



Plan Commission

Regular Meeting

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

Agenda

Monday, July 22, 2019

7:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **July 22, 2019** at **7:00 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

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

Call to Order

1. Roll Call
2. Approval of the minutes of the June 24, 2019 Plan Commission meeting.
3. Staff recommendation and possible action regarding a Site Plan for a new dental office and off-street parking areas at 221-233 S. Erie Street (Parcels ED-1112, ED-1113, ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.
4. Staff recommendation and possible action regarding a Precise Implementation Plan (PIP) for proposed Notre Dame School at 100 S Huron Street (Parcel ED-1013). *
5. Consideration and possible action regarding a building material review for 331 Main Avenue (WD-912), also known as Nicky's.
6. Staff recommendation and possible action regarding a sign variance request to allow a new wall sign to be 53.85 square feet in area, rather than a maximum of 23 square feet in area, at 1041 Main Avenue (Part of Parcel WD-D0200-2). Submitted by Charles Xiong, TLC Sign INC, authorized representative for Matt Schweighart, T&S Land Development LLC, property owner.
7. Request to Release Parking Easement on Parcels ED-834 and ED-835. *
8. Staff recommendation and possible action regarding DRAFT Zoning Code Module 1, related to administration and procedures.
9. Status report of City of De Pere Zoning Ordinance and Sign Ordinance rewrite -- July 2019.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderspersons
City Administrator
Mayor

Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Katie Nemitz, Design Unlimited
HNM LLC
Peter Schneider, Groth Design Group
Marv Wall, Notre Dame of De Pere
John Nick
Drury Designs
Charles Xiong, TLC Sign INC
Matt Schweighart, T&S Land Development LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- PC_Jun2019_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, June 24, 2019

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Mark Higgins	Board Member	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the May 28, 2019 Plan Commission meeting.

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

3. Staff recommendation and possible action regarding a Proposed Extraterritorial 47 Lot and 2 Outlot Preliminary Plat of Lawrence Parkway at French Road in the Town of Lawrence (Parcels L-454-3, L-455-2, L-455-1, L-457-1, and L-453 & L-458-3). Submitted by David M. Schmalz, McMahon Associates, authorized representative for the Town of Lawrence, CCLW LLC, and Integrated Public Resources LLC, property owners.*

City Planner Peter Schleinz reviewed the extraterritorial preliminary plat in the Town of Lawrence. Staff recommended approval of the plat subject to two conditions outlined in the staff report. Mayor Walsh moved, seconded by Grant Schilling, to approve the plat. Upon vote, motion carried unanimously. The Council will review the preliminary plat on July 16, 2019.

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

4. Staff recommendation and possible action regarding a Precise Implementation Plan (PIP) for 1881 Southbridge Road (Parcels WD-1831 through WD-1838). Submitted by Brandon Robaidek, EIT, authorized representative for Crosspoint Church INC ETAL, property owner.*

City Planner Peter Schleinz reviewed the Precise Implementation Plan for 1881 Southbridge Road. Peter noted that the PIP functions as a site plan for Planned Development Districts. This is the third and final step for this project. The General Development Plan and rezoning were recommended for approval by the Plan

Attachment: PC_Jun2019_Minutes_Draft (8548 : Approval of the minutes of the June 24, 2019 Plan Commission meeting.)

Commission on April 22, and approved by Council on May 21. Staff recommended approval of the PDD subject to the conditions outlined in the report. Mayor Walsh moved, seconded by Alderperson Boyd, to approve the Precise Implementation Plan. Upon vote, motion carried unanimously. The PIP will be reviewed by the Common Council at the July 16, 2019 meeting.

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

5. Staff recommendation and possible action regarding a Rezoning and PDD General Plan application for proposed Notre Dame School at 100 S Huron Street (Parcel ED-1013). Submitted by Groth Design Group. *

Development Services Director Kim Flom reviewed the rezoning and General Plan for the proposed Notre Dame School at 100 S Huron Street. She explained that the applicant is working with a very tight schedule in order to begin construction this fall. The following lists the proposed project schedule:

1. Plan Commission Pre Application Review - approved May 2019.
2. Plan Commission Rezoning & General Plan Review - scheduled June 24.
3. Precise Implementation Plan Submittal - anticipated July 8.
4. Neighborhood Open House - scheduled July 9.
5. Common Council Public Hearing & Ordinance Review for Rezoning & General Plan - anticipated July 16.
6. Plan Commission PIP Review - anticipated July 22.
7. Common Council PIP Review - anticipated August 6.

The proposed 90,000 square foot school will be located at the northern 2/3 of the property with primary entrances on Superior and Huron Streets. Car drop-off will be on Huron Street and bus drop-off will be on Superior Street. Both streets are proposed to be converted from a two-way traffic pattern to a one-way traffic pattern southbound. A variety of materials (glass, masonry, metal) are proposed for the building. Traffic projections for the new school are as follows: AM Peak - 101 vehicles entering the site, 80 leaving the site, PM Peak - 57 entering the site, 64 leaving the site. As designed, the school will be served by 150 less parking stalls than the two schools in their current locations. Nearby blocks do include street parking and it is possible that a larger portion of the surrounding neighborhood will experience more on-street parking than currently occurs. Staff recommended approval of the rezoning and General Plan subject to four zoning modifications and three conditions. Mayor Walsh noted that his biggest concern with the proposed school is the increase in traffic. Mayor Walsh moved, seconded by Alderperson Raasch, to open the meeting. Upon vote, motion carried unanimously. Peter Schneider of Groth Design addressed the commission. He thanked the commission for their time. He explained the reason for the one-way traffic pattern, which would allow for less back up and easier flow of traffic around the school. He added that he is working with staff to come up with the best solutions to address both the traffic and parking concerns. Mayor Walsh noted that one of his concerns is the one way on Huron Street for the bus drop-off. Since there are only five buses that would serve the school, he feels it's not necessary to make Huron a one way street. Derek Beiderwieden also stated that he does not believe Huron needs to be one way. He added that Lewis Street is a fire truck route, which the applicants should also keep in mind. Mayor Walsh moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried

unanimously. Mayor Walsh moved, seconded by Alderperson Raasch, to approve the rezoning and PDD General Plan. Upon vote, motion carried unanimously.

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

6. Staff recommendation and possible action regarding a Rezoning Request from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*

Development Services Director Kim Flom reviewed the rezoning request for 221 S Erie Street. She noted that staff has not received any new information from the applicant, but has received several additional letters and emails of opposition to the project. She reported that the Board of Appeals tabled the setback variance request related to this project until after the Plan Commission reviews the rezoning request. Before opening the meeting, Mayor Walsh read part of a letter he received which stated that the Plan Commission ignored the petitions that were received at the May meeting. He explained that the petitions needed to be reviewed by the legal department before the Plan Commission could review them. The petitions were received and placed on file at the May meeting. Mayor Walsh moved, seconded by Alderperson Raasch, to open the meeting. Upon vote, motion carried unanimously. Dave and Elaine Flora stated their opposition to the MAC Dental expansion. Chris Halwig, with Design Unlimited and Dr. Gary Noble, the senior partner & owner of MAC Dental, addressed the board next. Chris explained that the reason for the rezoning is to match this parcel to the same zoning classification as the adjacent property that is owned by MAC Dental. Alderperson Boyd asked if they could address the size of the building, as that seems to be a main concern of the residents. Dr. Noble explained that the size of a typical two-doctor dental practice is approximately 6000-7500 square feet. To be efficient in modern dentistry, a bigger facility is necessary for the equipment and education that is needed. He added that the building hasn't changed in 46 years and in order to run an efficient dental practice, a larger facility is necessary. Without going vertical with the design, the 5300 square foot building is about the minimum size they can possibly go in order to maintain efficiency for patients and staff. Chris added that they are proposing to remove three existing structures - the house, garage and existing dental office. Lisa Cherney spoke next, stating that the large dental office does not belong in a neighborhood. Mayor Walsh moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously. Alderperson Boyd stated that traffic is not a concern of his. He added that he understands the neighbors' concerns but is in favor of this type of business expansion, since the business has been in existence at this location for 46 years. Alderperson Raasch agreed with Alderperson Boyd's statements. Mayor Walsh stated that his main concern was traffic, which has been resolved by moving the parking out of the alley. He also noted that he previously requested that the petitioner show renderings of the new office height compared to the other building sizes in the area, which were not brought forward to this meeting. Grant Schilling thanked the residents for their comments. He added that he visited the neighborhood and after reviewing the area, he thinks the new building will look better than the existing dental office and feels it will be a positive addition to the neighborhood. Brenda Busch also spoke in agreement of Grant's comments. Alderperson

Raasch moved, seconded by Alderperson Boyd, to approve the rezoning. Upon vote, motion carried unanimously.

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

7. Staff recommendation and possible action regarding a Conditional Use Permit request for a proposed new health and medical institution (dental office) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*

Development Services Director Kim Flom reviewed the conditional use request for MAC Dental. She explained that health and medical institutions are a conditional use in the R-3 zoning district. The applicant agreed to meet several conditions in order to be a good neighbor to the surrounding community. These conditions include:

- The conditional use will allow for health and medical institutions, specifically a dental office.
- Hours of operation will be Monday through Friday 8:00am-7:00pm. Offices will not be open on Saturday and Sunday.
- External lighting on the building will be turned off after business hours (7:00pm).
- A three stall "employee only" parking area will connect to the alley. Any guest/patient parking areas will not connect to the alley.
- A barrier/fence will be constructed along the north property line.
- Landscaping will be installed above code requirements.

Kim noted that if the project moves forward, the parcels will all be combined into one parcel and the conditional use will apply to the entire parcel. Mayor Walsh moved, seconded by Derek Beiderwieden, to open the meeting at the request of the petitioner. Upon vote, motion carried unanimously. Chris Halwig of Design Unlimited reported that the hours of operation were mistakenly listed as 8:00am-7:00pm but the actual hours of operation are 7:00am-7:00pm. He also added that while the office will not be open on the weekends, the building could be used for emergency procedures outside of the normal business hours. Dave Flora spoke about Lewis Street being a fire truck route and that occasionally a delivery truck stops on Lewis Street, which could block a fire truck from getting through. Mayor Walsh moved, seconded by Alderperson Raasch, to go back to regular order. Upon vote, motion carried unanimously. Derek Beiderwieden addressed the fire lane concern by stating that if a vehicle is parked on Lewis Street where there is a parking restriction, the driver will be fined. Development Services Director Kim Flom noted that both the rezoning and conditional use requests will likely go to Council on July 16. Alderperson Raasch moved, seconded by Alderperson Boyd, to approve the conditional use with the stipulation that the hours of operation reflect the correct hours of 7:00am-7:00pm and that the conditional use will allow specifically for a dental office. Upon vote, motion carried unanimously.

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

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

Mayor Walsh stated that the City Attorney instructed the Plan Commission to refer the site plan review back to staff until the July meeting due to the fact that the building setback variance was not approved by the Board of Appeals. The reason for this is because the site plan can not be approved until the variance has been approved by the Board of Appeals. Mayor Walsh moved, seconded by Alderperson Raasch, to refer the site plan back to staff. Upon vote, motion carried unanimously. Alderperson Boyd moved, seconded by Mark Higgins, to open the meeting at the request of the petitioner. Upon vote, motion carried unanimously. Chris Halwig questioned the Plan Commission's action, stating that the Board of Appeals couldn't vote on the variance request until after the Plan Commission's review. Mayor Walsh stated that he is following the direction he was given by the City Attorney. Mayor Walsh moved, seconded by Alderperson Raasch, to go back to regular order. Upon vote, motion carried unanimously.

RESULT:	TABLED [UNANIMOUS]
	Next: 7/22/2019 7:00 PM
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Busch, Higgins, Raasch, Schilling

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

City Planner Peter Schleinz provided an update on the zoning code rewrite.

RESULT:	NO ACTION
----------------	------------------

Adjournment

Mayor Walsh moved, seconded by Alderperson Raasch, to adjourn the meeting at 8:37 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

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

ATTACHMENTS:

- Memo to Plan Commission - 22 Jul 2019 (DOCX)
- Memo to Plan Commission - 24 Jun 2019 (DOCX)
- Report to Plan Commission - Site Plan at 221-233 S. Erie ST - MAC Dental (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 14 May 2019 (PDF)
- 2nd Neighborhood letter from MAC Dental - 20 May 2019 (PDF)
- Neighbor Email - objection to expansion (MSG)

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: July 22, 2019

RE: **MAC Dental Site Plan Agenda Item Referred to July 22, 2019 Plan Commission Meeting
(Site Plan at 233 S. Erie Street)**

During the June 24, 2019 Plan Commission meeting the Plan Commission referred the review of a site plan, related to MAC Dental at 233 S. Erie Street, to the July 22, 2019 Plan Commission meeting. The referral occurred in order to allow an opportunity for the Board of Appeals to consider a rear yard setback variance for the property, which is needed in order for the site plan to be approvable as drawn. Any Board of Appeals Decisions will be provided verbally to the Plan Commission because they meet on the same day.

- On July 16, 2019 Common Council denied a related rezoning petition and a conditional use petition that followed a June 24, 2019 recommendation from Plan Commission.
- Because the northernmost parcel for the site plan (Parcel ED-1114) is not zoned to allow for dental offices, there is no conditional use for the parcel to allow for health and medical institutions, and a variance approval may not have occurred, the Plan Commission will not be able to approve the site plan as submitted.

Several people attended the May and June Plan Commission meetings to express concerns about the proposed project.

We have not received any updates for the site plan petition. Thus, staff included this memo, the original May 2019 report and a memo from the June meeting.

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: June 24, 2019

RE: **MAC Dental Agenda Items Referred to June 24, 2019 Plan Commission Meeting
(Rezoning, Conditional Use, & Site Plan at 221-233 S. Erie Street)**

During the May 28, 2019 Plan Commission meeting, the following agenda items, related to MAC Dental at 221-233 S. Erie Street, were referred to the June 24, 2019 Plan Commission meeting:

- A Rezoning petition from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District) at 221 S. Erie Street.
- A Conditional Use petition to allow for health and medical institutions (a dental clinic) in an R-3 Zoning District at 221 S. Erie Street.
- A Site Plan petition for a new dental clinic at 221-233 S. Erie Street.

The Plan Commission referral was made in order to allow an opportunity for the property owner to attend the next Plan Commission meeting and provide answers to questions that the authorized representative was unable to provide on the owner's behalf during the May 28 Plan Commission meeting.

Several people attended the May Plan Commission meeting to express concerns about the proposed project. A petition signed by over 100 nearby residents in objection of the project was also submitted to the Plan Commission at the meeting.

During a June 11, 2019 telephone conference among Development Services staff, the authorized representatives and property owner informed staff that no additional changes or updates would be made to the rezoning, conditional use, and site plan petitions. Thus, staff included the original May 2019 report(s) with this memo. Five new letters and emails, received from the public since the May 28 Plan Commission meeting, are attached to this memo.

After the Plan Commission recommendation, the Common Council will conduct a public hearing and review the rezoning and conditional use applications. That meeting is anticipated to occur on July 16, 2019.

Attachments

Attachment: Memo to Plan Commission - 24 Jun 2019 (8562 : Staff recommendation and possible action regarding a Site Plan for a new dental

Peter Schleinz

From: Lisa Cherney <cherneyla12@gmail.com>
Sent: Tuesday, May 28, 2019 8:55 AM
To: Peter Schleinz
Subject: MAC Dental Proposal

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

As the property owner at 215 S. Erie, it should come as no surprise to you that, like the majority of my neighbors, I vehemently oppose MAC Dental's proposed rezoning and expansion. Our neighborhood is not the right place for a large commercial expansion.

In reviewing the agenda for this evening's zoning committee meeting, I see that they have very quietly asked for a variance that effects my property as well. Though I am not surprised they have tried to push this through without my knowledge, I am nonetheless continually disappointed in how badly they behave as neighbors.

Can you help me understand exactly what they are asking for? It appears to me that they want to develop closer to my property than would otherwise be allowed. Has the variance issue been resolved yet? Or is yet to go before the Board of Appeals?

I appreciate your prompt response.

Lisa A. Cherney

Peter Schleinz

From: Robert Olmsted <robertolmsted232@gmail.com>
Sent: Friday, June 7, 2019 2:10 PM
To: Peter Schleinz
Subject: Re: Mac Dental

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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

I Am At A Total Loss As To Why We Are Still Discussing Mac Dental That Should Have Been Put To Rest After The Last Meeting We Are Not In Favor Of Any Rezoning We Have A Quite Neighborhood And Want To Keep It That Way Thanks Again.

On Thu, May 23, 2019 at 2:53 PM Robert Olmsted <robertolmsted232@gmail.com> wrote:
 Thank you for the clarification.

On Wed, May 22, 2019 at 4:43 PM Peter Schleinz <pschleinz@mail.de-pere.org> wrote:

Good evening, Mr. Olmstead:

-

I have received both of your emails. I am sorry that I misunderstood that a response to the first email was being requested.

-

I cannot respond to the accuracy comments that may have been made by MAC Dental as the project has not gone before our Plan Commission or Common Council yet for a recommendation. Please note that both of your email comments will be included as attachments to the report that goes to the Plan Commission and Common Council.

-

Let me know if you have any other questions. Many thanks!

-

Peter Schleinz

Senior Planner | Zoning Administrator | [City of De Pere](#)

335 S. Broadway | De Pere, WI 54115

Tel: (920) 339-4043 x 2 | Fax: (920) 330-9491

June 12, 2019

To City of De Pere
Attn: Board of Appeals, Plan Commission, Common Council

Re: 221-233 S. Erie Street

I live a half block away from the site, and doubt that it will affect me directly. Traffic increases on Lewis and Erie streets may affect me but the most serious traffic problems in the area are associated with parents delivering children to Dickinson, Foxview and Notre Dame schools in the morning on school days.

However, the decision that permitted the dental office to locate at Lewis and Erie many years ago is a prime example of unwise spot zoning.

There is, in current urban development philosophy, a belief in having some neighborhood service businesses located in otherwise residential areas. This is usually associated with "residential neighborhood walkability," where people can walk to a small shop located in their neighborhood. That was common in the 1920s through the 1960s, when there were small neighborhood grocery stores, with limited grocery offerings, in many urban neighborhoods. They were located there because most families had only one car, and the corner store sold grocery items that were carried home by foot, or pulled along in a child's wagon.

The proposed expansion of the Mac Dental clinic is not such a facility. It is designed to draw customers (patients) from a large geographic area, and most will commute there by car. By design, it will increase traffic on the streets.

Three suggestions:

1. If the real intent is to transition S. Erie Street to a commercial zone, change the comprehensive plan to recognize that instead of expanding spot zoning in conflict with the comp plan. In other words, "be honest."
2. Treat pedestrians, primarily children who walk to and from Legion Park all summer, as the primary consideration. Unfortunately, mechanical traffic counters will not give you data on them.
3. Unless the plan for the site includes Lewis Street as a commercial street, all access to the clinic should be on Erie Street, not Lewis, reducing the conflicts between children walking to and from the park, and traffic entering the clinic's off-street parking lot.

There are available places in the community, in commercial zones, where an expanded clinic could go. Denying Mac Dental expansion on the Erie Street site is not an action without alternatives.

Because I work out of town, and work into the evening every day, I can not appear at any of the upcoming opportunities identified in the letter by Mr. Schleinz.

Edward Byme
303 S. Huron Street
De Pere WI 54115
edwbyme@athenet.net.

Peter Schleinz

From: Dave Flora <dflora@new.rr.com>
Sent: Wednesday, June 19, 2019 8:54 AM
To: Peter Schleinz
Subject: MAC Dental redevelopment - Rezoning, Conditional Use, Variance, Site Plan

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

Mr. Schleinz,

My wife, Elaine Flora, and I are vehemently opposed to the proposed expansion of MAC Dental, set back variance & rezoning from R-2 to R-3 with a conditional use of 221 South Erie Street.

The decision to allow the dental office at Lewis & Erie, with one dentist & two employees, was made 40+ years ago. Dental practices are vastly different today. This decision appears to be an example of unwise spot zoning. Allowing the expansion of this business will undoubtedly increase traffic & compromise the safety of children utilizing Notre Dame School, Dickinson School, Foxview School, Legion Park & the new aquatic center. We are extremely concerned about child safety.

We feel the expansion of MAC Dental will be the beginning of the 'creep' which will change South Erie Street from a residential neighborhood into a commercial corridor.

The proposed zoning does not fall within the future land use of the city's comprehensive plan.

We attended the Plan Commission meeting in May 2019 & presented the city with 111 signed & dated statements objecting to rezoning & expansion for MAC Dental. The statements are signed & dated by De Pere citizens (75% are from our immediate neighborhood & 25% are outside of our neighborhood).

Please acknowledge receipt of this email.

Thank you,

Elaine Flora
 Dave Flora

220 South Ontario Street
 De Pere, WI 54115

6/18/19

City of DePere Mayor, City
Aldermen & Planners,



- We moved to DePere in October of 2019 with the hope & dream of this being our forever neighborhood. We bought a quaint old home across the street from Legion Park & love the location & all our neighbors. We loved that we were close to the downtown, but that our neighborhood is residential. We live on a corner lot & see so many joggers, bicycles, children walking & playing, Mom's with strollers & dog walkers. We are just a block & a half from the school, so it's a challenge to watch for all the little ones walking to school.

We are very disappointed in the proposal for the dental building to expand into a 5300 sq. foot giant with an undesirable big ugly parking lot. Our garage backs up to the alley they currently use & it's getting busier all the time. We have to watch carefully now - not to get hit as we mow our backyard & back our cars out of our driveway.

2

We can't imagine how much more stress our neighborhood will feel with this expansion.

We feel that it's just being forced upon us with little regard for how the neighborhood tax payers feel. We signed a petition stating we are not for this rezoning & have talked to dozens of people who feel the same.

We would not have chosen this area had we known that it may have become zoned commercial. Once this changes, then what's to say more business creeps in.

We are hopeful that the concerns we have will be taken into account & that all the proper steps will be taken to ensure that this area remains family friendly, safe & residential.

We went to meeting - which was at 4pm - not a good time for working folks & felt intimidated with so many dental employees there & no understanding of what we could say or do to stop this.

3

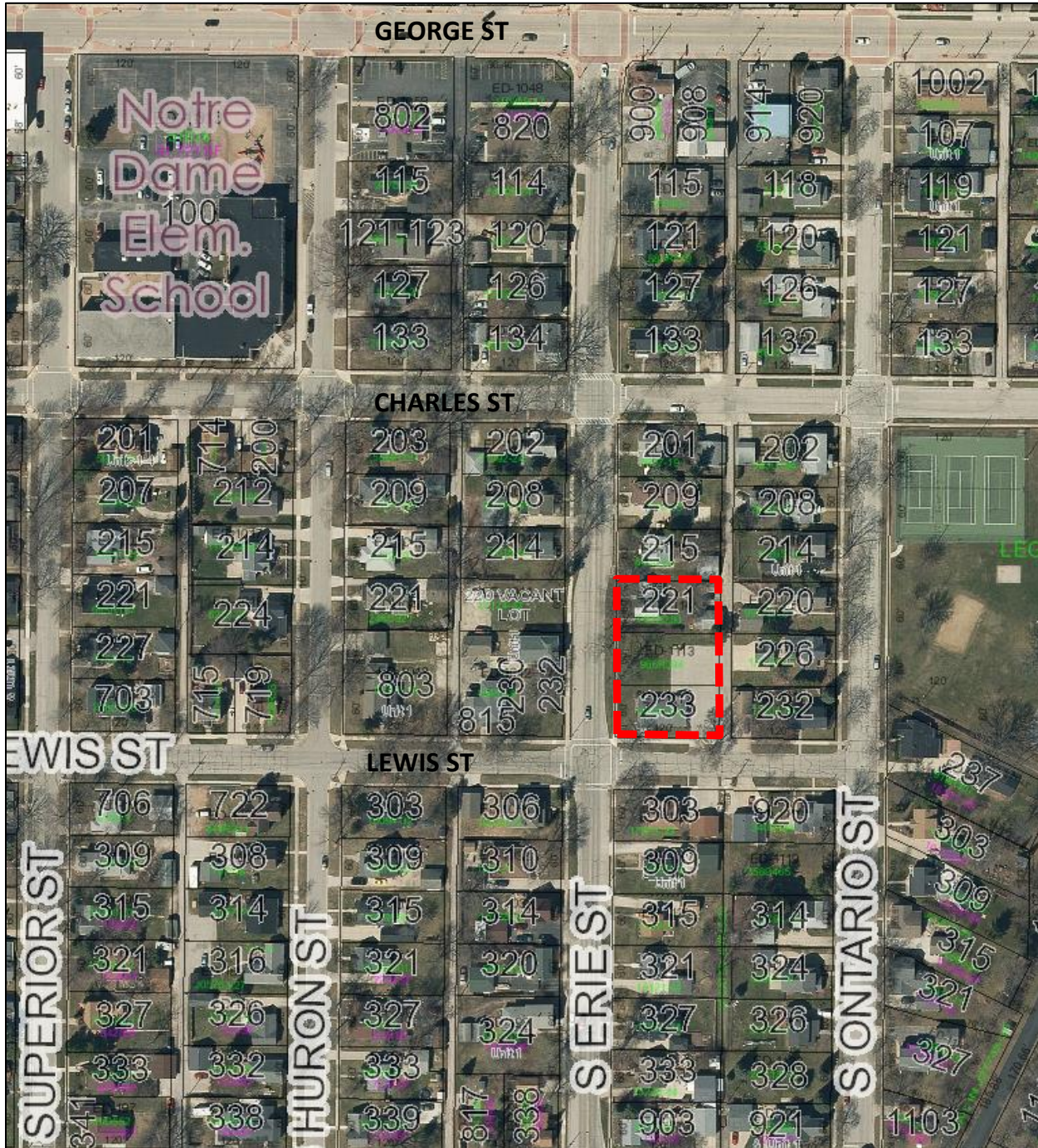
So please take into consideration
the residents opinions. We Love DePere.

Thank you -
Chyris Walsh


202 S. Ontario St.
DePere, WI. 54115

- ITEM 5: Staff recommendation and possible action regarding a Site Plan for a new dental office and off-street parking areas at 221-233 S. Erie Street (Parcels ED-1112, ED-1113, ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.

SITE MAP



REQUESTED ACTION: Site Plan approval

A newly constructed expansion of an existing dental office and off-street parking areas.

COMMON DESCRIPTION:	221-233 S. Erie Street, located northeast from the S. Erie Street and Lewis Street intersection.	
PARCEL NUMBERS:	ED-1112, ED-1113, ED-1114	
EXISTING ZONING:	233 S. Erie Street (ED-1112 & ED-1113): R-3 (Multiple Family Residence District) 221 S. Erie Street (ED-1114): R-2 (Single and Two-Family Residence District) <i>A proposal to rezone 221 S. Erie Street (ED-1114) from R-2 to R-3 will be reviewed by Plan Commission on May 28, 2019.</i>	
SURROUNDING LAND USES:	R-2 Residential Zoning. Single and two-family residential to the north, south and east. Vacant, single and two-family residential with a three-family property to the west.	
COMPREHENSIVE PLAN:	Commercial and Neighborhood Residential (Including Multi-Family).	
APPLICANT / OWNER:	Katie Nemitz, Project Manager Design Unlimited Authorized Representative 1029 West McMillan Street Marshfield, WI 54449	HNM LLC Property Owner 704 S. Webster Avenue Green Bay, WI 54301-3528
PROJECT REVIEWS:	This petition reflects a request for a <u>site plan</u>; however, there are related project reviews being requested, based on a May 8, 2019 petition for a new 5,310 sq. ft. dental office. Reviews required to facilitate this project include: Plan Commission & Common Council Reviews-- • Rezone 221 S. Erie Street from R-2 to R-3. ○ Health and medical institutions (dental offices) may be approved by conditional use on R-3 zoned properties. ○ Adjacent properties to the south are already zoned R-3. • Conditional Use for 221 S. Erie Street to allow for a health and medical institution (dental office) ○ The two properties to the south already have a conditional use for a dental office. Plan Commission Only Review-- • Site Plan for 221-233 S. Erie Street in order to develop a new dental office and parking lot. Board of Appeals Review— • Variance for 221-233 S. S. Erie Street in order to address a lot line building setback between 221 & 215 South Erie Street being 36 feet. Staff Only Review— • Parcel Combination for 221-223 S. Erie Street ○ Completed by either De Pere or Brown County staff to prevent lot lines from dividing structure.	

SITE HISTORY:

NOTE: Because this report is tied to rezoning and conditional use permit reviews, the 'Site History' section is the same in all three staff reports.

221 S. Erie (ED-1114) Property History

After a review of air photographs, the property and nearby area began developing prior to 1938. The primary use for parcel ED-1114 has been single-family residential. Aside from housing code violations being addressed in 2018, the City files have no further record regarding the specific property.

233 S. Erie (ED-1112 & ED-1113) Property History

Development of these properties into the current dental office facility began in 1973. At that time, the properties were zoned "C" Residential, a district that permitted a variety of land uses.

In 1973, a conditional use was approved by Plan Commission and Common Council to allow for dental offices. Also, in 1973 the Board of Appeals approved setback and parking variances for the two properties. At this time the property was identified as being owned by a Mr. Donald A. Haupt.

In 1974, via a zoning rewrite, the Common Council approved that the "C" Residential District become the R-3 District (General Residence District) and the R-4 District (General Residence Office District).

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the zoning code, future land use recommendation of the Comprehensive Plan and the surrounding land uses and desired development patterns.

The applicant proposes to construct the following at 221-233 S. Erie Street:

- A new 5,310 sq. ft. dental office with cement board siding and a stone knee wall to better fit into a residential neighborhood.
- A new three stall staff-only off-street parking lot at the northeast end of the site. The staff-only parking area connects to an adjacent alley.
- A new 17 stall off street parking lot that will accommodate 17 vehicles, located at the corner of Lewis Street and S. Erie Street. The parking lot connects to Lewis Street only, not an adjacent alley.
- Associated screening and extensive landscaping.

NOTE: An existing dental office, parking lot, and a vacant residence are proposed to be removed from the project site.

The proposed building includes cement board siding, a stone knee wall, windows and angled rooflines on what appears to be a two story structure. The design goal is for the dental office to fit within the existing residential area. The façade materials, with the exception of cement board are approvable materials in the zoning district. Plan Commission will need to consider the acceptability of the use of cement board, which is considered durable and it gives the building a residential look.

The site plan complies with the following massing and setback requirements set by the R-3 Single Family Residence District for a health and medical institution (dental office) as a conditional use (Section 14-40(8)(2)(c)), with the

exception of the side and rear setbacks:

- Land Use: Health and medical institutions - dental office (allowed for Parcels ED-112 & ED-113, needs conditional use for Parcel ED-1114)
- Lot Size: 21,630 for all three parcels (8,500 sq. ft. required)
- Front Yard Setback – south end of site : 76.2 feet (40 feet required)
- Interior Side Yard Setback – alley: 13 feet (12 + 10 = 22 feet required, needs variance)
- Corner Side Yard Setback – S. Erie Street : 25.7 feet (25 + 10 = 35 feet required, needs variance)
- Rear Yard Setback: 36.2 feet – north end of site (50 feet required, needs variance)
- FAR: 0.25 (less than 0.75 required)
- Building Height: 33 feet 10 inches (less than 35 feet required). While the building height meets current code, the structure itself will be taller and larger in mass than the surrounding homes. At the same time, the building is located centrally on the site with extensive landscaping.
- Landscaping: 9 trees, 37% greenspace, and excessive plantings to screen the parking lot & beautify the property provided (5 trees and 10% greenspace required)

On June 24, 2019 the petitioner plans to go before the Board of Appeals to request a variance to change the rear setback from 50 feet to 36.2 feet, to keep the 25 foot corner yard setback, and to keep the 12 foot interior side yard setback. For comparison, the rear yard setback for single and two-family residences in the neighborhood is 30 feet and interior side yard setbacks are 10 feet. Many existing buildings in the neighborhood have shorter setbacks.

Parking requirements have been met with 20 proposed total stalls. The below chart summarizes the proposed stalls:

LOCATION	EXISTING	PROPOSED REDESIGN	REQUIRED	CRITERIA MET?
Patient & Staff Parking	16	17	19	--
Staff Only	0	3	--	--
TOTAL	16	20	19	YES

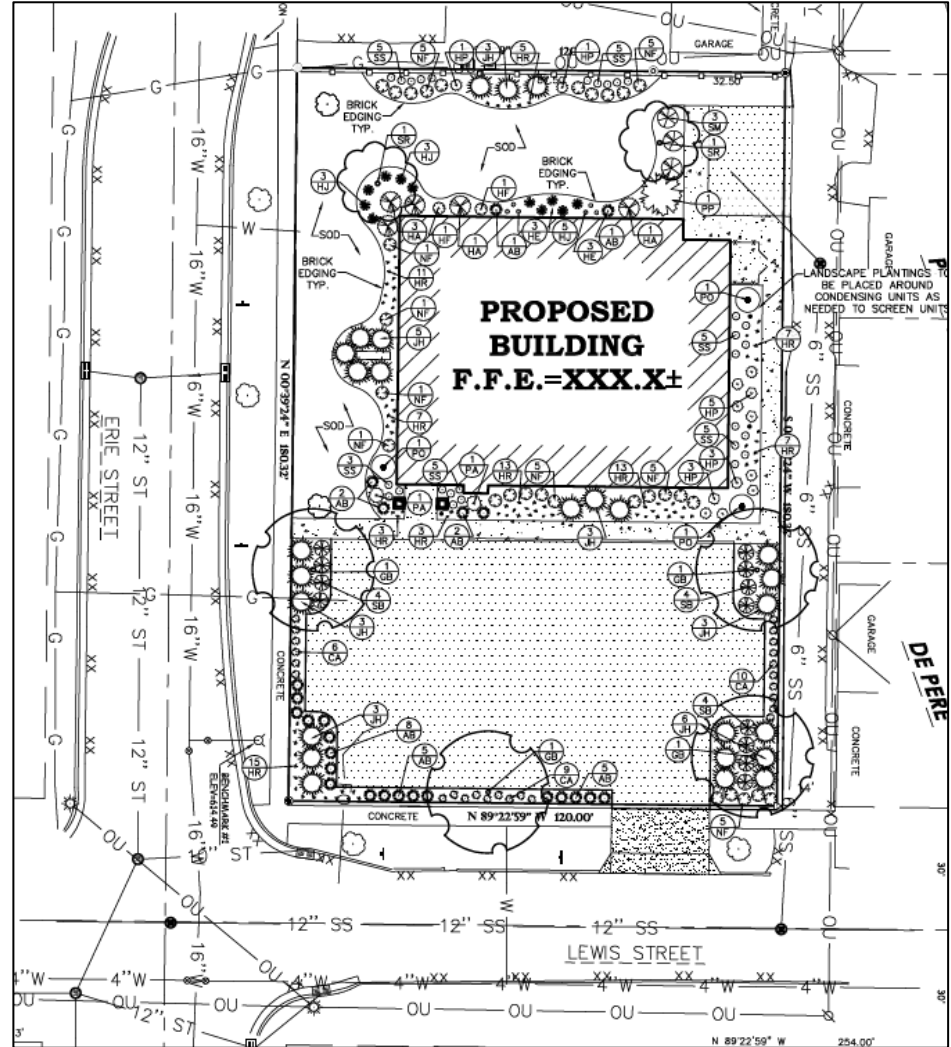
The Municipal Code requires 4 spaces for each doctor. There are 4 doctors but only 2 are on staff at one time, requiring 8 stalls. The municipal Code also requires 1 stall for each employee which is 11 stalls. Total needed stalls for off-street parking is 19. The Municipal Code parking criteria has been met.

Signage for the site includes one 6 foot tall by 7 foot 8 inch long monument sign on the west (S. Erie Street) side of the building. The plans identify the signage as being internally lit, which is not allowed; the sign may be externally lit or back lit / halo illuminated. Signage is shown in this submittal for conceptual consideration and will be reviewed in more detail via the sign permit process.

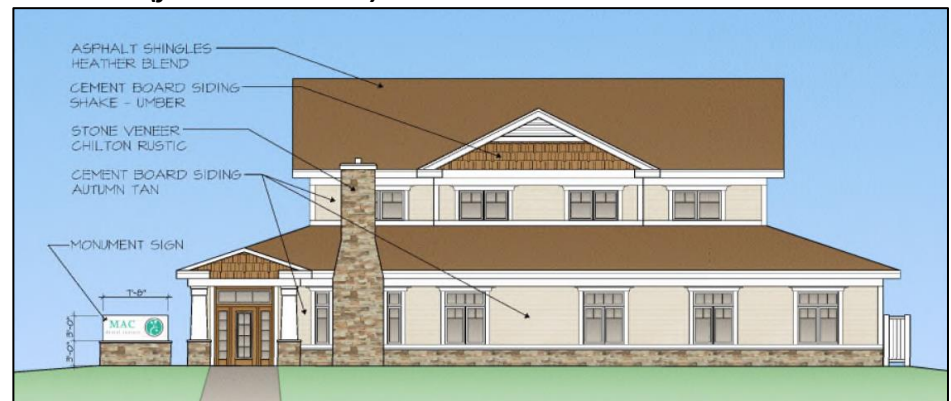
The petitioner facilitated a neighborhood meeting on April 8, 2019 to share their plans with the surrounding residents and property owners. Some neighbors expressed concerns and objections related to the size of the proposed building, hours of operation, illuminating the site in a residential neighborhood, and speed of drivers using the existing parking lot in the alley. Based on those concerns, the petitioner made revisions to their concept before submitting the site plan application to the City.

- The petitioner recognizes their location in a residential area and proposes the following in order to minimize neighborhood disruption and address previously stated concerns:
 - Weekday office hours – 8AM to 7PM
 - Weekend office hours – Closed
 - Exterior building lighting to be turned off at 7:00PM.
 - Guest parking lot that shifts almost all parking (other than three staff stalls) from alley access to Lewis Street.
 - Landscaping significantly higher than code requirements.
 - Fence along north property line.

Proposed site plan with landscaping shown.



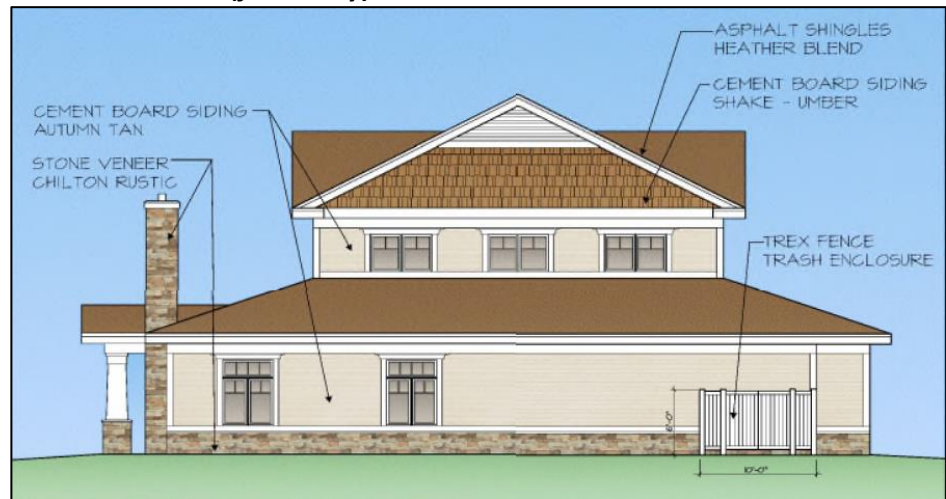
Front View (from Lewis Street).



Corner Side View (from S. Erie Street).



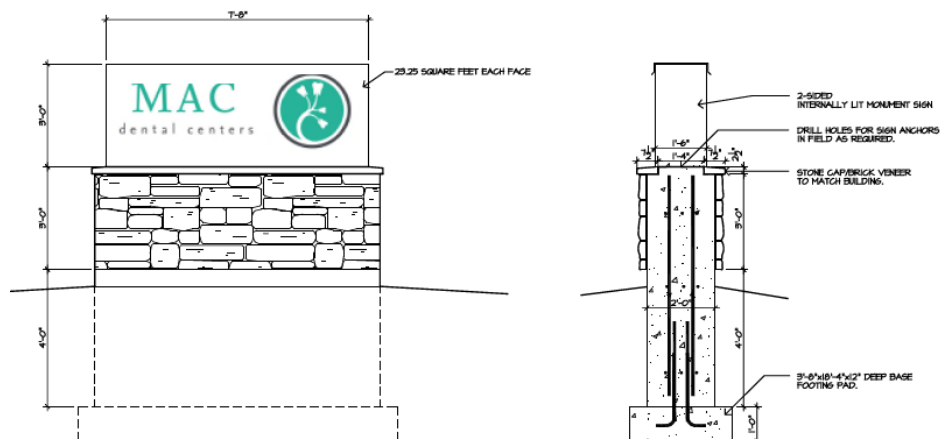
Interior Side View (from alley).



Rear View (adjacent to 215 S. Erie Street).



Monument Sign.



STAFF COMMENTS:

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

Engineering:

1. Need demolition/razing plan for existing site. Water and sewer services are to be capped or abandoned at the main.
2. In general notes, an excavation permit will be required for any excavation in the public right of way. Add a note to please contact City of De Pere Engineering at 920-339-4061 to obtain excavation permit.
3. In general notes, a sidewalk license is required prior to pouring any concrete within the public right-of-way. Add a note to please contact City of De Pere Engineering at 920-339-4061 to obtain a sidewalk license. A list of licensed contractors can be found on the City's website.
4. Identify the size of the water service and water meter. Meters over 1-inch require early notice so they can be ordered. Water services over 4-inches in diameter require additional testing (e.g. safe sample and pressure testing) prior to having water service turned on.
5. Sidewalk section will need to be continued throughout the concrete apron. Sidewalk will need to be 8-inches thick.
6. Concrete apron will need to be 8-inches thick. The concrete flare can start at the front of sidewalk.
7. The water main on S. Erie Street was relayed in 2018. The top nut elevation on the hydrant at S. Erie Street and Lewis Street is 615.50.
8. Include a detail for thickened edge walk.
9. Parking lot striping should be called out to be 4-inch minimum.
10. Inlet protection is required to be Type D and should be called out on plans as such.
11. Clarify if the contours shown on sheet C2.0 are proposed or existing. Both are required.
12. Need to show utilities entering the building (gas, electric, water, sewer, storm). Is the plan to reuse any of these services?
13. Need an excavation and grading plan. Perimeter curb along the parking lot will be required to prevent water from sheeting across the sidewalk. An inlet should be considered as the City will not allow the water to sheet flow out of this parking lot across sidewalk.
14. Provide Erosion Control Site Soil loss calculations and corresponding map as required by WisDNR.
15. Show stockpile locations on erosion control plan and appropriate protection.

16. Need to provide a staging plan and anticipated work schedule.
17. Additional comments will be provided based on follow up to above listed comments.
18. Use best management practices for storm water collection and control. TSS reduction is not required, however, peak flow is to match residential land use for 5-year rain event.
19. Sheet C1.0 - The general notes #4 lists the erosion control plan incorrectly as sheet C4.0. It should be C2.0

Fire:

1. None.

Forestry:

1. Landscaping Plan needs a planting detail included on the plan. Follow WDNR recommendations.

Health:

1. None.

Planning:

1. Recommend providing a rendering or elevation that shows this building in context with the neighboring homes to illustrate scale and context with landscaping.
2. Building elevations are missing dimensions – including the building height.
3. The stonework is an approvable material. The Plan Commission will need to approve the use of cement board in an R-3 District. Cement board is a durable material that may create a better aesthetic fit in the neighborhood.
4. The site plan identifies that HVAC systems will be screened with landscaping, but the size of the HVAC system is unknown. Provide updated site plans that show the properly screened HVAC system.
5. Provide a scaled elevation, with materials and color identified, for the fence along the north boundary of the site.
6. Provide dimension on site plan that identifies setback for monument sign, which must be at least 15 feet. Revise the sign plan lighting to be either unlit, externally lit, or backlit/halo as internally lit signs are not allowed.
7. Provide a planting schedule (timeline) for landscaping installation, and a replacement process (timeline) for landscaping that does not survive.
8. Clearly identify how and where staff and patients will park during the construction phase, prior to the new parking lot being operational.
9. The subject parcels (ED-1112, ED-1113, ED-1114) must be combined into one parcel.

Inspection:

1. None.

The above conditions must be addressed via revised submittals and staff review and approval prior to issuance of a site plan approval memo.

REVIEW PROCESS:

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a new dental office and off-street parking at 221-233 S. Erie Street, subject to compliance with the conditions listed in the 'Staff Comments' section of this report and subject to the approval of all of the other required reviews for this project.

Staff also recommends APPROVAL of the use of cement board siding in the R-3 District as cement board is a durable material that blends the building in with materials used on other buildings in the neighborhood.

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

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) HNM LLC	Authorized Representative KATIE NEMITZ	Title PROJECT MANAGER	
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code 54301-3528
Email Address katie@designunlimitedmfl.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	

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

Name (Ind. Org. or Entity) HNM LLC	Contact Person KATIE NEMITZ	Title PROJECT MANAGER	
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code 54301-3528
Email Address katie@designunlimitedmfl.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	

SECTION 3: Project or Site Location

Project Address/Description 233 S. ERIE STREET	Parcel No. ED 1112, ED 1113, ED 1114
---	---

SECTION 4: Project Information

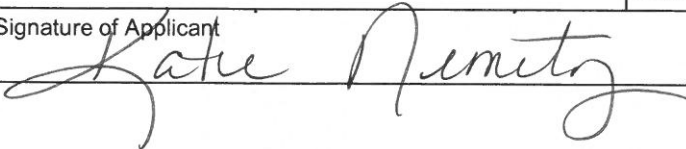
Existing Zoning:	R-2 & R-3		
Present Use of Parcel:	DENTAL OFFICE		
Proposed Use of Parcel:	DENTAL OFFICE		
Estimated Start Date:	September 1, 2019	Estimated Completion Date:	May 31st, 2020

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) Katie Nemitz	Title Project Manager	Phone Number 715-384-3207
Signature of Applicant 		Date Signed 05-07-19

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8562 : Staff recommendation and possible action regarding a Site Plan for a new dental office)



New Construction

DBXQL

QuickLink LED Downlight

AirShield™

IC/Non-IC Rated

120V



DATE:

TYPE:

3.e

FIRM NAME:

PROJECT:

LiteBox

6"

Aperture: Nominal 6"

Ceiling Cutout: 6 7/8"

Maximum Ceiling Thickness: 1 1/2"

For conversion to millimeter multiply inches by 25.

Not to Scale

FEATURING



HOUSING INSTALLATION:

Pro-Nail™ bar hangers with integral real nail compatible with common joist systems and materials. Joist alignment tab for rapid and consistent positioning and convenient nail removal features for easy re-positioning. Integral snap-on T-bar grip-lock feature and rigid 24" telescoping bar hanger design. Auxiliary mounting points for additional fasteners or wire suspension to structure. Bar hangers are captive with positive extension stop and locking feature to fix position, and can be reoriented 90° to housing.

LED MODULE INSTALLATION:

QuickLink LED housing easily connects to mating QuickLink connector on the LiteBox LB6LED module without a screw base adapter preventing the use of low efficacy incandescent sources.

LABELS:

IC and Non-IC rated. UL/cUL listed for wet location and through wiring with LiteBox LED module. AirShield™ rated. WSEC compliant. Facilitates California Title 24 compliance with the LB6LED series LED downlight.

APPLICATIONS:

The DBXQL QuickLink LED housing is specifically designed for use with 6" LiteBox LED trims in applications where relamping is limited to high efficacy requirements such as California Title 24. Suitable for new construction, whether or not insulation is present, including residential applications in a single story home or on the second level of a two story home; or commercial applications in spaces such as offices, single story retail, and hospitality environments. The DBXQL complies with requirements for AirShield™ applications.

AIR TIGHT REQUIREMENTS:

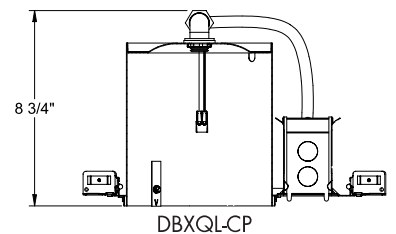
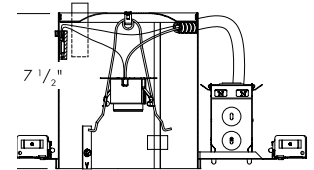
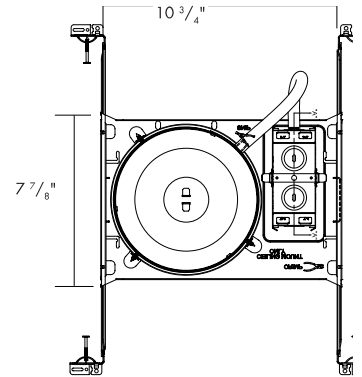
The DBXQL is AirShield™ rated in compliance with ASTM E283 and the Washington State Energy Code (W.S.E.C.).

HOUSING:

Galvanized steel housing with full wrap-around plaster frame. Housing adjusts from 1/2" to 1 1/2" thick ceilings. Notched mounting frame for easy alignment. Housing includes knock out free integral Romex clamps, overspray protection, universal J-box with snap-out sides, universal J-box with snap-out sides, 1/2" and 3/4" knock outs for rigid or BX fittings and a grounding pigtail. Removable K.O. for remodel use (plaster flange clips required). Rated for 8 #12 90° conductors (4 in/4 out). Removable housing for field inspection of wiring. Pre-installed wire quick connects for supply connections standard.



DBXQL must be used with LB6LED series trims. Refer to LB6LEDA spec sheets for details.



CATALOG NUMBER:

EXAMPLE: DBXQL-LB6LEDA30K W

HOUSING	HOUSING OPTIONS	TRIM	OUTPUT	LED COLOR TEMP	CRI	TRIM COLOR
☐ DBXQL 6" LED QuickLink housing	☐ CP Chicago Plenum	☐ LB6A 6" LiteBox Downlight LED Module with dimming to 10% 120V	☐ 7L 700 Lumens	☐ 27K 2700 Kelvin	☐ Blank ² 80+ CRI	☐ WH White
		☐ LBEB6A ³ 6" LiteBox Adjustable LED Module with dimming to 10% 120V	☐ 10L ² 1000 Lumens	☐ 30K 3000 Kelvin	☐ 9 90+ CRI	☐ BL ² Black
		☐ LB6LEDA LED QuickLink Trim		☐ 35K 3500 Kelvin		☐ Z ² Zet
				☐ 40K ¹ 4000 Kelvin		☐ BZ ² Bronze

¹ Not available with LBEB6
² Only available on the LB6LED
³ Damp location only

ALN440 – Towne Commons® LED | TYPE

- Energy Saving LED technology
- Reliable efficient operation
- Type 2, 3, 4, 5 distributions
- 0-10V dimming ready
- LifeShield® protection system
- Surge protection included
- Wide variety of custom mounting options including post-top, wall mount or pole mount arm
- IP66 construction of optical system
- Cast aluminum struts
- DLC pending
- Available in 3000K, 4000K and 5000K
- Powder coat finish in 13 standard colors with polymer sealer



ALN440

1. LUMINAIRE ALN 440	2. DISTRIBUTION	3. COLOR TEMP	4. DRIVER	5. COLOR	6. OPTIONS	7. CONTROL	8. MOUNTING
-------------------------	-----------------	---------------	-----------	----------	------------	------------	-------------

1. LUMINAIRE

ARM OR POST TOP MOUNT

ALN 440

TOP MOUNTED ARM OR PENDANT MOUNT

ALN 440D

2. DISTRIBUTION

Y2 (Type 2)

Y3 (Type 3)

Y4 (Type 4)

Y5 (Type 5)

3. COLOR TEMPERATURE

32LED-3K (Warm White, 3000K output)

32LED-4K (Neutral White, 4000K output)

32LED-5K (Bright White, 5000K output)

4. DRIVER (120 thru 277 volt)

700 (700mA drive current, 75 watts)

5. COLOR

WH Arctic White

VBU Verde Blue

BL Black

CRT Corten

BLT Matte Black

MAL Matte Aluminum

DB Dark Bronze

MG Medium Grey

DGN Dark Green

AGN Antique Green

TT Titanium

LG Light Grey

WDB Weathered Bronze

RAL Premium Color

MDB Bronze Metallic

CUSTOM * * Contact Factory

6. OPTIONS

CHM (Glass chimney with polished brass holder)

CND (3-lamp candelabra with polished brass holder, lamps included. For decorative use only.)

LDL (Lightly diffused lens)

SBL (Sandblast diffused lens)

HSS-L (House side shield, consists of three field installed panels attached to the inside of the lens. Installing three panels blocks 180° of the lens)

MAT (Mast arm adapter slips over a 2 3/8" / 60mm O.D. pipe and is secured with 4 stainless steel set screws. For ALN440D only.)

PMS (Pendant mount with 48" / 1220mm stem and canopy with swivel. For ALN440D only.)

PMC (Pendant kit includes canopy and 48" / 1220mm of brass chain painted the fixture color. For ALN440D only.)

PT5 (Post top adaptor for a 5"/127mm O.D. pole)

7. CONTROL

PCA-C (Contemporary photocell adapter, not for Wall Mount)

PCA-T (Traditional photocell adapter, not for Wall Mount)

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

8. MOUNTING

WALL MOUNT

ALN440

WMA1M	WMA1L	WMA3	WMA35U
WMA36U	WMA55	WMA56	WMA57
WMA7	WMA9U	WMA22U	

ALN440D

WMA2M	WMA2L	WMA37	WMA38
WMA39	WMA4	WMA6	WMA8
WMA9D	WMA10	WMA11	WMA12
WMA16	WMA17	WMA18	WMA22D

POLE MOUNT

Post Top Mount: (Standard)

The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Pole Side Mount (4" O.D. or 5" O.D. side mount)

ALN440

TRA1M	TRA3	TRA5U	TRA55
TRA56 (4" only)	TRA57	TRA59U	SLA8U
SLA22U			

ALN440D

TRA2M	TRA2L	SLA3 (4" only)	SLA8D
SLA22D			

Pole Top Mount Arm

ALN440

SLA1	SLA1-2
------	--------

ALN440D

TRA4	TRA7	TRA7-2	TRA8
TRA9	TRA9-2	SLA4	SLA4-2
SLA7	SLA7-2	SLA9	SLA9-2
SLA10	SLA10-2	SLA16	SLA16-2
SLA17	SLA17-2	SLA18	SLA18-2

PIER MOUNT

PM1	PM2	PM3
-----	-----	-----

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

Luminaire shall be cast A356 alloy aluminum, free of any porosity or cosmetic fillers. Castings shall be of uniform wall thickness, minimum .188 inch with no warping or mold shifting.

The top cap shall hinge open by loosening two captive fasteners. The top shall seal the lamp compartment with a continuous silicone gasket. The lens shall be one-piece clear optical grade acrylic with a one-piece memory retentive silicone gasket on top and bottom. The LED and driver assembly shall be serviceable by backing out three thumb screws to allow for the light engine to be lifted out. Quick disconnects shall be used for all electrical connections.

All internal and external hardware shall be stainless steel.

OPTICAL MODULE

The optical assembly shall be completely sealed with a one piece injection molded silicone gasket to prevent dust, insect or moisture contamination. The optical array shall consist of high brightness light emitting diodes mounted to a printed metal circuit board with precision injection molded optically clear lenses discretely coupled to each individual diode. The printed circuit board assembly shall have a uniform conformal coating with the exception of the optical output lens at each diode and be mechanically fastened to an anodized die-cast aluminum heat sink. Standard color temperatures shall be 3000K, 4000K and 5000K.

ELECTRICAL

All Luminaires shall accept 120 thru 277 volt input and have integral surge protection. Drivers shall be U.L. recognized and have a 0-10v dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. (Note: not compatible with current sourcing dimmers). Consult factory for current list of known compatible dimming systems. LifeShield™ shall be provided with all configurations for added protection in extreme temperature environments (-30°C to 60°C). The electrical assembly shall be mounted to a serviceable tray. The surge protector shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave with a clamping voltage of 320V and surge rating of 372J.

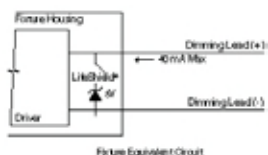
See next page

JOB _____
TYPE _____
NOTES _____

ALN440 – Towne Commons® LED | TYPE

The surge protector case shall be a high-temperature, flame resistant plastic enclosure. The electrical assembly shall be installed and prewired in the fixture.

CONTROLS



SCP shall have an integral surge protection device with a current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J

Sensor not intended for use with additional photo-control, wireless control or dimming systems.

SERVICING

The top of the fixture shall hinge open for relamping by loosening two stainless steel fasteners.

MOUNTING

Post top mounting: The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Arm or wall mounting: The fixture shall be attached to the cast arm with three stainless steel bolts and a silicone gasket.

FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 2604-02 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

Fixtures shall be listed with ETL for outdoor, wet location use, conforming to the UL 1598 and Canadian CSA 22.2 no. 250 standard, IP54.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:

<http://www.hubbellighting.com/resources/warranty/>

AAL reserves the right to change product specifications without notice.

