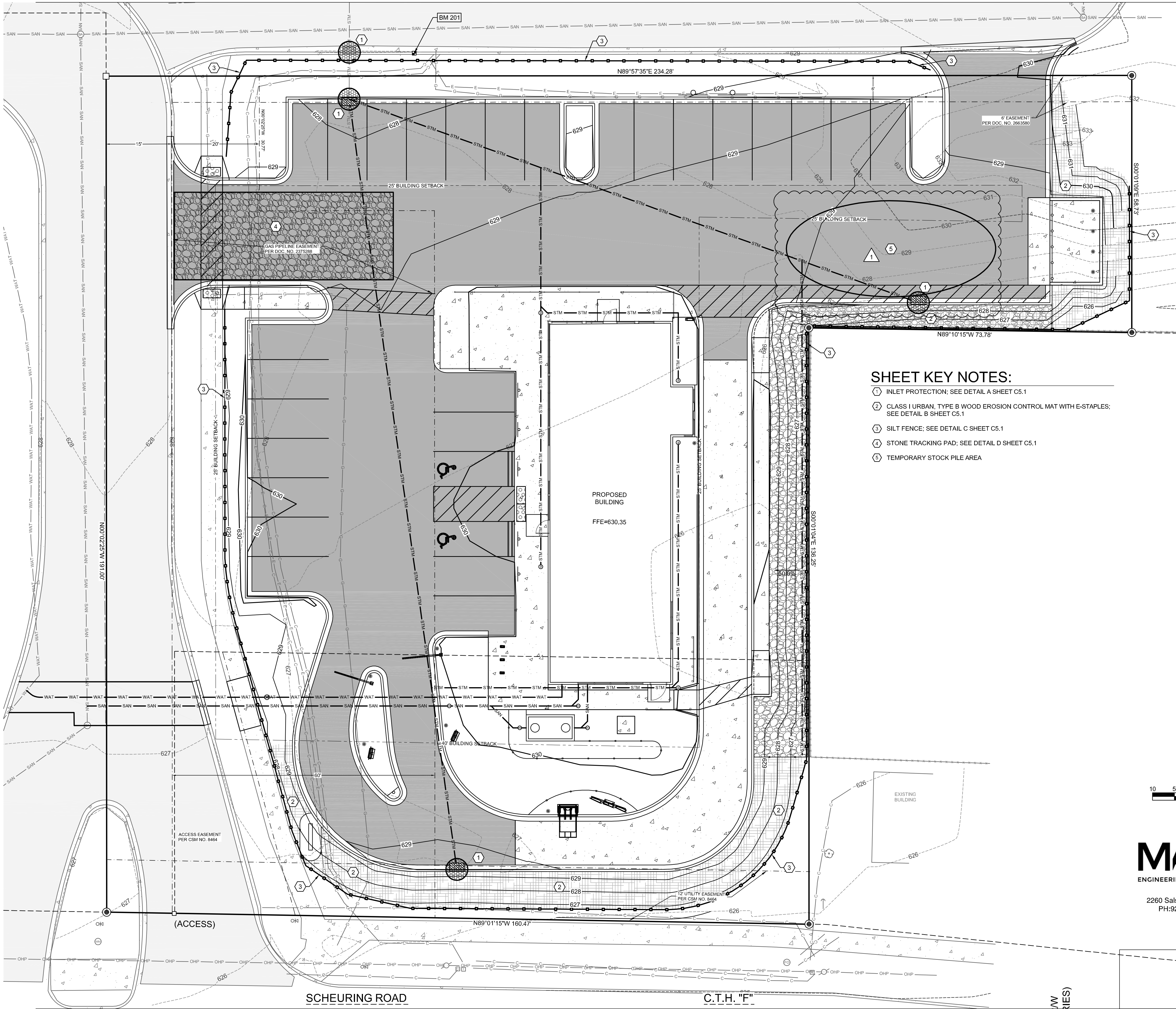
RH DESIGN BUILD LLC
1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

C4.0 GRADING PLAN

PROJECT NO.: ---	
DATE	DESCRIPTION





SHEET KEY NOTES:

- 1 INLET PROTECTION; SEE DETAIL A SHEET C5.1
- 2 CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C5.1
- 3 SILT FENCE; SEE DETAIL C SHEET C5.1
- 4 STONE TRACKING PAD; SEE DETAIL D SHEET C5.1
- 5 TEMPORARY STOCK PILE AREA

PLANNED EROSION CONTROL PRACTICES:

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

MAINTENANCE PLAN:

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

CONSTRUCTION NOTES:

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

CONSTRUCTION SEQUENCE:

- JUNE 2022 TO NOVEMBER 2022
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - STRIP TOPSOIL WITHIN GRADING LIMITS
 - ROUGH GRADE SITE
 - CONSTRUCT BUILDING
 - INSTALL SITE UTILITIES
 - INSTALL BASE COURSE
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 - INSTALL PAVEMENT
 - INSTALL BIOFILTER
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21



1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

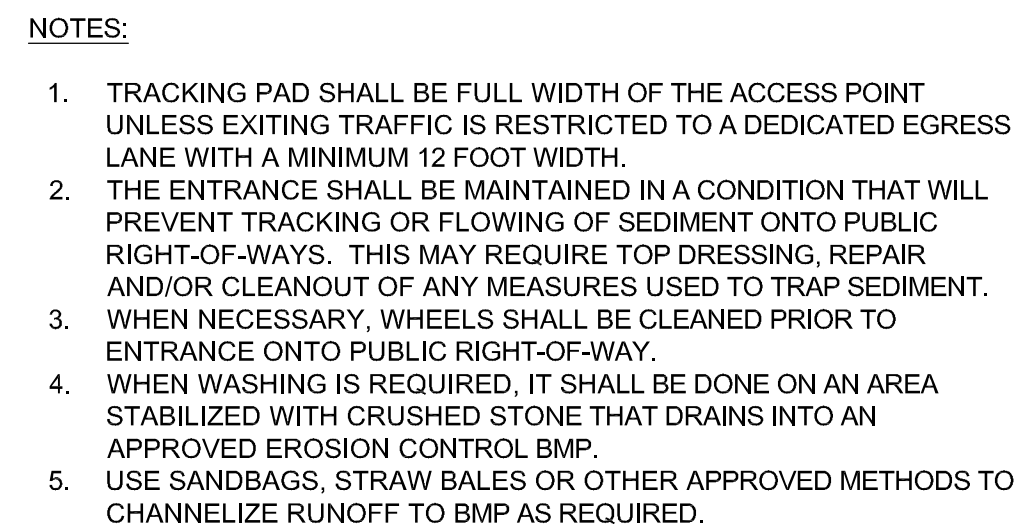
STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

EROSION
CONTROL
PLAN

PROJECT NO.: ---	
DATE	DESCRIPTION
05/10/2022	1 - CITY COMMENTS



STONE TRACKING PAD





- A

NOTES

- B**

THICKENED EDGE FOR
MONOLITHIC SIDEWALK



- D**

E

Ⓕ

NOT TO SCALE



- ©

H.C. SYMBOL

PAINTED ISLAND/
ACCESS AISLE



NOTES:

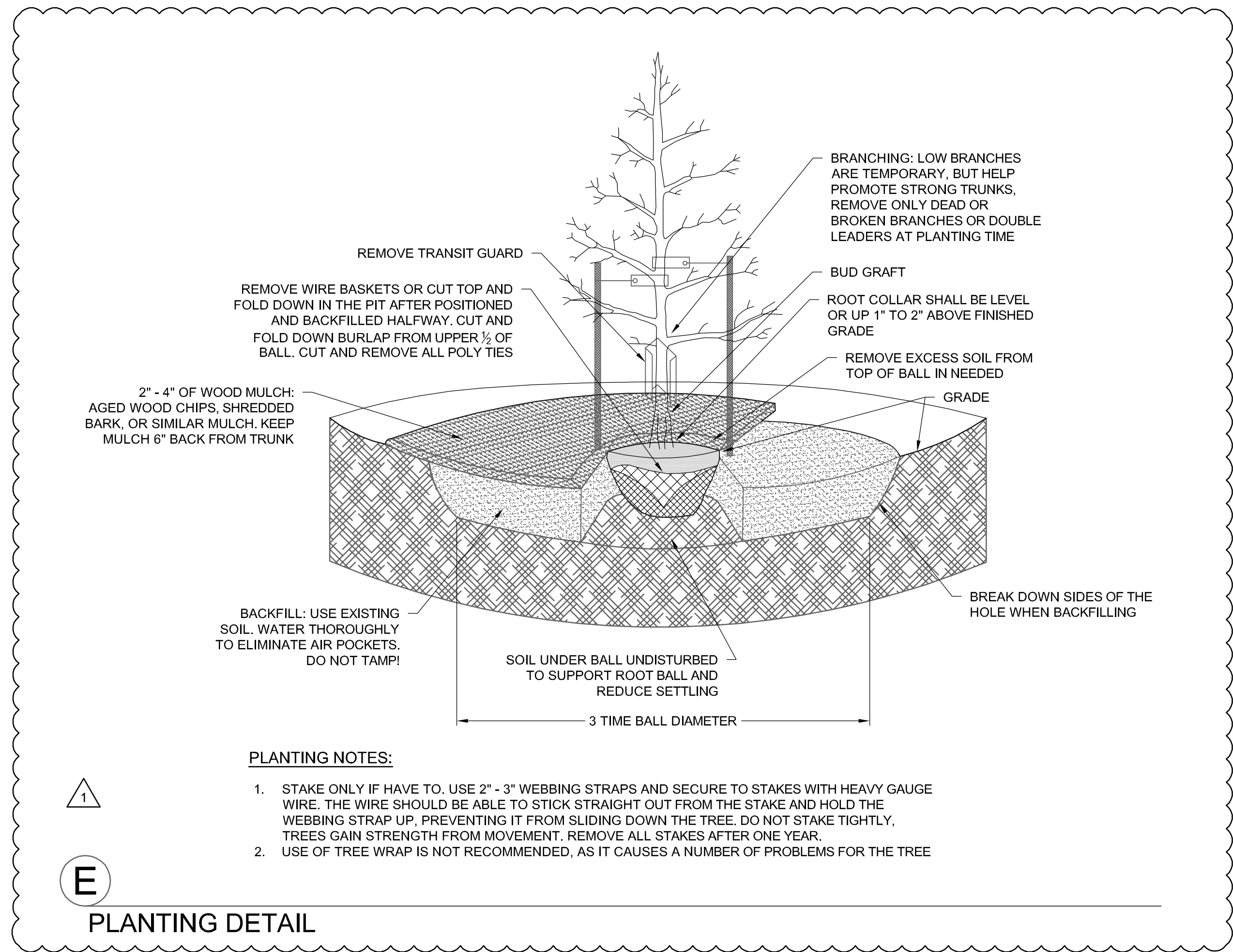
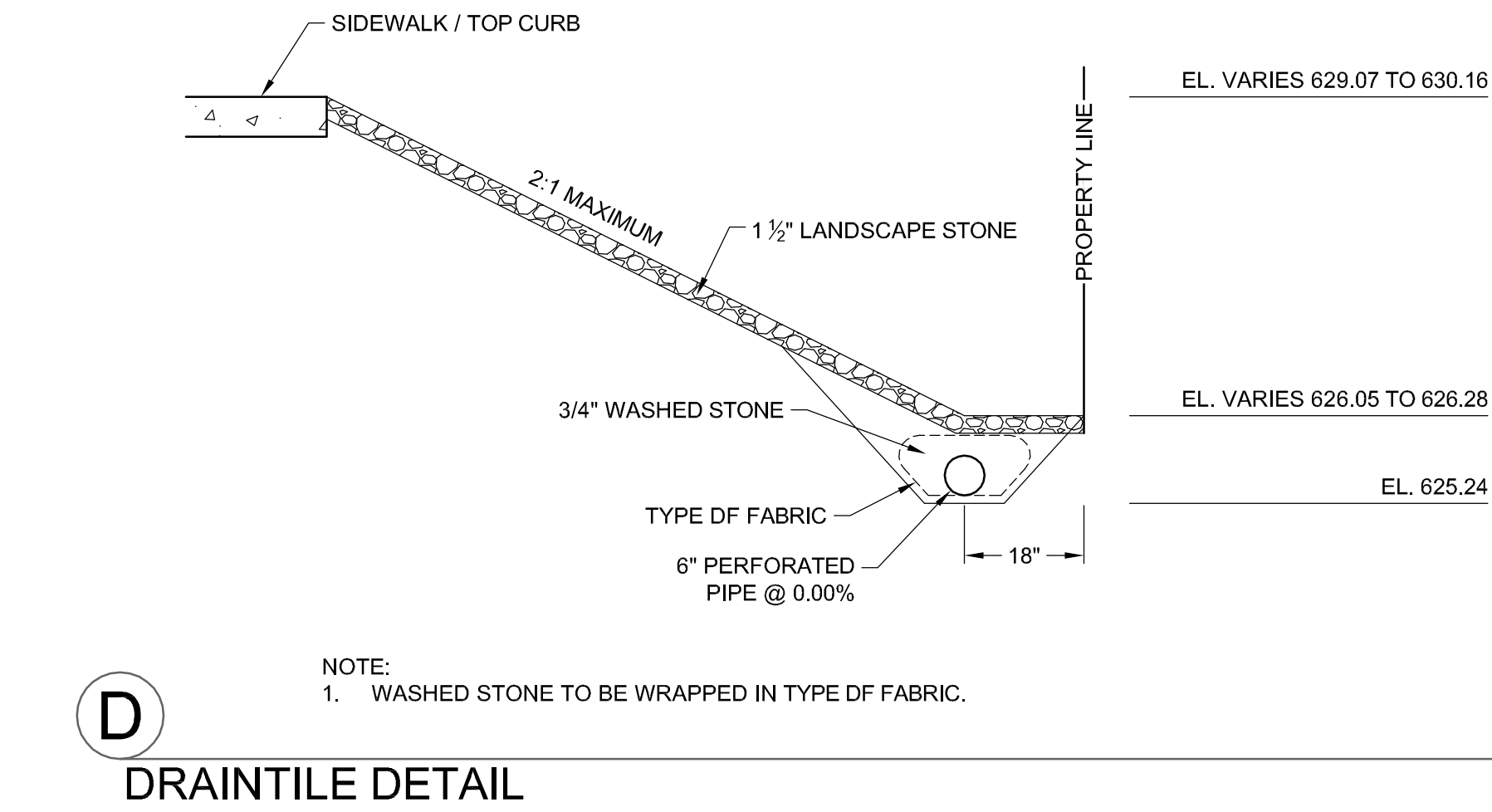
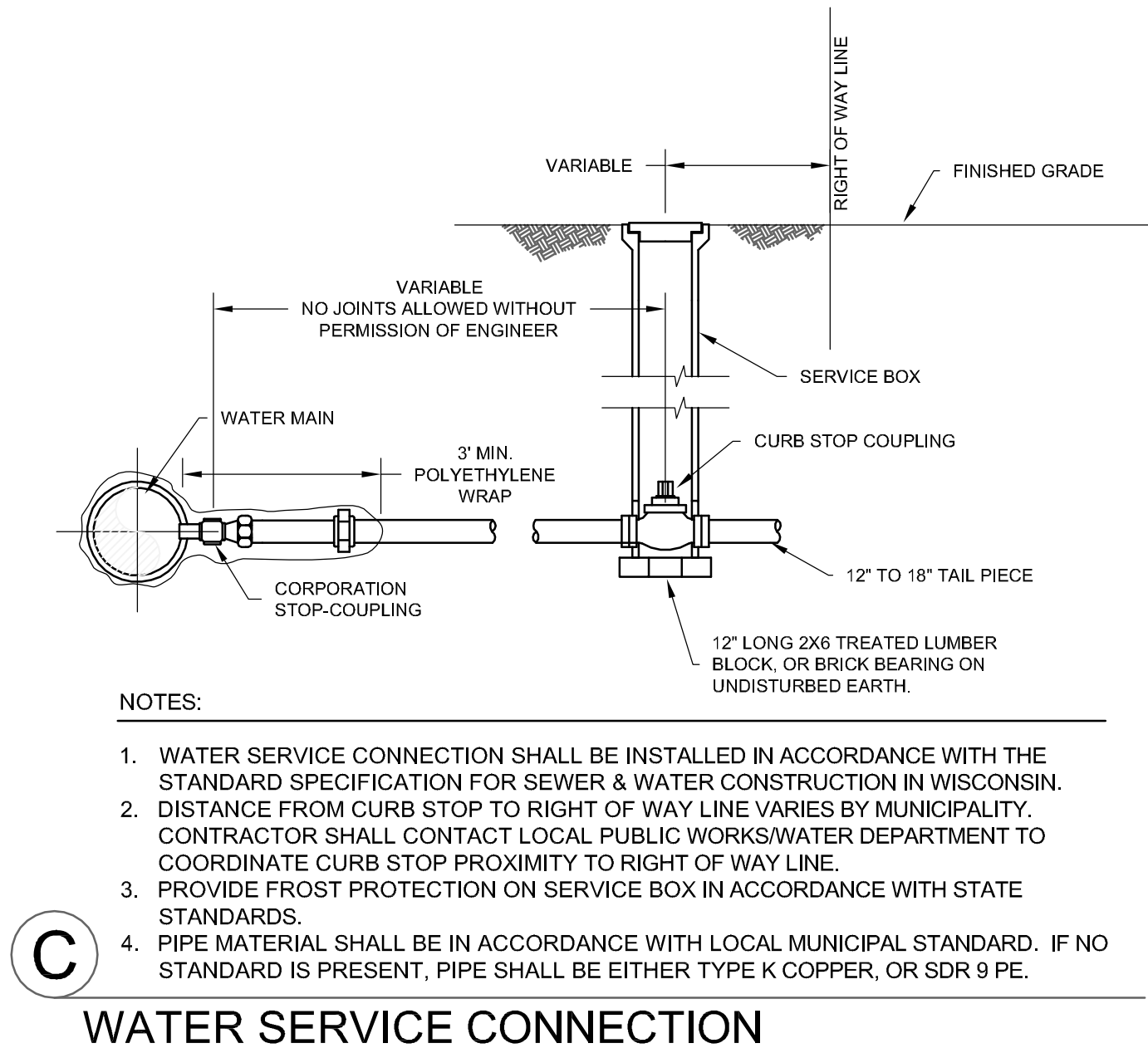
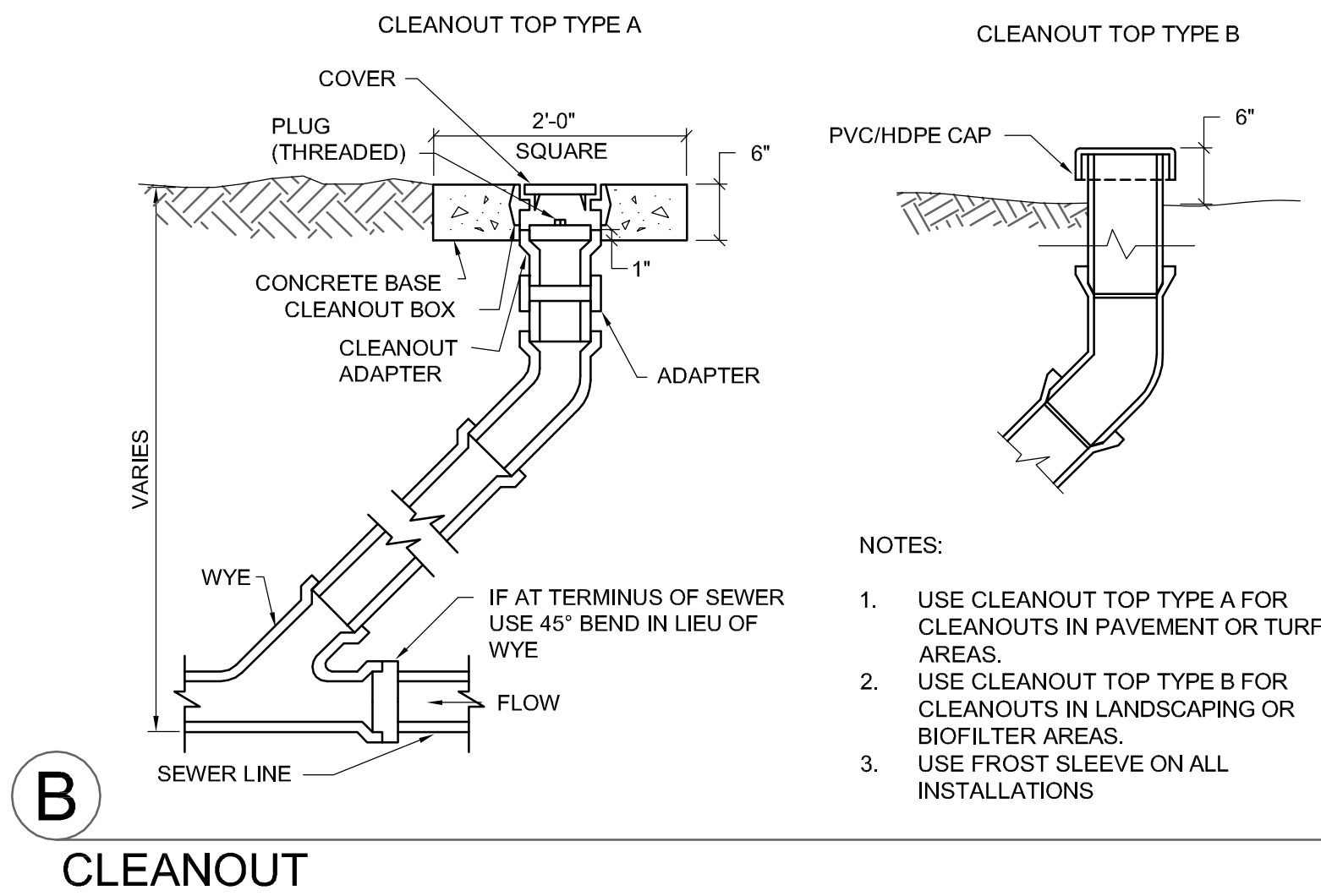
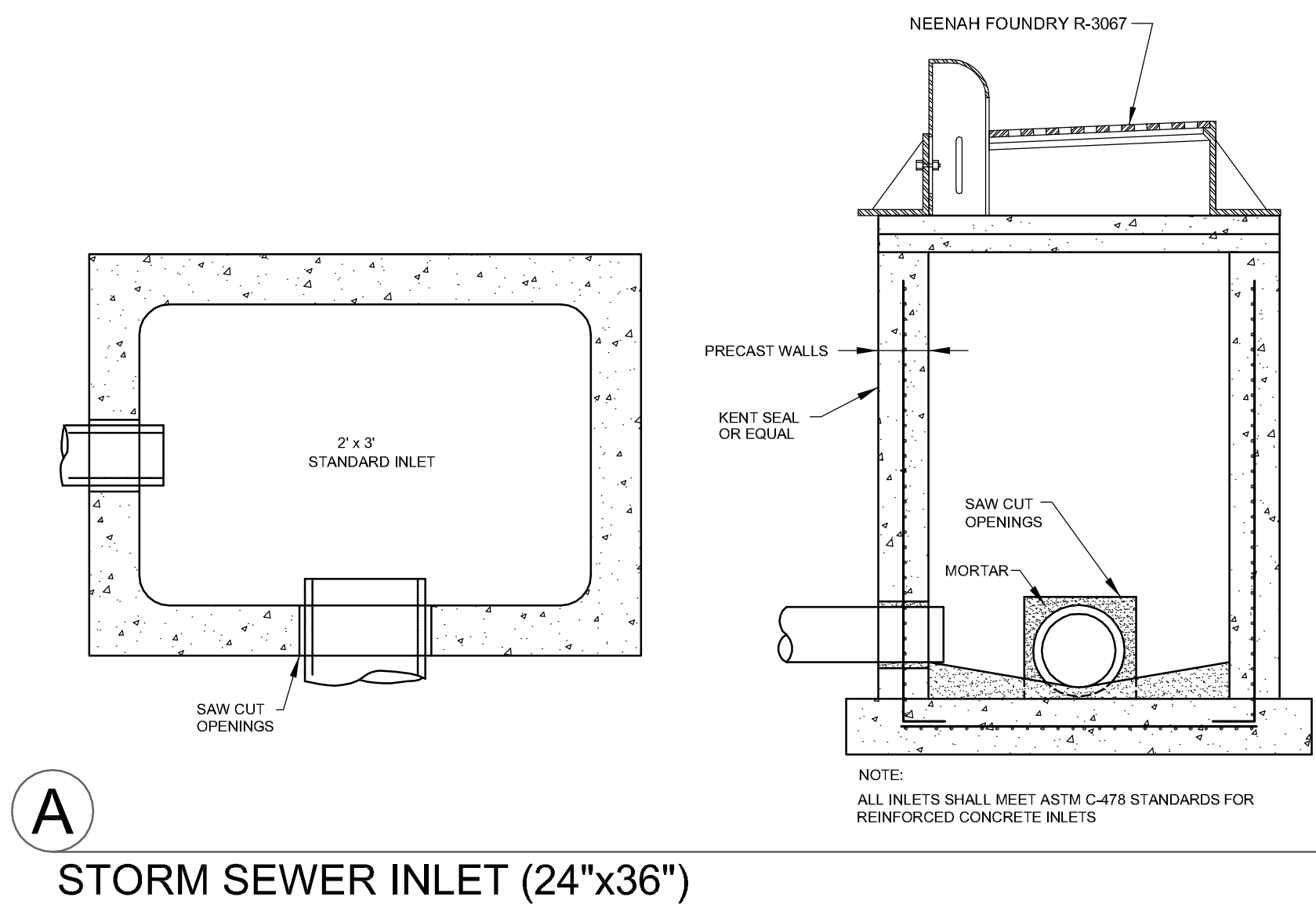
- I

