



# Plan Commission

## Regular Meeting

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

### Agenda

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|                              |                |                                           |
|------------------------------|----------------|-------------------------------------------|
| <b>Monday, July 23, 2018</b> | <b>7:00 PM</b> | <b>De Pere City Hall Council Chambers</b> |
|------------------------------|----------------|-------------------------------------------|

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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **July 23, 2018** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

#### Call to Order

1. Roll Call
2. Approval of the minutes of the June 25, 2018 Plan Commission meeting.
3. Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3307 Eiler Road in the Town of Rockland (part of Parcel R-306). Submitted by Aaron D. Ballast, PLS, authorized representative for Janssen Living Trust, property owner.\*
4. Recommendation regarding a Proposed Extraterritorial 35 Lot and 3 Outlot preliminary plat of Hidden Ackers at 2200 BLK French Road in Town of Lawrence (Parcels L-444 & L-446). Submitted by Randall J. Oettinger, PLS, authorized representative for NAZCR TRAC LLC, property owner.\*
5. Recommendation regarding a Site Plan for a renovated north and east façade of an existing building that is being converted from a bowling alley to up to six tenant spaces at 1109 Honey Court (Parcel ED-1471-1-2). Submitted by Bill Schmooch, Innovative Companies INC, authorized Representative for Park Place Holdings Broadway LLC, property owner.
6. Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned Development District overlay) to R-3 PDD (Multiple Family Residence District with a Planned Development District overlay) at 428 N. Superior Street (Parcel ED-477). Submitted by Lindsey Bovinet, Milwaukee View LLC, authorized representative for CR Real Estate LLC, property owner.\*
7. Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite – July 2018.

#### Adjournment

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

#### Agenda Sent To:

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

Kress Family Library  
De Pere Chamber of Commerce  
Aaron Ballast  
Randy Janssen  
Randall Oettinger  
Pat Kaster  
Bill Schmooch  
Annie Schoenwalder  
Lindsey Bovinet  
Larry Anderson  
Kirk Bishop

City of De Pere, Wisconsin



**Request For Plan Commission Action**

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**MEETING DATE:** July 23, 2018

**DEPARTMENT:** Planning

**FROM:** Kelly Barker

**SUBJECT:** Approval of the minutes of the June 25, 2018 Plan Commission meeting.

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**ATTACHMENTS:**

- PC\_Jun2018\_Minutes\_Draft (PDF)



# Plan Commission

## Regular Meeting

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

### Draft Minutes

Monday, June 25, 2018

7:00 PM

De Pere City Hall Council Chambers

#### Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

| Attendee Name      | Title        | Status  | Arrived |
|--------------------|--------------|---------|---------|
| Michael J. Walsh   | Mayor        | Present |         |
| James Boyd         | Aldersperson | Present |         |
| Larry Lueck        | Aldersperson | Present |         |
| Derek Beiderwieden | Commissioner | Excused |         |
| Amy Kunderinger    | Commissioner | Present |         |
| Steve Taylor       | Commissioner | Excused |         |
| Grant Schilling    | Commissioner | Excused |         |

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

- Approval of the minutes of the May 29, 2018 Plan Commission meeting.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                 |
| <b>MOVER:</b>    | Amy Kunderinger, Commissioner                              |
| <b>SECONDER:</b> | James Boyd, Aldersperson                                   |
| <b>AYES:</b>     | Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunderinger |
| <b>EXCUSED:</b>  | Derek Beiderwieden, Steve Taylor, Grant Schilling          |

- Annual Election of Vice Chair.

Mayor Walsh moved, seconded by Larry Lueck, to nominate James Boyd as Vice Chair. Upon vote, motion carried unanimously.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                 |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                    |
| <b>SECONDER:</b> | Larry Lueck, Aldersperson                                  |
| <b>AYES:</b>     | Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunderinger |
| <b>EXCUSED:</b>  | Derek Beiderwieden, Steve Taylor, Grant Schilling          |

- Recommendation regarding a Proposed Extraterritorial Three Lot Certified Survey Map at 5685 Blake Road in the Town of Rockland (Parcels R-372 & R-373). Submitted by Aaron P. Schroeder, PLS, authorized representative for David R. Boers, Linda S. Boers, & Linda Schink-Boers, property owners.\*

City Planner Peter Schlein reviewed the CSM. He reported that the land division does not meet the Town of Rockland minimum lot size requirement of 25 acres for Lots 1-3. He added that this concern will be reconciled when the Town rezones the property to ER-10. Staff recommended approval of the CSM subject to conditions outlined in the staff report. Peter noted that this item will be reviewed by the Common Council on July 17, 2018. Mayor Walsh moved, seconded by Amy Kunderinger, to approve the CSM. Upon vote, motion carried unanimously.



|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                |
| <b>SECONDER:</b> | Amy Kunding, Commissioner                              |
| <b>AYES:</b>     | Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunding |
| <b>EXCUSED:</b>  | Derek Beiderwieden, Steve Taylor, Grant Schilling      |

5. Recommendation regarding the proposed 61 Lot and one Outlot Final Plat of "Pine Trail Crossing" at 2600-2700 BLK Ryan Road (Parcels ED-R27-1 & ED-R27-2). Submitted by Steven M. Bieda, Mau & Associates LLP, authorized representative for AGG LLC.\*

City Planner Peter Schleinz reviewed the final plat for Pine Trail Crossing. He reported that the preliminary plat was approved a few months ago. Staff recommended approval subject to the conditions in the report. He noted that the majority of the conditions are resolvable conditions. Larry Lueck asked if it is odd to throw four duplexes in a primarily single family neighborhood. Peter replied that it actually is quite common allowing more design alternatives on corner lots. He added that the Common Council is expected to review the plat on July 3, 2018. Mayor Walsh moved, seconded by Larry Lueck, to approve the final plat. Upon vote, motion carried unanimously.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                |
| <b>SECONDER:</b> | Larry Lueck, Alderperson                               |
| <b>AYES:</b>     | Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunding |
| <b>EXCUSED:</b>  | Derek Beiderwieden, Steve Taylor, Grant Schilling      |

6. Land use interpretation request for a proposed new building at 2010 Venture Avenue (Parcel WD-1049-2) in the I-B-1 Industrial Park District. Submitted by Carastar Recovered Fiber Group INC.

City Planner Peter Schleinz reviewed the land use interpretation request to allow recycling as a permitted use in the I-B-1 District. The site plan for this building was originally reviewed and approved by Plan Commission in March 2018. Peter noted that the specific use fell into the category of recycling, which is not an allowed use in the I-B-1 district. He added that the majority of work will be done inside the building, providing a complimentary support to the existing facility. Staff recommended approval to allow a recycling facility as a permitted use. James Boyd moved, seconded by Mayor Walsh, to approve the request. Upon vote, motion carried unanimously.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | James Boyd, Alderperson                                |
| <b>SECONDER:</b> | Michael J. Walsh, Mayor                                |
| <b>AYES:</b>     | Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunding |
| <b>EXCUSED:</b>  | Derek Beiderwieden, Steve Taylor, Grant Schilling      |

7. Pre-application Conference for Proposed Planned Development District at 428 Superior (Irwin School).

Development Services Director Kim Flom reviewed the proposed development for Irwin School, which is a historic building that has been vacant for several years. She explained that the developer hasn't formally submitted an application yet. The proposal is to renovate the school into 8-10 condominiums and utilize the balance of the property in order to construct 10-12 new townhomes. The developer, Milwaukee View, is also the company who is in charge of the Whitney School project currently being developed in

Green Bay. Kim explained that the Council rezoned the site for office use in 1988, but has been vacant for at least ten years. Because it has been vacant for so long, the City is able to create a blight TID District in order to offer financial assistance. It is anticipated that the TID Creation, Developer's Agreement, and Zoning Review process will run concurrent through the summer and early fall of 2018. The first step in the process is a PDD rezoning. Mayor Walsh noted that this is a very exciting project and is happy that a historic landmark like the Irwin School can be restored. Mayor Walsh moved, seconded by Amy Kunding, to approve the concept of rezoning 428 N Superior St to an R-3 Planned Development District in order to accommodate a multi-family and townhome project that preserves and restores the Irwin School. Upon vote, motion carried unanimously.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                |
| <b>SECONDER:</b> | Amy Kunding, Commissioner                              |
| <b>AYES:</b>     | Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunding |
| <b>EXCUSED:</b>  | Derek Beiderwieden, Steve Taylor, Grant Schilling      |

8. Review of De Pere Cultural District Master Plan.

Development Services Director Kim Flom reviewed the process that has occurred to date with the steering committee, the stakeholder group, and the consultant with respect to the proposed Cultural District Master Plan. She reviewed the three day charrette which occurred in May, the two open houses, and the project objectives of the plan. The plan is being proposed to establish an updated vision for the future growth of downtown De Pere, with the Mulva Cultural Center as the centerpiece. She explained the different options reviewed by the committee which included a Core Zone which includes the Mulva Center as well as a Secondary Zone which includes a riverwalk district. Kim added that the plan will likely be completed in several phases. She explained that the next step in the process will be forwarding the Plan Commission recommendation to the Council at their July 17th meeting as an addendum to the Downtown Master Plan. Staff recommended approval of the Cultural District Master Plan and forwarding it to the Council. Mayor Walsh moved, seconded by Larry Lueck, to open the meeting. Upon vote, motion carried unanimously. Terry Gerbers and Bryan Kaster, both with the George Street Station development, came forward with their concerns with height limits within the Downtown. They were also concerned with the consultant's cash flow estimates for the Front Street development versus their own estimates. Mayor Walsh moved, seconded by James Boyd, to go back to regular order. Mayor Walsh moved, seconded by James Boyd, to approve the plan as an addendum to the 2010 Master Plan and forward it to the Common Council. Upon vote, motion carried unanimously.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                |
| <b>SECONDER:</b> | James Boyd, Alderperson                                |
| <b>AYES:</b>     | Michael J. Walsh, James Boyd, Larry Lueck, Amy Kunding |
| <b>EXCUSED:</b>  | Derek Beiderwieden, Steve Taylor, Grant Schilling      |

Adjournment

Mayor Walsh moved, seconded by James Boyd, to adjourn the meeting at 8:16 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker

## City of De Pere, Wisconsin

**Request For Plan Commission Action**

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**MEETING DATE:** July 23, 2018

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3307 Eiler Road in the Town of Rockland (part of Parcel R-306). Submitted by Aaron D. Ballast, PLS, authorized representative for Janssen Living Trust, property owner.\*

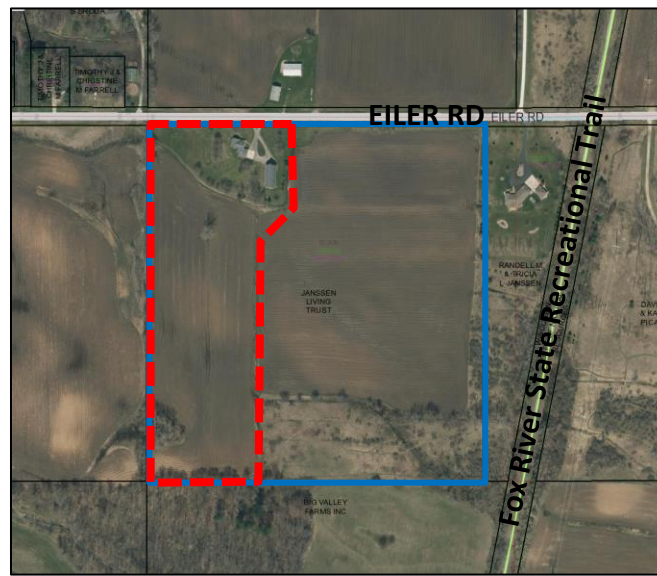
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**ATTACHMENTS:**

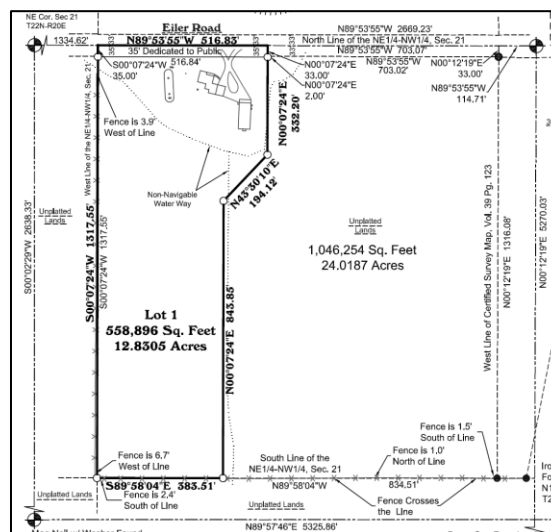
- Extraterritorial CSM - 3307 Eiler RD in Rockland- Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 3:** Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3307 Eiler Road in the Town of Rockland (part of Parcel R-306). Submitted by Aaron D. Ballast, PLS, authorized representative for Janssen Living Trust, property owner.\*

**SITE MAP**



**PROPOSED CERTIFIED SURVEY MAP AREA**



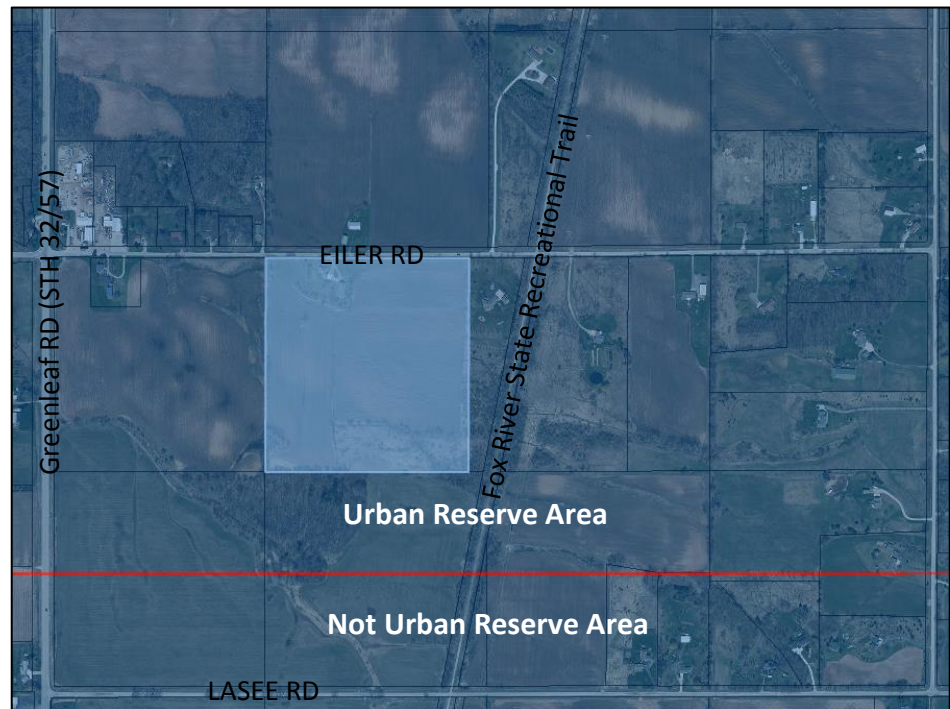
- REQUESTED ACTION:** Extraterritorial Certified Survey Map Review.
- COMMON DESCRIPTION:** Town of Rockland, located at 3307 Eiler Road, located south and east from the Eiler Road and STH 32/57 intersection.
- PARCEL NUMBER(S):** Part of Parcel R-306

**EXISTING ZONING:** Town of Rockland March 7, 2016 Zoning Map identifies the zoning as "Agricultural-Farmland Preservation (AG-FP)" for Parcel R-306.

**PROPOSED ZONING:** Located in Town of Rockland. Proposed to be rezoned to "Estate Residential 10 Acre (ER-10)" by the Town on August 6, 2018.

**SURROUNDING LAND USES:** Agricultural to the north, south, east, and west.

**COMPREHENSIVE PLAN:** Located in the Town of Rockland. Entire subject area falls within the City's Urban Reserve Area.



**APPLICANT/OWNER:**

|                           |                        |
|---------------------------|------------------------|
| Aaron D. Ballast, PLS     | Janssen Living Trust   |
| Authorized representative | Randy Janssen, Trustee |
| 2154 Early Street         | 3363 Eiler Road        |
| Green Bay, WI 54304       | De Pere, WI 54115      |

**SITE HISTORY:**

After a review of air photographs, the property has been used for agricultural purposes since 1938. A residential structure exists at the northeast end of proposed Lot 1.

The property is outside of the Sewer Service Area for the Town of Rockland. There are environmentally sensitive areas on proposed Lot 1, including waterways and wetlands. Environmentally sensitive area locations and requirements are verified by Brown County Planning Commission.

**STAFF REVIEW:**

When reviewing an extraterritorial Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code for



general requirements and design standards, required improvements, and public sites and open spaces. Staff also considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The site is used for agricultural purposes with a residential structure and farm structure
- The site falls entirely within the City's urban reserve area of extraterritorial review jurisdiction
- The proposed land division will create 1 lot and 1 unplatted remnant
- The lot exceeds the requirements of 10 acre lot size with 300 feet of street frontage
- The unplatted remnant is not part of the CSM review, which is acceptable due to the remnant being greater than 10 acres in size
- Per NR 115.05(1)(a)2., minimum lot size must be 20,000 square feet with 100 feet of frontage when there is no public sewer.

The original parcel is 35.2 acres in size. The proposed Lot 1 on the CSM is 12.8 acres in size with 516.8 feet of street frontage. The remnant unplatted lands is 24.0 acres in size with 703.0 feet of street frontage.

- The proposed Lot 1 exceeds the city requirements for acreage and street frontage. The proposed Lot 1 also meets the Town of Rockland requirements of 150.0 feet of street frontage and 40,000 square feet of lot area, as well as front, side and rear yard setback requirements. If a rezoning to ER-10 by the Town is successful, as proposed on August 10, 2018, the proposed Lot 1 will still meet the Town of Rockland rezoned requirements of 300.0 feet of street frontage and 10 acres of lot area. The CSM is missing a Certificate, on page 5, for the City of De Pere to sign should the land division be approved by Common Council

In summary, the extraterritorial 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 does not impact the Comprehensive Plan negatively. The proposed lot size, street frontage, and setbacks meet acceptable City requirements.

#### **REVIEW PROCESS**

For extraterritorial Certified Survey Map petitions the Plan Commission recommends either approval, rejection, or approval with conditions. The Common Council reviews the Plan Commission recommendation and makes the final decision on the Certified Survey Map. The anticipated Common Council review date is August 7, 2018.

#### **STAFF RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including the Town of

Rockland and Brown County Planning Commission.

