



Common Council

Regular Meeting

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

Agenda

Tuesday, July 16, 2019

7:30 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 **Common Council** of the City of De Pere will be held on **July 16, 2019** at **7:30 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

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

I. Call to Order

1. Roll Call
2. Pledge of Allegiance to the Flag.
3. Approval of the minutes of the July 2, 2019 Common Council meeting.
4. Approval of the minutes of the June 25, 2019 Special Common Council meeting.
5. Public Hearing Exercising Special Assessment Powers Under Section 66.0703, Wis. Stats. For Sidewalk on the East Side of Lawrence Drive from Scheuring Road to Main Avenue.
 - a. Notice of Public Hearing
 - b. Recommendation from the Board of Public Works
 - c. Resolution #19-78 Final Resolution Authorizing Sidewalk Improvements and Levying Special Assessments Against Benefited Property (East Side of Lawrence Drive from Scheuring Road to Main Avenue).
6. Public Hearing on the rezoning of Parcel ED-1013 at 100 S. Huron Street from R-2 (Single and Two-Family Residence) to R-2 PDD (Single and Two-Family Residence with a Planned Development District Overlay) for a proposed educational institution.
 - a. Notice of Public Hearing
 - b. Recommendation from the Plan Commission
 - c. Ordinance #19-17 Rezoning Certain Property From R-2 (Single and Two-Family Residence) to R-2 PDD (Single and Two-Family Residence with a Planned Development District overlay) (Parcel ED-1013; 100 South Huron Street).
7. Public Hearing on the rezoning of Parcel ED-1114 (221 S. Erie St) from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District).

- a. Notice of Public Hearing
 - b. Recommendation from the Plan Commission
 - c. Ordinance #19-18 Rezoning Certain Property From R-2 Single and Two-Family Residence District to R-3 General Residence District (Parcel ED-1114; 221 South Erie Street).
8. Public Hearing on a conditional use permit in order to allow the operation of a health/medical institution (specifically a dental office) in an R-3 Residence Zoning District.
- a. Notice of Public Hearing
 - b. Recommendation from the Plan Commission
 - c. Resolution #19-79 Authorizing and Approving a Conditional Use Permit (Parcel ED-1114; 221 S. Erie Street)
9. Public comment upon matters not on the agenda and other announcements.
10. Recommendation from the Finance/Personnel Committee to accept a \$1000 Donation from Walmart to the Police Department
11. Recommendation from the Finance/Personnel Committee to accept a \$1000 Donation from Kwik Trip for the Police Department K-9
12. Recommendation from the Finance/Personnel Committee to accept \$1000 Donation from Kwik Trip, Inc. to the Fire Department.
13. Recommendation from Finance/Personnel Committee to Obtain Drone Liability Insurance through Global Aerospace
14. Plan Commission Recommendation to approve 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.
15. Plan Commission Recommendation to approve 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.
16. Recommendation of the Board of Public Works to Approve Wisconsin Public Service Meter Installation for Speed Feedback Sign on North Broadway Street (Referred back to staff as Resolution #19-67).
17. Recommendation from the Board of Public Works to approve award of Contract 19-16 Marquette Square Dumpster Enclosure Construction to RJM Construction, LLC in the amount of \$46,357.50.
18. Recommendation from the License Committee on applications for "Class A" Intoxicating Liquor Licenses for the following:

A. Application for a "Class A" Intoxicating Liquor License for De Pere Shell, Inc (DBA De Pere Shell), 841 Main Av. Submitted by De Pere Shell, Inc, Agent: Michael Shilawski, Green Bay WI.

B. Application for a "Class A" Intoxicating Liquor License for GCS Landing, LLC (DBA GCS Landing Shell), 1063 N. Broadway. Submitted by GCS Landing, LLC, Agent: Jacob P. Anderson, Green Bay WI.

C. Application for a "Class A" Intoxicating Liquor License for GCS Holdings of De Pere, LLC (DBA Scheuring Shell), 1511 Lawrence Dr. Submitted by GCS Holdings of De Pere, LLC, Agent: Daniel J. Pamperin, De Pere WI.