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	*TM-21-11 60,000	100,000	PROJECTED L70 (HRS)
25°C/ 77°F	100%	95%	93%	92%	89%	>60,000
40°C/ 104°F	100%	94%	91%	90%	85%	>60,000

DIMENSIONS



ALN440

ALN440

HEIGHT: 31"/790mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 40 lbs.
EPA: 2.80



ALN440D

ALN440D

HEIGHT: 26"/660mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 35 lbs.
EPA: 2.59

PERFORMANCE DATA (32 LEDS, 700 MA DRIVE CURRENT, 75 WATTS)

TYPE	LENS	5K					4K					3K			
		LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U
Y2	CLEAR	5427	72	2	3	3	5156	69	2	2	3	4016	54	1	3
Y3		5237	70	2	3	2	4975	66	2	3	2	3875	52	1	3
Y4		5736	76	1	3	3	5449	73	1	3	3	4245	57	1	3
Y5		5183	69	3	3	3	4945	66	3	3	2	3809	51	2	3
Y2	LDL	5160	69	2	4	3	4902	65	2	4	3	3818	51	1	3
Y3		4964	66	1	4	3	4716	63	1	4	3	3674	49	1	3
Y4		5449	73	1	4	3	5176	69	1	4	3	4032	54	1	4
Y5		4901	65	2	4	3	4685	62	2	4	3	3610	48	2	3
Y2	SBL	4729	63	2	4	3	4492	60	1	4	3	3499	47	1	4
Y3		4554	61	1	4	3	4327	58	1	4	3	3370	45	1	4
Y4		5004	67	1	4	3	4754	63	1	4	3	3703	49	1	4
Y5		4499	60	2	4	3	4292	57	2	4	3	3310	44	1	4

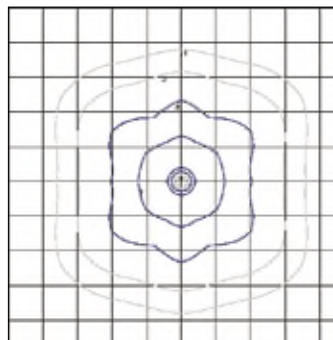
ALN440-Y3-32LED-5K-700 WATTAGE: 75 LUMEN OUTPUT: 5237 EFFICACY: 70 Lm/W

B2 U3 G2

FORWARD LIGHT LUMEN			
FL	30°	2.4%	124.3
FM	60°	34.5%	1804.4
FH	80°	29.1%	1523.6
FVH	90°	3.1%	163.2

BACK LIGHT			
BL	30°	1.7%	90.7
BM	60°	12.1%	631.5
BH	80°	11.1%	582.8
BVH	90°	2.5%	133.1

UPLIGHT			
UL	100°	1.0%	54.3
UH	180°	2.5%	129.2



14' MOUNTING HEIGHT

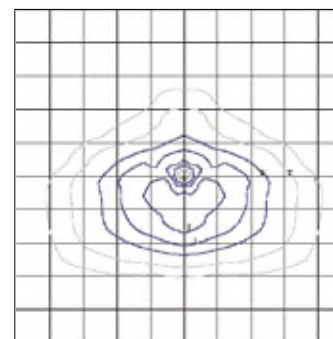
ALN440-Y5-32LED-5K-700 WATTAGE: 74.9 LUMEN OUTPUT: 5183 EFFICACY: 69 Lm/W

B3 U3 G3

FORWARD LIGHT LUMEN			
FL	30°	1.9%	96.7
FM	60°	16.2%	839.4
FH	80°	25.8%	1336.3
FVH	90°	4.4%	228.3

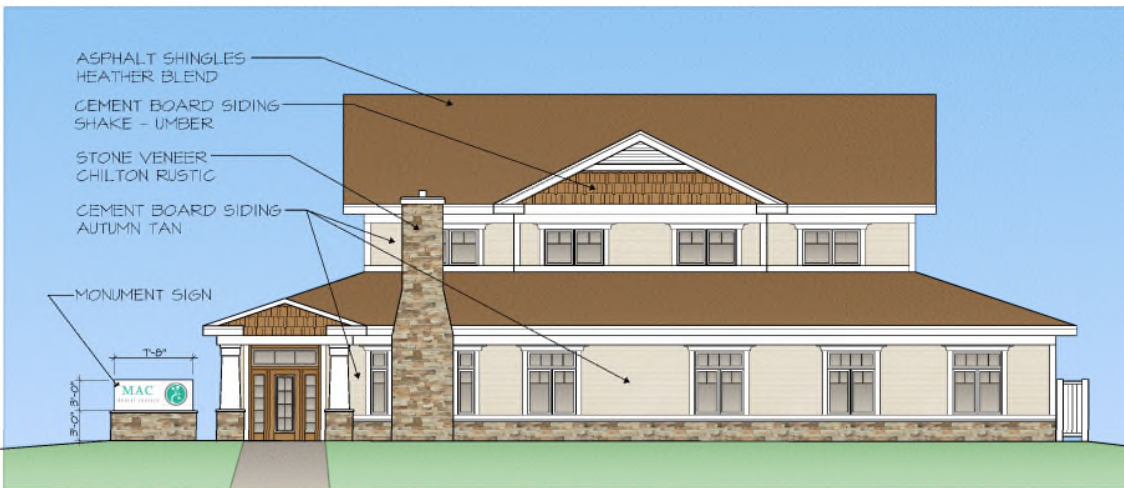
BACK LIGHT			
BL	30°	1.9%	96.7
BM	60°	16.2%	839.4
BH	80°	25.8%	1336.3
BVH	90°	4.4%	228.3

UPLIGHT			
UL	100°	1.6%	82.2
UH	180°	1.9%	99.0

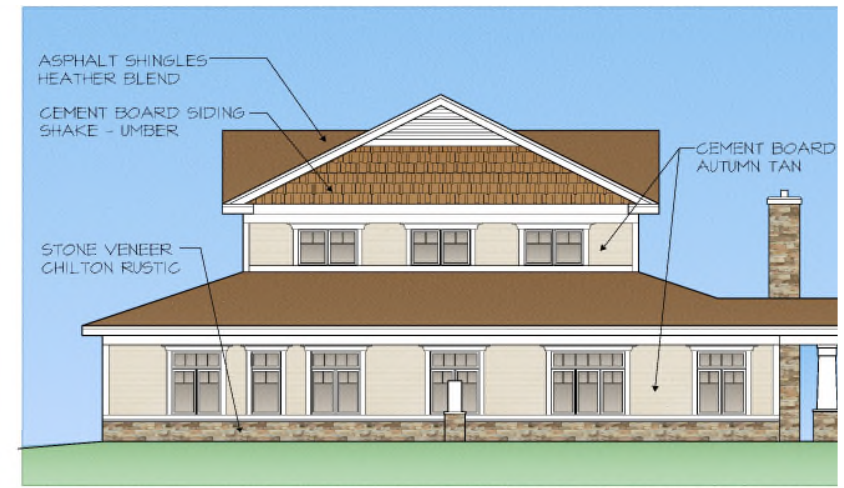


14' MOUNTING HEIGHT

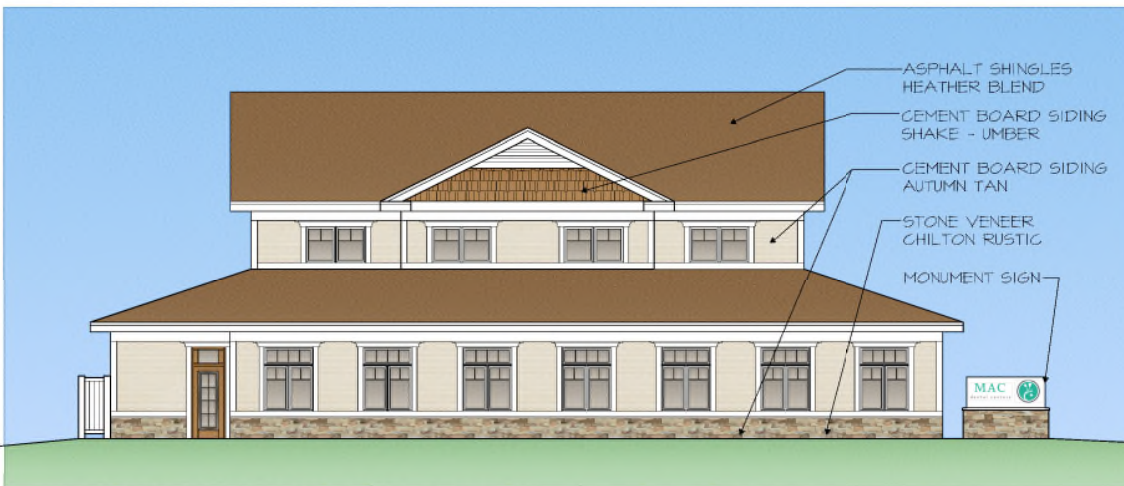
IES files can be found at www.aal.net



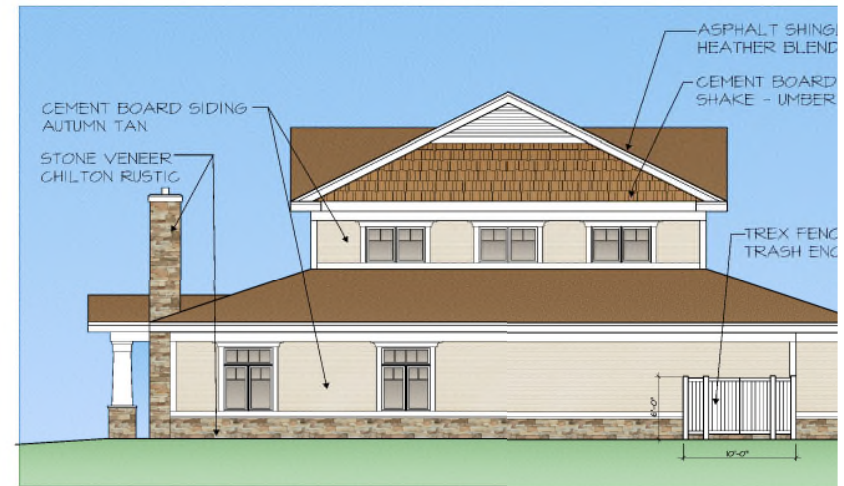
PROPOSED SOUTH ELEVATION - VIEW FROM LEWIS STREET



PROPOSED WEST ELEVATION - VIEW FROM ERIE STREET



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

MAC DENTAL CENTER - PROPOSED NEW OFFICE

DESIGN UNLIMITED OF MARSHFIELD

**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C-4.5 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
7. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
8. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
9. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
10. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CORP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- ① THICKENED EDGE WALK
- ② 6" CURB HEAD TAPER SECTION
- ③ ADA RESERVED SIGN
- ④ ADA PARKING SPACE
- ⑤ PARKING LOT STRIPING
- ⑥ DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS
- ⑦ 6" BUFFTECH VINYL FENCE-CHESTERFIELD SMOOTH, COLOR WHITE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- ⑧ MONUMENT SIGN - SEE ARCHITECTURAL PLANS

PAVEMENT HATCH PATTERNS:

PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/9" BASE COURSE



PROPOSED 4" CONCRETE PAVEMENT W/6" DENSE GRADED BASE COURSE



PROPOSED 6" REINFORCED CONCRETE W/6" DENSE GRADED BASE COURSE

**SITE STATISTICS**

PROJECT LOCATION: 233 S. ERIE STREET		
OWNER: HMM LLC, 704 S. WEBSTER AVENUE, SUITE 400, GREEN BAY, WI 54301-3528		
ZONING = R-3 RESIDENTIAL		TOTAL LOT = 21,630 S.F.
FLOOR AREA RATIO = 5.310 S.F.		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
5,400 S.F.	8,210 S.F.	8,020 S.F.
25% OF SITE	38% OF SITE	37% OF SITE

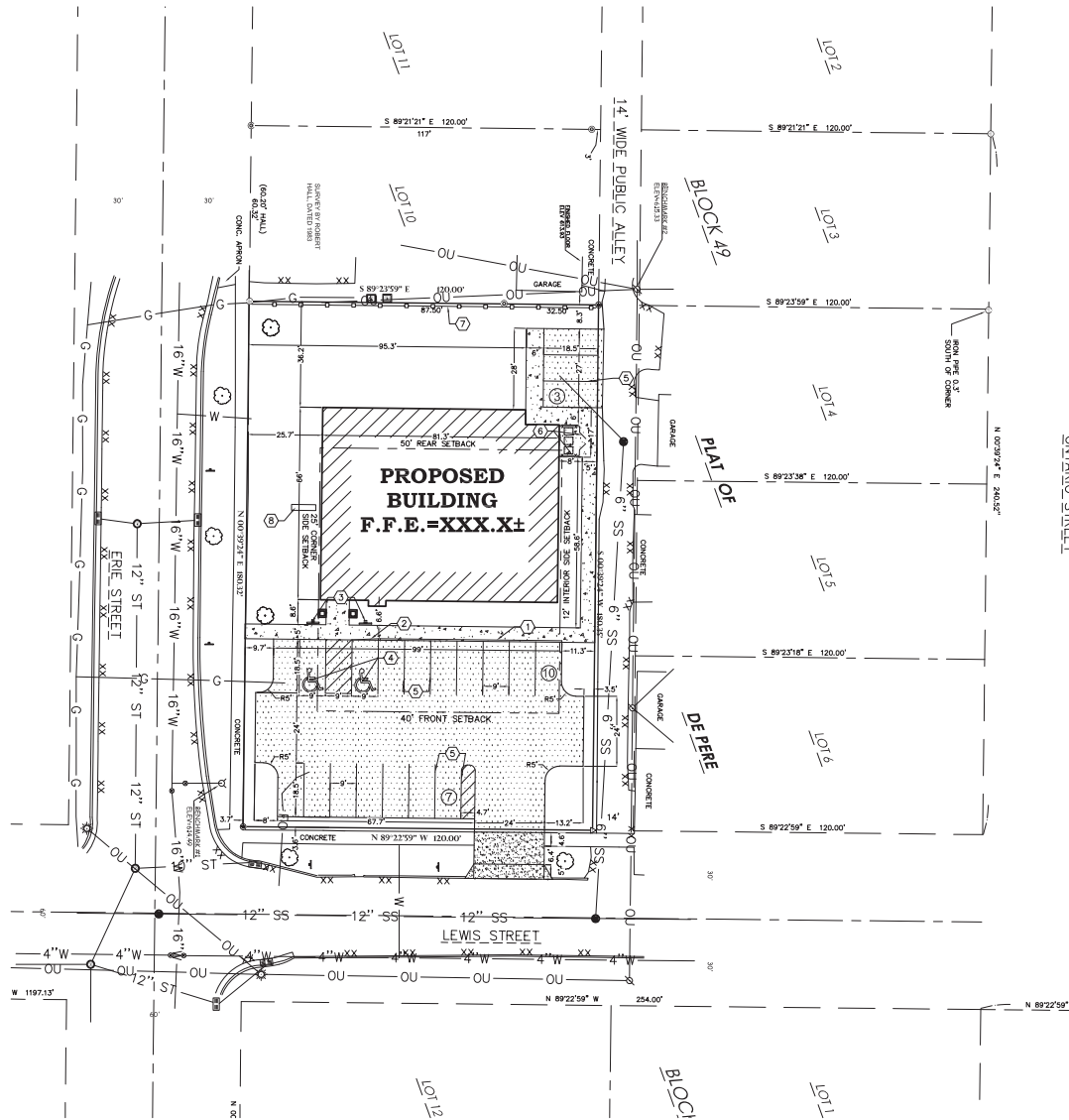
SITE PARKING

OFF-STREET PARKING-REQUIRED
(4) SPACES FOR EACH DENTIST ON DUTY DURING THE BUSIEST SHIFT, PLUS (1) SPACE FOR EACH ADDITIONAL EMPLOYEE
2 DOCTORS + 4 = 8 PLUS 11 EMPLOYEES =
19 STALLS REQUIRED
OFF-STREET PARKING-PROPOSED
20 PARKING STALLS PROPOSED



LAYOUT PLAN

SCALE: 1"=20'-0"

**BENCH MARKS**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

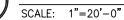
BENCHMARK #1:
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF LEWIS ST. AND ERIE ST.
ELEVATION = 614.49

BENCHMARK #2:
SPINE IN SOUTHWEST FACE OF ROYERPOLE #66886, LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO ST., 215'8" NORTH OF LEWIS ST. CENTERLINE.
ELEVATION = 615.35

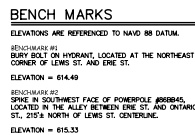
POP
Land Surveying
Engineering
Landscape Architecture
5709 Wilby Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FH)

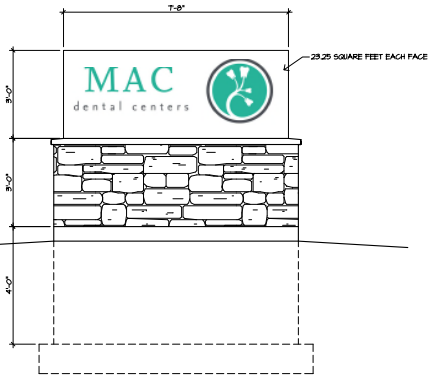
Point of Beginning

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO
THESE PLANS, DRAWINGS AND DOCUMENTS. NO PART OF THESE PLANS, DRAWINGS
OR DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

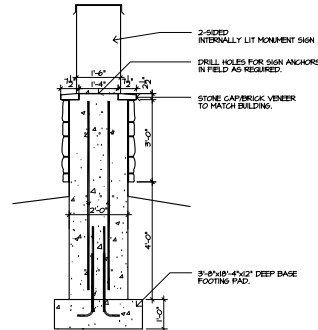


Packet Pg. 35

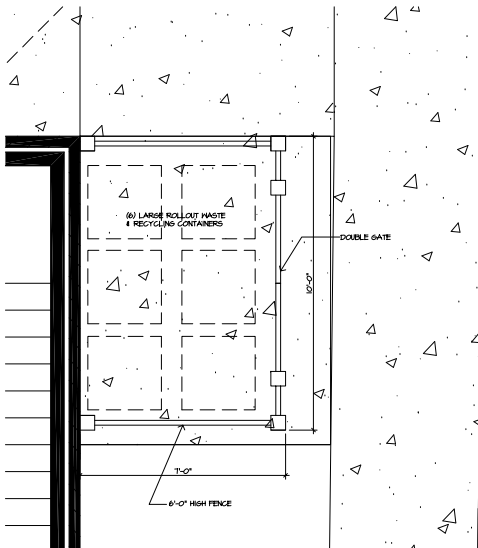




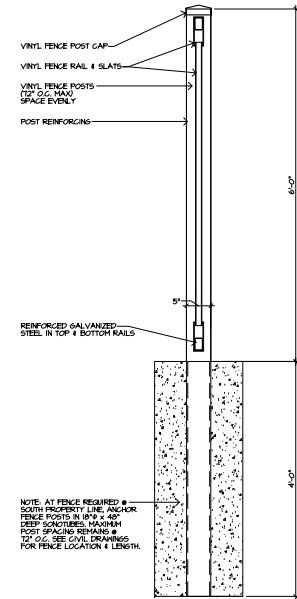
PROPOSED MONUMENT SIGN
SCALE: 1/2"=1'-0"



PROPOSED MONUMENT SIGN SECTION
SCALE: 1/2"=1'-0"



PROPOSED TRASH ENCLOSURE PLAN
SCALE: 1/2"=1'-0"



PRIVACY FENCE & TRASH ENCLOSURE SECTION
SCALE: 1"=1'-0"

REVISION

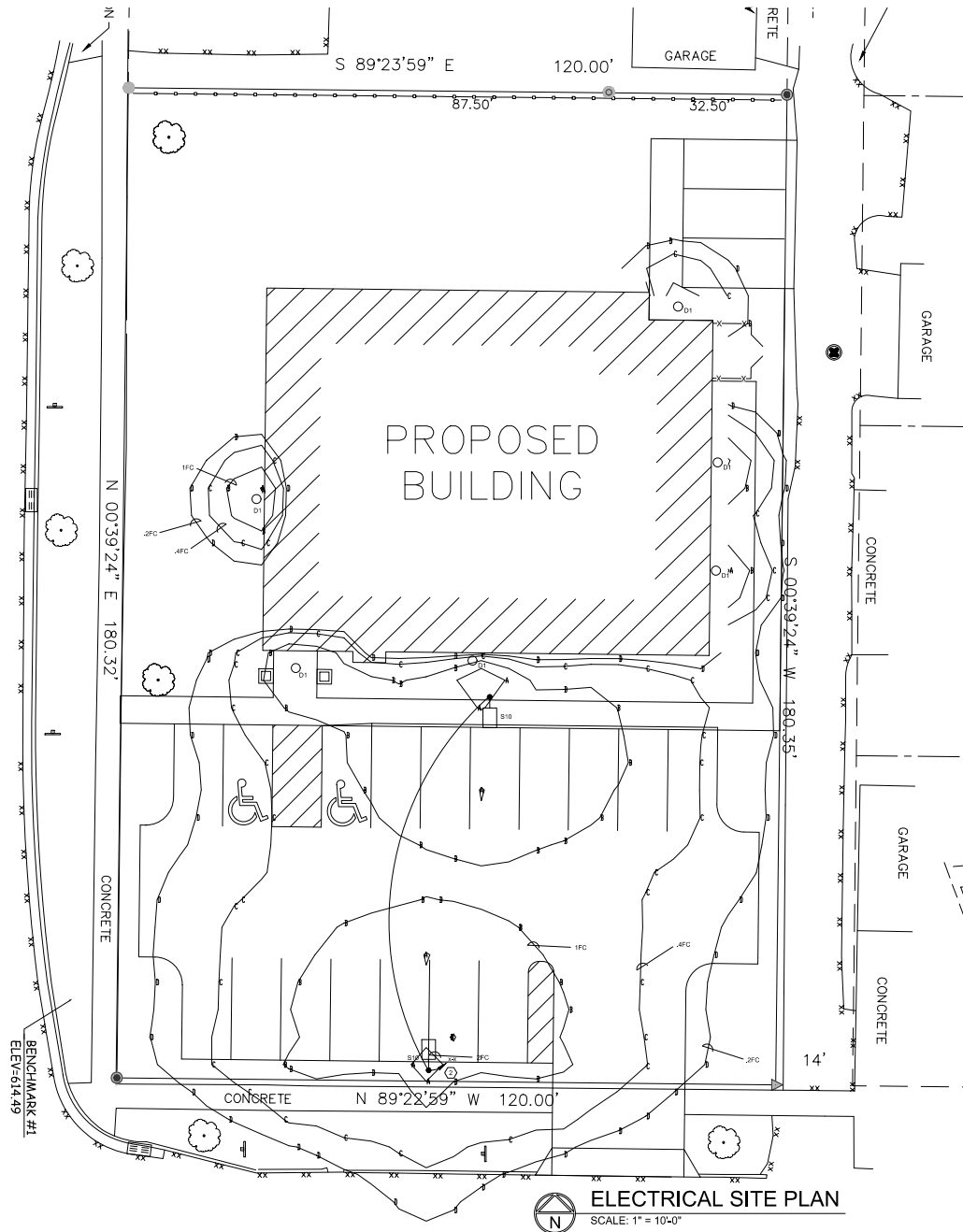
MAC DENTAL CENTER



DRAWN
CHECKED
DAT
SCALE
AS NO
JOB T
SHEET

SD

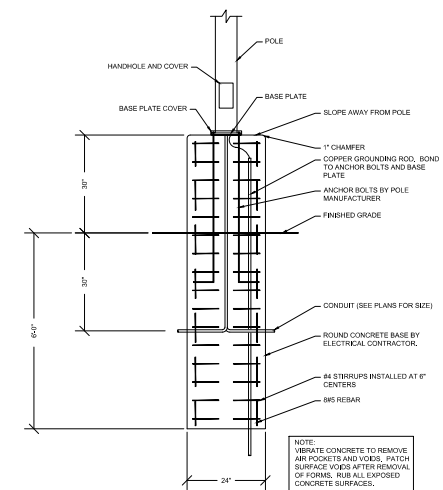
Attachment: Site Plan - PRELIMINARY - 14 May 2019 (8562 : Staff recommendation and possible action



1. ROUTE NOTED CIRCUIT THROUGH PHOTO CELL/CONTACTOR FOR CONTROL. SEE DETAIL XIX.
2. SEE DETAIL I/ES1 FOR POLE BASE DETAIL.
3. ROUTE DETECTIBLE YELLOW UNDERGROUND WARNING TAPE WITH ALL UNDERGROUND CONDUIT RUNS. WARNING TAPE SHALL BE TYPE ED.
4. UNDERGROUND CONDUITS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE.
5. PROVIDE A GROUND ROD AT EACH POLE BASE

1 SEE DETAIL 1/E51 FOR POLE BASE DETAIL.

2 ROUTE THRU BUILDING TIMECLOCK SYSTEM. SEE DETAIL X/EX.



POLE BASE DETAIL

NO SCALE

CONTOUR LEVELS: A= 2.00 B= 1.00 C= 0.40 D= 0.20

PDF file created by LitePro 2.037 on 4/29/2009 10:22 PM

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
site	341.30x384.40ft	New Grid / H-H	2470	5.00	(*)	0.25	3.49	0.00	N/A	N/A

MMC Detail (9-03) LUMINAIRE SCHEDULE						
TYPE	SYMBOL	DESCRIPTION	LAMP (1)	LUMENS	MOUNTING/HALLAST	LLF QTY
	□	Progress P8022 28/30K9 AC1 L10		500		0.81 6
S103	○	ARCHITECTURAL A LUNAS4-Y3-3ELED-5K TOWN COMMONS- CAST ALUMINUM HD	780	5944		0.81 2

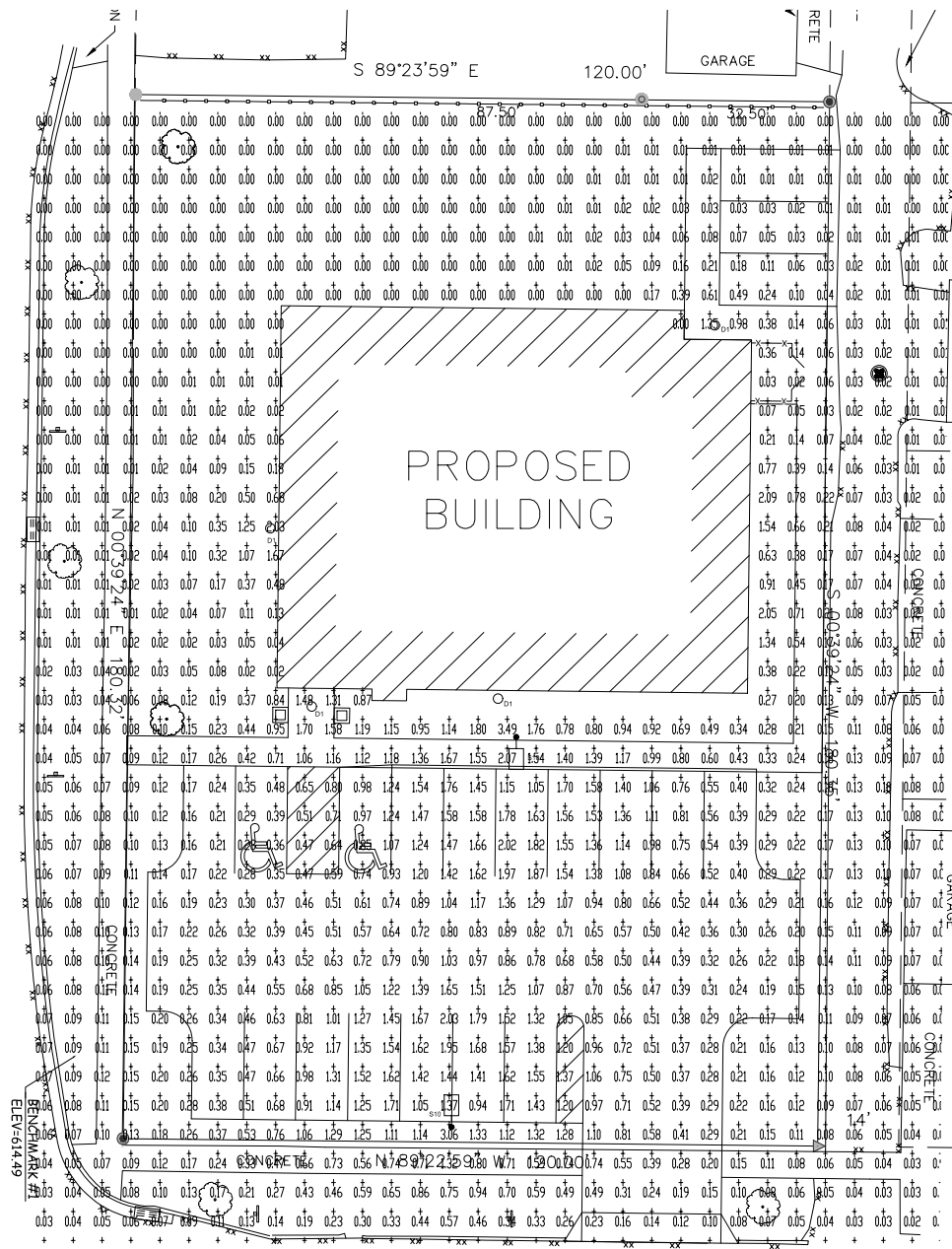
AREA SUMMARY SCHEDULE					
AREA NAME	1/0	DIMENSIONS	LBS / (ASRS)	WATTS / SQ FT	QTY
site	BUT	342.50x384.40ft	31 (6) 5103 (2)	0.00	1

PRELIMINARY
NOT FOR CONSTRUCTION



ELECTRICAL SHEET INDEX		19-038
ES1	ELECTRICAL - SITE PLAN	
ES2	ELECTRICAL - SITE PLAN	
EX	ELECTRICAL -	
EX	ELECTRICAL -	
EX	ELECTRICAL -	

MIDWEST DESIGN SOLUTIONS, LLC
2676 Bay Settlement Rd
Green Bay, WI 54311
harland@mwdslsolutions.com
(920) 471-0805



LIGHT FIXTURE SCHEDULE									
FEATURE TO BE	FEATURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SYSTEM	FEATURE LAMP/RAIL				NOTES
					LAMP CATALOG #	LAMP TYPE	WATTS	QTY	
01	4" RECTOR LAMP LED PRECISION DOWNLIGHT, ADD: SPECULAR REFLECTOR, WHITE TRIM	WATCO LIGHTING	WFL 100T, 400-400-400-400	100/277		LED	14	1	
019	DECORATIVE POLE TOP LED LIGHT TYPE 3 OPTICAL, BRONZ	ALUMINUM INDUSTRIES	ALUMINUM INDUSTRIES	100/277		LED	75	2.0	
GENERAL NOTES:									
1. SOME FIXTURES SHALL BE PROVIDED WITH EMERGENCY BATTERY BALLASTS WITH MINIMUM 90 MINUTE OUTPUT. (SEE DRAWINGS FOR FIXTURES AND LOCATIONS AND SPECIFICATIONS FOR BALLAST INFORMATION)									
2. PROVIDE 10' POLE FOR NOTED FIXTURE.									
3. NOTED FIXTURE SHALL BE PAINTED RED.									
4. ALL NOTED FIXTURES INSTALLED IN ANY APPLICATION SHALL HAVE THE SURROUNDING AREA BOWED OUT SUCH THAT THE FIXTURE DOES NOT COME IN CONTACT WITH THE FIXTURE. FURTHERMORE, BOWING OUT OF THE FIXTURE DOES NOT REDUCE OR COMPROMISE THE REQUIREMENT TO MAINTAIN THE BUILDING INSULATION SYSTEM AS CALLED OUT IN OTHER AREAS OF THE CONTRACT DOCUMENTS. WHERE NECESSARY, FIXTURES PENETRATING THE BUILDING ENVELOPE BETWEEN CONDITIONED AND NON-CONDITIONED SPACES, THE PENETRATION SHALL BE PROPERLY SEALED TO ELIMINATE AIR MOVEMENT FROM A CONDITIONED SPACE TO A NON-CONDITIONED SPACE.									

REVISIONS

NO.	DESCRIPTION

www.dcsunlimited.com

MAC Dental Center
DESIGN UNLIMITED



DRAWN BY
CHECKED BY
DATE
SCALE
AS NOTED
JOB NO.
SHEET

ES2

PRELIMINARY
NOT FOR CONSTRUCTION



MIDWEST DESIGN SOLUTIONS, LLC
2075 Bay Shoreway Rd.
Green Bay, WI 54311
NAB@MDSOLUTIONS.COM
(920) 471-2805

Attachment: Site Plan - PRELIMINARY - 14 May 2019 (8562 : Staff recommendation and possible action



May 20, 2019

RE: Proposed Project for MAC Dental, 233 S. Erie Street

Dear Property Owner:

Thank you all for your feedback.

Recently we sent a letter to all of you inviting you to provide feedback regarding our upcoming building enhancement project to our clinic located near you.

Your comments and suggestions were invaluable to our process of maintaining our community-based presence in the area.

We have incorporated suggested changes to our approach. A few of the changes include:

- ❖ The entrance to the parking lot is moved away from the alley.
 - We immediately bought and deployed a "Slow - Children" stand up sign for the alley.
- ❖ The external lighting will be soft lighting and turned off after business hours.
- ❖ A more complete barrier at the north end of the building
- ❖ WE have changed our business hours so the latest time of closure will be 7pm.

We will continue to work hard at being good neighbors. The landscaping is going to be beautiful. Our commitment to helping this community continues. We have been in this area since 1999 and we look forward to another 20 years.

We look forward to seeing you in the neighborhood!

Sincerely,

MAC Dental

GREEN BAY
704 S. Webster Avenue #402
Green Bay, WI 54301
(920) 435-6894

DePERE
233 S. Erie Street
DePere, WI 54115
(920) 336-1952

WWW.MACDENTAL.COM

Kelly Barker

From: Robert Olmsted <robertolmsted232@gmail.com>
Sent: Thursday, May 23, 2019 2:53 PM
To: Peter Schleinz
Subject: Re: Mac Dental

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

Thank you for the clarification.

On Wed, May 22, 2019 at 4:43 PM Peter Schleinz <pschleinz@mail.de-pere.org> wrote:

Good evening, Mr. Olmstead:

-

I have received both of your emails. I am sorry that I misunderstood that a response to the first email was being requested.

-

I cannot respond to the accuracy comments that may have been made by MAC Dental as the project has not gone before our Plan Commission or Common Council yet for a recommendation. Please note that both of your email comments will be included as attachments to the report that goes to the Plan Commission and Common Council.

-

Let me know if you have any other questions. Many thanks!

-

Peter Schleinz

Senior Planner | Zoning Administrator | [City of De Pere](#)

[335 S. Broadway | De Pere, WI 54115](#)

[Tel: \(920\) 339-4043 x 2 | Fax: \(920\) 330-9491](#)



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

-

Attachment: Neighbor Email - objection to expansion (8562 : Staff recommendation and possible action regarding a Site Plan for a new dental

-

From: Robert Olmsted [mailto:robertolmsted232@gmail.com]
Sent: Wednesday, May 22, 2019 3:13 PM
To: Peter Schleinz
Subject: Re: Mac Dental

-

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

Now I Have Received A Notice From Mac Dental Acting As If It Is A Done Deal The Opinion Is The same No We Don't Want The Expansion Thank You I Have Not Heard Back From You So I Hope You Are Getting These E Mails

-

On Tue, May 21, 2019 at 1:58 PM Robert Olmsted <robertolmsted232@gmail.com> wrote:

Hello From Robert Olmsted I As I Told My Alderman Am Not In Favor Of Rezoning For Mac Dental Expansion. We Have A Nice Quiet Neighborhood And Want To Keep It That Way. Also A lot Of Children Around And Don't Need The Extra Traffic. I Have Been In Touch With Area Residents And They Feel The Same Way Please Vote Accordingly Thank You.

Attachment: Neighbor Email - objection to expansion (8562 : Staff recommendation and possible action regarding a Site Plan for a new dental



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

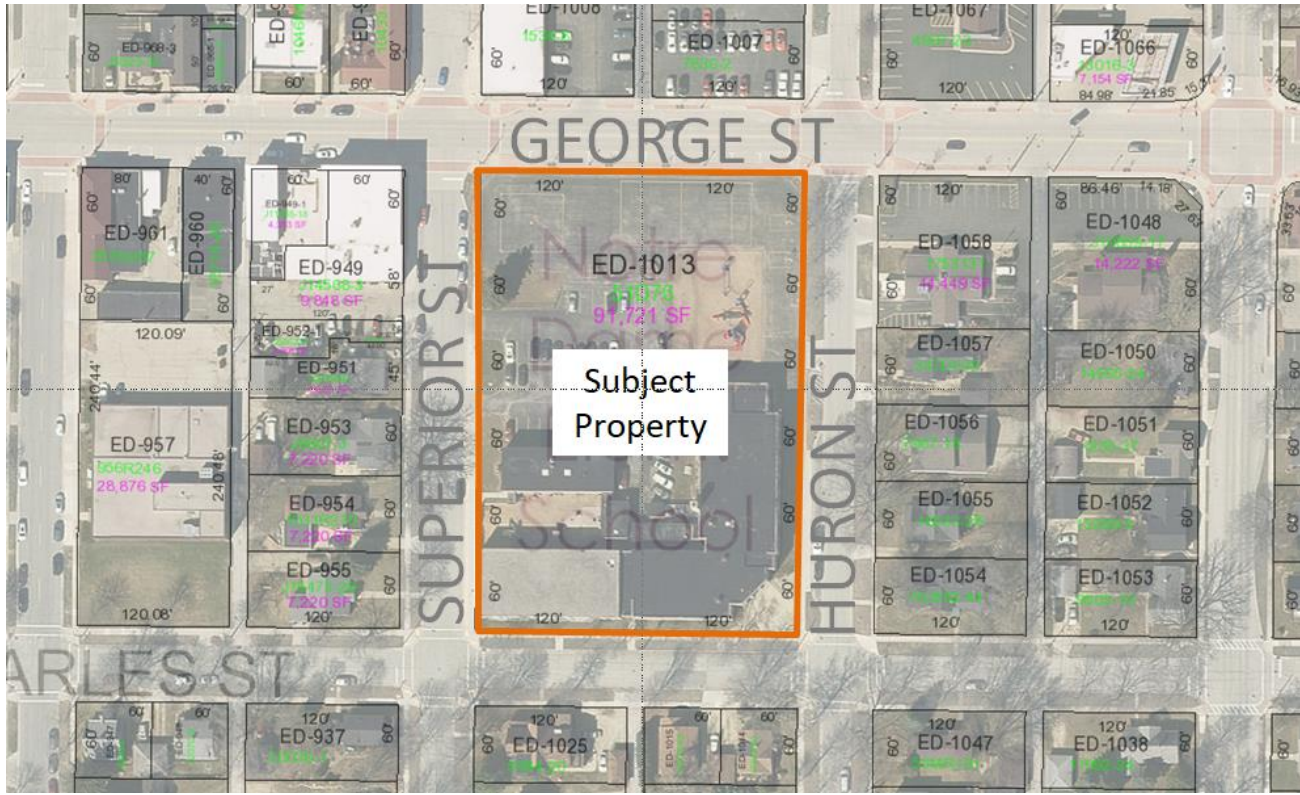
SUBJECT: Staff recommendation and possible action regarding a Precise Implementation Plan (PIP) for proposed Notre Dame School at 100 S Huron Street (Parcel ED-1013). *

ATTACHMENTS:

- Report to Plan Commission - PIP 100 S. Huron Notre Dame (PDF)
- 2019-0708_NDDP Precise Implementation Plan Submittal_rev (PDF)
- NDDP PIP SUBMITTAL Narrative Only for PC (PDF)

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

SITE MAP



- REQUESTED ACTION:** Precise Implementation Plan (PIP)
Required follow up to General Plan and Rezoning approvals granted on July 16, 2019.
- COMMON DESCRIPTION:** 100 S. Huron Street. The city block bordered by Charles Street, Superior Street, George Street and Huron Street.
- PARCEL NUMBER:** ED-1013
- EXISTING ZONING:** R-2 Single and Two-Family Residential with Planned Development Overlay
- PROPOSED ZONING:** None – PDD Rezoning approved by Council on July 16, 2019
- SURROUNDING LAND USES:** North (across George) B-1 & B-3 (Auto Display/Sales)
East (across Huron) – B-1 and R-2 (Business & Single Family homes)
South (across Charles) – R-2 (Single Family homes)
West (Across Superior) – B-1 & R-2 (Business & Single Family homes)
- COMPREHENSIVE PLAN:** Institutional/Governmental Facilities

APPLICANT / OWNER:

Groth Design Group
 Peter Schneider
 700 W. Virginia Street – Ste B105
 Milwaukee, WI 53204

Parcel ED-1013 Owner:
 Notre Dame of De Pere
 Marv Wall
 100 S Huron Street
 De Pere, WI 54115

SITE HISTORY:

Notre Dame Elementary School currently operates on the subject property (sometimes referred to as the St. Mary Catholic School). The building was constructed in 1952 with an addition in 1960. The 2017 intensive survey reviewed this property, which currently does not have local, state or national designation as a historic building.

The full city block sized site includes frontage on George St. Superior St., Huron St. and Charles St.

St. Francis Xavier Parish and St. Mary Catholic Church support the Notre Dame School of De Pere. The two parishes conducted a study of the facilities five years ago that identified that both buildings were in need of significant maintenance and repair.

On May 14, 2019, The Mulva family announced plans to help fund the redevelopment of the two schools into one school on the project site. The substantial \$27 million gift is intended to be used to construct the new school and a new parish center for St. Francis Church.

On May 28, 2019, the Plan Commission approved the school project in concept as part of a Pre Application Planned Development District review. At that meeting, the Commission raised concerns about traffic impacts during school drop-off and pick-up.

On July 16, 2019, the Common Council conducted a public hearing, reviewed the June 24 Plan Commission recommendation and approved an ordinance for the Rezoning and General Plan approval for the project.

STAFF REVIEW:

This submittal is the required final zoning review for the Planned Development District overlay for this property. The PIP functions as a site plan for Planned Development properties. Municipal Code Chapter 14, Article XI provides specific regulations for Planned Development Districts but other sections of the Zoning Code are also utilized when reviewing this application.

PIP REVIEW CONSIDERATIONS**SUMMARY**

The applicant requests a very condensed review schedule in order to facilitate a tight construction window so that the new school will be available for use for the 2020-21 school year. The timing of this project is also linked to the timing of the proposed Mulva Cultural Center. The planning review schedule, summarized below, is not ideal for projects of this size and scope.

Proposed Project Schedule

1. Plan Commission Pre Application Review - approved May 28, 2019.
2. Plan Commission Rezoning & General Plan Review –approved June 24.
3. Neighborhood Open House – occurred July 9.
4. Precise Implementation Plan (PIP) Submittal – submitted July 8.
5. Common Council Public Hearing and Ordinance Review for Rezoning and General Plan- approved July 16.
6. Plan Commission PIP Review – scheduled July 22.
7. Common Council PIP Review – anticipated August 6.

Proposed PIP Site Plan

Many review criteria relevant to the PIP were reviewed as part of the Rezoning and General Plan Process. Because of that, this report is drafted as a supplement to the June 24 report, and focuses on project details and new information. Refer to previous staff reports for additional background.

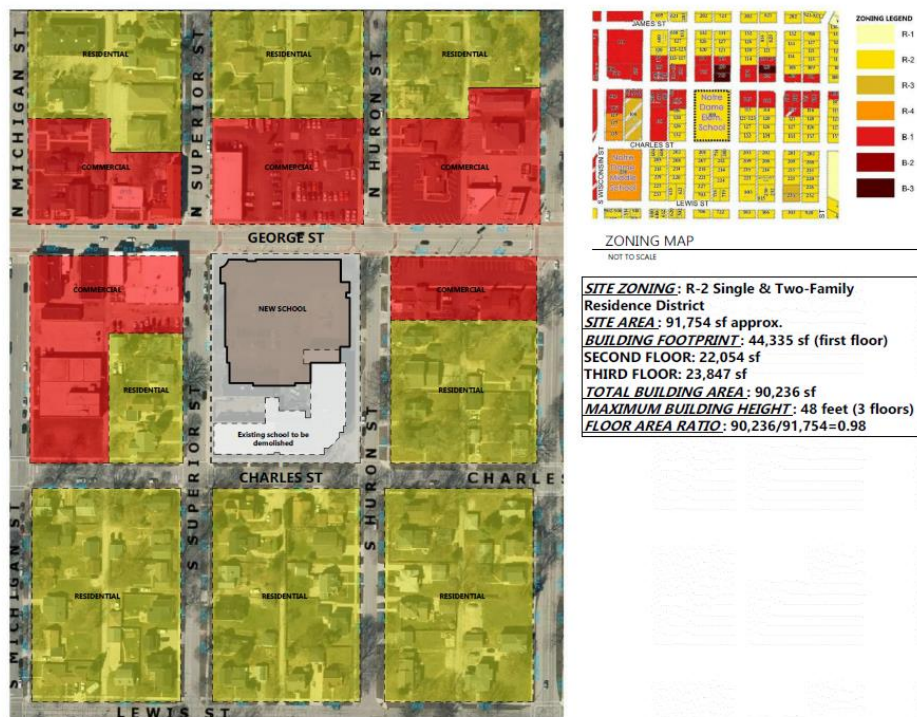
Rezoning & General Plan

The Common Council approved the Rezoning and General Plan on July 16, 2019 subject to the following conditions:

1. Maintain Huron Street as two-way traffic with newly constructed bus drop-off area as shown on the site plan. Permit drop-off and parking on the north side of Charles Street.
2. Convert Superior Street between George Street and Charles Street to one-way southbound traffic only. Construct a mid-block crossing with bump outs at the school entrance. School personnel will staff the mid-block crossing during morning and afternoon drop-off and pick-up.
3. Work with City to revise the design of Superior in order to facilitate one-way traffic, parking on both sides and sidewalk within the existing right of way. Design changes will likely include bump outs at Charles Street, striping and new east side curb and sidewalk.
4. Work with City staff to analyze the stop sign locations at Superior and Charles in order to determine if any changes are necessary in order to facilitate school drop-off and pick-up.
5. Required right of way improvements to be considered project costs and funded by applicant.
6. Submit a circulation plan to the City, no later than July 1, 2020, that includes information regarding:
 - Proposed school staffing in order to facilitate traffic during drop-off and pick-up times. (At a minimum, School staff is recommended to be located at midblock crossing on Superior).
 - Proposed bus routes and traffic patterns.
 - Recommended drop off zones (no parking) and recommended parking areas.
 - Recommended parking areas for visitors.
 - Proposed communication strategy in order to educate families.
 - Commitment to jointly address any future traffic problems with the City.
 - Any other information that may be relevant.
7. Consider working with neighboring businesses in order to permit shared parking during Notre Dame special events.
8. Compliance with all state and local codes and regulations, including the provisions of Chapter 14, De Pere Municipal Code.

There has not been enough time to update the site plan to reflect the Council approved conditions so they have been included in the staff comment/condition section of this report and are referenced in the recommendation.

1. Code Use and Bulk Requirements



Due to the nature of the project, and the property location at the border of a downtown corridor and residential area, the Common Council approved the following Zoning Code modifications as part of the Rezoning and General Plan review for this project:

- Front Setback (George Street) reduced from 50' to 5'
- Corner Side Setback (Huron & Superior) reduced from 35' to 15' on Superior and 10' on Huron.
- Building Height increased from 35' to 48' along George Street.
- Floor Area Ratio (F.A.R.) maximum increased from .5 to 1.0

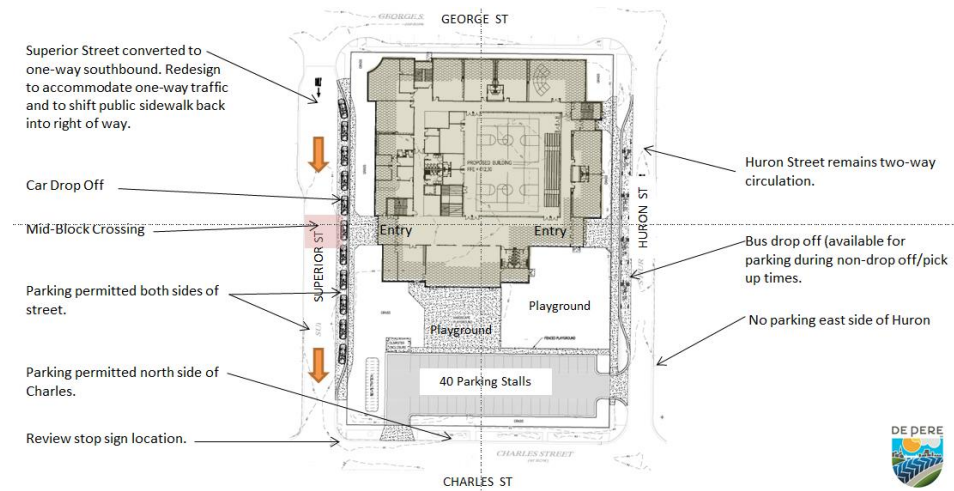
The project meets other Code use and bulk requirements:

Land Use: Elementary and Middle schools are a permitted land use in R-2
 Minimum Lot Size: 2 Acres for educational (2.1 acres on current property)
 Setbacks: (for education and cultural institutions):

Rear (Charles Street) – 75'
 Proposed 135'

2. Traffic, Parking and Loading

Traffic, particularly during peak drop-off and pick-up times, has been a continued topic of discussion between the Plan Commission, neighborhood, staff and applicant. On July 16, the Common Council approved the rezoning and general plan with several conditions related to traffic, as detailed earlier in this report.



Staff will continue to work with the applicant in order to meet the conditions. Additionally, the City will continue to partner with Notre Dame in order to evaluate conditions when the school is in operation and jointly address any issues that may arise.

The Zoning Code requires one parking space for each employee and adequate visitor space to be determined by the Plan Commission. A maximum of 35 staff are projected for the school and the proposed parking lot includes 40 stalls (including two accessible stalls). The Plan Commission and Council did not require any additional off-site parking during the review of the Rezoning and General Plan, but did request that the applicant discuss possible shared parking solutions for special events with neighboring businesses.

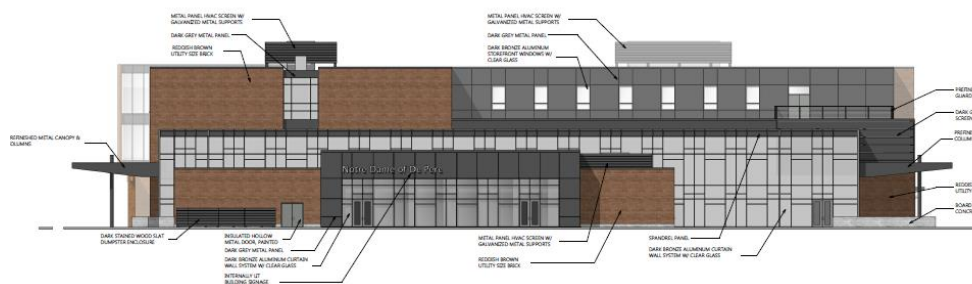
3. Architecture and Site Design Standards



The building massing fronts George Street utilizing a minimal setback to continue the street wall in Downtown De Pere. While taller than the neighboring buildings, the height aligns with the recommendations of the Cultural District Master Plan. The building also steps down in height from north to south, creating an appropriate transition into the surrounding residential neighborhood. The proposed building reflects a high quality design and identifies the building as an educational institution.

The proposed building reflects a modern design and will be constructed primarily of masonry and glass. Some metal is proposed as an accent material. Dark gray panels are utilized along entrances, to accent vertical separation areas. Metal panel with a weathered copper look is proposed at the northwest corner as a focal point feature.

Two canopies that extend from the building also proposed at the east and west entrances. The canopies are not shown on the site plan and are not dimensioned, but appear to be located between 1.5' and 2.5' from the property line. The 17' tall canopies are not subject to building setbacks. They add architectural interest to the building and also provide a covered refuge area for the building entrances.

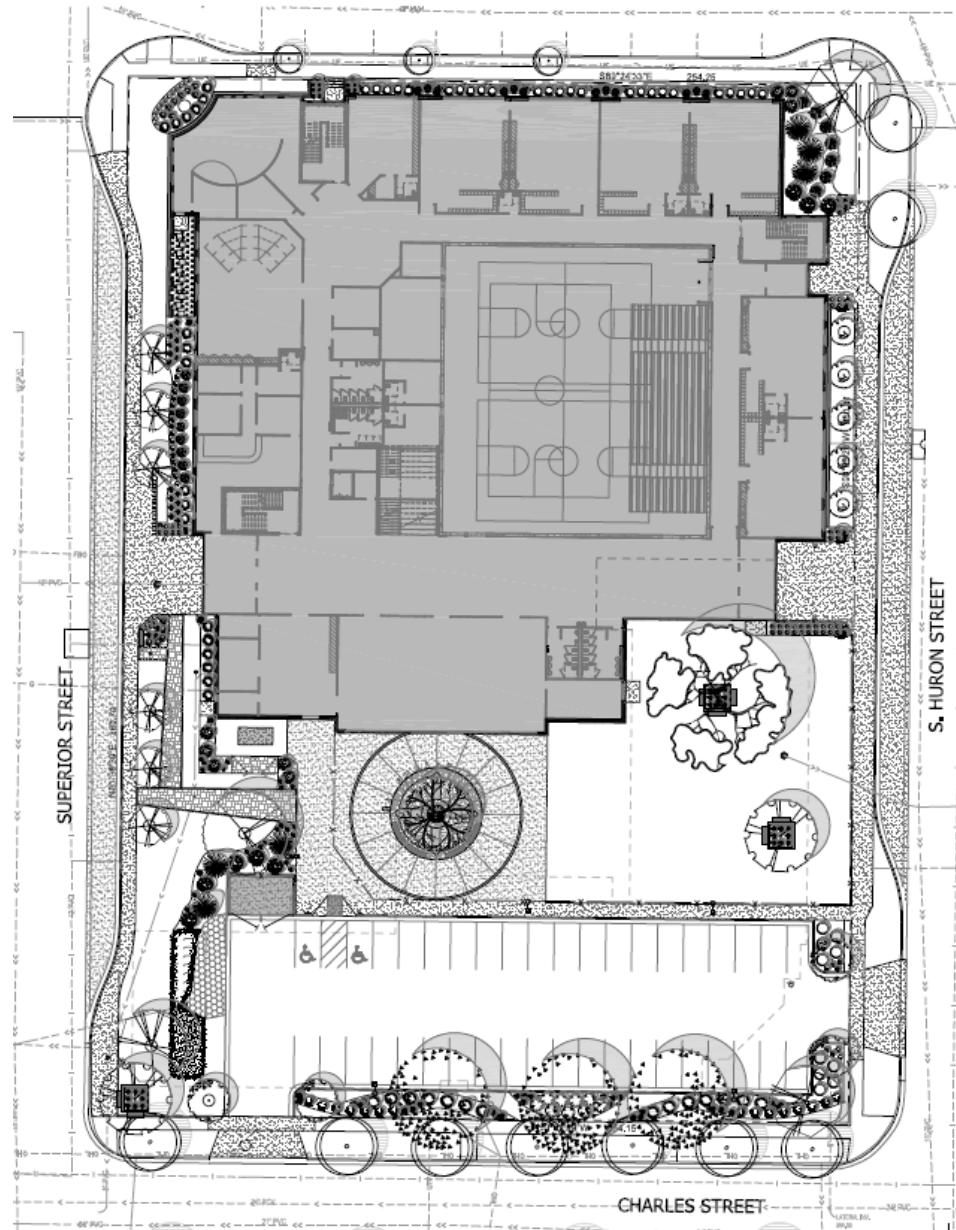


Mechanical units are located on the building roof and are appropriately screened using dark gray metal panel HVAC screen that will match the building color palette.



Landscape Plan

The site plan retains 27% of the property as greenspace/pervious. The proposed landscape plan provides adequate parking lot screening and foundation landscaping. Additional landscape features are also appropriately incorporated into the design to enhance entry ways and gathering areas.



Garbage Enclosure

A composite wood garbage enclosure is proposed at the northwest corner of the parking lot. The proposed screening material meets code and the area is also appropriately buffered with landscape material.

Exterior Lighting

Exterior lighting has been reviewed and approved by the Engineering Department.

4. Signage

The building elevations show wall signage on the south, east and west sides. Some signs are proposed to be internally lit. Wall signage is not permitted in the R2 Zoning District. Monument signs for schools are permitted per Code Section 98-13.



This property is in a unique location because it is surrounded by B-1 Zoning Districts at the north end. Wall signs are permitted in the B-1 District, but cannot be internally lit. The applicant should revise the signage proposal in order to meet code or seek a variance from the Plan Commission. Because sign regulations are in a different section of the Municipal Code, the PDD process cannot provide a modification to sign code requirements.

5. Pedestrian/Bicycle Circulation

Perimeter pedestrian access is provided via the public sidewalk system on George, Huron, Superior and Charles Street. The sidewalk connects to school

entrance points and to the parking lot off of Huron Street. Larger paved areas are shown in front of the school entrances. Bicycle racks have been added to the plans and are proposed in appropriate locations.

The applicant might consider connecting the parking lot sidewalk to the Superior Street sidewalk in order to loop the circulation pattern.

The site plan shows the Superior Street public sidewalk on private property in order to accommodate the car drop off area. Per the Council approved conditions of the rezoning and general plan, we will work with the applicant to realign the street in order to accommodate one-way traffic and also maintain the public sidewalk in the right of way.

6. Construction Time Schedule

The project proposes to begin construction in the fall of 2019 and be open to students for the 2020-2021 school year.

STAFF COMMENTS:

The following staff comments are conditions that need to be acknowledged or addressed via resubmittals, prior to final approval of the PIP.

Engineering:

1. A storm water maintenance agreement will be required for storm water improvements. The City will provide a draft of the agreement to be completed and recorded prior to occupancy.
2. Stockpile locations will need to be called out and erosion control provided at these locations. Inlet protection Type D is required at all inlets. Call out inlet protection type D on plans. (Sheet C1-10).
3. All improvements in the Public ROW are to be approved by the BOPW. Costs of said improvements are to be borne by the Developer. The City would need to enter into an agreement for said improvements with the developer.
4. Existing and proposed utilities will need to be shown on the plan. Removals should be called out clearly.
5. Any work in the right-of-way will require an excavation permit and inspection by City personnel. Inspection will require a minimum 48 hour notice. Any new laterals or reestablished laterals shall be inspected by City staff for inclusion on City Lateral Card.
6. Driveway curb cuts shall be made via profile saw cut. Breaking or removal of curb head for new driveways is not permitted. Dimensions of driveways shall be clearly indicated as well as distance from nearby intersections. Existing driveways will need to have curb opening removed and replaced and adjacent pavement replaced pursuant to city standards. Call out on plan. Comment 11 on sheet C2-10 should be updated.
7. TIA is currently being reviewed by Engineering staff. Comments on the TIA will be provided.
8. All onsite pavement marking shall be 4-inch minimum.
9. Any abandoned sanitary or storm laterals will need to be excavated and capped at the main and/or capped internally. Coordinate sanitary sewer abandonment with City Engineer. Abandoned water services will need to be disconnected at the corporation and closing the corporation at the main. If the main is PVC, remove the saddle and replace with a solid sleeve coupling. This will need to be coordinated with GBMSD. Update Sheet C2-10 comment 16 to reflect this comment.
10. If the required water meter is greater than one inch, notify Water Department at

920-339-4063 at least a month in advance so that a meter can be ordered.

11. If the water service is to be larger than 4-inches in diameter, additional testing will be required (e.g. pressure, safe sample). Call out on Sheet C3-20.
12. Storm sewer record drawings / as-built will need to be provided as well as an Engineer's certificate of final construction's compliance to the plans.
13. Street closures required for this work need to be approved by the Director of Public works with an approved traffic control plan. No closures of George Street travel lanes will be permitted.
14. This site will require 40% TSS removal for storm water. An incentive is available for achieving 80% TSS removal and 30% TP reduction. If this is achieved the annual storm water management fee will be reduced by half. Peak discharge shall meet or improve from the existing condition.
15. Please provide all information listed Site Plan Checklist.
16. Sheet C0-20: Sidewalk concrete pavement detail - the City only requires 4" concrete sidewalk in right-of-way. 8-inch concrete sidewalk is required at driveways. Concrete workers license provides specifications for reinforcements.
17. Sheet C0-22: Driveway sections require 8-inch concrete sidewalk.
18. Sheet C3-10: Comment 9 - curbing in the ROW will need to be 24-inch. Also need to show restoration of sanitary sewer lateral and water lateral abandonment and any other utility abandonment in the ROW.

Fire:

1. None at this time. Applicant encouraged to schedule meeting with fire representatives to review building plans details pertinent to fire operations.

Forestry:

1. Landscape plan gives great detail - planting details, plant material, etc. It also supplies good diversity in plant material and trees. DAM 7-16-19

Health:

None at this time.

Planning:

Council Approved Conditions (Rezoning/General Plan)

1. Maintain Huron Street as two-way traffic with newly constructed bus drop off area as shown on the site plan. Permit drop off and parking on the north side of Charles Street.
2. Convert Superior Street between George Street and Charles Street to one-way southbound traffic only. Construct a mid-block crossing with bump outs at the school entrance. School personnel will staff the mid-block crossing during morning and afternoon drop-off and pick-up.
3. Work with City to revise the design of Superior in order to facilitate one-way traffic, parking on both sides and sidewalk within the existing right of way. Design changes will likely include bump outs at Charles Street, striping and new east side curb and sidewalk.
4. Work with City staff to analyze the stop sign locations at Superior and Charles in order to determine if any changes are necessary in order to facilitate school drop off and pick up.
5. Required right of way improvements to be considered project costs and funded by applicant.
6. Submit a circulation plan to the City, no later than July 1, 2020, that includes information regarding:
 - o Proposed school staffing in order to facilitate traffic during pick up and drop off times (At a minimum, School staff is recommended to be located at midblock crossing on Superior).
 - o Proposed bus routes and traffic patterns.
 - o Recommended drop off zones (no parking) and recommended parking areas.

- Recommended parking areas for visitors.
 - Proposed communication strategy in order to educate families.
 - Commitment to jointly address any future traffic problems with the City.
 - Any other information that may be relevant.
7. Consider working with neighboring businesses in order to permit shared parking during Notre Dame special events.
 8. Compliance with all state and local codes and regulations, including the provisions of Chapter 14, De Pere Municipal Code.
 9. The building elevations show wall signage on the south, east and west sides. Wall signage is not permitted in the R2 Zoning District. Monument signs for schools are permitted per Code Section 98-13.
 10. Include canopies, canopy supports and dimension on the site plan and landscape plan.
 11. Consider connecting the parking lot sidewalk to the Superior Street sidewalk in order to loop the circulation pattern.

Building/Inspection:

None at this time.

REVIEW PROCESS:

Planned Development District Rezoning projects undergo a multiphase review process as follows. This project is currently in the Precise Implementation Plan (PIP) phase. The applicant has indicated a strong desire to secure planning approvals by early August 2019.

- Plan Commission Pre Application Review (*approved May 28*)
- Plan Commission Rezoning & General Plan Review * (*approved June 24*)
- Class II Public Hearing Notice (*July 2 and July 9*)
- Common Council Public Hearing and Ordinance Review (*approved July 16*)
- Plan Commission Precise Implementation Plan (PIP) Review * (*Scheduled July 22*)
- Common Council Precise Implementation Plan (PIP) Review (*Anticipated August 6*)

*Neighbor notification within 300' of project.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Precise Implementation Plan (PIP) for an educational institution at 100 S. Huron Street, submitted for Notre Dame School, with the following zoning modifications:

1. Front Setback (George Street) reduced from 50' to 5'.
2. Corner Side Setback (Huron & Superior) reduced from 35' to 15' on Superior and 10' on Huron.
3. Building Height increased from 35' to 48' along George Street.
4. Floor Area Ratio (F.A.R.) maximum increased from .5 to 1.0.,

subject to compliance with the conditions and comments from the 'staff comments' section of this report.