2. Provide a certificate for the City of De Pere with a signature line for Shana Ledvina, City Clerk-Treasurer. Include a section to identify the date of Common Council approval.



|                                                                                   |                                                                           |  |                          |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------|--|--------------------------|
|  | <b>CITY OF DE PERE</b><br><br><b>APPLICATION FOR</b><br><b>CSM REVIEW</b> |  | <b>Fee:</b> \$ 368.00    |
|                                                                                   |                                                                           |  | <b>Receipt #:</b> 134412 |
|                                                                                   |                                                                           |  | <b>Date:</b> 7-10-18     |
|                                                                                   | CITY OF DE PERE RECEIVED JUL 10 2018 PLANNING DEPT.                       |  |                          |

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |                                                |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------|------------------------------|
| <b>SECTION 1: Applicant / Permittee Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                |                              |
| Applicant Name (Ind., Org. or Entity)<br>Aaron Ballast                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                             | Authorized Representative                      |                              |
| Mailing Address<br>2154 Early Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                             | City<br>Green Bay                              | State<br>WI                  |
| Email Address<br>tnt-pls@tntsurveyors.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             | Phone Number (incl. area code)<br>920-406-1477 | ZIP Code<br>54304            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             | Fax Number (incl. area code)<br>920-569-2605   |                              |
| <b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                |                              |
| Name (Ind. Org. or Entity)<br>Janssen Living Trust                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             | Contact Person<br>Randy Janssen                |                              |
| Mailing Address<br>3363 Eiler Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             | City<br>De Pere                                | State<br>WI                  |
| Email Address<br>rjanssen003@gmail.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                             | Phone Number (incl. area code)<br>920-6608446  | ZIP Code<br>54115            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             | Fax Number (incl. area code)                   |                              |
| <b>SECTION 3: Project or Site Location</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                |                              |
| Project Address/Description<br>3307 Eiler Road, Part of the NE1/4 NW1/4, Sec 21, T22N-R20E, Town of Rockland                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             |                                                | Parcel No.<br>R-306          |
| <b>SECTION 4: CSM Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                |                              |
| Existing Zoning:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Farmland Preservation, In the process of rezoning to RE-10  |                                                |                              |
| Present Use of Parcel:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Farm house is being rented, land is being rented for crops. |                                                |                              |
| Proposed Use of Lots:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Residential/Hobby Farm                                      |                                                |                              |
| Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City<br>or if the property is located within the extraterritorial jurisdiction.                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                |                              |
| <b>SECTION 5: Certification and Permission</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                             |                                                |                              |
| <b>Certification:</b> 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. |                                                             |                                                |                              |
| <b>Permission:</b> 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)<br>Aaron Ballast                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                             | Title<br>Surveyor                              | Phone Number<br>920-406-1477 |
| Signature of Applicant<br>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             | Date Signed<br>7/10/2018                       |                              |

**TO BE COMPLETED BY CITY STAFF**

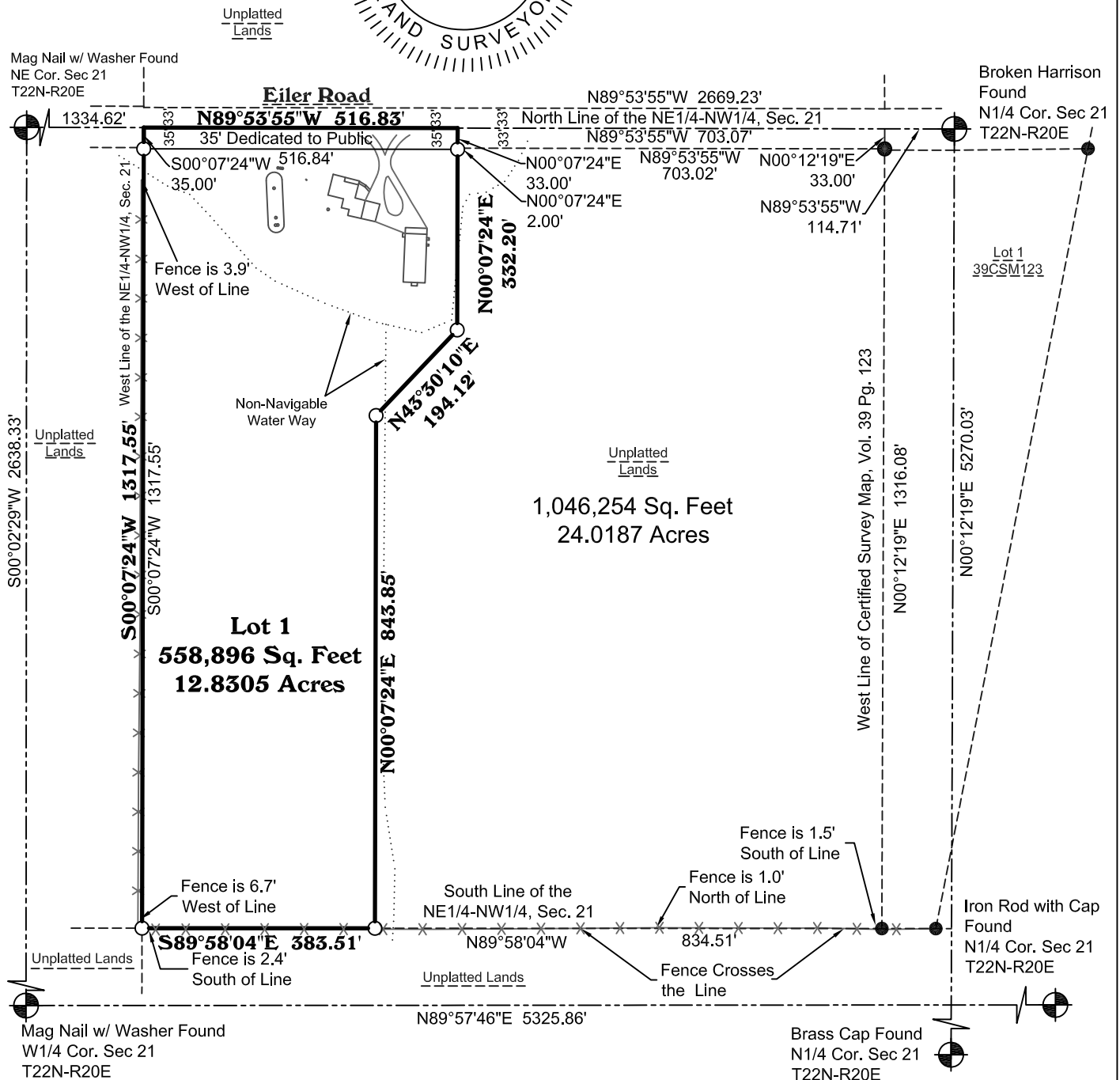
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Attachment: Application Form (7210 : Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3307 Eiler Road)

# Preliminary

## CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4,  
Section 21, Town 22 North, Range 20 East, Town of  
Rockland, Brown County, Wisconsin.



**TNT**  
Professional Land  
SURVEYORS Inc.  
2154 Early Street  
Green Bay, WI 54304  
(920)406-1477  
Job # 0518-108

Owners: Janssen Living Trust  
Address: 3307 Eiler Road  
Parcel: R-306

Building Setbacks  
Front Yard: 40'  
Side Yard: 50'  
Rear Yard: 50'

Scale: 1"=250'



Bearings referenced to the North line of the of the Northeast 1/4-Northwest 1/4, Sec. 21, published to bear N89°53'55"W.

- US Public Land Corner by Brown County as noted.
- 1" by 18" Iron pipe weighing 1.13# per linear foot set.
- 1" Iron pipe found
- 12' Utility Easement
- 40' Building Setback

Sheet 1 of 5

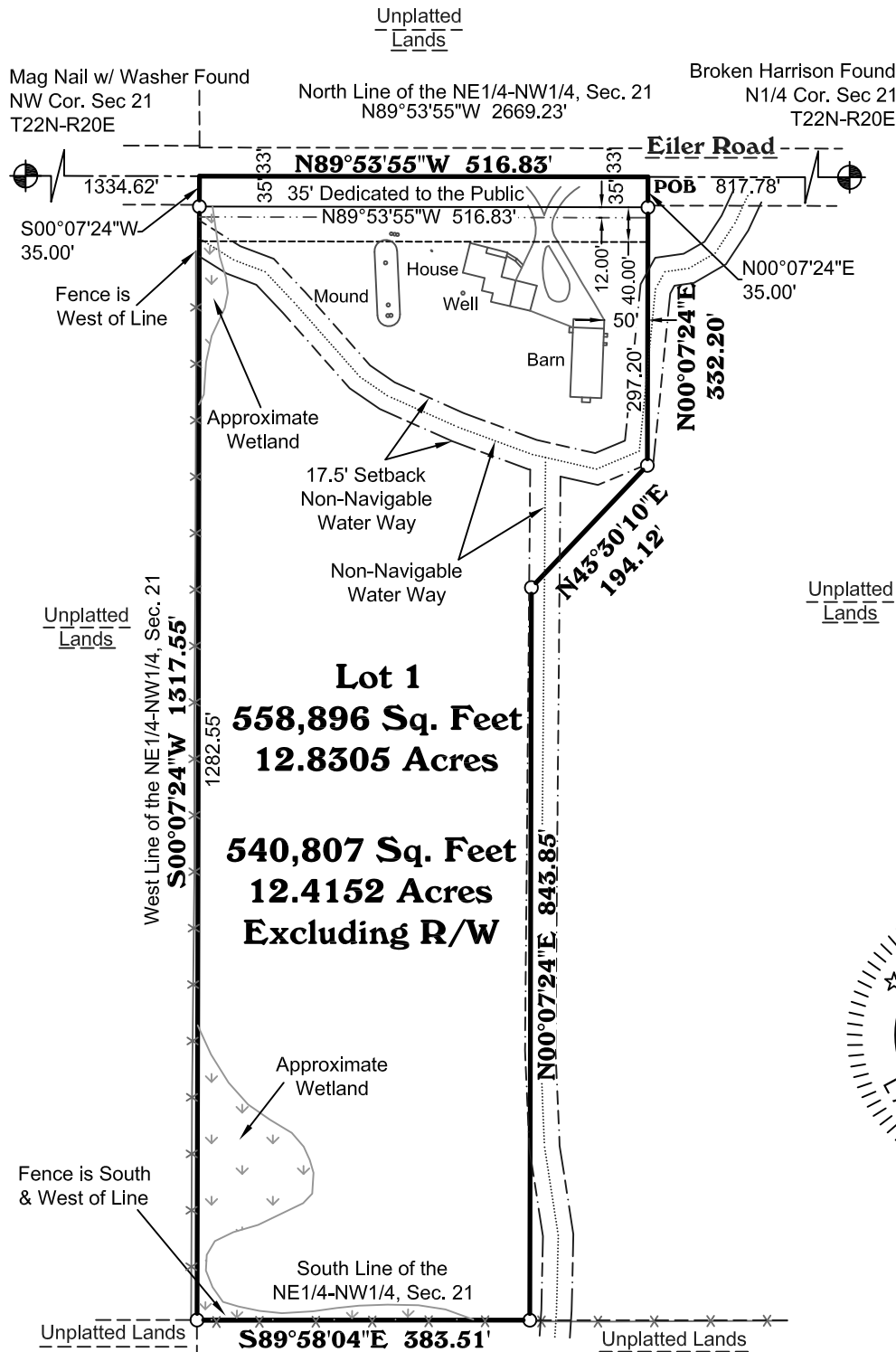
Packet Pg. 14

Attachment: Preliminary CSM (7210 : Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3307 Eiler Road)

# Preliminary

## CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4, Section 21, Town 22 North,  
Range 20 East, Town of Rockland, Brown County, Wisconsin.



Bearings referenced to the North line of the of the Northeast 1/4-Northwest 1/4, Sec. 21, published to bear N89°53'55"W.



US Public Land Corner by Brown County as noted.  
1" by 18" Iron pipe weighing 1.13# per linear foot set.

12' Utility Easement  
40' Building Setback

**TNT**  
Professional Land  
SURVEYORS Inc.  
2154 Early Street  
Green Bay, WI 54304  
(920)406-1477  
Job # 0518-108

Owners: Janssen Living Trust  
Address: 3307 Eiler Road  
Parcel: R-306

Building Setbacks  
Front Yard: 40'  
Side Yard: 50'  
Rear Yard: 50'

Scale: 1"=200'



Sheet 2 of 5

Packet Pg. 15

Attachment: Preliminary CSM (7210 : Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3307 Eiler Road)



# Preliminary

## CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4, Section 21, Town 22 North, Range 20 East, Town of Rockland, Brown County, Wisconsin.

**SURVEYOR'S CERTIFICATE:**

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped part of the lands described in Warranty Deed recorded as Document No. 1630880, being part of the Northeast 1/4 of the Northwest 1/4, Section 21, Town 22 North, Range 20 East, Town of Rockland, Brown County, Wisconsin bounded and described as follows:

Commencing at the North 1/4 corner of Section 21, Town 22 North, Range 20 East, thence N89°53'55"W a distance of 817.78 feet along the north line of the Northeast 1/4 of Northwest 1/4 of said said Section 21 to the Point of Beginning; thence N89°53'55"W a distance of 516.83 feet continuing along said north line to the west line of said Northeast 1/4 of Northwest 1/4; thence S00°07'24"W a distance of 1317.55 feet along said west line to the south line of said Northeast 1/4 of Northwest 1/4; thence S89°58'04"E a distance of 383.51 feet along said south line; thence N00°07'24"E a distance of 843.85 feet; thence N43°30'10"E a distance of 194.12 feet; thence N00°07'24"E a distance of 332.20 feet to the Point of Beginning; having an area of 558,896 square feet (12.8305 acres) more or less and subject to easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Randell M. Janssen, Trustee of Janssen Living Trust, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the Town of Rockland and Brown County Subdivision Ordinances and is true and correct to the best of my knowledge and belief.

Field work completed \_\_\_\_\_, 2018

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Aaron D. Ballast, S-2880-008

**RESTRICTIVE COVENANTS**

- 1. The land on all lot lines shall be graded by the subdivider and maintained by the property owner to provide for adequate drainage of surface water.
- 2. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.

**NOTES**

- 1. The wetlands are approximate on Lot 1 due to the large size of the lot and the location of the wetland and ESA. The wetland and ESA boundary shall be properly identified by the affected landowner, and delineated by the appropriate regulatory agency should any development on Lot 1 occur near or within the wetland or ESA. Any WDNR-approved wetland delineation report/map, along with the approval letter, shall be submitted to Brown County Planning Commission for verification.
- 2. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.



# Preliminary

## CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4, Section 21, Town 22 North,  
Range 20 East, Town of Rockland, Brown County, Wisconsin.

OWNER'S CERTIFICATE:  
As trustee of Janssen Living Trust, I hereby certify that we caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Rockland, Brown County.

\_\_\_\_\_  
Randell M. Janssen

STATE OF WISCONSIN)  
COUNTY OF BROWN) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_ 2018, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_



# Preliminary

## CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4, Section 21, Town 22 North,  
Range 20 East, Town of Rockland, Brown County, Wisconsin.

CERTIFICATE OF THE TOWN OF ROCKLAND CLERK

Town of Rockland Clerk Date

BROWN COUNTY PLANNING COMMISSION  
Approved for the Brown County Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Dan Teaters, Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER  
As the duly appointed Brown County Treasurer, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map.

Paul D. Zeller, Brown County Treasurer Date

UTILITY EASEMENT PROVISION  
An easement for electric, natural gas, and communications service is hereby granted by Randall M. Jansse, Trustee of Janssen Living Trust, Grantor, to **WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation**, Grantee, Northeast Telephone Co., Grantee, Wisconsin Bell Inc., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, Time Warner Cable, Inc., 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 incidental 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.



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

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**MEETING DATE:** July 23, 2018

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Proposed Extraterritorial 35 Lot and 3 Outlot preliminary plat of Hidden Ackers at 2200 BLK French Road in Town of Lawrence (Parcels L-444 & L-446). Submitted by Randall J. Oettinger, PLS, authorized representative for NAZCR TRAC LLC, property owner.\*

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**ATTACHMENTS:**

- Extraterritorial Preliminary Plat - Hidden Ackers - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary Plat (PDF)



- ITEM 4: Recommendation regarding a Proposed Extraterritorial 35 Lot and 3 Outlot preliminary plat of Hidden Ackers at 2200 BLK French Road in Town of Lawrence (Parcels L-444 & L-446). Submitted by Randall J. Oettinger, PLS, authorized representative for NAZCR TRAC LLC, property owner.\*

SITE MAP





### PROPOSED PRELIMINARY PLAT AREA



|                               |                                                                                                                                      |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUESTED ACTION:</b>      | Extraterritorial Preliminary Plat Approval.                                                                                          |
| <b>COMMON DESCRIPTION:</b>    | 2200 BLK French Road in the Town of Lawrence, generally located south from French Court and north from Larry Lane.                   |
| <b>PARCEL NUMBER(S):</b>      | L-444 & L-446                                                                                                                        |
| <b>EXISTING ZONING:</b>       | Located in Town of Lawrence. Zoned R-1 with a PDD overlay by the Town.                                                               |
| <b>PROPOSED ZONING:</b>       | None.                                                                                                                                |
| <b>SURROUNDING LAND USES:</b> | Wooded and environmentally sensitive area to the north and east.<br>Interstate to the west.<br>Agricultural and wooded to the south. |

**COMPREHENSIVE PLAN:** Not in the city of De Pere, however identified as “Mixed Uses” in the Lawrence Comprehensive Plan.

|                                  |                                                                                                                                |                                                                                                |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>APPLICANT/OWNER<br/>NAME:</b> | Randall J. Oettinger, PLS<br>Authorized Representative<br>Mach IV Engineering<br>2260 Salscheider Court<br>Green Bay, WI 54313 | NAZCR TRC LLC<br>Property Owner<br>ATTN: Pat Kaster<br>2170 Velp Avenue<br>Green Bay, WI 54303 |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|

**SITE HISTORY:** After a review of air photographs, it was evident that the property has been used for agricultural purposes with wooded areas since 1938. The property is on French Road, which is a frontage road to I-41. The property is part of the original “Subdivision of Williams Grant.”

The proposed land division falls entirely within the Town of Lawrence sewer service area. The site has environmentally significant areas (ESA), including steep slopes, a non-navigable waterway, floodway, floodplain, wetlands and related ESA setbacks. The ESA concerns on the plat will be addressed by the Brown County Planning Commission.

**STAFF REVIEW:** When reviewing a preliminary plat, staff considers State Statutes 236 Sections 46-3 through 46-7 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 property has three outlots that are being dedicated to the Town of Lawrence
  - Outlots 1 & 2 are for vegetative buffers between the development and I-41
  - Outlot 3 is for storm water management
- The 35 lots are intended for single family residential development
- The street pattern provides a connection to French Road and a future connection to City owned land to the south
- Because the City of De Pere owned land to the south does not have direct access to French Road, it is strongly recommended that the developer work with both the City of De Pere and the Town of Lawrence regarding shared sewer, water, and other utility connections, as well as street connections, in order to accommodate the subject land division and future land divisions located to the south
- The plat limits access for two pieces of adjacent City owned land that appear developable. However, the ability to develop is severely limited due to ESA's, floodplains and municipal property lines

**ADJACENT CITY OWNED AREAS WHERE DEVELOPMENT IS LIMITED**



The original parcels are 28.8 acres in size. All of the proposed developable lots exceed the minimum 75 feet of street frontage and minimum 8,000 square feet of lot area that is required by the City of De Pere. The street frontage and lot size has already been approved by the Town of Lawrence.

In summary, the preliminary extraterritorial plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, street frontage, and setbacks meet acceptable City requirements.

**REVIEW PROCESS:**

For extraterritorial preliminary plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews preliminary extraterritorial plats. The Common Council is expected to review the City plat on Tuesday, August 7, 2018.