J

(K)

PROJECT NO.:

Packet Pg. 45



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

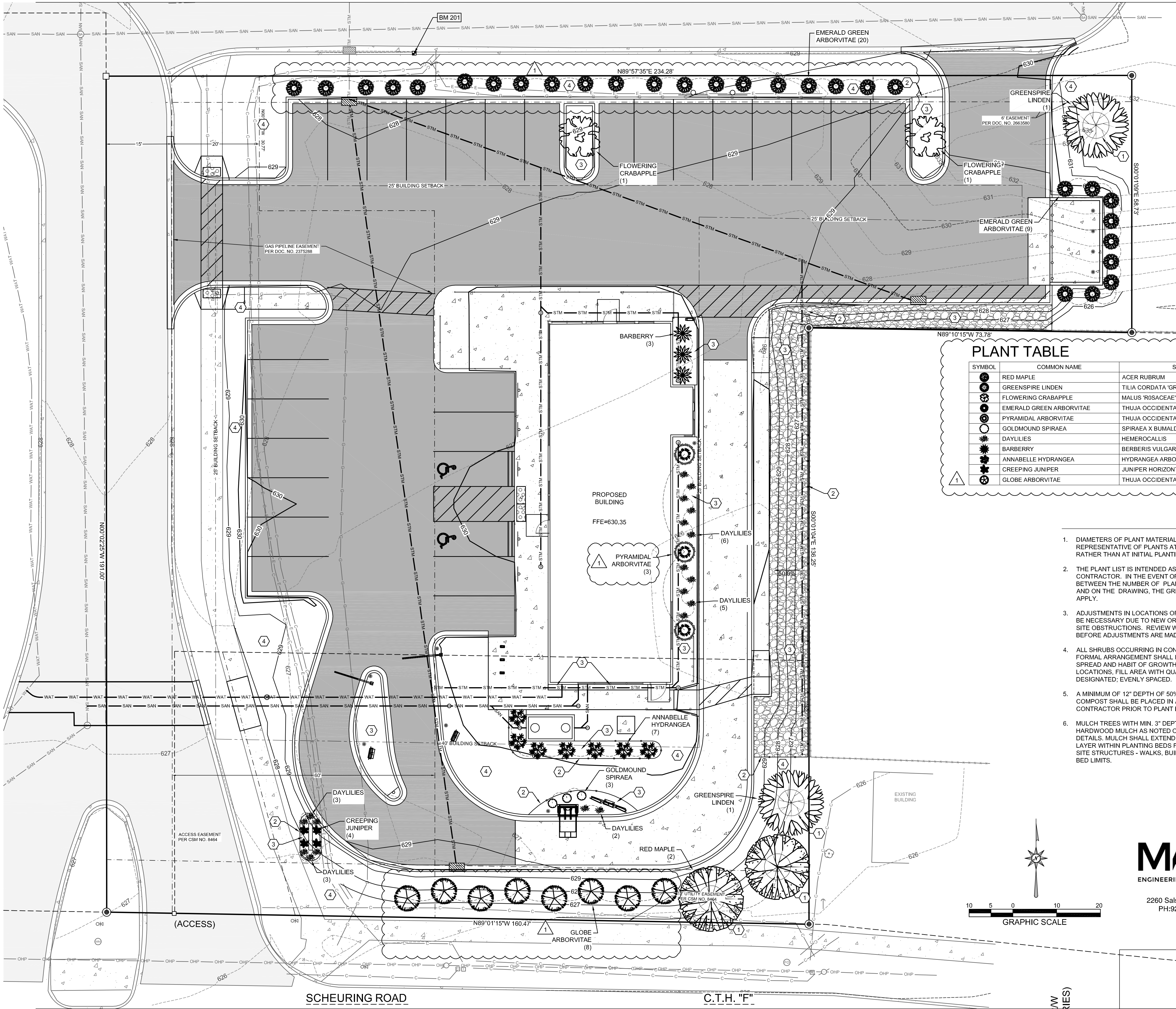
2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21

RH DESIGN BUILD LLC
1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

C6.1 UTILITY & GRADING DETAILS

PROJECT NO.: ---	
DATE	DESCRIPTION



SHEET KEY NOTES:

- 1 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; SEE DETAIL E SHEET C6.1
- 2 PROFESSIONAL GRADE EDGING
- 3 1 1/2" RIVER ROCK WITH WEED BARRIER FABRIC
- 4 LAWN

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	MAX. HT.	MAX. DIA.
	RED MAPLE	ACER RUBRUM	2	1 1/2"	50'-70'	30'-45'
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2	1 1/2"	50'	35'
	FLOWERING CRABAPPLE	MALUS 'ROSACEAE'	2	11/4"	20'	15'
	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	29	6" TALL	10'-15'	3'-4'
	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	3	24" TALL	12'-25'	3'-6"
	GOLDMOUND SPIRAEA	SPIRAEA X BUMALDA 'GOLDMOUND'	3	18"-24"	2'-3'	2'-3"
	DAYLILIES	HEMEROCALLIS	19	1 GAL.	28"-34"	18"-24"
	BARBERRY	BERBERIS VULGARIS	3	3 GAL.	7'-9'	6'-8"
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	7	3 GAL.	4'	4'
	CREEPING JUNIPER	JUNIPER HORIZONTALIS	4	12"	6"-18"	3'-5"
	GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'GLOBE'	8	3" TALL	4'-6"	4'-6"

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WDoT No. 40 GRASS MIX.
- PROPERTY OWNER SHALL ANNUALLY (BY 06/15) INSPECT LANDSCAPE PLANTING. ALL DEAD / DYING / DISEASED PLANTS AND TREES SHALL BE REPLACED IN THE SAME YEAR AS INSPECTION.



1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

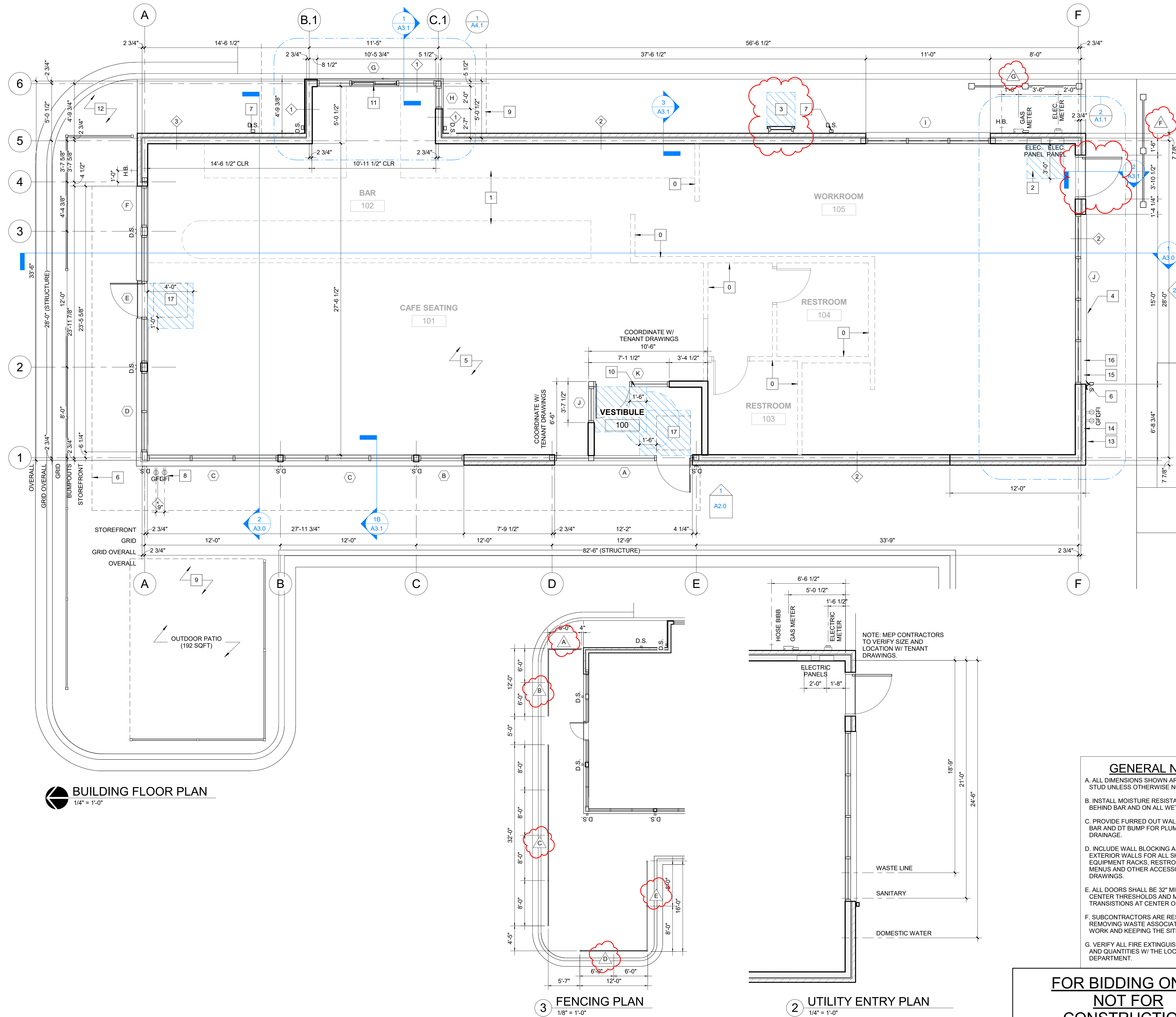
L1.0 LANDSCAPE PLAN

PROJECT NO.:	---
DATE	DESCRIPTION
05/10/2022	1 - CITY COMMENTS



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21





- KEYED NOTES**
- 0 INTERIOR LAYOUT PROVIDED BY TENANT.
 - 1 OUTLINE OF ENGINE, COORDINATE W/ TENANT.
 - 2 NEMA PB1 TYPE 1, (1) 600A MCB PANEL, (1) 400 AMP SUB-PANEL W/ FEED THRU LUGS, & (1) 400 AMP SUB-PANEL W/ SUB-FEED BREAKERS EACH W/ LOCKABLE HINGED DOORS. ALL PANELS TO BE RECESSED IN WALL AND MAINTAIN 36" MIN. CLEARANCE IN FRONT OF PANELS FOR SERVICING. CONFIRM LOCATION OF PANELS W/ TENANT PRIOR TO INSTALL.
 - 3 30"X36" CLEAR FOR ROOF LADDER ACCESS.
 - 4 EXTERIOR ELECTRICAL METER AND CT CABINET LOCATION.
 - 5 CONCRETE FLOOR BY TENANT, G.C. TO CONFIRM THICKNESS.
 - 6 CANOPY W/ INTEGRATED RECESSED LIGHTING LOCATED PER TENANT DRAWINGS (ABOVE)
 - 7 SCUPPER BOX (ABOVE)
 - 8 LOCATE (2) GFI OUTLETS PER TENANT DRAWINGS.
 - 9 OUTDOOR PATIO (370 SQFT). CONCRETE TO BE FLOAT TROWELED WITH TRANSVERSE BRUSH & STEEL FINISH. PROVIDE 2" WIDE SMOOTH TROWEL AT CONTROL JOINT. MOISTURE CURE FOR MIN (7) DAYS AND APPLY (2) COATS PENETRATING SEALER TO FINISH.
 - 10 STOREFRONT VESTIBULE TO REMAIN BARRIER FREE. HVAC CONTRACTOR TO PROVIDE HEAT TO DESIGNATED SPACE.
 - 11 DRIVE-THRU WINDOW W/ AIR CURTAIN ABOVE INSTALLED IN STOREFRONT SYSTEM (SEE SHEET A6.0). ELECTRICAL CONTRACTOR TO PROVIDE POWER TO UNIT AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
 - 12 PULL FORWARD PARKING SIGN LOCATED PER CIVIL DRAWINGS.
 - 13 GAS METER LOCATION
 - 14 2" WATER SERVICE ENTRY POINT
 - 15 4" SANITARY LINE
 - 16 4" GREASE WASTE LINE
 - 17 RECESSED WALK OFF MAT BY TENANT HELD 6" CLEAR FROM STOREFRONT GLAZING.

- WALL LEGEND**
- 1 5 1/2" WOOD STUD WALL WITH 5/8" GYP BOARD INTERIOR, VERTICAL CLADDING AND FURRING OVER 7/16" OSB SHEATHING W/ COMMERCIAL WRAP (SEE BUILDING SECTIONS)
 - 2 5 1/2" WOOD STUD WALL WITH 5/8" GYP BOARD INTERIOR, 4" E.I.F.S. INSULATION BOARD OVER 7/16" OSB SHEATHING W/ COMMERCIAL WRAP (SEE BUILDING SECTIONS)
 - 3 5 1/2" WOOD STUD WALL WITH 5/8" GYP BOARD INTERIOR, BRICK VENEER W/ AIR SPACE OVER 7/16" OSB SHEATHING W/ COMMERCIAL WRAP (SEE BUILDING SECTIONS)

- GENERAL NOTES**
- A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - B. INSTALL MOISTURE RESISTANT GREEN BOARD BEHIND BAR AND ON ALL WET WALLS.
 - C. PROVIDE FURRED OUT WALLS ALONG BACK BAR AND DT BUMP FOR PLUMBING SUPPLY AND DRAINAGE.
 - D. INCLUDE WALL BLOCKING AS REQUIRED IN EXTERIOR WALLS FOR ALL SHELVING, EQUIPMENT RACKS, RESTROOM GRAB BARS, MENUS AND OTHER ACCESSORIES PER TENANT DRAWINGS.
 - E. ALL DOORS SHALL BE 32" MINIMUM CLEAR. CENTER THRESHOLDS AND MATERIAL TRANSITIONS AT CENTER OF DOOR LEAF.
 - F. SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING WASTE ASSOCIATED WITH THEIR WORK AND KEEPING THE SITE CLEAN.
 - G. VERIFY ALL FIRE EXTINGUISHER LOCATIONS AND QUANTITIES W/ THE LOCAL FIRE DEPARTMENT.

RH

DESIGN
BUILD

LLC

1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS

1360 SCHEURING RD
DE PERE, WI 54115

A1.1

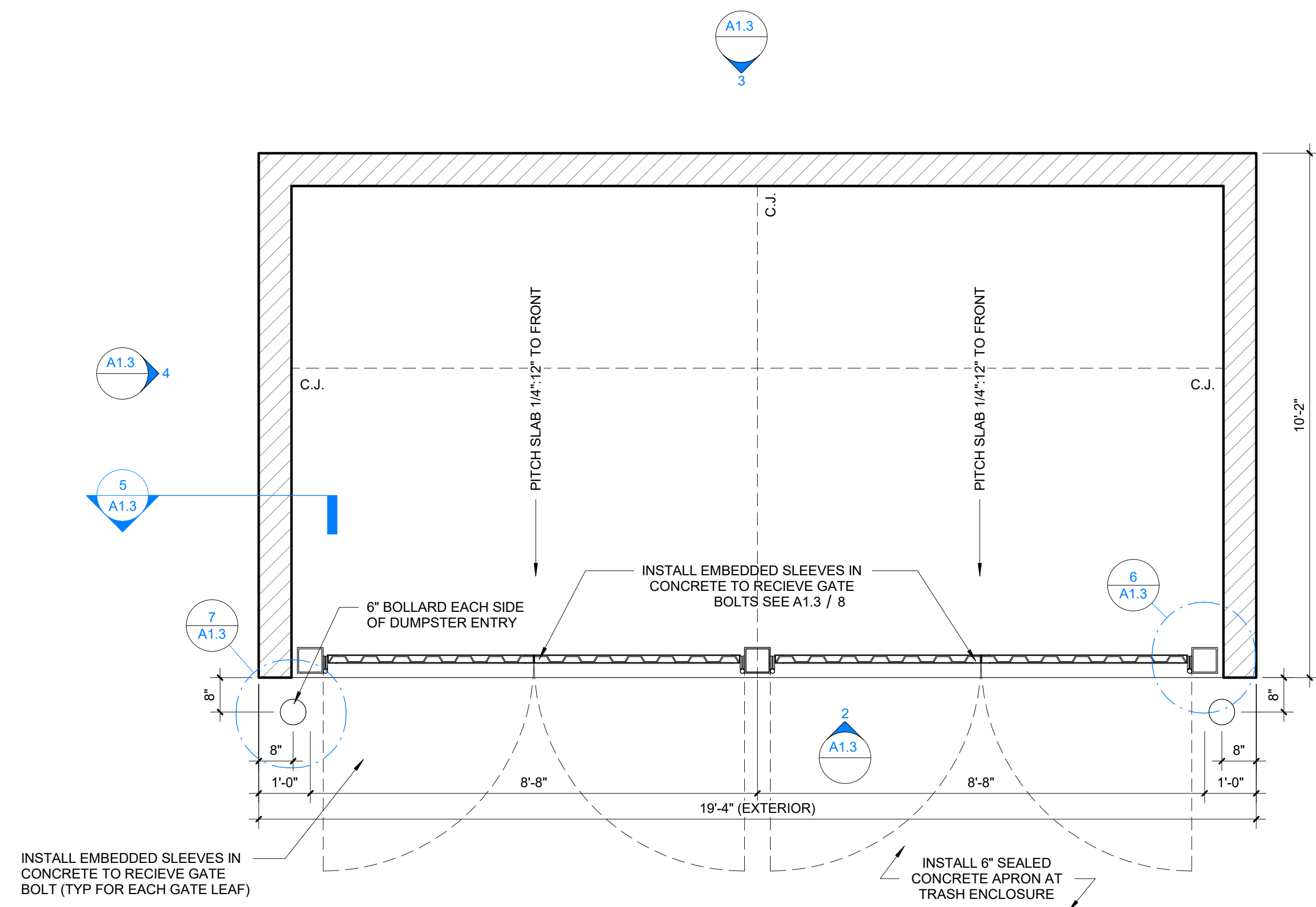
FIRST FLOOR
PLAN

PROJECT NO.:

210308

DATE	DESCRIPTION
4-20-2022	BID SET
7-5-2022	ADDENDUM #1
7-12-2022	CITY REVISION

**FOR BIDDING ONLY.
NOT FOR
CONSTRUCTION.**



1 BUILDING FLOOR PLAN
1/2" = 1'-0"

MATERIAL LEGEND

- 1 RUNNING BOND BRICK
COLOR: PEWTER MISSION W/ SM100 GRAY MORTAR
MANUF: MUTUAL MATERIALS

2 NICHIIA VERT. ARCH. PANELS
COLOR: VINTAGEWOOD, CEDAR
MANUF: NICHIIA

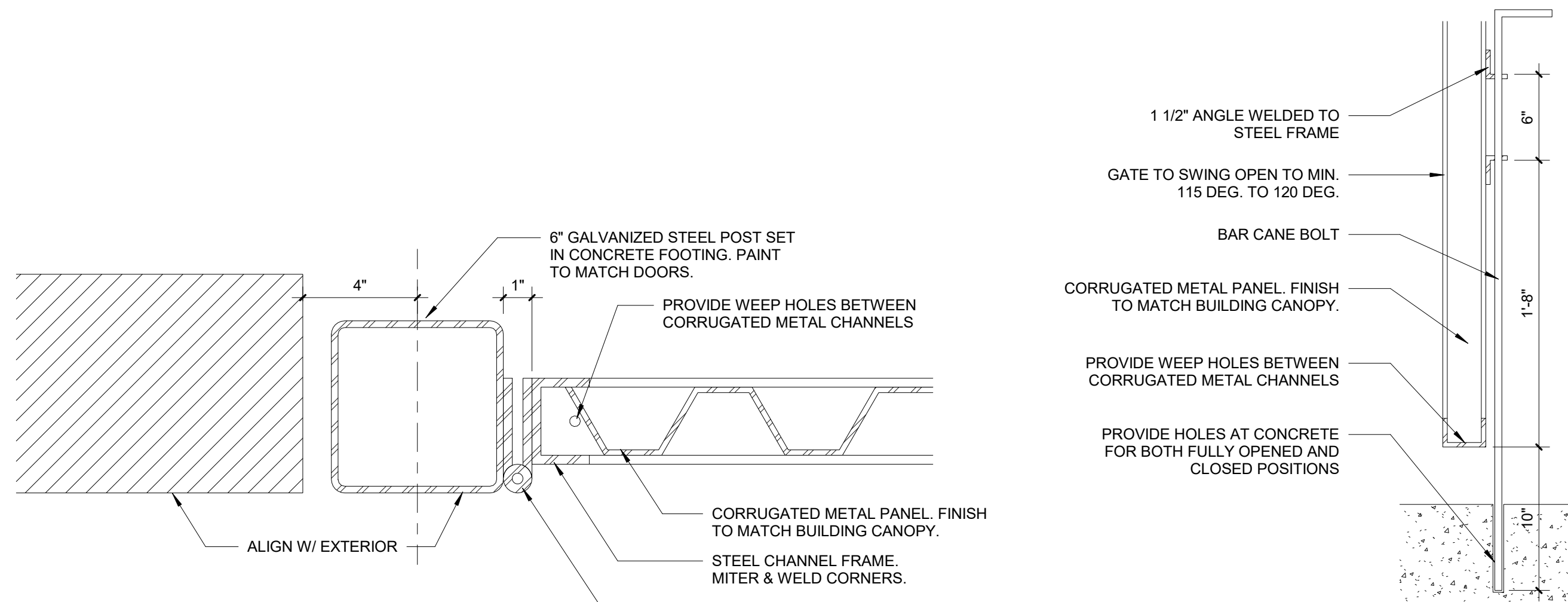
3 SPLIT-FACE C.M.U.
PAINT TO MATCH BRICK