GENERAL DEVELOPMENT PLAN SUBMITTAL

INDEX OF DRAWINGS

- G001A SHEET TITLE, SHEET INDEX, SITE LOCATION & ZONING INFORMATION
- C0-10 SITE DATA
- C0-20 SITE DETAIL SHEET
- C0-21 SITE DETAIL SHEET
- C0-22 SITE DETAIL SHEET
- C1-10 EXISTING EROSION AND SEDIMENT CONTROL PLAN
- C1-20 PROPOSED EROSION AND SEDIMENT CONTROL PLAN
- C1-30 EROSION AND SEDIMENT CONTROL DETAILS
- C1-31 EROSION AND SEDIMENT CONTROL DETAILS
- C2-10 EXISTING SITE AND REMOVAL PLAN
- C3-10 PROPOSED SITE PLAN
- C3-20 SITE UTILITY PLAN
- C4-10 SITE GRADING PLAN
- EDA EXISTING DRAINAGE MAP
- PDA PROPOSED DRAINAGE MAP

- LSP1.1 PROPOSED OVERALL LANDSCAPE PLAN, AND GENERAL NOTES
- LSP1.2 PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
- LSP1.3 PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE
- LSP1.4 PROPOSED LANDSCAPE PLAN, PLANTING DETAILS
- A1001A FIRST FLOOR PLAN
- A1001B SECOND & THIRD FLOOR PLANS
- A1001C 3D VIEWS
- A1001D 3D VIEWS
- A1001E 3D VIEWS
- A2011A BUILDING ELEVATIONS
- A2021A BUILDING ELEVATIONS
- E2200 ELECTRICAL SITE LIGHTING PLAN



PROJECT TEAM	SEAL
ARCHITECT	GROTH Design Group 700 W Virginia Ave Milwaukee, WI 53024 www.gdg-architects.com PH (414) 810-7613
MEP:	ISG Architecture Engineering Environmental Planning 115-3 PINE ST GREEN BAY, WI 54301 PH (920) 434-2128
STRUCTURAL:	CORE4 ENGINEERING 12308 NORTH CORPORATE PKWY SUITE 300 MEQUON, WI 53092
LANDSCAPE:	InSite Landscape Design Inc. 11525 W NORTH AVENUE, SUITE 1B WAUWATOSA, WI 54301 PH (414) 476-1204
CONSTRUCTION MANAGER:	Miron Construction 1471 McMAHON DRIVE NEENAH, WI 54956 PH (920) 969-7000
OWNER:	Notre Dame Of De Pere 100 S HURON STREET DE PERE, WI 54115 PH (920) 337-1103

PROJECT

NOTRE DAME OF
DE PERE

100 S HURON
STREET
DE PERE, WI
54115

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

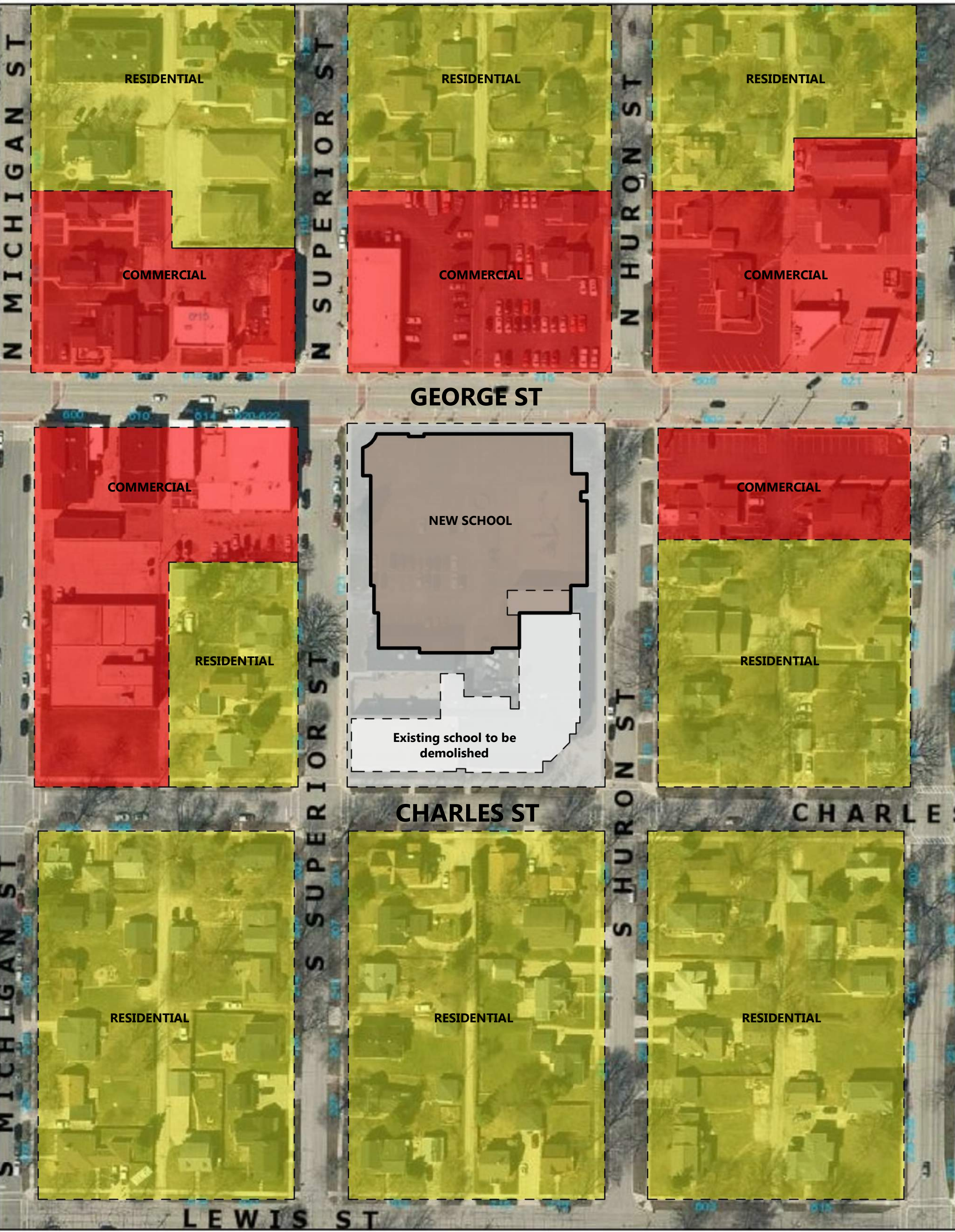
Date:
07.08.2019

Project No.
18.099.01

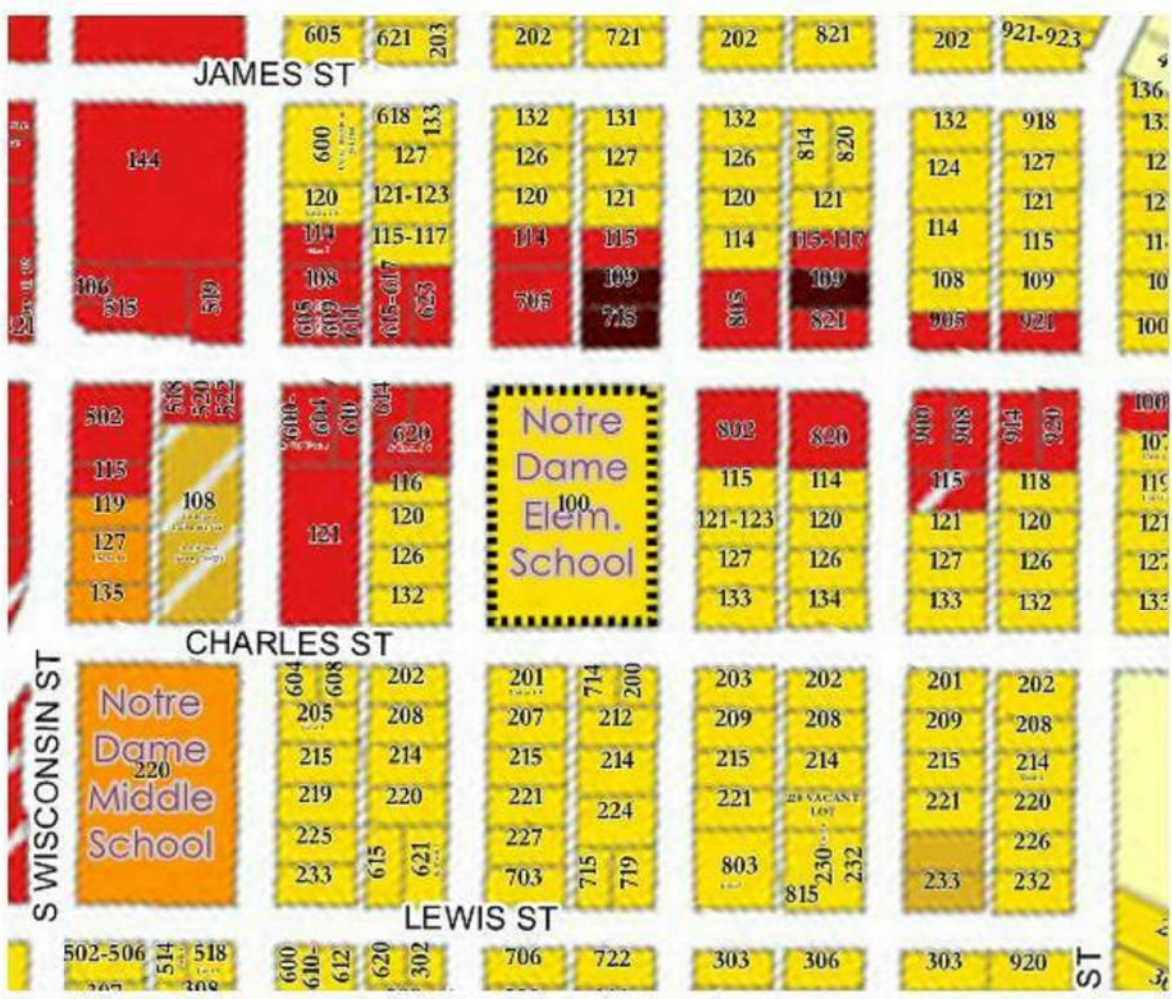
SHEET TITLE

TITLE SHEET, SHEET INDEX, LOCATION
MAP, ZONING INFORMATION

G001A



SITE LOCATION PLAN
NOT TO SCALE

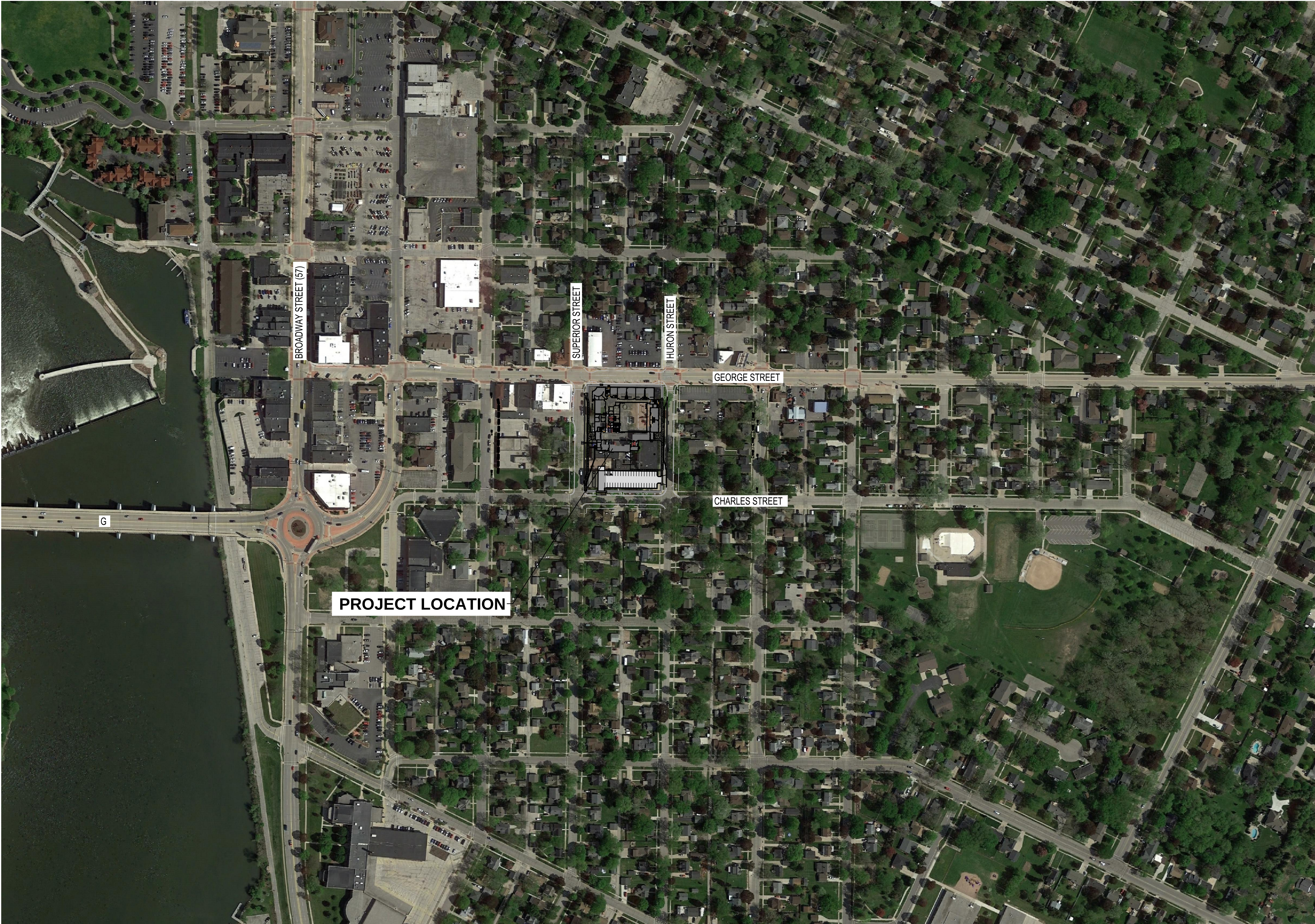


ZONING MAP
NOT TO SCALE

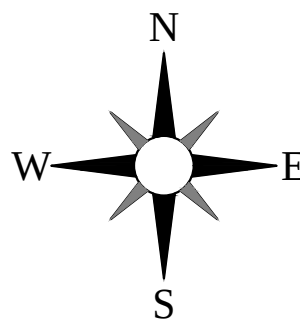
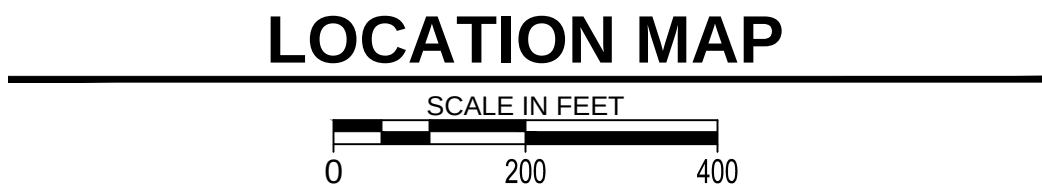
SITE ZONING: R-2 Single & Two-Family
Residence District
SITE AREA: 91,754 sf approx.
BUILDING FOOTPRINT: 44,335 sf (first floor)
SECOND FLOOR: 22,054 sf
THIRD FLOOR: 23,847 sf
TOTAL BUILDING AREA: 90,236 sf
MAXIMUM BUILDING HEIGHT: 48 feet (3 floors)
FLOOR AREA RATIO: 90,236/91,754=0.98

NOTRE DAME OF DE PERE

100 S HURON STREET
DE PERE, WI 54115



CITY OF
DE PERE, WISCONSIN



PROJECT
ADDRESS:

100 South Huron Street
De Pere, Wisconsin 54115

SITE SUMMARY

ZONING:	R2 - RESIDENTIAL, EDUCATIONAL & CULTURAL LAND USE
SITE/LOT AREA:	2.10 AC.
EXISTING IMPERVIOUS AREA:	1.07 AC.
EXISTING ROOF AREA:	.57 AC.
EXISTING PERVIOUS AREA:	.46 AC. (21.9%)
PROPOSED IMPERVIOUS AREA:	.52 AC.
PROPOSED ROOF AREA:	1.01 AC.
PROPOSED PERVIOUS AREA:	.57 AC. (27.1%)

SETBACK REQUIREMENTS

	PARKING LOT SCREENING	PARKING	BUILDING	PROPOSED
FRONT YARD	YES	5	50	5
INTERIOR SIDE YARD	YES	5	20	
CORNER SIDE YARD	YES	5	35	15 ON SUPERIOR AND 10 ON HURON
REAR YARD	YES	5	75	135

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "DIGGER'S HOTLINE" FOR UTILITY LOCATIONS, MINIMUM 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF DE PERE REQUIREMENTS, WISDOT STANDARD SPECIFICATIONS, 2019 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE BROWN COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MAY, 2019 BY ISG.

B.M. ELEVATION= 615.30

TOP NUT OF FIRE HYDRANT LOCATED
SOUTH AND EAST CORNER OF SUPERIOR STREET AND
CHARLES STREET

LEGEND

EXISTING

- CITY LIMITS
- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE
- CATCH BASIN
- HYDRANT
- VALVE



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

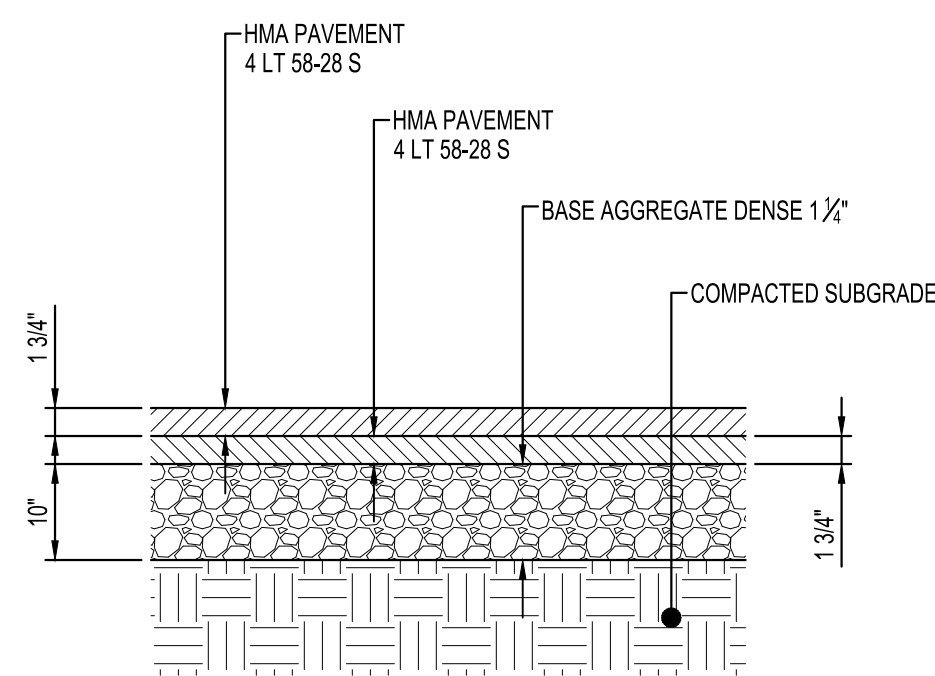
PROJECT INFO

Date
06.08.2019
Project No.
18.099.01

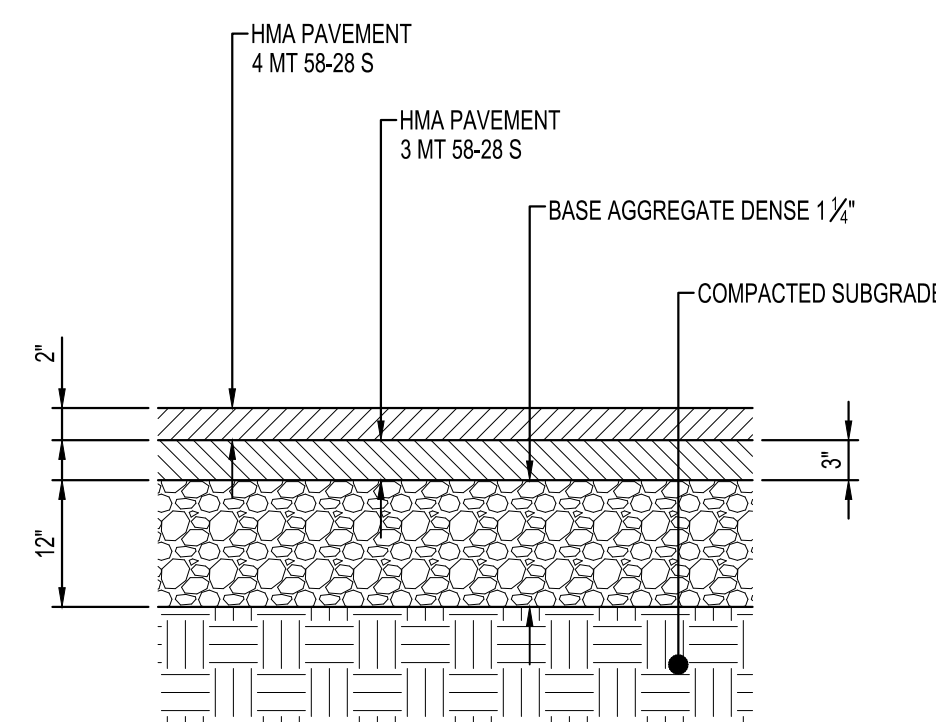
SHEET TITLE

SITE DATA

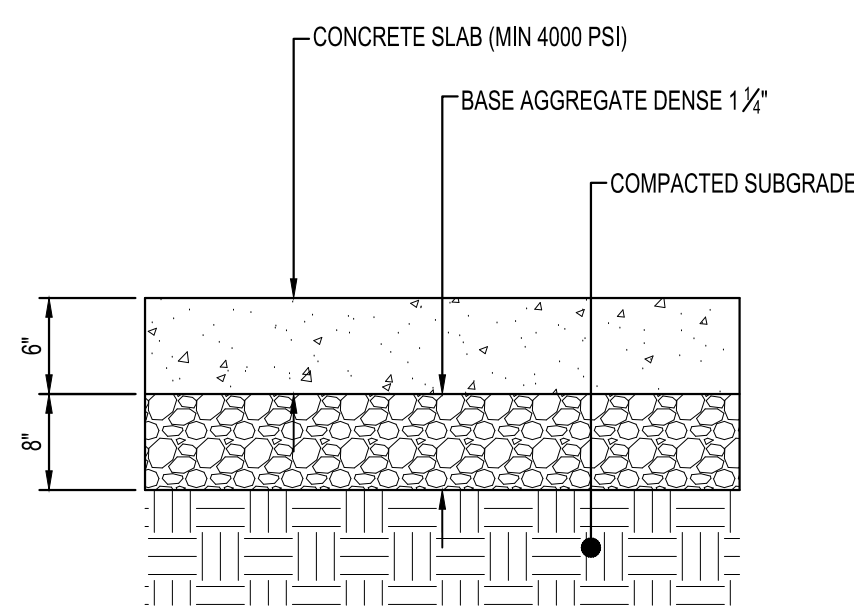
C0-10



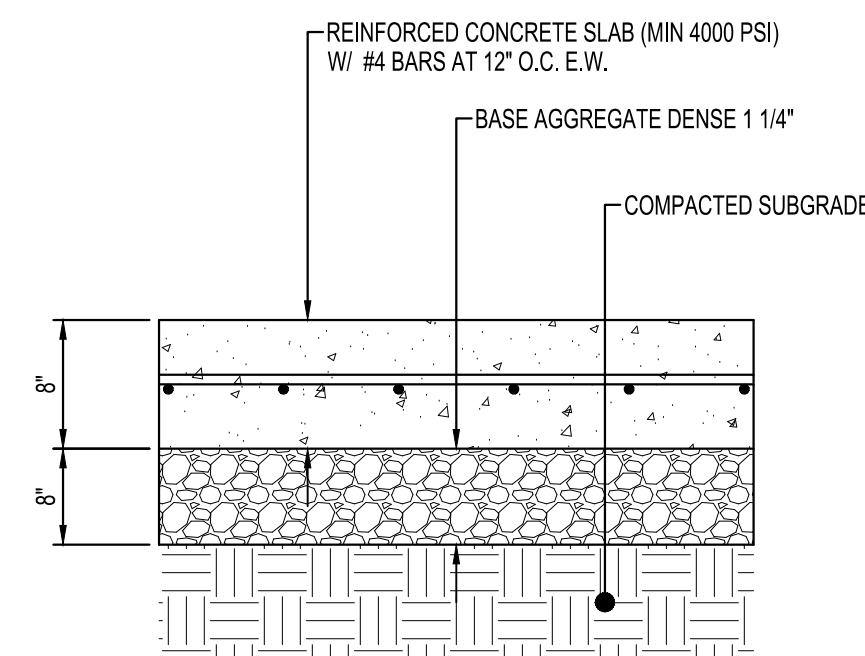
**STANDARD
ASPHALT PAVEMENT**
NTS ST110



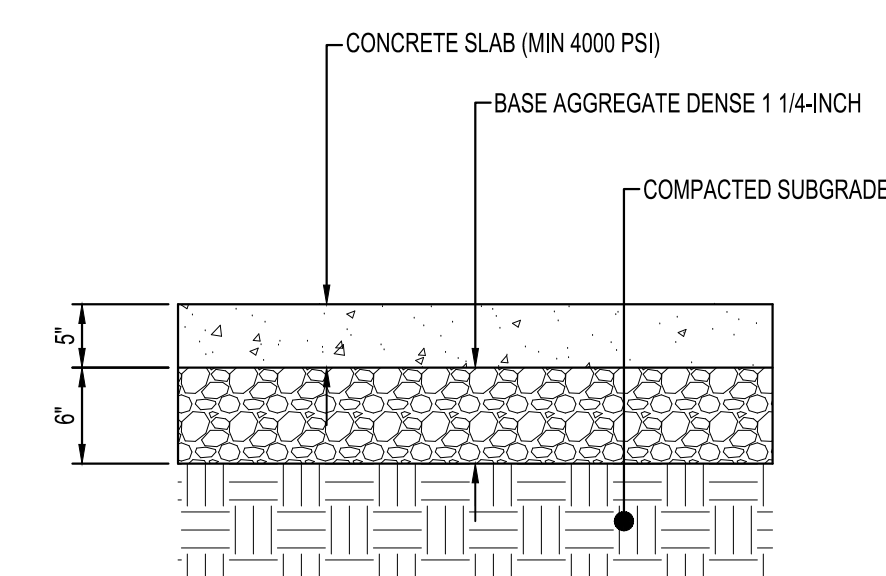
**HEAVY DUTY
ASPHALT PAVEMENT**
NTS



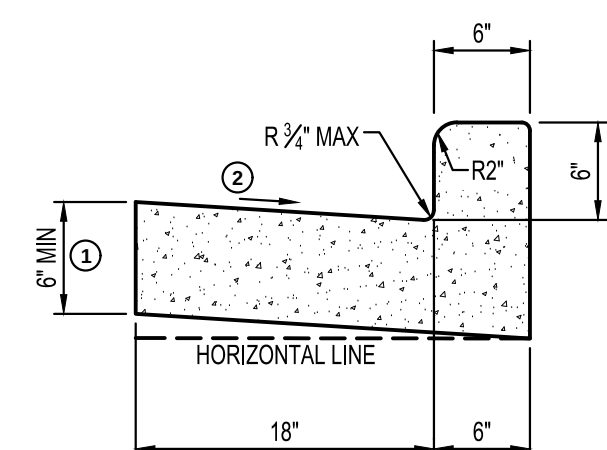
**STANDARD
CONCRETE PAVEMENT**
NTS



**HEAVY DUTY
CONCRETE PAVEMENT**
NTS



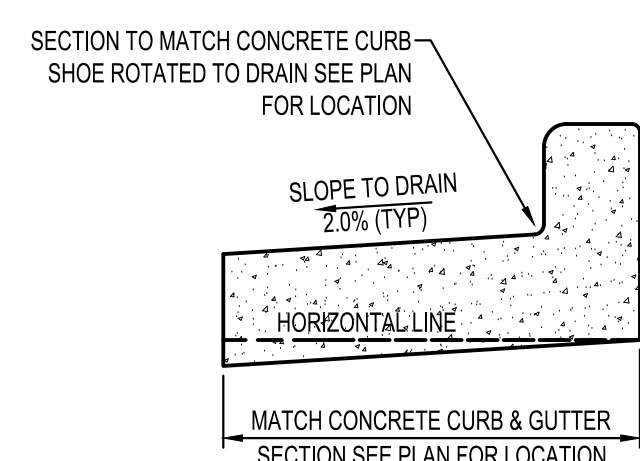
**SIDEWALK
CONCRETE PAVEMENT**
NTS



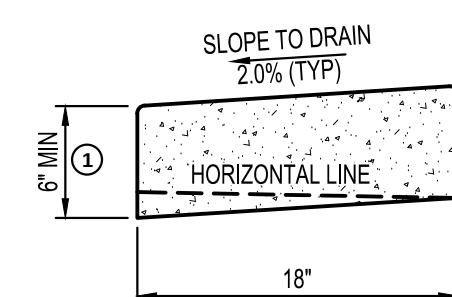
NOTES:

- ① THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ② USE 2% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.

**24" CONCRETE
CURB & GUTTER**
NTS ST206



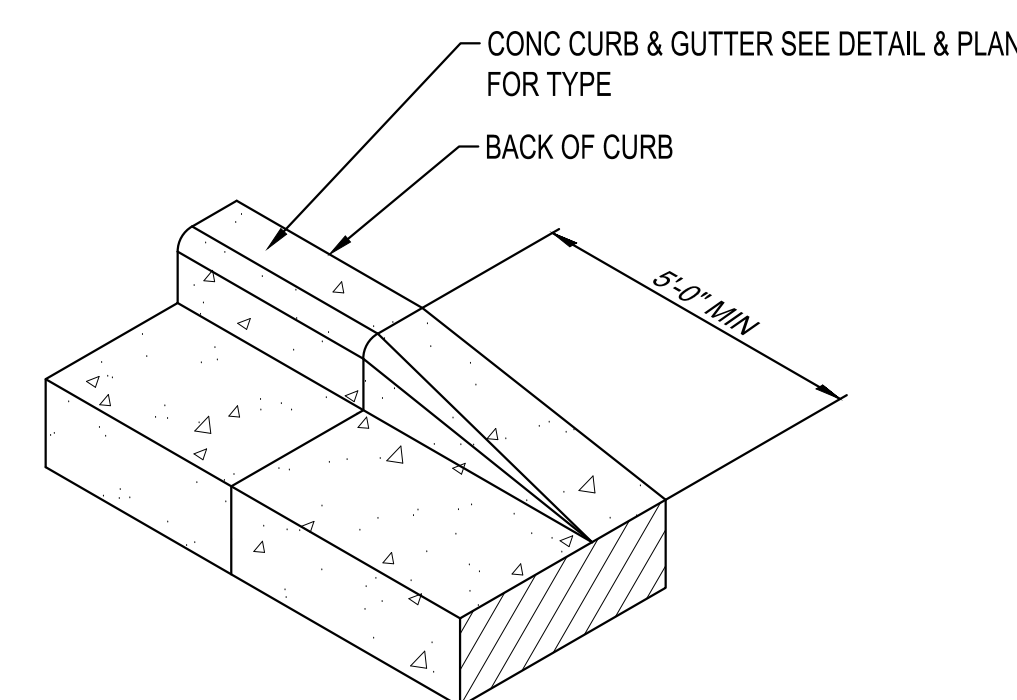
**REVERSE SLOPE
CONCRETE CURB & GUTTER**
NTS ST250



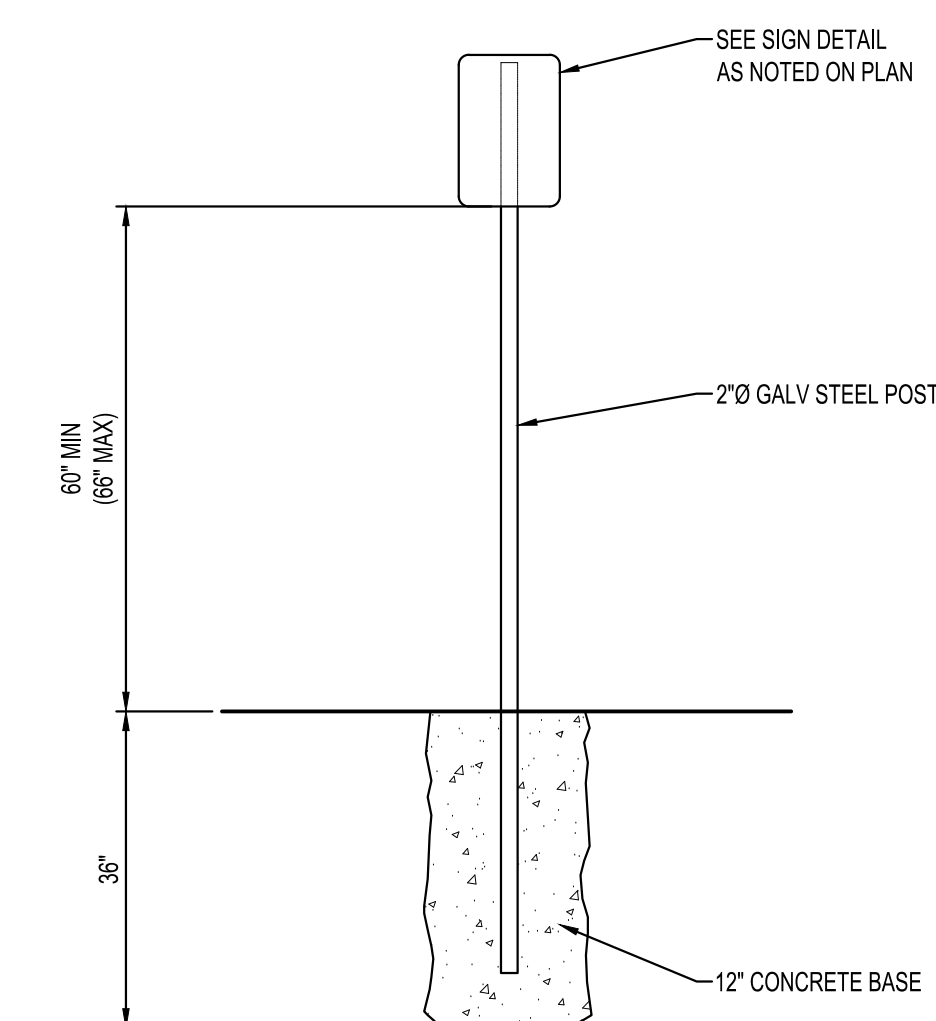
NOTES:

- ① THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

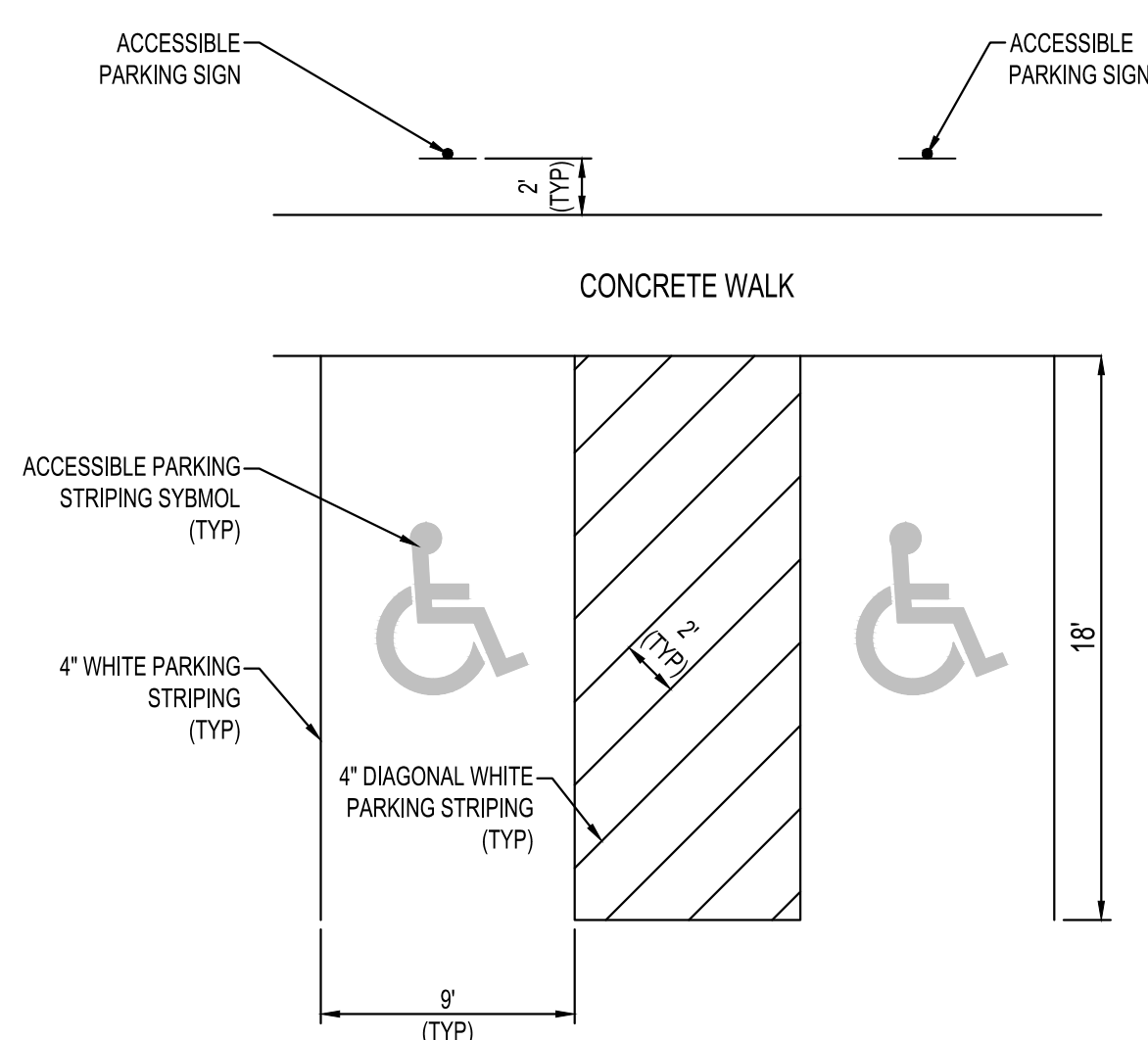
**CONCRETE CURB
TRANSITION TO GRADE**
NTS



CURB HEAD TRANSITION
NTS ST270

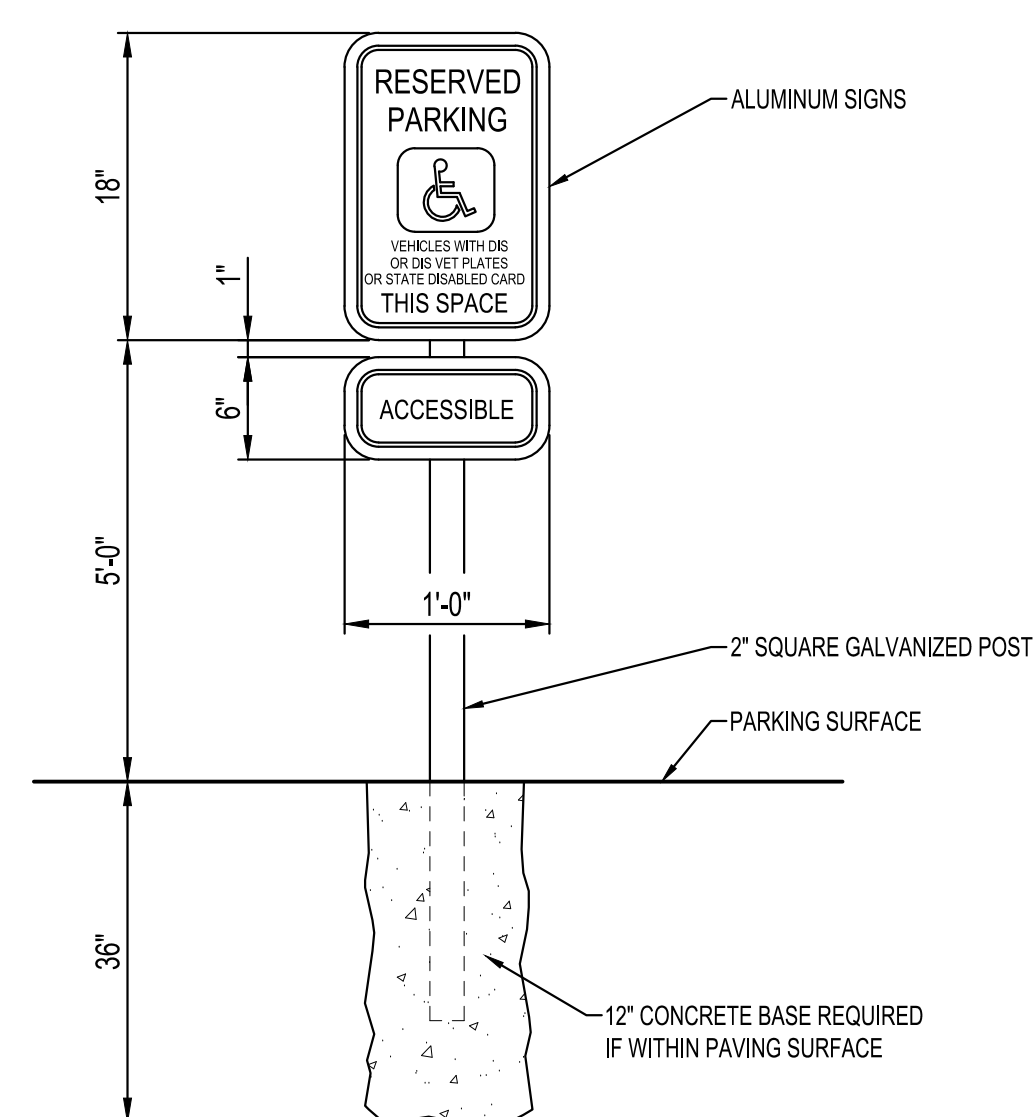


**TYPICAL
SIGN POST**
NTS PM200

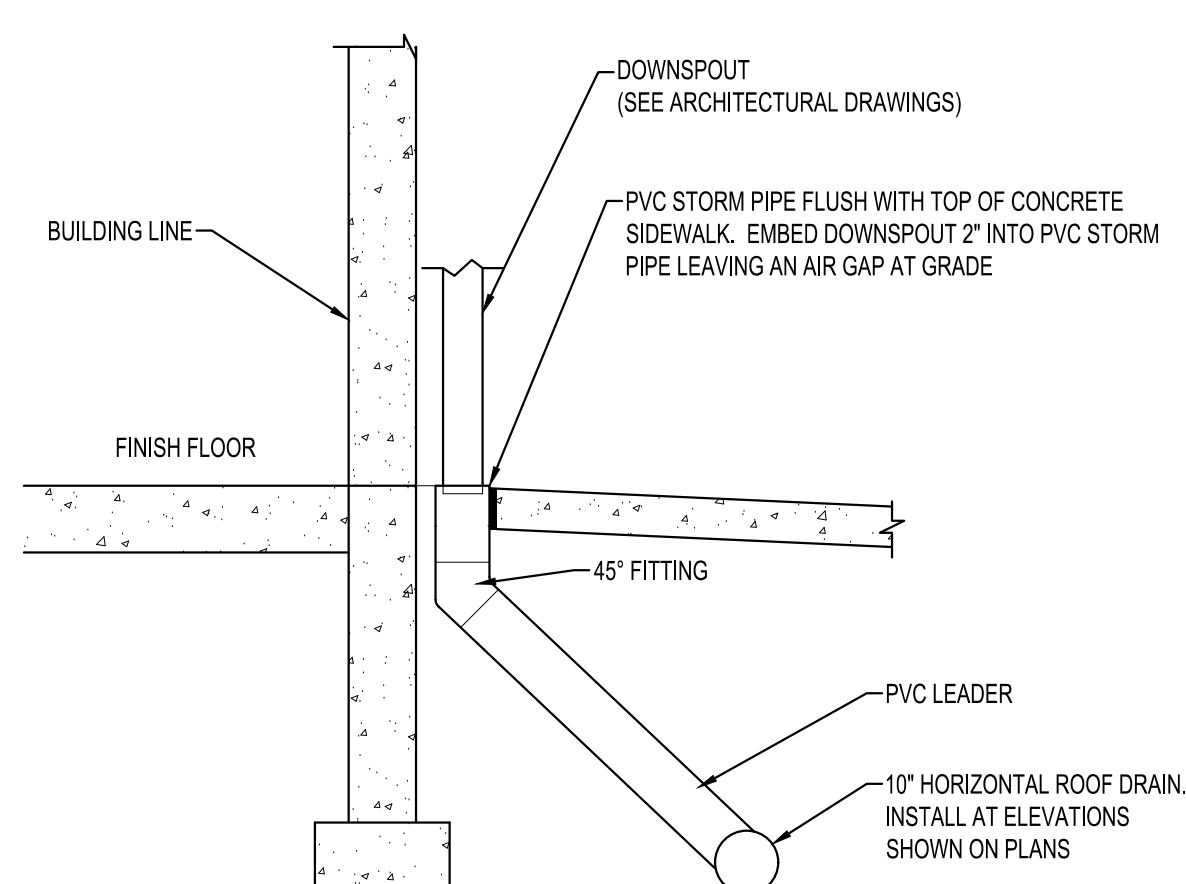


ACCESSIBLE PARKING AREA
NTS PM301

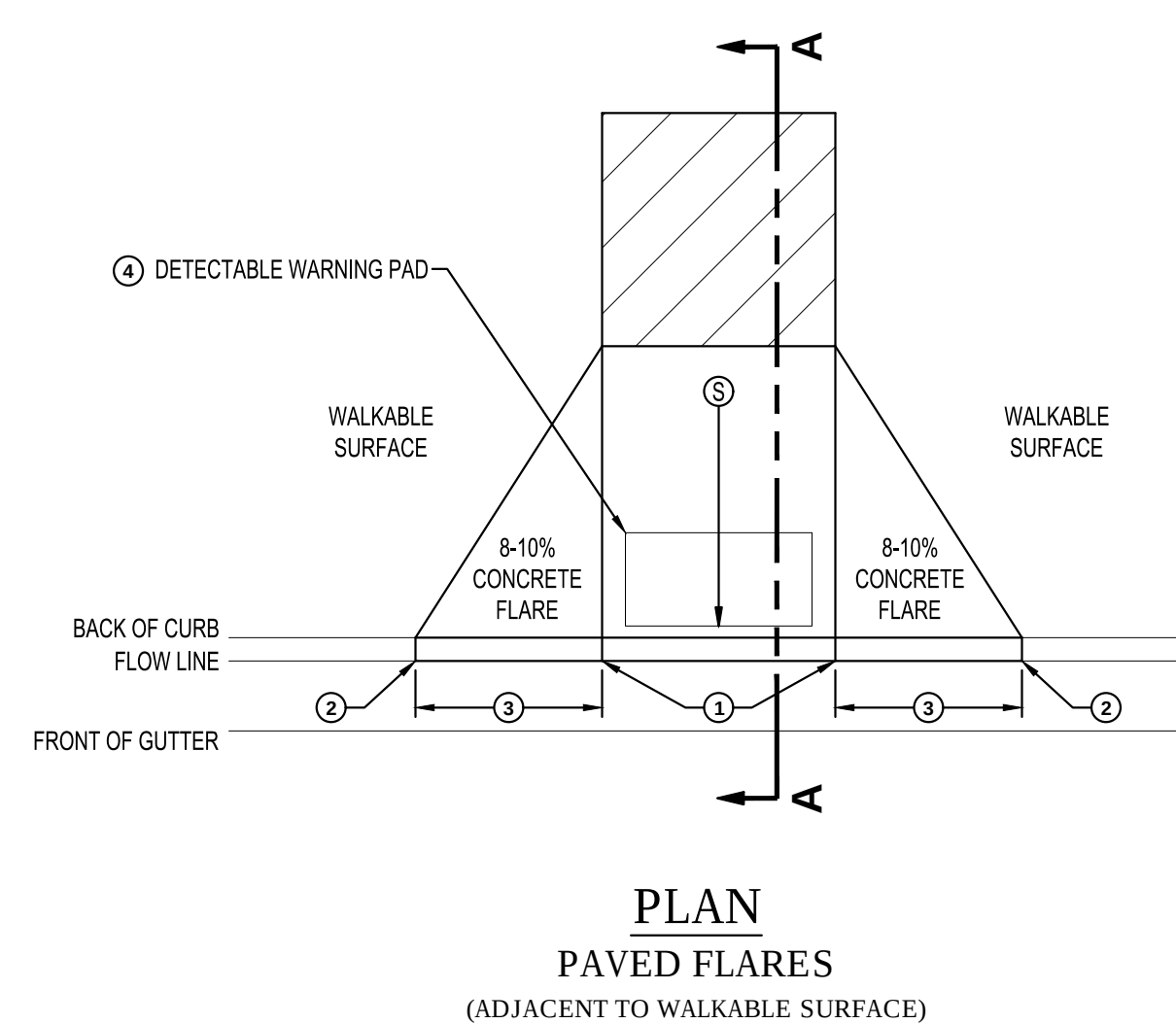
1. SIGN IS TYPE II - TYPE H REFLECTIVE - REFERENCE WIS DOT STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION LATEST EDITION.
2. COLOR:
 - BACKGROUND - SIGN IS WHITE TYPE REFLECTIVE; PARAPLEGIC BACKGROUND IS BLUE.
 - MESSAGE - LEGEND AND BORDER ARE GREEN; PARAPLEGIC SYMBOL IS WHITE.
3. MESSAGE SERIES - LINES 1 & 2 ARE SERIES B... LINES 3, 4, 5 ARE SERIES C.
4. CORNERS MAY BE SQUARE OR ROUNDED WHEN BASE MATERIAL IS PLYWOOD BUT BORDERS SHALL BE ROUNDED AS SHOWN. WHEN BASE MATERIAL IS METAL, THE CORNERS AND BORDERS SHALL BE ROUNDED.



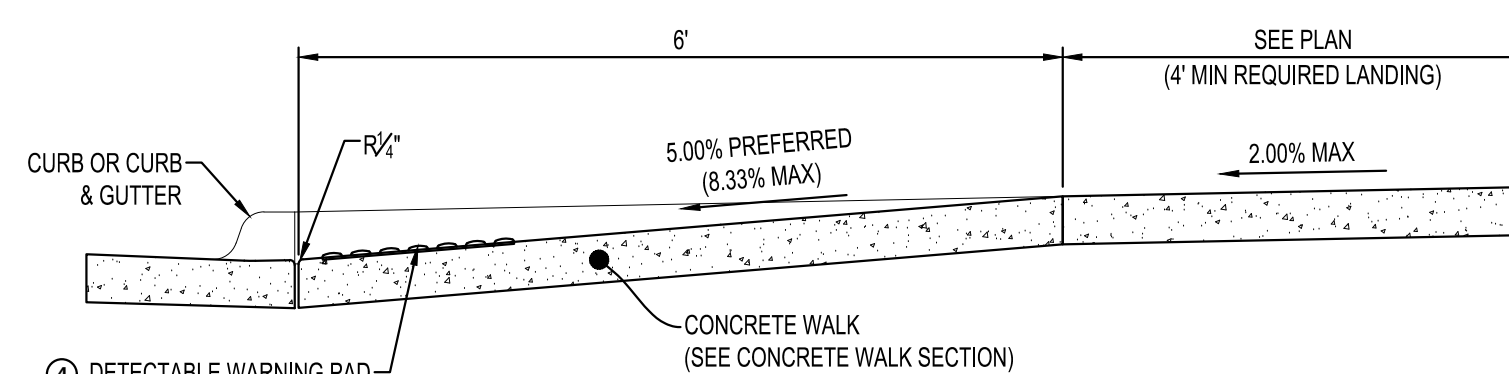
ACCESSIBLE SIGN POST
NTS PM200



VERTICAL RAIN LEADER
NTS SD400



**PLAN
PAVED FLARES**
(ADJACENT TO WALKABLE SURFACE)



SECTION A-A

LEGEND	
⑤	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3 % MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
⑥	LANDING AREA - 4' x 4' MIN. (5' x 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PEDESTRIAN ACCESS ROUTE.

NOTES:

- ① 0' CURB HEIGHT.
- ② FULL CURB HEIGHT.
- ③ 5' FOR 6" HIGH CURB.
- ④ IF DEPICTED ON THE PLANS, DETECTABLE WARNING PADS WILL BE INSTALLED IN ACCORDANCE WITH WISDOT STANDARDS.

**STANDARD
PERPENDICULAR CURB RAMP**
NTS ST500



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204

PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

**NOTRE DAME
OF DE PERE**

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date

06.08.2019

Project No.

18.099.01

SHEET TITLE

SITE DETAIL SHEET

C0-20

© Groth Design Group, Inc.

Packet Pg. 57



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

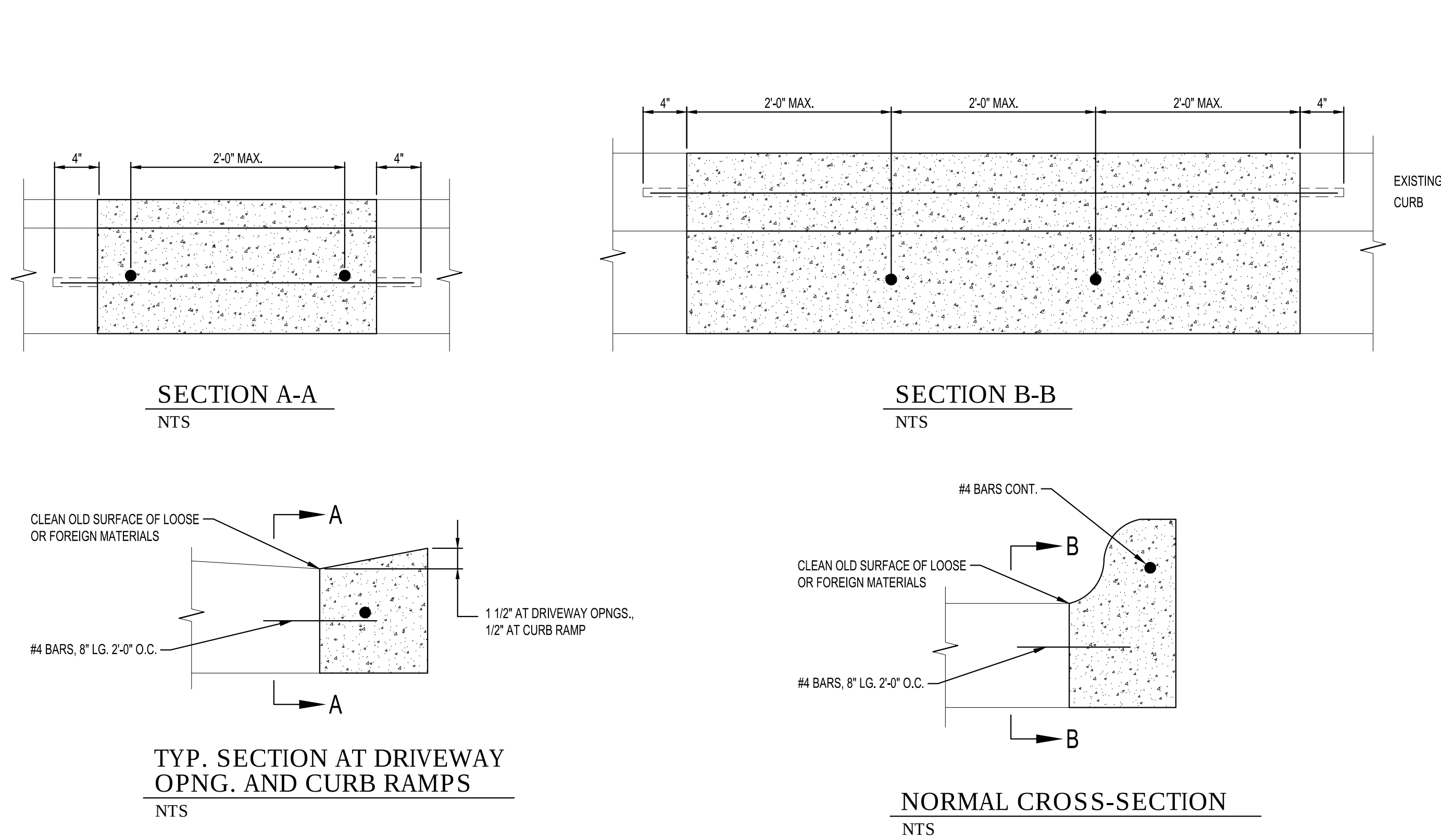
PROJECT INFO

Date
06.08.2019
Project No.
18.099.01

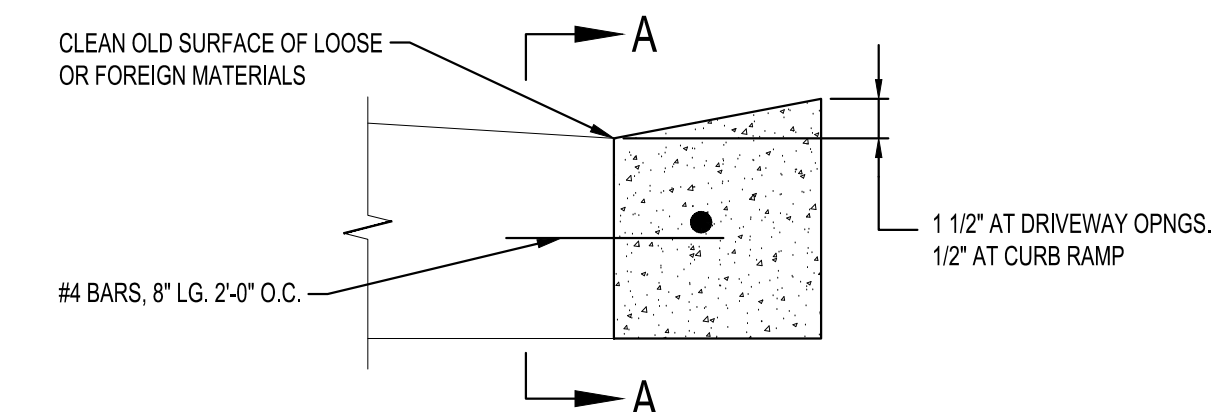
SHEET TITLE

SITE DETAIL SHEET

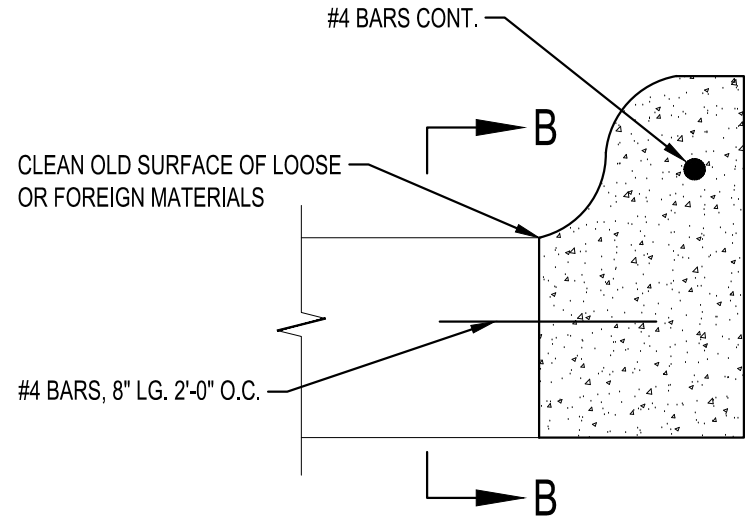
C0-22



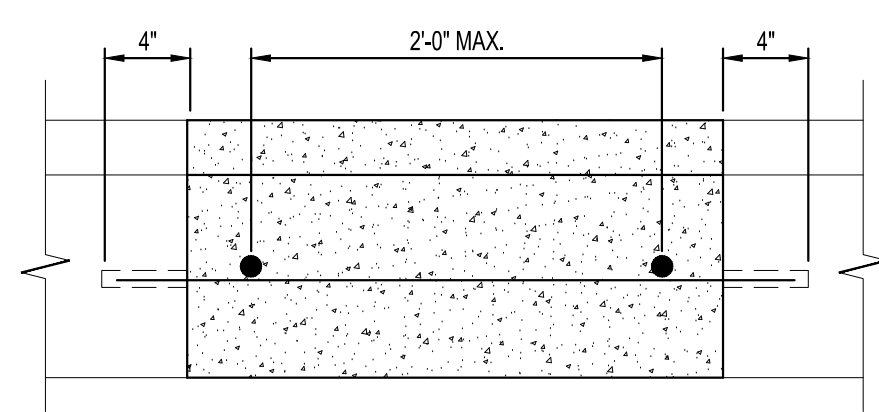
RECONSTRUCTION CURBING
NTS



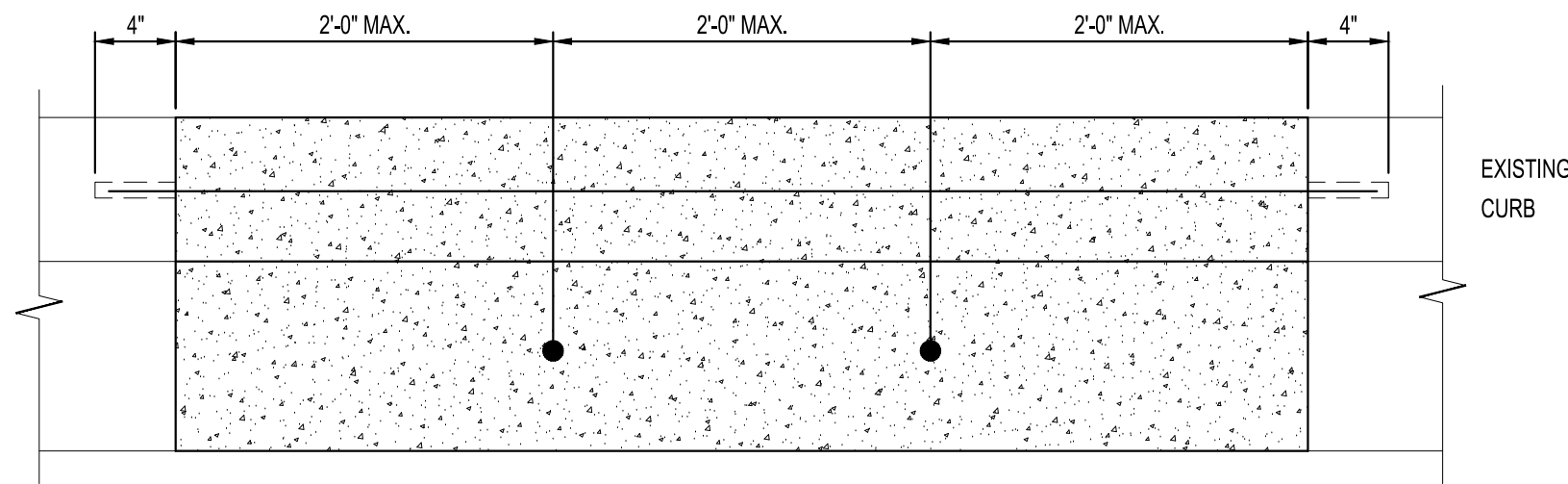
TYP. SECTION AT DRIVEWAY
OPNG. AND CURB RAMPS
NTS



NORMAL CROSS-SECTION
NTS



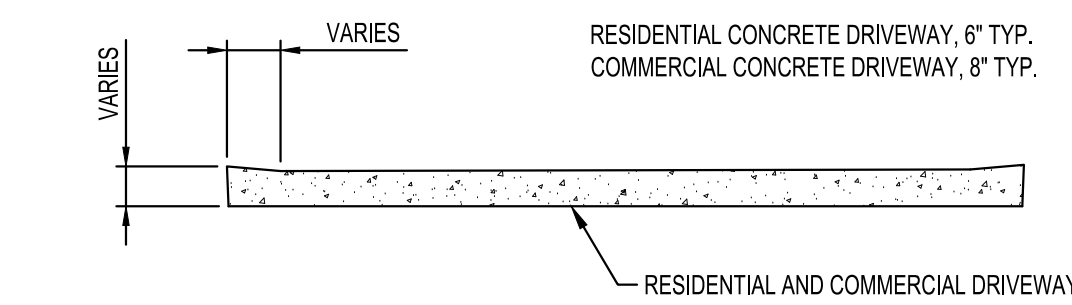
SECTION A-A
NTS



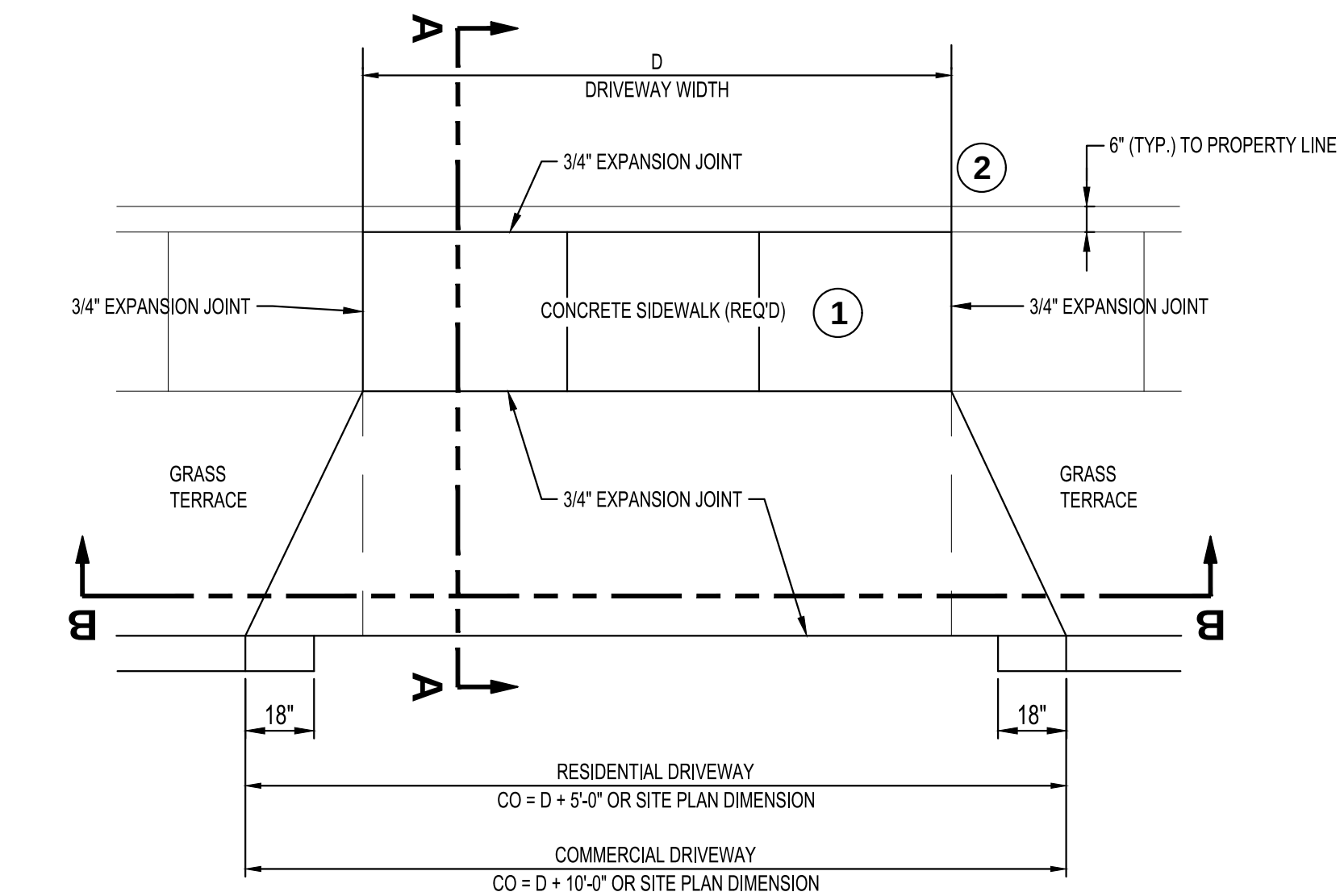
SECTION B-B
NTS

MAX D = 12'-0" SINGLE WIDTH RESIDENTIAL
MAX D = 20'-0" DOUBLE WIDTH RESIDENTIAL
MAX D = 15'-0" COMMERCIAL ONE-WAY
MAX D = 25'-0" COMMERCIAL TWO-WAY
MAX CO = 17'-0" SINGLE WIDTH RESIDENTIAL
MAX CO = 25'-0" DOUBLE WIDTH RESIDENTIAL
MAX CO = 25'-0" COMMERCIAL ONE-WAY OR
MAX CO = 35'-0" COMMERCIAL TWO-WAY OR
AS SHOWN ON APPROVED SITE PLAN
AS SHOWN ON APPROVED SITE PLAN

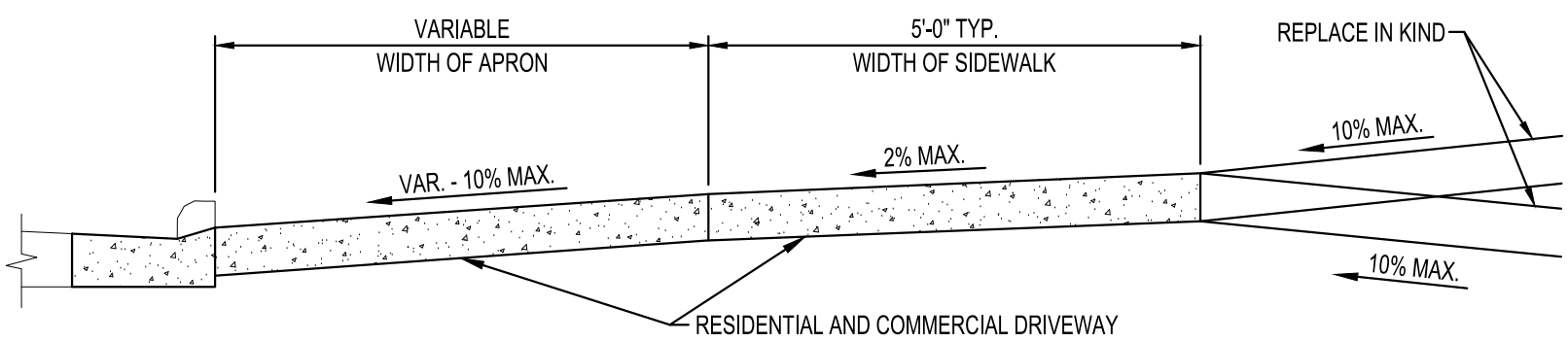
- NOTES:
- 1 ALL DRIVEWAYS REQUIRE A 5" CONCRETE SIDEWALK SECTION.
 - 2 ALL PARKING LOT CURBS MUST BE TAPERED TO MEET THE BACK OF THE SIDEWALK.