**STAFF  
RECOMMENDATION:**

Staff recommends APPROVAL of the preliminary extraterritorial plat and forwarding the plat to the Common Council for preliminary approval, subject to:

1. Meeting all other state and local regulations, including the Town of Lawrence, City of De Pere, and Brown County Planning Commission.
2. It is strongly recommended that the City of De Pere and the Town of Lawrence work together regarding shared sewer, water, and other utility connections, as well as street connections, in order to accommodate the subject land division and future land divisions located to the south.



|                                                                                   |                                                              |  |                                                                            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|--|----------------------------------------------------------------------------|
|  | <b>CITY OF DE PERE</b><br><b>APPLICATION FOR PLAT REVIEW</b> |  | <b>Fee:</b> \$ 2862.00<br><b>Receipt #:</b> 134265<br><b>Date:</b> 7-05-18 |
|                                                                                   | CITY OF DE PERE RECEIVED<br>JUL - 5 2018<br>PLANNING DEPT.   |  |                                                                            |
|                                                                                   |                                                              |  |                                                                            |

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)<br>Mach IV Engineering & Surveying | Authorized Representative<br>Randy Oettinger   | Title<br>Land Surveyor                       |                   |
| Mailing Address<br>2260 Salsche                                          | City<br>Green Bay                              | State<br>WI                                  | ZIP Code<br>54313 |
| Email Address<br>roettinger@machiv.com                                   | Phone Number (incl. area code)<br>920 569-5765 | Fax Number (incl. area code)<br>920 569-5767 |                   |

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

|                                              |                                                |                              |                   |
|----------------------------------------------|------------------------------------------------|------------------------------|-------------------|
| Name (Ind. Org. or Entity)<br>NAZCR TRAC LLC | Contact Person<br>Pat Kaster                   | Title<br>Owner               |                   |
| Mailing Address<br>2170 Velp Av              | City<br>Green Bay                              | State<br>WI                  | ZIP Code<br>54303 |
| Email Address<br>patkaster@riv.com           | Phone Number (incl. area code)<br>920 497-5090 | Fax Number (incl. area code) |                   |

**SECTION 3: Project or Site Location**

|                                            |                             |
|--------------------------------------------|-----------------------------|
| Project Address/Description<br>French Road | Parcel No.<br>L-444 & L-446 |
|--------------------------------------------|-----------------------------|

**SECTION 4: Plat Review**

|                        |                                                                                          |         |
|------------------------|------------------------------------------------------------------------------------------|---------|
| Review Type:           | <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat |         |
| Fee:                   | Preliminary Plat Fee: \$278 + (38 # of lots x \$68)<br>Final Plat Fee: \$195             | \$2,862 |
| Present Use of Parcel: | Agriculture                                                                              |         |
| Proposed Use of Lots:  | Residential                                                                              |         |

Please submit 1 hard copy and 1 PDF copy of the Plat 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.

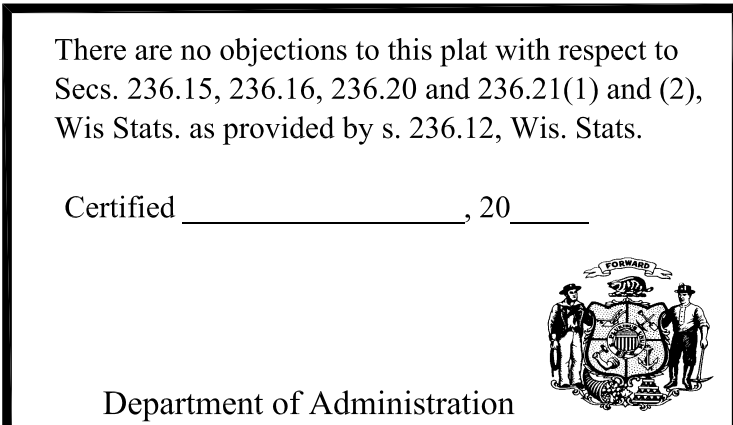
|                                                                                                               |                        |                              |
|---------------------------------------------------------------------------------------------------------------|------------------------|------------------------------|
| Name of Owner/Authorized Representative (please print)<br>Randall J. Oettinger                                | Title<br>Land Surveyor | Phone Number<br>920 712-2324 |
| Signature of Applicant<br> |                        | Date Signed<br>July 02, 2018 |

**TO BE COMPLETED BY CITY STAFF**

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







NAZCR TRAC LLC  
DDEN ACKER  
PRELIMINARY PLAT

# HIDDEN ACKERS

PRELIMINARY PLAT

1



PART OF LOT 65 AND LOT 66 OF WILLIAMS GRANT SUBDIVISION, TOWN OF  
LAWRENCE, BROWN COUNTY, WISCONSIN.

APPROVED FOR THE TOWN OF LAWRENCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CERTIFICATE FOR THE CITY OF DEPERE

APPROVED FOR THE CITY OF DEPERE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK-TREASURER

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

DAN TEATERS  
SENIOR PLANNER

AS DULY ELECTED TOWN TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE DATES LISTED BELOW.

JENNIFER MESSERSCHMIDT                      DATE \_\_\_\_\_  
TOWN TREASURER

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

PAUL ZELLER                      DATE  
BROWN COUNTY TREASURER

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LAWRENCE AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "HIDDEN ACKERS", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS PART OF LOT 65 AND LOT 66 OF WILLIAMS GRANT SUBDIVISION TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 65 OF WILLIAMS GRANT SUBDIVISION; THENCE N46°24'09"E, 530.00 FEET ALONG THE LINE BETWEEN SAID SOUTHWEST CORNER OF LOT 65 AND BROWN COUNTY SURVEY ID POINT #C62.1; THENCE S52°17'27"E, 306.29 FEET ALONG THE NORTH LINE OF SAID LOT 65 TO THE SOUTH RIGHT OF WAY LINE OF THE U.S. HIGHWAY 41 FRONTAGE ROAD (A.K.A. FRENCH ROAD) AND THE POINT OF BEGINNING; THENCE CONTINUING S52°17'27"E, 1103.63 FEET ALONG SAID LINE; THENCE S32°10'14"E, 319.18 FEET ALONG A WEST LINE OF LOT 1 OF VOLUME 52, CERTIFIED SURVEY MAPS, PAGE 6 (DOCUMENT #1277866-MAP #7562), BROWN COUNTY RECORDS; THENCE S37°51'49"W, 250.00 FEET ALONG SAID MAP; THENCE N52°08'08"W, 300.00 FEET ALONG SAID MAP; THENCE S37°51'49"W, 687.13 FEET ALONG SAID MAP; THENCE N51°52'27"W, 1103.57 FEET ALONG THE SOUTH LINE OF LOT 66 OF WILLIAMS GRANT SUBDIVISION, SAID LINE ALSO BEING THE NORTH LINE OF OUTLOT 1 OF VOLUME 40, CERTIFIED SURVEY MAPS, PAGE 188 (DOCUMENT #1742175-MAP #6094), BROWN COUNTY RECORDS; THENCE N37°51'34"E, 760.90 FEET ALONG THE SOUTH LINE OF SAID FRONTAGE ROAD RIGHT OF WAY; THENCE S52°00'00"E, 30.00 FEET ALONG SAID RIGHT OF WAY; THENCE N37°51'59"E, 110.00 ALONG SAID RIGHT OF WAY; THENCE N52°00'00"W, 30.00 FEET ALONG SAID RIGHT OF WAY; THENCE N37°51'36"E, 177.01 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,248,927 S.F. \ 28.67 AC., MORE OR LESS.  
ROAD DEDICATION CONTAINS 179,781 SQUARE FEET/ 4.13 ACRES, MORE OR LESS  
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RANDALL J. OETTINGER PLS-2349  
DATE: MAY 07, 2018  
REVISED JUNE 05, 2018 (ROAD ENTRANCE)

NAZCR TRAC 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 WE CAUSED THE LAND DESCRIBED ON HIDDEN ACKERS TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. NAZCR TRAC LLC ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF LAWRENCE  
CITY OF DEPERE  
BROWN COUNTY PLANNING COMMISSION  
DEPT. OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID NAZCR TRAC LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICIA A. KASTER AND DENNIS P. LAYDEN, ITS MANAGING MEMBERS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PATRICIA A. KASTER  
MANAGING MEMBER - NAZCR TRAC LLC

DENNIS P. LAYDEN  
MANAGING MEMBER - NAZCR TRAC LLC

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

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF WISCONSIN ]

COUNTY OF BROWN ] SS

NOTES:

- 1) ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).
- 2) SIDE YARD SETBACK IS 10 FEET FOR ALL LOTS.
- 3) REAR YARD SETBACK IS 25 FEET FOR LOTS.
- 4) THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
- 5) LOTS 8, 9, 15, 16, 17, 18, 19, 20, OUTLOT 1, OUTLOT 2 AND OUTLOT 3 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORPS OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE LOCAL MUNICIPALITY'S ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.
- 6) FLOOD INFORMATION FROM FEMA FLOOD PANEL #55009C0242F.
- 7) WETLANDS DELINEATED BY MACH IV ENGINEERING & SURVEYING, REPORT DATED OCTOBER 17, 2017.
- 8) THE 10' ACCESS EASEMENTS ON LOTS 12 AND 13, ADJACENT TO OUTLOT 3, ARE TO REMAIN CLEAR OF OBSTRUCTIONS AND VEGETATION IN ORDER TO ALLOW A CLEAR AND UNOBSTRUCTED ROUTE FOR STORMWATER MAINTENANCE ACCESS.

## RESTRICTIVE COVENANTS

- 1) OUTLOT 3 IS DEDICATED TO THE TOWN OF LAWRENCE FOR STORM WATER SEWER AND DRAINAGE.
- 2) OUTLOT 1 AND 2 ARE DEDICATED TO THE TOWN OF LAWRENCE.
- 3) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
- 4) LOTS 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, OUTLOT 1, OUTLOT 2 AND OUTLOT 3 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES WETLANDS, ALL LAND WITHIN 35 FEET OF WETLANDS 2 ACRES OR GREATER, NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, AND STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER 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.

## UTILITY EASEMENT PROVISIONS (ELECTRIC, NATURAL GAS, AND COMMUNICATIONS)

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

NAZCR TRAC LLC, A LIMITED LIABILITY COMPANY, GRANTOR, TO:

THE TOWN OF LAWRENCE, GRANTEE;  
WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE;  
NORTHEAST TELEPHONE COMPANY, LLC, GRANTEE;  
WISCONSIN BELL INC., D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE  
BROWN COUNTY C-LEC, LLC, GRANTEE;  
TIME WARNER CABLE, INC., 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 PLAN DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE MAP AT FOOT STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE NECESSARY SERVICE CONNECTIONS UP, 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 TO AND ACROSS TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHT HEREIN GRANTED TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN OR REPLACE UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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 GRANTEE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

## WDNR NOTES:

- THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT, IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC. THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL, TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS AND/OR WETLAND INDICATOR SOILS (THROUGH VISUAL INSPECTION AND DISTURBING ACTIVITIES) WILL BE REQUIRED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT <http://DNR.WI.GOV/TOPIC/WEATHERS/CONSTRUCTION/WETLANDS.HTML>, \* A PUBLIC (NAVIGABLE) WATERWAY IS LOCATED WEST OF/ON THE PROPERTY, THIS WATERWAY ALSO CARRIES THE ASNRI DESIGNATION (AREA OF SPECIAL NATURAL RESOURCE INTEREST), SPECIFICALLY, THIS DESIGNATION WOULD MEAN THAT ANY REGULATED WATERWAY (CH. 30) ACTIVITIES ARE NOT ELIGIBLE FOR AN ASSET PROTECTION PERMIT. A PERMIT FROM THE DEPARTMENT OF NATURAL RESOURCES (DNR) PERMITS MAY BE REQUIRED FOR PROPOSED PROJECTS IN/AROUND A PUBLIC WATERWAY. FOR MORE INFORMATION ON WATERWAY ACTIVITIES, PLEASE VISIT THE DEPARTMENT'S HOMEPAGE @ <http://DNR.WI.GOV/TOPIC/WATERWAYS/>, \* FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT <http://DNR.WI.GOV/TOPIC/STORMWATER/> TO LEARN IF A FEDERAL WATERWAY CONSTRUCTION PERMIT IS REQUIRED, VISIT <http://DNR.WI.GOV/TOPIC/FEDERAL/> FOR FEDERAL WETLAND REGULATIONS. PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

OFFICE OF THE REGISTER OF DEEDS  
BROWN COUNTY, WISCONSIN

RECEIVED FOR RECORD \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND RECORDED AS  
DOCUMENT # \_\_\_\_\_ IN  
VOLUME \_\_\_\_\_ OF \_\_\_\_\_ ON PAGE \_\_\_\_\_

CHERYL BERKEN, REGISTER OF DEEDS

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

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

The seal of the State of Wisconsin is located in the bottom right corner. It features two men, one on each side, standing and holding a shield. The shield is divided into four quadrants, each containing a different symbol. Above the shield is a banner with the word 'WISCONSIN'. Below the shield is a banner with the year '1848'. The entire seal is encircled by a border containing the text 'OFFICE OF THE ATTORNEY GENERAL' and 'STATE OF WISCONSIN'.

**MACH****IV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313  
PH: 920-569-5765; Fax: 920-569-5767  
[www.mach-iv.com](http://www.mach-iv.com)

|                  |
|------------------|
| NAZCR TRAC LLC   |
| HIDDEN ACKERS    |
| PRELIMINARY PLAT |

[illegible]

|                         |      |
|-------------------------|------|
| DATE: MAY 07, 2018      |      |
| DRAFTED BY: RJO         |      |
| CHECKED BY:             |      |
| PROJECT NO.: 1101-01-16 |      |
| DRAWING NUMBER          | 1384 |
| SHEET NUMBER            |      |
| 2                       |      |
| OF 2                    |      |

## City of De Pere, Wisconsin

**Request For Plan Commission Action**

---

**MEETING DATE:** July 23, 2018

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Site Plan for a renovated north and east façade of an existing building that is being converted from a bowling alley to up to six tenant spaces at 1109 Honey Court (Parcel ED-1471-1-2). Submitted by Bill Schmooch, Innovative Companies INC, authorized Representative for Park Place Holdings Broadway LLC, property owner.

---

**ATTACHMENTS:**

- Report to Plan Commission - Site Plan at 1120 S Broadway ST - Unnamed (DOCX)
- Application Form (PDF)
- Statement that ONLY facade is changing at exterior (PDF)
- Site Plan Elevations - REVISED PRELIMINARY - 16 Jul 2018 (PDF)



- ITEM 5:** Recommendation regarding a Site Plan for a renovated north and east façade of an existing building that is being converted from a bowling alley to up to six tenant spaces at 1109 Honey Court (Parcel ED-1471-1-2). Submitted by Bill Schmook, Innovative Companies INC, authorized Representative for Park Place Holdings Broadway LLC, property owner.

### SITE MAP



**REQUESTED ACTION:** Site Plan approval

*The addition of a new façade to an existing building ONLY. No other review of the property is required by Plan Commission.*

**COMMON DESCRIPTION:** 1109 Honey Court, located southward from the Honey Court and Pershing Road intersection. Recently readdressed from 1120 S. Broadway Street.

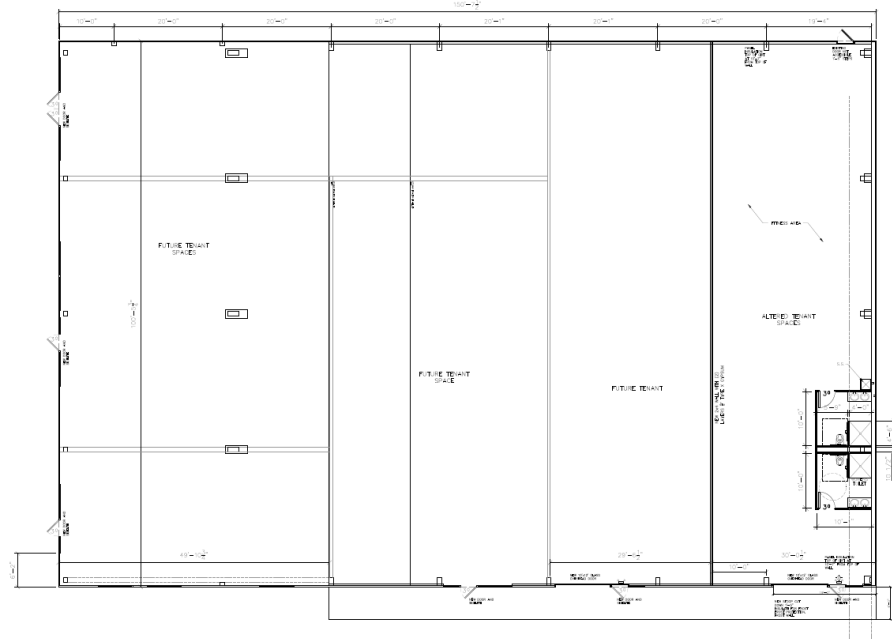
**PARCEL NUMBERS:** ED-1471-1-2

**EXISTING ZONING:** B-2 (General Business District)

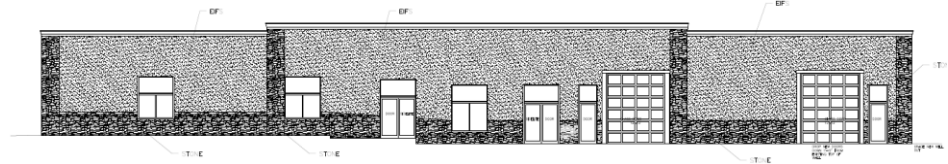
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSED ZONING:</b>       | No rezoning proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                             |
| <b>SURROUNDING LAND USES:</b> | Commercial to the north, south, and west.<br>Residential to the east, as well as far west and far south.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                             |
| <b>COMPREHENSIVE PLAN:</b>    | Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                             |
| <b>APPLICANT / OWNER:</b>     | Bill Schmoock<br>Authorized Representative<br>Innovative Companies INC<br>1780 Cady Lane<br>De Pere, WI 54115                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Park Place Holdings Broadway LLC<br>Property Owner<br>ATTN: Annie Schoenwalder<br>1674 Eisenhower Road<br>De Pere, WI 54115 |
| <b>SITE HISTORY:</b>          | <p>After a review of air photographs, the site was used for agricultural purposes until the early 1970's when a bowling alley was built on the site with a parking lot. The bowling alley, Manhattan Lanes, remained in use until a year ago when the facility closed.</p> <p>The petitioner proposes to retain the shell of the building, use the existing paved parking lot, and refurbish the interior into up to six business tenants. No other exterior changes are proposed.</p> <p>The interior redesign is reviewed by City Inspection staff. The exterior façade is reviewed by City Zoning staff, provided approvable materials are proposed, which are identified in Municipal Code 14-60(6)(d).</p> <p>For the proposed site plan, the developer proposes the use of EIFS on the façade, which requires Plan Commission review and approval. The authorized agent was informed of recent Plan Commission directives to consider EIFS only above the height of doors and windows prior to submitting the request for Plan Commission review.</p>                                                               |                                                                                                                             |
| <b>STAFF REVIEW:</b>          | <p>The applicant proposes to renovate an existing building (a former bowling alley) at 1109 Honey Court into a structure that can house up to six business tenants. The exterior façade must be reviewed by Plan Commission for review as a proposed material, EIFS, cannot be approved by staff only. There are no other elements related to the site plan that require review or approval by Plan Commission. Thus, this site plan report has been simplified, in comparison to other site plan reports.</p> <p>The façade materials are stone, glass, and EIFS. All materials would be approvable by staff except for EIFS, which requires Plan Commission approval.</p> <ul style="list-style-type: none"> <li>• The EIFS material is lower than the height of the top of doors and windows on the site plan, which is discouraged by Plan Commission</li> <li>• The unshaded areas on following facades (that are not windows and doors) represent the location of the EIFS.</li> <li>• The metal material on the west and south façade will remain as is. However, the walls are proposed to be painted.</li> </ul> |                                                                                                                             |



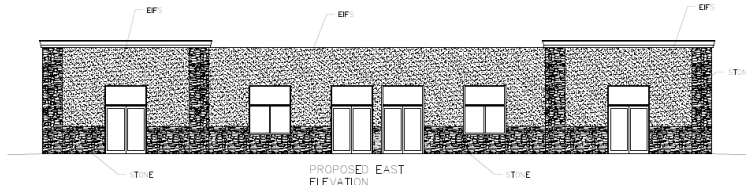
**Building Floor Plan for existing building renovation.**



**Front façade facing Honey Court & Pershing Avenue (north).**



**Side façade facing S. Broadway Street (east).**



**Front façade Image in 2017, prior to any changes (north & east).**



**Front Façade image in 2018, prior to adding façade materials (north & east).**



**STAFF COMMENTS:** The following staff comments are conditions that need to be met if site plan is approved by Plan Commission, per City staff review.