D. Application for a "Class A" Intoxicating Liquor License for GCS Operations, LLC (DBA Riverside Shell), 1010 S. Broadway. Submitted by GCS Operations, LLC, Agent: Daniel J. Pamperin, De Pere WI.

19. Resolution #19-80 Authorizing Utility Easements (Lawrence Drive).
20. Resolution #19-81 Authorizing Sewer Easements (Fox River Drive and Bomier Street).
21. Resolution #19-82 Authorizing Agreement for Consulting Services Between the City of De Pere and IEI General Contractors, Inc. (Water Utility Building Condition Assessment).
22. Resolution #19-83 Approving Facade Improvement Project and Authorizing Disbursement of Grant (421 Main Avenue; Parcel WD-889).
23. Resolution #19-84 Approving Facade Improvement Project and Authorizing Disbursement of Grant (416 George Street; Parcel ED-816).
24. Resolution #19-85 Approving Closure of Community Development Block Grant (CBDG) Funded Economic Development Revolving Loan Program and Directing the Fund Balance of the Same be Moved into a City Fund Designated for Economic Development Purposes Until Further Action of the Common Council.
25. Resolution #19-86 Creating Academy Trainee Position in Police Department and Assigning Position to City's Table of Organization and to the Appropriate Pay Grade in City's Compensation Plan.
26. Resolution #19-87 Authorizing Hold Harmless Agreement with Northeast Wisconsin Technical College.
27. Resolution #19-88 Accepting Elevate Communities Grant in the Amount of \$9,846.00 from Capital Credit Union.
28. Voucher approval.
29. Operator License Applications.
30. Future Agenda Items.
31. Adjournment.

Lawrence M. Delo
City Administrator

Any person wishing to attend this meeting who, because of disability, requires special

accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Kruczek Construction, Inc.
RJM Construction, LLC
Integrity Excellence Innovation
Titledown Oil
David Schmalz McMahon Associates
Patrick Wetzel Town of Lawrence
Katie Nemitz HNM LLC
Brandon Robaidek Robert E Lee & Associates
Jerry Lewin Crosspoint Church Inc
James Kropp Baba Louie's
Mike Cashman De Leer's Construction
Bruce Gajewski BMG Development LLC
Peter Schneider Groth Design Group
Marv Wall Notre Dame of De Pere
T & S Land Development LLC
Jorgensen Investments
Tri-DP LLC
Lamers A & K Properties LLP
Jass Realty Company LLC
Stanley & Krist Atanosoff
Country Visions Cooperative
Creative Business Rentals LLC
Double D Investment Real Estate LLC
Midstates Tire & Tool Inc.
D C Kubiak Holdings LLC
Cummins NPower LLC
Dakota Upreit LP
Brooks Equipment Leasing Inc.
Dairyland Lab Properties LLC
Bright Horizon Properties LLC
Avrio LLC
Menard Inc. Corporate Accounting
HAI Lawrence LLC
Lawrence Drive Owners Association Inc.
Walmart Real Estate Property Tax Dept. #0555
Blue Oval LLC
GCS Holdings of De Pere LLC
Midwest Expansion De Pere LLC



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Approval of the minutes of the July 2, 2019 Common Council meeting.

ATTACHMENTS:

- 7-2-19 Common Council Minutes_Draft (DOC)



Common Council

Regular Meeting

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

Draft Minutes

Tuesday, July 2, 2019

7:30 PM

De Pere City Hall Council Chambers

1. Call to Order. The meeting was called to order at 7:30 PM by Mayor Michael J. Walsh.

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Dan Carpenter	Aldersperson	Present	
Scott Crevier	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Ryan Jennings	Aldersperson	Present	
Amy Chandik Kundinger	Aldersperson	Present	
Casey Nelson	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	

2. Pledge of Allegiance to the Flag.
3. Approval of the minutes of the June 18, 2019 Common Council meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Jonathon Hansen, Aldersperson
AYES:	Boyd, Carpenter, Crevier, Hansen, Jennings, Kundinger, Nelson, Raasch

4. Public comment upon matters not on the agenda and other announcements.

Mayor Walsh read a proclamation in honor of Patricia Finder-Stone, who was a community advocate for the City of De Pere, as well as for county, state, and federal government. Her years of service provided a profound impact and legacy. He extended the City's deepest gratitude for her work, and condolences to Pat's family, friends and relatives.