4 PRECAST SILL
COLOR: TO MATCH BRICK
MANUF: TBD

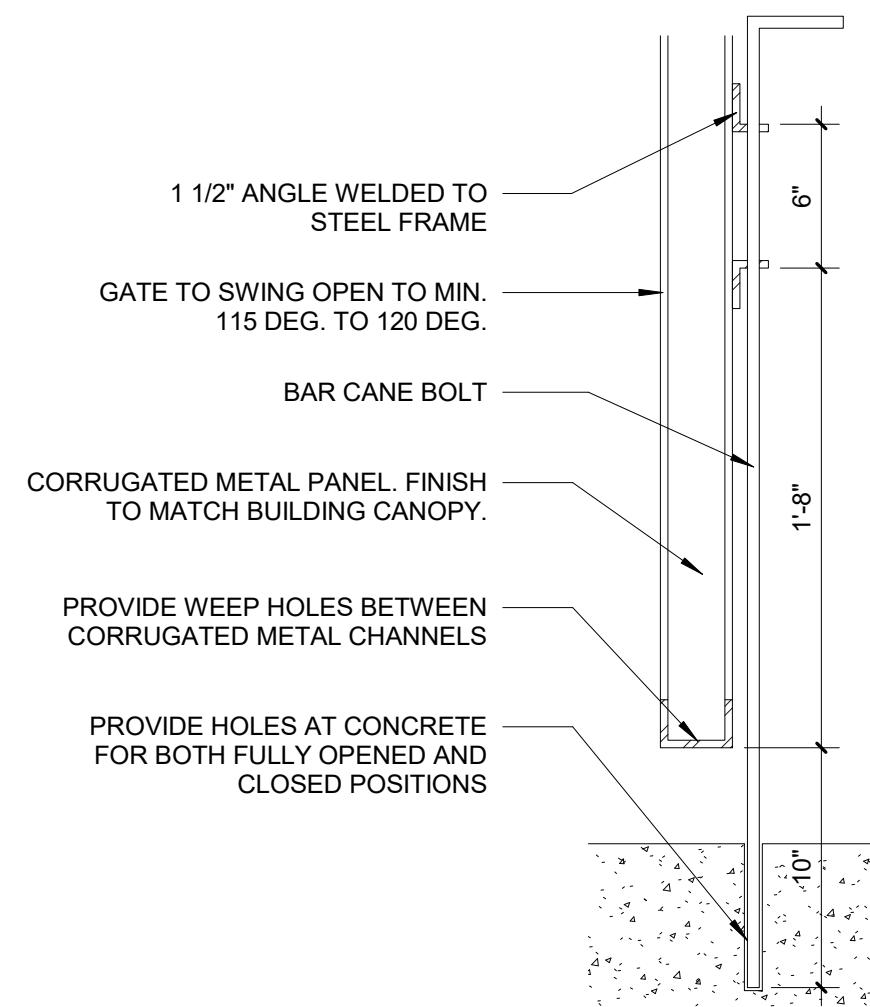
- 5 COLORADO CANTILEVERED SOFFIT,
12" OPEN FACE, FRONT GUTTER
COLOR: RAL#7021 MATTE BLACK
MANUF: AWNEX

6 POWDERCOAT METAL COPING
COLOR: MATCH RAL#7021 MATTE BLACK
MANUF: TBD

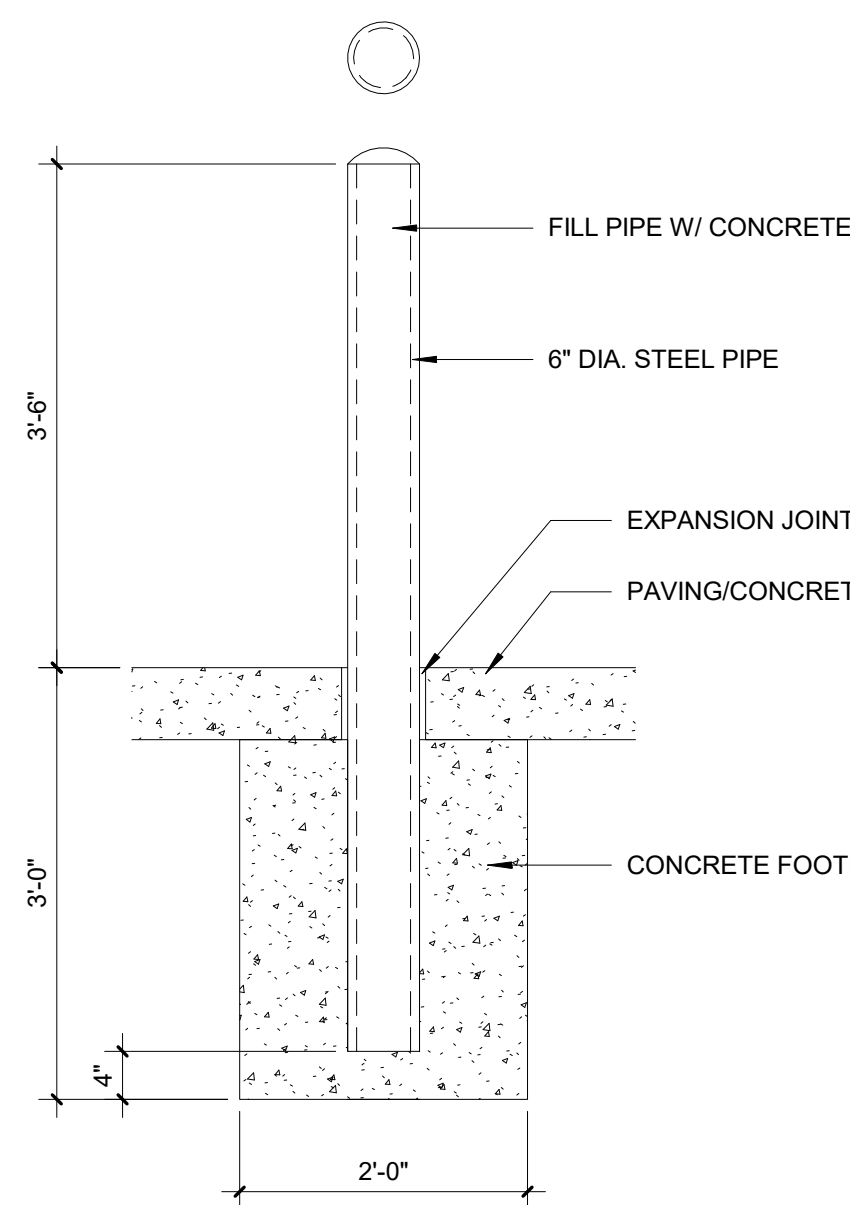
7 POWDERCOAT METAL TRIM
COLOR: MATCH RAL#7021 MATTE BLACK
MANUF: TBD
- GENERAL MATERIAL NOTE: ALL SPECIFICATIONS TO BE EQUAL TO OR EQUIVALENT; ALL SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.



6 GATE HINGE DETAIL
3" = 1'-0"

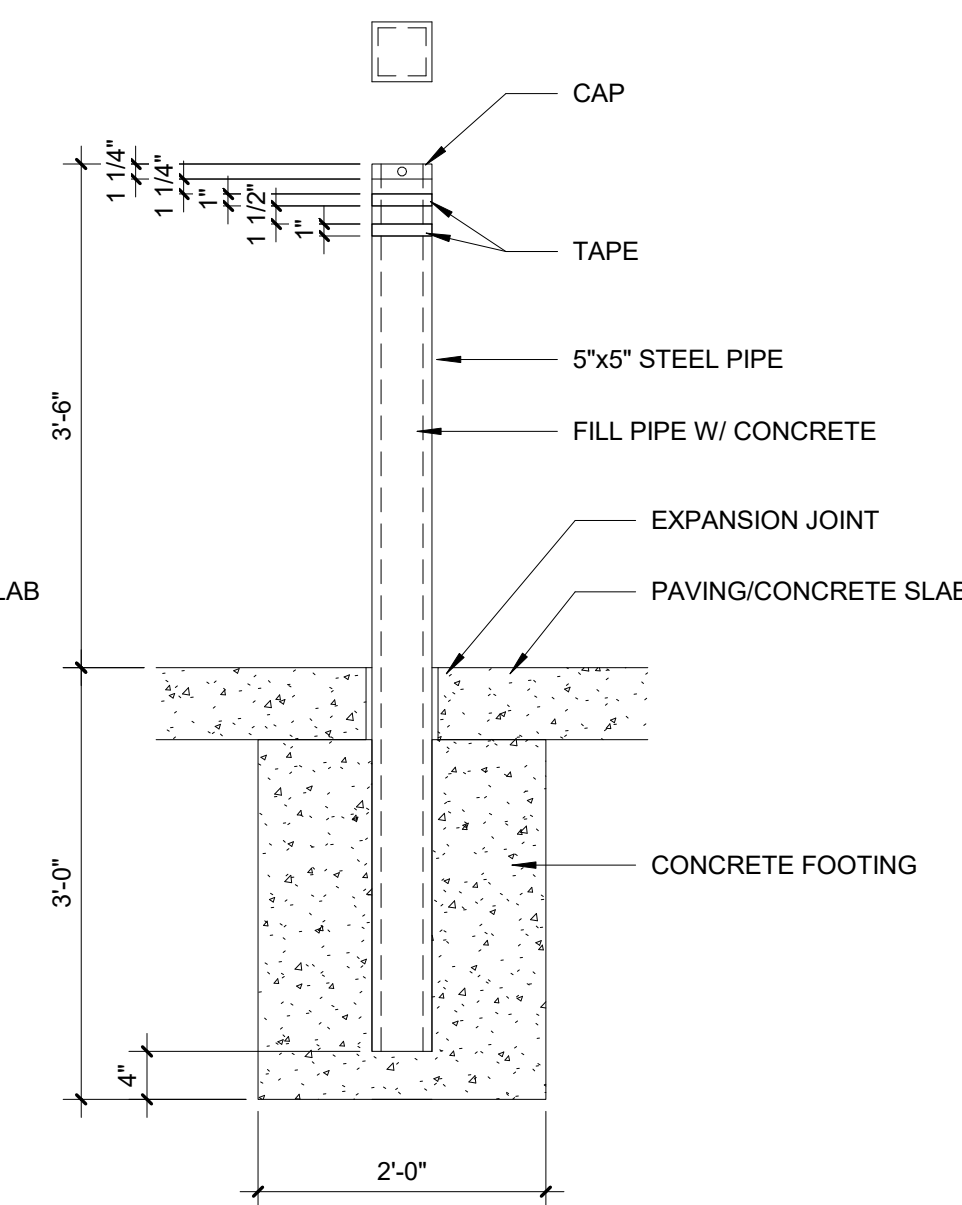


8 CANE BOLT DETAIL
1 1/2" = 1'-0"

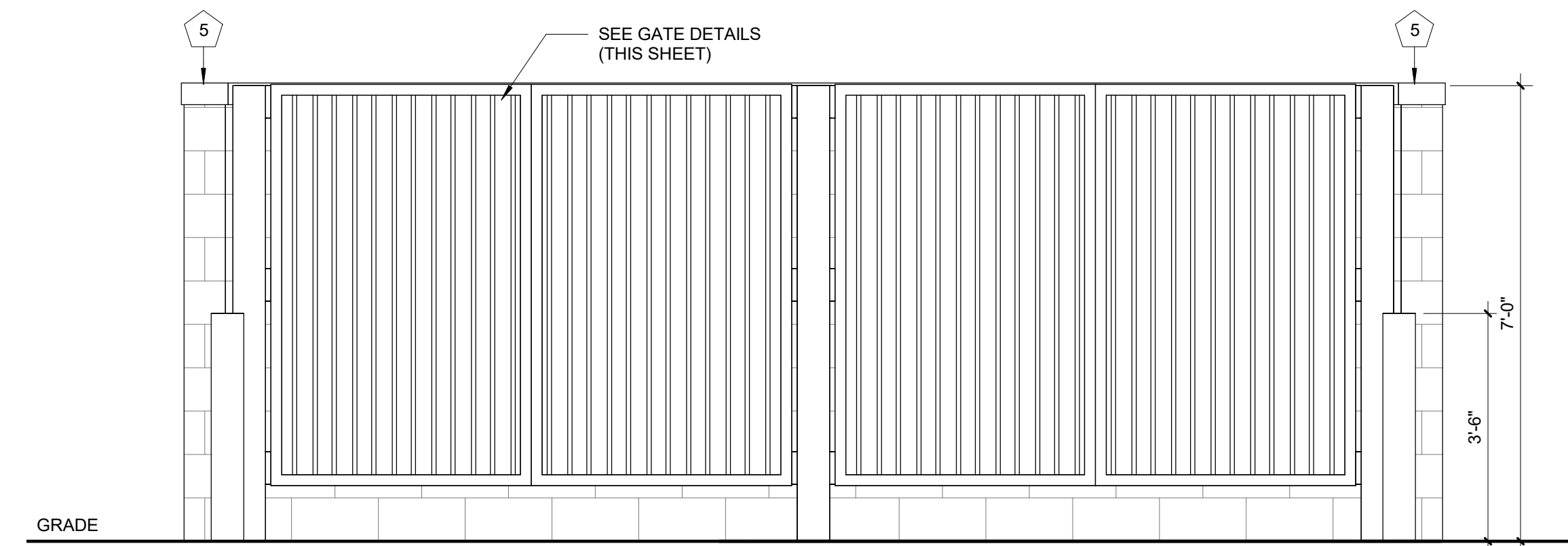


6" BOLLARD

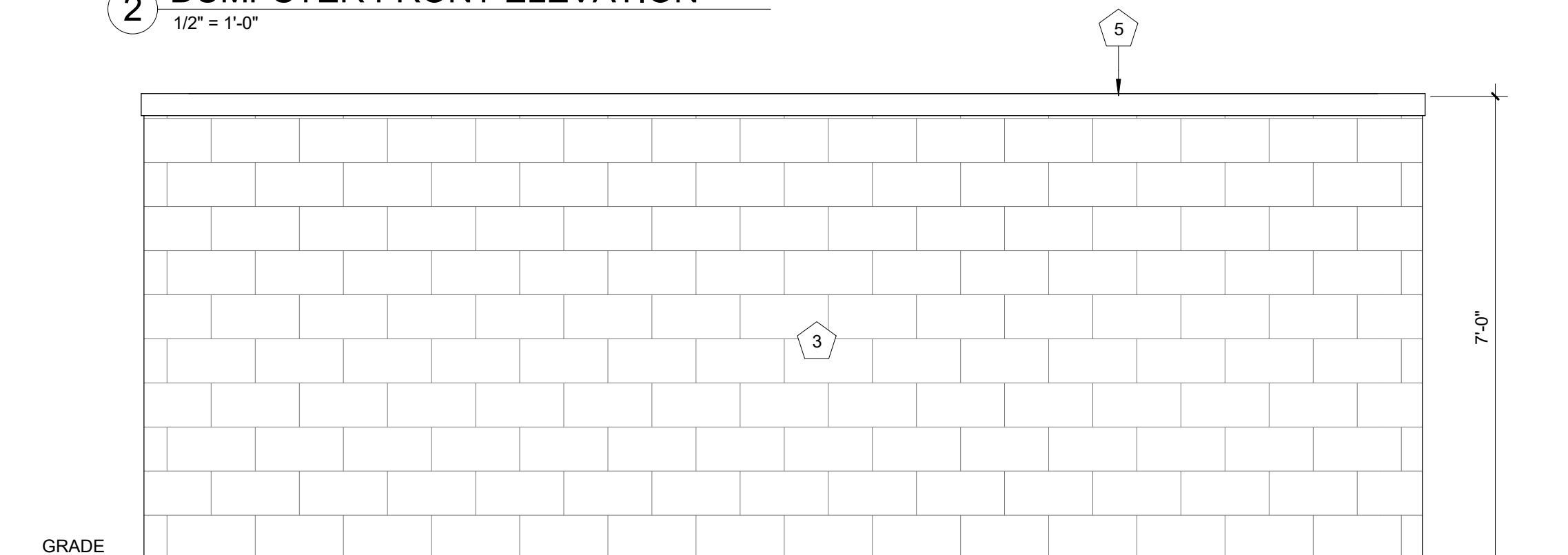
7 BOLLARD DETAIL
3/4" = 1'-0"



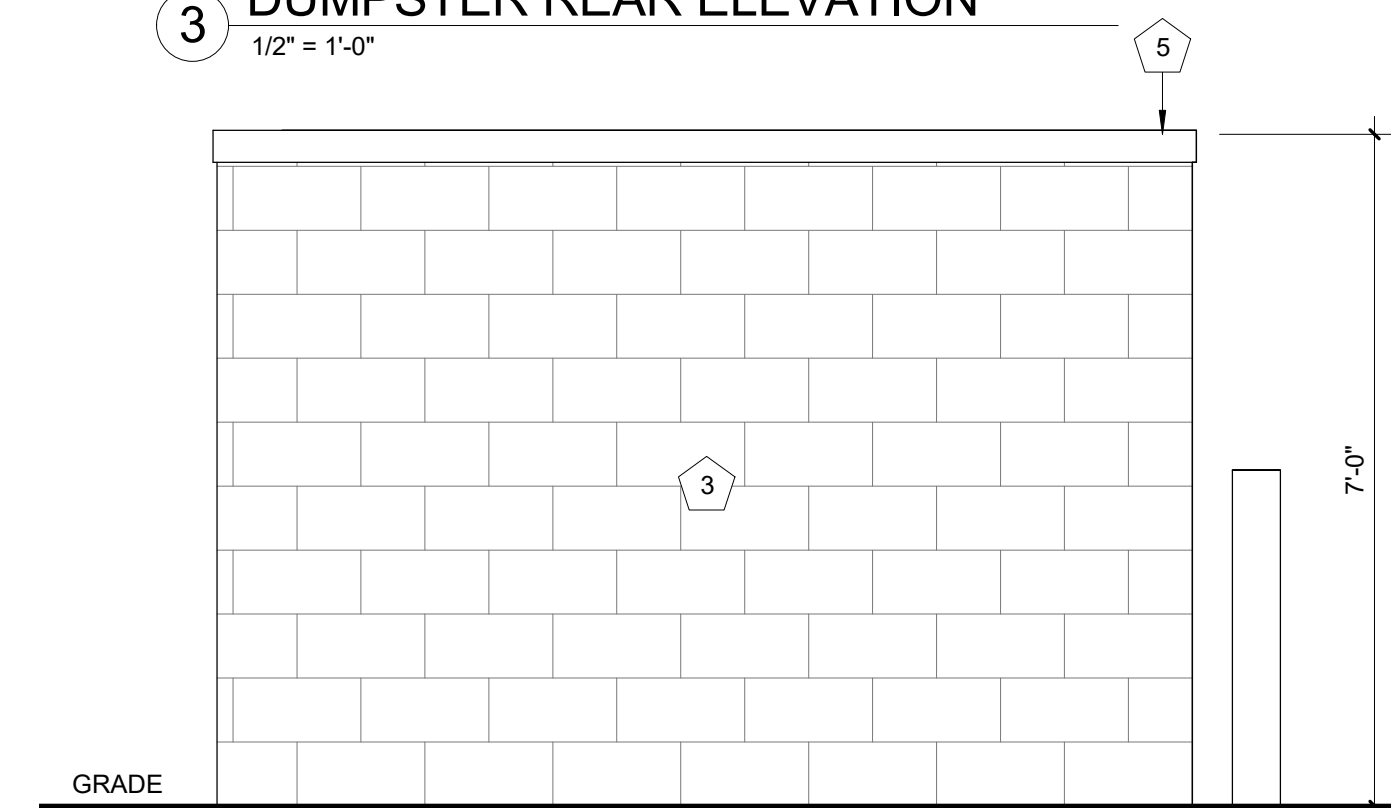
5" BOLLARD



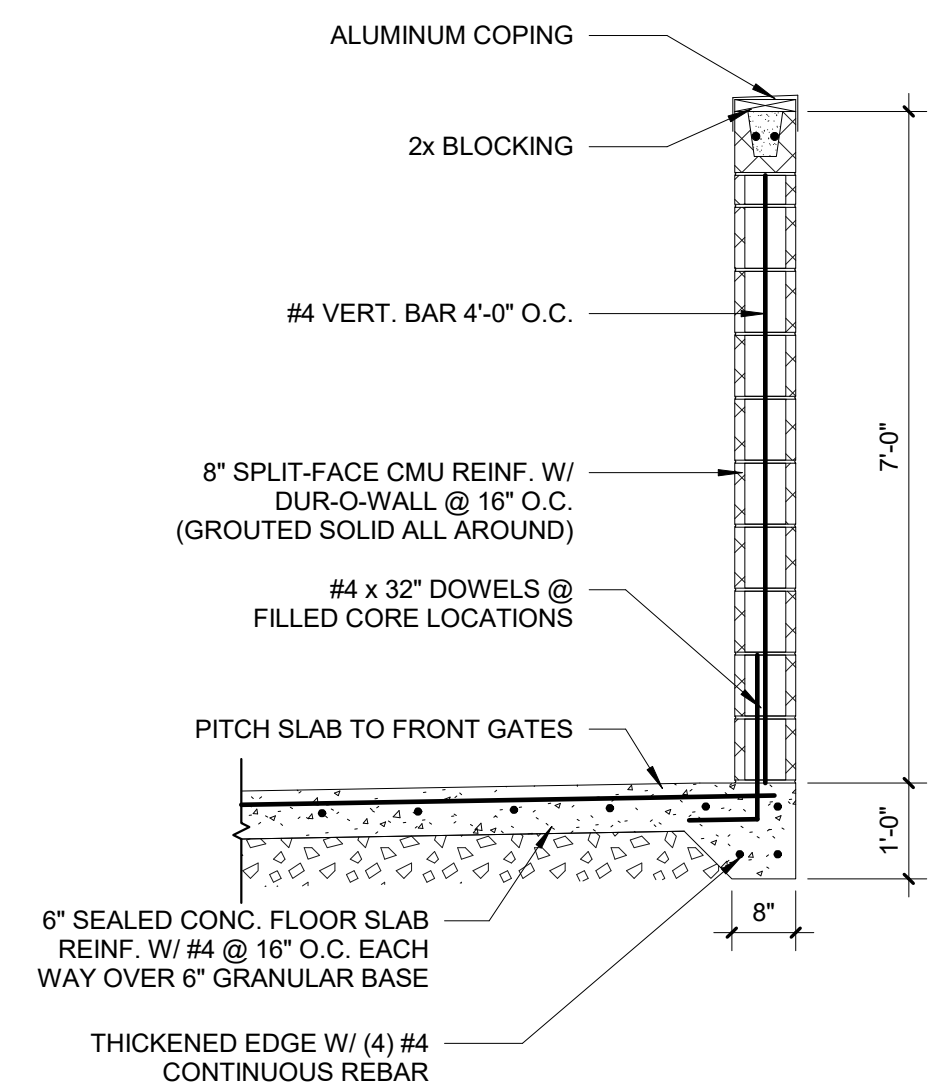
2 DUMPSTER FRONT ELEVATION
1/2" = 1'-0"



3 DUMPSTER REAR ELEVATION
1/2" = 1'-0"



4 DUMPSTER SIDE ELEVATION
1/2" = 1'-0"



5 DUMPSTER SECTION
1/2" = 1'-0"

FOR BIDDING ONLY.
NOT FOR
CONSTRUCTION.