SECTION B-B
NTS

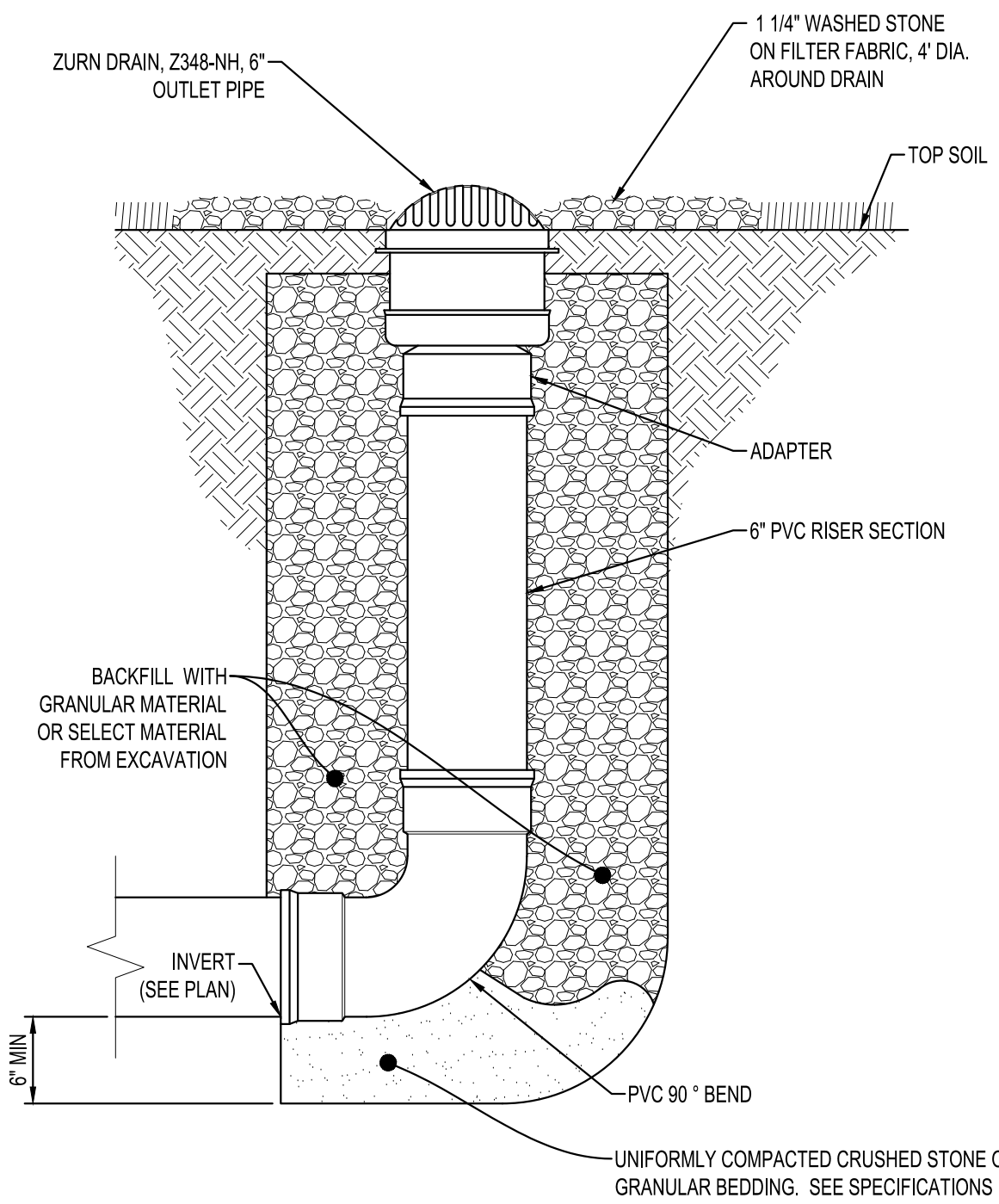


PLAN
NTS

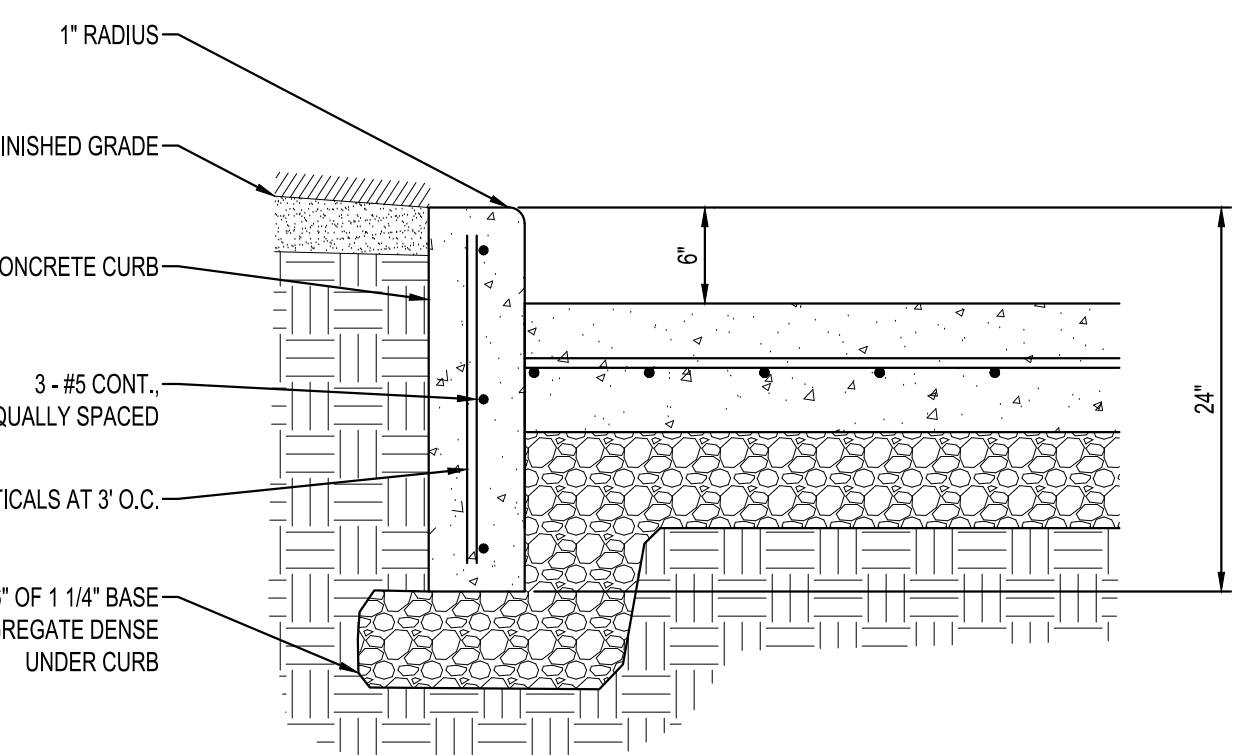


SECTION A-A
NTS

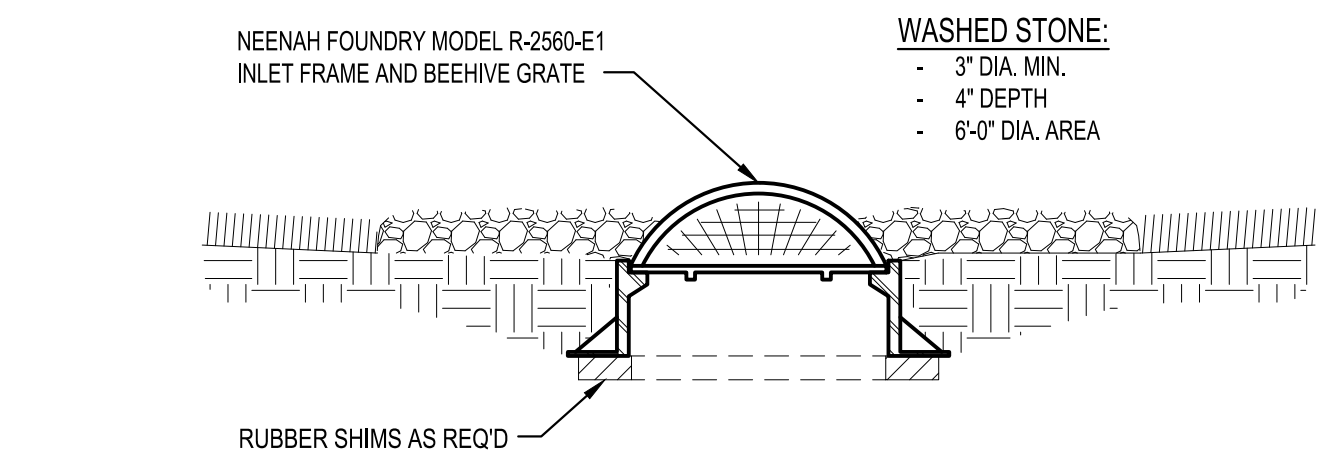
DRIVEWAY CONSTRUCTION
NTS



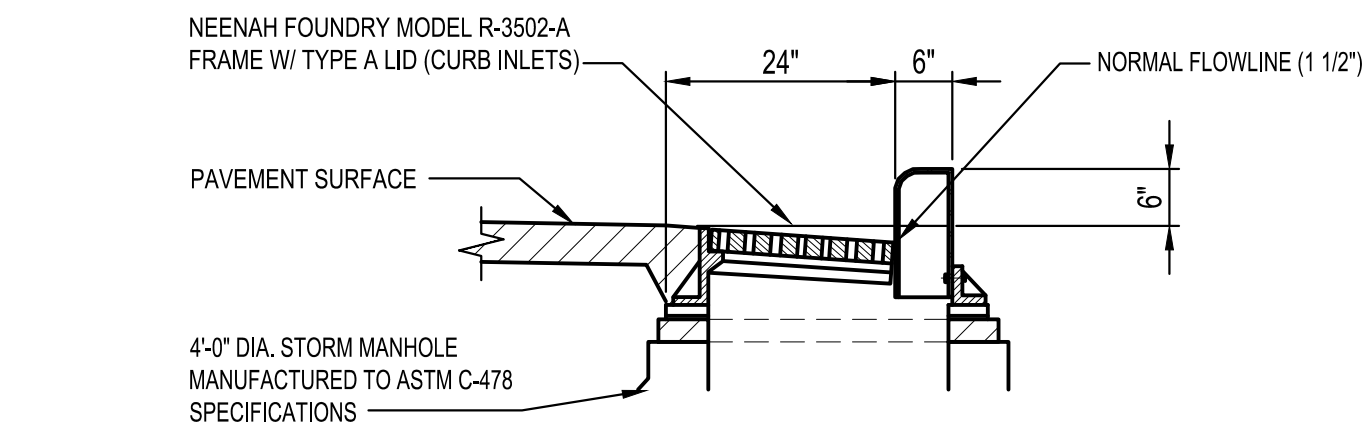
AREA DRAIN
NTS



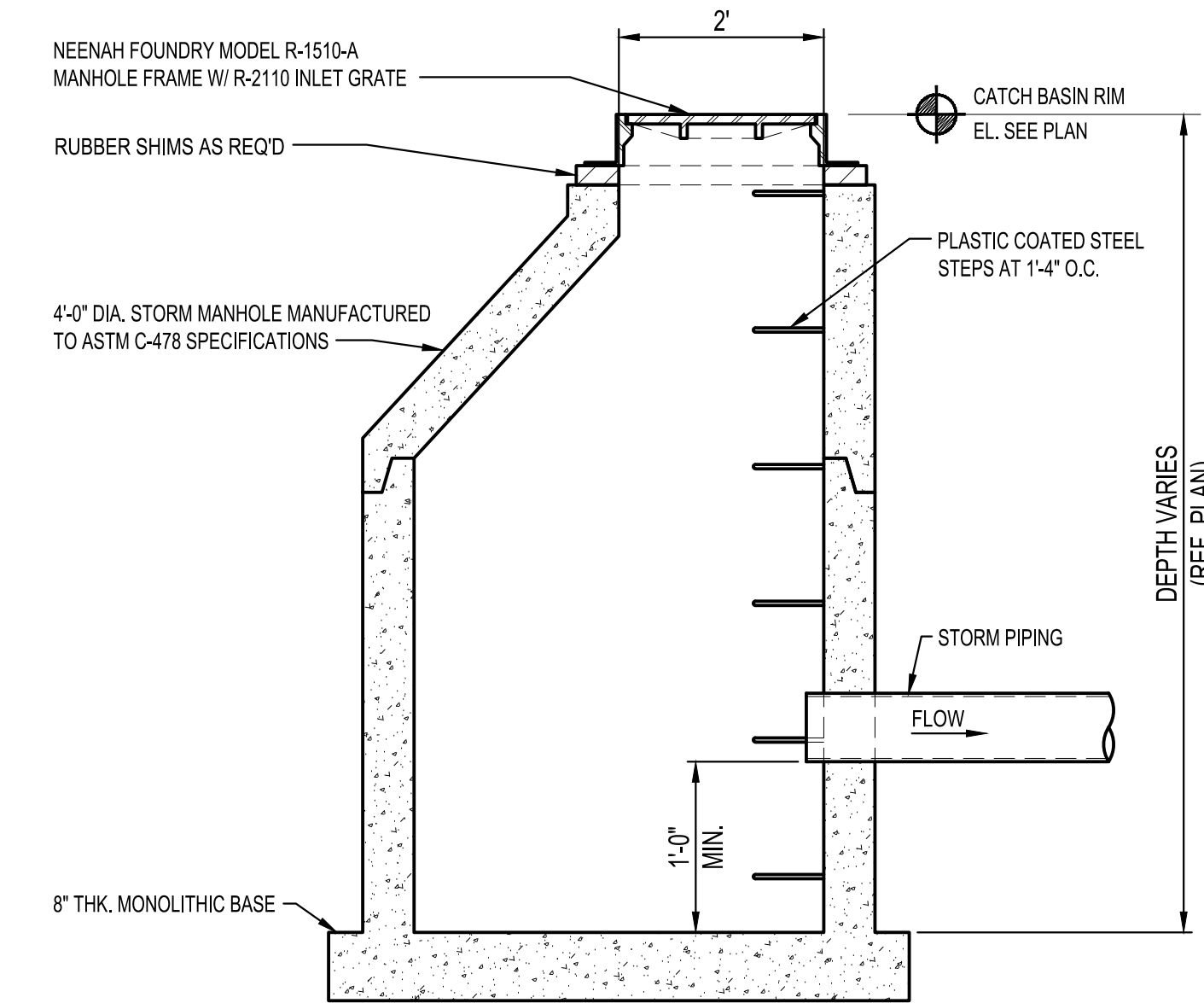
6" DUMPSTER ENCLOSURE CURB
NTS



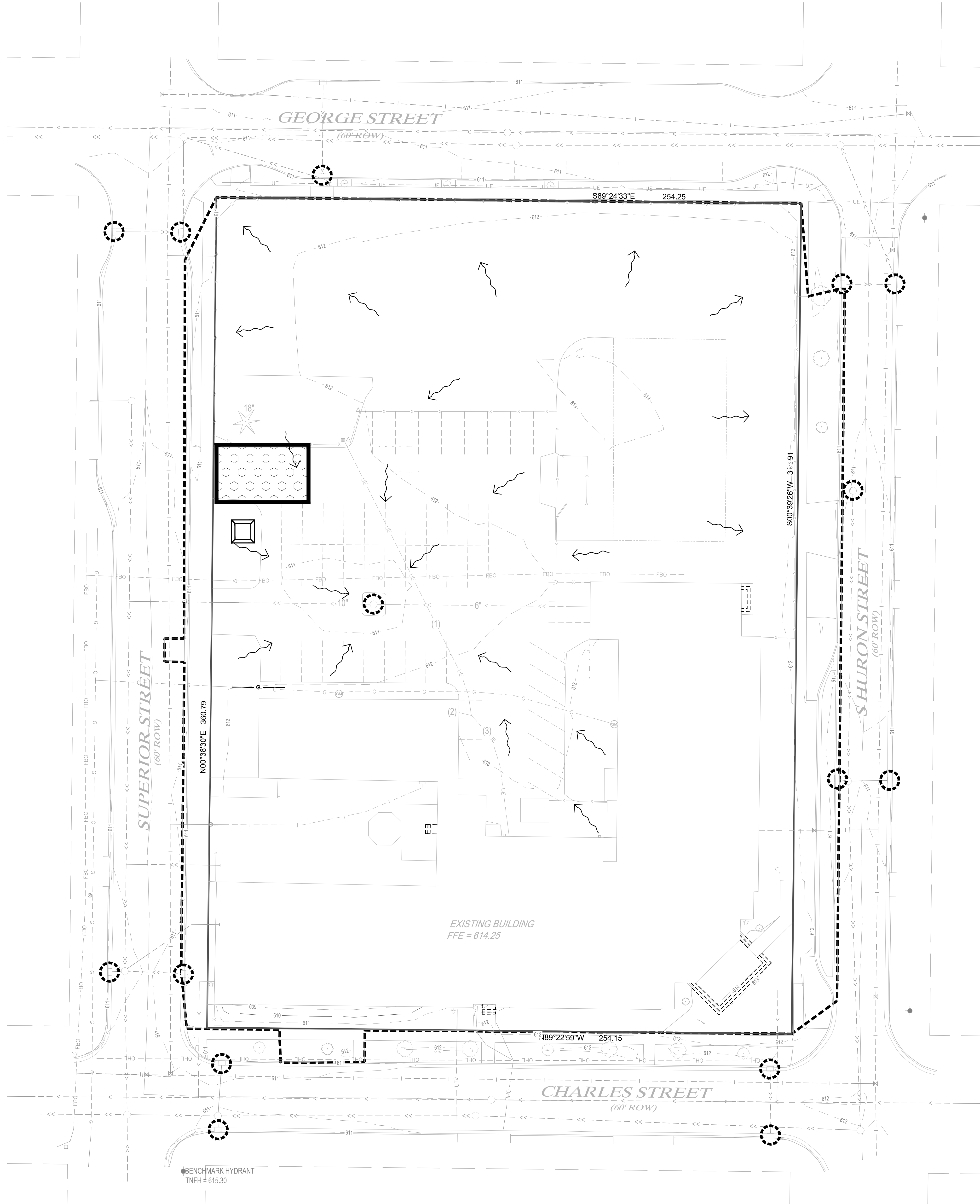
GRASS AREA INLET GRATE
NTS



CURB INLET
NTS



CATCHBASIN / MANHOLE
NTS



EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
-----	LIMITS OF DISTURBANCE		
○	EXISTING STORM DRAIN INLET PROTECTION	EACH	5
→	EXISTING DRAINAGE ARROW		
---.101---	EXISTING CONTOUR (MINOR INTERVAL)		
---.100---	EXISTING CONTOUR (MAJOR INTERVAL)		
QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.			
THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.			
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT			
NOTE: EROSION CONTROL COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS EROSION CONTROL PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.			

STORM WATER POLLUTION PREVENTION PLAN NOTES:

GENERAL PROJECT INFORMATION:

PROJECT NARRATIVE:

The existing Notre Dame Elementary School received funding to combine the nearby Middle School on this property so intent is to remove the entire existing school from this property and rebuild a state of the art campus school housing both middle and elementary schools. The property will provide on-site employee parking along with extended drop-off lanes for buses and parents.

RESPONSIBLE PARTIES:

Contractor and owner shall identify a person knowledgeable and experienced in the application of erosion prevention and sediment control BMP's who will oversee the implementation of the SWPPP plans.

Miron Construction Craig Psachis (920) 969-7083
Company: Contact Person: Phone:

Owner shall identify the entity responsible for the long term Operation and Maintenance of the storm water management system.

Notre Dame Marvin Wall (920) 749-9944
Company: Contact Person: Phone:

PROJECT AREAS:

Existing impervious surface area = 1.00 acres
Existing pervious surface area = .27 acres

Post construction impervious surface area = .41 acres
Post construction pervious surface = .43 acres

STORM WATER MANAGEMENT:

The existing site is made up of (2) drainage areas to measure existing development conditions. Stormwater was analyzed for runoff conditions to adjacent roads and lands.

The proposed site is comprised of (2) drainage areas that cover the south half of the property including the parking lot, paved playground, sport surface, and grass areas.

HydroCAD was utilized for calculating stormwater runoff conditions, storm events, and required stormwater detention. WinSLAMM was utilized for analyzing the ponding capacity during storm events and also total suspended solids removal.

SOIL TYPES:

General Soils information for locations on the property are provided within the Geotechnical Investigation included in the submittal. The site consists predominantly of clayey soils.



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204

PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date

06.08.2019

Project No.

18.099.01

SHEET TITLE

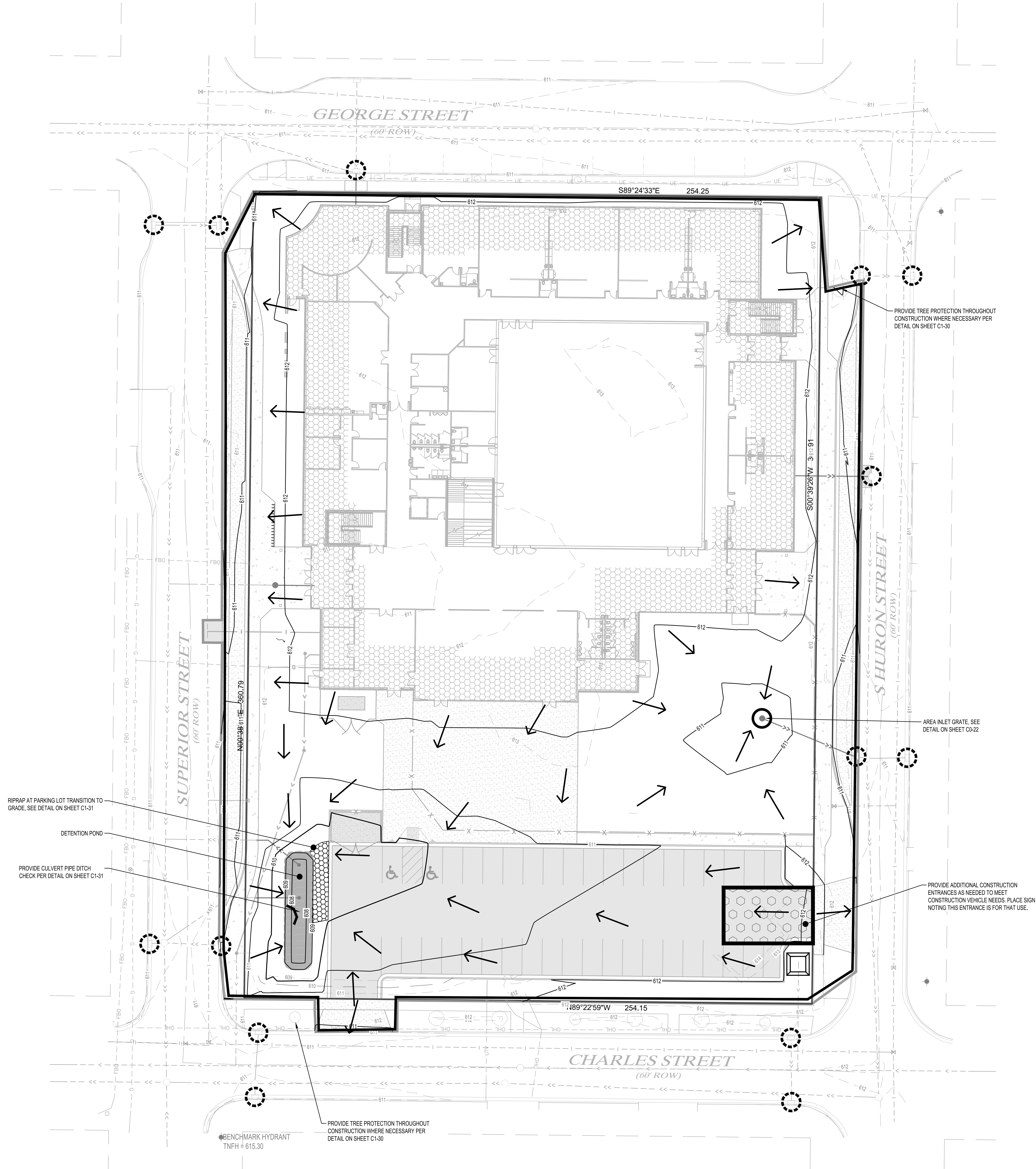
EXISTING EROSION AND SEDIMENT
CONTROL PLAN

C1-10

© Groth Design Group, Inc.

PRECISE IMPLEMENTATION PLAN SUBMITTAL

Attachment: 2019-0708_NDDP Precise Implementation Plan Submittal_rev (8554: Staff recommendation and possible action regarding a Precise Implementation Plan (PIP) for proposed)



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION	UNITS
— PC —	*PERIMETER CONTROL	1,300 LF
-----	LIMITS OF DISTURBANCE	
○	PROPOSED STORM DRAIN INLET PROTECTION	EACH
⊞	STABILIZED CONSTRUCTION EXIT	EACH
■	EROSION CONTROL BLANKET	SY
□	CONCRETE WASHOUT AREA	EACH
↗	PROPOSED DRAINAGE ARROW	
--- .01 ---	EXISTING CONTOUR (MINOR INTERVAL)	
--- .100 ---	EXISTING CONTOUR (MAJOR INTERVAL)	
--- 101 ---	PROPOSED CONTOUR (MINOR INTERVAL)	
--- 100 ---	PROPOSED CONTOUR (MAJOR INTERVAL)	

* PERIMETER CONTROL CAN BE SILT FENCE, BIO-ROLL OR WOOD MULCH. QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED. THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET. SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT. NOTE: EROSION CONTROL COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS EROSION CONTROL PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

GENERAL CONSTRUCTION SEQUENCING:

1. AUGUST 2019 - INSTALL STONE TRACKING PAD, SILT FENCE, SEDIMENT LOGS, CONCRETE WASHOUT STATION, AND PLACE FILTER FABRIC UNDER SPECIFIED EXISTING CURB INLET GRATES.
2. AUGUST 2019 - REMOVE ITEMS PLANNED FOR DEMOLITION. REFERENCE BUILDING DEMOLITION PHASING PLANS.
3. AUGUST 2019 - BEGIN CONSTRUCTION OF THE K-8 SCHOOL.
4. JUNE 2020 - SITE WORK TO BEGIN. INSTALL STONE TRACKING PAD, SILT FENCE, SEDIMENT LOGS, CONCRETE WASHOUT STATION, AND PLACE FILTER FABRIC UNDER SPECIFIED EXISTING CURB INLET GRATES.
5. JUNE / JULY 2020 - REMOVE ITEMS PLANNED FOR DEMOLITION. REFERENCE BUILDING DEMOLITION PHASING PLANS.
6. JULY 2020 - PROVIDE ROUGH SITE GRADING TO REMOVE TOPSOIL. ALL TOPSOIL SHALL BE REMOVED FROM THE SITE DURING THE PROJECT. EXCAVATED MATERIAL STOCKPILE, AS NEEDED, SHALL BE ON THE SOUTH END OF THE PROPERTY.
7. AUGUST 2020 - CONSTRUCT PROPOSED DETENTION POND AND PROVIDE SILT FENCE AROUND PERIMETER. PROVIDE EROSION CONTROL BLANKETS ALONG EMBANKMENTS.
8. AUGUST 2020 - EXCAVATE FOR AND INSTALL SITE UTILITIES. PROVIDE RIPRAP AT OUTLET PIPING FROM POND. POUR UTILITY PADS.
9. AUGUST / SEPTEMBER 2020 - BACKFILL AROUND BUILDING PERIMETER AND PROVIDE SITE GRADING FOR PARKING LOTS AND SURFACES.
10. SEPTEMBER 2020 - PROVIDE FINAL SITE GRADING FOR CONCRETE CURBING, PARKING LOTS, DRIVE LANES, WALKWAYS, AND GRASS AREAS CONNECTING TO PAVED SURFACES.
11. SEPTEMBER 2020 - PLACE GRAVEL BASE IN PARKING LOTS AND DRIVES. POUR CONCRETE CURBING WHERE SHOWN. POUR CONCRETE SIDEWALKS, HARDSCAPE PLAYGROUND, DRIVEWAYS, AND DUMPSTER PAD, AND POUR NEW ASPHALT PARKING LOT AND DROP-OFF/PICKUP Lanes. PATCH ASPHALT PAVING AND CONCRETE AS NEEDED TO MATCH EXISTING DISTURBED SURFACES DURING CONSTRUCTION.
12. SEPTEMBER / OCTOBER 2020 - PROVIDE 6" OF TOPSOIL WHERE SEEDING OCCURS, AND COMPLETE LANDSCAPING.
13. OCTOBER 2020 - ESTABLISH VEGETATION IN AREAS NOT SPECIFIED BY OTHER SURFACES WITHIN THE DISTURBED LIMITS.
14. OCTOBER / NOVEMBER 2020 - REMOVE EROSION CONTROLS.
15. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION. MAINTAIN EROSION CONTROLS IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
16. CONTRACTOR TO DISPOSE OF SOLIDS, SEDIMENT, FILTER BACKWASH, OR OTHER WASTE THAT IS REMOVED FROM OR RESULTS FROM THE TREATMENT OR CONTROL OF STORM WATER IN COMPLIANCE WITH APPLICABLE STATE LAWS AND REGULATIONS AND IN A MANNER THAT PREVENTS ANY WASTE FROM ENTERING WATERS OF THE STATE. DEPOSIT SEDIMENT IN AN APPROVED LANDFILL.
17. NOTE: DATES SHOWN ARE TENTATIVE. CONTRACTOR WILL MODIFY AS NEEDED TO FIT ACTUAL CONTRACT REQUIREMENTS. REFER TO C1-30 REGARDING CONSTRUCTION ACTIVITY NOTES.



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date
06.08.2019
Project No.
18.099.01

SHEET TITLE

PROPOSED EROSION AND SEDIMENT
CONTROL PLAN

C1-20

CONSTRUCTION ACTIVITY NOTES:**EROSION PREVENTION:**

Installation of silt fence, sediment logs and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked	
	Normal Water	7 days
Slooper than 3:1	14 days	7 days
10:1 to 3:1	14 days	7 days
Flatter 10:1	14 days	1 day
Ditches	1 day	1 day
Pipe Ends	1 day	1 day
Within 200 Feet of Surface Water	1 day	

Temporary cover during construction is incidental.

All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.

A. Reference Landscape drawings for seeding mixture and applications. Mulch shall be applied at a rate of 1.5 tons/acre. Mulch shall be disc anchored. Fertilizer shall be applied to seeded areas incidental to seeding. Fertilizer per specifications.

B. Sod if used shall meet Wisconsin DOT Specifications.

C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored.

SEDIMENT CONTROL PRACTICES:

Installation of silt fence, sediment logs and all other erosion control measures shall be complete prior to land disturbing activities occur.

A stone tracking pad and tire washing station or other approved alternative must be constructed at the entry/exit point(s) to the project site. Reference detail on this sheet for standard practice.

Inlet erosion protection shall be installed and maintained until turf or pavement has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.

All streets must be swept within 24 hours when any tracking occurs.

Dust from the site shall be controlled, as needed, refer to DNR Dust Control on Construction Sites (1068) Technical Standard.

Silt fence must be installed around the perimeter of any soil stockpiled, including temporary stockpiles on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

CONSTRUCTION ACTIVITY NOTES:**POLLUTION PREVENTION:**

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

The Contractor is responsible for all construction personnel to be informed of the manufacturers' recommended spill cleanup methods, and the location of that information and cleanup supplies. If a spill occurs, the following steps shall be followed:

1. Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to the City of Green Bay.
4. Clean up the spilled material and dispose of the wastes properly, with the exception of used oil. Waste generated from used oil spills must be sent to a facility for energy recovery.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site.

Concrete washout onsite: All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with City of Green Bay guidelines. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTION AND MAINTENANCE:

The Contractor is Responsible for the implementation of inspections and maintenance.

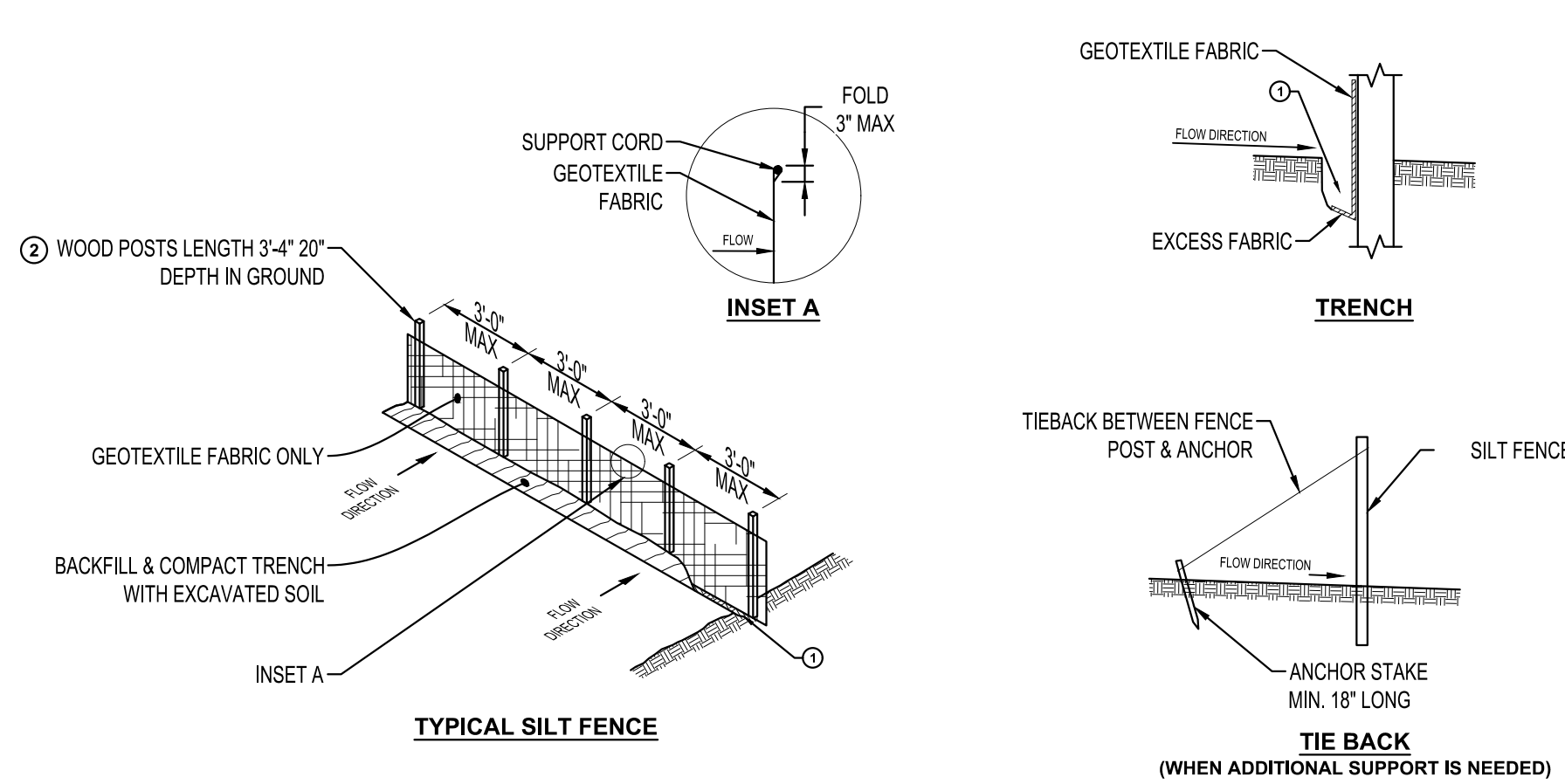
The Contractor must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

All inspections performed during construction must be recorded and records retained with the Storm water Permit. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

All silt fence and bio-rolls must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the roll.

FINAL STABILIZATION:

The Permittee(s) must ensure final stabilization of the site. All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

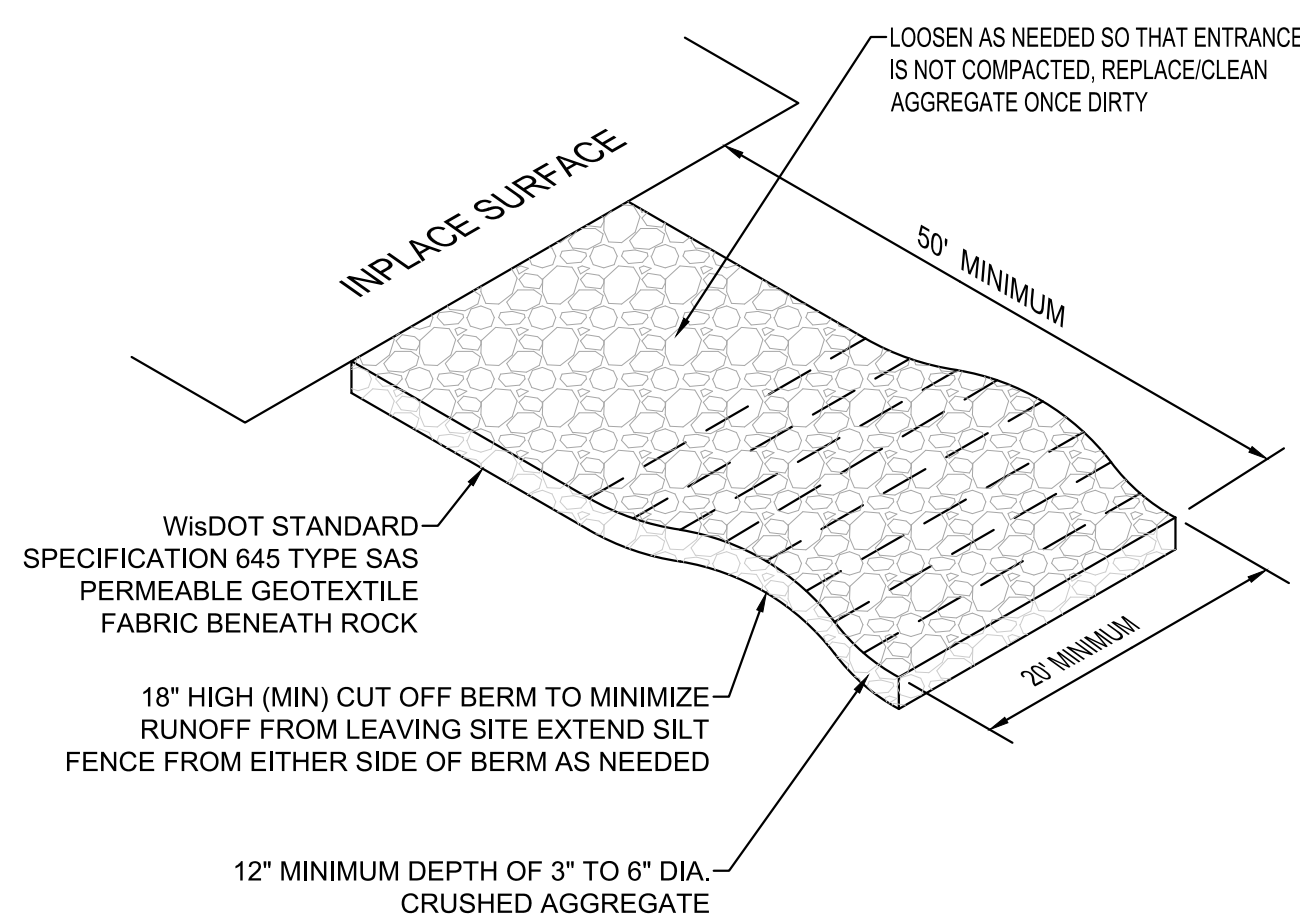
**NOTES:**

ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH & NAILS. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. 8'-0\"/>

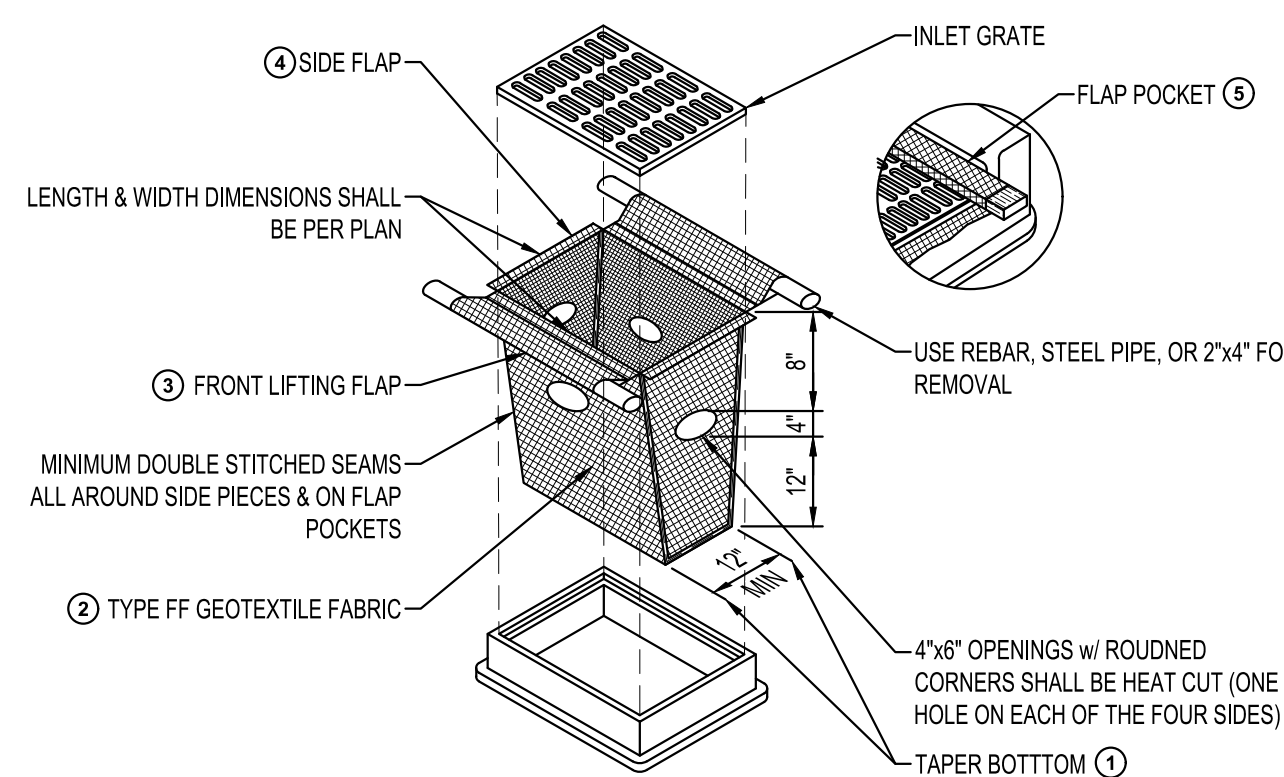
- ① TRENCH SHALL BE A MINIMUM OF 4\"/>

SILT FENCE

NTS EC100

**ROCK CONSTRUCTION ENTRANCE**

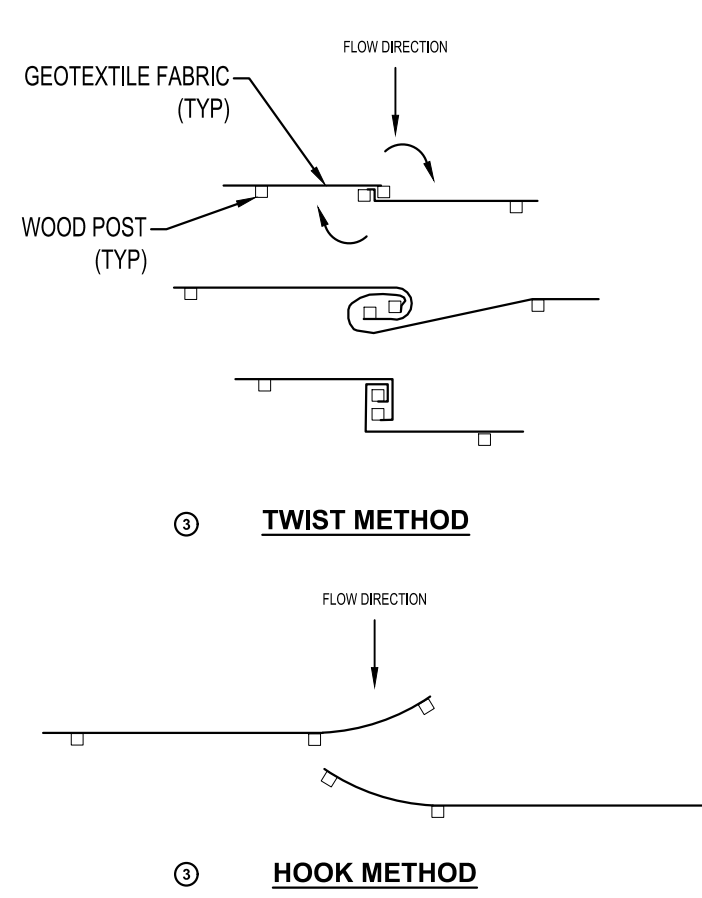
NTS EC600

**NOTES:**

- ① TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG & THE STRUCTURE MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- ② GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP & BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, & BOTTOM OF FILTER BAG BEING ONE PIECE.
- ③ FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING & MAINTAINING FILTER BAG.
- ④ SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER & REINFORCE WITH MULTIPLE STITCHES.
- ⑤ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2\"/>

TYPE D INLET PROTECTION

NTS EC222

**NOTES:**

SEDIMENT CONTROL LOGS TO BE 6\"/>

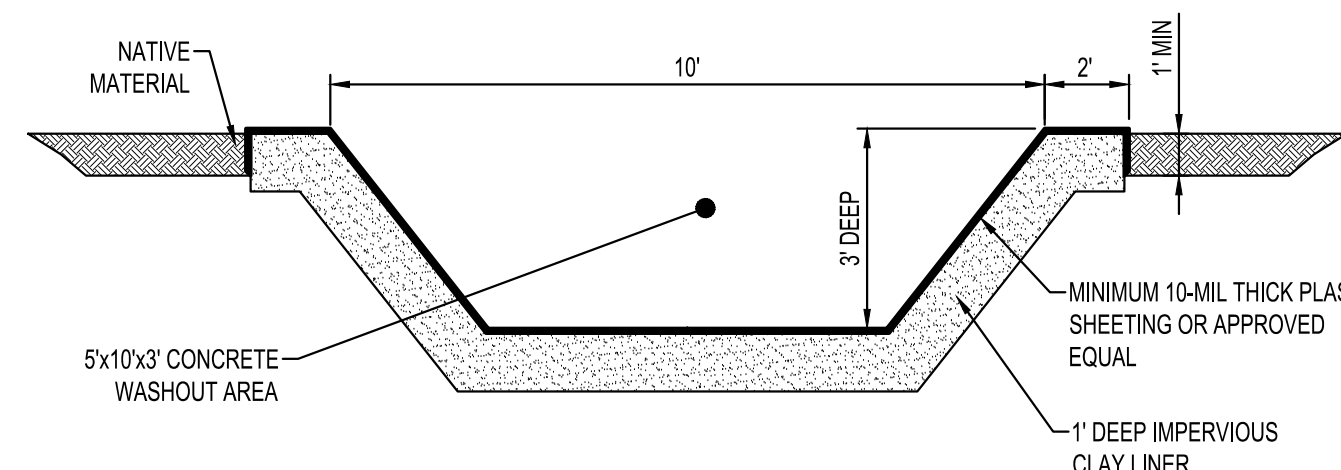
WOOD STAKES ARE A MINIMUM OF 2\"/>

WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45\"/>

WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6\"/>

SEDIMENT CONTROL LOG STAKING

NTS

**NOTES:**

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

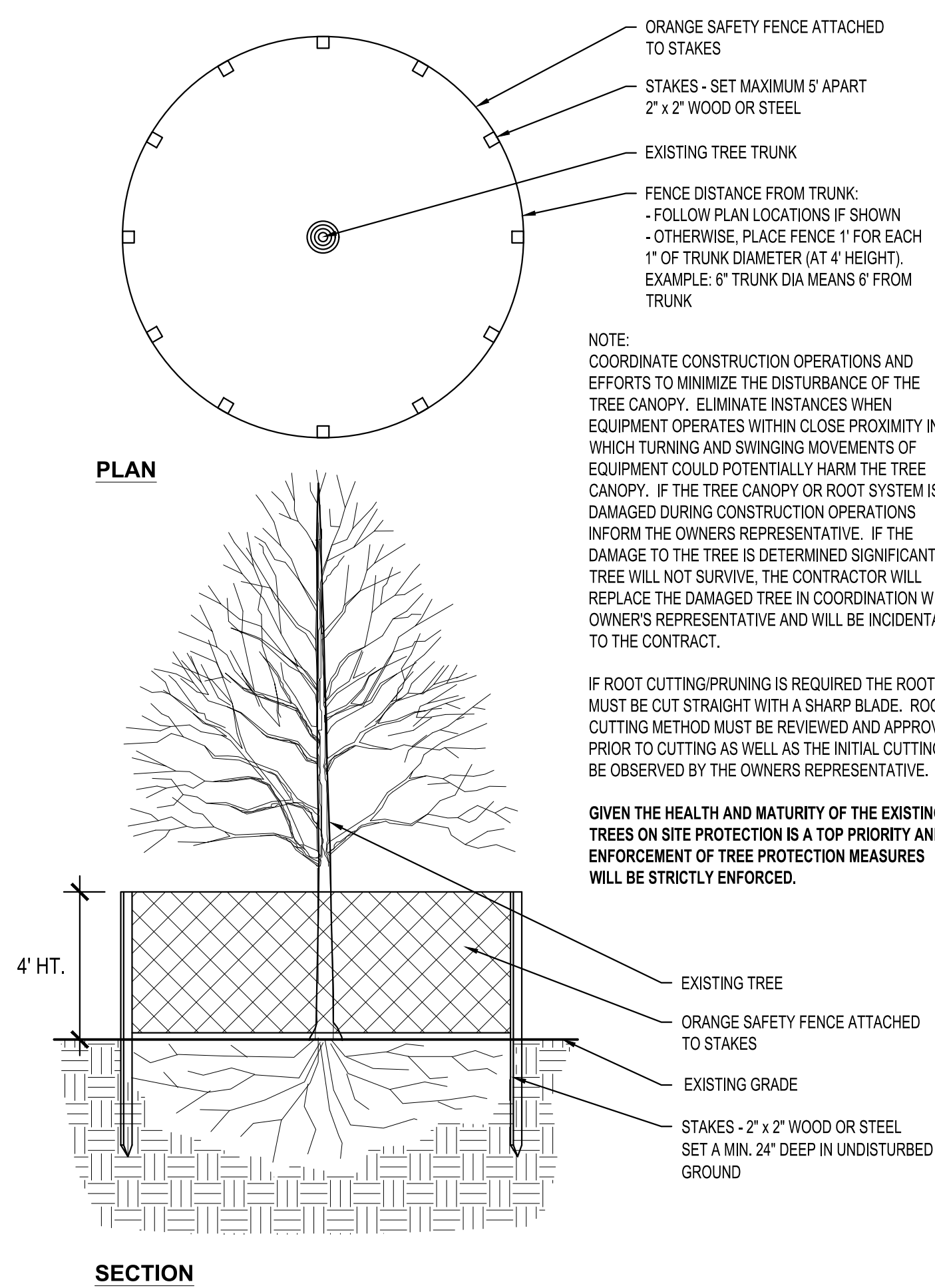
WASHOUT AREA SHALL NOT BE PLACED WITHIN 50\"/>

CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.

WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT

NTS

**TREE PROTECTION FENCING**

NTS

NOTES:

PREPARE SOIL PRIOR TO INSTALLING ECB, INCLUDING SEEDING AND FERTILIZING.

THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.

START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW.

THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT AS FOLLOWS.

STAPLES SHALL BE 1/8\"/>

① BURY UPSTREAM END OF MAT IN A TRENCH 6\"/>

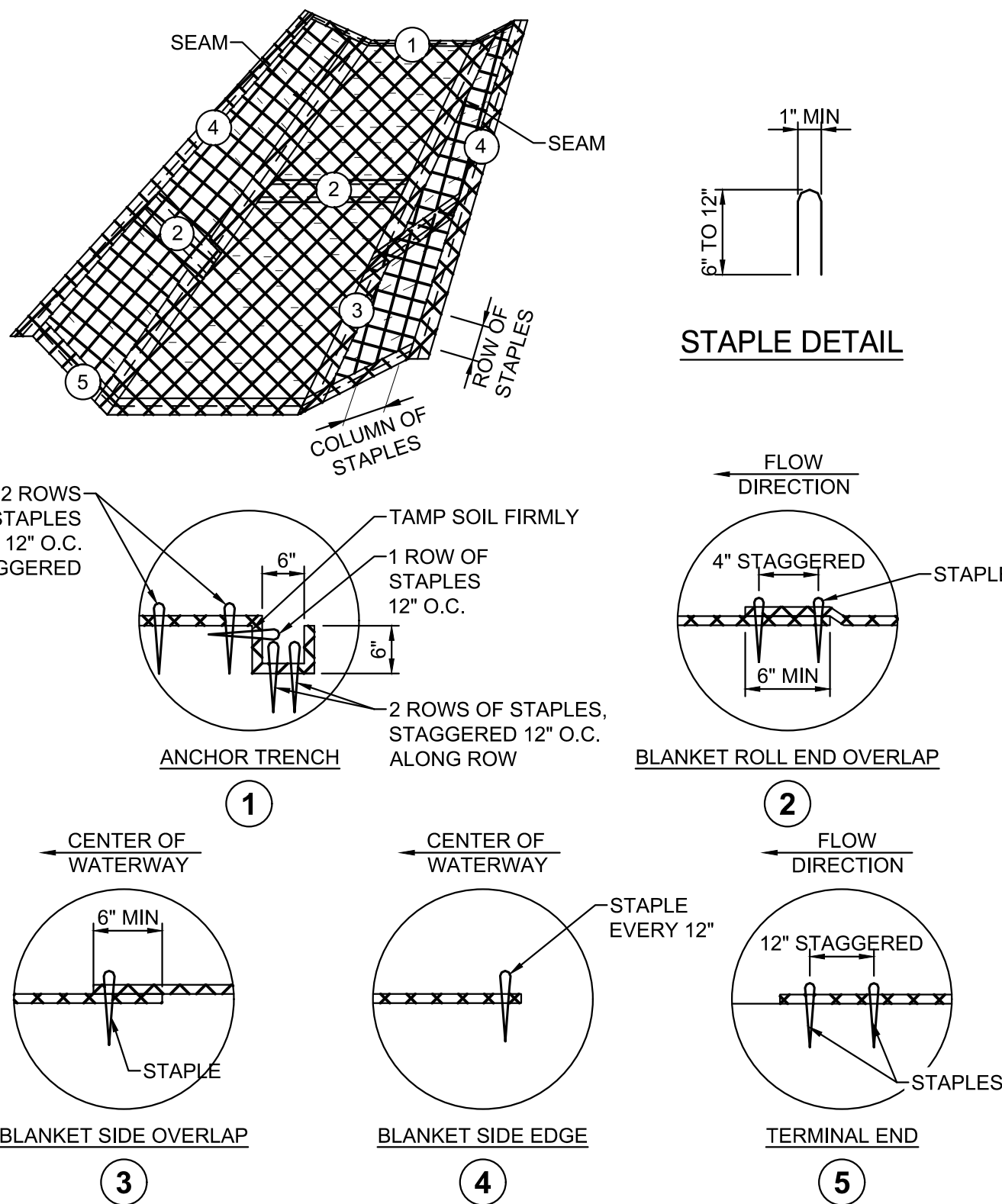
② C. FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP SLOPE MAT A MINIMUM OF 6\"/>

③ D. MATS ON SIDE SLOPES SHALL OVERLAP A MINIMUM OF 6\"/>

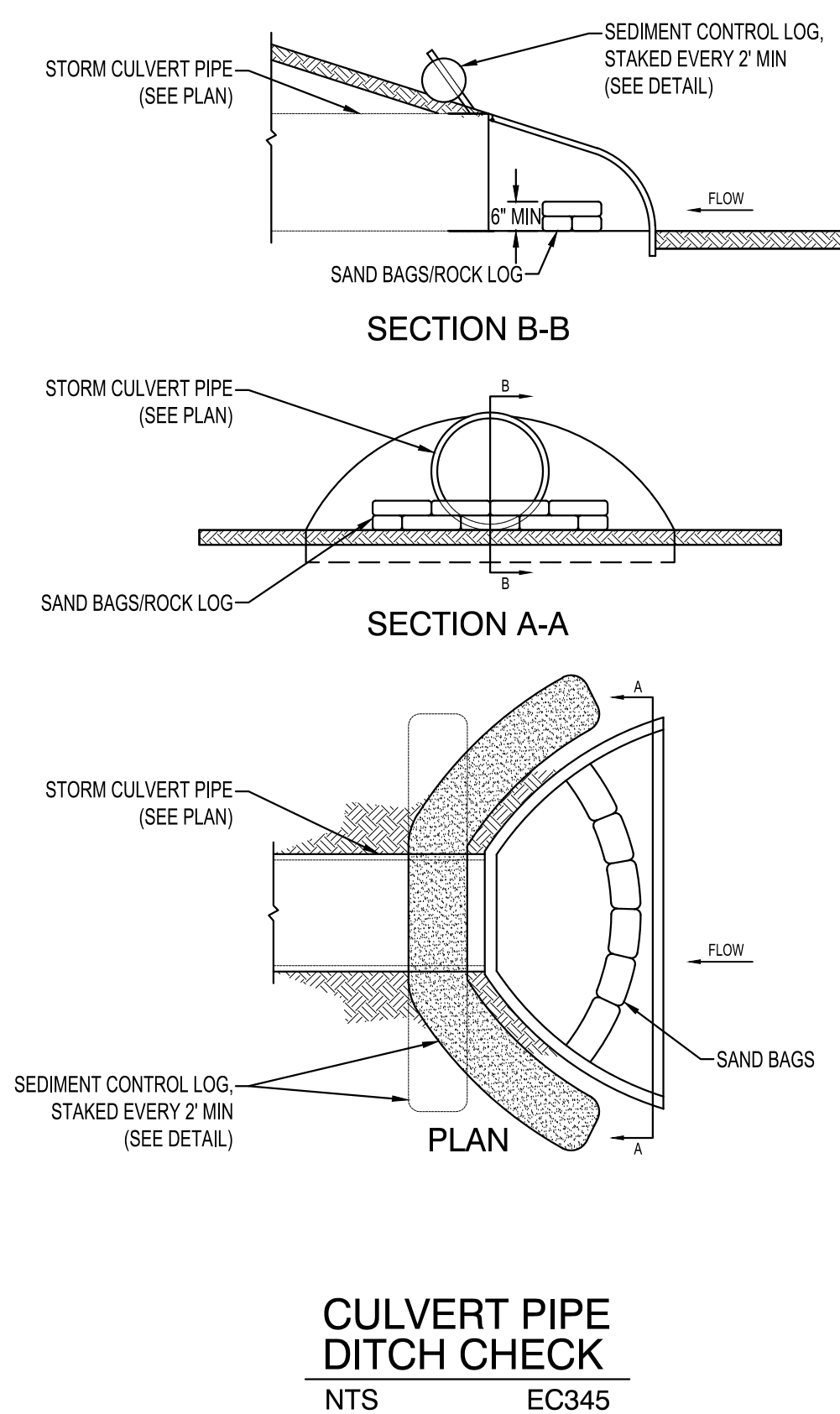
④ E. THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12\"/>

F. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE ECB.

⑤ G. DOWNSTREAM (TERMINAL) END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 12\"/>

**EROSION CONTROL BLANKET INSTALLATION**

NTS

**CULVERT PIPE DITCH CHECK**

NTS EC345



700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204

PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT**NOTRE DAME OF DE PERE**

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

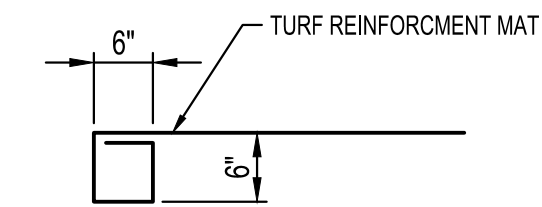
Date
06.08.2019
Project No.
18.099.01

SHEET TITLE

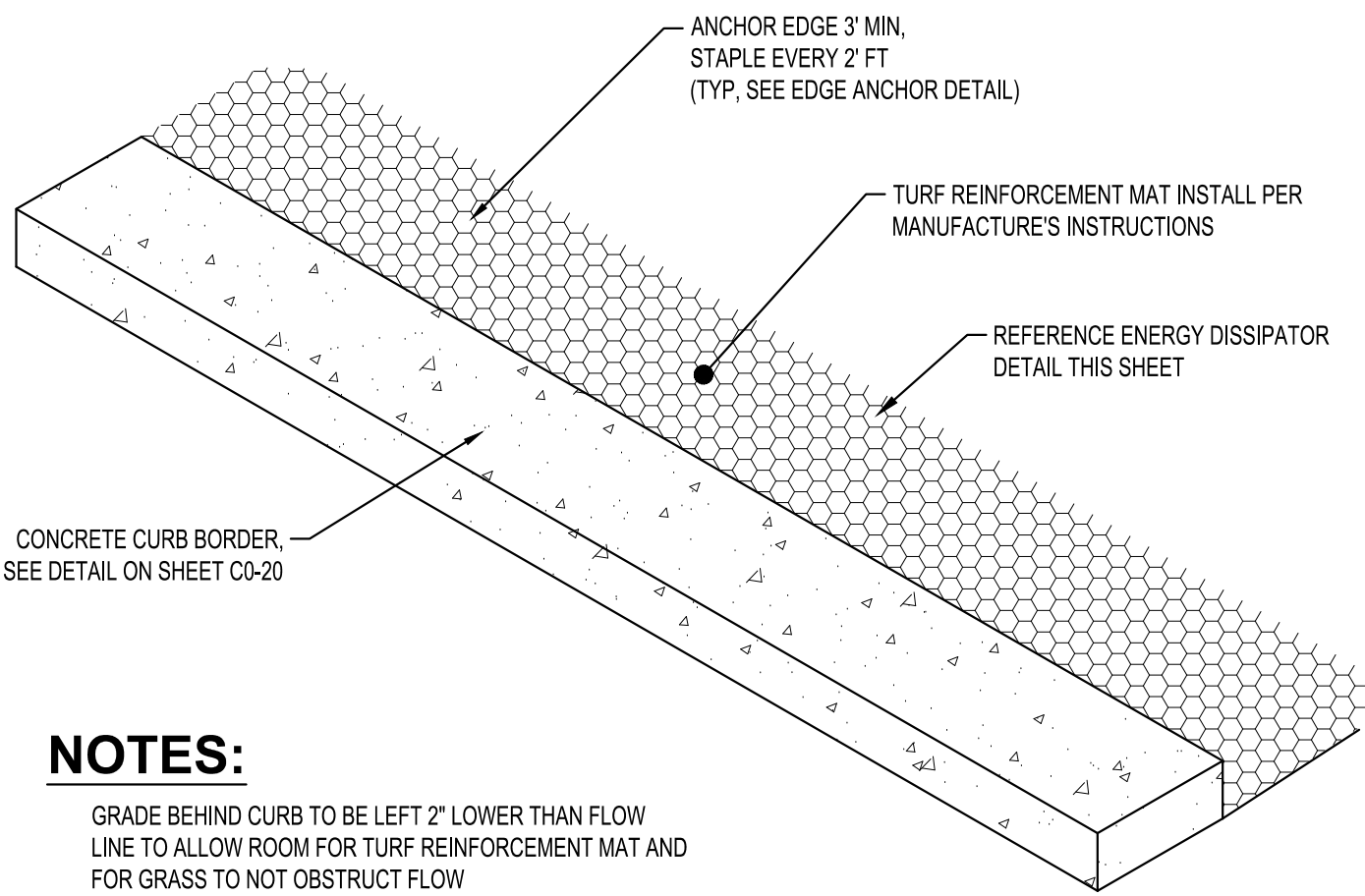
EROSION AND SEDIMENT CONTROL
DETAILS

C1-30

© Groth Design Group, Inc.