**Planning:**

1. On site plan, properly label the stonework, EIFS, windows, and window frame materials and colors on the building facades.
2. On site plan, identify the color that the south and west facades are being painted.
3. On site plan, properly identify the height and width of the stonework on the facades:
  - a. Stonework being 4 feet high along full length of north and east elevations.
  - b. Stonework reaching the roofline for the 3 foot wide columns.

The above conditions must be addressed via revised submittals for staff review and approval prior to issuance of a site plan approval memo. In addition to the above conditions, staff encourages the applicant to consider adding additional landscaping to the property in order to screen the existing parking lot and soften the unchanged facades.

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

**STAFF RECOMMENDATION:** While EIFS is not an approved material under the current code, staff does recommend approval of the use of EIFS for this project because the existing building is constructed of metal siding and the proposed façade is an overall improvement to the aesthetic of the site.

CITY OF DE PERE  
RECEIVED

Print Form

|                                                                                   |                                                                                 |                   |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------|
|  | <b>CITY OF DE PERE</b><br><br><b>APPLICATION FOR</b><br><b>SITE PLAN REVIEW</b> | Fee: \$ 305.00    |
|                                                                                   |                                                                                 | Receipt #: 134556 |
|                                                                                   |                                                                                 | Date: 7-16-18     |
|                                                                                   |                                                                                 |                   |

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)<br>Innovative Companies, Inc. | Authorized Representative<br>Bill Schmoock     | Title<br>Owner                               |                   |
| Mailing Address<br>1780 Cady Ln                                     | City<br>De Pere                                | State<br>WI                                  | ZIP Code<br>54115 |
| Email Address<br>bill.icinc@gmail.com                               | Phone Number (incl. area code)<br>920-371-1522 | Fax Number (incl. area code)<br>920-339-0999 |                   |

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

|                                                                   |                                                |                                              |                   |
|-------------------------------------------------------------------|------------------------------------------------|----------------------------------------------|-------------------|
| Name (Ind. Org. or Entity)<br>Park Place Holdings - Broadway, LLC | Contact Person<br>Annie Schoenwalder           | Title<br>Office Manager                      |                   |
| Mailing Address<br>1674 Eisenhower Rd                             | City<br>De Pere                                | State<br>WI                                  | ZIP Code<br>54115 |
| Email Address<br>annie@calebhayesgroup.com                        | Phone Number (incl. area code)<br>920-371-3088 | Fax Number (incl. area code)<br>920-632-7704 |                   |

**SECTION 3: Project or Site Location**

|                                                                      |                           |
|----------------------------------------------------------------------|---------------------------|
| Project Address/Description<br>1120 S Broadway St, De Pere, WI 54115 | Parcel No.<br>ED-1471-1-2 |
|----------------------------------------------------------------------|---------------------------|

**SECTION 4: Project Information**

|                         |                                     |                            |             |
|-------------------------|-------------------------------------|----------------------------|-------------|
| Existing Zoning:        | B-2 General Business District       |                            |             |
| Present Use of Parcel:  | Former bowling alley                |                            |             |
| Proposed Use of Parcel: | Retail/Office Multi-tenant building |                            |             |
| Estimated Start Date:   | June 2018                           | Estimated Completion Date: | August 2018 |

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

**SECTION 5: Certification and Permission**

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

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

|                                                                                                               |                         |                              |
|---------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------|
| Name of Owner/Authorized Representative (please print)<br>Annie Schoenwalder, Park Place Holdings-Broadway LL | Title<br>Office Manager | Phone Number<br>920-371-3088 |
| Signature of Applicant<br> |                         | Date Signed<br>7-10-2018     |

**TO BE COMPLETED BY CITY STAFF**

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

Attachment: Application Form (7206 : Recommendation regarding a Site Plan for a renovated north and east façade of an existing building t)



Park Place Holdings - Broadway, LLC  
1674 Eisenhower Road  
De Pere, WI 54115

July 16, 2018

City of De Pere  
Attn: Peter Schlein  
335 S. Broadway Street  
De Pere, WI 54115

RE: 1120 S. Broadway Street

Dear Peter,

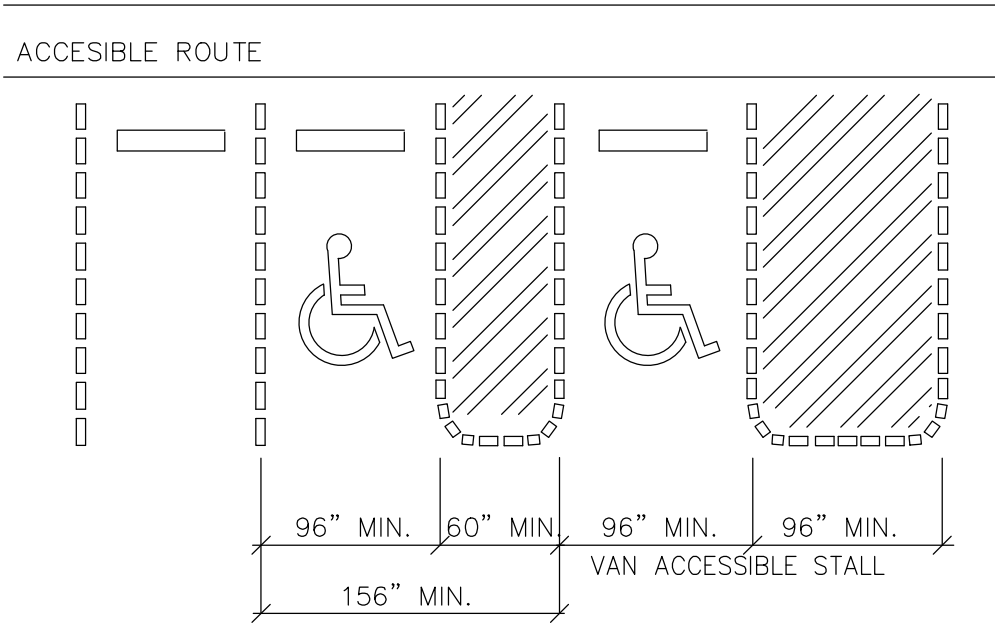
We have submitted an application for approval of exterior facade changes to our building located at 1120 S. Broadway Street. We are requesting approval for these exterior facade changes only. No other known exterior changes will occur and the parking area will remain the same.

Sincerely,



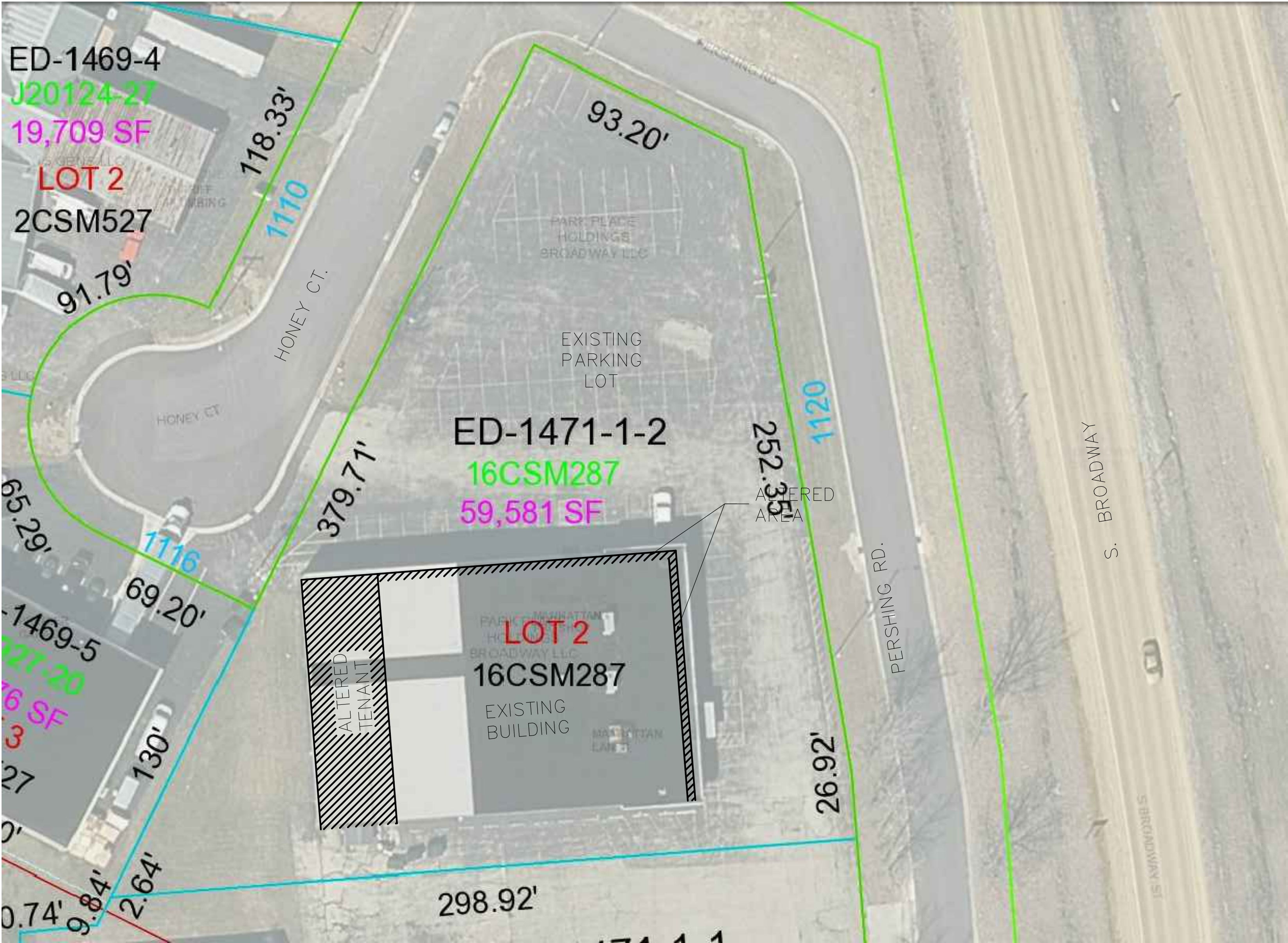
Annie Schoenwalder  
Park Place Holdings - Broadway, LLC





NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED THAT STALL MUST BE VAN ACCESSIBLE

PARKING SPACE DIMENSIONS  
N.T.S.



SITE PLAN  
SCALE: 1" = 30'

**NOTE:**

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. INTERNATIONAL BUILDING CODE (2015) WITH ST. OF WI. SUPPLEMENTS.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.

CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

**JOB SITE LOCATION**

1120 S BROADWAY  
DE PERE, WI. 54115

**BUILDING SQUARE FOOTAGE**

|                                               |        |
|-----------------------------------------------|--------|
| EXISTING BUILDING SQUARE FOOTAGE:             | 15,135 |
| A-3 TENANT SPACE SQUARE FOOTAGE:              | 3,062  |
| BUILDING EXTERIOR ALTERATIONS SQUARE FOOTAGE: | 650    |

**FIRE PROTECTION**

NO FIRE SPRINKLING SYSTEM

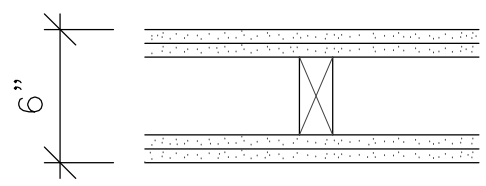
**BUILDING OCCUPANCY**

I.B.C. USE GROUP "A-3"  
TYPE OF CONST. II.B.

**INDEX TO SHEETS**

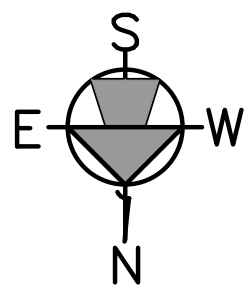
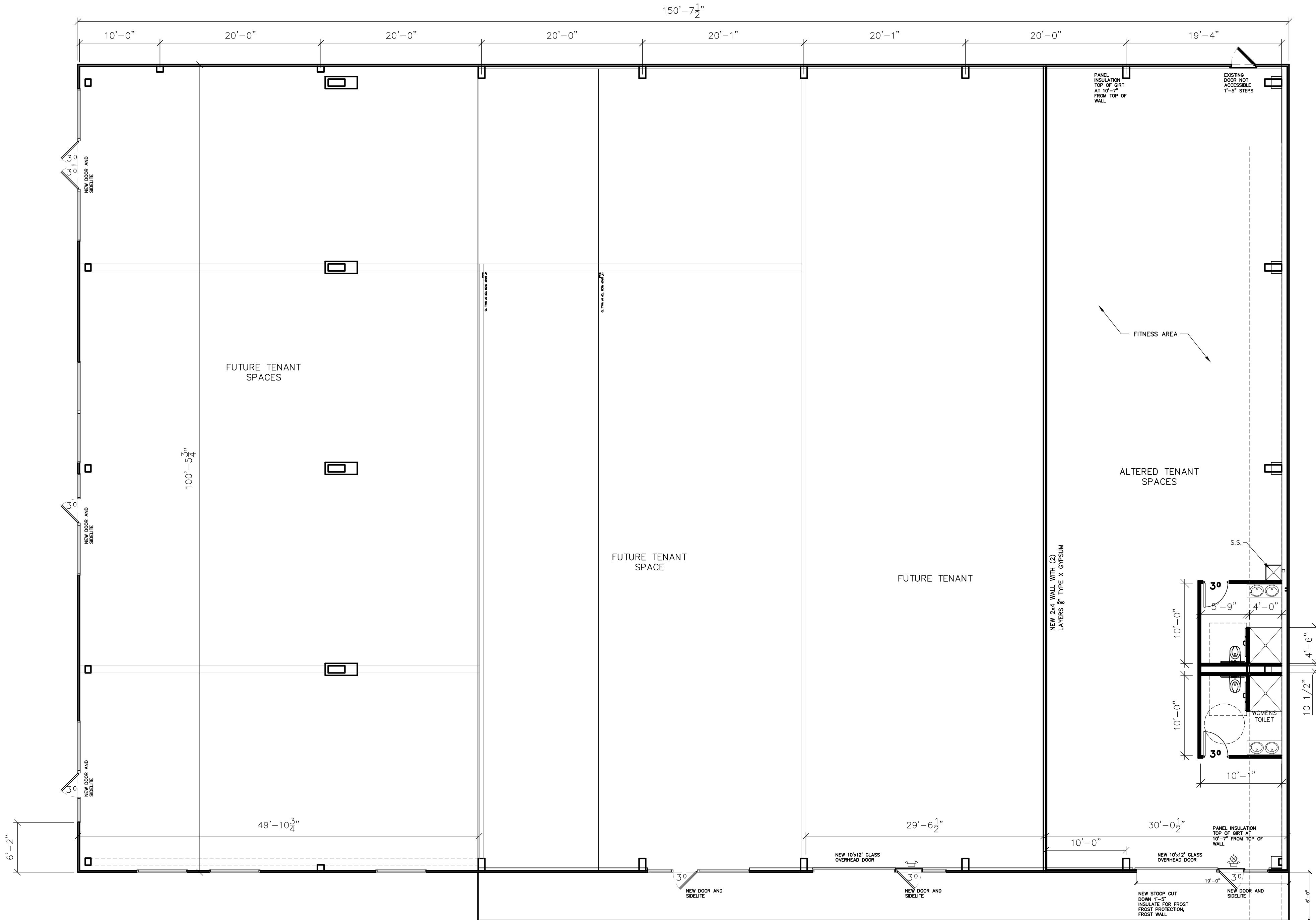
|   |                     |
|---|---------------------|
| 1 | SITE PLAN           |
| 2 | FLOOR PLAN, DETAILS |
| 3 | ELEVATIONS          |





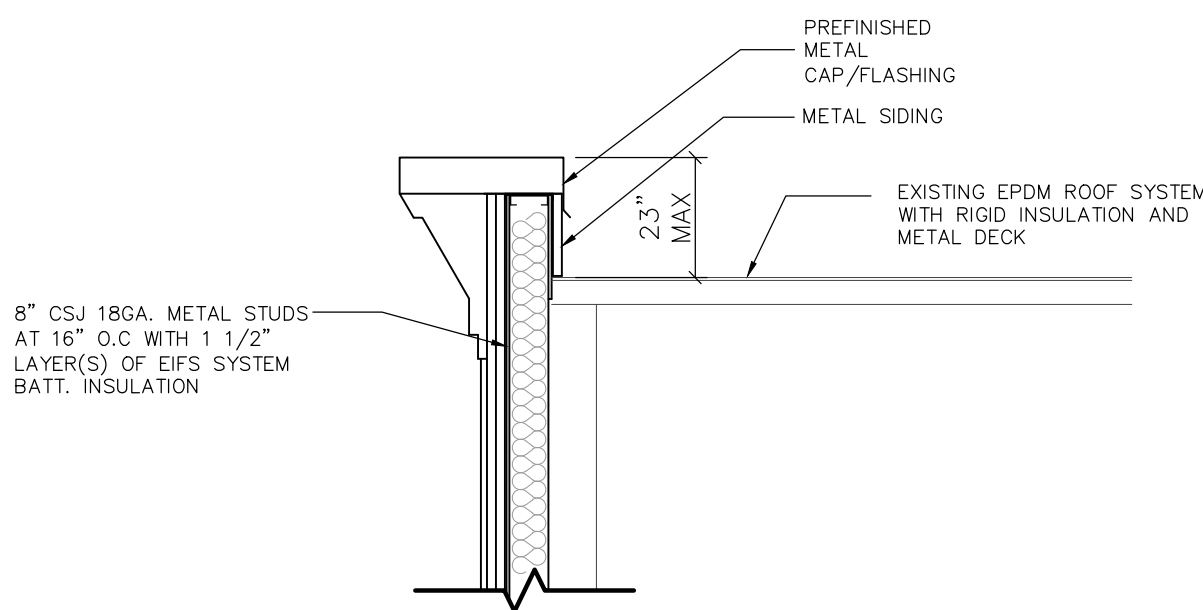
WD. STUD - 2 LAYERS 5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECODE CORE OR SHEETROCK BRAND GYPSUM PANELS, WATER-RESISTANT, FIRECODE CORE, EA. SIDE - 2X4 16" O.C. - BASE LAYER ATT WITH 1-7/8" NAILS 6" O.C. - FACE LAYER ATT WITH 2-3/8" NAILS 8" O.C. - JOINTS EXP OF FIN  
**UL DES U301**