RH DESIGN BUILD LLC

1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING RD
DE PERE, WI 54115

A1.3 DUMPSTER ENCLOSURE PLAN

PROJECT NO.: 210308

DATE	DESCRIPTION
4-20-2022	BID SET
7-5-2022	ADDENDUM #1

2	PROTECTIVE BOLLARD.
2	PRIMARY ENTRANCE DOOR(S).
3	SECONDARY (PATIO) ENTRANCE DOOR.
4	SERVICE DOOR.
5	ELECTRICAL METER.
6	GAS METER.
7	STORE ADDRESS: PROVIDE 6" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOOR.
8	DRIVE THRU WINDOW: PROVIDE READY ACCESS DRIVE THRU SERVICE WINDOW PER REGIONAL SPECIFICATION. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT. SPECIFIC WINDOW SELECTION BASED ON REGIONAL AND CLIMATE VARIATIONS.
9	DRIVE THRU CANOPY: CANOPY AT DRIVE THRU WINDOW SHALL BE MIN. 9'-6" A.F.F. CLEAR ABOVE THE DRIVE THRU LANE. PREFERRED 11'-0" A.F.F. TO ALIGN WITH VISUAL HEIGHT OF STOREFRONT CANOPY.
10	STOREFRONT CANOPY: INCLUDE EXTERIOR CANOPY AWNINGS OR VERTICAL FACADE ARTICULATION AT WINDOWS TO REDUCE SOLAR HEAT GAIN. PREFERRED BOTTOM HEIGHT OF 11'-0" A.F.F. TO ALIGN WITH TOP OF STOREFRONT HEADER.
11	ENTRY/EXIT CANOPY: WEATHER PROTECTIVE CANOPY SHALL BE LOCATED ABOVE ALL ENTRY AND EGRESS DOORS AT MIN. OF 11'-0" A.F.F.
12	ROOF SCUPPER AND OVERFLOW: CONNECT TO UNDERGROUND STORM DRAIN. SEE DETAIL 6/A4.0 FOR MORE INFO.
13	ILLUMINATED FLUSH MOUNT SIGNAGE SIREN DISK. SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT BY OTHER (SHOWN FOR REFERENCE ONLY).
14	EXTERIOR OVERHEAD LIGHTING TO PROVIDE MINIMUM 5000 LUMENS AND INSTALLED 10' ABOVE FINISH FLOOR.
15	EXTERIOR WALL SCONCE LIGHTING PER STARBUCKS DESIGNER.
16	EXTERIOR SPEAKER: LOCATE (1) EXTERIOR SPEAKER PER 250 SQFT OF PATIO SPACE. MOUNT WALL SPEAKER AT 11'-0" A.F.F. PREFERRED OR AS CANOPY HEIGHT PERMITS.
17	ROOF ACCESS LADDER
18	LOCKABLE HOSE BIB.
19	PAINT NICHHA CORNER TRIM TO MATCH NICHHA PANELS.
20	RUN POWER AND CONDUIT TO SIGNAGE PER SIGNAGE DRAWINGS.
21	GFI OUTLET PER TENANT DRAWINGS.
22	PROVIDE LANDSCAPE SCREENING ALONG SIDE OF BUILDING.
23	PROVIDE SCREENING WALL.



MANUF: NICHHA

SPLIT-FACE C.M.U.
PAINT TO MATCH BRICK

PRECAST SILL
COLOR: TO MATCH BRICK
MANUF: TBD

POWDERCOAT METAL COPING
COLOR: MATCH RAL#7021 MATTE
BLACK
MANUF: TBD

POWDERCOAT METAL TRIM
COLOR: MATCH RAL#7021 MATTE
BLACK
MANUF: TBD

GENERAL MATERIAL NOTE: ALL SPECIFICATIONS
TO BE EQUAL TO OR EQUIVALENT; ALL
SUBSTITUTIONS TO BE APPROVED BY ARCHITECT

48" SIREN DISK ILLUMINATION:
INTERNALLY ILLUMINATE LOGO DISK WITH LUMIFICENT
WHITE LEDS INSTALLED TO BACK OF DISK. POWER WITH
SELF-CONTAINED LUMIFICENT POWER SUPPLY CONTAINED
WITH AN U.L. ENCLOSURE COVERED IN WHITE VINYL FILM.

STARBUCKS WORDMARK SIGNAGE ILLUMINATION:
INTERNALLY ILLUMINATE LETTERS WITH LUMIFICENT WHITE
LEDS ATTACHED TO INSIDE OF LETTER BACKS. POWER
WITH 120V LUMIFICENT POWER SUPPLIES POWER TO BE
LOCATED BEHIND WALL.

The image contains three architectural drawings of aluminum bar fences, labeled A, B, and C, with their respective dimensions and specifications.

Drawing A: Shows a corner post and a section of the fence. Dimensions include a total width of 6'-0" and a height of 3'-7" (with a 3'-6" section). The material is labeled as ALUMINUM BAR FENCE, COLOR: BLACK.

Drawing B: Shows a section of the fence with a total width of 12'-0". The material is labeled as ALUMINUM BAR FENCE, COLOR: BLACK.

Drawing C: Shows a long section of the fence with a total width of 32'-0". The material is labeled as ALUMINUM BAR FENCE, COLOR: BLACK.

Specifications:

- 15. EXTERIOR WALL SCONCE LIGHTING PER STARBUCKS DESIGNER.
- 16. EXTERIOR SPEAKER: LOCATE (1) EXTERIOR SPEAKER PER 250 SQFT OF PATIO SPACE. MOUNT WALL SPEAKER AT 11'-0" A.F.F. PREFERRED OR AS CANOPY HEIGHT PERMITS.
- 17. ROOF ACCESS LADDER
- 18. LOCKABLE HOSE BIB.
- 19. PAINT NICHIIHA CORNER TRIM TO MATCH NICHIIHA PANELS.
- 20. RUN POWER AND CONDUIT TO SIGNAGE PER SIGNAGE DRAWINGS.
- 21. GFI OUTLET PER TENANT DRAWINGS.
- 22. PROVIDE LANDSCAPE SCREENING ALONG SIDE OF BUILDING.
- 23. PROVIDE SCREENING WALL.

Figure 1 displays six diagrams (A-F) illustrating various door and window configurations with dimensions:

- A:** 12'-0" wide, 7'-8" high door with a transom. Dimensions include 2", 8'-8", 2'-3'-0", 2", 11'-0", 7'-8", 2'-10", 2", 7'-0", and 2".
- B:** 3'-11 3/4" wide, 7'-8" high door. Dimensions include 2", 3'-7 3/4", 2", 7'-8", 8'-0", 2", 3'-0", and 2".
- C:** 11'-6 1/2" wide, 7'-8" high door with three panels. Dimensions include 2", 3'-7 1/2", 2", 3'-7 1/2", 2", 3'-7 1/2", 2", 7'-8", 8'-0", 2", 3'-0", and 2".
- D:** 7'-1 1/4" wide, 7'-8" high door with two panels. Dimensions include 2", 3'-3 5/8", 2", 3'-3 5/8", 2", 7'-8", 8'-0", 2", 3'-0", and 2".
- E:** 11'-3" wide, 7'-8" high door with a transom. Dimensions include 2", 3'-9 1/2", 2", 3'-0", 2", 3'-9 1/2", 2", 7'-0", 7'-8", 8'-0", 2", 3'-0", and 2".
- F:** 3'-3 3/8" wide, 7'-8" high door. Dimensions include 2", 2'-11 3/8", 2", 7'-8", 8'-0", 2", 3'-0", and 2".

STOREFRONT GENERAL NOTES:

1. ALL STOREFRONTS TO HAVE CLEAR, NON-TINTED, NON-REFLECTIVE LOW-E DOUBLE GLAZING WITH A U-FACTOR OF 0.30 (OR BETTER) AND SHGC 0.60 (OR BETTER) U.N.O.
2. ALL GLASS PANES WITHIN 36" OF DOORWAY OPENINGS TO BE TEMPERED.
3. ALL GLASS PANES GREATER THAN 9 FT TO BE TEMPERED.
4. ALL GLASS PANES LESS THAN 18" ABOVE THE FLOOR TO BE TEMPERED.
5. STOREFRONT COLOR TO MATCH RAL#7021 MATTE MT0028 - FLAT BLACK.

FOR BIDDING ONLY.
NOT FOR
CONSTRUCTION.



RH DESIGN BUILD

1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING RD
DE PERE, WI 54115

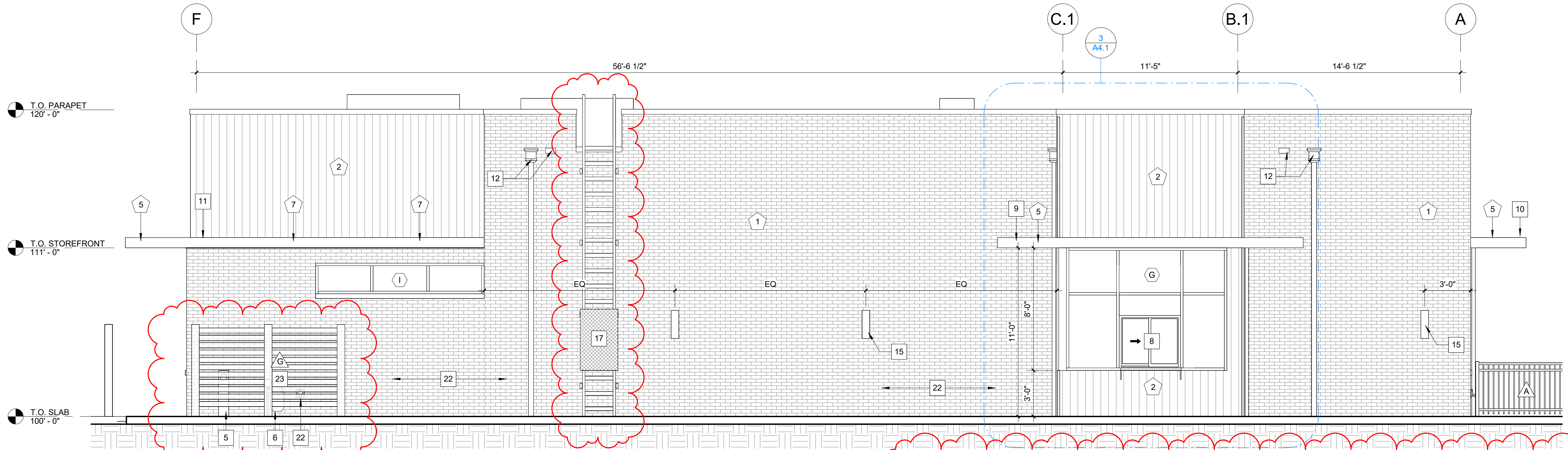
A2.0 EXTERIOR ELEVATIONS

PROJECT NO.:	210308
--------------	--------

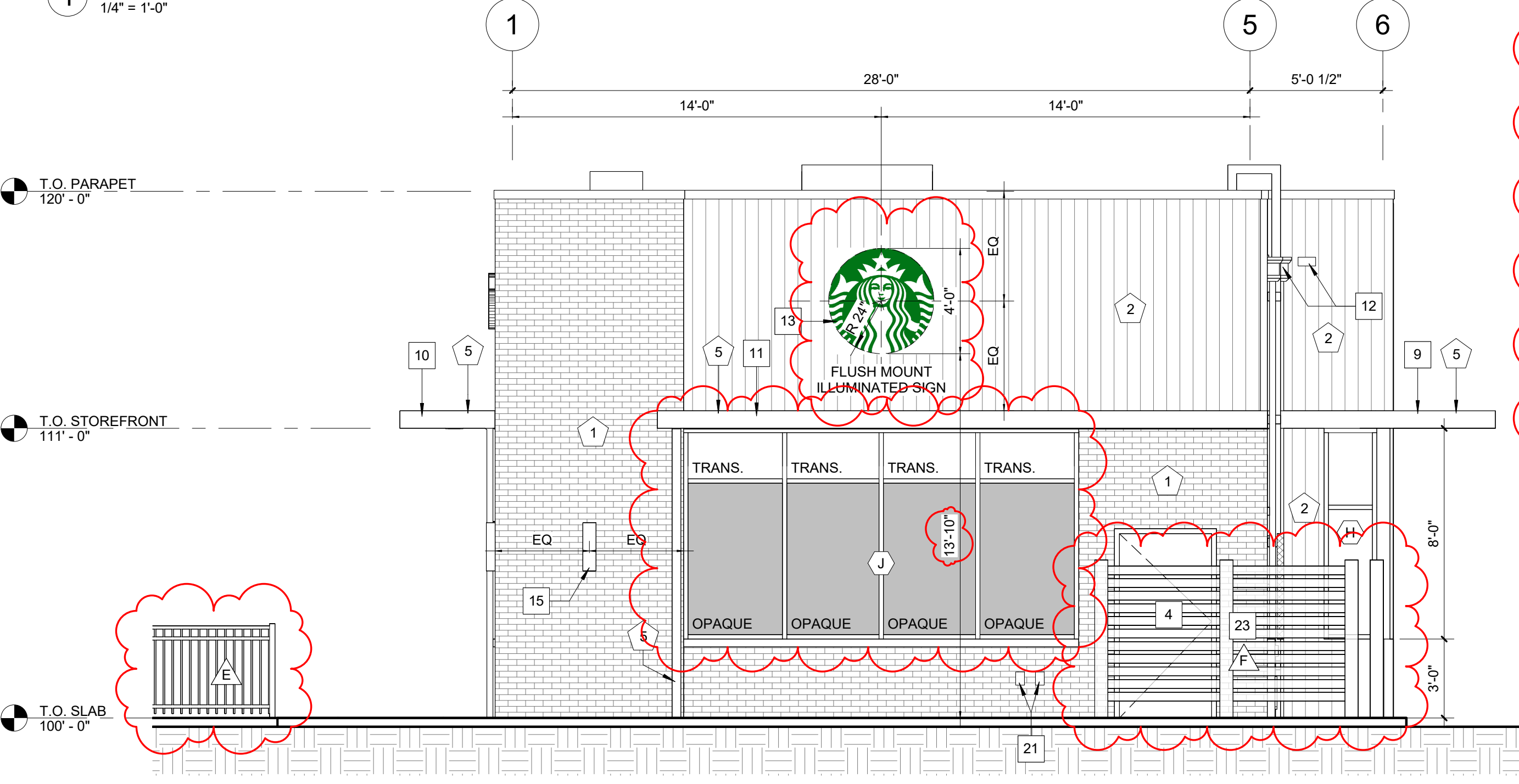
	DATE	DESCRIPTION
	4-20-2022	BID SET
	7-5-2022	ADDENDUM #1
	7-12-2022	CITY REVISION

KEYED NOTES

- 1 PROTECTIVE BOLLARD.
- 2 PRIMARY ENTRANCE DOOR(S).
- 3 SECONDARY (PATIO) ENTRANCE DOOR.
- 4 SERVICE DOOR.
- 5 ELECTRICAL METER.
- 6 GAS METER.
- 7 STORE ADDRESS: PROVIDE 6" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOOR.
- 8 DRIVE THRU WINDOW: PROVIDE READY ACCESS DRIVE THRU SERVICE WINDOW PER REGIONAL SPECIFICATION. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT. SPECIFIC WINDOW SELECTION BASED ON REGIONAL AND CLIMATE VARIATIONS.
- 9 DRIVE THRU CANOPY: CANOPY AT DRIVE THRU WINDOW SHALL BE MIN. 9'-6" A.F.F. CLEAR ABOVE THE DRIVE THRU LANE. PREFERRED 11'-0" A.F.F. TO ALIGN WITH VISUAL HEIGHT OF STOREFRONT CANOPY.
- 10 STOREFRONT CANOPY: INCLUDE EXTERIOR CANOPY AWNINGS OR VERTICAL FACADE ARTICULATION AT WINDOWS TO REDUCE SOLAR HEAT GAIN. PREFERRED BOTTOM HEIGHT OF 11'-0" A.F.F. TO ALIGN WITH TOP OF STOREFRONT HEADER.
- 11 ENTRY/EXIT CANOPY: WEATHER PROTECTIVE CANOPY SHALL BE LOCATED ABOVE ALL ENTRY AND EGRESS DOORS AT MIN. OF 11'-0" A.F.F.
- 12 ROOF SCUPPER AND OVERFLOW: CONNECT TO UNDERGROUND STORM DRAIN. SEE DETAIL 6/A4.0 FOR MORE INFO.
- 13 ILLUMINATED FLUSH MOUNT SIGNAGE SIREN DISK. SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT BY OTHER (SHOWN FOR REFERENCE ONLY).
- 14 EXTERIOR OVERHEAD LIGHTING TO PROVIDE MINIMUM 5000 LUMENS AND INSTALLED 10' ABOVE FINISH FLOOR.
- 15 EXTERIOR WALL SCONCE LIGHTING PER STARBUCKS DESIGNER.
- 16 EXTERIOR SPEAKER: LOCATE (1) EXTERIOR SPEAKER PER 250 SQFT OF PATIO SPACE. MOUNT WALL SPEAKER AT 11'-0" A.F.F. PREFERRED OR AS CANOPY HEIGHT PERMITS.
- 17 ROOF ACCESS LADDER
- 18 LOCKABLE HOSE BIB.
- 19 PAINT NICHHA CORNER TRIM TO MATCH NICHHA PANELS.
- 20 RUN POWER AND CONDUIT TO SIGNAGE PER SIGNAGE DRAWINGS.
- 21 GFI OUTLET PER TENANT DRAWINGS.
- 22 PROVIDE LANDSCAPE SCREENING ALONG SIDE OF BUILDING.
- 23 PROVIDE SCREENING WALL.



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

- 1

RUNNING BOND BRICK
COLOR: PEWTER MISSION W/ SM100 GRAY MORTAR
MANUF: MUTUAL MATERIALS
- 2

NICHHA VERT. ARCH. PANELS
COLOR: VINTAGEWOOD, CEDAR
MANUF: NICHHA
- 3

SPLIT-FACE C.M.U.
PAINT TO MATCH BRICK
- 4

PRECAST SILL
COLOR: TO MATCH BRICK
MANUF: TBD
- 5

COLORADO CANTILEVERED SOFFIT,
12" OPEN FACE, FRONT GUTTER
COLOR: RAL#7021 MATTE BLACK
MANUF: AWNEX
- 6

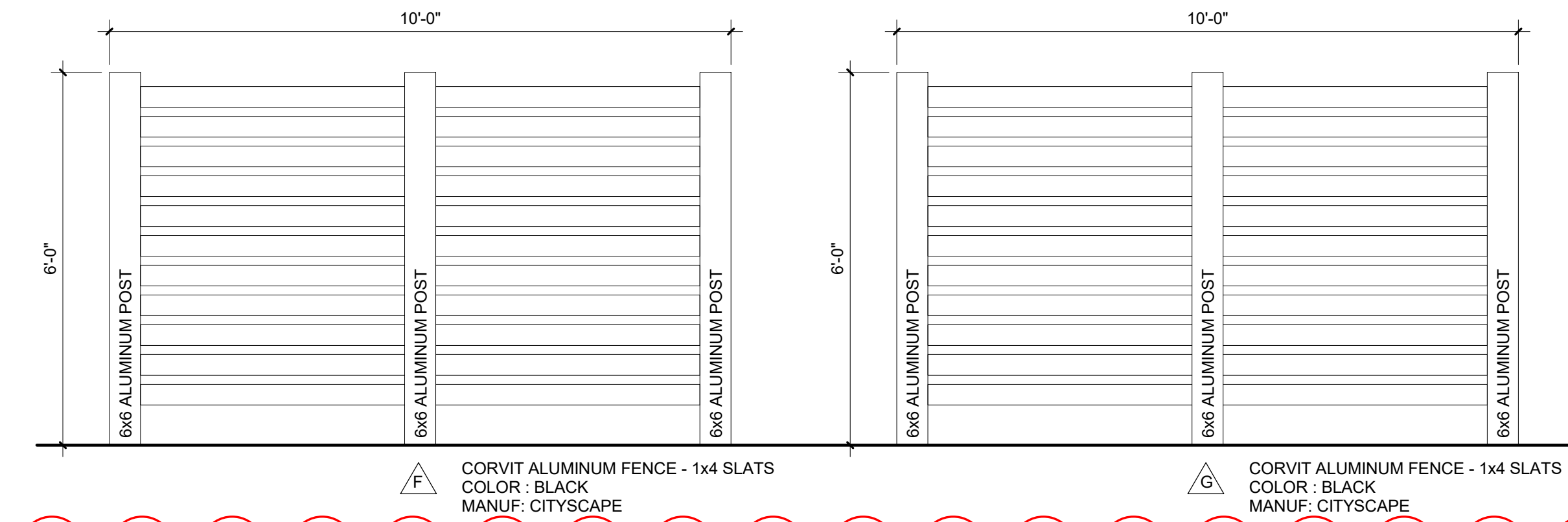
POWDERCOAT METAL COPING
COLOR: MATCH RAL#7021 MATTE BLACK
MANUF: TBD
- 7

POWDERCOAT METAL TRIM
COLOR: MATCH RAL#7021 MATTE BLACK
MANUF: TBD
- GENERAL MATERIAL NOTE: ALL SPECIFICATIONS TO BE EQUAL TO OR EQUIVALENT, ALL SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.