EDGE ANCHOR DETAIL

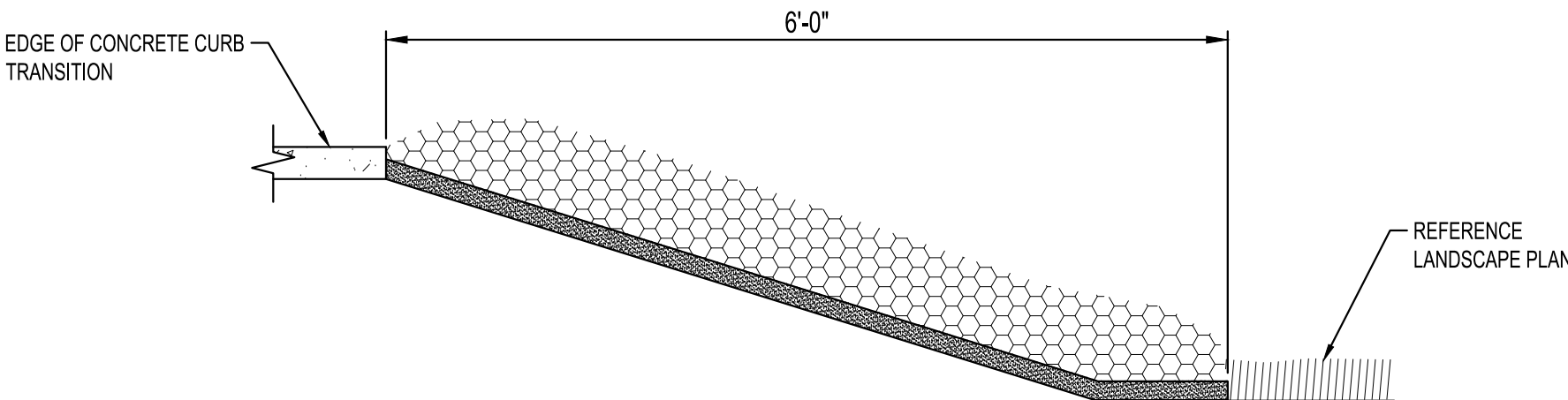


NOTES:
GRADE BEHIND CURB TO BE LEFT 2" LOWER THAN FLOW LINE TO ALLOW ROOM FOR TURF REINFORCEMENT MAT AND FOR GRASS TO NOT OBSTRUCT FLOW

PARKING LOT TRANSITION TO GRADE
NTS

- NOTES:**
- ① GEOTEXTILE FILTER SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS
 - ② 4" MIN. DIA. RIPRAP, TO EXTEND ACROSS THE ENTIRE PARKING LOT EDGE TRANSITION TO GRADE. 6" DEPTH OF MATERIAL.

PLACEMENT NOTE:
PLACE RIPRAP TO THE FULL COURSE THICKNESS INDICATED IN ONE CONTINUOUS OPERATION. OPERATIONS WHICH CAUSE SEGREGATION OF MATERIALS ARE NOT PERMITTED. INDIVIDUAL ROCKS MAY BE REARRANGED, AND VOIDS FILLED WITH HAND PLACED SMALLER ROCK, IN ORDER TO ACHIEVE THE DESIRED UNIFORM ARMOR BLANKET.



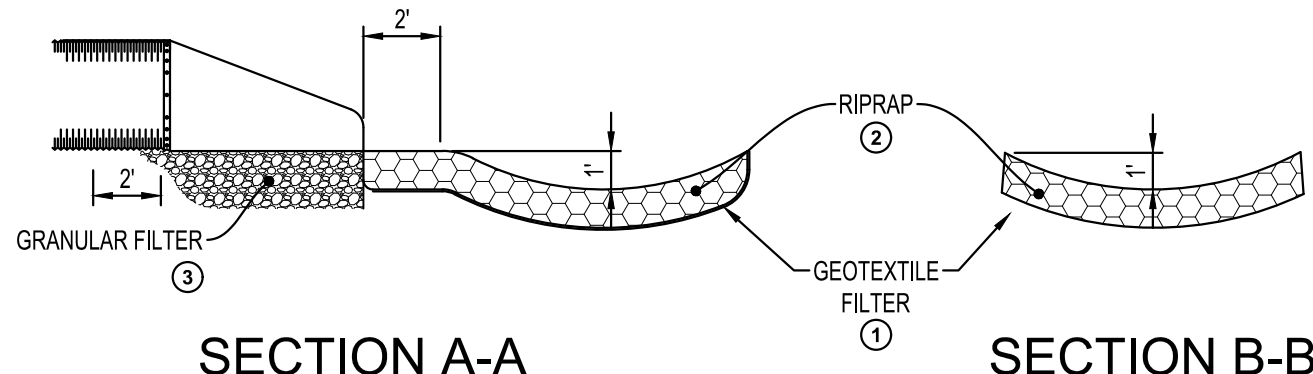
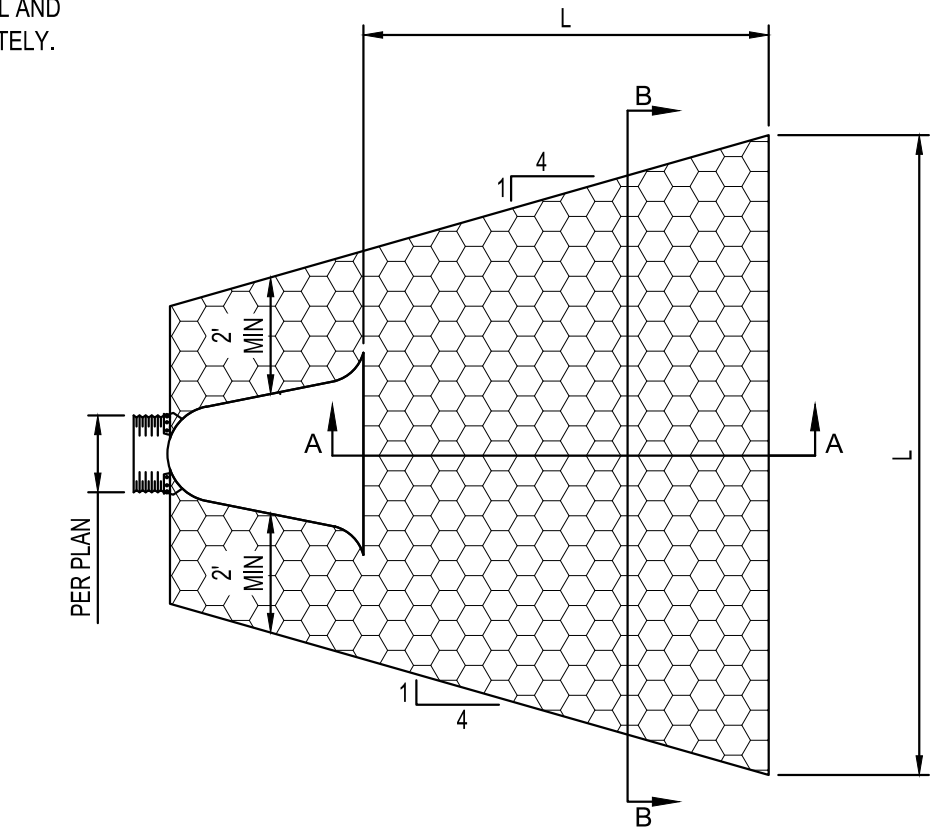
ENERGY DISSIPATOR
NTS

- NOTES:**
- ① GEOTEXTILE FILTER SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS
 - ② 4" MIN. DIA. RIPRAP, TO EXTEND UNDER THE ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH.
 - ③ GRANULAR FILTER - PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT.

PLACEMENT NOTE:
PLACE RIPRAP TO THE FULL COURSE THICKNESS INDICATED IN ONE CONTINUOUS OPERATION. OPERATIONS WHICH CAUSE SEGREGATION OF MATERIALS ARE NOT PERMITTED. INDIVIDUAL ROCKS MAY BE REARRANGED, AND VOIDS FILLED WITH HAND PLACED SMALLER ROCK, IN ORDER TO ACHIEVE THE DESIRED UNIFORM ARMOR BLANKET.

MAINTENANCE NOTE:
CHECK RIPRAP AFTER EACH RAINFALL AND MAKE NECESSARY REPAIRS IMMEDIATELY.

DIMENSIONS	
PIPE Ø (INCHES)	L (FEET)
PER PLAN	8



RIPRAP AT INLET
NTS



700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date

06.08.2019

Project No.

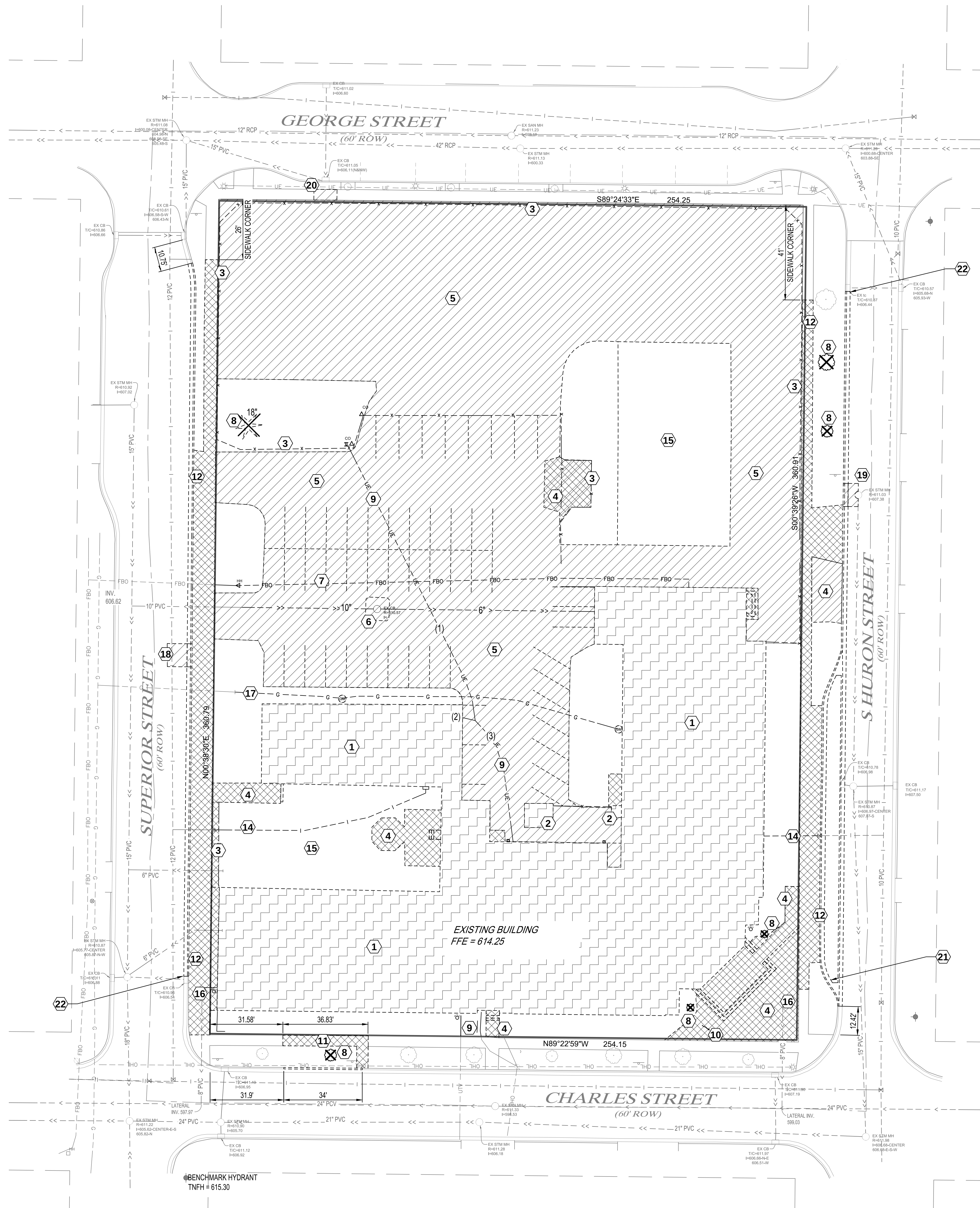
18.099.01

SHEET TITLE

EROSION AND SEDIMENT CONTROL
DETAILS

C1-31

© Groth Design Group, Inc.



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE GRAVEL SURFACE
	REMOVE DECIDUOUS TREE (CLEAR & GRUB)
	REMOVE CONIFEROUS TREE (CLEAR & GRUB)
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.	

GENERAL DEMOLITION NOTES:

- BEFORE DEMOLITION BEGINS, INSTALL EROSION CONTROL MEASURES.
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED UTILITIES WHICH ARE INTENDED TO REMAIN IN USE AND THE ROUTING FOR WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED, OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE ARCHITECT / ENGINEER.
- REMOVE ALL CONSTRUCTION DESIGNATED TO BE REMOVED TO RECEIVE NEW WORK AS INDICATED IN THE DEMOLITION KEY. CONFIRM WITH OWNER ALL ITEMS TAGGED FOR REMOVAL THAT SHOULD REMAIN IN THEIR POSSESSION OR BE REMOVED FROM SITE.
- REMOVE PORTIONS OF EXISTING CONSTRUCTION AS SHOWN AND PATCH TO ADJACENT CONSTRUCTION.
- OVERHEAD UTILITIES ARE NOT SHOWN ON THE PLANS.
- ALL UNDERGROUND STRUCTURES AND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATIONS.

DEMOLITION KEY:

REFERENCE MIRON CONSTRUCTION SCHEDULE FOR SPECIFIC DEMOLITION PHASING. THIS DRAWING IS MEANT TO SUMMARIZE FINAL SITE DESIGN.

- REMOVE EXISTING SCHOOL STRUCTURE AND ADJACENT CONCRETE ACCESSIBLE RAMPS AND STAIRS.
- REMOVE EXISTING SHED.
- REMOVE EXISTING FENCING AND GATES.
- REMOVE EXISTING CONCRETE PAVING.
- REMOVE EXISTING ASPHALT PAVING.
- REMOVE EXISTING CATCHBASIN AND CONCRETE APRON. REMOVE 6" STORM SEWER PIPE TO BUILDING. REMOVE PORTION OF 12" STORM SEWER PIPE TO PROPERTY LINE AND CAP.
- EXISTING FIBER OPTIC LINE, REFERENCE SITE ELECTRICAL DEMOLITION PLAN.
- REMOVE EXISTING TREE.
- EXISTING ELECTRICAL/POWER LINES, REFERENCE SITE ELECTRICAL DEMOLITION PLAN.
- REMOVE EXISTING FLAGPOLE.
- REMOVE PORTION OF EXISTING CONCRETE SIDEWALK AND CURB HEAD FOR NEW DRIVEWAY.
- REMOVE PORTION OF EXISTING SIDEWALK AND CONCRETE CURB HEAD TO EXTENTS SHOWN FOR NEW DROP-OFF, PICK-UP LANES.
- REFERENCE MECHANICAL DRAWINGS FOR GAS LINE DEMOLITION.
- REMOVE EXISTING WATER SERVICE LINE TO VALVE CONNECTION.
- REMOVE EXISTING WOODCHIP ENCLOSURES.
- DISCONNECT EXISTING SANITARY SERVICES FROM BUILDING PER CITY OF DE PERE REQUIREMENTS.
- DISCONNECT AND REMOVE PORTION OF EXISTING GAS LINE PER UTILITY PROVIDER REQUIREMENTS.
- REMOVE PORTION OF EXISTING ROADWAY AND CURBING TO ALLOW FOR NEW WATER LINE CONNECTION.
- REMOVE PORTION OF EXISTING ROADWAY AND CURBING TO ALLOW FOR NEW STORM LINE CONNECTION.
- REMOVE PORTION OF EXISTING SIDEWALK FOR NEW STORM LINE CONNECTION.
- REMOVE EXISTING CONCRETE CURB WHERE SHOWN.
- REMOVE EXISTING CURB HEAD TO STORMWATER CURB INLET.



0 20 40
SCALE IN FEET



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204

PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date

06.08.2019

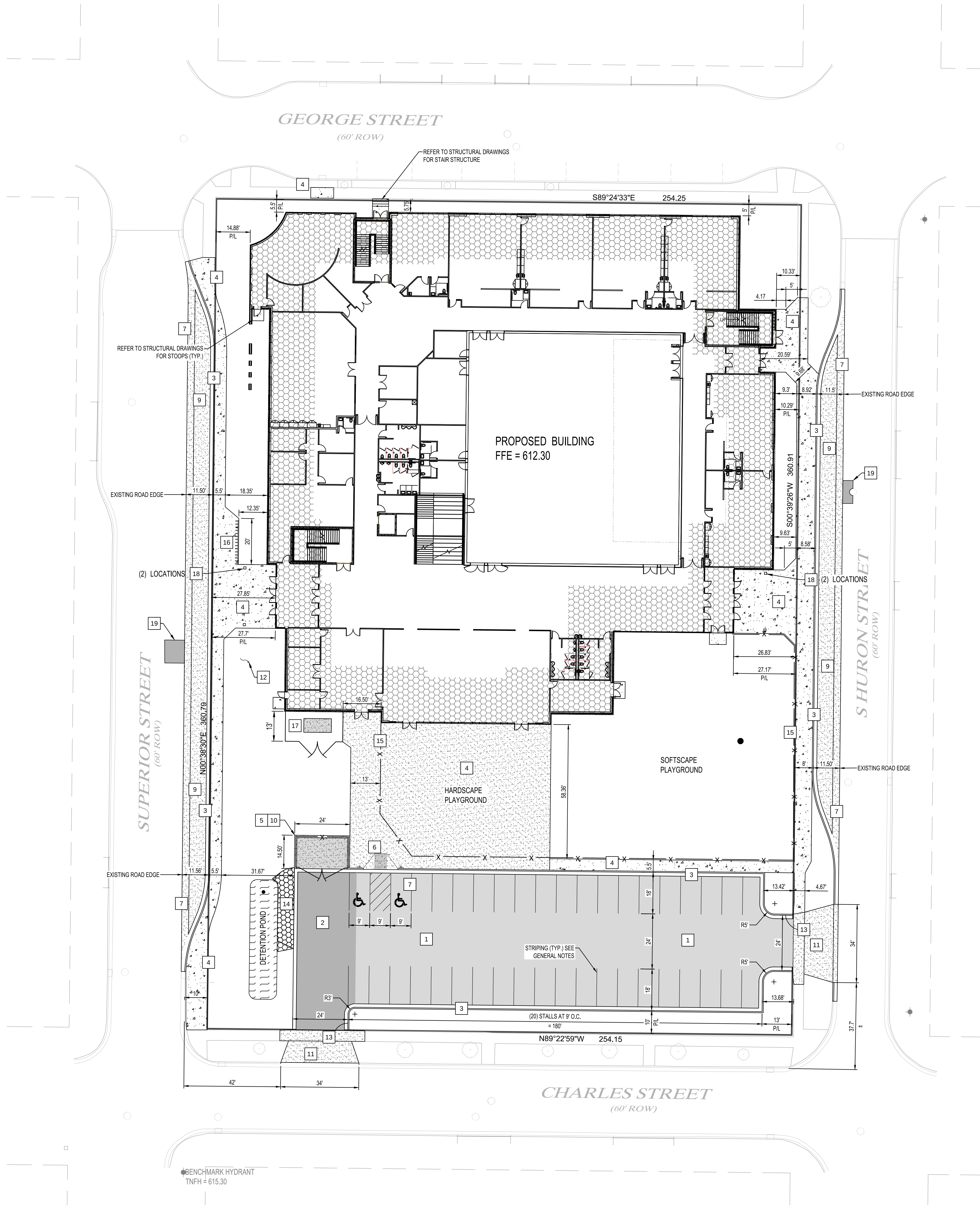
Project No.

18.099.01

SHEET TITLE

EXISTING SITE AND REMOVAL PLAN

C2-10



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	STANDARD CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	SIDEWALK CONCRETE

GENERAL NOTES:

1. ALL LINEAR DIMENSIONS ARE TO FACE OF CURB.
2. ALL PARKING STALL STRIPING SHALL NOT BE LESS THAN 4" WIDE.
3. REFER TO STRUCTURAL DRAWINGS FOR STOOP FOUNDATIONS.
4. PROVIDE A CONCRETE BOND BREAK ALONG CONCRETE AND BUILDING STRUCTURES. PROVIDE ISOLATION JOINTS IN CONCRETE PAVEMENT AROUND CONCRETE PIERS.

- CONSTRUCTION KEY:
- 1 STANDARD ASPHALT PAVING, SEE DETAIL ON SHEET C0-20.
 - 2 HEAVY DUTY ASPHALT PAVING, SEE DETAIL ON SHEET C0-20.
 - 3 24" CONCRETE CURB AND GUTTER, SEE DETAILS ON SHEET C0-20, (TYP.).
 - 4 SIDEWALK CONCRETE PAVING, SEE DETAIL ON SHEET C0-20.
 - 5 REINFORCED CONCRETE PAVING, SEE DETAIL ON SHEET C0-20.
 - 6 ACCESSIBLE CURB RAMP, SEE DETAIL ON SHEET C0-21.
 - 7 VALLEY GUTTER, SEE DETAIL ON SHEET C0-21.
 - 8 ACCESSIBLE PARKING STALLS (2), SEE DETAILS ON SHEET C0-20.
 - 9 CONTRACTOR TO PAVE THE DROP-OFF AND PICK-UP LANES, AND CONSTRUCT CONCRETE CURBING PER CITY OF DE PERE SPECIFICATIONS AND REQUIREMENTS. REFERENCE DETAILS ON SHEET C0-22.
 - 10 8" HIGH, WOOD COMPOSITE FENCE, DUMPSTER ENCLOSURE, SEE DETAIL ON SHEET C0-20.
 - 11 DRIVEWAY APRON AND ENTRANCE CURB, SEE DETAILS ON SHEET C0-22 AND STANDARD CONCRETE PAVING DETAIL ON SHEET C0-20.
 - 12 FLAG POLE, SEE FOOTING DETAIL ON SHEET C0-21.
 - 13 TAPER CURB FROM FULL HEIGHT TO 0" AT SIDEWALK, TYPICAL AT DRIVEWAY ENTRANCES.
 - 14 PARKING LOT EDGE TRANSITION CURB TO GRADE, SEE DETAILS ON SHEETS C0-20 AND C1-31.
 - 15 FENCED PLAYGROUND ENCLOSURE, SEE DETAIL ON SHEET C0-21.
 - 16 BIKE RACKS TO ACCOMMODATE (15) BIKES.
 - 17 6" x 12" TRANSFORMER CONCRETE PAD BY WPS. COORDINATE PAD, BOLLARD INSTALLATION IF REQUIRED, AND FENCE ENCLOSURE WITH ELECTRICAL CONTRACTOR AND WPS. REFERENCE C0-21 FOR BOLLARD AND FENCING DETAILS.
 - 18 TYPICAL ENTRANCE ROOF OVERHANG COLUMN, REFERENCE ARCHITECTURAL DRAWINGS.
 - 19 ASPHALT PAVING PER CITY OF DE PERE REQUIREMENTS.



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

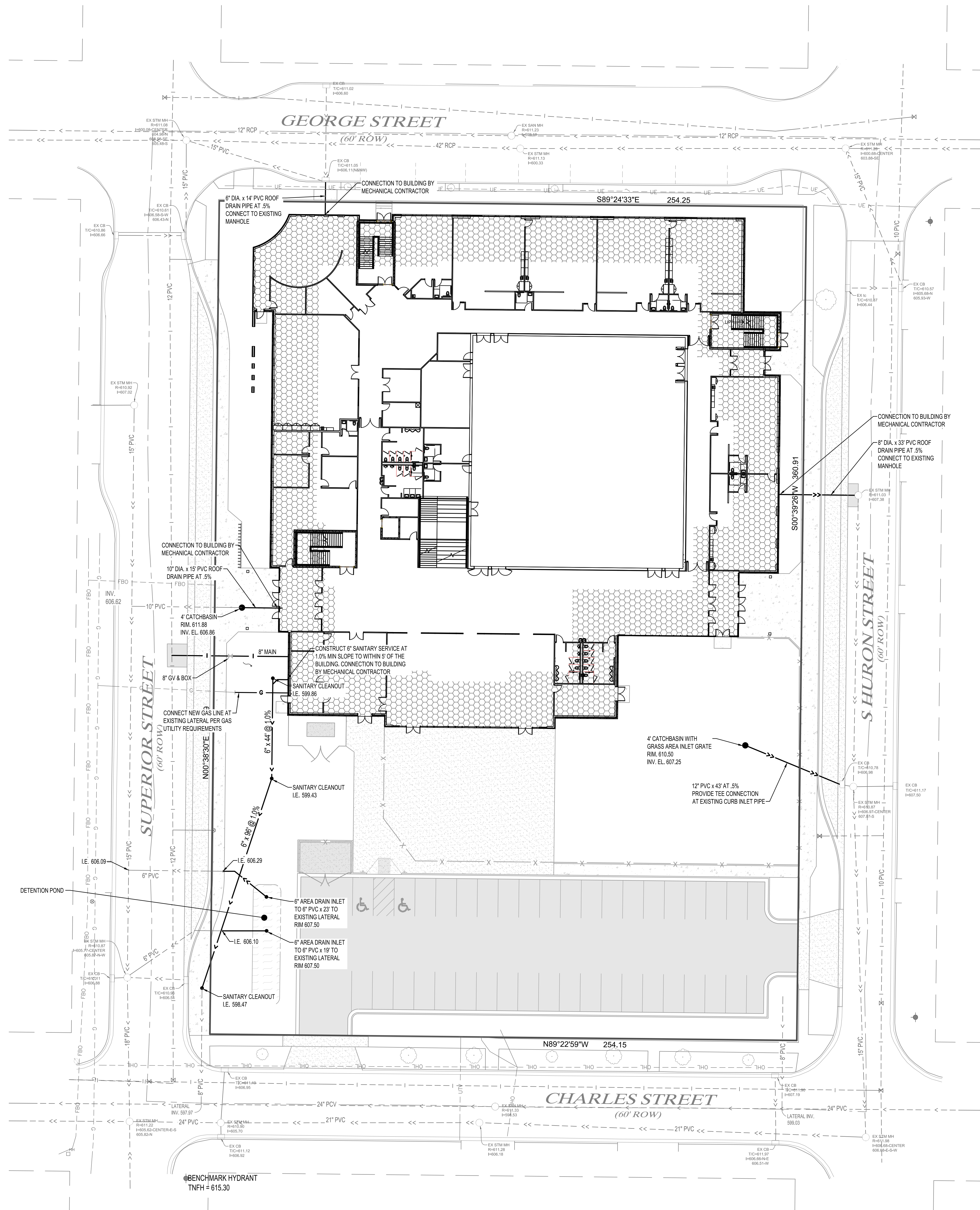
PROJECT INFO

Date
06.08.2019
Project No.
18.099.01

SHEET TITLE

PROPOSED SITE PLAN

C3-10



UTILITY LEGEND

EXISTING		PROPOSED
---	>>---	STORM DRAIN
---	>---	SANITARY SEWER
---	II>---	SANITARY SEWER FORCEMAIN
---	I---	WATER MAIN
---	G---	GAS
---	OE---	OVERHEAD ELECTRIC
---	UE---	UNDERGROUND ELECTRIC
---	UT---	UNDERGROUND TELEPHONE
---	UTV---	UNDERGROUND TV
---	OHL---	OVERHEAD UTILITY
---	UTL---	UNDERGROUND UTILITY
---	FBO---	FIBER OPTIC

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SEWER CONSTRUCTION NOTE:

THE CITY OF DE PERE DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY OR EASEMENT.

CONTACT ERIC RAKERS PH. (920) 339-4060.

THE CITY OF DE PERE DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO START OF ANY SANITARY OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY OR EASEMENT.

CONTACT ERIC RAKERS PH. (920) 339-4060.

EXISTING WATER AND SANITARY FIXTURE UNITS:

- WSFU
- DFL

PROPOSED WATER AND SANITARY FIXTURE UNITS:

- WSFU
- DFL

GENERAL NOTES:

CONNECT NEW WATER, SANITARY, AND STORM PIPING TO EXISTING LATERALS, MAINS, AND WATER MAIN PER CITY REQUIREMENTS AND SPECIFICATIONS.

REFERENCE SITE ELECTRICAL SHEETS FOR SITE LIGHTING.



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204

PH. (414) 810-7613

ISG

GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date

06.08.2019

Project No.

18.099.01

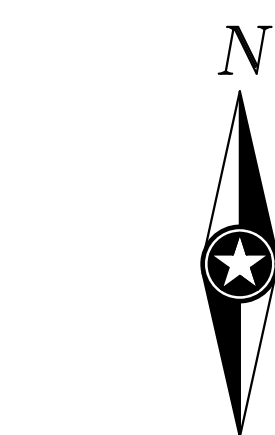
SHEET TITLE

SITE UTILITY PLAN

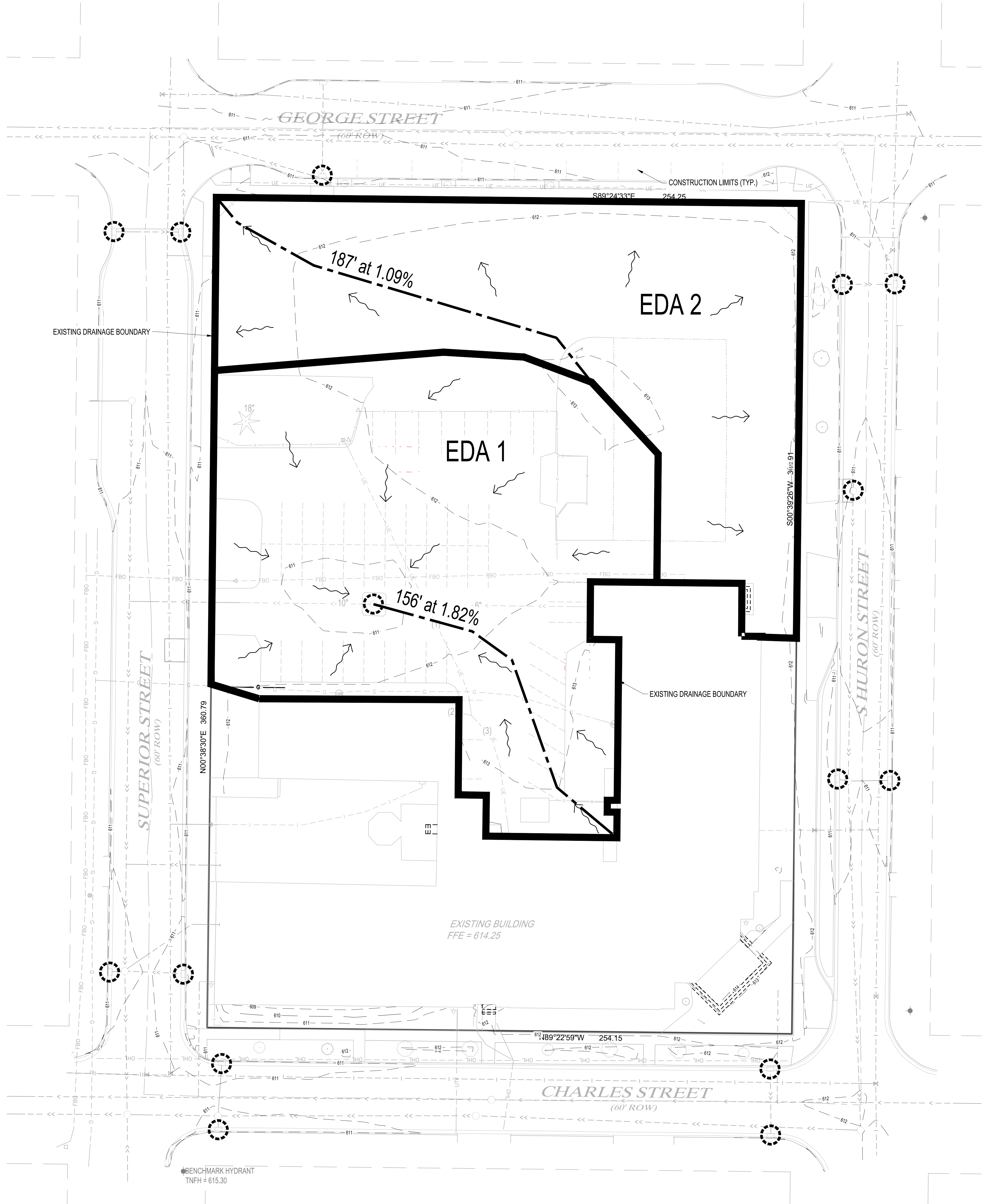
C3-20

© Groth Design Group, Inc.

Packet Pg. 66



0 20 40
SCALE IN FEET



LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	DRAINAGE AREA
	TIME OF CONCENTRATION
	EXISTING WATERCOURSE



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

NOTRE DAME
OF DE PERE

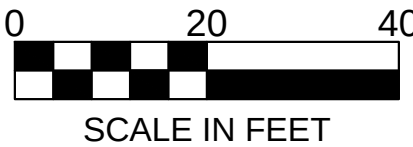
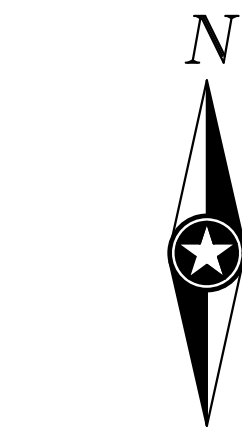
100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

EXISTING DRAINAGE AREAS				
DRAINAGE AREA	TOTAL	ROOFS	PAVING	GRASS
EDA 1	0.70 Ac	0.00 Ac	0.52 Ac	0.18 Ac
EDA2	0.57 Ac	0.00 Ac	0.48 Ac	0.09 Ac

GENERAL NOTE:
REFERENCE SHEET C1-10 FOR LIMITS OF
DISTURBANCE PLAN AND SHEET C1-20 FOR
EXISTING AND PROPOSED SURFACE AREAS



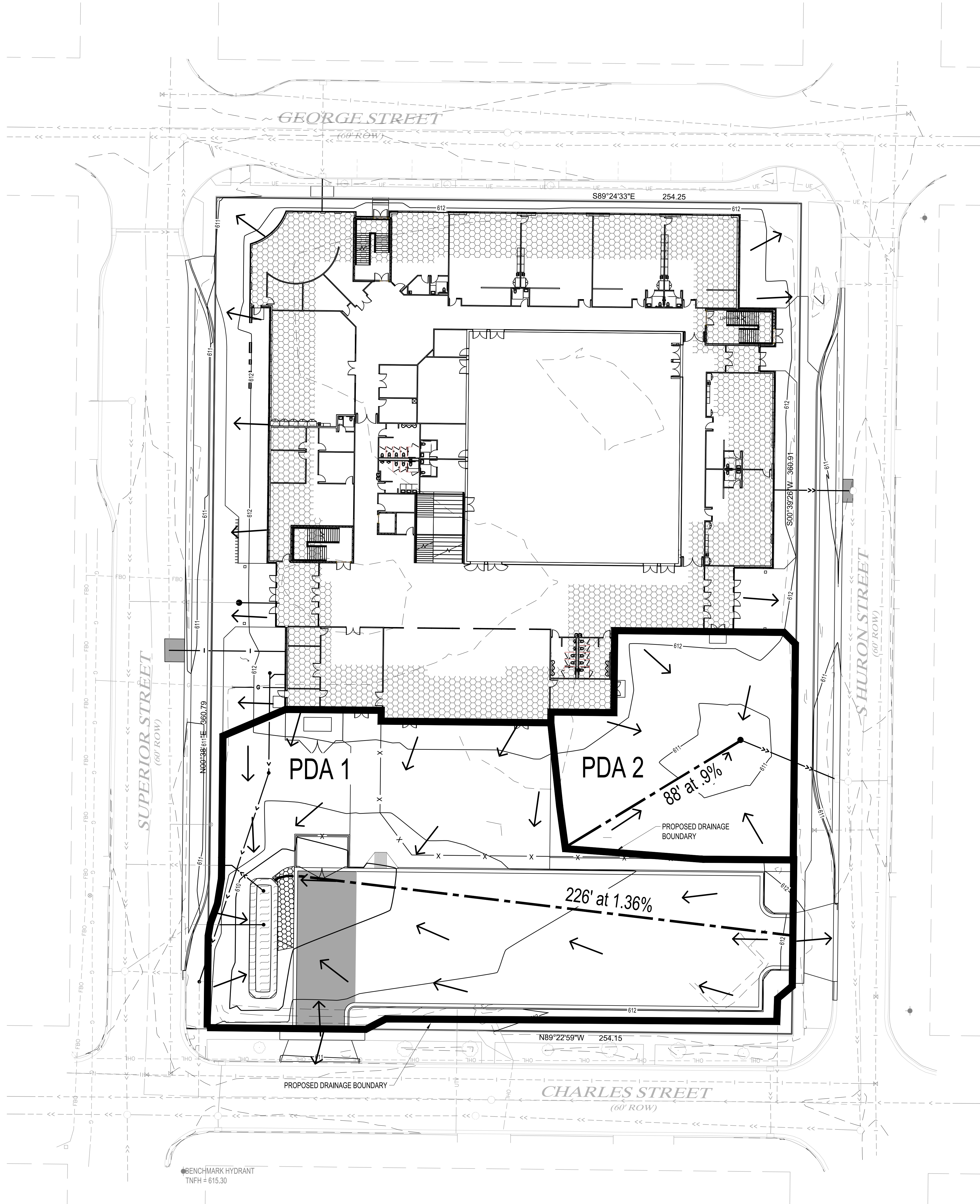
PROJECT INFO

Date
06.08.2019
Project No.
18.099.01

SHEET TITLE

EXISTING DRAINAGE MAP

EDA



Grading Legend	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	DRAINAGE AREA
	TIME OF CONCENTRATION



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

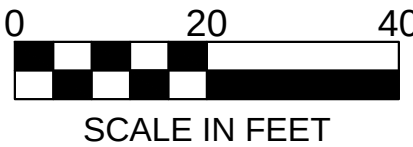
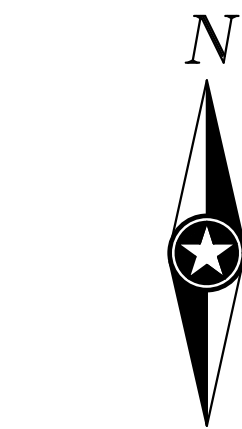
NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROPOSED DRAINAGE AREAS				
DRAINAGE AREA	TOTAL	ROOFS	PAVING	GRASS
PDA 1	0.63 Ac	0.00 Ac	0.41 Ac	0.22 Ac
PDA 2	0.21 Ac	0.00 Ac	0.00 Ac	0.21 Ac



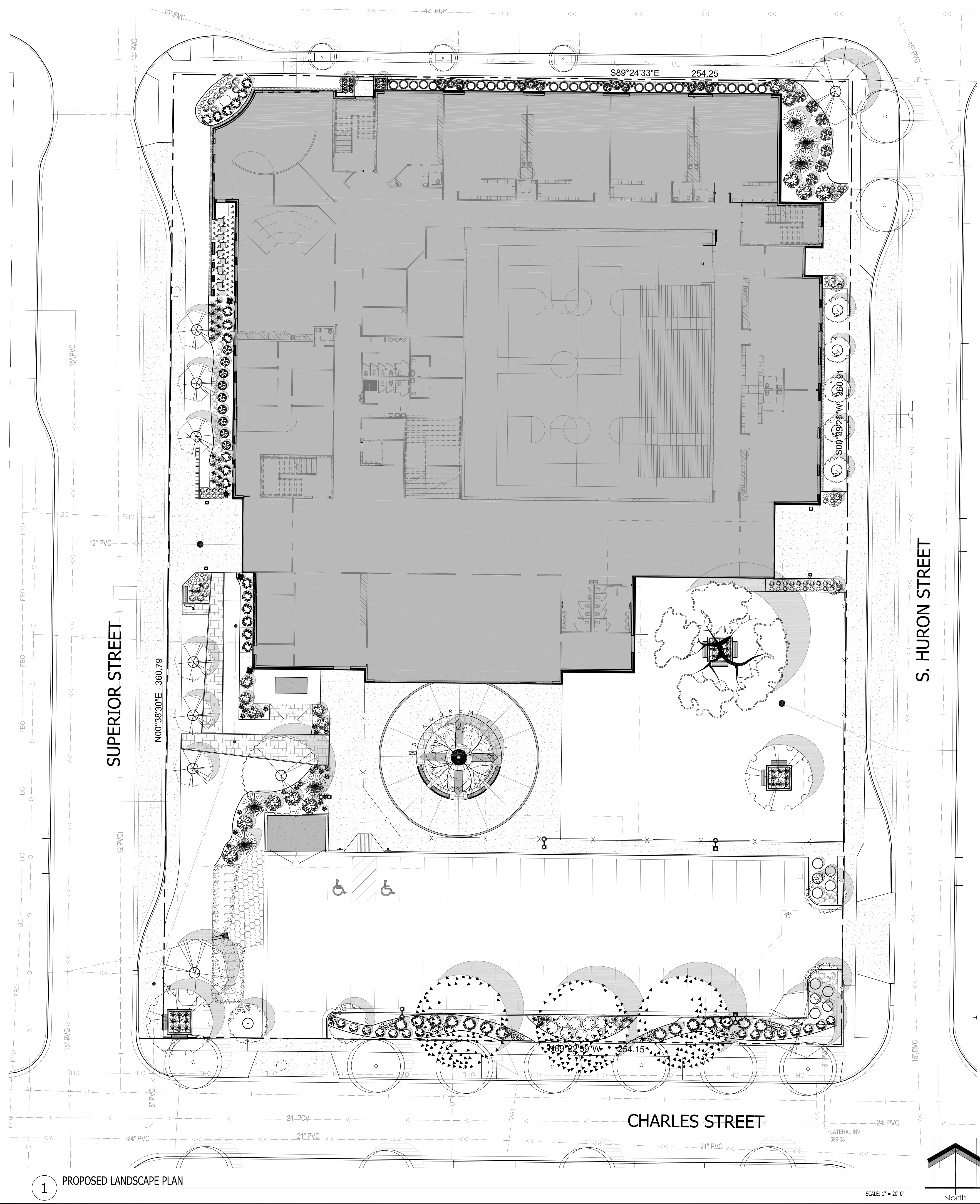
PROJECT INFO

Date
06.08.2019
Project No.
18.099.01

SHEET TITLE

PROPOSED DRAINAGE MAP

PDA



1 PROPOSED LANDSCAPE PLAN

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	R-2 - RESIDENTIAL, EDUCATIONAL & CULTURAL
LOT AREA	91,728 SQ. FT. (2.11 Acres)
SITE BUILDING AREA	44,339 SQ. FT.
TOTAL IMPERVIOUS	0.52 Acres
TOTAL GREENSPACE	0.57 Acres
SITE LANDSCAPE PERCENTAGE	27.1%
TOTAL PARKING STALLS	39 STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLINANCE WITH THE CITY OF DEPE DEVELOPMENT AND DESIGN STANDARDS LANDSCAPE REQUIREMENTS SET FOR IN SECTION 14.40.10 LANDSCAPE AND SCREENING.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF DE PERE. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF DE PERE.

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. ****
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE NOTRE DAME OF DE PERE PROJECT PLANTING TABLES (SHEETS LSP1.2 - LSP1.3) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED NOTRE DAME OF DE PERE PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.4 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.4 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.4 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - REQUIRED SEED MIXES:**
DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
 - DURING THE INITIAL "90 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
1. NECESSARY IRRIGATION (IF REQUIRED)
2. INTEGRATED PEST MANAGEMENT,
3. PROPER FERTILIZATION
4. TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED,
5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
6. WEED MANAGEMENT AND BED CARE.
 - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
 - MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK: (800) 242-8511, (262) 432-7910 (877) 500-9592 www.DiggersHotline.com OR

Know what's below. Call before you dig.

InSITE

LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Services

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

NOTRE DAME OF DE PERE

100 South Huron Street
DePere, WI 54115

Issuance and Revisions:

Date	Number	Description
07/02/19		Client Review Submittal
07/08/19		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEYS FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED OVERALL LANDSCAPE PLAN, AND GENERAL NOTES

Date of Drawing:	07/08/19
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L19-007
Sheet Number:	

LSP1.1

Project:

NOTRE DAME OF DE PERE

100 South Huron Street
DePere, WI 54115

Issuance and Revisions:

Date	Number	Description
07/02/19		Client Review Submittal
07/08/19		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEYS FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN,
AND PLANT MATERIAL TABLE

Date of Drawing: 07/08/19

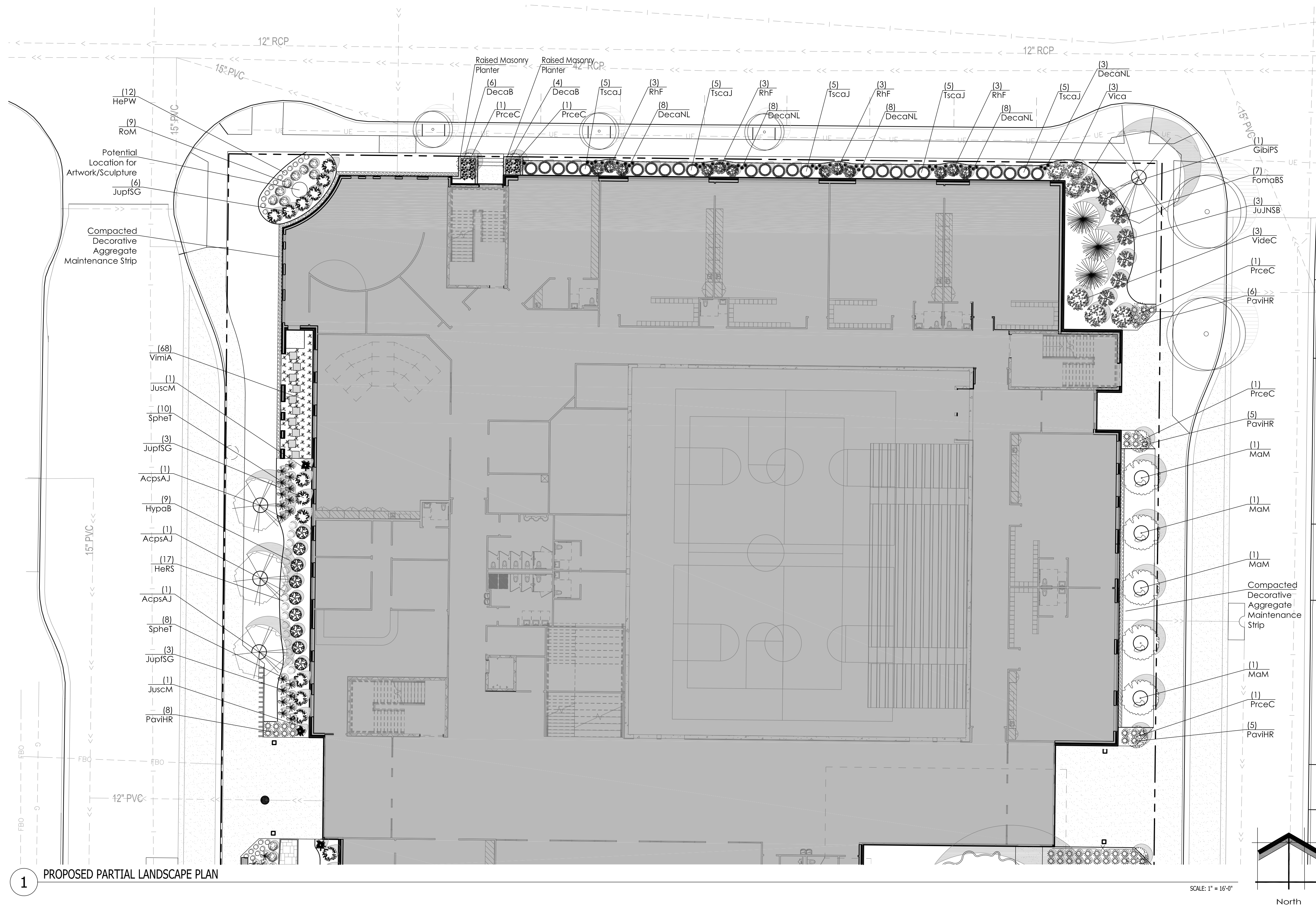
Scale: 1" = 16'-0"

Drawn By: MCD

Job Number: L19-007

Sheet Number:

LSP1.2



Proposed Plant Material Table - LSP1.2

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Acps		Acer pseudosieboldianum 'Arctic Jade'	Arctic Jade Korean Maple	2'-Cal - B&B	1
1	GlbIPs		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2'-Cal - B&B	1, 2
5	MaM		Malus 'Marilee'	Marilee Flowering Crab	1 1/2' Cal - B&B	1
5	PrceC		Prunus cerasifera 'Cipriozam'	Crimson Pointe Flowering Plum	1 1/2' Cal - B&B	1
-	Extg		Existing to Remain	Existing to Remain	Existing	3

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	5' - 6' - B&B	4
2	JusCM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	4

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
17	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2' pot	6
12	HePW		Hemerocallis x 'VER0021'	EveryDaylily Pink Wing Daylily	4 1/2' pot	6

Ground Cover

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
68	VimiSS		Vinca minor 'Atropurpurea'	Wine Common Periwinkle	4 1/2' pot	6

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Male only.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required, raise canopy for safety & viability for both pedestrians & motorists.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	FomaBS		Fothergilla major 'Blue Shadow'	Blue Shadow Witch Alder	18" - Cont	5
9	HypaB		Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - Cont	5
8	RoM		Rosa 'Meimur'	Apricot Drift Groundcover Ros	18" - Cont	5
3	Vica		Viburnum carlesii	Korean Spice Viburnum	18" - 24" - Cont	5
3	VideC		Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	18" - 24" - Cont	5

Broadleaf Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	RhF		Rhododendron x 'Firestorm'	Firestorm Rhododendron	18" - Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
25	TscaJ		Tsuga canadensis 'Jeddleloh'	Jeddleloh Canadian Hemlock	18" - 24" - Cont	

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
36	DecaNL		Deschampsia caespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	1-Gal - Cont	6
10	DecaB		Deschampsia caespitosa Bronzeschleier	Bronze Veil Tuft Hair Grass	1-Gal - Cont	6
24	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
18	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Project:

NOTRE DAME OF
DE PERE

100 South Huron Street
DePere, WI 54115

Issuance and Revisions:

Date	Number	Description
07/02/19		Client Review Submittal
07/08/19		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED

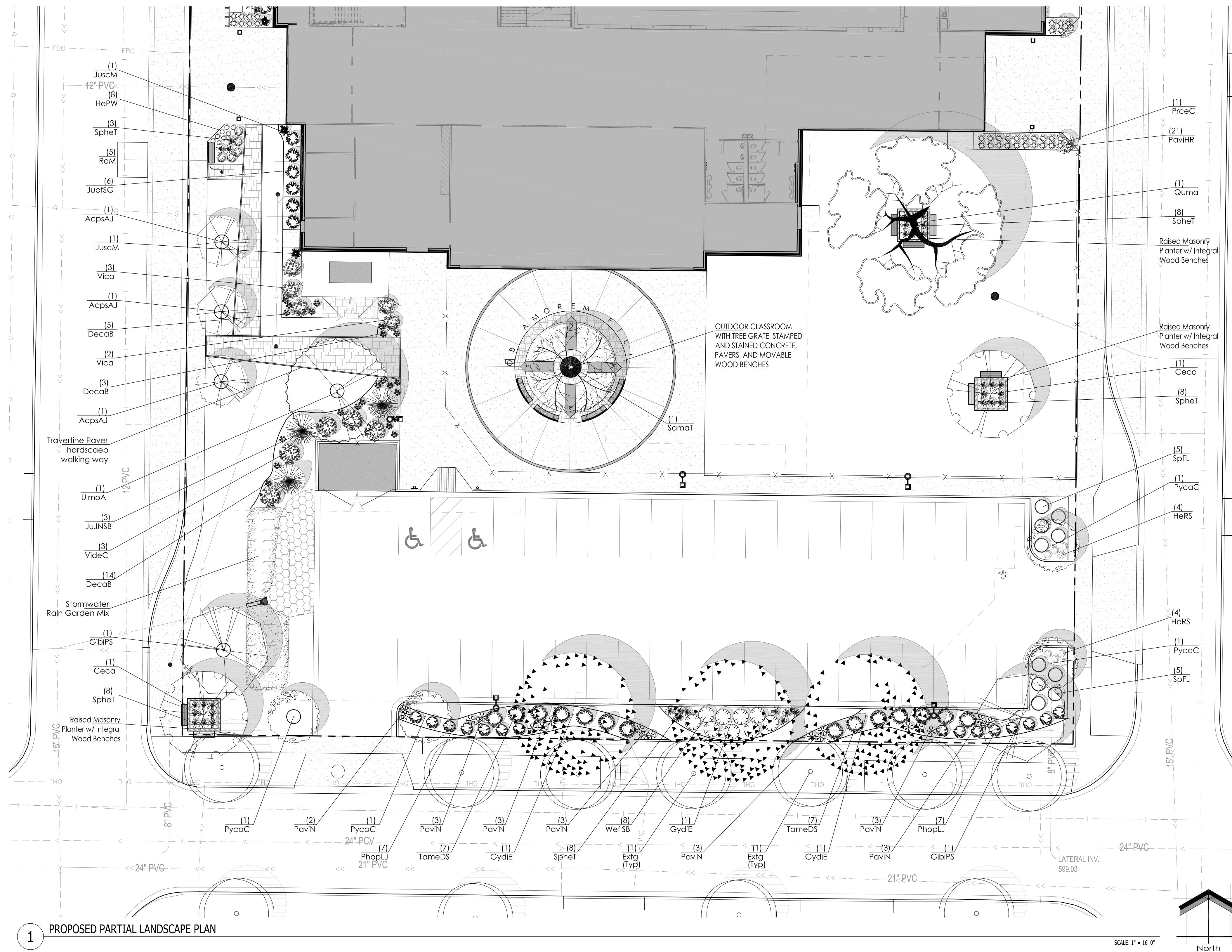
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY AND REMAINS THE PROPERTY OF INSITE LANDSCAPE DESIGN INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITIES AND LOSSES, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWING. THE CLIENT AGREES TO SIGN THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE

Date of Drawing:	07/08/19
Scale:	1" = 16'-0"
Drawn By:	MCD
Job Number:	L19-007
Sheet Number:	

LSP1.3



Proposed Plant Material Table - LSP1.3

Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Acps		Acer pseudosieboldianum	Korean Maple	2'-Cal - B&B	1
2	Ceca		Cercis canadensis	Eastern redbud	2 1/2'-Cal - B&B	1
2	GblPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2'-Cal - B&B	1, 2
3	GyalE		Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2'-Cal - B&B	1, 2
1	PrceC		Prunus cerasifera 'Ciprizom'	Crimson Pointe Flowering Plum	1 1/2'-Cal - B&B	1
4	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2'-Cal - B&B	1
1	Quma		Quercus macrocarpa	Bur oak	3'-Cal - B&B	1
1	Sama		Salix matsudana 'Tortuosa'	Corkscrew willow	1'-Cal - B&B	1
1	UlmtoA		Ulmus 'Morton' Accolade	Accolade Elm	2 1/2'-Cal - B&B	1
-	Extg		Existing to Remain	Existing to Remain		3

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuJNSB		Juniperus 'J.N. Select' Blue'	Star Power Juniper	5' - 6' - B&B	4
2	JuSCM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	4

Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	6
8	HePW		Hemerocallis x 'VER0021'	EveryDaylily Pink Wing Daylily	4 1/2" pot	6

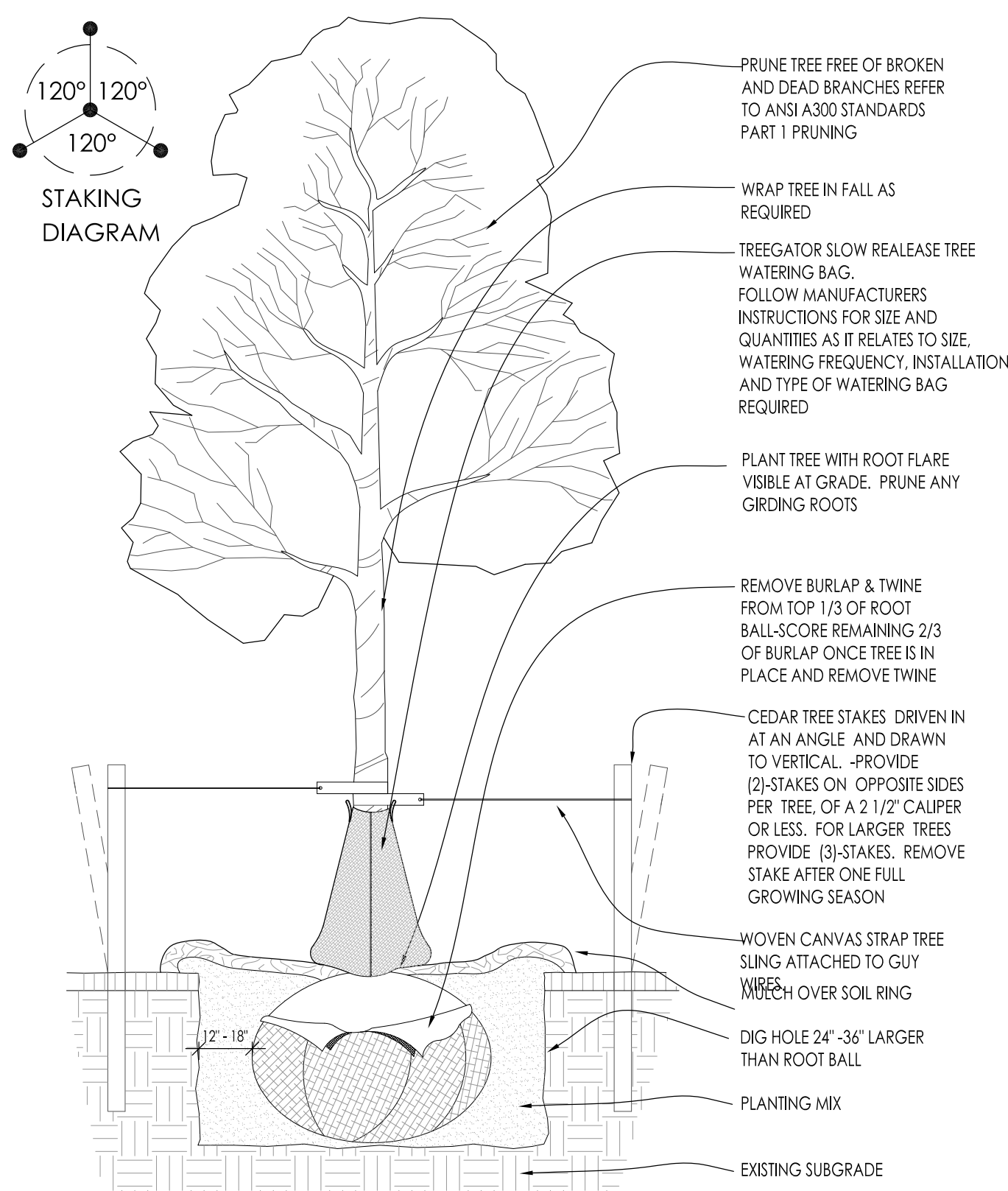
Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	PhopLJ		Physocarpus opulifolius 'Hoogi021'	Little Joker Ninebark	18" - Cont	5
5	RoM		Rosa 'Meimiro'	Apricot Drift Groundcover Ros	18" - Cont	5
10	SpFL		Spiraea x 'Fire Light'	Fire Light Spirea	18" - Cont	5
5	Vica		Viburnum carlesii	Korean Spice Viburnum	18" - 24" Cont	5
5	VideC		Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	18" - 24" - Cont	5
9	WelfSB		Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - Cont	5

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5
14	TameDS		Taxus x media 'Densiformis Select'	Select Dense Spreading Yew	18" - 24" - B&B	5

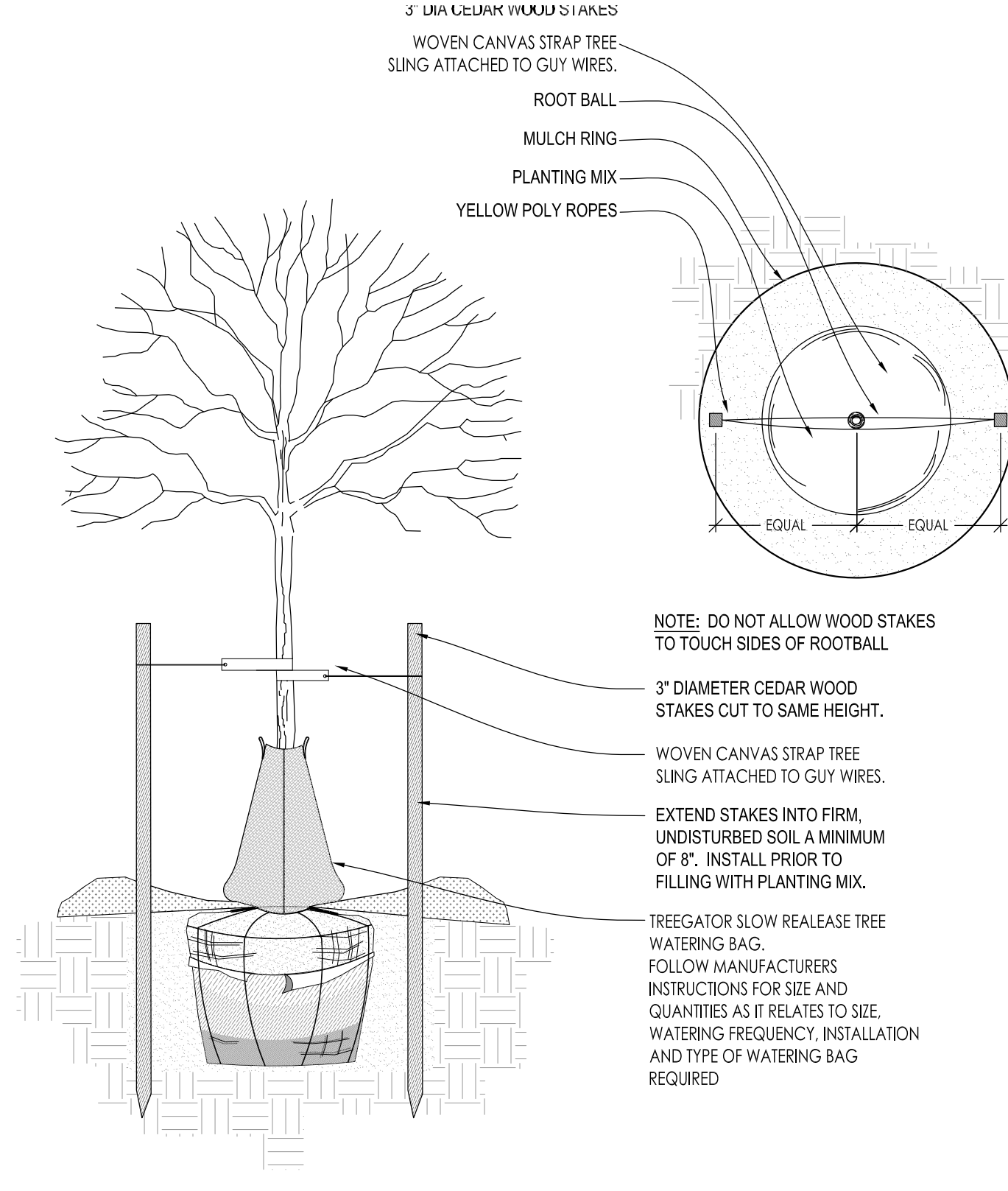
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
22	DecaB		<i>Deschampsia coespitosa</i> Bronzeschleier	Bronze Veil Tuft Hair Grass	1-Gal - Cont	6
21	PavHR		<i>Panicum virgatum</i> 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
20	PavIN		<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
35	SpheT		<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Comments

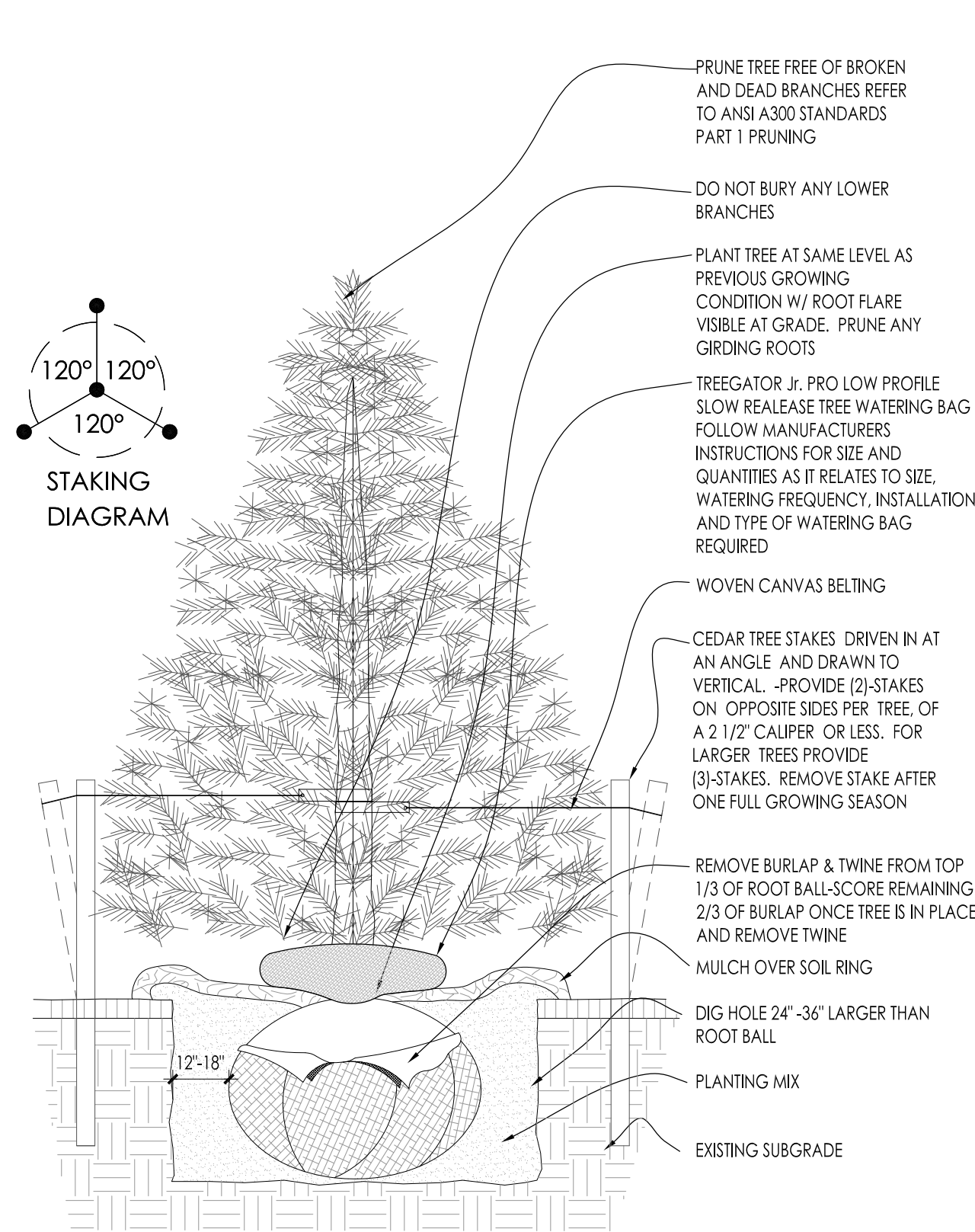
1. Straight central leader, full & even crown. Prune only after planting.
2. Male only.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.