**2 HOUR FIRE WALL DETAIL**



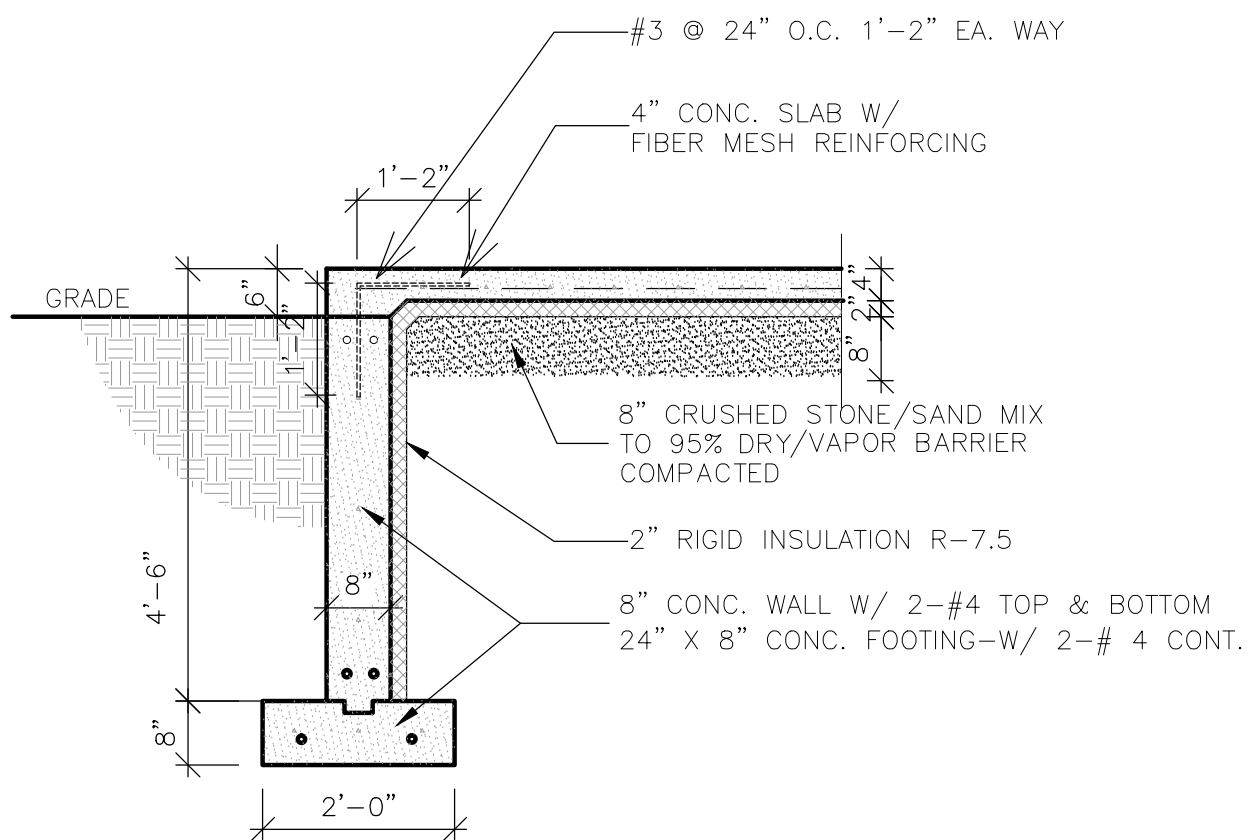
**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



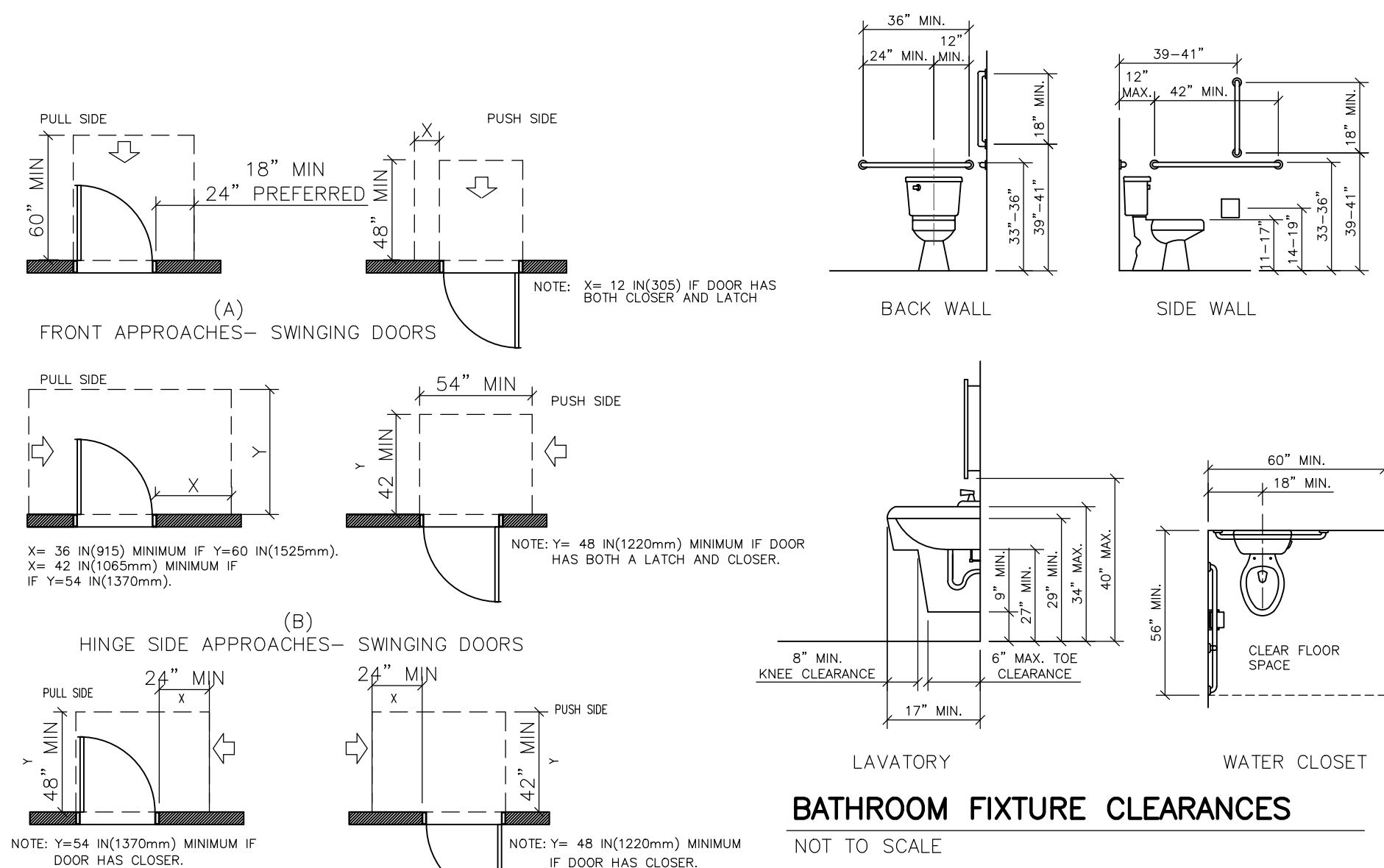
**DETAIL**

SCALE: 3/8" = 1'-0"



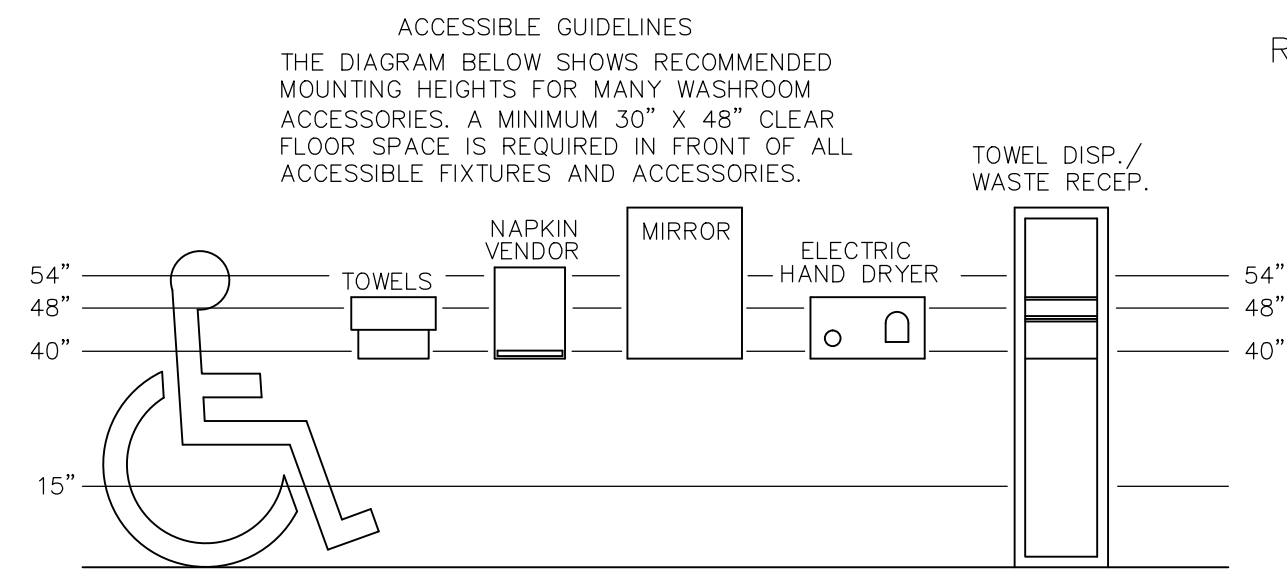
**TYPICAL STOOP SECTION**

SCALE: 1/8" = 1'-0"



**BATHROOM FIXTURE CLEARANCES**

NOT TO SCALE



**QUICK REFERENCE GUIDELINES**

(CHECK ANSI 117.1 CODE)

NOTE:  
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

BUILDING & TENANT ALTERATIONS  
PARK PLACE HOLDING - BROADWAY LLC  
DE PERE, WI.

**BAY ARCHITECTS, L L C**

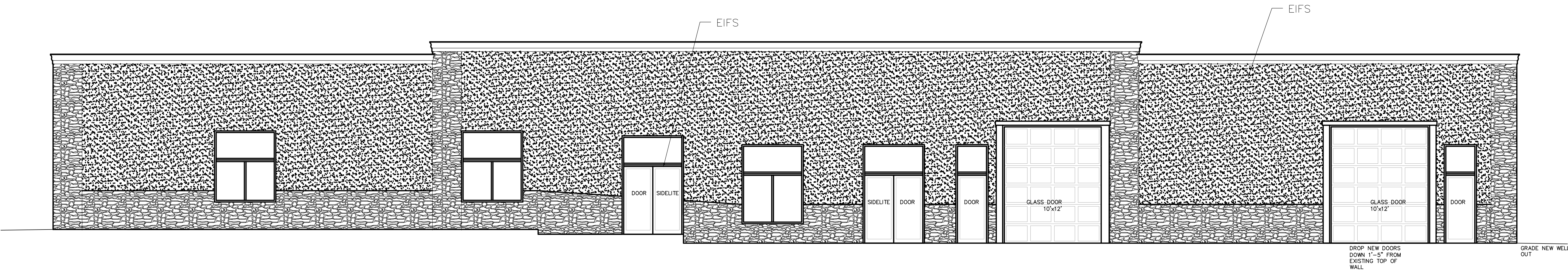
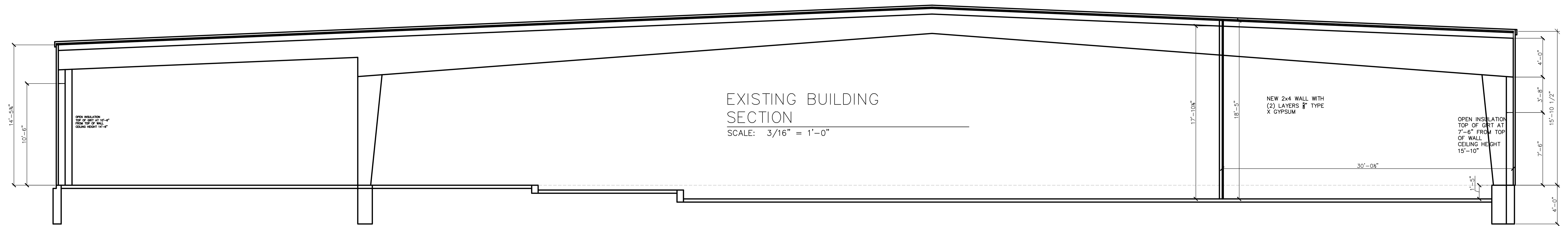
901 PARKVIEW RD.  
GREEN BAY, WI 54304

PHONE: 920-337-9400  
FAX: 920-337-9416

DATE -  
FILE -  
JOB NO. -

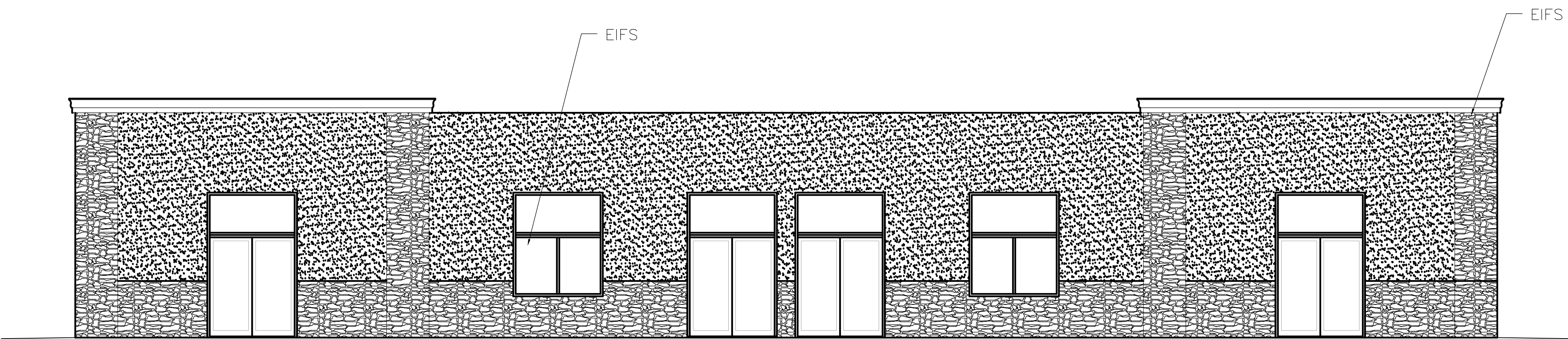
**2**





PROPOSED NORTH  
ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED EAST  
ELEVATION

SCALE: 3/16" = 1'-0"

NOTE:  
ALTHOUGH EVERY  
EFFORT HAS BEEN MADE  
IN PREPARING THESE  
PLANS AND CHECKING  
THEM FOR ACCURACY,  
THE CONTRACTOR MUST  
CHECK ALL DETAILS &  
DIMENSIONS AND BE  
RESPONSIBLE FOR THE  
SAME

BUILDING & TENANT ALTERATIONS  
PARK PLACE HOLDING - BROADWAY LLC  
DE PERE, WI.  
**BAY ARCHITECTS, L L C**  
901 PARKVIEW RD.  
GREEN BAY, WI 54304  
PHONE: 920-337-9400  
FAX: 920-337-9416

|          |   |
|----------|---|
| DATE     | - |
| FILE     | - |
| JOB NO.  | - |
| <b>3</b> |   |



## City of De Pere, Wisconsin

**Request For Plan Commission Action**

---

**MEETING DATE:** July 23, 2018

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned Development District overlay) to R-3 PDD (Multiple Family Residence District with a Planned Development District overlay) at 428 N. Superior Street (Parcel ED-477). Submitted by Lindsey Bovinet, Milwaukee View LLC, authorized representative for CR Real Estate LLC, property owner.\*

---

**ATTACHMENTS:**

- Report to Plan Commission - Rezoning B-2 PDD to R-3 PDD (DOCX)
- Application Form (PDF)
- Subject Site Map - With Street Names (DOCX)
- Site Plans and Drawings - PRELIMINARY 10 Jul 2018 (PDF)

- Item 6:** Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned Development District overlay) to R-3 PDD (Multiple Family Residence District with a Planned Development District overlay) at 428 N. Superior Street (Parcel ED-477). Submitted by Lindsey Bovinet, Milwaukee View LLC, authorized representative for CR Real Estate LLC, property owner.\*

### SITE MAP



**REQUESTED ACTION:** Rezoning Request.

Rezone Parcel ED-477 (428 N. Superior Street) from B-2 PDD to R-3 PDD to redevelop Irwin School into condominiums and to add 12 townhomes in the parking lot on the east side of the school.

**COMMON DESCRIPTION:** 428 N. Superior Street, located southeast from the N. Superior Street and Franklin Street intersection.

**PARCEL NUMBERS:** ED-477



|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                   |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>EXISTING ZONING:</b>       | B-2 PDD (General Business District with a Planned Development District overlay)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                   |
| <b>PROPOSED ZONING:</b>       | R-3 PDD (Multiple Family Residence District with a Planned Development District overlay)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                   |
| <b>SURROUNDING LAND USES:</b> | Residential to the north, south, east, and west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                   |
| <b>COMPREHENSIVE PLAN:</b>    | Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                   |
| <b>APPLICANT / OWNER:</b>     | Lindsey Bovinet, President/CEO<br>Authorized Representative<br>Milwaukee View LLC<br>225 East St. Paul Avenue, Suite 302<br>Milwaukee, WI 53202                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CR Real Estate LLC<br>Property Owner<br>ATTN: Larry Anderson, Partner<br>PO BOX 11966<br>Green Bay, WI 54307-1966 |
| <b>SITE HISTORY:</b>          | <p>Year 1938-2017 air photographs identify the subject property being developed with the Irwin School structure. The brick school was built in a Collegiate Gothic style in 1924 on the 1.4 acre lot.</p> <p>The school property was rezoned to B-2 with a PDD overlay and converted to offices for business use in 1988. The property is now vacant.</p> <p>The property lies within the North Michigan Street–North Superior Street Historic District, which is on both the National and State Register Listing. The property is not on the local list of historic properties or sites.</p> <p>The petitioner proposes to rezone the property from a business zoning category to a residential zoning category in order for the land use to better fit the residential neighborhood. The proposed zoning is R-3 with a PDD overlay in order to convert the school into 8 condominiums and to add 12 townhome units, in 4 buildings, located within the existing parking lot area to the east of the school building.</p> |                                                                                                                   |
| <b>STAFF REVIEW:</b>          | <p>With this request, the applicant proposes rezoning Parcel ED-477 from B-2 with a PDD overlay to R-3 with a PDD overlay to allow for future residential redevelopment. When a PDD overlay is part of a rezoning request, a “General Plan” must be submitted to Plan Commission with the rezoning request. The petitioner submitted documents that include the information for a General Development Plan, including an organizational structure, letter of intent, company summary, concept site plan, elevations, etc. For ease of review, the General Development Plan information has been summarized below, in a format identified in the City’s Municipal Code:</p> <ul style="list-style-type: none"> <li>• <i>NOTE: A General Development Plan identifies the general concept for a property and is not intended to reflect a complete Site Plan</i></li> </ul>                                                                                                                                                   |                                                                                                                   |

## **GENERAL DEVELOPMENT PLAN SUMMARY**

### **1. General Location Map**

The following map was included in the plans to identify the condominium and townhome locations and units.