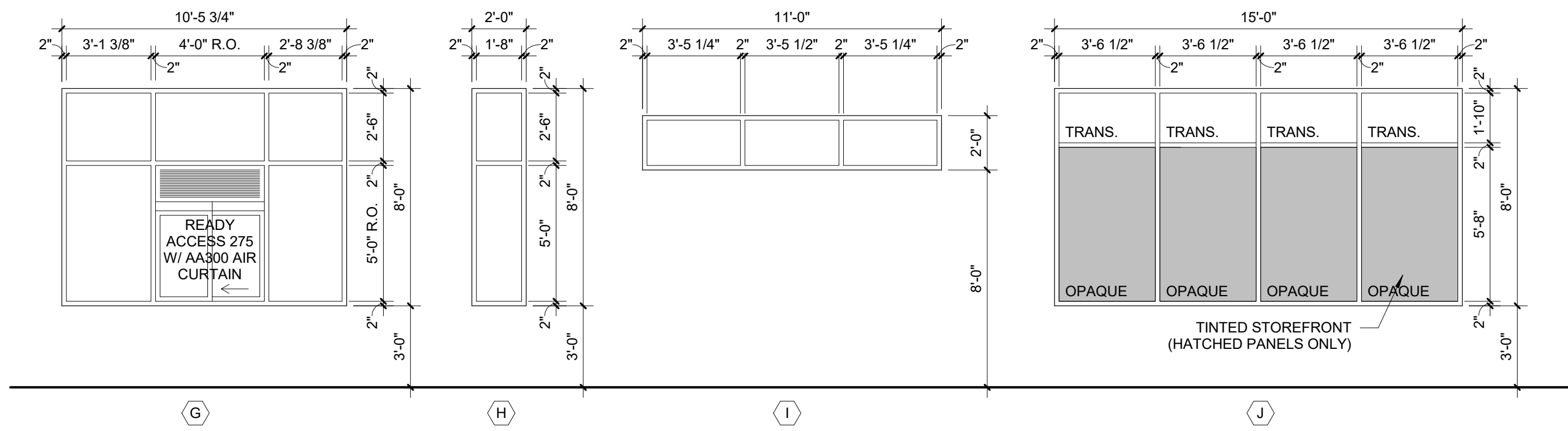
SIGNAGE ILLUMINATION

- 48" SIREN DISK ILLUMINATION:
INTERNALLY ILLUMINATE LOGO DISK WITH LUMIFICENT WHITE LEDS INSTALLED TO BACK OF DISK. POWER WITH SELF-CONTAINED LUMIFICENT POWER SUPPLY CONTAINED WITH AN U.L. ENCLOSURE COVERED IN WHITE VINYL FILM.
- STARBUCKS WORDMARK SIGNAGE ILLUMINATION:
INTERNALLY ILLUMINATE LETTERS WITH LUMIFICENT WHITE LEDS ATTACHED TO INSIDE OF LETTER BACKS. POWER WITH 120V LUMIFICENT POWER SUPPLIES POWER TO BE LOCATED BEHIND WALL.

FENCE ELEVATIONS



STOREFRONT ELEVATIONS



- STOREFRONT GENERAL NOTES:
1. ALL STOREFRONTS TO HAVE CLEAR, NON-TINTED, NON-REFLECTIVE LOW-E DOUBLE GLAZING WITH A U-FACTOR OF 0.30 (OR BETTER) AND SHGC 0.80 (OR BETTER) U.N.O.
2. ALL GLASS PANES WITHIN 36" OF DOORWAY OPENINGS TO BE TEMPERED.
3. ALL GLASS PANES GREATER THAN 9 QFT TO BE TEMPERED.
4. ALL GLASS PANES LESS THAN 18" ABOVE THE FLOOR TO BE TEMPERED.
5. STOREFRONT COLOR TO MATCH RAL#7021 MATTE MT0028 - FLAT BLACK.

FOR BIDDING ONLY.
NOT FOR
CONSTRUCTION.

RH

DESIGN
BUILD

LLC

1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS

1360 SCHEURING RD
DE PERE, WI 54115

A2.1

EXTERIOR
ELEVATIONS

PROJECT NO.: 210308

DATE	DESCRIPTION
4-20-2022	BID SET
7-5-2022	ADDENDUM #1
7-12-2022	CITY REVISION



DUMPSTER ENCLOSURE



3D BUILDING FRONT



3D BUILDING FRONT



3D BUILDING REAR



PROJECTED STREET RENDERING

FOR BIDDING ONLY.
NOT FOR
CONSTRUCTION.

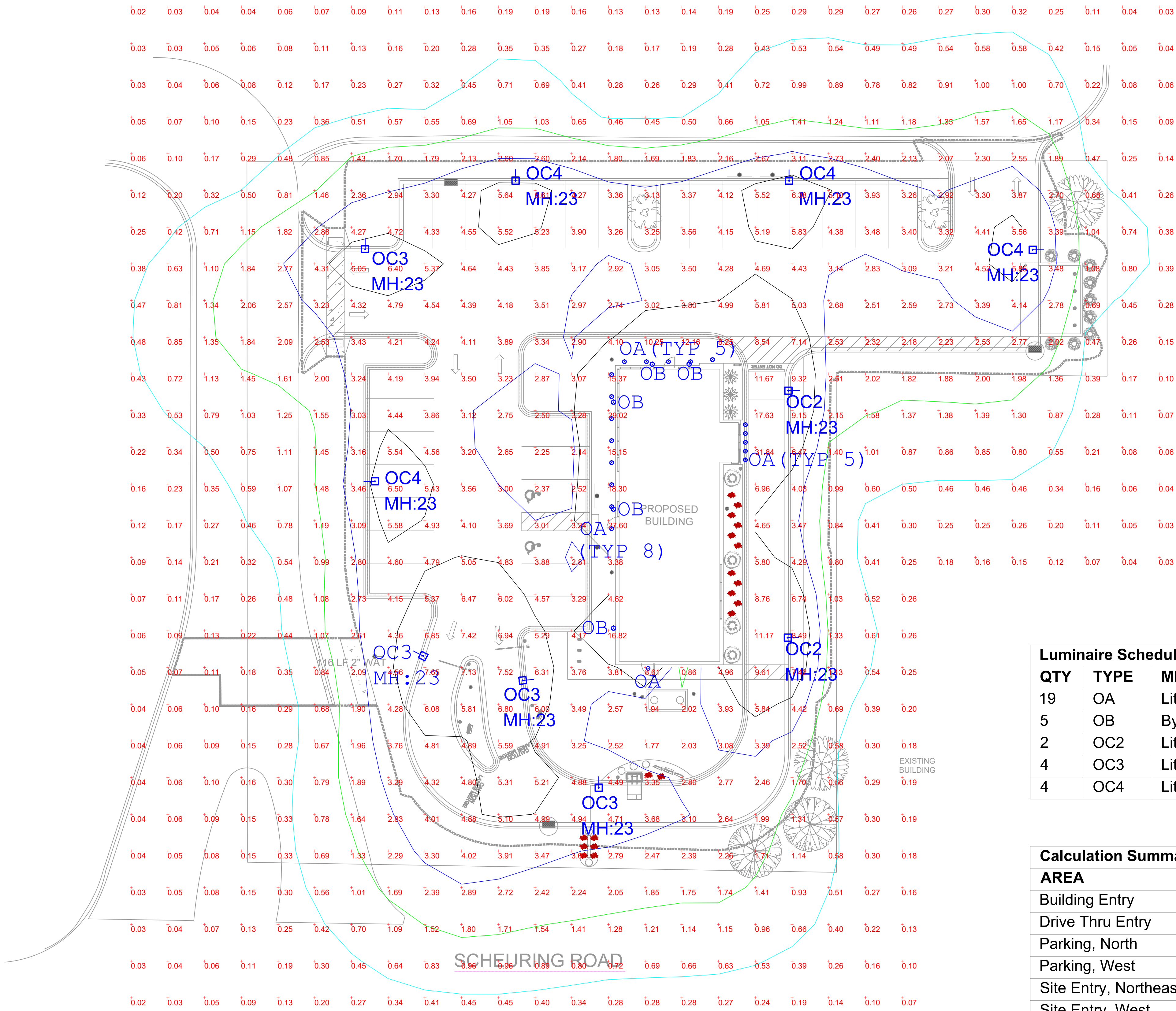
RH DESIGN BUILD LLC

1851 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING RD
DE PERE, WI 54115

A2.2 3D VIEWS

PROJECT NO.: 210308	
DATE	DESCRIPTION
4-20-2022	BID SET
7-5-2022	ADDENDUM #1
7-12-2022	CITY REVISION



Luminaire Schedule				
QTY	TYPE	MFR	PART NUMBER	LLF
19	OA	Lithonia	LDN6 30/10 LO6BR MVOLT EZ10	0.950
5	OB	By Others	CDLED6WD-26W-50D930-K	0.950
2	OC2	Lithonia	RSX1 LED P4 30K R2 (volt) (mount) (finish) + 20' POLE + 3' BASE	0.950
4	OC3	Lithonia	RSX1 LED P4 30K R3 (volt) (mount) (finish) + 20' POLE + 3' BASE	0.950
4	OC4	Lithonia	RSX1 LED P4 30K R4 (volt) (mount) (finish) + 20' POLE + 3' BASE	0.950

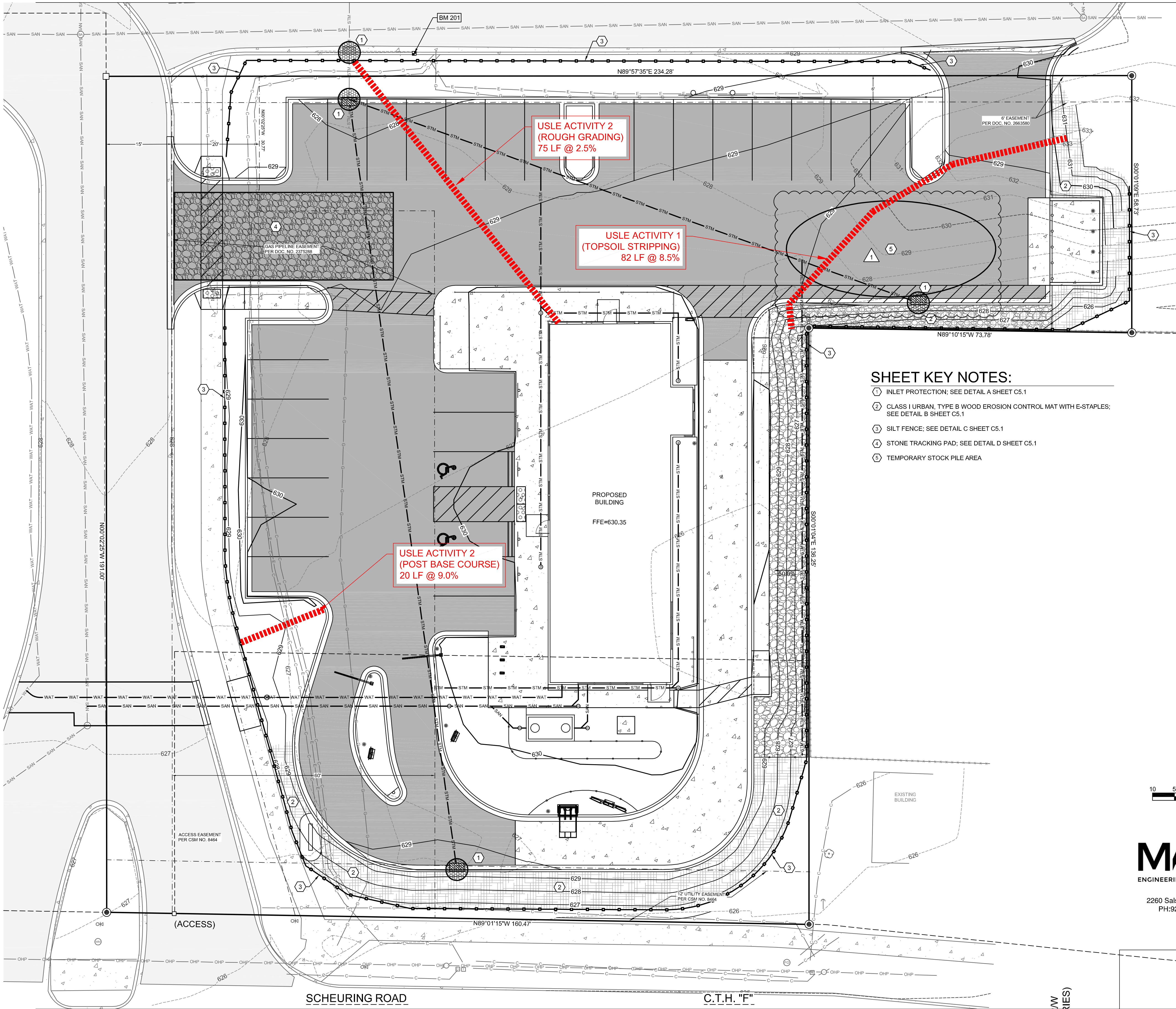
Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Building Entry	16.51	29.0	4.1	4.03	7.07
Drive Thru Entry	6.25	7.7	4.8	1.30	1.60
Parking, North	4.34	6.4	3.1	1.40	2.06
Parking, West	4.03	6.5	2.1	1.92	3.10
Site Entry, Northeast	4.00	5.9	2.3	1.74	2.57
Site Entry, West	4.44	6.4	2.5	1.78	2.56



COMMENTS		DATE	#
REVISIONS			

DRAWN BY: JS	DATE: 4 / 20 / 2022			
	SCALE: 1" = 16'-0"			

STARBUCKS	SITE LIGHTING CALCULATIONS			
	DE PERE, WI			



PLANNED EROSION CONTROL PRACTICES:

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

MAINTENANCE PLAN:

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

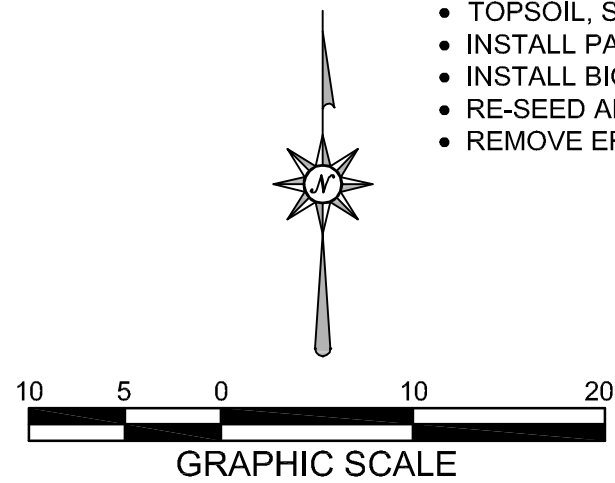
CONSTRUCTION NOTES:

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

CONSTRUCTION SEQUENCE:

JUNE 2022 TO NOVEMBER 2022

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



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21

RH DESIGN BUILD LLC
1951 BOWEN STREET
OSHKOSH, WI 54901
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

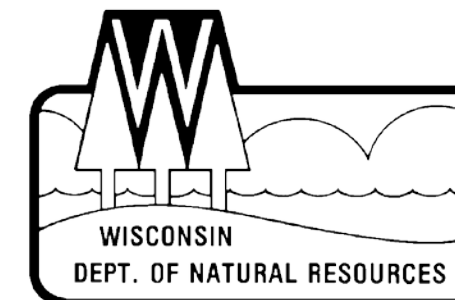
1 USLE EXHIBIT	
PROJECT NO.: ---	
DATE	DESCRIPTION
05/10/2022	1 - CITY COMMENTS



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: Nicolet Commercial De Pere, LLC

Project: Starbucks - 1360 Scheuring Road

Date: 07/01/22

County: Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	08/01/22	08/22/22	12.3%	100	Silty Clay	0.28	8.5%	82	0.98	1.00	3.4	0.794	Silt Fence	1.6
Bare Ground	08/22/22	10/31/22	21.5%	100	Silty Clay	0.28	2.5%	75	0.22	1.00	1.3	1.020	Silt Fence	0.8
Seed with Mulch or Er	10/31/22	05/31/23	22.8%	100	Silty Clay	0.28	1.8%	20	0.11	0.10	0.1	0.980	Silt Fence	0.0
End	05/31/23	-----	-----	-----	-----	-----	1.8%	20	0.11	-----	-----	0.000	Silt Fence	0.0
		-----	-----	-----	-----	-----			-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----			-----	-----	-----	0.000		0.0
		-----	-----	-----	-----	-----			-----	-----	-----	0.000		0.0
TOTAL											4.8		TOTAL	2.5
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

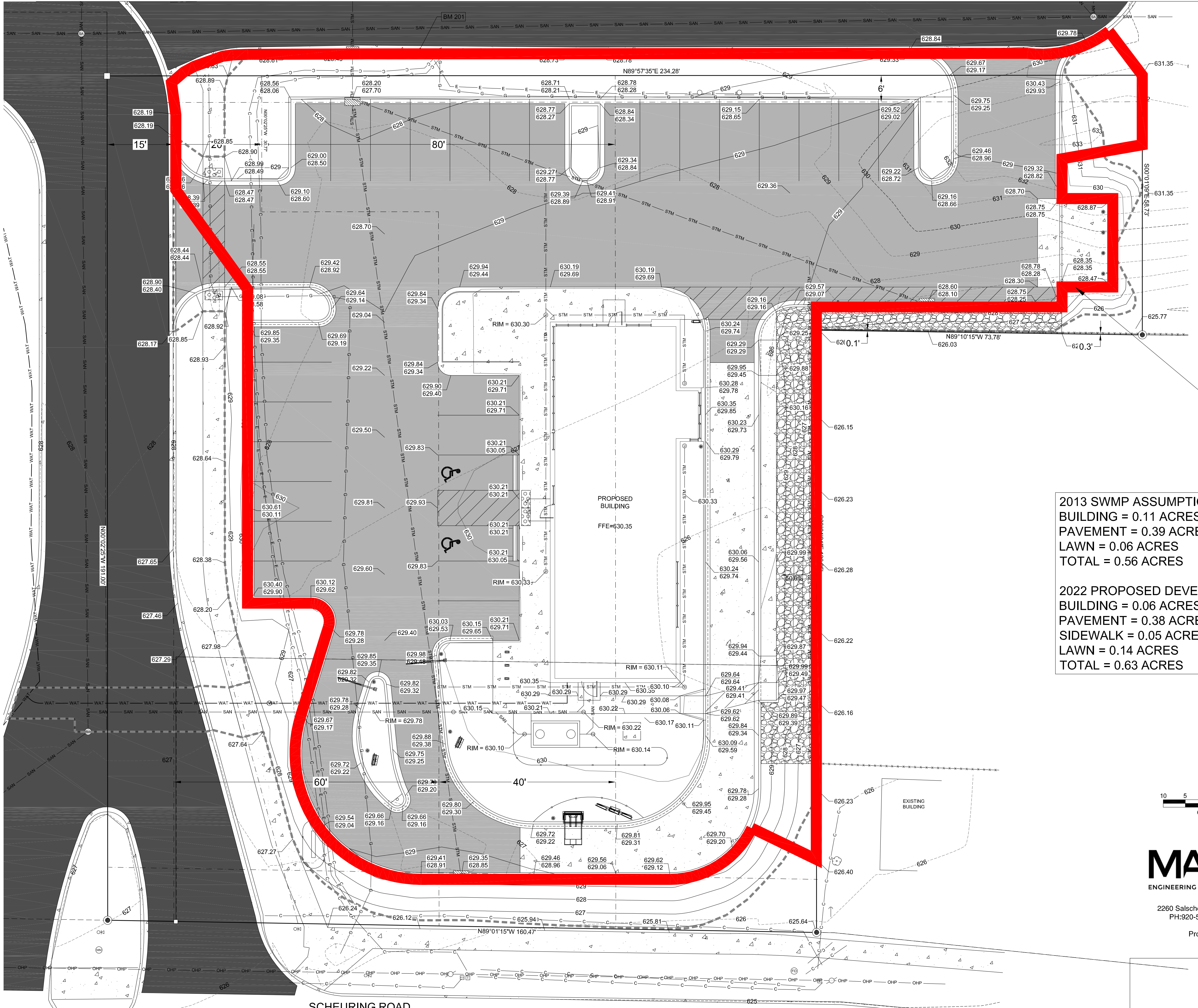
NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	MACH IV
Date	6/17/2022

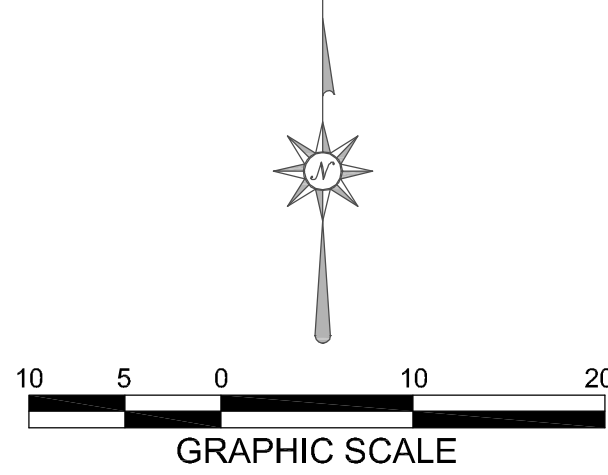
C:\Users\scott\Desktop\Temp Projects\1913-01-21 STARBUCKS DEPERE\1913-01-21 ENG.dwg 6/6/2022 2:58:43 PM



PROPOSED WATERSHED TO
NICOLET TOWNHOMES REGIONAL POND

2013 SWMP ASSUMPTIONS (BASIN A):
BUILDING = 0.11 ACRES
PAVEMENT = 0.39 ACRES
LAWN = 0.06 ACRES
TOTAL = 0.56 ACRES

2022 PROPOSED DEVELOPMENT
BUILDING = 0.06 ACRES
PAVEMENT = 0.38 ACRES
SIDEWALK = 0.05 ACRES
LAWN = 0.14 ACRES
TOTAL = 0.63 ACRES