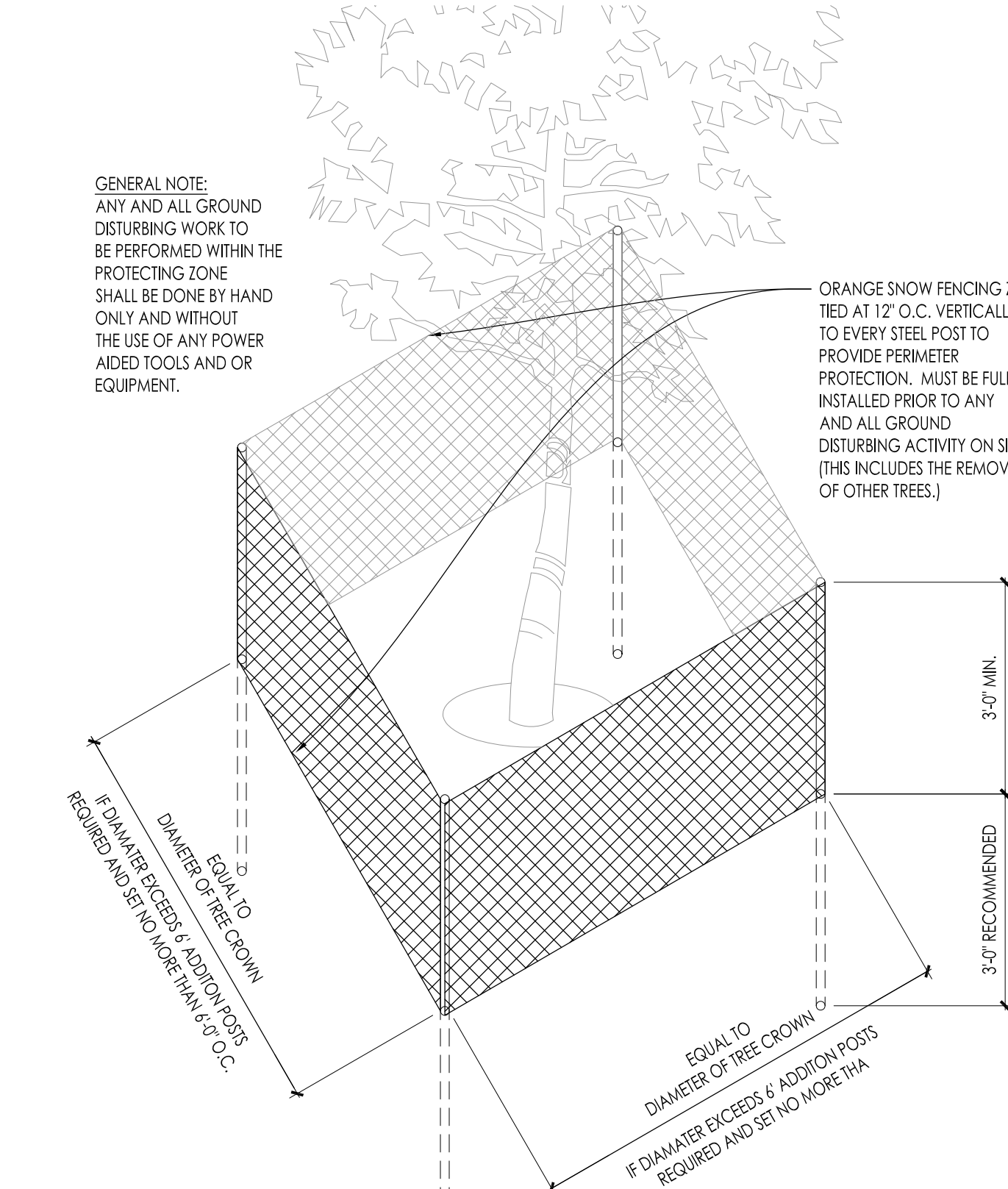
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



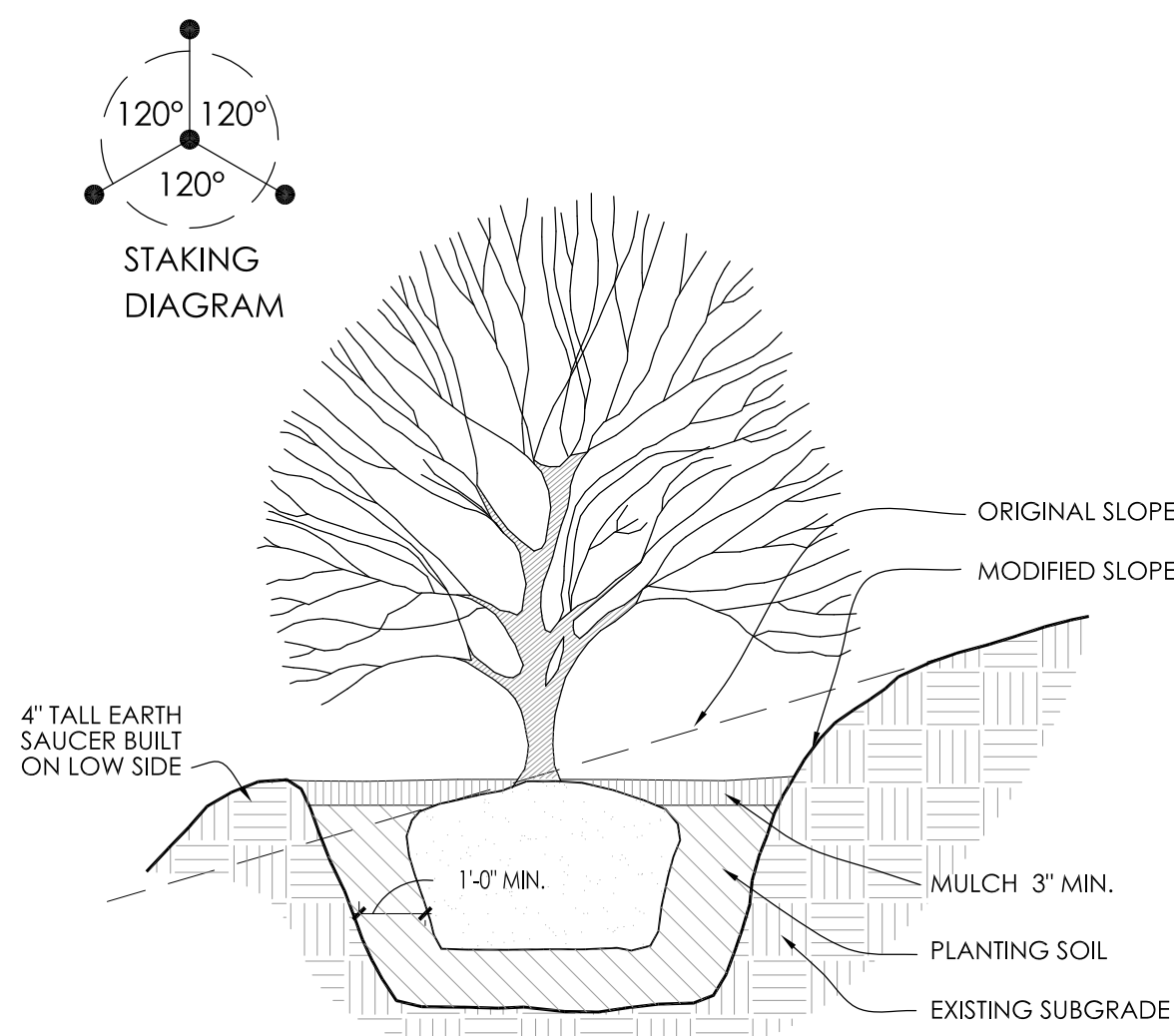
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



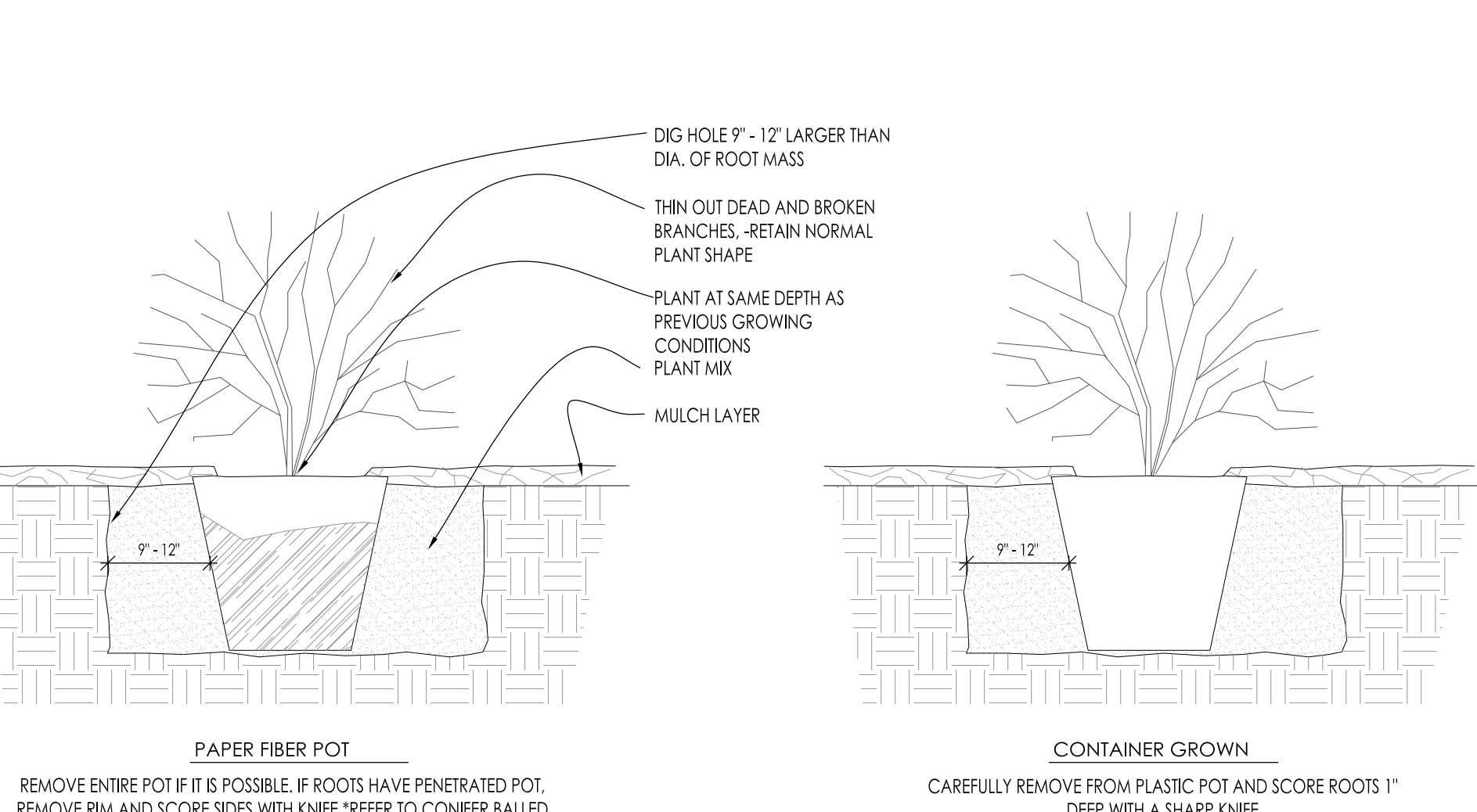
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



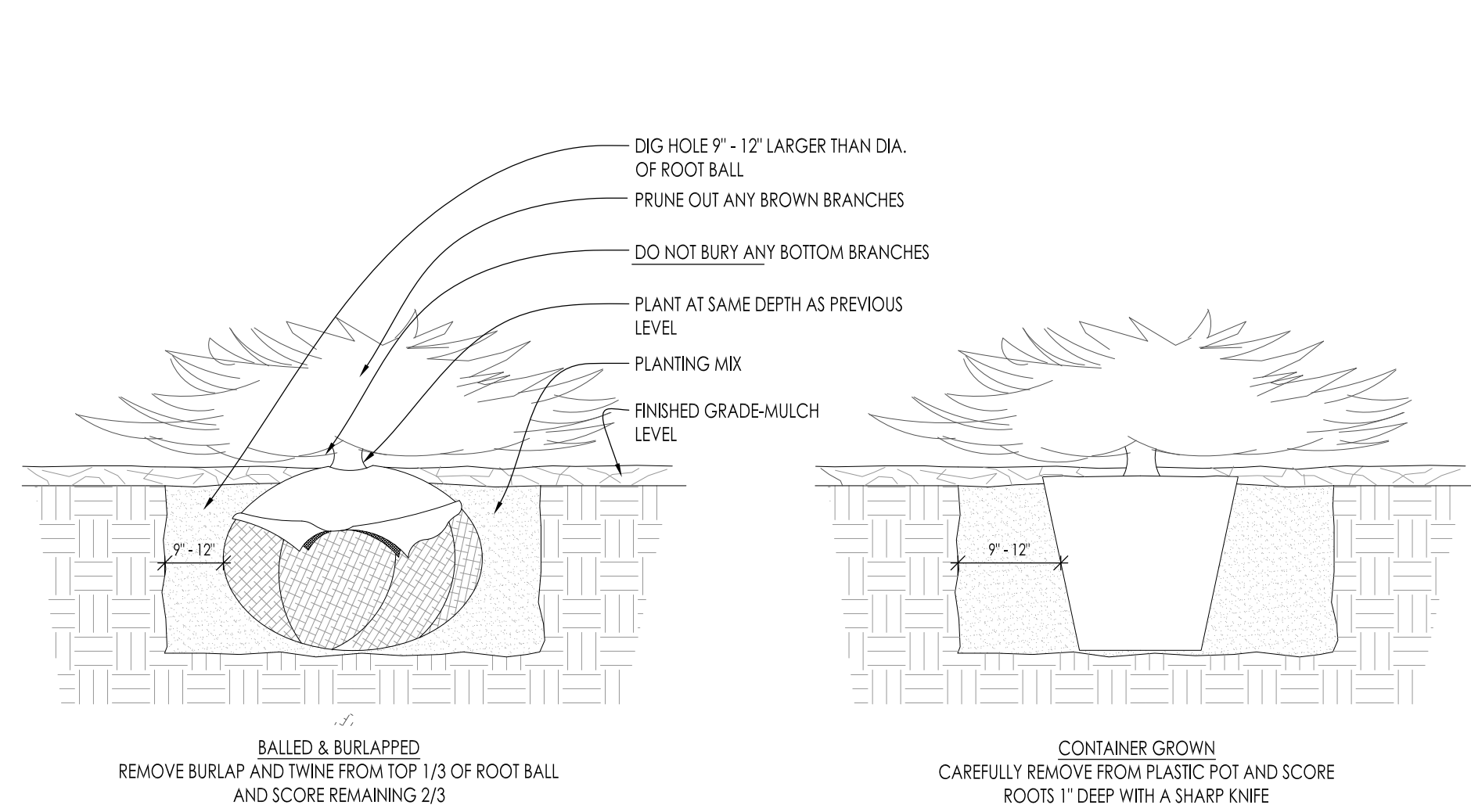
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



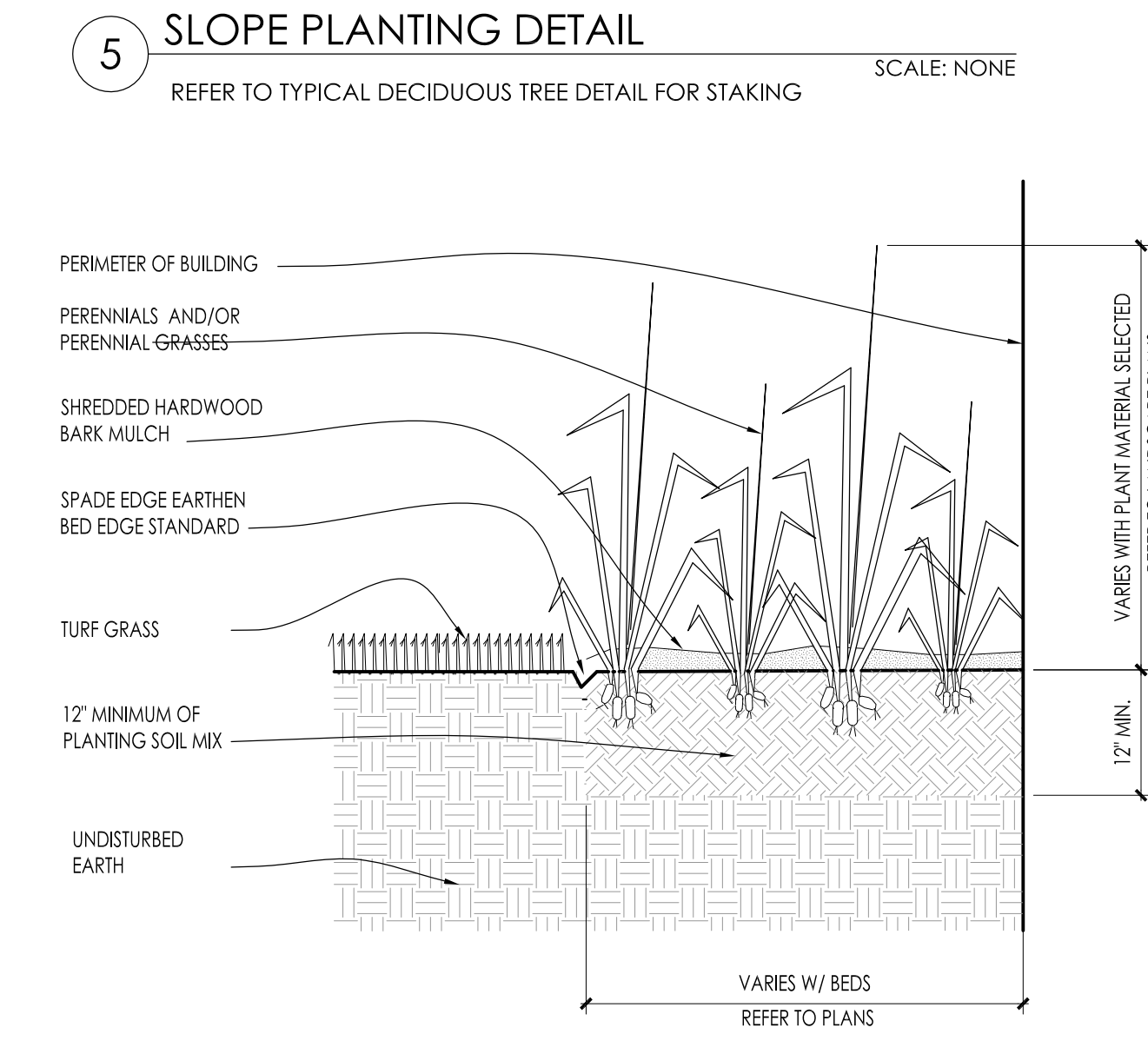
5 SLOPE PLANTING DETAIL SCALE: NONE



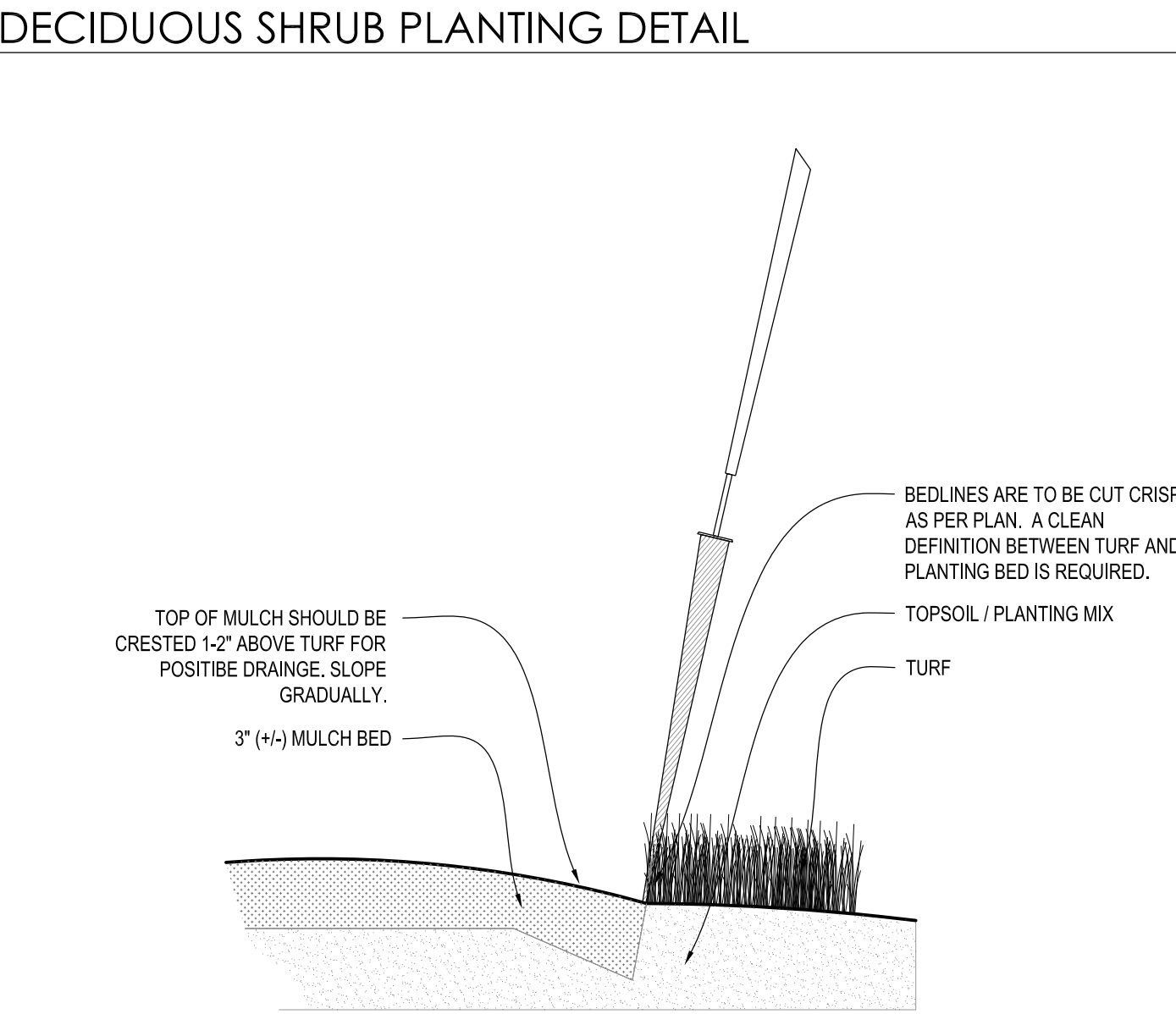
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



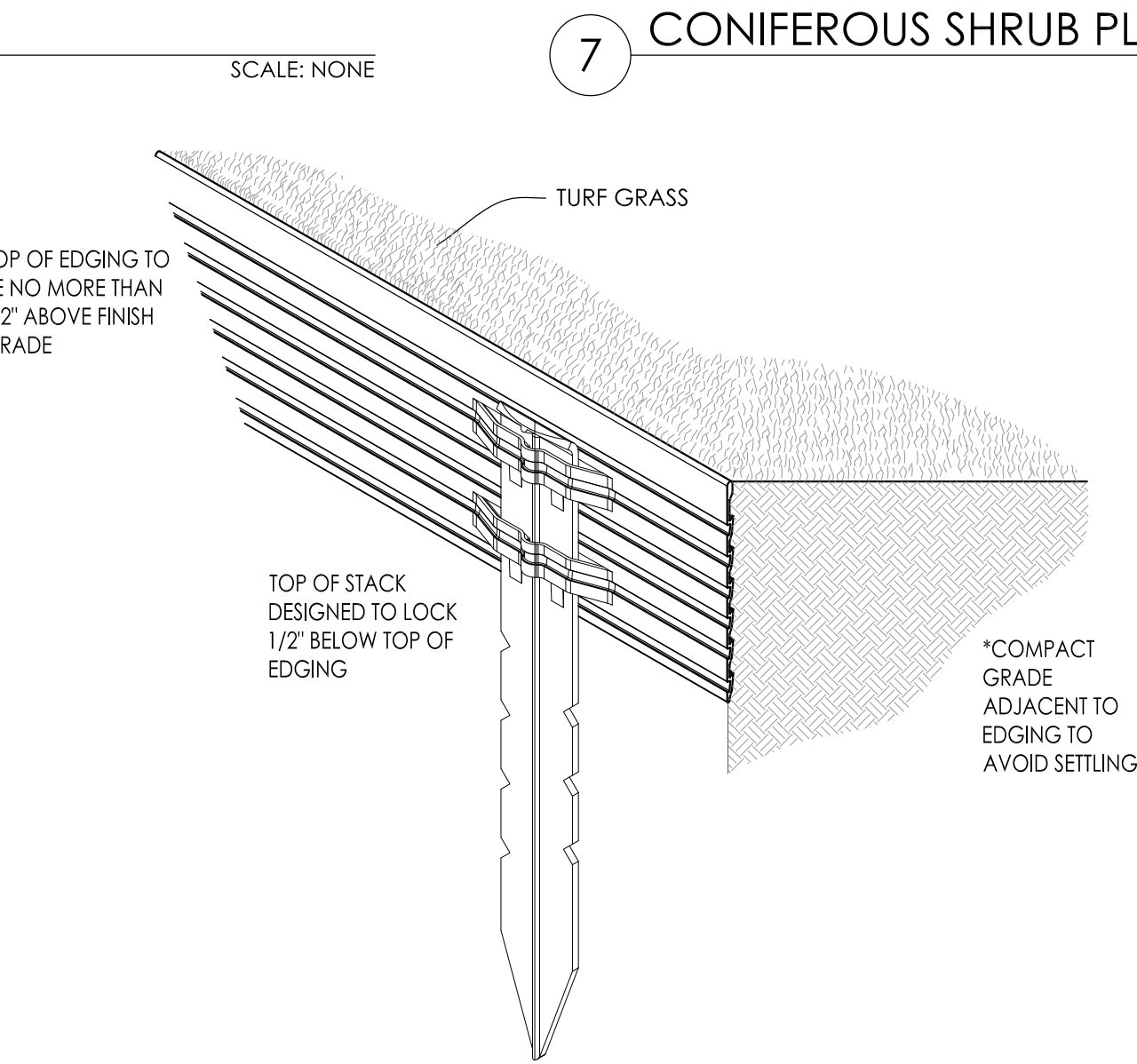
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



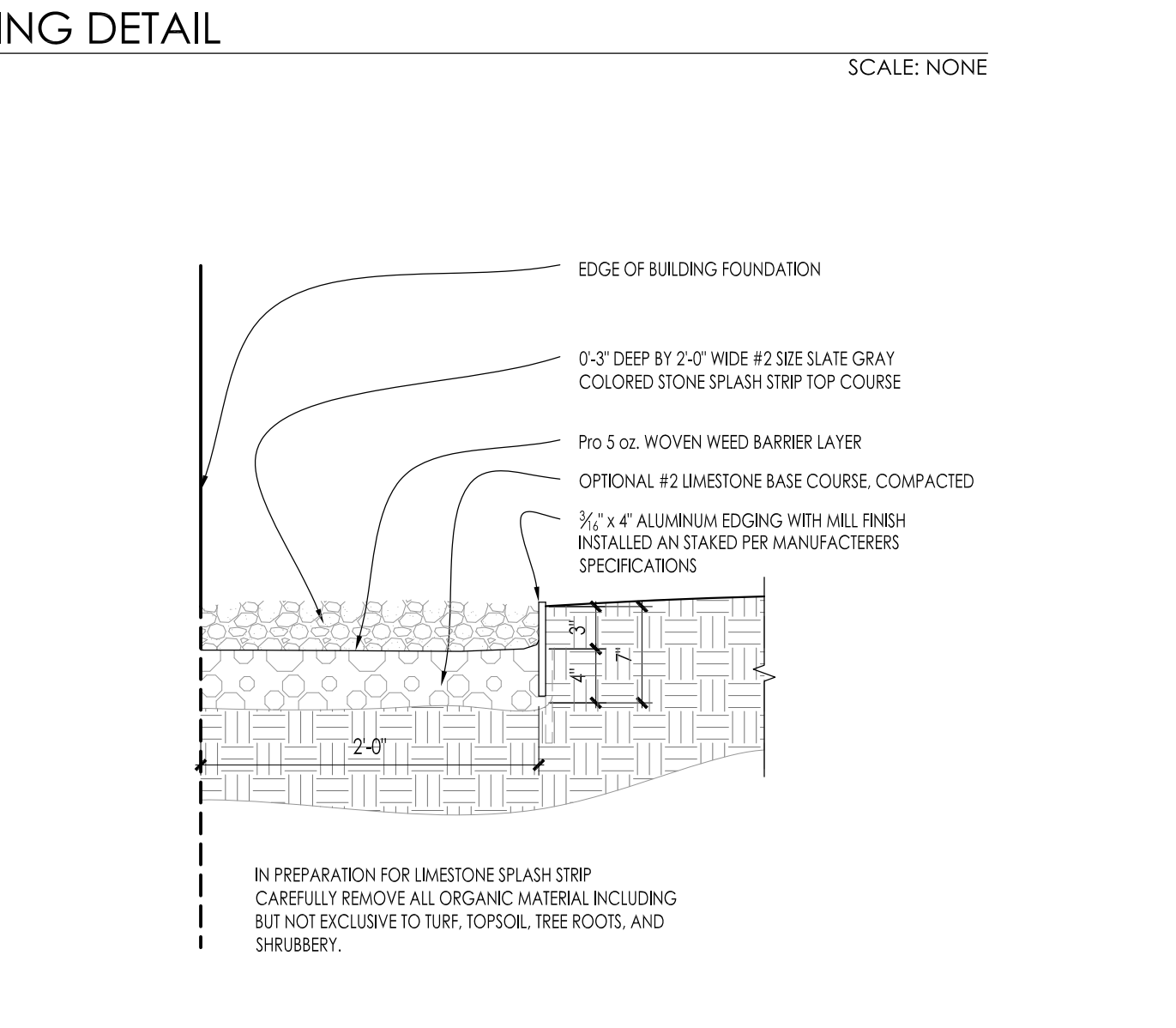
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:
NOTRE DAME OF DE PERE
100 South Huron Street
DePere, WI 54115

Issuance and Revisions:

Date	Number	Description
07/02/19		Client Review Submittal
07/08/19		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2018
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEYS FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	07/08/19
Scale:	As Noted
Drawn By:	MCD
Job Number:	L19-007
Sheet Number:	

LSP1.4

G R O T H
D e s i g n
G r o u p

700 W VIRGINIA AVE
SUITE B105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO.	REV. DATE	DESCRIPTION
-----	-----------	-------------

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
07.08.2019

Project No.
18,099.01

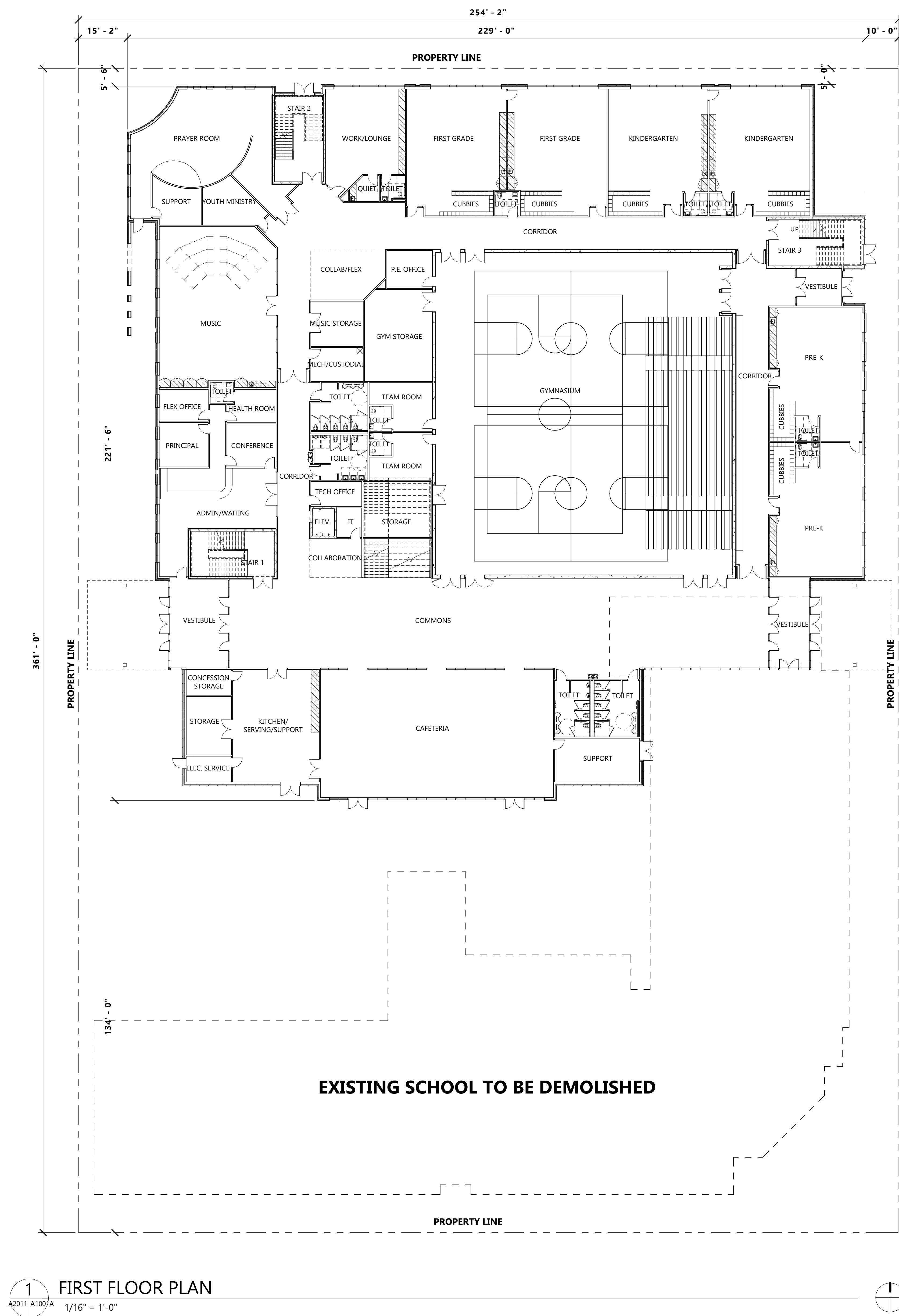
SHEET TITLE

FIRST FLOOR PLAN

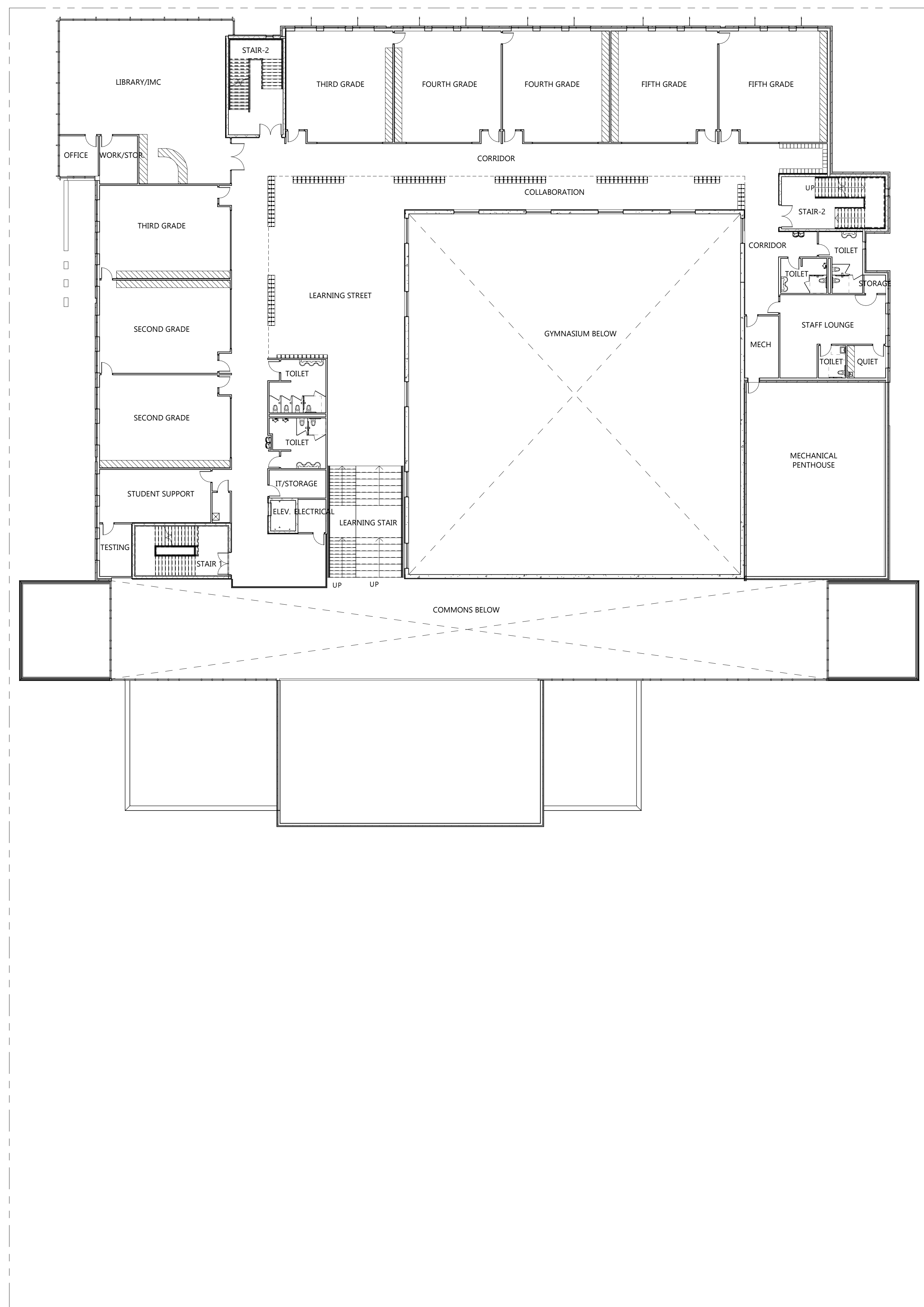
A1001A

© Groth Design Group, Inc.

Packet Pg. 74



1 FIRST FLOOR PLAN
A2011 A1001A 1/16" = 1'-0"



1 SECOND FLOOR PLAN
A2011/A1001B 1/16" = 1'-0"



2 THIRD FLOOR PLAN
A2011/A1001B 1/16" = 1'-0"



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date:
07.08.2019

Project No.:
18.099.01

SHEET TITLE

SECOND & THIRD FLOOR PLANS

A1001B

© Groth Design Group, Inc.



VIEW FROM SOUTHWEST CORNER (SUPERIOR & CHARLES ST)



VIEW FROM NORTHEAST CORNER (GEORGE & HURON ST)



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

PROGRESS
DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date: 07.08.2019
Project No.: 18.099.01

SHEET TITLE

3D VIEWS

A1001C

PRECISE IMPLEMENTATION PLAN SUBMITTAL



STREET VIEW NORTHWEST CORNER (SUPERIOR & GEORGE ST)



STREET VIEW NORTHEAST CORNER (HURON & GEORGE ST)



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

PROGRESS
DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date:
07.08.2019
Project No.:
18.099.01

SHEET TITLE

3D VIEWS

A1001D



STREET VIEW SOUTHTEAST CORNER (HURON & CHARLES ST)



STREET VIEW SOUTHWEST CORNER (SUPERIOR & CHARLES ST)



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO.	REV.	DATE	DESCRIPTION
-----	------	------	-------------

PROGRESS
DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

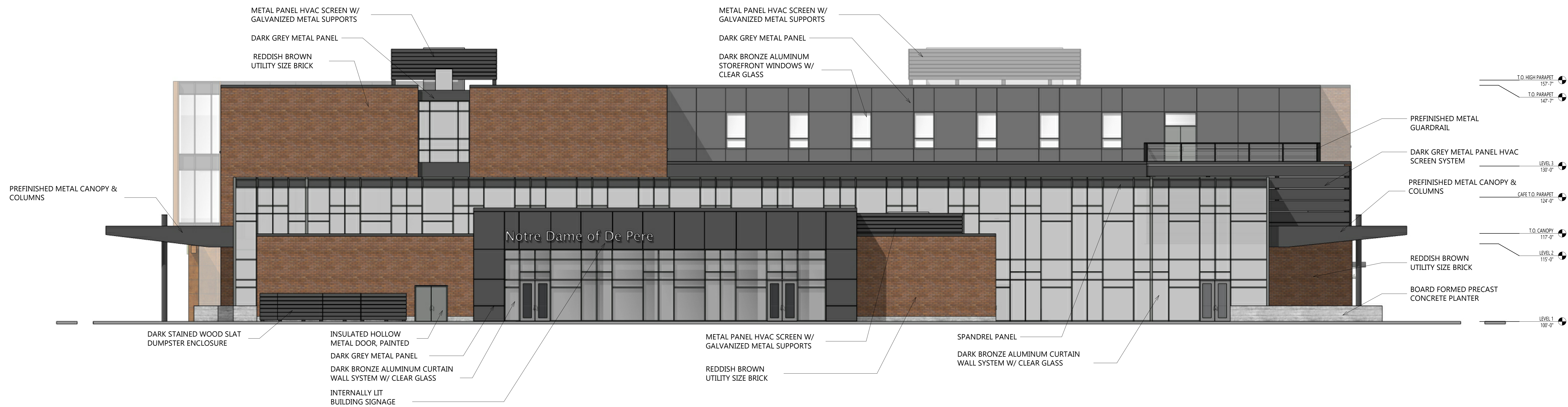
PROJECT INFO

Date: 07.08.2019
Project No.: 18.099.01

SHEET TITLE

3D VIEWS

A1001E



1 SOUTH ELEVATION

A2011A 1/8" = 1'-0"



2 WEST ELEVATION

A2011A 1/8" = 1'-0"



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress
and intent and may be subject to
change, including additional detail.
These are not final construction
documents and should not be used
for final bidding or construction-
related purposes.

PROJECT INFO

Date:
07.08.2019

Project No.:
18.099.01

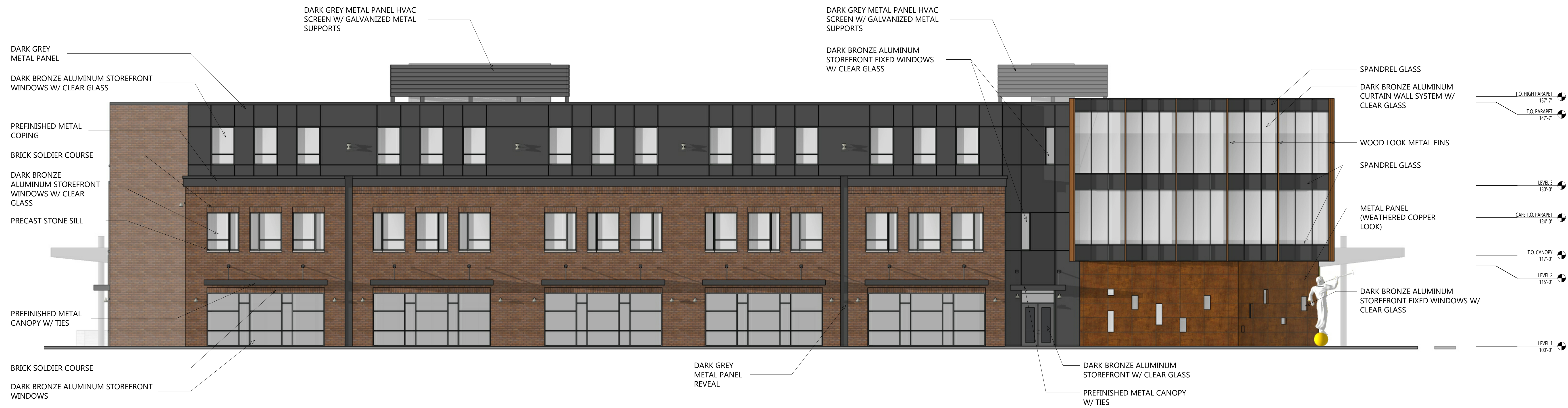
SHEET TITLE

BUILDING ELEVATIONS

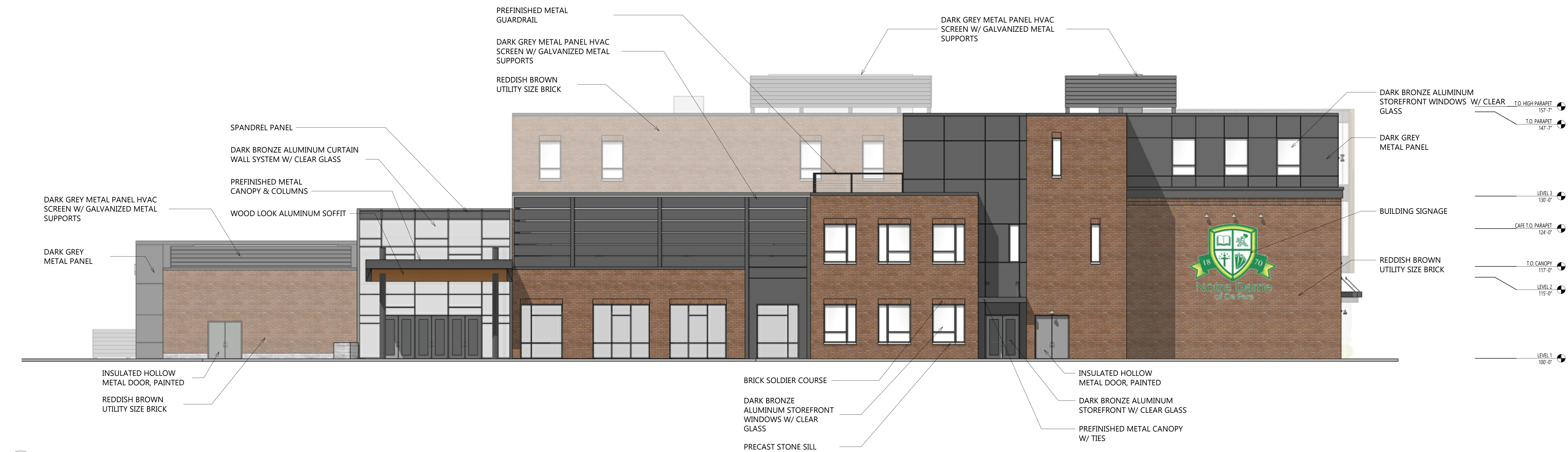
A2011A

© Groth Design Group, Inc.

Packet Pg. 79



1 NORTH ELEVATION
1/8" = 1'-0"



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



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613

PROJECT

NOTRE DAME
OF DE PERE

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date:

07.08.2019

Project No.:

18.099.01

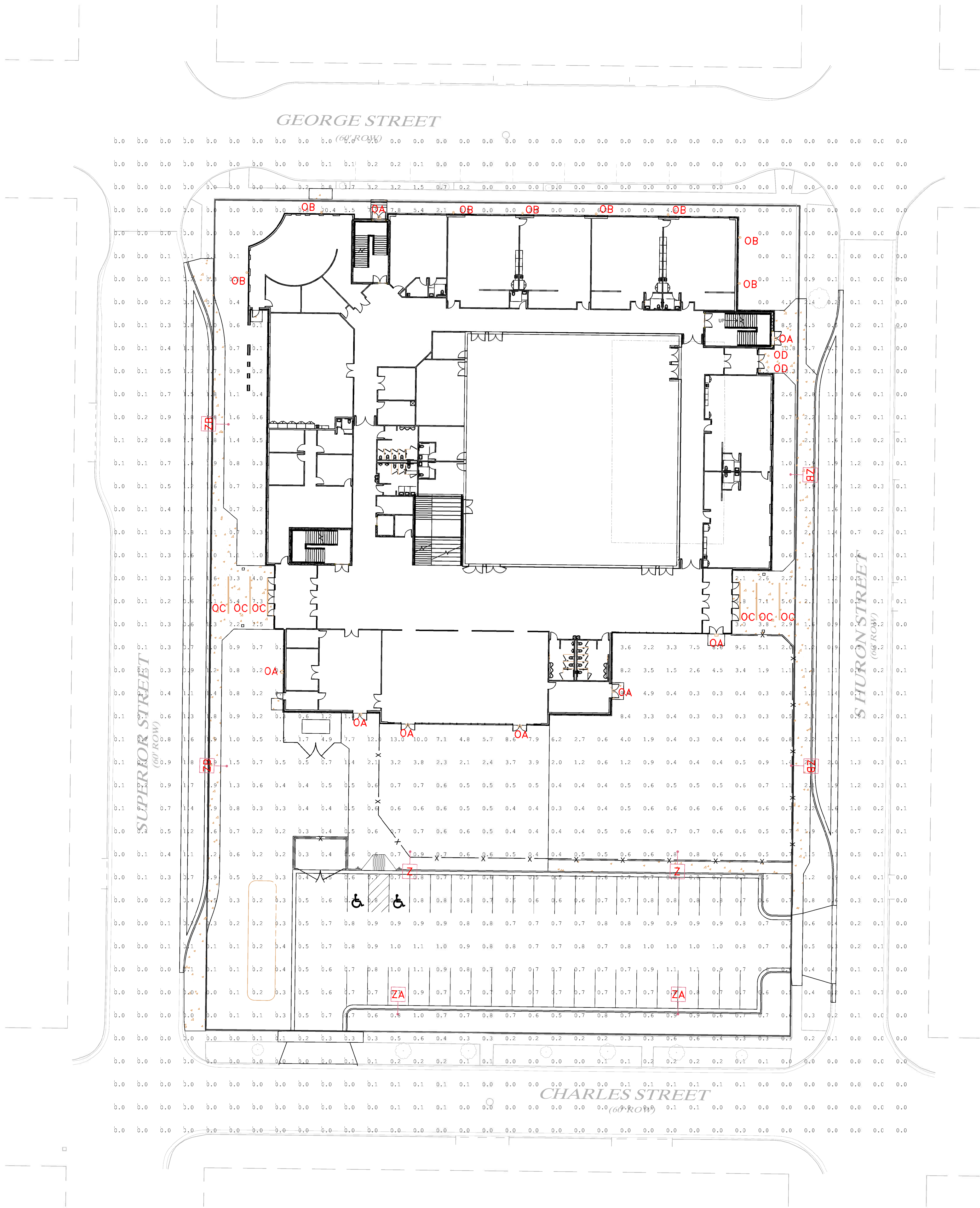
SHEET TITLE

BUILDING ELEVATIONS

A2021A

© Groth Design Group, Inc.

Packet Pg. 80



LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	COMMENTS
OA	EXTERIOR WALL PACK	McGRAW-EDISON	GWC-AF-#2-LED-E1-T2-4500-600	LED	
OB	EXTERIOR WALL SCONCE	LUMIERE	9002-W2-RW-LED4000-M-BZ-L1-UNV	LED	
OC	EXTERIOR LINEAR 12'-0"	NEO-RAY	SI21-DR-1-27-X-0048-1-U-DD-1-W	LED	
OD	EXTERIOR DOWN LIGHT	HALO	HCB1000I0-HM612827-61MDC	LED	
Z	EXTERIOR SITE POLE LIGHT	McGRAW-EDISON	GLEON-AF-01-LED-E1-5M3-7027	LED	
ZB	EXTERIOR SITE POLE LIGHT	McGRAW-EDISON	GPC-AF-01-LED-E1-T2	LED	
ZA	EXTERIOR SITE POLE LIGHT	McGRAW-EDISON	GLEON-AF-01-LED-E1-T4W-7027	LED	



GROTH
Design
Group

700 W VIRGINIA AVE
SUITE 8105
MILWAUKEE, WISCONSIN 53204
PH. (414) 810-7613



GREEN BAY OFFICE
115-3 PINE STREET
GREEN BAY, WISCONSIN 54301
PHONE: 920.434.2128

PROJECT

**NOTRE DAME
OF DE PERE**

100 S HURON STREET
DE PERE, WI 54115

ISSUE

NO. REV. DATE DESCRIPTION

PROJECT INFO

Date
07.08.2019
Project No.
18.099.01

SHEET TITLE

ELECTRICAL SITE LIGHTING PLAN

E2200

© Groth Design Group, Inc.



NOTRE DAME OF DE PERE

Precise Implementation Plan Submittal (8th July 2019)

This report has been shortened from the original. The original, that includes detailed engineering information, is available if requested.

NOTRE DAME OF DE PERE PRECISE IMPLEMENTATION PLAN

TABLE OF CONTENTS

PROJECT NARRATIVE

STORMWATER MANAGEMENT REPORT

APPENDIX A
Site Plans

APPENDIX B
Existing Drainage Map

APPENDIX C
Proposed Drainage Map

APPENDIX D
HydroCAD (Existing)

APPENDIX E
HydroCAD (Proposed)

APPENDIX F
WinSLAMM Calculations

SOIL BORING REPORT

DNR SOIL LOSS

SITE LIGHTING FIXTURE CUT SHEETS

PROJECT NARRATIVE

NOTRE DAME OF DE PERE – PROJECT NARRATIVE

June 12th, 2019

To: **City of De Pere – Planning Department**

From: **GROTH Design Group**

INTRODUCTION

Beginning in 1870, Notre Dame of De Pere has been a Pre-K through eighth grade school with a mission to engage the whole child to make them stronger in academics, character and faith. The goal is to lead students on their path to become future leaders of the Catholic faith and the community.

PROBLEM STATEMENT

The current school configuration is an elementary school for grade Pre-K through 5th Grade at the 100 S Huron St, De Pere, WI 54115 and a middle school for 6th through 8th grades and ancillary spaces at 221 S Wisconsin St, De Pere, WI 54115. The middle school property is being transferred to a new owner and the proposed project is to provide a state-of-the-art Catholic education facility that unites the two existing school facilities (middle and elementary) onto one site. The site is the 100 S Huron Street location bound by George Street on the North, S. Huron Street on the East, Charles Street on the South, and S. Superior Street on the West.



OPERATIONAL INFORMATION:

OWNERSHIP STRUCTURE: SINGLE OWNER

CURRENT AND PROPOSED HOURS OF OPERATION:

- | | |
|--|-------------------|
| • ELEMENTARY SCHOOL (Late August – Early June / Late May): | 8:00 AM - 2:55 PM |
| • MIDDLE SCHOOL (Late August – Early June / Late May): | 7:55 AM - 3:00 PM |
| • OFFICE (Year Round): | 7:30 AM - 3:30 PM |

CURRENT ENROLLMENT:

ELEMENTARY SCHOOL (3K - 5TH GRADE):

- Before school program: 5-10
- Regular school session: 237 (some are part time, approx 220 onsite at a time)
- After school program: 10-25

MIDDLE SCHOOL (6TH - 8TH GRADES):

- Before school program: NONE
- Regular school session: 121
- After school program: NONE

CURRENT STAFF:ELEMENTARY SCHOOL (3K - 5TH GRADE):(24) TOTAL STAFF (this include part-time staff.
There are about 20 staff members on-site at
any given time)MIDDLE SCHOOL (6TH - 8TH GRADES):

(11) TOTAL STAFF

Staff Arrival (All):

between 7AM - 7:30AM

Staff Departure (All):

between 3:30PM - 4:00PM

BUSSING INFORMATION:

5 school buses currently serve the elementary and middle school and are expected to be used in the future. These school buses also serve Foxview, Heritage, Altmayer, Middle School and the High School. In the morning, they are coming from High School or Foxview and going to Heritage or Altmayer. In the afternoon, they coming from Altmayer, Heritage, or Foxview and going to Middle School or High School. (5) buses Of the (220) current elementary students, about 40 are bus riders and 190 are non-bus riders. Of the (120) current middle school students, about 10 are bus riders and 110 are non-bus riders.

PROPOSED SCHOOL PROJECTIONS

- **ENROLLMENT:**

Expected combined elementary school enrollment (regular school session) when project is complete is a max capacity of 450 students, 425 students would be the max on site at one time (some of our classes are part time). Expected enrollment (regular school session) 20 years after construction is complete is 400 students

- **STAFF:**

Maximum of (35) staff projected for new school

- **BUSSING:**

No plans are currently in place for bussing to change as it runs through De Pere School District

DESIGN SOLUTION

The proposed design solution locates the new school along the north edge of the site along George Street. This allows the building to be built while keeping the elementary school operational during construction and respects the residential nature of the neighborhood on the south end of the site. The building steps down in height and volume as it works south, from a 3story along George Street to a 1-story. The remainder of the south side of the site will then be developed as play area and parking for staff. The building is proposed as a masonry exterior with accents of metal panel material. Landscape will be designed per city standards and to help provide a buffer to the residential neighbors.

The site layout is seeking to turn both Superior and Huron Streets into one-way streets along the east and west borders of the site. This will eliminate any direct congestion from school traffic at George Street and allow for drop-off and pick-up times to minimize the impact to local traffic.

The proposed facility will generate traffic that, when added to the existing roadway network results in decreased levels of service on the approach roadways for the George Street intersections. Additionally, the proposed facility will attract 181 trips during the AM peak hour and 121 trips in the PM peak hour. Many of these trips are parents and guardians dropping off or picking up students. As they stop to drop off students or wait to pick up students, these parents and guardians will require on-street parking. The existing on street parking is not adequate to accommodate proposed parking needs and one-way, southbound only traffic is proposed. If one-way southbound traffic is applied, parents and guardians will use on-street parking to drop off and pick up students. S Huron Street is expected to accommodate about 12 passenger vehicles on the east side of the street. Buses will use the west side of the street for drop-offs and pick-ups. S Superior Street is expected to accommodate about 12 passenger vehicles on each side of the street. No on street parking will be allowed during school hours on Charles Street.