## 2. Property Boundaries

The general property boundary for Parcel ED-477 is not proposed to change. The property may be divided into 'lot equivalents' via a condominium plat.

## 3. Property Topography

The property is relatively flat. Topography information is not shown on the map; the elevation is 610 feet above sea level.

## 4. General site plans that cover the following:

### a. Land uses

The proposed land use will be multi-family residential to accommodate 8 condominium units within the renovated school and 12 new townhome units to the east of the school.

The street setbacks for the townhomes are proposed to be reduced on William Street and Franklin Street from 25 feet to 5 feet, and reduced on Huron Street from 25 feet to 1.5 feet.

### b. Residential density

The site is proposed to have 8 condominium units within the existing school structure. Four buildings are proposed to be built to the east of the school, each building having three townhome units (total of 8 condominium units and 12 townhome units). Based on the type of user that this type of condominium and townhome tends to attract, 30 adults and 12 children likely will live there.

### c. Aesthetic characteristics

Building elevations were provided that identify colors, but not building materials. A plan that identifies building materials must be provided. General location and type of landscaping was not required.

**d. Street patterns**

Existing street patterns remain unchanged and 8,134 square feet of proposed private driveways are identified on page C1.1 of the graphics. A vacated alley retained an easement that may need to be released by the petitioner.

**e. Basic storm drainage patterns**

A storm drainage pattern is shown on the Location Map for the paved areas.

**f. Recreational and open spaces (size/location)**

Green space open area covers 40% of the property (per graphic page C1.1). The General Plan does not typically identify detailed landscaping features.

**g. Common open spaces**

The General Development Plan identifies common open spaces as the 40% greenspace, private walkways, drive lanes and outdoor parking stalls.

**h. Development statistical data**

There are a total of 20 units proposed on the site with 28 “inside” garage stalls and 8 external parking stalls.

The number of bedrooms total 34. The residential population of the site is expected to be approximately 42. The existing public street system, parks, and school district will accommodate the new residents.

**i. Deed restrictions and structure of associations**

The General Development Plan does not identify specific deed restrictions and structure of associations; however, a condominium plat may be proposed.

**j. Additional info added by Plan Commission**

Additional information may be requested at the time of the July 23, 2018 Plan Commission meeting.

**ZONING AND PDD NEEDS  
SUMMARY:**

The Zoning portion of the request includes changing the existing B-2 District to an R-3 District in order to better fit the surrounding residential (R-2) district. The Comprehensive Plan suggests a commercial use for the property; however, businesses have not been able to succeed in the historic structure. A residential use, like R-3, is a better fit for the neighborhood.

The PDD portion of the request includes three changes to the standard zoning:

1. *The existing PDD overlay*—eliminate and replace with new PDD overlay.
2. *The building setbacks* – reduce front yard setback on William Street and Franklin Street from 25 feet to 5 feet, and reduce corner side setbacks on Huron Street from 25 feet to 1.5 feet. This change will not affect vision triangles, nor will it affect existing utility easements.
3. *The Townhome façade materials* – The required brick, stone, and other materials approved by Plan Commission need to be approved as the following for the townhomes: Stone, brick, siding, and roofing in variations of brown, tan, and grey earth tones.



***Brick front façade of former Irwin School (west).***



***Brick rear façade of former Irwin School with 8 garages added (east).***



***Conceptual front façade of new townhomes facing Franklin Street & William Street.***



***Conceptual rear façade of new townhomes.***



**CREATION OF NEW TID #14:** The subject property is the site for the City's proposed new Tax Increment District (TID) #14. The development of TID #14 is in progress. If the rezoning is approved and the new TID #14 is created the subject development can become a candidate to receive TID incentives for well-designed development/redevelopment activities.

**REVIEW PROCESS:** For rezoning applications with a PDD overlay and General Plan, the Plan Commission provides a recommendation to the Common Council for the rezoning and the components of the PDD overlay that are identified in the General Plan. If recommended for approval by Plan Commission, a public hearing is expected to be held at the August 21, 2018 Council meeting prior to review of the rezoning and General Plan by the Common Council.

Residents within 300' of this property have been notified regarding this application. Rezoning signs have also been posted on the property.

Within one year of approval of the rezoning and General Plan, an application for a Precise Implementation Plan (PIP) must be submitted. That submittal is reviewed by the Plan Commission and the City Council.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the rezoning request to change Parcel ED-477 from B-2 with a PDD overlay to R-3 with a PDD overlay, subject to the following:

1. If necessary, submit a revised General Plan document to staff by August 7, 2018 that addresses all of the concerns from the July 23, 2018 Plan Commission meeting in order to allow the completed General Plan to be included with the Common Council review.
2. Subject to the developer addressing needs for storm water management, water connections, sewer connections, and releasing utility easements that may lie underneath proposed building areas.
3. Plan Commission approving the use of the following materials for the townhomes: Stone, brick, siding, and roofing in variations of brown, tan, and grey earth tones.



**CITY OF DE PERE**  
**APPLICATION FOR**  
**REZONING**

**CITY OF DE PERE**  
**RECEIVED**  
**JUL 10 2018**  
**PLANNING DEPT.**

Fee: \$ 305.00

Receipt #: 134410

Date: 7-10-18

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)<br>Milwaukee View, LLC | Authorized Representative<br>Lindsey Bovinet     | Title<br>President/CEO       |                   |
| Mailing Address<br>225 East St. Paul Avenue, Suite 302       | City<br>Milwaukee                                | State<br>WI                  | ZIP Code<br>53202 |
| Email Address<br>lbovinet@mkeview.com                        | Phone Number (incl. area code)<br>(414) 982-9165 | 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)<br>CR Real Estate, LLC | Contact Person<br>Larry Anderson                 | Title<br>Partner             |                        |
| Mailing Address<br>P.O. Box 11966                 | City<br>Green Bay                                | State<br>WI                  | ZIP Code<br>54307-1966 |
| Email Address<br>lda3030@gmail.com                | Phone Number (incl. area code)<br>(920) 328-3315 | Fax Number (incl. area code) |                        |

**SECTION 3: Project or Site Location**

|                                                                              |                                 |
|------------------------------------------------------------------------------|---------------------------------|
| Project Address/Description<br><br>428 N. Superior Street, De Pere, WI 54115 | Parcel Number(s):<br><br>ED-477 |
|------------------------------------------------------------------------------|---------------------------------|

**SECTION 4: Proposed Rezoning Use**

|                               |                               |                              |                              |
|-------------------------------|-------------------------------|------------------------------|------------------------------|
| Existing Zoning:              | B-2 PDD                       |                              |                              |
| Proposed Zoning:              | R-3 PDD                       |                              |                              |
| Adjacent Zoning: North<br>R-1 | Adjacent Zoning: South<br>R-1 | Adjacent Zoning: West<br>R-1 | Adjacent Zoning: East<br>R-1 |
| Present Use of Parcel         | Business offices              |                              |                              |
| Proposed Use of Parcel        | Condo and townhomes           |                              |                              |

**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)<br>Mike R. Cashman | Title<br>Business Development Assoc | Phone Number<br>(920) 621-4703 |
| Signature of Applicant<br>                                                |                                     | Date Signed<br>7/9/18          |

Attached additional sheets if necessary.

Attachment: Application Form (7212 : Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned



## SITE MAP







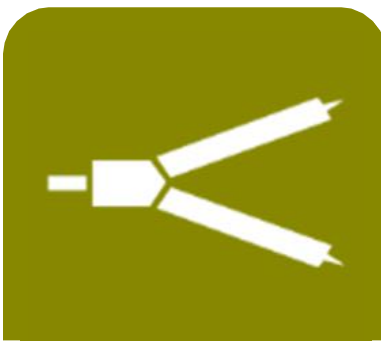
| PROJECT DATA               |              |             |
|----------------------------|--------------|-------------|
| IRWIN SCHOOL CONDOS        |              |             |
| FIRST FLOOR                | 8118         | SQFT        |
| SECOND FLOOR               | 6705         | SQFT        |
| <b>BUILDING TOTAL</b>      | <b>14823</b> | <b>SQFT</b> |
| CONCRETE SIDEWALK/DRIVEWAY |              |             |
| ASPHALT                    | 8134         | SQFT        |
| TOTAL GARAGES              | 8            |             |
| PARKING SPACES             | 8            |             |
| IRWIN TOWN HOMES           |              |             |
| (8) END UNITS @            | 1392         | SQFT        |
| (4) CENTER UNITS @         | 1150         | SQFT        |
| CONCRETE SIDEWALK/DRIVEWAY |              |             |
| ASPHALT                    | 5809         | SQFT        |
|                            | 12684        | SQFT        |
| TOTAL GARAGES              | (12) 2-STALL |             |
| -----                      |              |             |
| LOT SIZE                   | 62492        | SQFT        |
| GREEN SPACE                | 25219        | SQFT        |
|                            | 40%          |             |

IRWIN LOFTS (SCHOOL) CONDOS

|              |             |             |
|--------------|-------------|-------------|
| CONDO 1      |             |             |
| FIRST FLOOR  | 170         | SQFT        |
| SECOND FLOOR | 900         | SQFT        |
| <b>TOTAL</b> | <b>1070</b> | <b>SQFT</b> |
| BEDROOM      | 1           |             |
| STALL GARAGE | 1           |             |
| CONDO 2      |             |             |
| FIRST FLOOR  | 1100        | SQFT        |
| SECOND FLOOR | 640         | SQFT        |
| <b>TOTAL</b> | <b>1740</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| STALL GARAGE | 1           |             |
| CONDO 3      |             |             |
| FIRST FLOOR  | 1250        | SQFT        |
| SECOND FLOOR | 890         | SQFT        |
| <b>TOTAL</b> | <b>2140</b> | <b>SQFT</b> |
| BEDROOMS     | 3           |             |
| STALL GARAGE | 1           |             |
| CONDO 4      |             |             |
| FIRST FLOOR  | 626         | SQFT        |
| SECOND FLOOR | 980         | SQFT        |
| <b>TOTAL</b> | <b>1606</b> | <b>SQFT</b> |
| BEDROOMS     | 1           |             |
| STALL GARAGE | 1           |             |
| CONDO 5      |             |             |
| <b>TOTAL</b> | <b>1150</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| STALL GARAGE | 1           |             |
| CONDO 6      |             |             |
| FIRST FLOOR  | 1300        | SQFT        |
| SECOND FLOOR | 890         | SQFT        |
| <b>TOTAL</b> | <b>2190</b> | <b>SQFT</b> |
| BEDROOMS     | 3           |             |
| STALL GARAGE | 1           |             |
| CONDO 7      |             |             |
| FIRST FLOOR  | 1100        | SQFT        |
| SECOND FLOOR | 640         | SQFT        |
| <b>TOTAL</b> | <b>1740</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| STALL GARAGE | 1           |             |
| CONDO 8      |             |             |
| FIRST FLOOR  | 170         | SQFT        |
| SECOND FLOOR | 900         | SQFT        |
| <b>TOTAL</b> | <b>1070</b> | <b>SQFT</b> |
| BEDROOM      | 1           |             |
| STALL GARAGE | 1           |             |

IRWIN TOWNHOMES

|              |             |             |
|--------------|-------------|-------------|
| TOWNHOME 1   |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 2   |             |             |
| FIRST FLOOR  | 417         | SQFT        |
| SECOND FLOOR | 733         | SQFT        |
| <b>TOTAL</b> | <b>1150</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 3   |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 4   |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 5   |             |             |
| FIRST FLOOR  | 417         | SQFT        |
| SECOND FLOOR | 733         | SQFT        |
| <b>TOTAL</b> | <b>1150</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 6   |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 7   |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 8   |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 9   |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 10  |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 11  |             |             |
| FIRST FLOOR  | 417         | SQFT        |
| SECOND FLOOR | 733         | SQFT        |
| <b>TOTAL</b> | <b>1150</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |
| TOWNHOME 12  |             |             |
| FIRST FLOOR  | 542         | SQFT        |
| SECOND FLOOR | 850         | SQFT        |
| <b>TOTAL</b> | <b>1392</b> | <b>SQFT</b> |
| BEDROOMS     | 2           |             |
| GARAGE       | 2           |             |



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IRWIN SCHOOL LOFTS

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BUSINESS DEV. ASSOC.: Mike Gashman  
DESIGNER: Jeremy Lueck  
DRAWN BY: ..  
PROJECT MANAGER: ..

|                  |          |
|------------------|----------|
| REVISIONS        | DATE:    |
| 6.14.18          | 09/05/17 |
| 07-06-2018 - DVG |          |
| 07-10-2018 - DVG |          |
|                  |          |
|                  |          |
|                  |          |

SHEET: **C1.1**





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# IRWIN SCHOOL LOFTS

428 N. SUPERIOR ST. DEPERE, WI

Attachment: Site Plans and Drawings - PRELIMINARY 10 Jul 2018 (7212 : Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned D)

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BUSINESS DEV. ASSOC.: Mike Cashman  
DESIGNER: Jeremy Lueck  
DRAWN BY: ...  
PROJECT MANAGER: \*\*\*\*\*

|                  |                  |
|------------------|------------------|
| REVISIONS        | DATE:            |
| 6.14.18          | 07-06-2018 - DVG |
| 07-10-2018 - DVG |                  |
|                  |                  |
|                  |                  |
|                  |                  |

DATE: 07/30/18

SHEET: **A1.1**



**FIRST FLOOR PLAN**  
1  
A1.1 3/16" = 1'-0" 7680 SQFT





1 SECOND FLOOR PLAN  
A1.2 / 3/16" = 1'-0"  
6184 SQFT

REVISIONS  
6.14.18

07-06-2018 - DVG

07-10-2018 - DVG

DATE:

09/05/17

SHEET:

A1.2

BUSINESS DEV. ASSOC.:

Mike Cashman

DESIGNER:

Jeremy Lueck

DRAWN BY:

...

PROJECT MANAGER:

\*\*\*\*\*

PRELIMINARY NO:

18-60-04

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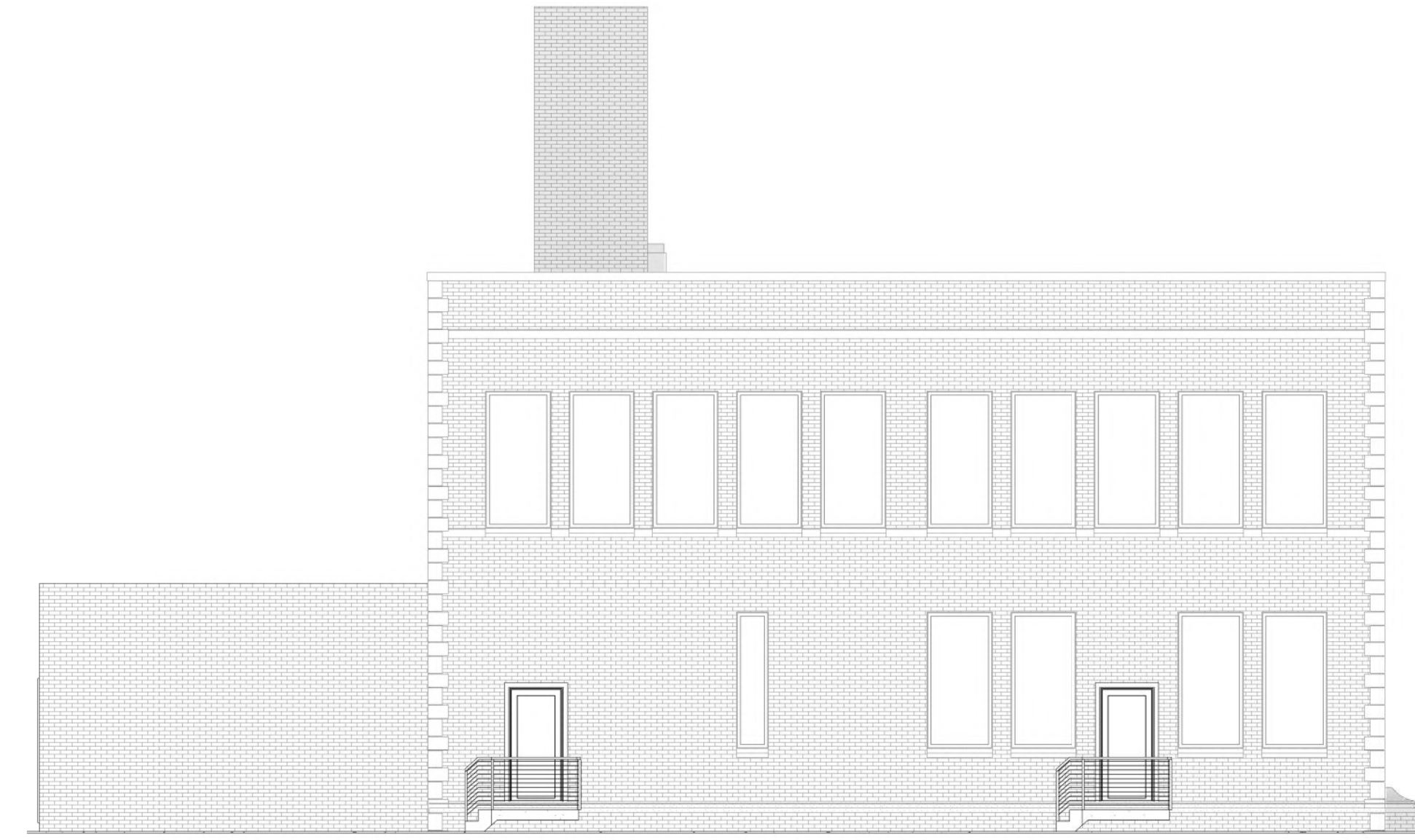
Attachment: Site Plans and Drawings - PRELIMINARY 10 Jul 2018 (7212 : Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned D)