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1913-01-21

RH DESIGN BUILD
LLC

1951 BOWEN STREET
OSHKOSH, WI 54601
P 920.231.1619
F 920.231.1715
RHdesignbuild.com

STARBUCKS
1360 SCHEURING ROAD
DE PERE, WI 54115

1

PROPOSED
WATERSHED

PROJECT NO.: ---	
DATE	DESCRIPTION
-	-

SLAMM ORIGINAL FROM DE PERE

1913-01-21 SLAMM ORIGINAL FROM DE PERE - InputData.txt
 Data file name: C:\Users\scott\Desktop\Temp Projects\1913-01-21 STARBUCKS
 DEPERE\CALCS\1913-01-21 SLAMM ORIGINAL FROM DE PERE.mdb
 WinSLAMM Version 10.3.4
 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Green Bay WI 1969.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1
 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other
 Urban Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other
 Urban Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass
 Balance: False
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppd
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP
 Source Area PSD Files.csv
 Cost Data file name:
 Seed for random number generator: -42
 Study period starting date: 01/02/69 Study period ending date:
 12/28/69
 Start of Winter Season: 11/25 End of Winter Season: 03/29
 Date: 06-06-2022 Time: 13:36:15
 Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 39.480
 1 - Roofs 1: 12.560 ac. Flat Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 2 - Roofs 2: 1.290 ac. Pitched Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 3 - Roofs 3: 0.310 ac. Pitched Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 12.360 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 14 - Paved Parking 2: 1.410 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 15 - Paved Parking 3: 1.090 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.110 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 37 - Streets 1: 1.030 ac. Intermediate Street Length = 0.386
 curb-mi Street Width (assuming two curb-mi per street mile) = 44.0285 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source
 Area PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 5.620 ac. Normal Clayey Medium/High
 Density No Alleys Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 46 - Large Landscaped Areas 2: 2.050 ac. Normal Clayey Low Density
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 47 - Large Landscaped Areas 3: 0.150 ac. Normal Clayey Low Density
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 70 - Water Body Areas: 1.500 ac. Source Area PSD File:

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1
 Particle Size Distribution file name: Not needed - calculated by
 program
 Initial stage elevation (ft): 8.8
 Peak to Average Flow Ratio: 3.8

1913-01-21 SLAMM ORIGINAL FROM DE PERE - InputData.txt
 Maximum flow allowed into pond (cfs): No maximum value entered
 Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.54
2. Number of orifices: 1
3. Invert elevation above datum (ft): 8.73

Outlet type: Orifice 2

1. Orifice diameter (ft): 0.6
2. Number of orifices: 1
3. Invert elevation above datum (ft): 8.79

Outlet type: Orifice 3

1. Orifice diameter (ft): 0.63
2. Number of orifices: 1
3. Invert elevation above datum (ft): 8.72

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 20
2. Weir crest width (ft): 2
3. Height from datum to bottom of weir opening: 14

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 13

Outflow (cfs)	Pond stage and surface area				
	Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other
0.00	0	0.00	0.0000	0.00	
0.00	1	1.00	0.0300	0.00	
0.00	2	2.00	0.4800	0.00	
0.00	3	3.00	0.6700	0.00	
0.00	4	4.00	0.7800	0.00	
0.00	5	5.00	0.9000	0.00	
0.00	6	6.00	1.0100	0.00	
0.00	7	7.00	1.1300	0.00	
0.00	8	8.00	1.3500	0.00	
0.00	9	8.80	1.5700	0.00	
0.00	10	9.00	1.6200	0.00	
0.00	11	10.00	1.7800	0.00	
0.00	12	11.00	1.9300	0.00	
0.00	13	12.00	2.0700	0.00	
0.00	14	13.00	2.2100	0.00	
0.00	15	14.00	2.3500	0.00	
0.00	16	15.00	2.4900	0.00	

1913-01-21 SLAMM ORIGINAL FROM DE PERE - Output Summary.txt

SLAMM for Windows Version 10.3.4

(c) Copyright Robert Pitt and John Voorhees 2012

All Rights Reserved

Data file name: C:\Users\scott\Desktop\Temp Projects\1913-01-21 STARBUCKS DEPERE\CALCS\1913-01-21 SLAMM ORIGINAL FROM DE PERE.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Green Bay WI 1969.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdxd

Start of Winter Season: 11/25 End of Winter Season: 03/29

Model Run Start Date: 01/02/69 Model Run End Date: 12/28/69

Date of run: 06-06-2022 Time of run: 13:35:57

Total Area Modeled (acres): 39.480

Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	1.985E+06	-	85.55	10600	-
Outfall Total with Controls:	1.988E+06	-0.15%	16.65	2067	80.50%
Annualized Total After Outfall Controls:	2.016E+06			2096	

SLAMM MODIFIED FOR PROPOSED STARBUCKS

1913-01-21 SLAMM MODIFIED FOR PROPOSED STARBUCKS - InputData.txt
 Data file name: C:\Users\scott\Desktop\Temp Projects\1913-01-21 STARBUCKS
 DEPERE\CALCS\1913-01-21 SLAMM MODIFIED FOR PROPOSED STARBUCKS.mdb
 WinSLAMM Version 10.3.4
 Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Green Bay WI 1969.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban
 Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust
 Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban
 Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance:
 False
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
 Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source
 Area PSD Files.csv
 Cost Data file name:
 Seed for random number generator: -42
 Study period starting date: 01/02/69 Study period ending date: 12/28/69
 Start of Winter Season: 11/25 End of Winter Season: 03/29
 Date: 06-06-2022 Time: 14:54:56
 Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 39.550
 1 - Roofs 1: 12.560 ac. Flat Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 2 - Roofs 2: 1.290 ac. Pitched Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 3 - Roofs 3: 0.200 ac. Pitched Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 4 - Roofs 4: 0.060 ac. Flat Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 12.360 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 14 - Paved Parking 2: 1.410 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 15 - Paved Parking 3: 0.700 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 16 - Paved Parking 4: 0.380 ac. Connected Source Area PSD File:
 C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.110 ac. Connected Source Area PSD File: C:\WinSLAMM
 Files\NURP.cpz
 32 - Sidewalks 2: 0.050 ac. Connected Source Area PSD File: C:\WinSLAMM
 Files\NURP.cpz
 37 - Streets 1: 1.030 ac. Intermediate Street Length = 0.386 curb-mi
 Street Width (assuming two curb-mi per street mile) = 44.0285 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area
 PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 5.620 ac. Normal Clayey Medium/High
 Density No Alleys Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 46 - Large Landscaped Areas 2: 2.050 ac. Normal Clayey Low Density
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 47 - Large Landscaped Areas 3: 0.090 ac. Normal Clayey Low Density
 Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 48 - Large Landscaped Areas 4: 0.140 ac. Normal Clayey Medium/High
 Density No Alleys Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 70 - Water Body Areas: 1.500 ac. Source Area PSD File:

1913-01-21 SLAMM MODIFIED FOR PROPOSED STARBUCKS - InputData.txt

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1
 Particle Size Distribution file name: Not needed - calculated by program
 Initial stage elevation (ft): 8.8
 Peak to Average Flow Ratio: 3.8
 Maximum flow allowed into pond (cfs): No maximum value entered
 Outlet Characteristics:

Outlet type: Orifice 1
 1. Orifice diameter (ft): 0.54
 2. Number of orifices: 1
 3. Invert elevation above datum (ft): 8.73
 Outlet type: Orifice 2
 1. Orifice diameter (ft): 0.6
 2. Number of orifices: 1
 3. Invert elevation above datum (ft): 8.79
 Outlet type: Orifice 3
 1. Orifice diameter (ft): 0.63
 2. Number of orifices: 1
 3. Invert elevation above datum (ft): 8.72
 Outlet type: Broad Crested Weir
 1. Weir crest length (ft): 20
 2. Weir crest width (ft): 2
 3. Height from datum to bottom of weir opening: 14
 Outlet type: Vertical Stand Pipe
 1. Stand pipe diameter (ft): 3
 2. Stand pipe height above datum (ft): 13

(cfs)	Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow
	0	0.00	0.0000	0.00	
0.00	1	1.00	0.0300	0.00	
0.00	2	2.00	0.4800	0.00	
0.00	3	3.00	0.6700	0.00	
0.00	4	4.00	0.7800	0.00	
0.00	5	5.00	0.9000	0.00	
0.00	6	6.00	1.0100	0.00	
0.00	7	7.00	1.1300	0.00	
0.00	8	8.00	1.3500	0.00	
0.00	9	8.80	1.5700	0.00	
0.00	10	9.00	1.6200	0.00	
0.00	11	10.00	1.7800	0.00	
0.00	12	11.00	1.9300	0.00	
0.00	13	12.00	2.0700	0.00	
0.00	14	13.00	2.2100	0.00	

1913-01-21	SLAMM MODIFIED FOR PROPOSED STARBUCKS - InputData.txt
0.00	15 14.00 2.3500 0.00
0.00	16 15.00 2.4900 0.00

1913-01-21 SLAMM MODIFIED FOR PROPOSED STARBUCKS - Output Summary.txt

SLAMM for Windows Version 10.3.4

(c) Copyright Robert Pitt and John Voorhees 2012

All Rights Reserved

Data file name: C:\Users\scott\Desktop\Temp Projects\1913-01-21 STARBUCKS DEPERE\CALCS\1913-01-21 SLAMM
MODIFIED FOR PROPOSED STARBUCKS.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Green Bay WI 1969.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdX

Start of Winter Season: 11/25 End of Winter Season: 03/29

Model Run Start Date: 01/02/69 Model Run End Date: 12/28/69

Date of run: 06-06-2022 Time of run: 14:54:45

Total Area Modeled (acres): 39.550

Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	1.983E+06	-	85.67	10605	-
Outfall Total with Controls:	1.986E+06	-0.15%	16.67	2068	80.50%
Annualized Total After Outfall Controls:	2.014E+06			2096	



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 25, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and Possible Action on Request of Alderperson Hansen to Amend Chapter 46, De Pere Municipal Code, Requiring Planting of Street Trees in new Residential Subdivisions.*

ATTACHMENTS:

- Memo to PC - Street Tree Plantings (DOCX)
- Memo from Ald Hansen - Street Trees in New Subdivisions (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: July 25, 2022

RE: **Consideration and Possible Action on Request of Alderperson Hansen to Amend Chapter 46, De Pere Municipal Code, Requiring Planting of Street Trees in new Residential Subdivisions. ***

Summary:

The City of De Pere Platting and Division of Land Ordinance does not require that a subdivider install street trees. Rather, Municipal Code 46-6(6)(b) includes a section that indicates that a subdivider may provide street trees, or such variety, size, number, and location as designated by the park board and forester.

Ald. Johnathon Hansen requested a discussion about the topic of street trees with the Plan Commission. Discussion may include identifying changes to be made to specific sections of the Platting and Division of Land Ordinance.

Supplemental information provided by Ald. Hansen:

Ald. Hansen gathered information and assembled a spreadsheet overview, policies from surrounding municipalities, and emails from the surrounding communities. Ald. Hansen's findings are attached to a separate memo that he prepared.

Staff Request:

Discuss the topic of street tree plantings including procedure, ongoing maintenance, and costs. Determine if changes should be made to the existing ordinance. If changes are suggested, identify the specific section(s) for change and the type of change to provide staff with detailed direction for future Plan Commission and Common Council meetings.

Memo Re: Requiring Street Trees in New Subdivisions

To: Plan Commission

From: Ald. Jonathon Hansen

Meeting Date: July 25, 2022



The City of De Pere currently does not require the planting of street trees (trees planted in the right-of-way terrace between the sidewalk and the curb). As a result, any street trees that are eventually planted must be done by private property owners. This situation causes several issues:

- 1) While the De Pere Forestry Department will help plant a tree, the property owner is responsible for paying the full cost of the tree. Many property owners cannot afford this cost, or do not want to prioritize their money on this type of expenditure. As a result, parts of new residential subdivisions can go many years with very few trees. Residents who want more street trees around them have practically no recourse.
- 2) When street trees are planted, given that they are done one at a time based on decisions made by individual property owners, it creates a haphazard appearance, in which some areas might have trees, while others have none.
- 3) Individual residents decide which trees they want to request, as opposed to following a larger master plan from the outset. If trees were all planted at once, the City Forestry Department could better ensure that the trees that are planted feature a maximum amount of diversity to best mitigate the effects of a future scenario in which an invasive species or a disease decimates an entire tree species (like we witnessed with Dutch elm disease and now emerald ash borer).

An example of the situation described above can be found in the Ryan Rd / Susie C. Altmayer School subdivision located south of Rockland Rd. This subdivision is now about 15 years old, and yet there are still substantial areas that lack trees. To illustrate this point, please see the stark difference in the maps included in the agenda packet that show a comparison of trees in this subdivision versus the neighborhood between George St and Ridgeway Blvd, west of Webster Ave (I chose this as a random area for comparison's sake, but the same contrast can be seen in many other more established parts of the city).

I am proposing that we amend our municipal code to require the planting of street trees when new subdivisions are developed. Several surrounding municipalities already have this requirement, including **Ledgeview, Bellevue, Green Bay, Howard, and Ashwaubenon**. The Ashwaubenon City Forester stated that their ordinance has worked well, and was modeled after Howard's ordinance. In the Village of Allouez, while they only

require trees for new commercial development, Director of Planning and Community Development Trevor Fuller spoke favorably about street trees and noted their impact on increasing property values. In the Town of Lawrence, while they also do not have a requirement, Administrator Patrick Wetzel stated that based on his experience, the Town of Greenville (in Outagamie County) has a street tree requirement that works very well.

In terms of cost to the developer: Development Services Director Daniel Lindstrom recently performed an analysis using Garrity Glen South, the newest subdivision in De Pere. If street trees had been required, he estimated an additional cost of \$31,250, which would have comprised only **1.04%** of the total development cost.

Additionally, a **street tree requirement has not seemed to inhibit residential growth in other surrounding municipalities where it is required.** For instance, over the past 30 years: Ashwaubenon has grown in their remaining areas that have room for development; Green Bay had added a number of new subdivisions, particularly on the far east side; Howard and Bellevue have seen their population more than double since 1990; and Ledgeview has experienced enormous residential growth, with their population going from 1,400 in 1990 to over 9,000 today.

Finally, I have included information in the packet regarding the benefits of street trees. Here is a summary of those benefits:

- Increases property values
- Enhances the aesthetic appeal of neighborhoods
- Reduces stormwater runoff / less pollution in waterways
- Cleaner air
- Energy savings (both in terms of heating and cooling)
- Better physical health for residents (studies have found people are more likely to take walks when they are surrounded by trees)
- Improved mental health / less stress
- Less speeding on roads (tree-lined streets act as a traffic-calming mechanism)
- Remove carbon dioxide / mitigate climate change
- Protect biodiversity

Thank you for your time and consideration.

###

Municipality	Policy on Street Trees in New Subdivisions	Notes
Ledgeview	Required. Paid for by the developer.	See packet for Ledgeview's ordinance.
Bellevue	Required. Paid for by the developer.	See Village Administrator Andrew Vissers' email in the packet.
Howard	Required. Paid for by the developer.	Confirmed by Community Development Director David Wiese.
Ashwaubenon	Required. Paid for by the developer.	See email from Ashwaubenon city forester. He says their ordinance has worked well for them, and was modeled after Howard's ordinance.
Green Bay	Required. Paid for by developer as cash payment based on an amount set by the Parks, Recreation, and Forestry Director.	See packet for Green Bay's ordinance.
Allouez	Only required in new commercial developments.	See email from Director of Planning and Community Development Trevor Fuller. He says it sounds like a good initiative, and noted that street trees increase residential property values.
Suamico	Not required.	Village administrator says this is because most of their new subdivisions have drainage ditches with no sidewalks, so street trees not possible.
Lawrence	Not required.	See Town Administrator Patrick Wetzel's email, including his comments about Greenville's ordinance, which he says works well.
Greenville (Outagamie Co.)	Required. Town decides if trees will be paid for by the developer or future property owners.	Included here because of Lawrence Administrator Wetzel's recommendation. See packet for ordinance.

RE: Street Trees

Daniel J. Lindstrom <dlindstrom@deperewi.gov>

Tue 7/12/2022 3:37 PM

To: Larry Delo <ldelo@deperewi.gov>; Jonathon Hansen <jhansen@deperewi.gov>

Cc: James Boyd <jboyd@deperewi.gov>; Peter Schlein <pschlein@deperewi.gov>; Shana Defnet Ledvina <sdledvina@deperewi.gov>

Ald Hansen,

I did some digging into some of your questions.

1. Green Bay's policy states that street trees are part of the required public improvements and based on cash payment, in an amount determined by the Director of Parks, Recreation, and Forestry, shall be paid for trees of such varieties, sizes, number, and locations as designated by the Director of Parks, Recreation, and Forestry. In the past, the requirement was a specified fee per tree for a designated amount of lin feet.
2. Greenville's ordinance leaves room for the Town to determine if it should be a developer's or a future owner's cost in the form of a pseudo impact fee. How that determination is made is based on their own implementation.

Finally, you asked how street trees would impact a De Pere development. I utilized the most recent subdivision and concluded that *if street trees would have been required per code* in Garrity Glen South that would have accounted for approximately 1% of the developer's total costs. The costs for trees are for installation only, but does not include future city maintenance costs by various departments.

Example Scenario

Approx Infrastructure Construction Costs:	\$2,575,000 (85.31%)
Approx Street Tree (based on \$200 per every 60 lin feet):	\$31,250 (1.04%)
Approx Design Fee (16% of Infrastructure):	\$412,000 (13.65%)
Example Total:	\$3,018,250

Please note the cost of infrastructure has increased significantly since Garrity Glen South and the tree cost is just an assumption and not a recommendation.

Daniel J Lindstrom, AICP

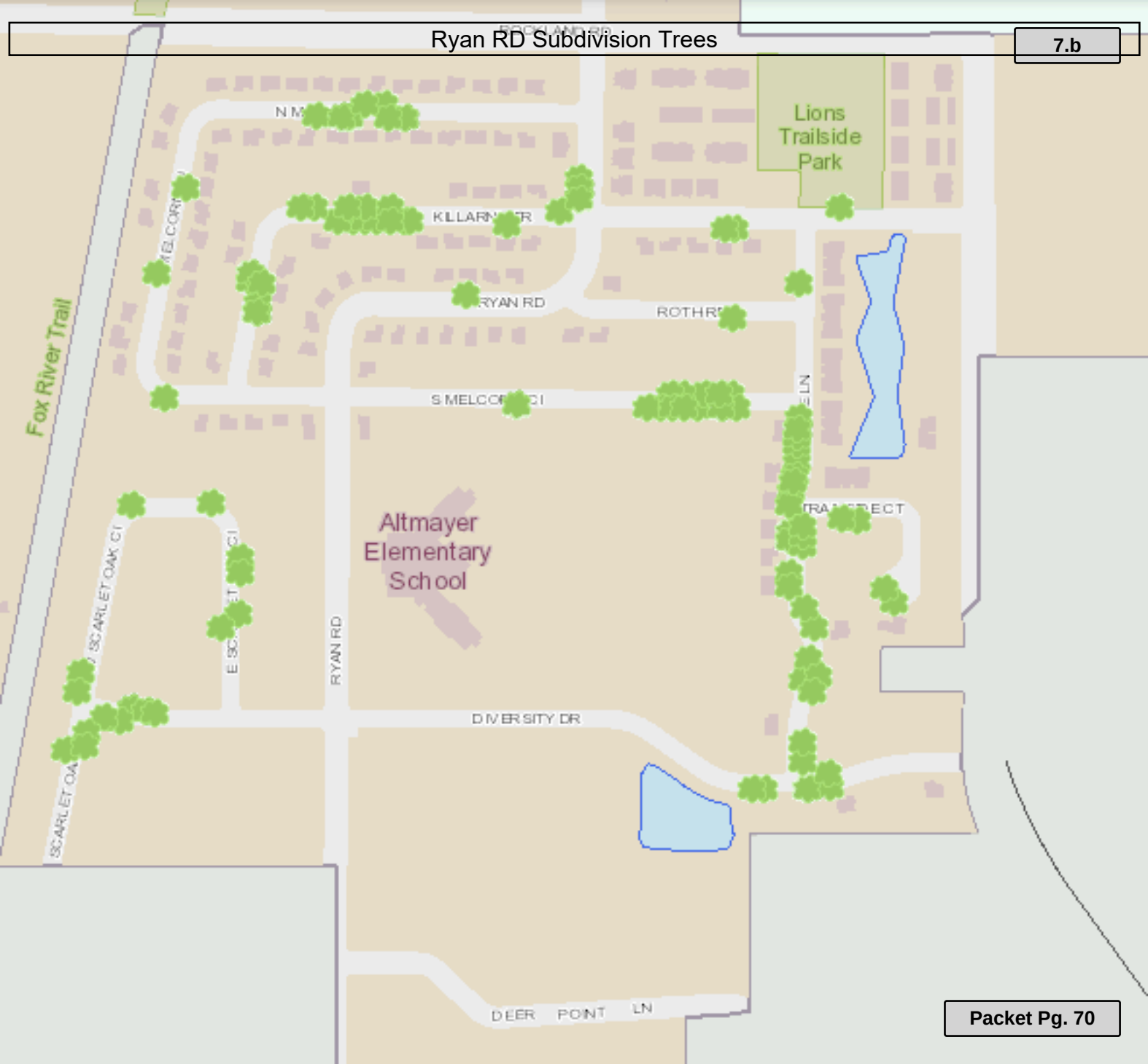
Director of Development Services | [City of De Pere](https://www.cityofdepere.org/)

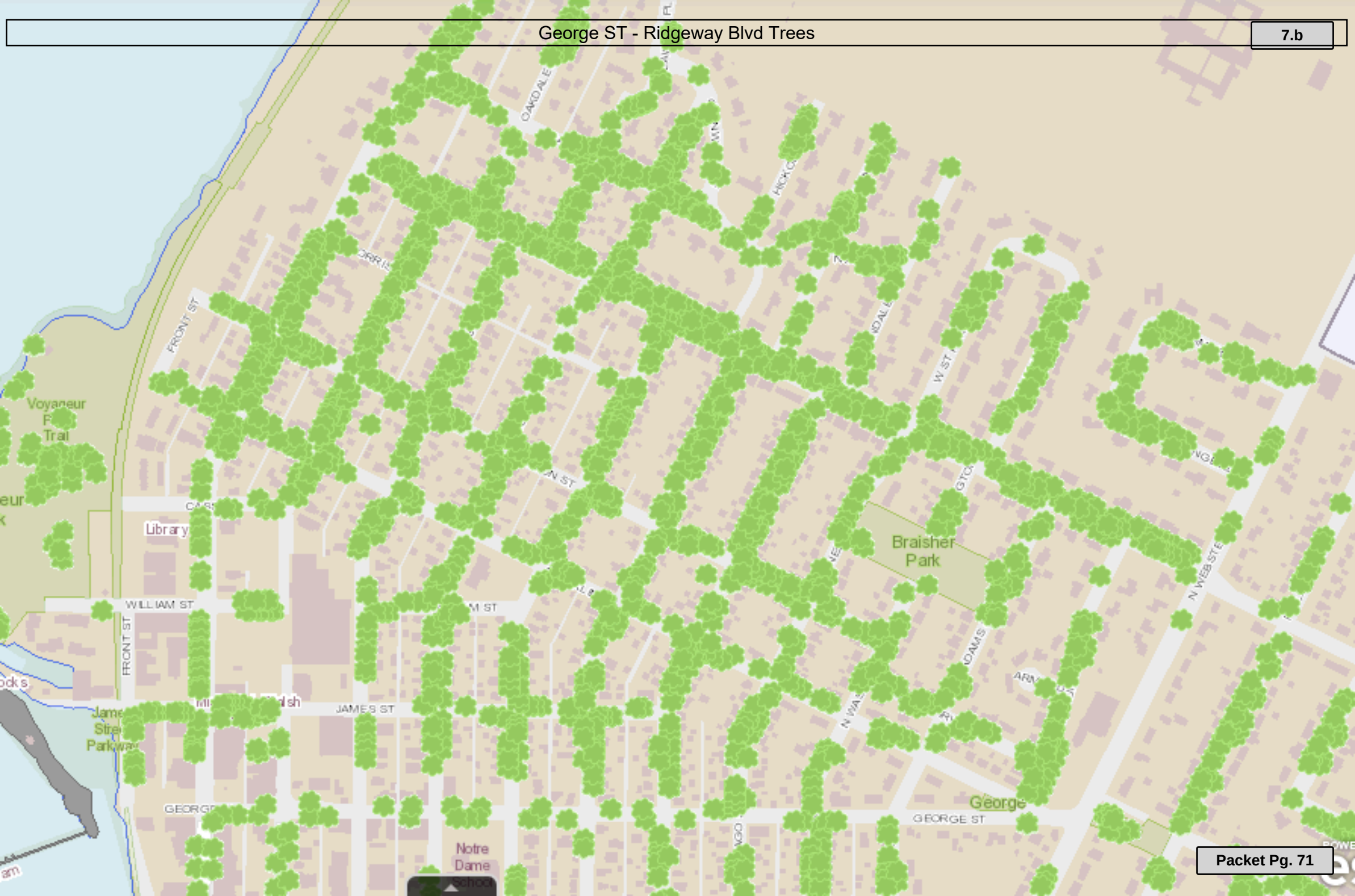
335 S. Broadway | De Pere, WI 54115

Tel: (920) 339-4043 x 3 | Fax: (920) 330-9491



Genuine. Down to Earth. Forward Thinking. Rooted in Strong Values.