Multiple alternatives were considered including the following:

1. one-way, southbound only traffic
2. one-way, northbound only traffic
3. circular, counterclockwise one-way traffic
4. circular, clockwise one-way traffic
5. two-way traffic, two-way stop controlled
6. all-way stop control at Intersections 1 and/or 2
7. traffic signal control at Intersections 1 and/or 2
8. roundabout control at Intersections 1 and/or 2

Details of the alternative analysis can be found in the Appendix J (ICE Report) of the TIA. Alternative 1 above is the most feasible alternative. Alternatives 2-4 would also meet the needs of the project but would result in greater impacts to adjacent businesses. These alternatives may also be costlier due to approach and intersection reconstruction needs.

Please see and reference the complete TIA as it provides additional information and data that supports the proposed traffic movements stated above.

REQUESTED ZONING MODIFICATIONS

Current Zoning: R-2

Requirements for educational / cultural building in R-2:

- Min. Lot size: 2 acres
- Min. Lot Width: 150 feet
- Minimum yard setbacks:
 - Front: 50 feet
 - Corner side: 35 feet
 - Rear: 75 feet
- Maximum Building Height: 35 feet
- Floor Area Ratio: 0.5

PDD Zoning Modification Requests for this Site:

- Minimum yard setbacks:
 - Front: 5 feet (George St)
 - Corner side: 10'-0" (Huron & Superior Streets)
- Maximum Building Height: 48 feet
- Floor Area Ratio: 1.0

End of Narrative

DESCRIPTION

Lanterra 9002-W1 (Up or Down) and 9002-W2 (Up and Down) are small 2.5" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material

Housing and hood are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze* and copper will patina naturally over time.

Hood

Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in

the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket

Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates

surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 86% lumen maintenance at 60,000hrs.

Compliance

Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty

Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



Lanterra 9002

LED

INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA

cULus - 1598

Wet Location Listed - IP66

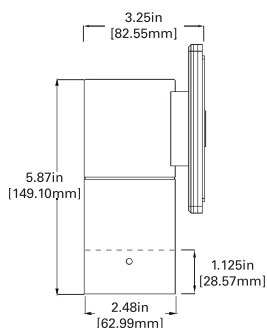
LM79/LM80 Compliant

ROHS* Compliant

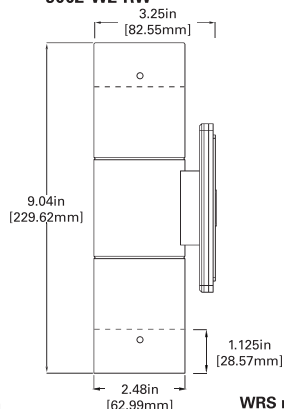
10W LED, L70/90,000@ 25° Celcius



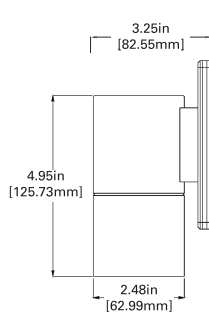
9002-W1-RW



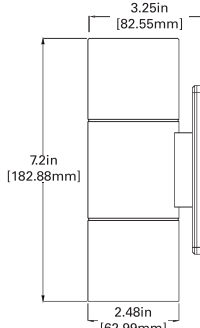
9002-W2-RW



9002-W1-FL



9002-W2-FL



ORDERING INFORMATION

SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC 1	FIELD REPLACEABLE OPTIC 2 ¹	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTION
9002	W1 Up or Down W2 ⁴ Up and Down	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED 2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI Premium CRI LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	S Spot M Medium F Flood W Wide	Standard Paint Finish BK Black BZ Bronze CS City Silver WT White Premium Metal² NBR Natural Brass NBZ Natural Bronze NCP Natural Copper NSS Natural Stainless Steel	L1 Light Level 1 (10W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box Remote Driver Housing WRR ⁵ Remote Driver Housing - Round Wall Plate WRS ⁵ Remote Driver Housing - Square Wall Plate Integral Driver Mount WIS Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 9002-(W1,W2)-xx-L1-xx-WIS (50C)	SVPD2 ³ Star inte(sens

Notes: 1. Only available for double head option (W2)
 2. Premium metal not available for RSM option
 3. Only available for Single head, Up or down (W1) with RSM only.

4. W2 doubles input wattage listed with RSM only
 5. Remote Driver up to 60°

* ROHS Compliant - For Natural materials consult factory

The Lanterra Cylinder 9002 with Integrated Sensor technology provides automatic energy savings without sacrificing performance. Traditionally, these types of energy savings required coordination between the luminaire and a lighting control system. The Lanterra Cylinder 9002 delivers superior lighting with integrated PIR occupancy sensing and daylighting controls.

Capture the benefits of traditional lighting controls, without complicated circuit planning or special wiring. The Lanterra Cylinder 9002 delivers automatic ON to an energy saving light level, while ensuring lighting is turned OFF when the space is unoccupied.

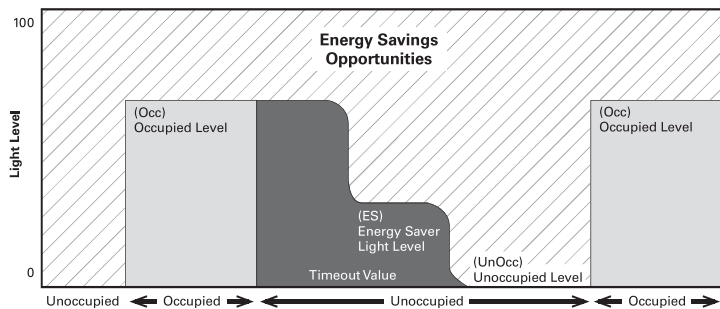
The SVPD2 sensor is configured for outdoor use, so the integral daylight sensor will enable the luminaire to automatically adjust to daylight conditions by turning off when sufficient sunlight is present. Consult factory for indoor configuration.

Occupied light levels and unoccupied light levels can be adjusted using the integrated sensor programming remote (Catalog Number: ISHH01LUM). While the default unoccupied level is OFF, a lower light level can be saved instead using the programming remote. The integrated sensor personal remote (Catalog Number: ISHH02LUM) provides code compliant manual raise, lower, ON, OFF control.

The Lanterra Cylinder 9002 with Integrated Sensor is easy to install with no special wiring and ensures energy savings out-of-the-box with default control settings.

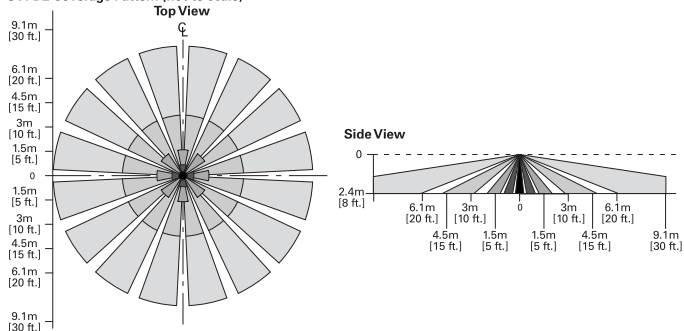
HOW IT WORKS

- As the user enters the space controlled by the integral sensor, the lighting turns ON to the occupied light level.
- Lighting will remain at the occupied level until the space is unoccupied. This will start the occupancy timeout period (default 20 minutes).
- If the space remains unoccupied for half of the timeout period, the lighting will automatically reduce to the Energy Saver light level (default matches occupied level). This adjustable light level is often set to half of the occupied daylight level using the programming remote.
- At the end of the timeout period the lighting will go to the unoccupied light level. This adjustable light level uses the OFF default setting.
- If sufficient sunlight is present, the luminaire will remain OFF, regardless of occupancy.



Coverage

SVPD2 Coverage Pattern (not to scale)



Optional Remote Controls



ISHH01LUM Programming Remote

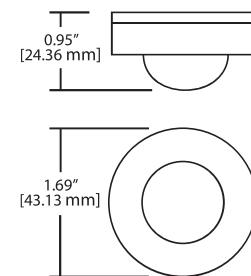


ISHH02LUM Personal Control Remote



Attachment: NDDP PIP SUBMITTAL Narrative Only for PC (8554 : Staff recommendation and possible action regarding a Precise

Sensor Dimensions



DESCRIPTION

The Define series by Neo-Ray characterizes the ultimate in minimalist simplicity by providing clean, uniform lines of illumination in virtually any architectural environment. Powered by Eaton's most advanced linear LED technology, the Define series delivers outstanding efficacy in a variety of profile widths. 1", 2", 3", 4" and 5" luminaire widths are all specifiable to the nearest inch in length and can be fitted with standard flush, regress and drop lensing. In wall corners and wall to ceiling transitions can all be ordered as standard components and blend seamlessly into the most complex architectural spaces. Custom transitions are also available. Robust construction and adaptable, modular components make installation simple and ensure laser straight runs.

SPECIFICATION FEATURES

Construction

Housing trim extruded from 6063 aluminum. Nominal 2' -12' illuminated sections. Used in run configuration and/or individual fixtures. All components are RoHs compliant.

Lens

Snap in lens available in flush and drop lens profiles. End brackets include closure to prevent moisture and insect ingress.

Finish

Fixture housing trims are high reflective white using electrostatically applied polyester powder coat paint.

Mounting

Recessed.

Electrical

REMOTE INSTALLATION ONLY. Long-life LED system coupled with electrical driver in remote enclosure to deliver optimal performance. LED's are available in 2700K, 3000K, 3500K or 4000K with a typical CRI ≤ 85 . Projected life is 60,000 hours at 86% lumen output. Electronic drivers are available for 120-277V applications. Fixtures and electrical components certified to UL and CUL standards. Fixtures are damp location listed and IC rated. For Chicago plenum, specify CP in fixture options.

Controls

Equipped standard with a 0-10V continuous dimming driver compatible with most standard dimming devices (refer to website for specific compatibility reference). Combine with FifthLight DALI and other energy saving products like sensors, daylighting controls and building management systems to maximize energy savings.

Warranty

Five year warranty.

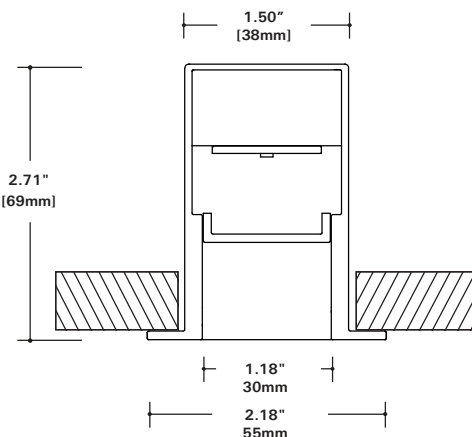
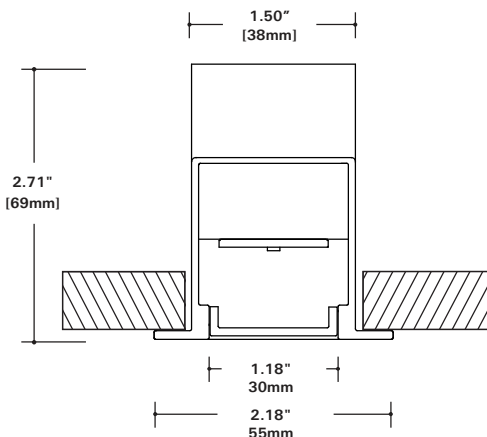


DEFINE 1

LED

Recessed
Direct

cULus - 1598
Damp Location Listed
LM79/LM80 Compliant
ROHS Compliant



ORDERING INFORMATION

Sample Number: S121-DR-2-35-ETG-0048-1-U-DD-1-W

Series	Light Distribution	Light Level ¹		CCT	Celing Type ⁽²⁾	Length ³	
S121 = Define 1	DR = Direct Recessed RDR = Regressed Direct Recessed	-LO = Light Level 0 (1285 Lms @ 13.6 W) (321 Lumens per ft @ 3.4 W) -1 = Light Level 1 (2608 Lms @ 27.9 W) (652 Lumens per ft @ 7 W) -2 = Light Level 2 (3696 Lms @ 42.6 W) (924 Lumens per ft @ 10.7 W) -LC ____ = Custom Lm/Ft ¹		27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K	ETG = 15/16" T-Grid FTG = 9/16" T-Grid STG = 9/16" Slot T-Grid ETT = 15/16" Tegular T-Grid FTT = 9/16" Tegular T-Grid GYP = Gypsum board FSR = "Flangeless" Gypsum Board FES = "Finished" Extruded Side	0024 = 2' Individual ⁴ 0036 = 3' Individual ⁴ 0048 = 4' Individual 0072 = 6' Individual 0096 = 8' Individual 0144 = 12' Individual XXXX = Configurable Run ⁵	
Circuiting	Voltage	Remote LED Driver	Emergency Options	Options ⁹		Shielding	Color
1 = Single Circuit 2 = Dual Circuit	1 = 120V 2 = 277V U = Universal (120V-277V) 3 = 347V ⁶	-ED = Non-Dimming -DD = 0-10 Volt Dimming, 10% -HCD = 0-10 Volt Dimming, 1% -5L = DALI Dimming ⁷ -LUE = Lutron A-Series w/eco sys ¹³ -LUL = Lutron A-Series w/3W dim ¹³	B = Battery Pack ⁸ E = Emergency T = Transfer Switch	CP = Chicago Plenum SVPD1 = Integrated Sensor		1 = Satin Flush Diffuser ¹¹ 3 = Asymmetric Flush Optic ¹⁰ 4 = Satin Drop Diffuser	W = Matte White S = Silver B = Black C = Custom Color

DESCRIPTION

Recessed 6-inch LED downlight provides narrow, medium or wide distribution patterns ideal for general area lighting. Lumen options range from 1000 to 4000 lumens in color temperatures of 2700K, 3000K, 3500K, and 4000K; in 80 or 90CRI. Luminaire is airtight and can be installed in new construction or below the finished ceiling in remodeling applications. Intended for healthcare, hospitality, office spaces, and institutional applications.

SPECIFICATION FEATURES

Housing Frame

- Boat shaped galvanized steel plaster frame with adjustable plaster lip accommodates 1/2" to 1-1/2" thick ceilings
- May be installed in new construction; may be installed from below the finished (non-accessible) ceiling in remodeling (with mounting bars removed).
- Provided with (2) old work remodel clips to secure the frame to the ceiling

Universal Mounting Bracket

- Mounting bracket adjusts 2" vertically from above the ceiling or thru the aperture
- Use with the included mounting bars or with 1/2" EMT
- Removable to facilitate installation from below the finished ceiling

Mounting Bars

- Captive pre-installed No Fuss™ mounting bars lock to tee grid with screwdriver or pliers
- Centering mechanism allows for consistent positioning of fixtures

LED Module

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 80 or 90 CRI minimum, accuracy within 3 SDCM provides color uniformity
- 90 CRI option: R9>50 (refer to photometry section)
- Correlated color temperature options
 - 2700K
 - 3000K
 - 3500K
 - 4000K
- Passive thermal management achieves L70 at 50,000 hours in IC and non IC applications
- Integral diffuse lens provides visual shielding
- Integral connector allows quick connection to housing flex

Lumen Options

- Nominal lumen values
 - 1000 lm
 - 1500 lm
 - 2000 lm
 - 3000 lm
 - 4000 lm

Reflector

- Self-flanged aluminum reflectors are available in narrow, medium or wide distribution patterns
- Medium distribution polymer non-conductive matte white reflector may be used to meet local codes for 'dead front' applications (Non-IC, 3000 lumen max.)
- Wall wash reflector features a rotatable insert assembly with integral linear spread lens for precise alignment of vertical illumination.
- Reflector attaches to LED module with (3) speed clamps
- Multiple painted or plated finishes are available

Reflector / Module Retention

- Reflector / module assembly is securely retained in the housing with (2) torsion springs

Driver

- Field replaceable constant current driver provides low noise operation
- UNV 120-277VAC 50/60Hz input standard
- 347VAC 50/60Hz input option (Canada only)
- Continuous, flicker-free 1% dimming with 0-10V analog control
- Optional low voltage DC driver for use with Eaton's DLVP distributed low voltage power system combines power and control

Emergency Option

- Provides 90 minutes of standby lighting meeting most life safety codes for egress lighting
- Available with integral or remote charge indicator and test switch

Connected Lighting System Options

- WaveLinX tile mount daylight sensor includes control module, sensor and cable providing comprehensive lighting control
- LumaWatt Pro (powered by Enlighted) wireless tile mount sensor and control kit

Junction Box

- Galvanized steel junction box
- 20 in³ internal volume excluding voltage barrier
- 25 in³ internal total volume
- Voltage divider for 0-10V dimming wires [occupies (1) 1/2" pry-out space]
- Listed for (8) #12 AWG (four in, four out) 90° C conductors and feed-thru branch wiring
- (3) 1/2" and (2) 3/4" trade size pry-outs available
- (3) 4-port push wire nuts for mains voltage, with 1-port for fixture connection

Compliance

- cULus Listed/Classified, wet location labeled for covered ceilings
- IP20 - Above finished ceiling; IP65 - Below finished ceiling
- Non-IC rated 3000, 4000 lumen models. Insulation must be kept 3" from top and sides.
- IC rated 1000, 1500, 2000 lumen models, and suitable for direct contact to air permeable insulation
- Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V & Class B at 120V
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- 1000, 1500 and 2000 lumen 90CRI ICAT models may be used to comply with State of California Title 24 residential code, with JA8-2016-E database certification
- May be used to comply with State of California Title 24 non-residential code, as a dimmable LED luminaire
- ENERGY STAR® certified, reference certified light fixtures database

Warranty

- Five year limited warranty, consult website for details.
www.eaton.com/lighting/legal

Catalog #		Type
Project		OD
Comments		Date
Prepared by		



HO
Fra
HN
LED Mod
(
61
Series Reflect

6-inch Lens Downlight
and Lens Wall Wash

1000/1500/20
3000/4000 Lum



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #	Type
Project	Z&ZE
Comments	Date
Prepared by	

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



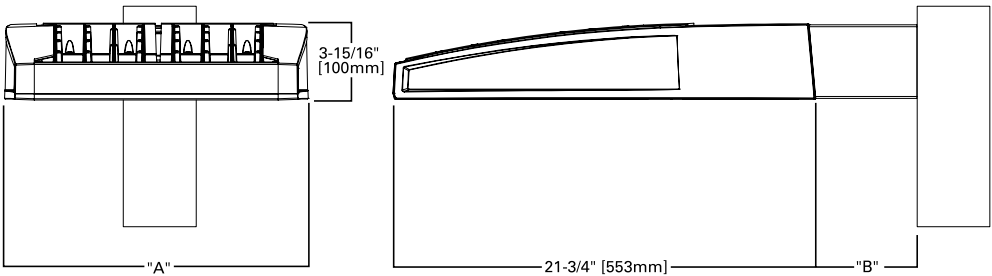
GLEO GALLEON LE

1-10 Light Squares
Solid State I

AREA/SITE LUMINA



DIMENSIONS

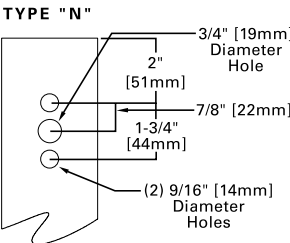


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



DESCRIPTION

The Galleon™ Pedestrian Companion LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate a variety of pole configurations and mounting heights, allowing it to be offered as a pedestrian or site lighting solution. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity.

Optics

Choice of sixteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Pedestrian LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option.

Mounting

The innovative quick mounting arm attaches to new or existing 4-5" round or square poles with 1-1/2" to 4-7/8" drilling patterns without re-drilling. The mast arm adapter fits horizontal 2-3/8" tenon.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

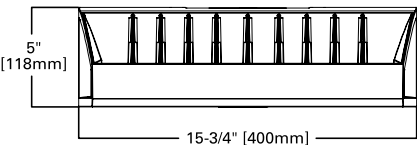


GPC GALLEON
PEDESTRIAN
COMPANION

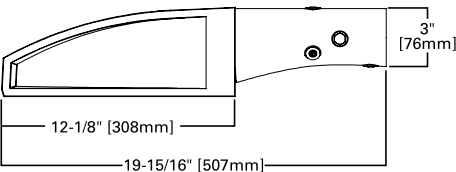
1-2 Light Square
Solid State

AREA/SITE LUMINAIRE

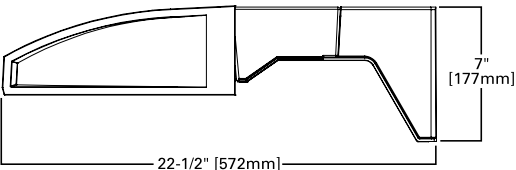
DIMENSIONS



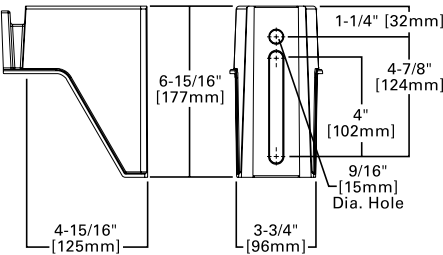
MAST ARM MOUNT



QUICK MOUNT ARM (OVERALL DIMENSIONS)



QUICK MOUNT ARM (POLE MOUNTING DETAILS)





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- 331 Main PC Memo 7-17-19 (DOCX)

CITY OF DE PERE MEMO



To: Plan Commission
From: Kim Flom, Development Services Director
Date: July 22, 2019

RE: **Building Material Review for 331 Main Avenue (WD-912), Nicky's.**

Background

In response to the fire in the north bar that occurred earlier this spring, and the proposed art installation in the Nicolet Square Pedestrian Alley, John Nick is proposing a series of exterior building improvements to the property at 331 Main Avenue (ED-912), also known as Nicky's. The proposed modifications do not require a site plan review because they are minor in nature. However, one of the proposed building materials requires Plan Commission consideration. The applicant has also requested a façade grant to help fund the improvements.

The north bar area of the building caught fire in early 2019. The building owner has contracted with Drury Designs for repair and renovation. The building is also adjacent to the Nicolet Square Pedestrian Alley. This public space will be the site of an immersive art installation that will utilize the Nicky's and Gyro Kabobs building façade. The City recently completed pavement improvements in the alley in order to accommodate the art project. During that work, it became evident that the existing vinyl siding in the alley was aging and, in some areas, in disrepair.



The property owner proposes a number of exterior improvements to upgrade the façade, add natural light into the space and increase opportunities for customers to engage with the sidewalk/alley areas:

- Replace front windows with windows that open and permit outdoor seating.
- Add new transom windows along front façade.
- Replace the first floor siding along the alley with a vertical siding and decorative trim constructed of an engineered wood product.
- Install a decorative garage door to provide customer access into the alley.
- Revise the current ventilation system by either relocating it to the roof or switching the hood in order to prevent grease from dripping into the alley area.
- Other repairs to electric, frame, roof tin.



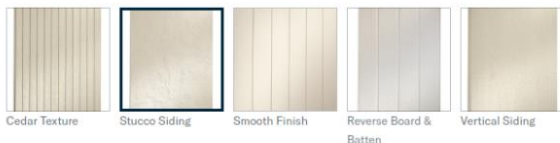
Existing Building Photos

The first floor vinyl siding on the alley fronting façade is proposed to be replaced with a wood-based, composite-like vertical siding with trim to present a different appearance. Section 14-60 permits the following materials in the B-1 Business District.

1. Brick
2. Concrete Masonry (with specifications)
3. Concrete (poured in place, tilt-up, or precast)
4. Natural Stone
5. Metal Panels (as accent)
6. Any other material approved by the Plan Commission

PANEL & VERTICAL SIDING

AVAILABLE PROFILES



Stucco Siding

★★★★★ (0)

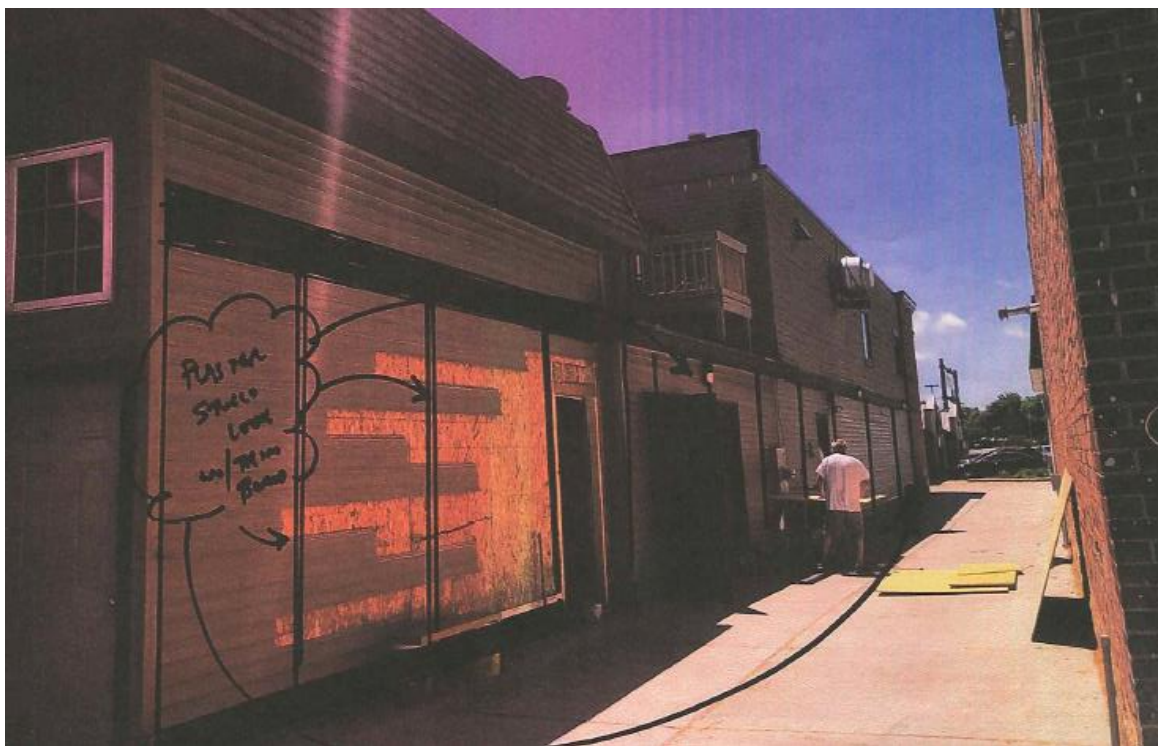
Offers the detailed soft, earthy, hand-troweled effect of stucco on a panel—deeply textured and varied.

GET LP SMARTSIDE

[PRODUCT CATALOG](#) | [INSTALLATION INSTRUCTIONS](#) | [LP SMARTSIDE WARRANTY](#)



Proposed wood-based, composite type siding material for alley (color and texture to be determined)



Sketch showing general location of proposed new siding material.

The building owner seeks approval for the use of the vertical siding and trim material for the alley fronting façade. This façade is already clad with a vinyl siding, which is also used on the second floor of the front façade. While the wood-based, composite-like siding would not be recommended for a new building in the B-1 District, it is an upgrade from the material and condition of the siding that currently exists.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

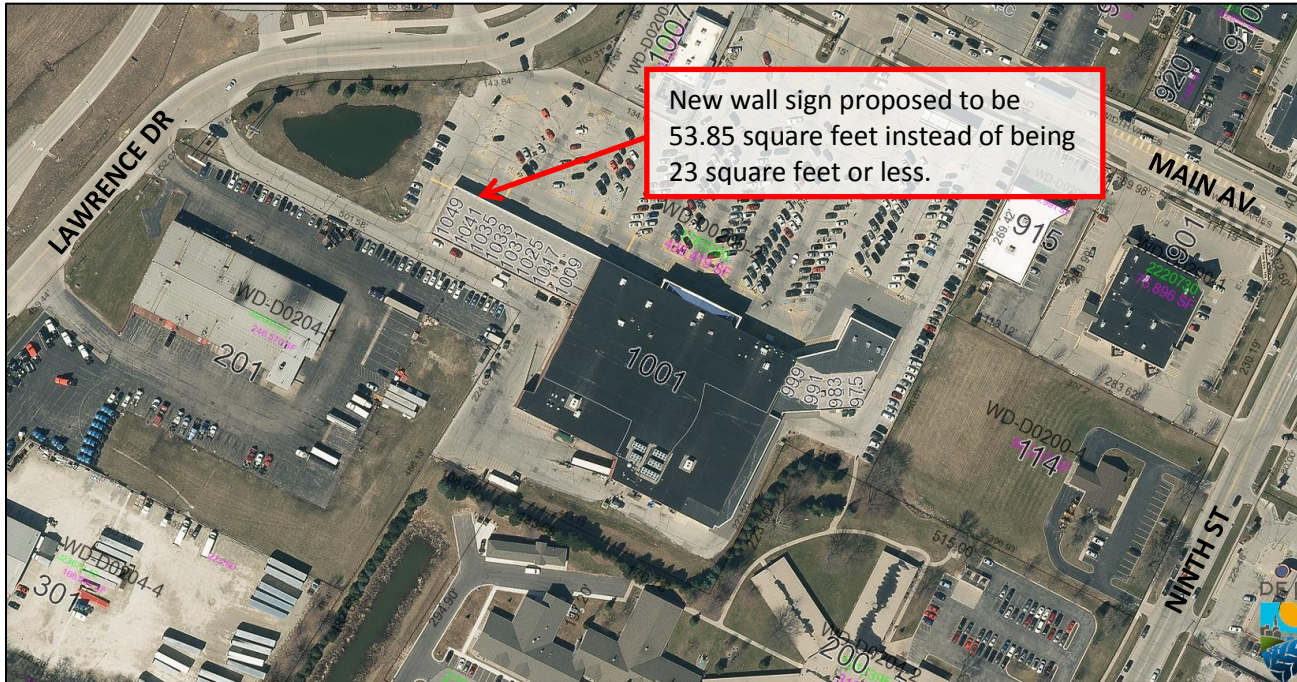
SUBJECT: Staff recommendation and possible action regarding a sign variance request to allow a new wall sign to be 53.85 square feet in area, rather than a maximum of 23 square feet in area, at 1041 Main Avenue (Part of Parcel WD-D0200-2). Submitted by Charles Xiong, TLC Sign INC, authorized representative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

ATTACHMENTS:

- Report to Plan Commission - The UPS Store Sign Variance (DOCX)
- Application Form and Suppliments (PDF)

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

SITE MAP



REQUESTED ACTION: Sign Variance Request.

Variance to allow a 53.85 square foot replacement wall sign to exceed the allowed maximum size of 23 square feet.

COMMON DESCRIPTION: 1041 Main Avenue, located at the west end of the Festival Foods retail complex, at the southeast corner of the Main Avenue and Lawrence Drive intersection.

PARCEL NUMBER(S): WD-D0200-2

EXISTING ZONING: B-2 (General Business District) with Planned Development District Overlay (PDD)

SURROUNDING LAND USES: Parking lot and restaurant to the north.
Highway business to the south.
Restaurant/retail to the east and west.

COMPREHENSIVE PLAN: Commercial

APPLICANT / OWNER:	Charles Xiong, TLC Sign INC Authorized Representative 1041 Main Avenue, De Pere De Pere, WI 54115	Matt Schweighart, T&S Land Development LLC Property Owner PO Box 1040 Edmond, OK 73083-1040
---------------------------	--	--

SITE HISTORY:

The subject area was used for agricultural purposes through the 1960's. In the 1970's the site was developed into the Tilot Truck Stop site.

In 2000, the City approved a Planned Development District (PDD) that allowed for the development of the Festival Foods site. The PDD established certain criteria for the store and multi-tenant buildings on the property, including the review of signage.

By 2005, the western wing of attached commercial units was built. The subject property was originally part of a larger retail unit attached at the far west end of the multi-tenant units.

In 2019, a restaurant moved into the westernmost end unit, replacing a health store, but because of the need for less space the subject area for the proposed 'The UPS Store' was divided off. This created the need for a new business sign on the property that did not exist before.

On July 10, 2019 City staff denied a request for a new 53.85 square foot wall sign, on the north side of the building, due to the sign exceeding the allowable 23 square feet, per Municipal Code 98-12(i) & 98-15(b).

STAFF REVIEW:

The applicant proposes a new 53.85 square foot wall sign that faces north toward Main Avenue. The sign is approximately 2'7" tall by 20'9.5" long. The sign would utilize the translucent lettering with LED illumination. The size of the sign exceeds the 23 square foot maximum by approximately 30.85 square feet, but meets other Code design requirements. Sign sizes for multi-tenant buildings are calculated using one of the three criteria, per Municipal Code 98-12(i):

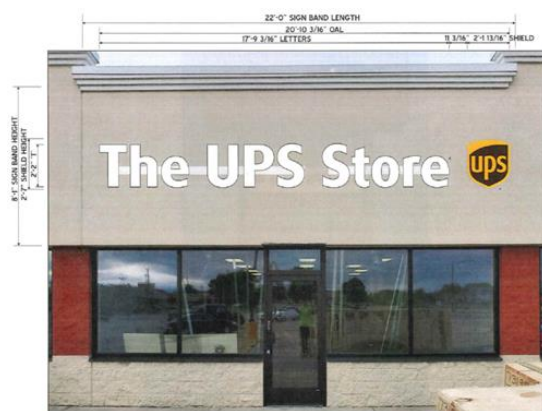
- 1) Allowable sign area multiplied by the percent of building exposure or building space occupied by each tenant;
- 2) The allowable sign area divided by the number of tenants; or,
- 3) The allowable sign area may be assigned at the discretion of the property owner.

Municipal Code 98-15(b) allows for 1 sign per business to be 1 square foot per linear foot of store frontage. Thus, for a 23 linear foot wide tenant, the wall sign can be up to 23 square feet in size. Staff is not aware of the property owner utilizing Items 2-3, above, by offering to provide equal sign sizes for all tenants (based on the linear frontage) or reducing the size of other existing signs to allow for the proposed new sign to become larger.

- The year 2000 Precise Implementation Plan report did not include any special signage allowances for the multi-tenant units; the report indicated that "...as other areas require signage, such signage shall be submitted to City staff for its review and approval and a sign permit be issued."
- Adjacent properties may have larger existing signs. This is due to signage requirements that were established using sign codes that were valid at the time, prior to the existing sign code date of March 4, 2014.

Sign Type	Sign Code (Past) Prior to March 4, 2014	Sign Code (Present) March 4, 2014 - Today
Multi-Tenant Wall Sign	2 or 8 square feet per foot of linear frontage, depending on building type	1 square foot per foot of linear frontage

Proposed Sign added to Pole Sign



A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that, strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears

the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

Staff could not identify that the property was left with no reasonable use in the absence of a variance due to the following: That there is no preexisting non-conforming use that can be applied to the new sign, the original PDD did not provide for special signage exceptions in addition to the sign code, a smaller wall sign is already allowed, and historic sign code regulations do not apply.

The Plan Commission has previously discussed the signage code regulations for commercial and highway zoning districts during other sign variance requests. It has been noted that the 2014 signage code update does not always provide for increased signage opportunities in the vehicular oriented business zones compared to the Downtown area. This is a topic that will be addressed as part of the Zoning Code rewrite process.

REVIEW PROCESS:

For sign variance applications, the Plan Commission reviews the variance and makes a final decision. Sign variances are not reviewed by the Common Council. Project notification letters, with a web link to the Plan Commission agenda, have been sent to property owners within 100 feet of the property boundary.

STAFF RECOMMENDATION:

Staff recommends DENIAL of the sign variance request to allow for a replacement wall sign to be 453.85 square feet, rather than a maximum of 23 square feet, for the following reasons.

1. Pre-existing non-conforming uses cannot be considered because the proposed sign is not the repair of an existing sign.
2. A 2000 Planned Development District (PDD) for the property established signage size for the Festival Foods store, but the PDD did not establish signage regulations for the subject area that was different than Code requirements.
3. Sign Ordinance Sections 98-12(i) and 98-15(b), created on March 4, 2014, allow for the new wall sign to be up to 23 square feet in size.
4. Historic sign code regulations cannot be applied to the sign request.

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 168.00
		Receipt #: 144119
		Date: 7/8/19

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

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) The UPS Store		Authorized Representative TLC Sign, Inc Charles Xiong	
Mailing Address 1041 Main Ave		City DePere	State WI
Email Address m_jadin@yahoo.com		Phone Number (incl. area code) 920-660-1918	ZIP Code 54115
		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) Quantum Companies		Contact Person Matt Schweighart	Title Business Development
Mailing Address PO Box 1040		City Edmond	State OK
Email Address matt@thequantumcompanies.net		Phone Number (incl. area code) 405-330-0591	ZIP Code 73083
		Fax Number (incl. area code) 405-341-5056	
SECTION 3: Project or Site Location			
Project Address: 1041 Main Ave De Pere, WI 54115		Parcel Number(s):	
Legal Description: part of 975 Main Ave		WD-D0200-2	
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance:	98-12 (i) assignment of allowable sign area-multitenant buildings		
Ordinance Provision:	(1) Allowable sign area multiplied by the percent of building exposure or building space occupied by each tenant; 1 sq ft per linear foot of store front not to exceed 100 sq ft, which ever is less		
Project Description:	The UPS Store illuminated channel letters with shield logo.		
Variance Requested:	Allow increase in wall sign from 23 sq ft to 53.85 sq ft.		
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Other current tenants in same building have larger signage permitted under the old sign code, which was modified in 2014.		
Describe the hardship(s) that would result if the variance is not granted:	The UPS Store logo would appear oddly smaller than surrounding signs. This reduces visibility and would make the building front look asymmetric.		
Describe how the variance would not have adverse effects on surrounding properties:	Surrounding tenants currently are under the old code which allowed more sq ft.		

Attachment: Application Form and Supplements (8556 : Staff recommendation and possible action regarding a sign variance request to allow a

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) TLC Sign, Inc Charles Xiong	Title Business Developement	Phone Number 920-372-8781
Signature of Applicant 		Date Signed 7/8/2019

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

Attachment: Application Form and Supplements (8556 : Staff recommendation and possible action regarding a sign variance request to allow a



558 Eisenhower Drive, Suite A, Kimberly,
WI 54136
Phone: 920-731-4852 Fax: 920-733-3148

To whom it may concern,

We believe that the current signage regulation for the address of 1041 Main Ave De Pere, WI 54115 would cause a hardship for our client, Mike Jadin the business owner of this new UPS Store. Currently the regulation only allows 1 sq. foot per linear foot of store front linear footage, for this location it would be 23 sq. ft. This regulation was recently updated in 2014 however and the old code allowed for more sq. footage per tenant. The surrounding tenants of equivalent store frontage linear footage have signs, that were authorized under this old code, that are more than twice the current allowed sq. footage of the current code. A store front sign with a letter height of 16" would fall into code of the current regulation, however it would cause a visual hardship as the UPS Store would have a sign that is much smaller in comparison and make it harder to read and easier to overlook. It would also make the entirety of the store front look asymmetric, as this would be the only sign in this building front area that would be smaller in size, and the other tenants have signs that are comparable. What we propose in a sign that would be comparable in size and would complement the other tenant signs, in this case a 26" letter height. Thank you for time and consideration. If there are any additional questions please feel free to contact Mike Jadin, the business owner at 920-660-1918 or myself.

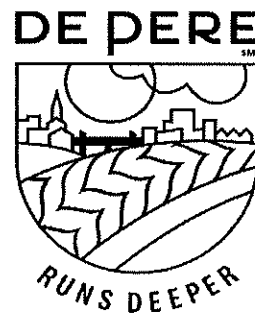
Thank you,

Charles Xiong, Business Development
Office: 920-731-4852 Ext. 412
Direct: 920-372-8781
Charles@tlcsign.com
558 Eisenhower Dr
Kimberly, WI 54136



CITY OF DE PERE

335 South Broadway
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



Dennis T. Jensen
Senior Building Inspector/
Sign Inspector
335 S Broadway St
De Pere, WI 54115
djensen@mail.de-pere.org

July 10, 2019

TLC Sign INC
585 Eisenhower DR Suite A
Kimberly, WI 54136

Re: Sign Application

To Whom It May Concern,

Upon reviewing the submitted sign application, documents and plans, the City of De Pere Sign Inspector has determined that the sign does not meet the minimum code standards to the City of De Pere Chapter 98 Sign Ordinance. The determining criteria listed below are not in accordance with the minimum standards of the sign ordinance:

98-12 (i) *Assignment of allowable sign area—Multi-tenant buildings* . When the allowable area for signs is based on the linear feet of a building exposure, the allowable sign area may be assigned to each tenant as follows:

- (1) Allowable sign area multiplied by the percent of building exposure or building space occupied by each tenant;
- (2) The allowable sign area divided by the number of tenants; or,
- (3) The allowable sign area may be assigned at the discretion of the property owner.

(Ord. No. 14-04, § 1, 3-4-2014)

2. *The proposed sign does not conform to the allowed square footage, which has been determined 23 square feet for that tenant space.*

To continue with the process of review and permitting, please address the aforementioned non-compliances and return revised application and plans. We appreciate your business and timely cooperation to resolve this matter. If you have any questions, feel free to contact me at 920-339-4053.

Sincerely;

A handwritten signature in black ink, appearing to read "Dennis T. Jensen", with a long horizontal flourish extending to the right.

Dennis T. Jensen, City Sign Inspector

CC: Peter Schleinz, Senior Planner/Zoning Administrator

Attachment: Application Form and Supplements (8556 : Staff recommendation and possible action regarding a sign variance request to allow a



Building Inspection Department

City of De Pere

335 S. Broadway, De Pere, WI 54115

Phone: (920) 339-4053 FAX: (920) 330-9491

E-Mail: dpbldg@mail.de-pere.org

SIGN PERMIT APPLICATION

Permit #: _____

Fee: _____

Receipt #: _____

Date: _____

Property Owner: The UPS Store

Address: 1041 Main Ave

Green Bay WI 54115

Phone (414) 507-5578 E-Mail wi216@theupsstore.com

Setbacks:

Front: n/a

Right: n/a

Left: n/a

Business Owner/Lessee: _____

Address: _____

Phone _____ E-Mail _____

Type of Sign:

- ☒ Erect - illuminated wall sign
- ☐ Remodel
- ☐ Repair
- ☐ Relocate
- ☐ Enlarge
- ☒ Other: - reface existing monument sign

Contractor: TLC Sign, Inc

Address: 558 Eisenhower Dr SteA

Kimberly, WI 54136

Phone 920-731-4852 E-Mail julie@tlcsign.com

Illumination:

- ☒ Internally Illuminated
- ☐ Externally Illuminated
- ☐ Non-illuminated
- ☐ Halo lit/back lit

Address of Sign Location:

1041 Main Ave Green Bay WI 54115

Sign Copy:

The UPS Store

Location of Sign:

- ☒ Fascia/Wall
- ☒ Ground - reface existing monument sign
- ☐ Projecting
- ☐ Off-Premise
- ☐ Temporary
- ☐ Banner
- ☐ Downtown Sign District
- ☐ Right-of-Way Encroachment
- ☐ Awning

Square Footage of Sign: 55.76

Height Above Grade: _____

Height of Sign: 2'-2" text 2'-7" shield

Width of Sign: 20'-9 1/2"

Number of Faces: 1 wall sign & 2 poly face monument

Sign Voltage: _____

Amps: _____

U.L. #: _____

(required)

2 monument face replacement - 13.75"H x 89"W

Sign Manufacturer & Address:

South Water Signs

Insurance Company Name & Address:

Jackson Kahl

☐ Electric Permit Required

DENIED

Electrician Name & Address:
electrical existing

ESTIMATED COST OF SIGN:

TBD

Approval Conditions:

Permit Application Conditions:

The undersigned hereby applies for a permit to do work according to the above description and the plans and specifications submitted herewith. The undersigned agrees that such work will be done as described and that they will comply with all applicable statutes of the State of Wisconsin and Ordinances of the City of De Pere, Wisconsin.

Signs Encroaching on Right-of-Way:

1. Property owner/lessee agrees to save and hold the City of De Pere harmless from any and all injury that may occur to any party as the result of the requested sign encroachment upon the right-of-way referenced hereunder. This provision is intended to indemnify and hold harmless the City of De Pere to the fullest extent permitted by law and includes the payment of reasonable attorney fees for the defense of any claims brought which can fairly be said to be under the intent and purpose of this hold harmless agreement. To secure such hold harmless agreement, property owner/lessee shall maintain a general liability insurance policy on its business operations in an amount of not less than One Million Dollars per occurrence and has produced a Certificate of Insurance that the City is named as an additional insured and is entitled to coverage thereunder under the terms and conditions of this permit.
2. If the City right-of-way is required for another use deemed by the City of De Pere to be inconsistent with continued encroachment under this permit or if the City determines that the sign installation creates conditions adverse to the best interests of right-of-way users, the general public, or presents a threat to street safety, then property owner/lessee, upon notification by the Building Inspector, shall promptly remove the encroaching sign from the right-of-way upon ten (10) day written notice to property owner/lessee. The sign shall be removed by property owner/lessee at property owner/lessee's sole cost and in accordance with all rules and regulations then applicable.
3. The authority to encroach upon right-of-way shall not transfer to any new business or property owner. A new permit is required.

Signature of Property Owner

Date

Signature of Lessee

Date

Contractor:

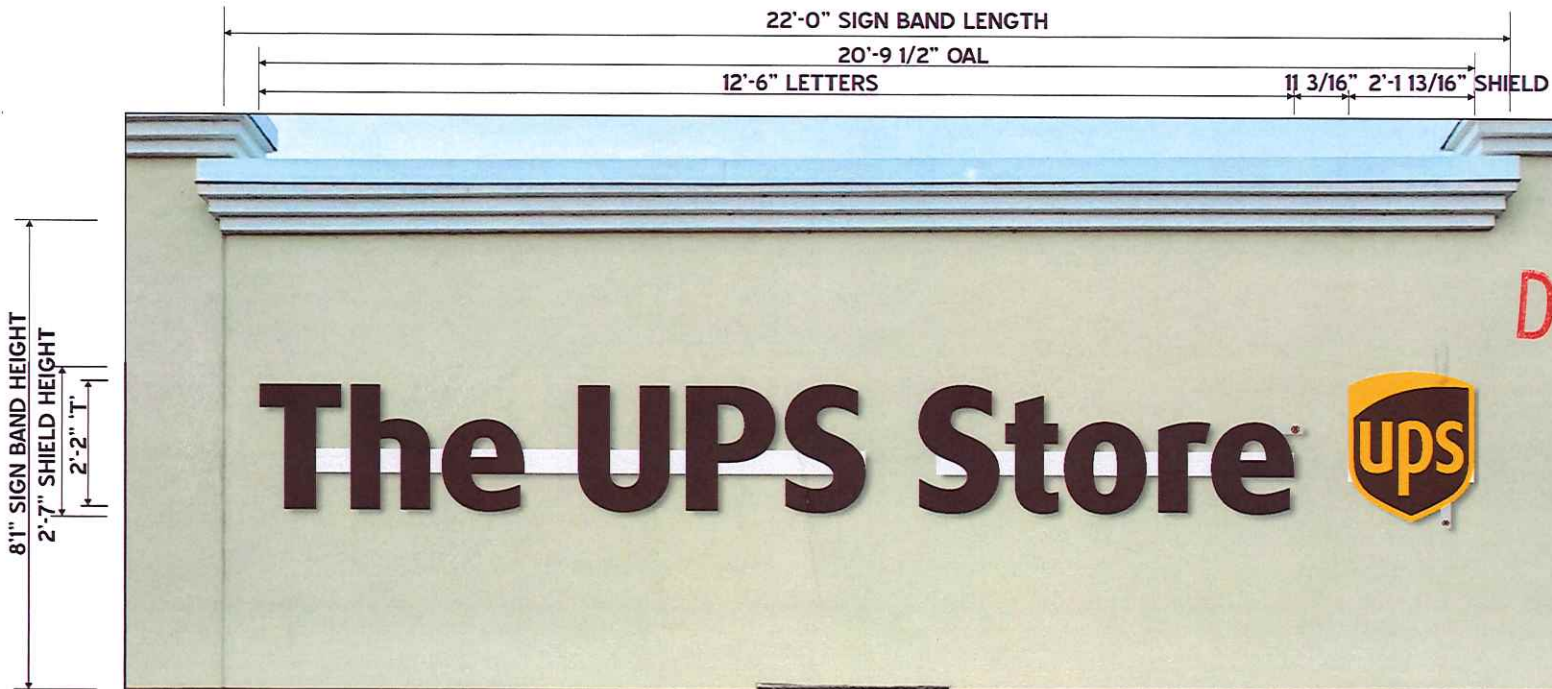
TLC Sign, Inc

De Pere License Number: S20-02

Application Date: valid until 4-30-20

Building Inspector:

Approval Date:

**OPTION 2: ILLUMINATED BUILDING SIGN QTY: 1**

FABRICATED ALUMINUM LETTERS / WHITE 7328 ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL GRAPHICS
 WHITE LED ILLUMINATION / STANDARD BROWN 2418 TRIM CAPS & AUTUMN BROWN RETURNS
 RACEWAY MOUNT / RACEWAY COLOR SHERWIN WILLIAMS - SW7553 "FRAGILE BEAUTY"

COLOR SPECIFICATIONS:

☐ WHITE 7328 ACRYLIC	☐ WHITE 2447 ACRYLIC
☒ LETTERS - 3M BROWN PERE	☒ SHIELD - LAYER 1 - BLOCK OUT WHITE VINYL
☒ SHIELD - 3M SUNFLOWER YELLOW 3630-25	LAYER 2 - 3650-19 OPAQUE DEEP MAHAGONY



KIMBERLY | OSHKOSH
 WEYAUWEGA
 920-731-4852 (4TLC)
 558 EISENHOWER DR.
 SUITES A & B
 KIMBERLY, WI 54136

CLIENT: UPS STORE, THE

ADDRESS: 1041 MAIN AVE, DE PERE, WI 54115

DATE: 06.26.19

FILE NAME: 111114 REV 1

REV DATE:

PG: 1 OF 3

SALESPERSON: CHARLES XIONG

DESIGNER: MN

SCALE: 1:38

NOTES:

STORE FRONT LINEAR
 FOOTAGE - 22.66
 PROPOSED SIGN SQ FT
 IS 55.76

CUSTOMER SIGNATURE FOR DESIGN APPROVAL

THIS IS AN ORIGINAL DRAWING CREATED BY TIM'S LIGHTING COMPANY, INC. NO PART OF THIS DOCUMENT MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM TIM'S LIGHTING COMPANY, INC. COLORS SHOWN ON ART MAY VARY DUE TO VARYING SURFACE MATERIALS AND PAINT

2'-8 3/4" VO (2'-10 7/8" FACE CUT SIZE)

21'-0" FESTIVAL CABINET LENGTH
11'-7" VO (11'-11 1/2" FACE CUT SIZE)

DOUBLE-SIDED ILLUMINATED PYLON SIGN QTY: 1
INSTALL CUT VINYL GRAPHICS TO EXISTING SIGN FACES (TBD)



EXISTING PYLON SIGN NTS

COLOR SPECIFICATIONS:

- 3M BROWN PERE
- SHIELD - 3M SUNFLOWER YELLOW 3630-25
- SHIELD - LAYER 1 - BLOCK OUT WHITE VINYL
LAYER 2 - 3650-19 OPAQUE DEEP MAHAGONY

CUSTOMER SIGNATURE FOR DESIGN APPROVAL

THIS IS AN ORIGINAL DRAWING CREATED BY TIM'S LIGHTING COMPANY, INC. NO PART OF THIS DOCUMENT MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM TIM'S LIGHTING COMPANY, INC. COLORS SHOWN ON ART MAY VARY DUE TO VARYING SURFACE MATERIALS AND PAINT.

TLC Sign
TRUSTED. LOYAL. CREATIVE. | A DIVISION OF TIM'S LIGHTING COMPANY, INC.
TLC SIGN.COM

KIMBERLY | OSHKOSH
WEYAUWEGA
920-731-4852 (ATLC)
558 EISENHOWER DR.
SUITES A & B
KIMBERLY, WI 54136

CLIENT: UPS STORE, THE

PG: 2 OF 3

ADDRESS: 1041 MAIN AVE, DE PERE, WI 54115

DATE: 06.26.19

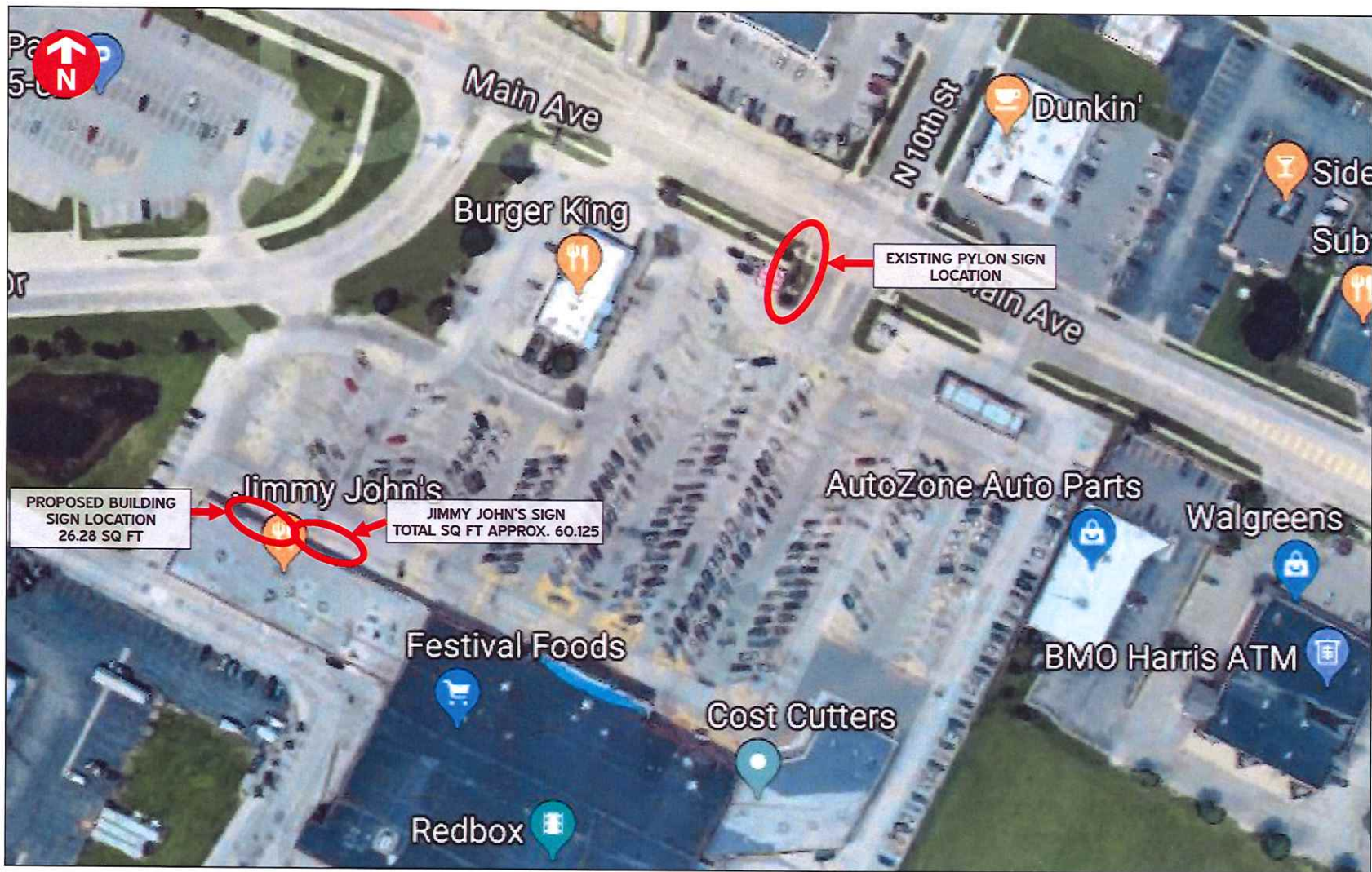
SALESPERSON: CHARLES XIONG

FILE NAME: 111114 REV 1

DESIGNER: MN

REV DATE:

SCALE: 1:59



SITE PLAN NTS

TLC Sign TRUSTED. LOYAL. CREATIVE. A DIVISION OF TIM'S LIGHTING COMPANY, INC. TLCSIGN.COM	KIMBERLY OSHKOSH WEYAUWEGA 920-731-4852 (4TLC) 558 EISENHOWER DR. SUITES A & B KIMBERLY, WI 54136	CLIENT: UPS STORE, THE ADDRESS: 1041 MAIN AVE, DE PERE, WI 54115 DATE: 06.26.19 FILE NAME: 111114 REV 1 REV DATE:	PG: 3 OF 3 SALES PERSON: CHARLES XIONG DESIGNER: MN SCALE: 1:38	NOTES:	CUSTOMER SIGNATURE FOR DESIGN APPROVAL THIS IS AN ORIGINAL DRAWING CREATED BY TIM'S LIGHTING COMPANY, INC. NO PART OF THIS DOCUMENT MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM TIM'S LIGHTING COMPANY, INC. COLORS SHOWN ON ART MAY VARY DUE TO VARYING SURFACE MATERIALS AND PAINT.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

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

ATTACHMENTS:

- Mayor-PC Remove Parking Easement ED-834 & 835-6-24-19-163-003-19pdf (PDF)
- Parking Easement Release Docs + map(PDF)

CITY OF DE PERE MEMO



To: Mayor Michael J. Walsh, Chair
Members of the City Plan Commission

From: Judith Schmidt-Lehman, City Attorney

RE: Request to Remove Restrictive Covenants on City Owned Parcels ED-834 and ED-835

Date: June 24, 2019 (meeting date)

The owners of Parcels ED-834 and ED-835 granted the City easements for parking purposes in 1965 and 1971, respectively. In both cases, the easements were granted for the "...sole use as a free public parking area and roadway..." subject to termination of the easement and rights to use the property reverting to the owner's heirs, successors or assigns if the City stopped using it for parking/roadway purposes. The City took title to both parcels in 1995 and became the successor and assign of the former owners. To date, the City has not removed the parking easement restriction, even though it has the authority to do so as the owner of the property. Attached are copies of the easements together with a map showing the area in question.

The City Department of Public Works is currently taking steps to prepare a common commercial source garbage and recyclable collection location in the northeast quadrant of Parcel ED-834. As such, the parking easement limiting use of the lot to parking uses should be removed. Removing the same restrictions from Parcel ED-835 makes common sense and conserves city resources by not requiring a duplicate effort in the future.

We are requesting that the Plan Commission recommend approval of removing the parking easement restrictive covenants on Parcels ED-834 and ED-835 to the Common Council.

If you have any questions or concerns, please call me at 339-4042.

cc: Larry Delo, City Administrator
Kimberly Flom, Development Services Director

J:\Law\Memos\2019\Mayor-PC Remove Parking Easement ED-834 & 835-6-24-19-163-003-19.docx

ED-834

VCL 711 PAGE 216

EASEMENT

635705

THIS INDENTURE, made this 21st day of September, 1965, by and between RAYMOND M. WALDKIRCH and VICTORIA M. WALDKIRCH, his wife, "Grantors", and the CITY OF DE PERE, a Wisconsin Municipal Corporation, "Grantee".

WITNESSETH: For and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant and convey to the Grantee City, its successors or assigns, a perpetual right of way and perpetual easement upon and across the hereinafter described property for the purpose of Grantee City constructing, using, maintaining and repairing said property as an area for the free parking of motor vehicles and a public roadway, and all necessary improvements incidental thereto; said property being more particularly described as follows, to-wit:

Lot One (1), except the Easterly 75.4 feet of the Southerly 6.65 feet and the North 4 feet of the Westerly 45.4 feet of Lot Two (2), all in Block Nineteen (19), Original Plat of the Village of De Pere (now City of De Pere), East side of Fox River, Brown County, Wisconsin.

This perpetual easement is subject to the right and power of the Grantors, their heirs, successors or assigns, to use maintain and repair the identity sign now located on the Northeast corner of the above described property, provided however, that the Grantee, in its discretion, may place signs upon said property containing the words "Public Parking" or "Parking Mall"; the size, shape and condition of such sign shall be determined by the Grantee.

This perpetual grant is subject to the right and power of the Grantors, their heirs, successors or assigns, to construct, use, maintain and repair any existing or additional utility connections, servicing the Grantors' buildings, under the above described property, at any time, and without any responsibility or liability to the Grantee City for such utility connections and services.

This perpetual right of way and easement is granted for the sole use as

Attachment: Parking Easement Release Docs + map (8374 : Request to Release Parking Easement on Parcels ED-834 and ED-835.)

2.

a free public parking area and roadway by the Grantee City, and if the Grantee City should at any time abandon said uses or use the above described property for any other purpose, the right of use hereby given shall terminate and the right to resume exclusive possession of said property shall revert to the Grantors, their heirs, successors or assigns.

This easement is subject to all valid and existing liens or incumbrances which may affect the above described property.

The Grantor, Raymond M. Waldkirch, is the Lessee, and has an option to purchase the following described property:

Lot Two (2), Block Nineteen (19), Original Plat of the Village of De Pere (now City of De Pere), East Side of Fox River, Brown County, Wisconsin, except the North 4.0 feet of the West 45.4 feet thereof.

Said Grantor and Victoria M. Waldkirch, his wife, hereby further agree and bind their heirs, successors or assigns, that upon their purchase of the property last described above that they will grant and convey to the Grantee City, its successors or assigns, a perpetual right of way and perpetual easement upon and across the property last described above, upon the same conditions as the above easement, all in accordance with the plans, specifications and maps prepared by the City Engineer, and now on file in his office, for parking facilities in said Block Nineteen (19).

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 21st day of September, 1965.

Signed and sealed in presence of:

David P. Smith
David P. Smith
Jane Wickman
Jane Wickman

Raymond M. Waldkirch
Raymond M. Waldkirch
Victoria M. Waldkirch
Victoria M. Waldkirch

XL 711 PAGE 218
3.

STATE OF WISCONSIN)
COUNTY OF BROWN) SS.

Personally came before me this 21st day of September, 1962, the above named Raymond M. Waldkirch and Victoria M. Waldkirch, his wife, to me know to be the persons who executed the foregoing instrument and acknowledged the same.


David P. Smith
Notary Public, Brown County, Wisconsin
My commission expires: is permanent.

635705

CONSENT

The Peoples Bank of Green Bay, Green Bay, Wisconsin, the owner and holder of a certain real estate mortgage against the above described property, by its President, James B. McKenna, and its _____ Cashier, _____ H. R. Kolodzik _____, hereby consents that said mortgage shall be subject to the above described easement.

Signed and sealed in presence of:

PEOPLES BANK OF GREEN BAY

C. L. Cavil
C. L. Cavil

By James B. McKenna
James B. McKenna, Pres.

Countersigned:

Olive Zimmerman
Olive Zimmerman

By H. R. Kolodzik
H. R. Kolodzik, Cashier

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 24th day of September, 1965, James B. McKenna, President, and H. R. Kolodzik, Cashier, of the above named Corporation, to me know to be the persons who executed the foregoing instrument, and to me known to be such President and Cashier of said Corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

REGISTER'S OFFICE, Brown Co., Wis.
Received for record the 27th day
of September A. D. 1965
at 9:20 o'clock A. M. and recorded in
Vol. 711 of Records on page 219
Harold R. Lutz Register of Deeds

Jack V. Frost
Jack V. Frost
Notary Public, Brown County, Wisconsin
My commission expires: March 19, 1967

Drafted by: Donald J. Hanaway, 300 Main St., W. De Pere, Wisconsin.