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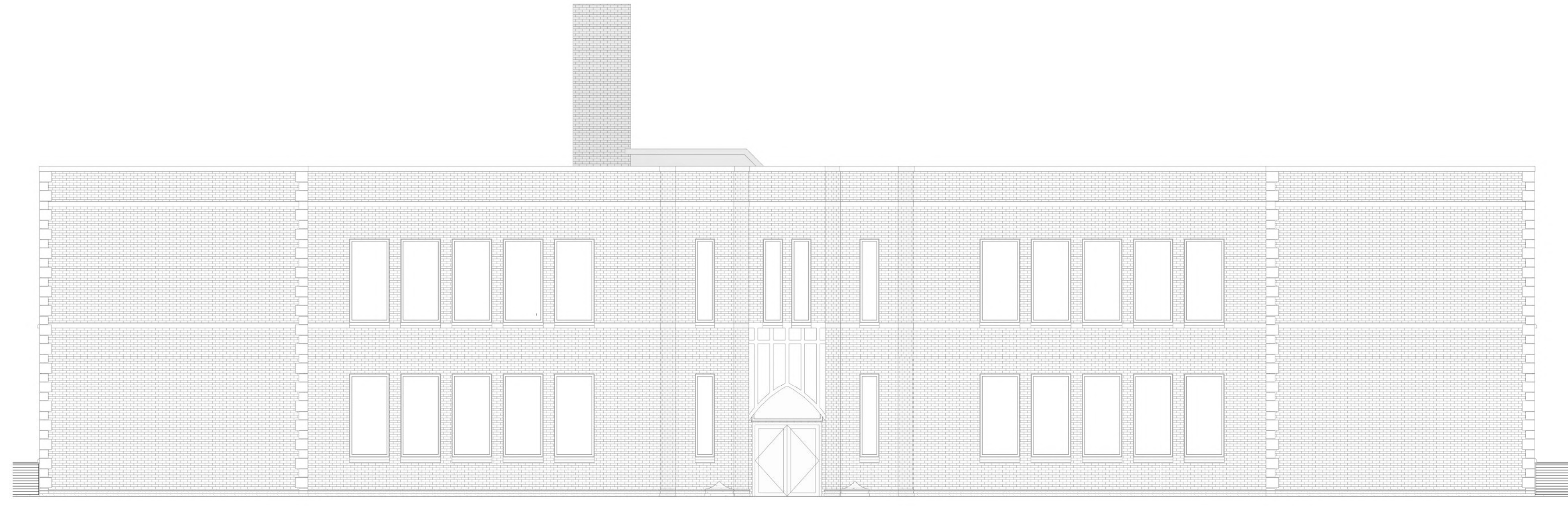
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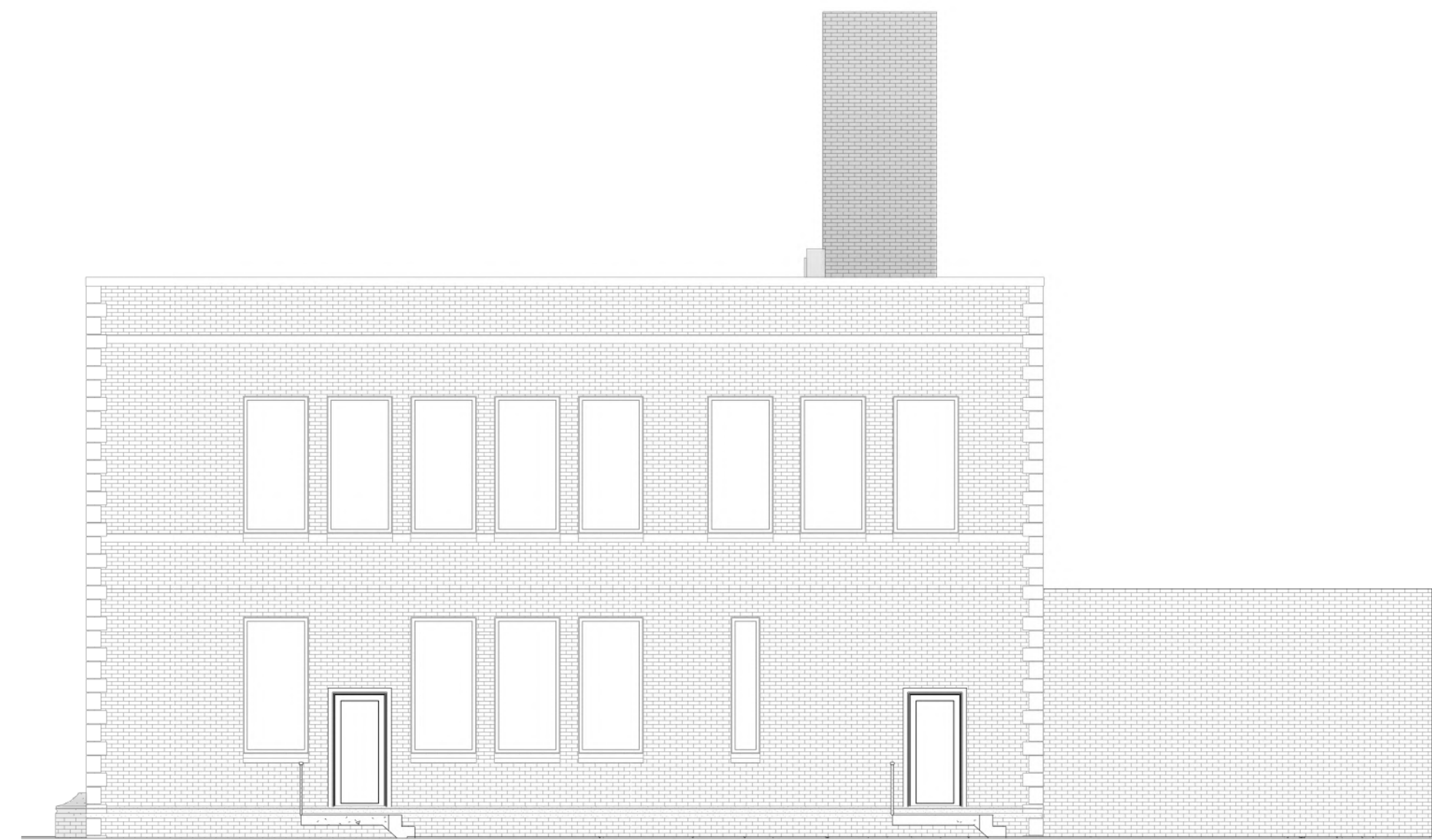




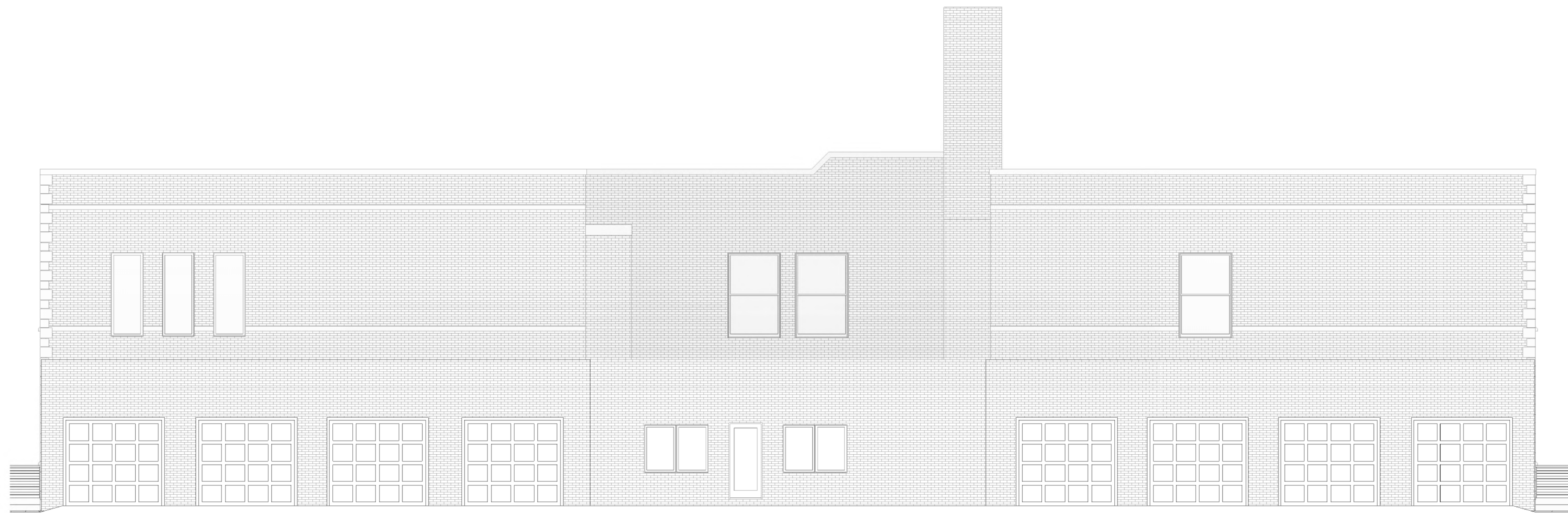
3 NORTH ELEVATION  
A2.1 1/8" = 1'-0"



1 WEST ELEVATION  
A2.1 1/8" = 1'-0"



4 SOUTH ELEVATION  
A2.1 1/8" = 1'-0"



2 EAST ELEVATION  
A2.1 1/8" = 1'-0"

# IRWIN SCHOOL LOFTS

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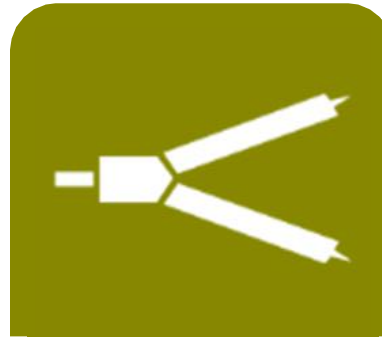
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|                       |              |
|-----------------------|--------------|
| PRELIMINARY NO:       | 18-60-04     |
| BUSINESS DEV. ASSOC.: | Mike Gishman |
| DESIGNER:             | Jeremy Lueck |
| DRAWN BY:             | ...          |
| PROJECT MANAGER:      | *****        |
| CONTRACT NO:          | *****        |

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|                  |          |

|        |          |
|--------|----------|
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07-10-2018 - DVG

DATE:

01/30/18

SHEET:

A2.2

BUSINESS DEV. ASSOC.:

Mike Cashman

DESIGNER:

Jeremy Lueck

DRAWN BY:

...

PROJECT MANAGER:

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With roots dating back to the 1900s the Irwin School is not only historic but has a lifeline of this city built into it with every brick. As a family owned business in its third generation we understand that significance and plan to honor that by simply breathing new life and purpose into this landmark.

Our intention will be to keep the original architecture and character of the school building but within the original walls, repurpose the floorplan into eight condo units. The design will allow for (2) 1 bedroom, (4) 2 bedroom and (2) 3 bedroom units. Each unit will have a single stall garage, with private entrance and one parking stall on the lot near the building. The garage structure will be added on to the existing Irwin School Building and will have a flat roof and brick to match the existing building. There will be a need to add more windows to appeal to potential homebuyers but preservation is our highest priority.

In addition we will build twelve town home units with characteristics to fit into the residential neighborhood. The existing parking lot area will have four townhouse buildings with three individually owned townhouses in each building. Each townhome will have two bedrooms and a two stall garage.

We will be leaving a majority of the west side of the property green space as is for curb appeal and as an amenity for future home owners.

This project is the perfect fit for DeLeers construction with our expert craftsmen and ties to this community. We would be honored preserve The Irwin School and add value to De Pere.





July 9, 2018

Re: Irwin School Development Organizational Structure

Per the rezoning and general plan submittal requirements, Milwaukee View is proposing the following organizational structure which is subject to change. In pre-construction and during construction, the Irwin School project will be under ownership of Irwin School Development LLC. Upon completion of the townhome and condo units, the individual units will be sold to individual home buyers who will be part of a home owners association (Irwin School Association). The home owners association will be made up of all townhome and condo owners who will fund the operations of the organization with annual dues. The association will be responsible for grounds and property maintenance for which a third party property manager may be chosen.

As our project moves forward, Milwaukee View will add further detail to Irwin School Development's organizational plans.

Best Regards,

Anur Rastogi

Director of Finance and Investments  
Milwaukee View LLC  
908-235-1909  
Arastogi@mkeview.com





# IRWIN SCHOOL LOFTS

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6.14.18  
07-06-2018 - DVG  
07-10-2018 - DVG

DATE:  
09/05/17

SHEET:  
**D1.1**

BUSINESS DEV. ASSOC.:  
Mike Cashman

DESIGNER:  
Jeremy Lueck

DRAWN BY:  
...

PROJECT MANAGER:  
.....

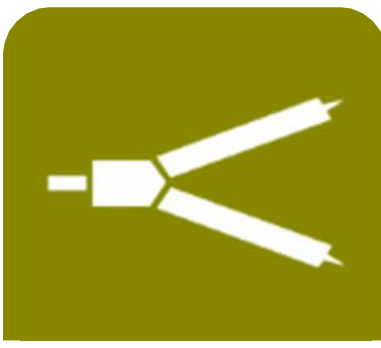
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Attachment: Site Plans and Drawings - PRELIMINARY 10 Jul 2018 (7212 : Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned D))

428 N. SUPERIOR ST. DEPERE, WI

**6.d**





1 SECOND FLOOR INTERIOR  
D1.2

REVISIONS  
6.14.18  
07-06-2018 - DVG  
07-10-2018 - DVG

DATE:  
09/05/17

SHEET:  
D1.2

BUSINESS DEV. ASSOC.:  
Mike Gashman

DESIGNER:  
Jeremy Lueck

DRAWN BY:  
...

PROJECT MANAGER:  
.....

PRELIMINARY NO:  
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# IRWIN SCHOOL LOFTS

428 N. SUPERIOR ST. DEPERE, WI

Attachment: Site Plans and Drawings - PRELIMINARY 10 Jul 2018 (7212 : Recommendation regarding a rezoning request from B-2 PDD (General Business District with a Planned D)

DELEERS  
CONSTRUCTION, INC.  
1825 Nimitz Drive, Suite A | De Pere, WI 54115  
P 920.347.5830 | deleers.com

6.d





# IRWIN LOFTS

428 N. SUPERIOR ST.  
DEPERE, WI



## REVISIONS

05.22.2018 - DVG

BUSINESS DEV. ASSOC.:

**Mike Cashman**

DESIGNER:

Jeremy Lueck

DRAWN BY:

**BSS**

PROJECT MANAGER:

.....

PRELIMINARY NO:

18-60-04

CONTRACT NO

■■■■■■■■■■

DATE:

01/30/18

SHEET:

# A1.1



1 PLAN  
A1.1 1/4" = 1'-0"

| HEADER/BEAM SCHEDULE |                               |
|----------------------|-------------------------------|
| H-1                  | 2-2x10 #2 D.F.                |
| H-2                  | 2-2x12 #2 D.F.                |
| H-3                  | 3-2x8 #2 D.F.                 |
| H-4                  | 3-2x6 #2 D.F.                 |
| H-5                  | 2-1 3/4" x 9-1/2" LVL HEADER  |
| H-6                  | 3-1 3/4" x 9-1/2" LVL HEADER  |
| H-7                  | 2-1 3/4" x 11-7/8" LVL HEADER |
| H-8                  | 3-1 3/4" x 11-7/8" LVL HEADER |
| H-9                  | 2-1 3/4" x 14" LVL HEADER     |
| H-10                 | 3-1 3/4" x 16" LVL HEADER     |

PRELIMINARY - NOT FOR CONSTRUCTION





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PRELIMINARY - NOT FOR CONSTRUCTION

## PROPOSED FOR:

# IRWIN LOFTS

428 N. SUPERIOR ST.  
DEPERE, WI

**DeLeers** DeLeers Delivers  
CONSTRUCTION, INC.

1825 Nimetz Drive, Suite A | De Pere, WI 54115 P 920.347.5830 [deleers.com](http://deleers.com)

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**BUSINESS DEV. ASSOC.:**

**Mike Cashman**

DESIGNER:

Jeremy Lueck

DRAWN BY:

**BSS**

**PROJECT MANAGER:**

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PRELIMINARY NO:

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**DATE:**

09/05/17

**SHEET:**

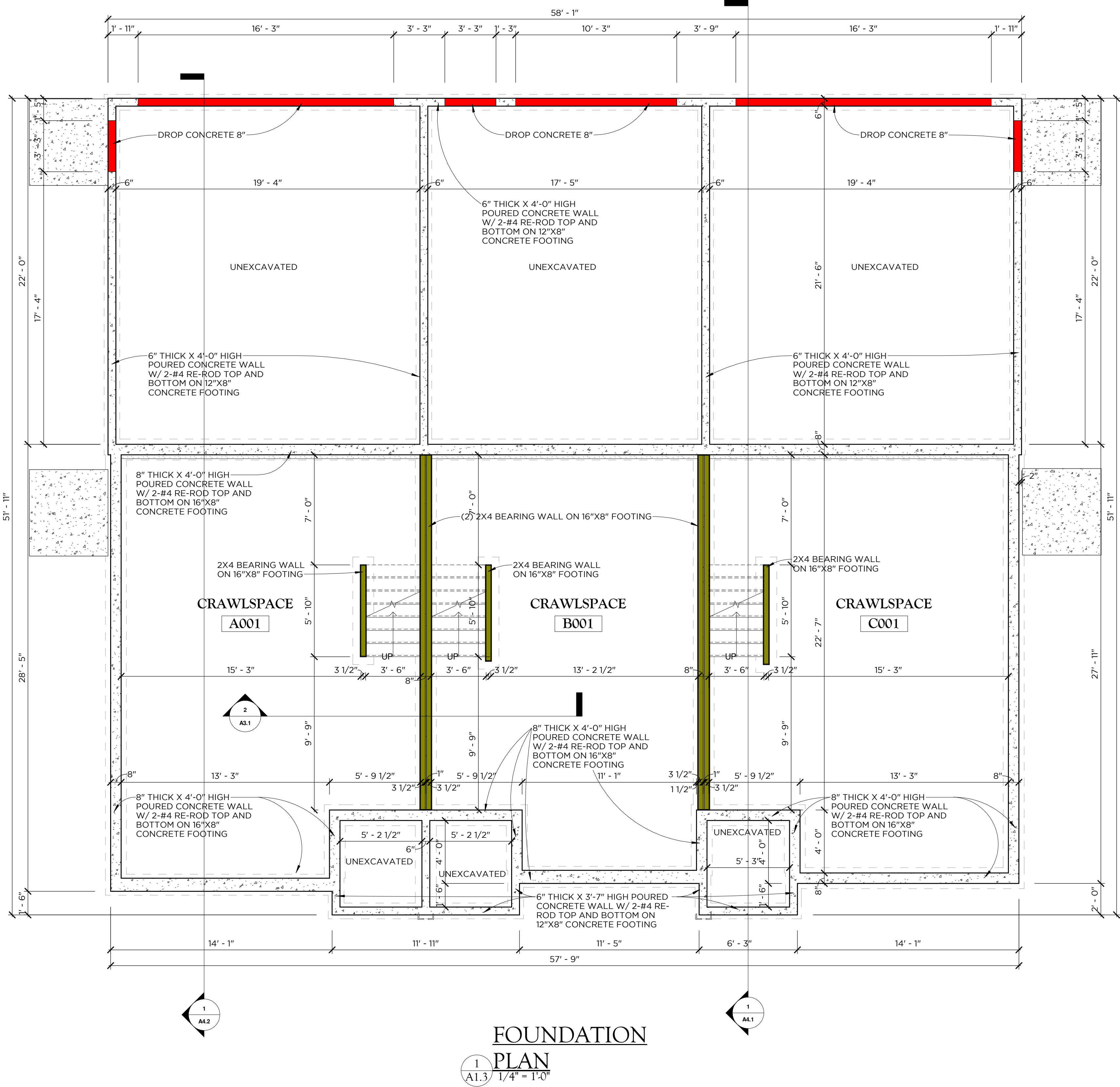
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## MEET: A1.2



**DE LAEERS**  
**CONSTRUCTION, INC.**





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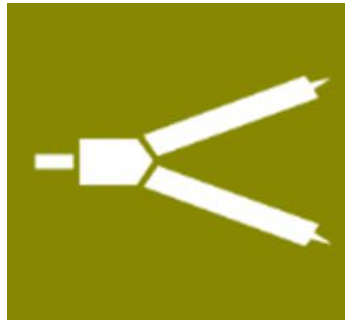
PROPOSED FOR:  
**IRWIN LOFTS**  
428 N. SUPERIOR ST.  
DEPERE, WI

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| REVISIONS        |
| 05.22.2018 - DVG |
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|-----------------------|--------------|
| BUSINESS DEV. ASSOC.: | Mike Cashman |
| DESIGNER:             | Jeremy Lueck |
| DRAWN BY:             | BSS          |
| PROJECT MANAGER:      | -----        |
| PRELIMINARY NO:       | 18-60-04     |
| CONTRACT NO:          | -----        |
| DATE:                 | 09/05/17     |
| SHEET:                | A1.3         |



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CONSTRUCTION, INC.