HARDSCAPE

11 Benefits of Street Trees in Urban Spaces

Reasons for cities to invest in green infrastructure



Trees provide many social and functional benefits.

Urban planners are often passionate advocates for street trees. Though cities have strapped budgets, an urban forest offers an excellent return on investment. Yes, trees drop leaves and fruit, produce pollen, and have roots that can become invasive or heave sidewalks. Yet trees make such a big difference to quality of life and urban management that these are small problems to overcome. The benefits of street trees far outpace their challenges.

Why should my city plant street trees?

Water management

Much of a city's built environment is impermeable to water. [Hardscape](#)—made of traditional concrete, glass, stone, steel, and asphalt—prevents groundwater replenishment and produces runoff.

Trees [decrease the flooding](#) these circumstances create. In light showers, leaves and branches capture or absorb water on their surfaces, where it can evaporate rather than running to ground. Water that runs down branches, bark, and roots is channeled to soil and groundwater. Roots also help build the water holding capacity of soil. Tendrils both big and small create pockets that increase

the permeability of soil. Roots also prevent soil erosion by binding it. Greater soil depth means more strata to absorb water.

Finally, trees use water in their life processes. Rather than simply returning water to the ground, a tree also returns moisture to the air in a process called transpiration. A mature oak tree can return **40,000 gallons of water** to the atmosphere per year.



Trees help slow traffic and make driving more pleasurable for drivers.

Traffic calming—and driver calming

Trees help with safe road design. They're proven to **slow average driving speeds**. On medians, they reduce the chance of head-on crashes. A row of trees can also provide clear demarcation of pedestrian zones, creating a visual wall that helps keep drivers on the roadway.

Trees also make a significant impact on the **lives on drivers**, even those just passing through an area. An interesting study from 2003, “Restorative Effects of Roadside Vegetation: Implications for Automobile Driver Anger and Frustration,” showed that trees helped increase people’s resilience to frustration. The authors suggest tree lined streets might help mitigate the aggravations of commuting.

Physical health

Trees create **walk appeal**. Where space is beautiful and safe, people are more likely to be active, including **walking or riding a bicycle**. In this way, trees encourage healthy lifestyles. “**Active design**,” including trees, is an environmental way to people moving and support their health outcomes. Increased activity may be why better **heart health** and **longevity** are correlated with green-space rich neighborhoods. Lower air pollution also is a likely contributor.

Mental health

Several studies show that **tree canopy** creates lower rates of ‘psychological distress’. People are happier and less likely to depression when they’ve got connection to nature. This lower **stress** is

evident in decreases in [blood pressure and cortisol](#). There's no doubt relaxation helps support physical health benefits of tree canopy.

Economic health

People who walk or ride through their community spend more time on the street. Perhaps this explains why [pedestrians and cyclists](#) spend more at local businesses. They're not quickly moving past, and have more reasons to be drawn in.

Additionally, people who ride and walk as a primary means of transportation spend less overall on [getting around](#). In some neighborhoods, this savings may be offset by housing charges but in others it leads to increased local retail profitability.

Community identity

Many neighborhoods, buildings, or developments are named for their trees. Common place names such as Oakridge, Elmvale, Maple Grove celebrate the effect of local trees on creating a sense of place.

[Placemaking](#) is an important goal of urban planning. A vital place is one that engages the community in unique, local ways. There are many important ways to foster places that encourage neighbors to engage: errands and work close to home, [the Power of 10+](#), art, community events, gathering spaces, and safety. Trees support this engagement by making it easier and more relaxing to be outside. It is much more appealing to do errands on foot or meet outside under the shade of a mature tree than to walk through shimmering hot concrete and city grit.



The beautiful autumnal foliage in Vermont creates a tourist draw

Beauty

Healthy trees are aesthetically pleasing. They create variations in color, texture, and height in the visual landscape. Their beauty can be a tourist draw, whether it's bright autumnal foliage in Vermont or the gorgeous spring cherry blossoms in the Pacific Northwest.

Trees also help promote regional biodiversity. Birds, butterflies, squirrels, chipmunks, and other local fauna require the habitat and sanctuary provided by trees. The tree's ability to help prevent soil erosion can also help maintain understory vegetation.

Cooler air

Trees lower the temperature in urban areas. They offer shade, large canopies like a parasol. They also release water vapor into the air, which is why the shade beneath a tree is often fresher than shade beneath a patio umbrella. In studies of “physiologically equivalent temperature,” or how cool we feel we are, trees can moderate temperatures [between 9–27°F](#).

Cities are up to 12°F hotter than surrounding countryside. Hardscape like concrete, brick, and asphalt absorbs sunlight, creating what's known as an urban heat sink. Trees combat [urban heat sinks](#) in part by capturing sunlight so that it does not hit the pavement and absorb.

Cleaner air

Trees help manage air quality by [reducing particulate](#) and absorbing gases. A large healthy tree can remove 3.5 lbs of pollutants in one year. A single tree can have 5 acres worth of surfaces when calculating all the leaves and branches. The tree's surfaces [capture and settle particulate](#) moving by on wind currents. When it rains, the channelization of water along branches and in bark helping wash this particulate to the ground, where it is filtered by soil and other plants.

Adding oxygen and removing carbon dioxide

Trees are our biggest tool in the struggle to lower atmospheric carbon dioxide and mitigate [climate change](#). Research has shown that [reforestation](#) on non-food producing lands, both urban and rural, is a way to capture 200 billion pounds of carbon dioxide over the next 50–100 years. Trees are inexpensive for the wealth of benefits they offer.

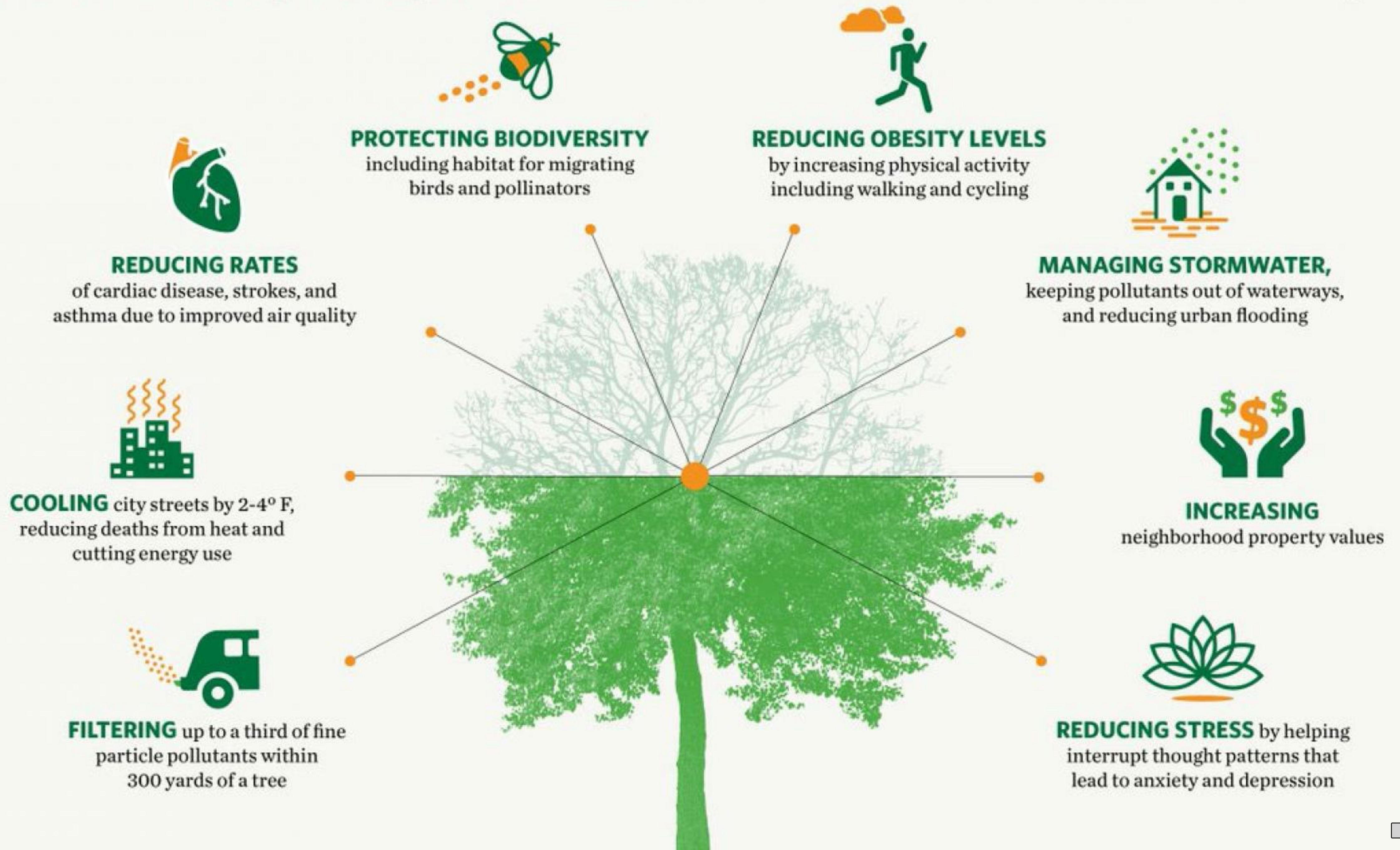
In urban environments, the local climate control of trees lowering both heating and cooling requirements helps prevent energy use. Creating a [healthier microclimate](#) helps lower the overall energy requirement of the city.

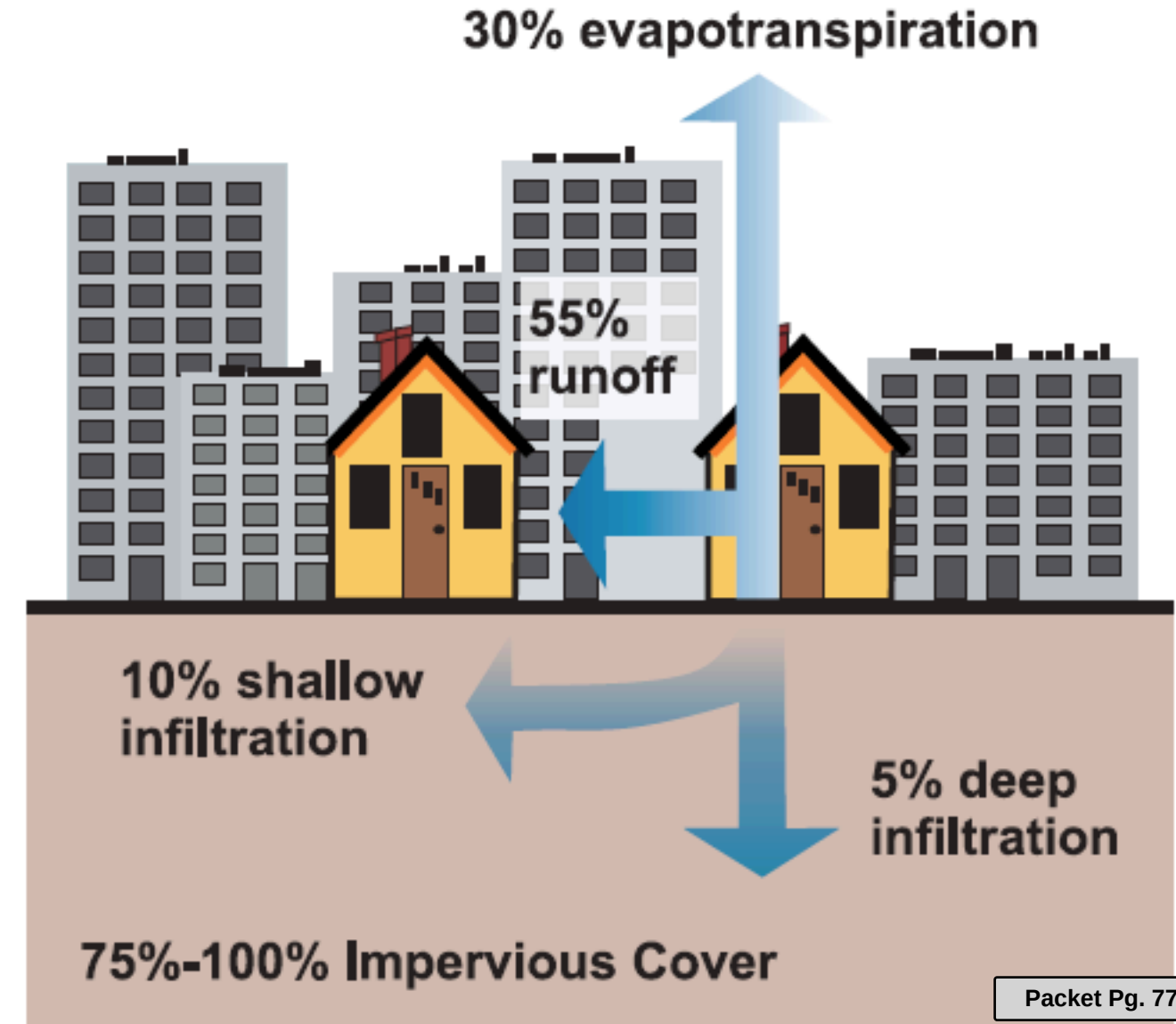
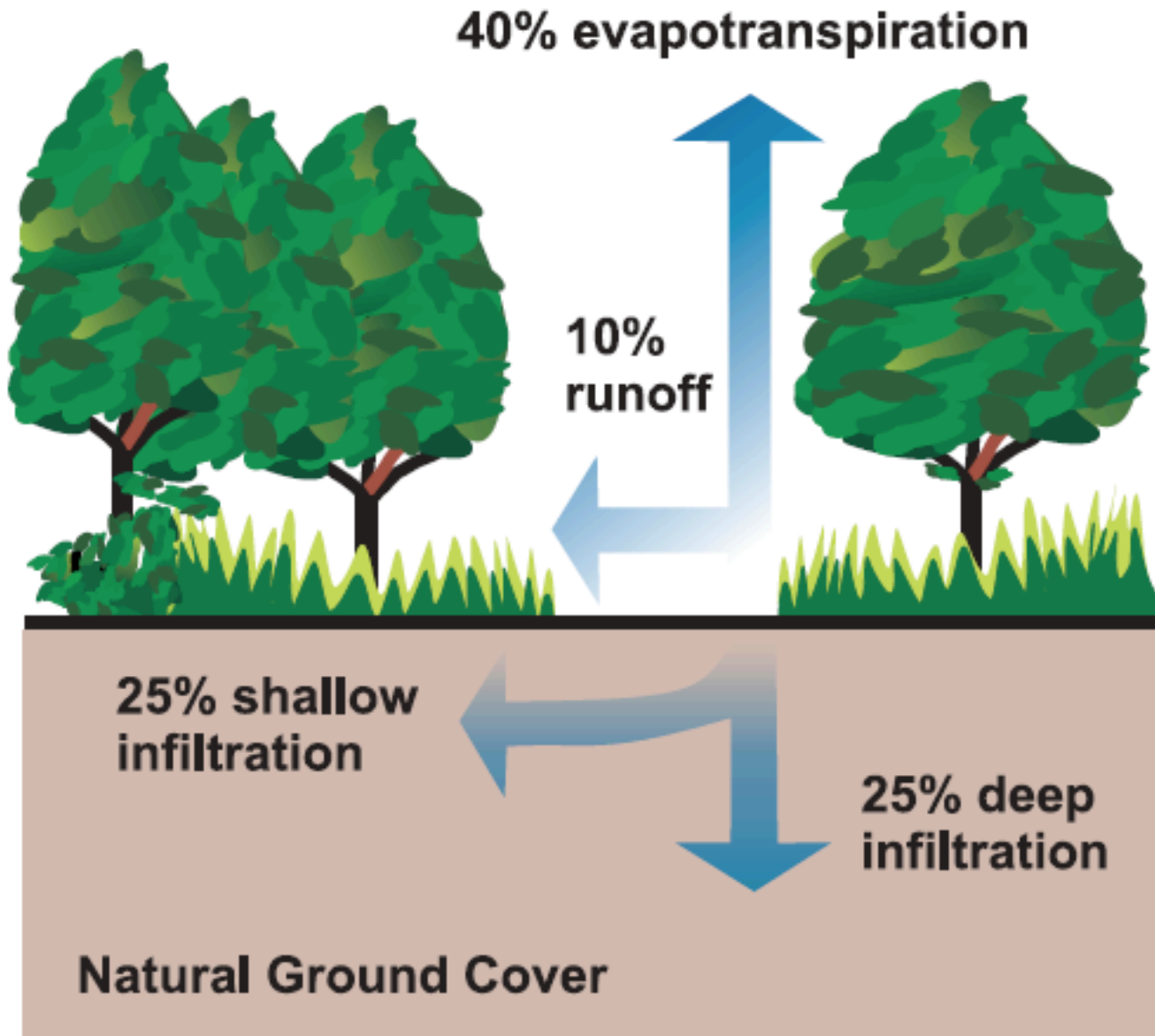
Property values

As the trees on a street mature, property values tend to increase. Homes with trees sell for [5–10% more](#). Given the other benefits of trees—their beauty, health effects, flood mitigation, and ability to cool and refresh the air—trees offer a great return on this investment. Properties with trees save on cooling costs due to shade and transpiration. They also save on heating costs through windbreak and climate moderation effects. Well-placed trees can add beauty to landscaping. They also may help provide privacy to residents, depending on placement.

Benefits of Urban Trees

Research has linked the presence of urban trees to...





Sec. 36-580. - Development fees for public improvements.

- (a) *Requirements for facilities installation; public improvements.* Before a final plat or other land division created in accordance with this ordinance shall be approved, the subdivider shall meet the following requirements with respect to the installation of the listed facilities in the designated districts. Said districts are portrayed on a map entitled, "Residential Development Districts," which is made a part of this chapter as though fully set out herein. Said map shall be on file with the Planning Department. No request by the owner for public improvements in a subdivision or for real estate described in a plat or certified survey map (CSM) shall be acted on unless the owner of such real estate has recorded such plat or CSM with the Register of Deeds for Brown County, as specified by the Director of Public Works in the year prior to installation of such public improvements. Public improvements shall include, but not be necessarily limited to, the following:
- (1) Sanitary sewers.
 - (2) Storm sewers.
 - (3) Water mains.
 - (4) Streets.
 - (5) Grading and stormwater management.
 - (6) Street trees and streetlights.
- (b) *Development agreement.* A subdivider or developer may request authorization to enter into a development agreement for the design and construction of infrastructure improvements.
- (c) *Cash bond.* For all subdivisions and land divisions created within the City of Green Bay, the subdivider shall provide a cash bond amount sufficient to ensure the City will be reimbursed for the expenses it may incur for completing the following items if they are not completed by the developer:
- (1) *Interior lot and block drainage.* A cash bond, in an amount determined by the Director of Public Works, shall be filed for adequate storm facilities to provide surface water drainage for interior lot and block improvements in accordance with the final grading plan.
 - (2) *Grading.* A cash bond, in an amount determined by the Director of Public Works, shall be filed for grading the street right-of-way to grades established by the Director of Public Works. The cash bond may be waived if the subdivider concludes such grading prior to recording the land division.
- (d) *Cash payments.* For all subdivisions and land divisions created within the City of Green Bay, the subdivider shall pay, in cash, an amount sufficient to cover those expenses that would be incurred by the City in providing the following improvements:
- (1) *Street trees.* A cash payment, in an amount determined by the Director of Parks, Recreation, and Forestry, shall be paid for trees of such varieties, sizes, number, and locations as designated by the Director of Parks, Recreation, and Forestry.
 - (2) *Streetlights.* A cash payment, in an amount determined by the Director of Public Works, shall be paid for streetlights at locations specified by the Director of Public Works.
- (e) *Cash sum or cash equivalent.* For all subdivisions and land divisions created within the City of Green Bay, the subdivider shall pay a cash sum or arrange a cash equivalent (a cash payment or alternative financing arrangement acceptable to the City Finance Director) based on the year of actual construction of the improvements in an amount sufficient to cover those expenses that would be incurred by the City in providing

the following required improvements with respect to the City's development districts. These development districts are designated as identified on the most current map entitled, "Green Bay Development Districts," which is made a part of this chapter as though fully set out herein. Said map shall be on file with the Planning Department.