VOL 711 PAGE 219

ED-835

741843

Vol 962 Page 38

EASEMENT

THIS INDENTURE, made this 31 day of December, 1971, by and between LEE BROS. ~~CO.~~ ^{CEM PARK} INC., a Wisconsin corporation, with principal offices located at De Pere, Wisconsin, hereinafter referred to as "Grantor," and the CITY OF DE PERE, a Wisconsin municipal corporation, hereinafter referred to as "Grantee,"

WITNESSETH: For and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to the Grantee City, its successors or assigns, a perpetual right of way and perpetual easement upon and across the hereinafter described property for the purpose of Grantee City constructing, using, maintaining and repairing said property as an area for the free parking of motor vehicles and a public roadway, and all necessary improvements incidental thereto; said property being more particularly described as follows, to-wit:

The easterly 75.4 feet of the southerly 6.65 feet of Lot One (1) and all of Lot Two (2), excepting the northerly 4.0 feet of the westerly 45.4 feet of said Lot Two (2), all in Block Nineteen (19), Original Plat of De Pere, East Side of Fox River, Brown County, Wisconsin.

The Grantee, in its discretion, may place signs upon said property containing the words "public parking" or "parking mall," the size, shape and condition of such signs shall be determined by the Grantee. The Grantee shall have sole jurisdiction and right to establish whatever parking time limitations it deems necessary and appropriate to regulate the parking of motor vehicles on such property, and place appropriate signs on said property for such purpose.

This perpetual grant and easement is subject to the right of the Grantor, its successors and assigns, to construct, use, maintain and repair any approved structure over or under the above described

property, allowing sufficient area necessary for parking of motor vehicles on said property, provided that such construction does not disrupt public parking on the above described property for an unreasonable time, and further providing that the public parking facilities existing at the time of said construction shall in no way be reduced or diminished in size due to said construction. This perpetual grant and easement is also subject to the right of the Grantor, its successors or assigns, to construct, use, maintain and repair any existing or additional utility connections, servicing Grantor's buildings, over or under the described property. Any construction over or under the above described property by the Grantor shall be accomplished without any responsibility or liability whatsoever to the Grantee City.

This perpetual right of way and easement is granted for the sole use as a public parking area and roadway by the Grantee City, and is granted pursuant to that certain Agreement between the Grantor's predecessor in title, Ray M. Walckrich, of De Pere, Wisconsin, and the Grantee City dated July 13, 1965; and if the Grantee City should, at any time, abandon the use of the above described property as a public parking facility, or shall use said property for purposes other than public parking and roadway purposes, the right and grant of use hereby given and conveyed shall terminate and the right to resume exclusive possession, use and enjoyment of said property shall revert to the Grantor, its successors or assigns. Taxes to be paid by the Grantee subsequent to January 1, 1972.

7-11-11

VIL 962 FILE 40

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its President and countersigned by its Secretary, at De Pere, Wisconsin, this 31 day of December, 1971.

In The Presence Of:

LEE BROS. COMPANY

By Ray M. Waldkirch
President

Countersigned By:

Victoria M. Waldkirch
Secretary

STATE OF WISCONSIN)
COUNTY OF BROWN) ss.

Personally come before me this 31 day of December, 1971Ray M. Waldkirch President and Victoria M. Waldkirch Secretary

of the above named corporation to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, by its authority.



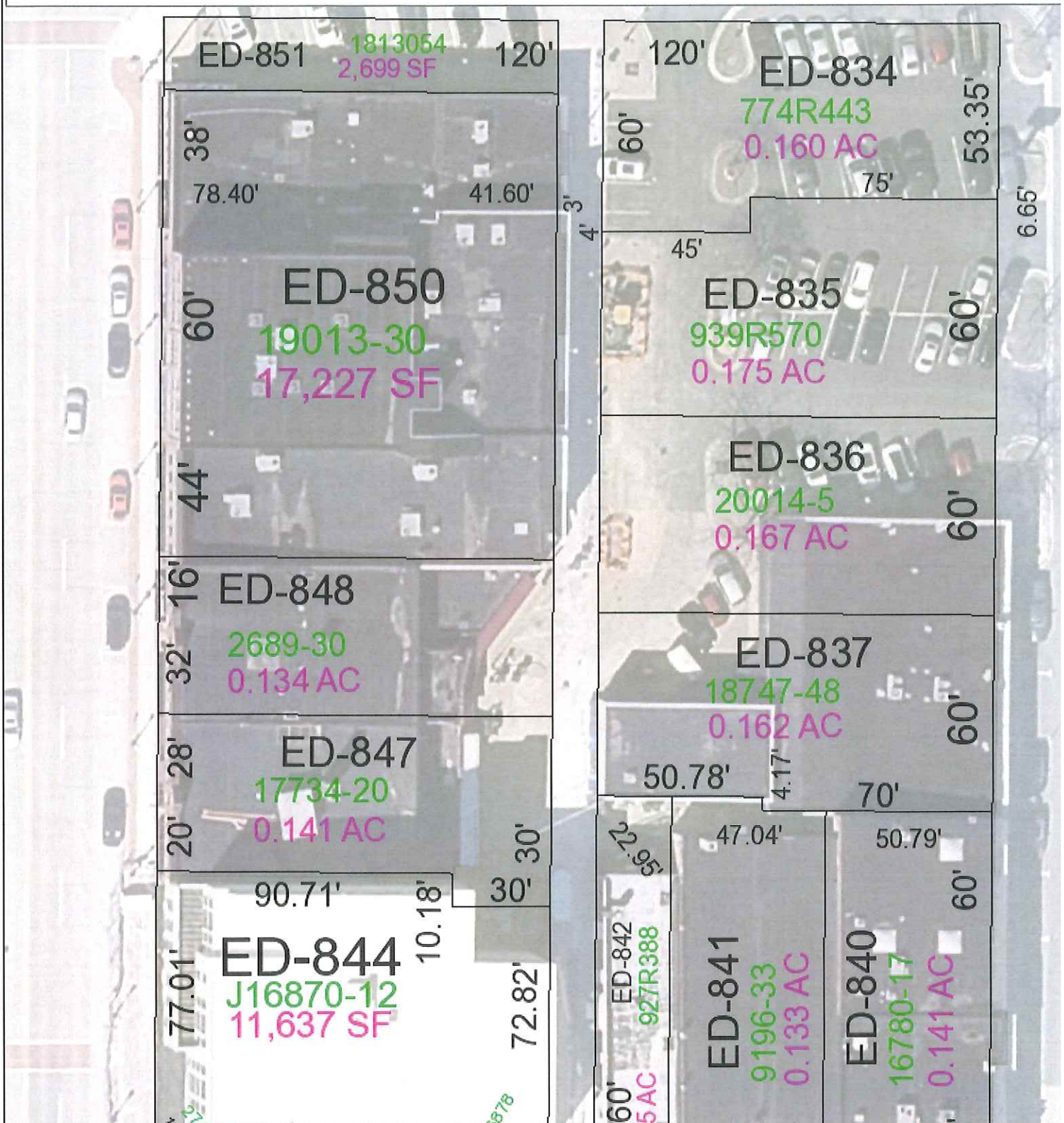
Lucia J. [Signature]
Notary Public, State of Wisconsin
My commission is permanent.

REGISTER'S OFFICE
Brown County, Wis.

Received for record the 1st day
of January A. D. 1972 at
2:45 o'clock PM and recorded in
Vol. 962 of Records on page 38.

Harold R. [Signature]
Register of Deeds

<Title>



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.



Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010

Attachment: Parking Easement Release Docs + map (8374 : Request to Release Parking Easement on Parcels ED-834 and ED-835.)

06/04/2010

Packet Pg. 123



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Memo to Plan Commission - Module 1 - 22 Jul 2019 (PDF)
- Module1-ThirdRevision 10 Jul 2019 (PDF)

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: July 22, 2019

RE: DRAFT Zoning Code Module 1 – Summary of Significant Changes When Compared to Municipal Code 14-09 through 14-32

Introduction

DRAFT Zoning Code Module 1 is being presented to the Plan Commission for review and comment. This is the first of three modules that will be presented to Plan Commission over the next few months.

Public Review

Following the Plan Commission review, all modules of the DRAFT Zoning Code will be presented to the public during a 3 week long public review and a two day series of public review sessions.

Plan Commission & Council Final Review

Revisions, based on information gathered during the public reviews, will be made and a Final Draft version of the Code and zoning map will be returned to the Plan Commission for a final recommendation approval, Common Council public hearing, and Common Council final approval. The final review phases are expected to begin in the Fall. Depending on how minimal any revisions are needed, final approval may occur by the end of the calendar year or by mid 2020.

Zoning Code Module 1 Summary of Changes

Many regulations from our current zoning code will be carried over from the existing code, but some will be new. The following table is a brief summary of substantive or content related changes proposed in Zoning Code Module 1, when compared to the existing Municipal Code 14-09 through 14-32. The subject sections of the proposed new and existing codes relate to administration and enforcement. Because the zoning code project is a complete rewrite, including a new format, a redlined version of the existing Municipal Code is not available. If there are any questions about the proposed Module 1 or the modifications, please contact us prior to the meeting.

Summary of Significant Changes

DRAFT Module 1	EXISTING Code	Summary of Changes
Document wide	Document wide	The enforcing agent is clarified as either the Zoning Administrator and/or Economic Development Division Director.
Module 2-3	14-03 – Definitions	Definitions are moved to the end of Modules 2-3 and updated for ease of information location.

DRAFT Module 1	EXISTING Code	Summary of Changes
Module 2	Article II – General Provisions	General Provisions references for lot sizes, buildings, accessory buildings, bulk, etc., are moved to proper zoning categories in Module 2 for ease of information location.
Article XII – Approval Procedures & Article XIII –Administration	Article IV – Administration and Enforcement	The existing Code is divided into two Articles in Module 1 for ease of use.
Article XII, Table 14-1: Review and Decision Making Authority	New	A table is added that identifies the specific types of projects that are reviewed, per Code, and which staff and/or committee approves (e.g. – staff, Commission, public hearing, Council).
14-14(4) Zoning Procedures Manual	New	Module 1 refers to a manual that is being written as an operating procedure for staff. The manual will cover staff review operations that are not specifically Code driven (allowing for efficiency when procedure updates are needed) and covers Plan Commission review items that are not directly referenced in Code Chapter 14
Figure 14-1 through 14-4	New	The figures identify various simplified review processes.
14-121 through 14-126	New	“Neighbor Communication” process is added to clarify an applicant’s responsibility for notifying neighbors and affected parties.
14-122 – Zoning Map Amendments	14-29 – Amendments	Changed the installation of a rezoning sign on a property to be 7 days prior to Plan Commission meeting, instead of afterward when a rezoning is ordered to public hearing (current staff practice is signage prior to Plan Commission meeting). Changed courtesy notice mailing to property owners to be 10 days prior to Plan Commission meeting, instead of only Clerk mailing after a Plan Commission recommendation (current staff practice is mailing prior to Plan Commission meeting in addition Clerk’s mailing). A 60 day timeline for Plan Commission to refer a recommendation to Council is established. A one year waiting time to make a similar request is added, if a request is denied.

DRAFT Module 1	EXISTING Code	Summary of Changes
14-123 – Conditional Uses	14-30 – Conditional Uses	Section is left blank in Module 1 as conditional uses may be removed from the new Code and replaced with special exceptions or a similar category.
14-124 – Site Plan Review	New	Defines procedures for review, in addition to Development Standards. Further defines authority and situations that allow for a “staff only” (administrative) review of a site plan. Establishes 60 day timeline for Plan Commission review and a 20 day timeline for staff review of any revised plans. Clarifies that applicant appeals to staff only reviews are considered by Plan Commission, and appeals to Plan Commission reviews follow state law procedures (presently circuit court).
14-126 – Zoning Variances & 14-127 – Sign Variances & 14-128 – Reasonable Accommodation	14-27 -- Variances & 14-28 -- Appeals	Authorized variances are spelled out with greater clarity. Also the review and approval criteria are updated to comply with State Statute changes that occurred in 2017. The timeframe for the expiration of a variance is increased from 6 months to 1 year. This helps with fall approvals that may be delayed by winter or spring weather. Appeals are clarified to follow state law procedures (presently circuit court). Sign variances are broken out into a separate section to clarify Plan Commission review, not Board of Appeals. Reasonable Accommodation (review and approval) criteria are updated to comply with State Statute changes that occurred in 2017.
14-141 – Nonconforming Lots	Article III – Nonconforming Buildings	The allowed uses on a nonconforming lot are specified for residential, instead of being any use. Changed the replacement date for a nonconforming structure from 1 year to 2 years to comply with State Statute changes that occurred in 2017.

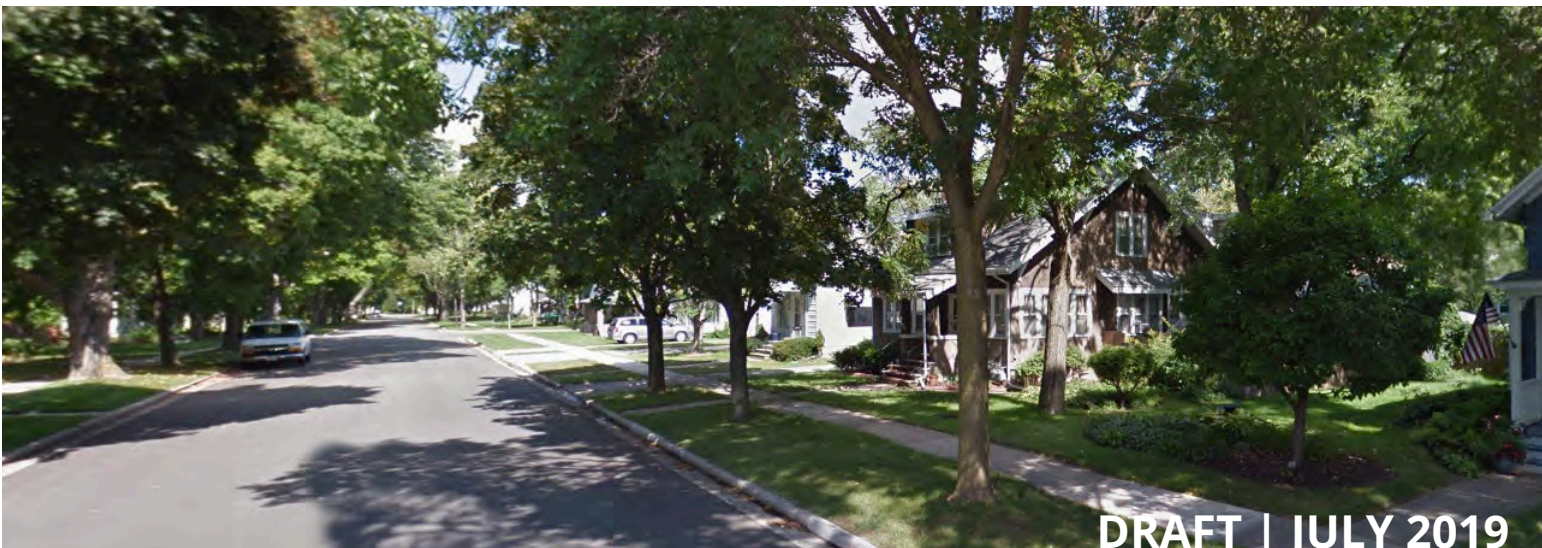
De Pere

W I S C O N S I N

ZONING ORDINANCE

Module 1.0

Administration and Procedures



DRAFT | JULY 2019

This page is intentionally blank

DRAFT

Contents

Article I	Introductory Provisions	1-1
Article II	Residential (R) Districts	2-1
Article III	Mixed-Use Districts	3-1
Article IV	Commercial and Employment Districts	4-1
Article V	Special Districts	5-1
Article VI	Overlay Districts	6-1
Article VII	Uses	7-1
Article VIII	Parking and Access	8-1
Article IX	Building and Site Design	9-1
Article X	Landscape and Screening	10-1
Article XI	Signs	11-1
Article XII	Approval Procedures	12-1
Article XIII	Administration	13-1
Article XIV	Nonconformities	14-1
Article XV	Violations, Penalties and Enforcement	15-1
Article XVI	Measurements and Definitions	16-1

This page is intentionally blank

DRAFT**ARTICLE I. INTRODUCTORY PROVISIONS**

14-01	Title	1-1	14-07	Compliance Required	1-1
14-02	Authority	1-1	14-08	Conflicting Provisions	1-1
14-03	Effective Date.....	1-1	14-09	Language and Interpretation.....	1-2
14-04	Applicability and Jurisdiction	1-1	14-10	Zoning Map	1-2
14-05	Purposes.....	1-1	14-11	Transitional Provisions	1-3
14-06	Minimum Requirements	1-1	14-12	Severability	1-3

14-01 Title

This chapter of the municipal code is known and may be cited and referred to as the “zoning ordinance.”

14-02 Authority

This zoning ordinance is adopted under the authority of the city charter and powers granted by Chapters 62 and 236, Wisconsin Statutes.

14-03 Effective Date

The provisions of this zoning ordinance become effective on **[INSERT DATE]**, except as otherwise expressly stated.

14-04 Applicability and Jurisdiction

The provisions of this zoning ordinance apply to all public and private use and development of properties within the corporate limits of the city, except as provided by state or federal law or as otherwise expressly stated in this zoning ordinance, and excluding public right-of-way unless otherwise expressly stated.

14-05 Purposes

This zoning ordinance is adopted for the purposes of:

- (1) Protecting and promoting the public health, safety, morals and general welfare; and
- (2) Implementing the policies and goals of the comprehensive plan and other relevant, officially adopted plans of the city.

14-06 Minimum Requirements

- (1) The provisions of this zoning ordinance are the minimum requirements deemed necessary to carry out its stated purposes.

- (2) In addition to the requirements of this zoning ordinance, all uses, buildings and structures must comply with all other applicable ordinances, laws and regulations.

- (3) References in this zoning ordinance to other governmental regulations do not constitute a complete list of such regulations. Any such references do not imply that the city is responsible for enforcing regulations imposed by other government authorities.

14-07 Compliance Required

All of the following are subject to compliance with applicable provisions of this zoning ordinance:

- (1) Lots created or modified;
- (2) The use of land, buildings and structures;
- (3) Parking lots and access drives; and
- (4) Buildings and structures erected, located, moved, reconstructed, extended or structurally altered.

14-08 Conflicting Provisions**(1) State or Federal Regulations**

Except when enacted under the authority of Article XI of the Wisconsin Constitution or Sec. 62.04 or 66.101 of Wis. Statutes, if the provisions of this zoning ordinance are inconsistent with or conflict with state or federal law or regulation, the applicable state and federal law or regulation governs.

(2) Other City Regulations

If the provisions of this zoning ordinance are inconsistent with one another or if they conflict with provisions found in other adopted ordinances

ARTICLE I INTRODUCTORY PROVISIONS

14-09 Language and Interpretation

DRAFT

or regulations of the city, the more restrictive provision governs unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

(3) Private Agreements and Covenants

If the provisions of this zoning ordinance impose a greater restriction than imposed by an agreement or covenant among private parties, the provisions of this zoning ordinance govern. The city does not have the authority to or responsibility for monitoring or enforcing agreements or covenants among private parties.

14-09 Language and Interpretation

(1) Conjunctions

Conjunctions have the following meanings unless the context otherwise expressly indicates:

- (a) "And" indicates that all connected items or provisions apply; and
- (b) "Or" indicates that the connected items or provisions may apply singularly or in combination.

(2) Illustrations

Illustrations are provided for convenience and reference only and do not define or limit the text of this zoning ordinance. In case of any difference of meaning or implication between the text of this zoning ordinance and any figure or illustration, the text governs.

(3) Versions and Citations

All references in this zoning ordinance to other city, state or federal regulations are to be construed as referring to the most up-to-date version and citation for those regulations or successor regulations, unless otherwise expressly indicated. When the referenced regulations have been repealed and not replaced by other successor regulations, zoning ordinance requirements for compliance are no longer in effect.

(4) Lists and Examples

Unless otherwise expressly indicated, lists of items or examples that use "including," "such as," or similar terms are intended to provide examples only. They are not to be construed as exhaustive lists of all possibilities.

(5) Delegation of Authority

Whenever a provision appears requiring the head of a department or another officer or employee of

the city to perform an act or duty, that provision is to be construed as authorizing the department head or officer to delegate that responsibility in writing to others over whom they have authority. Delegation of authority is not allowed if a specific provision expressly prohibits such delegation.

(6) Public Officials and Agencies

All employees, public officials, and boards and commissions to which references are made are those of the city unless otherwise expressly stated.

14-10 Zoning Map

(1) Establishment

The location and boundaries of the districts defined in this zoning ordinance are as established by ordinance and shown on a geographic coverage layer that is maintained as part of a geographic information system (GIS) under the direction of the zoning administrator. This "zoning" geographic coverage layer constitutes the city's official zoning map.

(2) Maintenance and Updates

The zoning administrator is responsible for directing revisions to the official zoning map to reflect its amendment as soon as possible after the effective date of any ordinance establishing or amending zoning district boundaries.

(3) Boundaries

Zoning boundary lines must be described by legal description or by a map that accompanies the ordinance establishing the district or amending the district boundaries. When a legal description is used, the boundary is deemed to extend to the centerline of abutting streets. When a map is used, boundary lines must be established by dimensions, property lines, recorded lot lines, or the centerline of abutting streets, alleys, or railroad rights-of-way, as those features were of record at the time of adoption.

(4) Map Interpretations

Where any uncertainty exists about a zoning boundary that was established by legal description, the legal description accompanying the amending ordinance governs. In other cases, the zoning administrator is authorized to make an interpretation of the boundaries. The following rules apply to all zoning map interpretations:

- (a) Boundaries shown as approximately following the centerlines of streets, highways, alleys or

other public rights-of-way must be construed as following such centerlines.

- (b) Boundaries shown as approximately following platted lot lines must be construed as following such lot lines.
- (c) Boundaries shown as approximately following city limit lines must be construed as following those lines.
- (d) Boundaries shown as approximately following railroad lines must be construed to be midway between the main tracks.
- (e) Boundaries shown as approximately following the shoreline or centerline of a river, stream, lake or other watercourse must be construed as following the actual shoreline or centerline of the watercourse. If, after establishment of the boundary, the shoreline or centerline of the water-course moves as a result of natural processes, the boundary must be construed as moving with the shoreline or centerline of the watercourse.

(5) Annexed Land

When land is annexed or otherwise brought into the zoning jurisdiction of the city it must be assigned a zoning classification based on the comprehensive plan, existing land uses, any applicable annexation agreement or other relevant considerations.

14-11 Transitional Provisions

The provisions of this section address the transition to this zoning ordinance from the zoning ordinance in effect immediately before the effective date specified in [14-03](#).

(1) Applications, Permits and Approvals

- (a) Any building, development or structure for which a building permit was issued or a complete building permit application had been accepted for processing before the effective date specified in [14-03](#) may be completed in conformance with the issued building permit and other applicable permits and conditions, even if such building, development or structure does not comply with provisions of this zoning ordinance. If the building, development or structure is commenced but not completed within the time allowed under the original building permit and any authorized permit extension, the building,

development or structure may be constructed, completed and occupied only if it complies with the regulations of this zoning ordinance.

- (b) Complete applications submitted for variances, exceptions, special permits, conditional uses, site plans, and other zoning-related approvals that are pending approval on the effective date specified in [14-03](#) must be reviewed wholly under the terms of the zoning ordinance in effect immediately preceding the effective date specified in [14-03](#).
- (c) The zoning administrator is authorized to issue permits for construction or development approved before the effective date specified in [14-03](#) and for developments pending approval before that effective date even if such building, development or structure does not fully comply with provisions of this zoning ordinance. If building is not commenced and completed within the time allowed under the permit and any authorized permit extension, then the building, development or structure may be constructed, completed and occupied only if it complies with the regulations of this zoning ordinance.

(2) Existing Conditional Uses

- (a) When a use is classified as a conditional use under this ordinance exists as a conditional or permitted use on the effective date specified in [14-03](#), it will be considered to be a lawfully established conditional use under the terms of this ordinance.
- (b) When a use is not allowed as a conditional or permitted use under this ordinance and exists as a lawfully established conditional use on the effective date specified in [14-03](#), The use will be considered a nonconforming use and be subject to the applicable nonconforming use provisions of [Article XIV](#).

(3) Violations

The adoption of this zoning ordinance does not affect any pending or future suit, proceeding or prosecution of, or action to abate, violations of the previous zoning ordinance that occurred before the effective date specified in [14-03](#).

14-12 Severability

If one or more provisions of this ordinance, or the application of this ordinance is held to be unlawful, invalid, unenforceable, or preempted by applicable

ARTICLE I INTRODUCTORY PROVISIONS

14-12 Severability

state or federal law or regulations, such provisions are deemed to be severed from this zoning ordinance. The remaining ordinance provisions remain in full force and effect.

DRAFT

Attachment: Module1-ThirdRevision 10 Jul 2019 (8558 : Staff recommendation and possible action regarding DRAFT Zoning Code Module 1,

ARTICLE XII. APPROVAL PROCEDURES

14-120	Common Provisions	12-1	14-125	Design Exceptions	12-7
14-121	Ordinance Text Amendments.....	12-2	14-126	Zoning Variances	12-7
14-122	Zoning Map Amendments.....	12-3	14-127	Sign Variances.....	12-9
14-123	Conditional Uses	12-4	14-128	Reasonable Accommodation	12-9
14-124	Site Plan Review	12-4	14-129	Appeals of Administrative Decisions	12-10

14-120 Common Provisions

(1) Applicability

The common provisions of this section apply to all of the procedures in this article unless otherwise expressly stated.

(2) State Law

The procedures of this zoning ordinance are intended to comply with state statutes. If any provision of this zoning ordinance is in conflict with any provision of state statutes or if this zoning ordinance fails to incorporate a provision required for the implementation of state statutes, Wisconsin Statutes govern.

(3) Review and Decision-making Authority

Table 14-1 provides a summary of review and decision-making authority. In the event of conflict between this summary table and the written procedures contained elsewhere in this article, the written procedures govern.

Table 14-1: Review and Decision-making Authority

Procedure	ZA	BoA	PC	CC
Zoning Ord. Text Amendments	R	–	R	DM*
Zoning Map Amendments	R	–	R	DM*
Conditional Uses	R		R	DM*
Site Plan Review				
Administrative Site Plan	DM	–	–	–
Plan Commission Site Plan	R	–	DM	–
Zoning Variances	R	DM*	–	–
Sign Variances	R		DM	
Appeals of Admin, Decisions	–	–	DM*	–

Table notes:

R = review and recommendation authority

DM = final decision-making authority

ZA = zoning administrator

BoA = board of appeals

P&Z = plan commission

CC= common council

* = public hearing

(4) Zoning Procedures Manual

The provisions this article are intended to provide a description of general procedures to be followed in processing zoning-related applications. The Zoning Procedures Manual serves as a supplement to the provisions of this article and provides a more detailed description of the procedures to be followed in processing zoning-related applications.

(5) Applications and Fees

(a) Applicability

The application and fee provisions of this subsection apply to zoning applications filed by “eligible applicants.”

(b) Eligible Applicants

When the procedures of this article allow an application to be filed by an “eligible applicant,” such application must be submitted by, or on behalf of, a person, firm, corporation or organization that has one or more of the following interests that are specifically enforceable in the land that is subject to the application:

1. A freehold interest;
2. A possessory interest entitled to exclusive possession;
3. A contractual interest which may become a freehold possessory interest;
4. Any exclusive possessory interest; or
5. City property authorized for sale.

(c) Form of Application

Applications required under this zoning ordinance must be submitted in a form and in such numbers as specified in the Zoning Procedures Manual

(d) Fees and Notification Costs

All applications filed by property owners must be accompanied by the application fee that has been established by the common council. Application filing fees are intended

ARTICLE XII APPROVAL PROCEDURES

14-121 Ordinance Text Amendments

to cover the cost of providing public hearing notices and other costs related to reviewing and processing applications. Such fees are nonrefundable and may include late fees, penalties, and fees for expedited processing.

- (e) **Completeness, Accuracy and Sufficiency**¹
An application will be considered complete and ready for processing, as specified in [the Zoning Procedures Manual](#).

(6) Application Processing Cycles

Application processing cycles and timelines for processing applications, including deadlines for receipt of complete applications are specified in [the Zoning Procedures Manual](#).

(7) Public Notices

Notices of public meetings and hearings must be provided in accordance with state law and [the Zoning Procedures Manual](#).

(8) Conditions of Approval

Review bodies, including staff, are authorized to recommend conditions and decision-making bodies are authorized to approve the subject application with conditions. Any conditions recommended or approved must reasonably relate to a situation likely to be created or aggravated by the proposed use or development.

(9) Required Time-frames for Action

Any time limit specified in this zoning ordinance for any decision or action on behalf of a review or decision-making body may be extended if the applicant and staff agree to an extension. Unless otherwise expressly stated, if a review or decision-making body does not render a decision or take action within any time period required under this zoning ordinance and the applicant has not agreed to an extension of that time limit, the application is deemed denied.

14-121 Ordinance Text Amendments

(1) Authority to Initiate

Amendments to the text of this zoning ordinance may be initiated by the common council, any alderperson, the plan commission, the city attorney or the zoning administrator.²

¹ New proposed section.

² The current ordinance allows any interested party to submit proposed text amendments.

Figure 14-1 – Text Amendment Process (Generally)



(2) Plan Commission Recommendation

Proposed zoning ordinance text amendments must be referred to the plan commission for review. Following their review of the proposed text amendment, the plan commission must make a recommendation on the proposed amendment to the common council, including approval, approval with modifications, referral back to staff or denial.

(3) Public Notices

Public notice of hearings on a zoning ordinance text amendment must be published as required by state law.

(4) Common Council Hearing and Decision

- (a) Upon receipt of the plan commission's recommendation, the common council must hold a public hearing on the proposed text amendment. Following the close of the public hearing, the common council must take action of the proposed zoning ordinance text amendment, including approval, approval with modifications, referral back to staff or the plan commission or denial.
- (b) If the common council does not take final action on a proposed zoning map amendment application within 90 days of the common council's public hearing, the amendment application is deemed to have

ARTICLE XII APPROVAL PROCEDURES

14-122 Zoning Map Amendments

been denied. This “deemed-denied” provision does not apply when the application is referred back to staff or committee after the public hearing is held.

(5) Review Criteria and Standards

Zoning ordinance text amendments are legislative decisions of the common council.

14-122 Zoning Map Amendments

(1) Authority to Initiate

Amendments to the official zoning map may be initiated by the common council or filed by an eligible applicant or an eligible applicant’s authorized agent (see 14-120(5)(b)).

(2) Preapplication Meeting

Before filing a zoning map amendment application, the applicant or the applicant’s authorized agent must meet with the zoning administrator to discuss the proposed amendment and the applicable procedures.

(3) Application Filing

Zoning map amendment applications must be filed with the zoning administrator.

(4) Neighbor Communication

The applicant or the applicant’s authorized agent must contact owners of properties that abut the subject property and owners of properties across the street from or across the alley from the subject property to provide information on the proposed rezoning and to gauge neighbor support for the proposal. Lists of neighbors contacted and any signed and dated statements of support, opposition or no-opinion must be provided before or at the time of the required public hearing.

(5) Public Notices

(a) Published

Public notice of hearings on a zoning ordinance text amendment must be published as required by state law.

(b) Mailed

Notice must be mailed as required by state law.

(c) Posted

At least one notice sign must be posted on each street frontage abutting the subject property at least 7 days before the plan commission meeting.

Figure 14-2 – Zoning Map Amendment Process (Generally)



(d) Courtesy Notice

Courtesy notice must be mailed to all property owners within 300 feet of the subject property at least 10 days before the plan commission meeting.

(6) Plan Commission Recommendation

Zoning map amendments must be referred to the plan commission for review. Following their review of the proposed zoning map amendment, the plan commission must make a recommendation to the common council, including approval, approval with modifications, referral back to staff or denial.

(7) Common Council Hearing and Decision

Upon receipt of the plan commission’s recommendation, the common council must hold a public hearing on the proposed zoning map amendment. Following the close of the public hearing, the common council must act to approve the zoning map amendment, approve the map amendment with modifications (e.g.,

ARTICLE XII APPROVAL PROCEDURES

14-123 Conditional Uses

reducing the land area involved in the rezoning or recommending another less intensive zoning classification), refer the matter back to plan commission or staff or deny the proposed zoning map amendment. If the plan commission's recommendation has not been forwarded to the common council within 60 days of referral of the proposed zoning map amendment to the plan commission, the common council may hold the required hearing and take action without receipt of the recommendation.

(8) Review Criteria and Standards

Zoning map amendments are legislative decisions of the common council. In acting on zoning map amendment, the common council is guided by the comprehensive plan, current uses, current zoning and other relevant factors and considerations.

(9) Successive Applications

If the common council denies a proposed zoning map amendment, no zoning map amendment application requesting the same or more intensive zoning the subject property may be filed for or accepted for processing by the city for 12 months from the date of final action by the common council unless the council expressly acts to deny the previous application without prejudice or the new application is substantially different than the one that was denied.

14-123 Conditional Uses

Drafting of conditional use procedures delayed pending final decision on whether the new ordinance will include conditional uses.

14-124 Site Plan Review³

(1) Purpose

This section establishes a procedure to ensure timely, competent review of site plans as a means of determining whether such plans comply with the applicable regulations of this zoning ordinance, and to enable the city to plan for and review certain proposed improvements of property in order to:

- (a) Implement community policies on physical development;

- (b) Provide for efficient, rational allocation of scarce facilities and resources;
- (c) Promote economy and efficiency in the provision and improvement of municipal services through the regulation of development; and
- (d) Ensure the orderliness, quality and character of the development of property in the city, prevent foreclosure of future development opportunities, and facilitate coordination of land usage with planned and available facilities and resources.

(2) Applicability

Site plan review is required for all multi-family, mixed-use and nonresidential development.

(3) Application Filing

Applications must be submitted to the zoning administrator. All applications must include plans and other information necessary to allow for thorough review of the proposed plans, as indicated by the requirements on the site plan review submittal checklists developed by the zoning administrator.

(4) Review and Decision-Making Authority

(a) Administrative Site Plans

Site plan applications that meet the following criteria are referred to as "administrative site plans" and follow a one-step approval process: review and final action by the zoning administrator:

1. Façade changes that change the color or material of a building if the proposed change is to another approved color and approved material.
2. Landscape plan alterations that result in an increased amount of greenspace and vegetation.
3. Storm water management system alterations.
4. Parking lot alterations and pavement alterations that result in an increased amount of greenspace and landscaping.
5. Building, parking or site changes that meet all of the following:
 - a. Do not increase building floor area by more than 2,000 square feet;

³ The site plan review procedures of this section are basically all new. They are intended to provide greater clarity regarding site plans that can be approved by staff and those that require PC approval.

- b. Do not increase parking area by more than 2,000 square feet;
- c. Do not increase impervious surface area by more than 2,000 square feet; and
- d. Do not increase the number of floors on a building.

(b) **Plan Commission Site Plans**

All site plan applications that are not classified as administrative site plans are referred to as "plan commission site plans" and must follow a two-step approval process: (1) review and recommendation by staff and (2) review and final action by the plan commission.

(5) **Review Process**

(a) **Preapplication Meeting**

Before filing a site plan application, the applicant or the applicant's authorized agent must meet with the zoning administrator to discuss the proposed site plan and the applicable procedures.

(b) **Department and Agency Comments**

Following receipt of a complete site plan application, the zoning administrator is authorized to request comments from any city departments and external agencies who have regulatory responsibility or related interests in the review of the proposed site plan.

(c) **Administrative Site Plans**

1. After review of a complete site plan application, the zoning administrator must make a final decision or provide comments to the applicant. The zoning administrator is authorized to approve the site plan, approve the site plan with conditions, deny approval of the site plan or request that additional information be provided.
2. If an application for an administrative site plan is denied, the reasons for denial must be provided to the applicant in writing.
3. If a site plan is denied, a new application may be submitted for consideration.
4. If an administrative site plan requires revisions for approval, the applicant must revise the site plan in accordance

Figure 14-3 – Administrative Site Plan Process (Generally)



with administrative comments. To be considered for further review, the applicant must resubmit the revised site plan along with an explanation of how each administrative comment was addressed. Upon receipt of a complete resubmittal package, the zoning administrator must provide any written administrative comments that require further revision or provide acknowledgment that all administrative comments have been satisfied.

5. Once an administrative site plan has satisfied all administrative comments, the zoning administrator will issue an approval memo.
6. The zoning administrator will retain a copy of the approved site plan in the department's permanent files.

(d) **Plan Commission Site Plans**

1. Upon receipt of a complete application for approval of a plan commission site plan, the zoning administrator must

ARTICLE XII APPROVAL PROCEDURES

14-124 Site Plan Review

review the proposed site plan, obtain any department or agency comments and share all administrative review comments with the applicant.

2. To be considered for further review, the applicant must resubmit any revised site plan along with an explanation of how each administrative comment was addressed. Upon receipt of a complete resubmittal package, the zoning administrator must provide any written administrative comments that require further revision or establish a date for a review by the plan commission.
3. The plan commission must take action to approve the proposed site plan, approve the proposed site plan subject to conditions or deny approval of the proposed site plan within 60 days of the date of latest site plan submittal unless the required time-frame for action is waived by the applicant.
4. If an application for plan commission site plan approval is denied, the reasons for denial must be stated in writing, specifying the aspects of the plan that are not in compliance with applicable regulations. If a site plan application is denied, a new application may be submitted for further consideration.
5. If a plan commission site plan is approved subject to specific conditions and all administrative review comments, the applicant must revise the site plan in accordance with those conditions and comments and resubmit the plan for review. The zoning administrator must act on all resubmitted plan commission site plans within 20 business days of their receipt.
6. If a plan commission site plan is approved, the applicant must submit signed and dated digital and reproducible copies of the site plan to the zoning administrator, and the zoning administrator will issue an approval memo..
7. The zoning administrator will retain a copy of the approved site plan in the department's permanent files..

Figure 14-4 – Plan Commission Site Plan Process (Generally)



(6) Effective Date of Site Plan Approval

An approved site plan becomes effective upon certification by the zoning administrator. If an appeal is filed, a site plan does not become effective until all appeals have been decided.

(7) Lapse of Site Plan Approval

An approved site plan will lapse and have no further effect one year after it is approved, unless:

- (a) A building permit has been issued (if required);
- (b) The use or structure has been lawfully established; or
- (c) A different lapse of approval period or point of expiration has been expressly established by the decision-making body.

(8) Permits and Continuing Compliance

- (a) No permit may be issued for any development requiring site plan approval until a site plan has been submitted and certified approved for such development in accordance with this section unless the

zoning administrator determines that the site plan is in substantial conformance and phased permits can be issued.

- (b) No permanent certificate of occupancy may be issued for such development until all terms and conditions of the approved site plan have been satisfactorily completed or provided for.
- (c) Construction, grading, or other development activities may be carried out only in compliance with the certified site plan.
- (d) When a site plan has been approved for property pursuant to this section, the property must be used and maintained in compliance with the approved site plan. No person may use property in a manner or physical condition that does not conform to the approved site plan for such property.

(9) Resubmissions and Amendments

- (a) Resubmission of any site plan due to changes required or made to the site plan as previously submitted may be made in accordance with schedule of fees adopted by the common council.
- (b) An approved site plan may be amended in accordance with the site plan review procedures of this section. However, the development services director is authorized to waive applicable review and approval procedures and fees if the development services director determines that a proposed amendment involves only a minor change in the approved site plan. Any waiver by the development services director must be in writing.⁴
- (c) If a site plan is resubmitted for final approval and the zoning administrator, determines that the site plan does not comply with conditions imposed by the decision-making body, the applicant may elect to either:
 1. Revise the site plan to comply with required conditions in accordance with the interpretation of the conditions by the zoning administrator; or
 2. Submit a written request by letter or email communication that the

⁴ Include examples of minor changes and/or additional criteria for determination of "minor" changes.

resubmission is to be processed as an amendment to the site plan.

(10) Appeals

(a) Appeals of Administrative Site Plan Decisions

1. The applicant may appeal a final site plan decision of the zoning administrator by filing a written notice of and reasons for the appeal with the zoning administrator no later than 30 days after the date of the action from which the appeal is sought.
2. All appeals of interpretations or final decisions of the zoning administrator must be placed on the agenda of the plan commission within 30 days of the date that written notice of the appeal was filed with the zoning administrator unless the applicant agrees to an extension of time for plan commission action.

(b) Appeals of Plan Commission Site Plan Decisions

Any person aggrieved by a final site plan decision of the plan commission may appeal the decision in accordance with state law.

14-125 Design Exceptions

Design exception procedures may be included in a future draft as a means of authorizing staff and the plan commission to grant relief from strict compliance with specified building and site design requirements. This issue will be addressed when new building and site design provisions are provided as part of upcoming module.

14-126 Zoning Variances

(1) Intent

Zoning variances are intended as a way to provide relief from unnecessary hardships resulting from strict application of zoning ordinance requirements, other than those pertaining to signs.

(2) Applicability

Except as expressly authorized under Chapter 46 of the municipal code and the sign variance provisions of [14-127](#), only the board of appeals is authorized to grant zoning variances. The plan commission is the final decision-making authority on sign regulation variances (see [14-127](#)) and variances authorized under Chapter 46 of the municipal code.

ARTICLE XII APPROVAL PROCEDURES

14-126 Zoning Variances

(3) Authorized Variances

These zoning variance procedures may not be used to:

- (a) Waive, modify or amend any definition or interpretation of a use classification;
- (b) Waive, modify or otherwise vary any of the review and approval procedures;
- (c) Waive, vary, modify or otherwise override a condition of approval or requirement imposed by an authorized decision-making body or the state or federal government;
- (d) Waive, vary or modify applicable "minimum lot area per unit" (density) standards (Note: this provision is not intended to prohibit variances of minimum lot area requirements for individual lots);
- (e) Waive, vary or modify provisions over which jurisdiction for exceptions or other modifications is assigned to another decision-making body; or
- (f) Waive, vary or modify provisions for which variances are expressly prohibited.

(4) Authority to File

Zoning variance applications may be filed by eligible applicants or an eligible applicant's authorized agent (see [14-120\(5\)\(b\)](#)).

(5) Application Filing

Zoning variance applications must be filed with the zoning administrator.

(6) Neighbor Communication

The applicant or the applicant's authorized agent must contact owners of properties that abut the subject property to provide information on the requested variance and to gauge neighbor support for the variance request. Lists of neighbors contacted and any signed and dated statements of support, opposition or no-opinion must be provided before or at the time of the required public hearing.

(7) Public Notices

- (a) **Published**
Public notice of hearings on a zoning variance must be published as required by state law.
- (b) **Mailed**
Notice must be mailed by first class mail to all of the following at least 10 days before

Figure 14-5 – Zoning Variance Process (Generally)



* The plan commission hears and decides sign regulation variances and variances authorized under Chapter 46 of the municipal code.

the board of appeals' public hearing on the matter:

1. The subject property owner; and
2. All owners of property within 100 feet of the subject property.

(8) Hearing and Final Decision⁵

- (a) The board of appeals must hold a hearing to consider the zoning variance request.
- (b) Following the close of the hearing, the board of appeals must make findings of fact and act to approve the requested zoning variance, approve the variance with modifications and/or conditions, refer the zoning variance request back to staff or deny the zoning variance request based on the review criteria and standards of [14-126\(9\)](#).

⁵ The existing 30-day shot-clock provision on zoning appeals has been omitted from this draft. The requirement for board action within 30 days of filing seems unreasonably short and there is no indication of the consequence of not acting within the 30-day period.

(9) Review Criteria and Standards

No zoning variance may be approved unless the board of appeals finds, based on evidence presented in the specific case, that the criteria in Wisconsin Statutes 66.23(7)(e)7 are addressed.

(10) Transferability

Approved variances run with the land and are not affected by changes of tenancy, ownership, or management.

(11) Lapse of Approval

An approved zoning variance will lapse and have no further effect 6 months one year after it is approved by the board of appeals, unless:

- (a) A building permit has been issued (if required);
- (b) The structure has been lawfully established; or
- (c) A different lapse of approval period or point of expiration has been expressly established by the board of appeals.

(12) Successive Applications

Once a zoning variance request has been denied by the board of appeals, no application for the same or substantially similar variance application may be accepted for 12 months of the date of denial.

(13) Review by Court of Record

Any person aggrieved by a zoning variance decision of the board of appeals may appeal the decision in accordance with state law.

14-127 Sign Variances

Requests for variances from the sign regulations of Article XI, are processed following the zoning variance procedures of 14-126, except that the plan commission, rather than the board of appeals, holds the required hearing and makes the final decision.

14-128 Reasonable Accommodation⁶

(1) Purpose

For the purposes of this zoning ordinance, "reasonable accommodation" means providing an individual with a disability or developers of housing for individuals with a disability, flexibility in the application of zoning regulations (including the modification or waiver of certain requirements),

when it is necessary to eliminate barriers to housing opportunities. The purpose of this section is to provide a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the *Americans with Disabilities Act* and the federal *Fair Housing Amendments Act* in the application of this zoning ordinance.

(2) Application Filing

Applications for reasonable accommodation must be filed with the zoning administrator.

(3) Review and Approval

The zoning administrator, in consultation with the city attorney, is authorized to consider and act on requests for reasonable accommodation. The zoning administrator must issue a written decision in which the request is approved, approved subject to conditions or denied. In making the decision, the following factors must be considered:

- (a) Special need created by the disability;
- (b) Potential benefit expected to result from approval of the requested modification;
- (c) Need for the requested modification, including alternatives that may provide an equivalent level of benefit;
- (d) Physical attributes of and any proposed changes to the subject property and structures;
- (e) Potential impact on surrounding uses and property owners;
- (f) Whether the requested modification would constitute a fundamental alteration of the zoning regulations, policies or procedures of the city;
- (g) Whether the requested modification would impose an undue financial or administrative burden on the city; and
- (h) Any other factor that may have a bearing on the request.

(4) Notice of Decision

The written decision of the zoning administrator must be mailed to the applicant and to all owners of record of all properties abutting the property that is the subject of the reasonable accommodation request. Only the applicant and property owners entitled to notice of the written reasonable accommodation determination have

⁶ New proposed authority/procedure.

ARTICLE XII APPROVAL PROCEDURES

14-129 Appeals of Administrative Decisions

a right to appeal the decision on a reasonable accommodation request. All written decisions must give notice of the right to appeal a decision of the zoning administrator pursuant to [14-129](#). The decision of the zoning administrator constitutes the final decision of the city, unless appealed.

(5) Transfer

Approved requests for reasonable accommodation are granted to that individual and do not run with the land unless the zoning administrator determines that the modification is physically integrated into the structure and cannot easily be removed or altered to comply with this zoning ordinance or the accommodation is to be used by another individual with a disability.

a simple majority vote of board members present and voting and a finding that substantial new evidence is submitted that could not reasonably have been presented at the previous hearing on the appeal.

(7) Review by Court of Record

Any person aggrieved by the decision of the plan commission may present to the court of record a petition duly verified setting forth that such decision is illegal and specifying the grounds of the illegality. The petition must be presented to the court within 30 days after the filing of the decision in the office of the plan commission.

14-129 Appeals of Administrative Decisions

(1) Applicability

The plan commission is authorized to hear and decide appeals when it is alleged there has been an error in any order, requirement, decision or determination made by the zoning administrator or any other administrative official in the administration, interpretation or enforcement of this zoning ordinance.

(2) Right to Appeal

Except as otherwise expressly stated, appeals of administrative decisions may be filed by any person aggrieved by the administrative official's decision or action, including officials, departments, boards or agencies affected by decisions.

(3) Filing of Appeal

Appeals of administrative decisions must be filed with the zoning administrator within 30 days of the date of the written decision or order.

(4) Procedure

Appeals are processed in accordance with the procedures set forth in the Zoning Procedures Manual.

(5) General Review Criteria and Standards

An administrative decision may be reversed only if the plan commission finds that the zoning administrator or other administrative official erred.

(6) Successive Appeals

Once an appeal has been denied by the plan commission, no rehearing on the same or substantially similar appeal may held except upon

ARTICLE XIII. ADMINISTRATION

14-130	Common Council	13-1
14-131	Plan Commission	13-1
14-132	Board of Appeals	13-1

14-130 Common Council

See [Chapter 6](#) of the city code of ordinances.

14-131 Plan Commission

See [Chapter 10](#), [Sec. 10-10](#) of the city code of ordinances.

14-132 Board of Appeals

(1) Established

See [Chapter 10](#), [Sec. 10-13](#) of the city code of ordinances.

(2) Powers and Duties

The board of appeals has the powers and duties expressly identified in this zoning ordinance and Wis. Stats. § 62.23(7)(e), including the following:

- (a) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the administration or enforcement of this zoning ordinance (See also [14-129](#));
- (b) To authorize variances that will not be contrary to the public interest, where, owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit of the zoning ordinance will be observed, public safety and welfare secured and substantial justice done (See also [14-126](#)).

(3) Oaths and Witnesses

The chairperson of the zoning board has the authority to administer oaths and compel the attendance of witnesses.

(4) Appeals

All decisions and findings of the board of appeals on appeals of administrative decisions and variances are final administrative decisions and are subject to judicial review, as provided by law.

This page is intentionally blank

ARTICLE XIV. NONCONFORMITIES

14-140 General	14-1
14-141 Nonconforming Lots	14-2
14-142 Nonconforming Structures	14-2

14-143 Nonconforming Uses	14-2
14-144 Nonconforming Signs	14-3
14-145 Nonconforming Development Features.....	14-3

14-140 General¹

(1) Scope

The regulations of this article govern nonconformities, which are lots, uses and structures that were lawfully established but—because of the adoption of new or amended regulations—no longer comply with one or more provisions of this zoning ordinance.

(2) Purpose

Occasionally, lots, uses, and structures that were lawfully established (i.e., in compliance with all regulations in effect at the time of their establishment) are made nonconforming because of changes in the zoning regulations that apply to the subject property (e.g., through zoning map changes or amendments to the text of the zoning ordinance). The regulations of this article are intended to clarify the effect of this “nonconforming” status and avoid confusion with “illegal” buildings and uses (i.e., those established in violation of applicable zoning regulations). The regulations of this article are also intended to:

- (a) Recognize the interests of landowners in continuing to use their property for uses and activities that were lawfully established;
- (b) Promote maintenance, reuse and rehabilitation of existing buildings; and
- (c) Place reasonable limits on nonconformities that have the potential to adversely affect surrounding properties.

(3) Authority to Continue

Any nonconformity that existed on the effective date specified in [14-03](#) or any situation that becomes nonconforming upon adoption of any amendment to this zoning ordinance may be continued in accordance with the regulations of this article unless otherwise expressly stated.

¹ These general provisions are mostly new, but are not believed to represent a substantive change from current practice.

(4) Determination of Nonconformity Status²

- (a) The burden of proving a nonconformity was lawfully established and that the situation has not lost its nonconforming status rests entirely with the subject landowner.
- (b) The zoning administrator is authorized to determine whether adequate proof of nonconforming status has been provided by the subject landowner.
- (c) Appeals of the zoning administrator’s decision on nonconforming status determinations may be appealed in accordance with the appeal procedures of [14-129](#).³

(5) Repairs and Maintenance

- (a) Nonconformities must be maintained to be safe and in good repair.
- (b) Repairs and normal maintenance that do not increase the extent of nonconformity and that are necessary to keep a nonconformity in sound condition are permitted unless otherwise expressly prohibited by this zoning ordinance.
- (c) Nothing in this article is intended to prevent nonconformities from being structurally strengthened or restored to a safe condition in accordance with an order from a duly authorized city official.

(6) Change of Tenancy or Ownership

Nonconforming status runs with the land and is not affected solely by changes of tenancy, ownership or management.

² Current provisions requiring the keeping of records (14-18) of nonconforming situations has not been carried over in this draft. Does this really occur? Should they be included?

³ Under the current ordinance (14-18), appeals of such decisions are heard by the plan commission.

ARTICLE XIV NONCONFORMITIES

14-141 Nonconforming Lots

14-141 Nonconforming Lots

(1) Description

A nonconforming lot is a lawfully created lot that does not comply with currently applicable minimum lot area or minimum lot width regulations of this zoning ordinance.

(2) Use of Nonconforming Lots⁴

- (a) A single dwelling unit and allowed accessory structures may be constructed on a nonconforming lot that has never been developed in any zoning district that permits detached houses by-right, subject to compliance with all applicable setback and building regulations (e.g., coverage, height, floor area, etc.).
- (b) Nonconforming lots in districts that do not permit detached houses by-right, may be used in accordance with the use regulations that apply in the subject zoning district, and buildings may be erected, subject to compliance with all applicable setback and building regulations (e.g., coverage, height, floor area, etc.).

14-142 Nonconforming Structures

(1) Description

A nonconforming structure is any building or structure, other than a sign, that was lawfully established but no longer complies with the lot and building regulations of the zoning district in which it is located.

(2) General

Nonconforming structures may remain, subject to the regulations of this section.

(3) Alterations and Expansions

Alterations, including enlargements and expansions, are prohibited unless the proposed alteration or expansion complies with all applicable lot and building regulations, and does not increase the extent of the existing nonconformity. A building with a nonconforming front setback, for example, may be expanded to the rear as long as the rear expansion complies with applicable rear setback standards and all other applicable lot and building regulations. On the other hand, building

additions on the front, may not increase or extend the front setback nonconformity.

(4) Use

A nonconforming structure may be used for any use allowed in the zoning district in which the structure is located.

(5) Replacement

When a nonconforming structure is removed, destroyed or damaged due to fire, natural disaster or other means beyond the reasonable control of the property owner, the structure may be restored or repaired, provided that no new nonconformities are created and that the existing extent of nonconformity is not increased. A building permit to reconstruct a destroyed or damaged structure must be obtained within 2 years of the date of occurrence of such damage.⁵

14-143 Nonconforming Uses

(1) Description

A nonconforming use is a land use that was lawfully established in accordance with all zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which the use is now located. Lawfully established uses that do not comply with any applicable separation (or spacing) distance requirements (e.g., those that require one land use to be located a certain minimum distance from another land use) are also deemed to be nonconforming uses.

(2) Change of Use

A nonconforming use may only be changed to another use if the new (changed) use is allowed in the subject zoning district. Once changed to a conforming use, a nonconforming use may not be re-established.

(3) Expansion of Use

A nonconforming use may not be expanded unless such expansion would eliminate or reduce the extent of nonconformity, except that a nonconforming use of a building may be extended into those interior parts of the building that were manifestly designed for such use before the date that the use became nonconforming.

⁴ This approach is somewhat different than in current ordinance (14-17(5)), which allows N/C lots to be developed with any use allowed in the subject district.

⁵ This provision is intended to comply with changes in state law, per 2017 Wisconsin Act 67.

(4) Remodeling and Improvements

A building in which a nonconforming use is located may be remodeled or otherwise improved as long as the remodeling or improvements do not violate the other regulations of this zoning ordinance.

(5) Moving

- (a) A nonconforming use may be moved in whole or in part to another location on the same lot only if the movement or relocation eliminates or reduces the extent of nonconformity.
- (b) A nonconforming use may be moved to another lot only if the use is allowed under the zoning regulations that apply to that (relocation) lot.

(6) Loss of Nonconforming Status**(a) Abandonment**

1. Once a nonconforming use is abandoned, its nonconforming status is lost and any new, replacement use must comply with the regulations of the zoning district in which it is located.
2. A nonconforming use is presumed abandoned when the use is discontinued or ceases for a continuous period of 12 months or more.
3. The presumption of abandonment may be rebutted upon showing, to the satisfaction of the zoning administrator, that during such period the owner of the land or structure has been:
 - a. Maintaining the land and structure in accordance with all applicable municipal code requirements and did not intend to discontinue the use;
 - b. Actively and continuously marketing the land or structure for sale or lease for that particular nonconforming use; or
 - c. Engaged in other activities that affirmatively prove there was not intent to abandon.
4. Any period of discontinued use caused by government action, acts of God, unintended fire or other causes beyond the control of the subject property owner are not counted in calculating the length of discontinuance.

(b) Change to Conforming Use

If a nonconforming use is changed to a conforming use, no matter how short the period of time, all nonconforming use rights are lost and re-establishment of the nonconforming use is prohibited.

(c) Re-establishment**1. Intentional Destruction**

When a building containing a nonconforming use is intentionally destroyed, razed or dismantled by a deliberate act of the owner or the owner's agent, re-establishment of the nonconforming use is prohibited.

2. Accidental Destruction

Unless a building containing a nonconforming use loses its nonconforming use rights pursuant to 14-142, the building and use may be restored or repaired provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit to reconstruct a destroyed or damaged building must be obtained within 2 years of the date of occurrence of such damage.

14-144 Nonconforming Signs

14-145 Nonconforming Development Features
(1) Description

A nonconforming development feature is any aspect of a development—other than a nonconforming lot, nonconforming structure or nonconforming use—that was lawfully established, in accordance with zoning regulations in effect at the time of its establishment but that no longer complies with one or more regulations of this zoning ordinance. Common examples of nonconforming development features are off-street parking or loading areas that contain fewer spaces than required by current regulations and sites that do not comply with current landscaping or screening requirements.

(2) General

Nonconforming development features may remain except as otherwise expressly stated in this

ARTICLE XIV NONCONFORMITIES

14-145 Nonconforming Development Features

zoning ordinance, but the nature and extent of nonconforming site features may not be increased except as otherwise expressly stated in this zoning ordinance.

ARTICLE XV. VIOLATIONS, PENALTIES AND ENFORCEMENT

14-151 Violations.....	15-1
14-152 Remedies and Enforcement Powers.....	15-1
14-153 Previous Enforcement Actions	15-2

14-154 Remedies Cumulative.....	15-2
14-155 Persons Subject to Penalties.....	15-2

14-150 Responsibility for Enforcement

The development services director is responsible for the interpretation, administration and enforcement of the provisions of this zoning ordinance unless otherwise expressly stated.

14-151 Violations

(1) It is unlawful and a violation of this zoning ordinance for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or use any land in the city, or cause any of these actions, contrary to or in violation of any of the provisions of this zoning ordinance. Any violation of a provision of this zoning ordinance—including but not limited to all of the following—may be subject to the remedies and penalties provided for in this zoning ordinance.

- (a) To use land or buildings in any way not consistent with the requirements of this zoning ordinance;
- (b) To erect a building or other structure in any way not consistent with the requirements of this zoning ordinance;
- (c) To engage in the use of a building or land or any other activity requiring one or more permits or approvals under this zoning ordinance without obtaining such required permits or approvals;
- (d) To engage in the use of a building or land or any other activity requiring one or more permits or approvals under this zoning ordinance in any way inconsistent with any such permit or approval or any conditions imposed on the permit or approval;
- (e) To violate the terms of any permit or approval granted under this zoning ordinance or any condition imposed on the permit or approval;

- (f) To obscure, obstruct or destroy any notice required to be posted or otherwise given under this zoning ordinance;
- (g) To violate any lawful order issued by any person or entity under this zoning ordinance; or
- (h) To continue any violation after receipt of notice of a violation.

(2) Each day that a violation remains uncorrected after receiving notice of the violation from the city constitutes a separate violation of this zoning ordinance.

14-152 Remedies and Enforcement Powers

The city has all remedies and enforcement powers allowed by law, including the following:

(1) Permits Approved with Conditions

Instead of withholding or denying a permit or other authorization, the development services director may grant such authorization subject to the condition that the violation be corrected.

(2) Withhold or Revoke Permits

Any permit, certificate or other form of authorization required under this zoning ordinance may be withheld or revoked by the development services director, as set forth in §106-2 of the municipal code, when the development services director determines that there is departure from the plans, specifications, or conditions as required under terms of the permit.

(3) Municipal Citations

The city may issue municipal citations for violations of this zoning ordinance, as set forth in §1-11 of the municipal code.

(4) Other Legal Remedies

In addition to all other remedies and enforcement powers, the city is authorized to use all remedies

ARTICLE XV VIOLATIONS, PENALTIES AND ENFORCEMENT

14-153 Previous Enforcement Actions

available under state law, including seeking injunctive relief and payment of damages,

14-153 Previous Enforcement Actions

Nothing in this zoning ordinance prohibits the continuation of previous enforcement actions, undertaken by the city pursuant to previous valid ordinances and laws.

14-154 Remedies Cumulative

The remedies and enforcement powers established in this zoning ordinance are cumulative, and the city may exercise them in any combination or order. Each day that a violation continues is considered a separate offense.

14-155 Persons Subject to Penalties

The occupant or owner of any building, structure, premises, or part thereof, and any architect, builder, contractor, or agent, or other person who commits, participates in, assists in, or maintains such violations may each be found guilty of a separate offense and be subject to penalties, remedies and enforcement actions.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 22, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

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

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: July 22, 2019

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

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

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

June-July 2019 Summary Status of Ordinance Rewrite Activities:

- Staff and the consultant completed the review of Module 1 of the Zoning Code, which relates to administration and procedures for review of Code enforced items such as rezoning, conditional use, site plan, variance, and appeal procedures.
- Staff met with the consultant to review parts of Module 2 and to answer questions that the staff had.

Upcoming June-July 2019 Activities:

- The DRAFT of Module 1 of the Zoning Code will be reviewed by Plan Commission on July 22, 2019. Should the Plan Commission accept the draft document, it will be prepared for release to the public for review and comment.
- Staff is in the process of completing the review of Module 2 (related to provisions & zoning districts) and Module 3 (related to general development regulations) in order for the Plan Commission to review and forward for public comment.
- When the Plan Commission review of all models is complete, the modules will be combined for the public to review as one complete rewritten DRAFT code.

Project Time Schedule:

- The Project has fallen behind the attached schedule by about 2-3 months.
- The Plan Commission review of Modules is anticipated over the next 2-3 months.
- Public review of the Code and Map is expected during the fall of 2019

- Editing and Plan Commission review is expected to occur during the late fall of 2019 with public final revisions, public hearing, and Common Council occurring during the first half of 2020.
- Please note that review times and the need for revisions could speed up or slow down the proposed timeline.

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

Staff Recommendation

Receive the memo and place on file.

		March	April	May	June	July	August	September	October	November
TASK 2: INITIAL DRAFT ZONING ORDINANCE/MAP										
Task 2-1: Initial Draft Zoning Ordinance Text										
Task 2-1.1: Deliver Module 1	1/10/2018									
Receive Staff Comments (Module 1)		3/21/2019								
Deliver Revised Draft of Module 1 (for review by PC)		3/29/2019								
Present Module 1 to PC		4/29/2019 (could also present non-MX parts of module 2 if staff comments received)								
Task 2-1.2: Deliver Module 2	12/17/2018									
Receive Staff Comments (Module 2)				?						
Deliver Revised Draft of Module 2 (for review by PC)				?						
Discuss concepts from Module 2 with PC (work session)			4/29/2019							
Present Module 2 to PC					6/24/2019					
Task 2-1.3: Deliver Module 3			4/12/2019							
Receive Staff Comments (Module 3)			4/26/2019							
Deliver Revised Draft of Module 3 (for review by PC)				5/10/2019						
Present Module 3 to PC					6/24/2019					
Task 2-2: Deliver Initial Draft Zoning Map	3/1/2019									
Receive Staff Comments on Draft Zoning Map				?						
Deliver Revised Draft of Zoning Map (for review by PC)				?						
Present Zoning Map to PC					6/24/2019					
TASK 3: PUBLIC REVIEW DRAFT ZONING ORDINANCE/MAP										
Task 3-1: Public Review Draft Zoning Ordinance Text						7/12/2019				
Task 3-2: Public Review Draft Zoning Map						7/12/2019				
Task 3-3: Public Review Sessions						7/24 to 7/25				
TASK 4: HEARING DRAFT ZONING ORDINANCE/MAP										
Task 4-1: Public Hearing Draft Zoning Ordinance Text							8/16/2019			
Task 4-2: Public Hearing Draft Zoning Map							8/16/2019			
TASK 5: ADOPTION PROCESS										
Task 5-1: Public Hearings								September-October 2019		
Task 5-2: Final Ordinance and Map										11/8/2019

TODAY