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



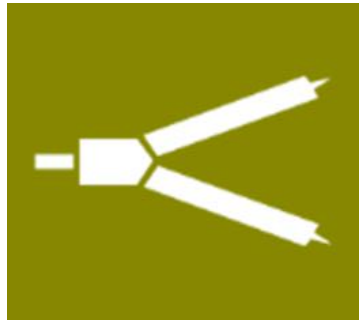
WEST  
ELEVATION  
1  
A2.1 1/4" = 1'-0"



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



EAST  
ELEVATION  
2  
A2.1 1/4" = 1'-0"



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PROPOSED FOR:

IRWIN LOFTS

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REVISIONS

05.22.2018 - DVG

BUSINESS DEV. ASSOC:

Mike Cashman

DESIGNER:

Jeremy Lueck

DRAWN BY:

BSS

PROJECT MANAGER:

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PRELIMINARY NO:

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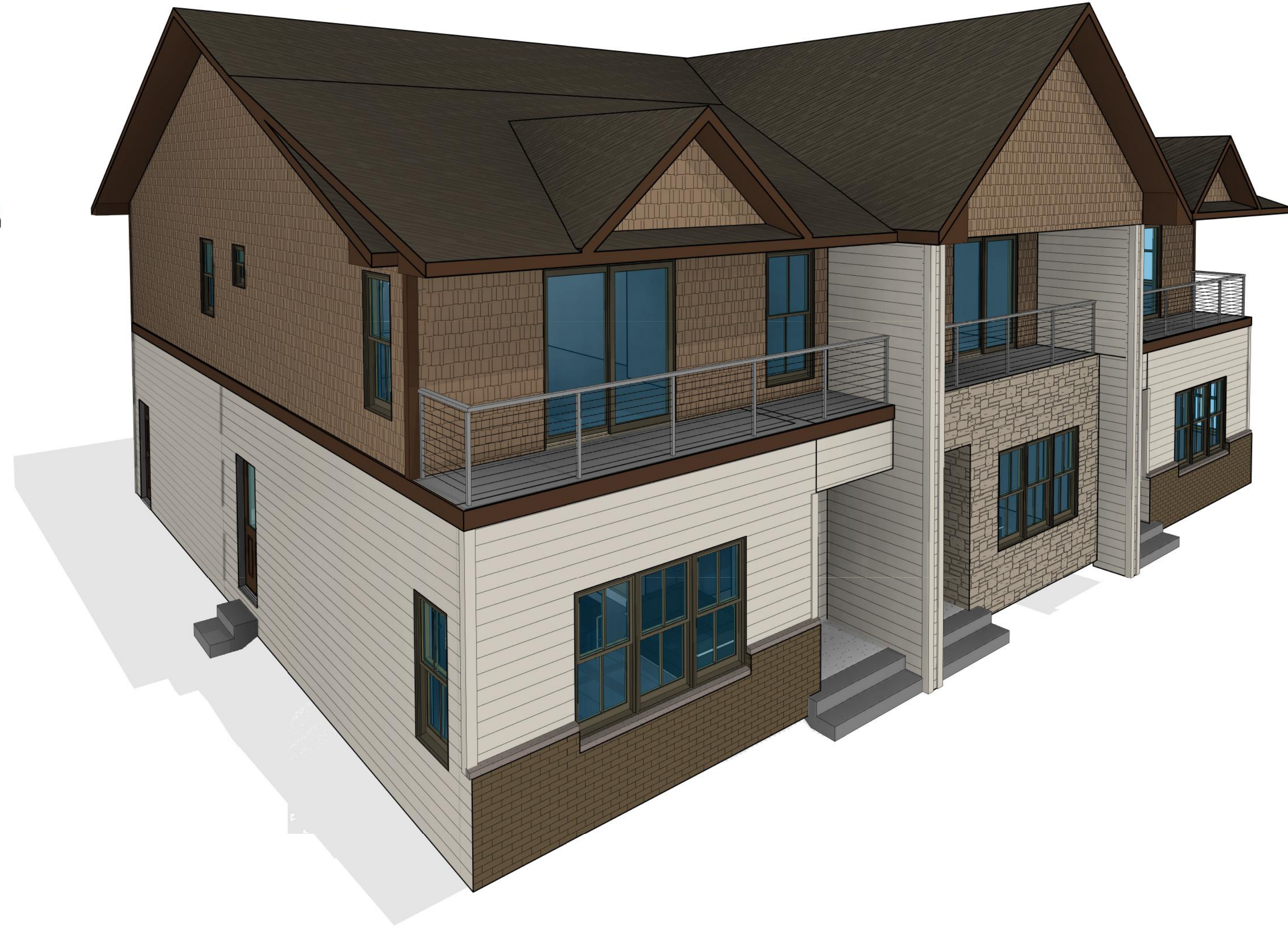
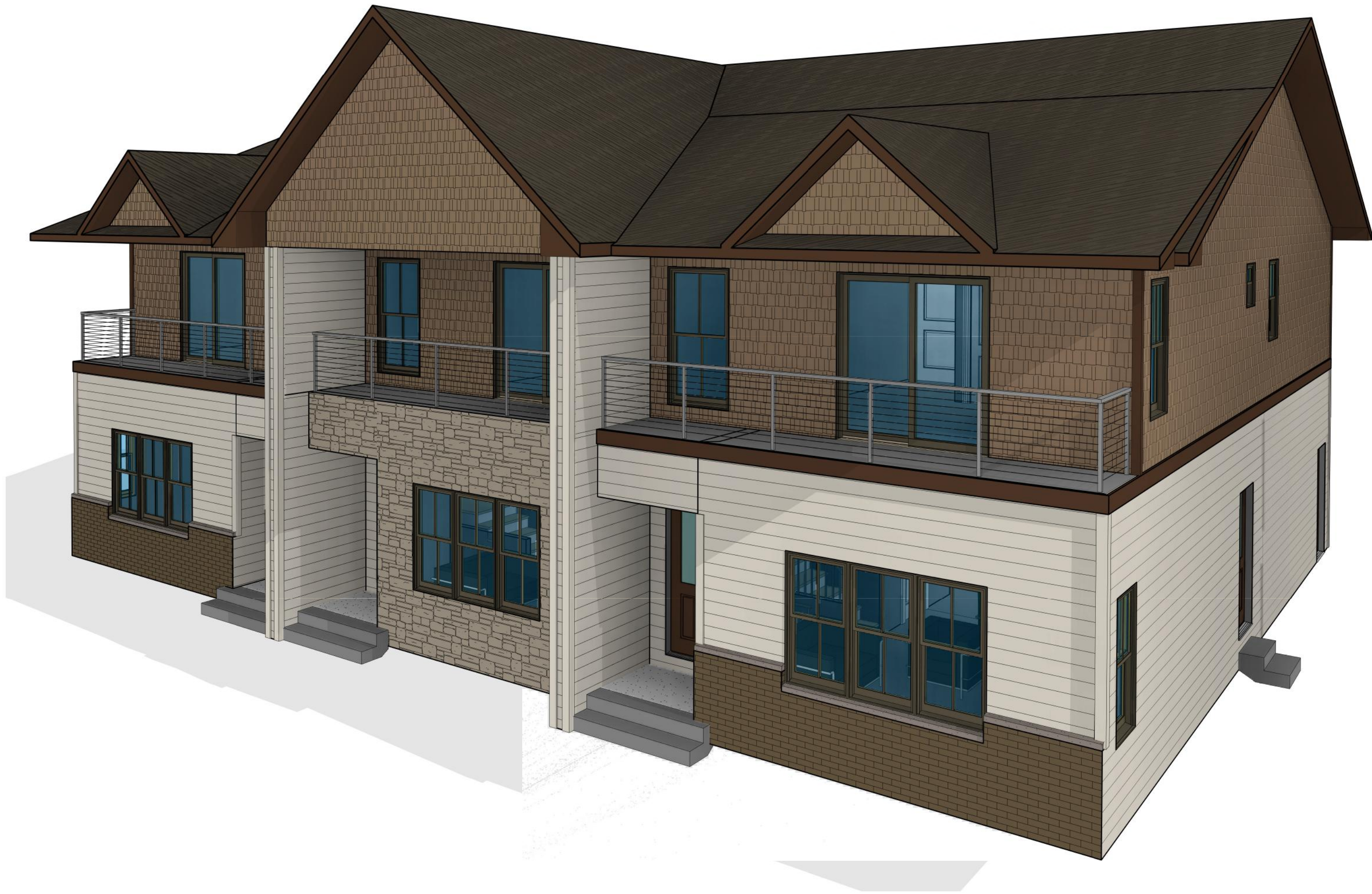
09/05/17

SHEET:

A2.1

PRELIMINARY - NOT FOR CONSTRUCTION





PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED FOR:

IRWIN LOFTS

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DEPERE, WI

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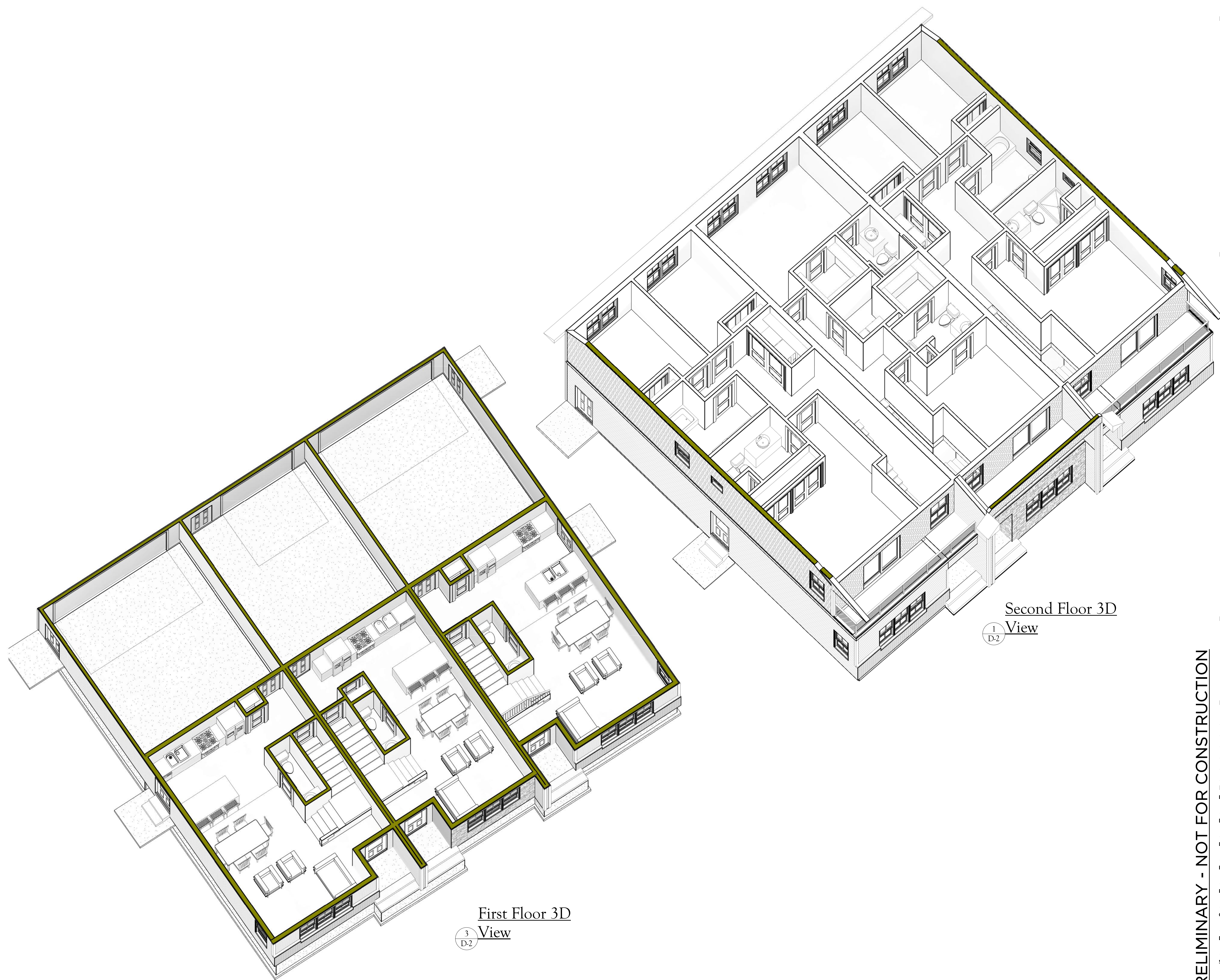
SHEET:

A2.2



**DELEERS**  
CONSTRUCTION, INC.





First Floor 3D  
View

Second Floor 3D  
View

PRELIMINARY - NOT FOR CONSTRUCTION

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| BUSINESS DEV. ASSOC.: |              |
|                       | Mike Cashman |
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|                       | Jeremy Lueck |
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|                       | BSS          |
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|                       | -----        |
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|                       | -----        |
| DATE:                 |              |
|                       | 09/05/17     |

SHEET:

**D-2**



City of De Pere, Wisconsin



**Request For Plan Commission Action**

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**MEETING DATE:** July 23, 2018

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite – July 2018.

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**ATTACHMENTS:**

- Plan Commission Report - Zoning Code Update - July 2018 (DOCX)



# City of De Pere MEMORANDUM



To: Plan Commission  
 From: Peter Schleinz, Senior Planner | Zoning Administrator  
 Date: July 23, 2018  
 RE: **Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite – July 2018**

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

To keep the Plan Commission updated about the status of the rewrite, staff will now be providing monthly status reports. Periodically, the consultant will attend Plan Commission meetings to gather information and to present draft Code sections. Staff and the consultant felt that breaking the ordinances down into smaller sections for review will allow for a more thorough analysis of the rewritten ordinances.

## **July 2018 Summary Status of Code Rewrite Activities:**

- In April 2018, the consultant completed a timeline (attached) for proposed completion of the project, proposing a completion by July 2018, with the assumption that revisions may continue into Fall 2019.
- In May 2018, the consultant toured the City and met with a technical advisory group of City departments in order to identify known inconsistencies and known difficulties within the existing ordinances.
- In June 2018, the consultant developed a Public Involvement Plan to identify the incorporation of public comments into the review and rewrite of the ordinances.
- In July 2018, the consultant completed a draft "Concepts and Directions Report." The intent of the report was to identify proposed significant changes for the new code, the proposed ordinance structure, as well as proposed and revised zoning districts, uses, and signs. The technical advisory group reviewed the document with the consultant and recommended changes to better fit the City's needs.

## **Upcoming August 2018 Activities:**

- The consultant will reach out to the public, in listening sessions, to introduce the "Concepts and Directions Report."
- The consultant will present the final "Concepts and Directions Report" at the next Plan Commission meeting.
- The consultant, by this time, will have begun writing the first draft sections of the Ordinances.

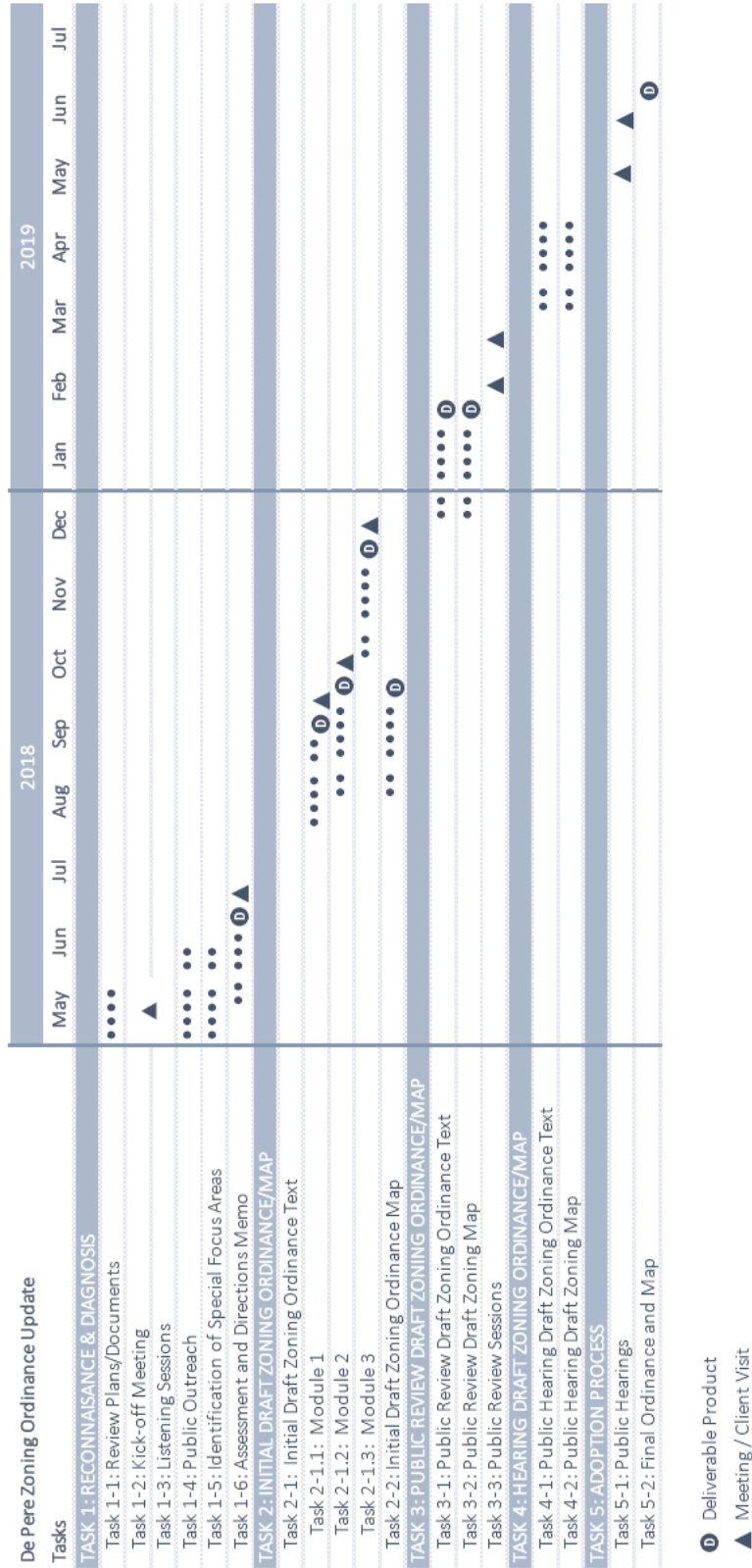
If the Plan Commission has questions of staff or the consultant, staff will gladly retrieve additional information from the consultant.

## **Staff Recommendation**

Receive the status report and place on file.



De Pere Zoning Ordinance Update  
Project Timeline



Duncan Associates | 4/5/18