(1) *Street and sewer improvements.*

- a. *Urban Service District.* A cash sum or cash equivalent, in an amount determined by the Director of Public Works in accordance with the special assessment regulations, shall be paid for the street and sewer improvements adjacent to the land division. The costs shall be based on the year of actual construction of the improvements.
- b. *Urban Expansion District.* A cash sum or cash equivalent, in an amount determined by the Director of Public Works, shall be paid for the total cost of all street and sewer improvements required to serve the land divisions, including improvements adjacent to the land division.

(2) *Water main improvements.* The costs shall be based on the year of actual construction of the improvements.

- a. *Urban Service District.* A cash sum or cash equivalent, in an amount determined by the General Manager, Water Department, in accordance with the special assessment regulations, shall be paid for the water main improvements adjacent to the land division.
- b. *Urban Expansion District.* A cash sum or cash equivalent, in an amount determined by the General Manager, Water Department, shall be paid for the total cost of all water main improvements required to serve the land division, including improvements adjacent to the land division.

(Code 1984, § 14.801)

*Town of Ledgeview, WI
Monday, June 27, 2022*

Chapter 72. Urban Forestry

§ 72-7. Street tree planting plan.

- A. Purpose and plan. The Town Forester and Tree Board shall recommend to the Town Board of Supervisors a plan for the orderly planting of trees in the terraces or boulevards along Town streets to reduce conflicts between trees and other public use of streets, to facilitate care of the trees, and to make the Town a more attractive place in which to live. The plan shall take into consideration the recommendations of the Urban Forestry Management Plan and Urban Forest Specifications Manual (Manual) when determining species, size, and location of trees.
- B. New subdivisions tree planting. The Town shall require street trees for all new subdivisions in the Town. The cost of planting street trees will be at the expense of the developer. The number and location of each tree, species, and size of stock shall meet the design standards in the Manual and shall be approved by the Town Forester.
- C. Planting of trees when streets are urbanized or reconstructed. When streets are fully reconstructed, new street trees shall be planted if, in the opinion of the Town Forester or designee, there is adequate land in the terrace or boulevard to reasonably support tree growth. The cost of planting street trees will be included and considered part of the street urbanization or reconstruction cost. The number and location of each tree, species, and size of stock shall meet the design standards in the Manual and shall be approved by the Town Forester.
- D. Planting of trees along established streets. When, in the opinion of the Tree Board, and per the design standards in the Manual, the terrace or boulevard of any established street consisting of a paved surface, curb and gutter, and sidewalk can be improved by planned tree planting, the Town may plant or cause to be planted such trees. The Tree Board will make a recommendation to the Town Board regarding how the trees and associated costs will be paid for.
- E. Planting of replacement trees. When trees are removed for death or illness of the tree or the abatement of a nuisance, replacement trees shall be planted if, in the opinion of the Town Forester, the terrace or boulevard will reasonably support tree growth. The cost of replacing these trees will be at the expense of the Town. The number and location of each tree, species, and size of stock shall meet the design standards in the Manual and shall be approved by the Town Forester.
- F. Resident street tree planting program. The Town of Ledgeview shall provide a street tree planting program for residents who wish to have street trees in the terrace area of their property. The planting program will be offered in the spring and/or fall and runs concurrent with other seasonal plantings. The Town will make available applications for participation in the program on a first-come-first-served basis. Property owners shall be required to pay for the wholesale cost of the tree at the time of application, and the Town shall pay for and contract the street tree installation.
- G. Public tree planting. Any owner of property adjacent to an established street may plant a street tree(s) in the terrace upon acquisition of a forestry permit from the Town Forester. A forestry permit must be completed, approved, and on file from the Town Forester in which the number, species, location, and size of the tree(s) shall be designated. All costs of such planting shall be borne by the property owner.
- H. Planting along unimproved streets. Trees shall not be planted within the Town-owned right-of-way along unimproved streets, or those streets consisting of a rural cross section and ditch drainage system (without curb and gutter) and/or lacking a paved surface such as asphalt or concrete.

Andrew
Visser <AndrewV@villageofbellevue.org>
Wed 6/1/2022 10:58 AM
To: Jonathon Hansen

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jonathon,

The Village requires a payment of street tree fees by the developer based on lineal frontage for all new residential subdivisions. The Village Board adopts from time to time a fee per foot and that is charged to the developer (this is based on our costs to do mass plantings). This fee is collected at time of plat recording. Currently that fee is \$5.20/ft.

The Village then tracks building/occupancy permits within that phase and utilizes the fees collected in scheduling the planting of street trees in that subdivision. This allows us to control the species to diversify the trees as well as accountability of planting (locations/proximity to utilities/if tree dies) as well as focus efforts of pruning and maintenance in areas where the canopy is all about the same age.

There are very few exceptions (i.e. subdivisions with reduced ROW and setbacks which make traditional street tree placement difficult – the developer submitted a planting and landscape plan in lieu of fees. In that case the yards were maintained by an HOA so there was some protection there).

Hope this help.



Andrew J. Vissers, AICP, Interim Village Administrator/Community Development Director

Village of Bellevue | 2828 Allouez Avenue | Bellevue, Wisconsin 54311

☎ Main (920) 468-5225 x 508 | ☎ Direct (920) 593-5508 | 7 Fax (920) 468-4196 |

✉ andrewv@villageofbellevue.org

Responsibilities and Duties of Subdivider for Public Improvements. In addition to all other pertinent sections of this chapter, the subdivider is responsible for all of the following duties to insure public improvements in a construction year:

- (1) After submission of the preliminary plat, the subdivider must secure all properly notarized waivers of hearings, for the respective construction of sanitary sewer mains, water mains, sidewalks, curb and gutter, or any other public improvement as petitioned for. If the subdivider is unable to obtain all the required signatures on the waivers above, the subdivider shall in writing request to the Village Board an opportunity for a public hearing on this project. The Board will decide whether or not a hearing will be held on the project. All blank waiver forms shall be supplied by the Board for use by the subdivider.
- (2) If the subdivider is unable to obtain all the signatures for the waivers in subsection (1) of this section, or if the project is rejected by the board after a public hearing, the subdivider may still promote the project by executing special written agreements with those individuals whom did not sign the waiver. The agreement would stipulate that the subdivider would conditionally assume the financial responsibilities of those respective uninterested parties.
- (3) The subdivider shall assist in securing all required utility easements, beyond the limits of the subdivision of which the location and width shall be determined by the board. The board will furnish blank easement forms to the subdivider, who will be responsible for the proper execution of the easement by the grantor. All completed easements will be submitted to the board, designated as the grantee for their review, and will be recorded at the county register of deeds office by the board.
- (4) The subdivider shall secure and furnish proof of an escrow account for the amount of all special assessments levied against his properties abutting the improvements, the amount to also cover any assessments to properties covered under special assessments as per subsection (B)(2) of this section. The account shall be so arranged and a special agreement executed between the subdivider, bank and village to allow the latter to withdraw monthly amounts from the account, sufficient to cover monthly construction costs to the contractor under contract with the village for street, paving, curb, gutter, street lighting with fiberglass poles and shoe box fixtures, storm sewers, sanitary sewers, water mains, laterals, stormwater management plans, retention/detention ponds, tree fees, global positioning of all municipal utilities (location and elevation and this digital information shall be submitted to the village in ESRI shapefiles and county coordinates) and legal administrative costs in the amount of ten percent, plus an additional five percent contingency fund for repair work. The amounts of monthly withdrawals, as determined by the village, shall be billed to the subdivider and shall be due within ten days of the date of billing.
- (5) The subdivider shall also execute any other special agreements deemed necessary by the board.
- (6) In order to provide trees within the public right-of-way, the developer, as part of the escrow account for public improvements within the subdivision, shall pay the current rate based on a per lineal foot of curb within the subdivision. After 75 percent of the houses on the street within the developer's subdivision have been issued occupancy permits, street trees shall be selected and located by the village forester and planted by the village on approximately a 40-foot spacing.

Street Trees in New Subdivisions

TB Tim     
Bauknecht <tbauknecht@ashwaubenon.gov>
V>
Thu 6/2/2022 1:47 PM
To: Aaron Schuette <aschuette@ashwaubenon.gov>

You don't often get email from
tbauknecht@ashwaubenon.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jonathon,

The ordinance below has served us well for the couple subdivisions we developed in the last 17 years. Most of those subdivisions are in the southern part of the Village, south of west main behind Monroe Truck. We have also struck deals outside of this ordinance for tree planting with a condo association and a developer that ran a shade tree nursery (Meacham/Red Leaf Nursery). Current linear rate per foot of curb is \$5.50.

The ordinance was modeled after a similar one in the Village of Howard.

Please reach out with additional questions!

TIM

 **Tim Bauknecht**
Village Forester
Village of Ashwaubenon
900 Anderson Drive
Ashwaubenon, WI 54304

P: (920) 492.2331
E: tbauknecht@ashwaubenon.gov
[Website](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

Patrick Wetzel <patrickw@lawrencewi.gov>...

Wed 6/1/2022 10:12 AM

To: Jonathon Hansen



Greenville Street Trees Ordina...
39 KB

You don't often get email from
patrickw@lawrencewi.gov. [Learn](#)
[why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

We do not require it.

There's some nuance and timing to a good program to get a desired outcome with this type of a program.

I would point to one program that I believe works really well, though, in Greenville (Outagamie County).

I've attached their ordinance on street trees.

There are two items to be aware of with setting a program.... When or how to collect the fee, and when to plant the trees.

On fees... there are options for charging fees towards a street program in a subdivision, either: 1. to the subdivider at time of plat recording, or 2. on each building permit as an additional fee

The second component is the timing on when trees get planted.

It's typically best to have them planted after a new lawn has been levelled out to final grade, seeded and then growth established for one year.

For the purposes of timing on planting... it's likely best to collect the fee with the building permit for each new home, because it's closer to the actual building/lot grading than when the actual plat is recorded.

In the event the fee collected doesn't keep pace with the costs for new trees, collecting on building permit is likely a good option.

Hope that helps.

Patrick W. Wetzel
Town Administrator

ATTENTION!! Please update your contact information with my new email address: patrickw@lawrencewi.gov

Town of Lawrence, WI
2400 Shady Court
De Pere, WI 54115

*Town of Greenville, WI
Wednesday, June 1, 2022*

Chapter 270. Subdivision Control

Article XI. Improvement Plans and Specifications

§ 270-49. Street trees.

The subdivider shall pay a reasonable fee for every lineal foot of urbanized road frontage in the subdivision for the purpose of planting street trees. This fee is to be determined by the Board and is kept in an account by Greenville until the subdivision can be planted; the fee shall be paid prior to recording of the final plat or CSM. At the discretion of Greenville, fees may be paid by lot owners at the time of building permit application as their fair share of the subdivision's street tree planting costs. Street trees will be planted by Greenville, or a designee thereof, according to the Greenville Arboricultural Specifications Manual.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 25, 2022

DEPARTMENT: Plan Commission

FROM: Daniel Lindstrom

SUBJECT: Consideration and possible action regarding a new 2-foot wide easement and occupancy permit in the alley between the 400 BLK of Main AV and Reid ST.*

ATTACHMENTS:

- Report to Plan Commission - New Easement in Alley at 400 Main and Reid St (PDF)
- Easement Application (PDF)
- WD-893 Exhibit - Gencap (PDF)
- WD-893 Legal Description - Gencap (PDF)
- First Amendment to the RA for De Pere and De Pere West Development LLC (2000) (PDF)

ITEM 8: Consideration and possible action regarding a new 2-foot wide easement and occupancy permit in the alley between the 400 BLK of Main AV and Reid ST. *

SITE MAP



REQUESTED ACTION: New Easement and Occupancy Permit Request. *

The new 2-foot wide easement and occupancy permit is proposed on the newly established property lines for the continued use of private light poles and light pole bases by the owner of 400 Reid ST

COMMON DESCRIPTION: Between the 400 BLK of Main AV and Reid ST.

PARCEL NUMBER(S): Pending Brown County recording.

ZONING: B-1 (Central Business District).

SURROUNDING LAND USES: Office, residential, and retail uses (B-1) in all directions.

COMPREHENSIVE PLAN: Commercial

APPLICANT/OWNER: Applicant and Owner
City of De Pere
335 S Broadway ST
De Pere, WI 54115

SITE HISTORY: In the late 1990's the City and RDA began parcel assemblage to redevelop the north side of the 400 block of Reid ST. Following the completion of the assemblage the City issued an RFP for development and the two-phased project was awarded to De Pere West Development LLC. The two parties entered into a development agreement in early 2000, but shortly after the approval, the City development team realized that the City needed additional land to construct a two-way functioning alley. The Developer and the City approved an amendment to the agreement granting the City an additional 8' to construct the alley to serve the 400 block of Main AV and Reid ST. De Pere West Development LLC was to submit a CSM dedicating the land for approval; however, the dedication never occurred and for the past 21 years a portion of the public alley was on private property.

During the ROW and easement acquisition for the new alley, the City approached the owners of 400 Reid Street (GENCAP DE PERE 1 LLC) and 444 Reid Street (PARK PLACE HOLDINGS REID STREET LLC) to acquire the 8' necessary to reconstruct the alley. The owners agreed and approved a Quit Claim Deed (QCD) to the City for the necessary area. During the site investigation process, the City and owner of 400 Reid Street concluded that several of the private light poll footings encroached approximately one-foot into the area to be dedicated. Both parties agreed to record the QCD and prepare an easement and occupancy permit to enable the owner needed to replace or repair the light poles and footings.

STAFF REVIEW: The City of De Pere is requesting a new 2-foot wide easement and occupancy permit for the continued use of the private light poles and light pole bases to the benefiting parcel WD-893 (400 Reid Street – AKA Reid Street Crossing).

STAFF RECOMMENDATION: Staff recommends APPROVAL of the new easement and occupancy permit request and forwarding the recommendation to the Council for its final approval at a future meeting. Any final easement and occupancy permit language will be subject to the final approval of the City Attorney's office.

	CITY OF DE PERE APPLICATION FOR RELEASE OF EASEMENTS & NEW EASEMENTS	Fee: <u>\$ 368.00</u>
		Receipt #: _____
		Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) City of De Pere	Authorized Representative Daniel Lindstrom	Title Development Services Director	
Mailing Address 335 S Broadway	City De Pere	State WI	ZIP Code 54115
Email Address dlinstrom@deperewi.gov	Phone Number (incl. area code) 920-339-2370	Fax Number (incl. area code) -	

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

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

SECTION 3: Project or Site Location

Project Address/Description new 2-foot wide easement and occupancy permit in the alley between the 400 BLK of Main AV and Reid ST	Parcel No. TBD
--	-------------------

SECTION 4: Easement Information

Existing Zoning:	None- Will be used for transportation
Present Use of Parcel:	Alley
Proposed Use of Parcel:	Alley

Submit the following with application:

- 1-Scaled exhibit map identifying easement.
- 2-Legal description for easement.
- 3-Sample of document(s) the petitioner will use for recording purposes.
- 4-Summary/description of reason why easement needs to be release and or created.
- 5-Statement from all affected utilities indicating they agree with release and/or new easement.

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.

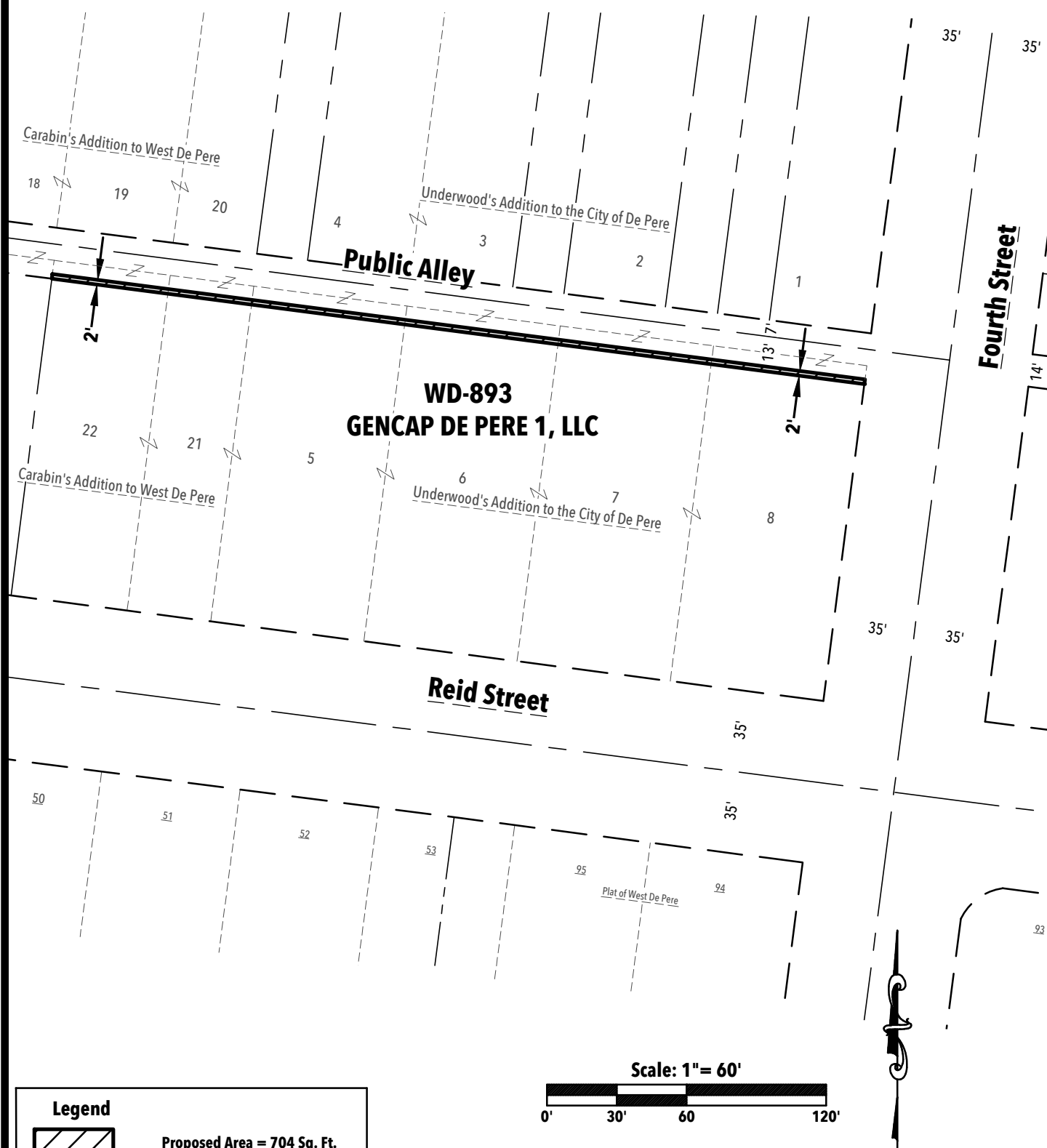
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Daniel Lindstrom	Title Development Services Director	Phone Number 920-339-2370
Signature of Applicant 		Date Signed 7/01/2022

TO BE COMPLETED BY CITY STAFF

Easement Release authorized by the De Pere Municipal Code, Chapter 46.

EXHIBIT 'A'



Robert E. Lee & Associates, Inc.

ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES

1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155

INTERNET: www.releeinc.com

PHONE: (920) 662-9641
FAX: (920) 662-9141

R:\0400\0404\0404469\Phase 2 - WDP 4th to 5th Alley Legal\dwg\WD-893 Exhibit - Gencap.dwg



CITY OF DE PERE
Engineering Division
925 S. Sixth Street
De Pere, Wisconsin 54115

Office (920) 339-4061
Fax (920) 339-4071

Date: 5/27/2022

REL Job #: 404469

Exhibit
Sheet 1 of 1

WD-893 LEGAL DESCRIPTION

The southerly 2 feet of the northerly 8 feet of Lots 21 & 22, Carabin's Addition to West De Pere and Lots 5, 6, 7 & 8, Underwood's Addition to the City of De Pere, all being part of Private Claim 29, West Side of Fox River, City of De Pere, Brown County, Wisconsin.

Said parcel contains 2,817 Square Feet (0.065 Acres) of land more or less. Subject to any easements and restrictions of record.

**FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT
BETWEEN THE CITY OF DE PERE, CITY OF DE PERE REDEVELOPMENT
AUTHORITY, AND DE PERE WEST DEVELOPMENT, LLC**

WHEREAS, the City of De Pere, a Wisconsin municipal corporation ("City"), City of De Pere Redevelopment Authority, a Wisconsin quasi-municipal entity ("RDA"), and De Pere West Development, LLC, a Wisconsin limited liability company, ("De Pere West"), hereinafter referred to as "the Parties," entered into a Redevelopment Agreement ("the Agreement") on January 4, 2000; and

WHEREAS, the parties wish to address issues pertaining to the public alleyway which abuts and intersects the "Project Area" under the Agreement.

NOW THEREFORE, it is hereby agreed as follows:

1. The 14 ft. public alley running east to west in the block bounded by Fourth Street, Main Avenue, Fifth Street, and Reid Street, depicted on both Exhibits A and B in the Agreement, shall remain a public alleyway and shall not be vacated or otherwise closed unless there is unanimous consent to do so by the property owners abutting thereto.

2. De Pere West shall obtain a certified survey of the project area after title to the same has been delivered to it pursuant to the terms of the Agreement.

3. The certified survey map shall dedicate to the public an additional 8 ft of real property so that the public alleyway is a total of 22 ft. wide at the conclusion of the dedication.

4. The City shall be responsible for all maintenance, repair, and reconstruction of the entire right-of-way upon dedication thereof. De Pere West shall reimburse City, on an annual basis, for 36% of all costs associated with maintenance, repair and reconstruction of the same, excepting those costs associated with curb and gutter repair or

replacement, for which De Pere West will have responsibility to reimburse City 100% of the costs thereof.

5. City shall be responsible for the placement, location, and necessity of any and/or all signage within the public alleyway.

6. De Pere West shall have no responsibility or cost sharing in any municipal utility (storm sewer, sanitary sewer, water) costs.

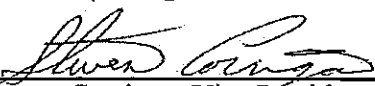
7. All terms, conditions, and other rights and obligations found in the agreement between the parties shall remain in full force and affect unless explicitly modified herein.

Dated this 8th day of August, 2000.

DE PERE WEST, LLC

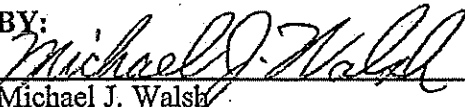
BY: 

Michael Fritsch, President
Board of Managers


Steven Corrigan, Vice President
Board of Managers

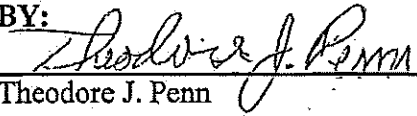

Richard E. Nell, Secretary
Board of Managers

CITY OF DE PERE

BY: 

Michael J. Walsh
Mayor

**REDEVELOPMENT AUTHORITY OF
THE CITY OF DE PERE**

BY: 

Theodore J. Penn
Chairman

001102.wpd