5. Recommendation from the Board of Park Commissioners to Approve Change Order for Bomier Boat Launch to Include Repaving of Current Parking Area.

Aldersperson Hansen thanked Parks & Recreation staff for their work in obtaining grants and maximizing funds, and inquired if there were specific plans for the remaining \$20,000. Parks Director Marty Kosobucki responded that the funds are not specifically designated at this point, but with a project of this size there could be unexpected costs.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Jonathon Hansen, Aldersperson
AYES:	Boyd, Carpenter, Crevier, Hansen, Jennings, Kundinger, Nelson, Raasch

6. Recommendation from the Board of Park Commissioners to Approve \$250 Donation from Woman's Club of De Pere to Recreation Scholarship Fund.

Attachment: 7-2-19 Common Council Minutes_Draft (8506 : Approval of the minutes of the July 2, 2019 Common Council meeting.)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Casey Nelson, Alderperson
SECONDER: Ryan Jennings, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

7. Recommendation from the Board of Park Commissioners to Approve \$500 Donation from Kwik Trip, Inc. for Upper Level Flooring

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jonathon Hansen, Alderperson
SECONDER: Amy Chandik Kunding, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

8. Recommendation from the Board of Park Commissioners to Approve \$650 Donation from Nicolet Bank for Recreation Scholarship Fund.

RESULT: ADOPTED [7 TO 0]
MOVER: Ryan Jennings, Alderperson
SECONDER: James Boyd, Alderperson
AYES: Boyd, Carpenter, Crevier, Jennings, Kunding, Nelson, Raasch
ABSTAIN: Jonathon Hansen

9. Recommendation from the Board of Park Commissioners to Approve \$2,500 Donation from Wochinske Family Foundation for the Recreation Scholarship Fund.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Alderperson
SECONDER: Dan Carpenter, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

10. Recommendation from the License Committee on the request from Definitely De Pere for approval of revised map for Special Permit approved by the Council on June 4, 2019 for Food Truck Rally dates of June 9, July 14 and August 11, 2019.

Alderperson Nelson moved, seconded by Alderperson Carpenter to open the meeting. Upon vote, motion carried unanimously. Brenda Busch and Kendall Tilkens with Definitely De Pere explained the work that their organization has done to address the concerns of neighboring property owners and businesses. They feel that they were able to come to a happy medium with them after the first Food Truck Rally. Alderperson Nelson moved, seconded by Alderperson Crevier to close the meeting. Upon vote, motion carried unanimously.

RESULT: ADOPTED [7 TO 0]
MOVER: Amy Chandik Kunding, Alderperson
SECONDER: Scott Crevier, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Kunding, Nelson, Raasch
ABSTAIN: Ryan Jennings

11. Recommendation from the License Committee on an application for a temporary premises description change, submitted by La Vie Boheme LLC.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dan Carpenter, Alderperson
SECONDER: Dean Raasch, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

12. Recommendation from the License Committee on an application for a temporary premises description change submitted by Mcgeorges Pub.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Alderperson
SECONDER: Casey Nelson, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

13. Recommendation from the License Committee on an application for a temporary premise description change submitted by St. Norbert College.

RESULT: ADOPTED [6 TO 0]
MOVER: Ryan Jennings, Alderperson
SECONDER: Jonathon Hansen, Alderperson
AYES: Boyd, Carpenter, Hansen, Jennings, Nelson, Raasch
ABSTAIN: Scott Crevier, Amy Chandik Kunding

14. Resolution #19-75 Disallowance of Claim Kristen & Matthew Lindgren.

Council members discussed the role of City staff in clearing ice from storm drains. City Administrator Larry Delo stated that the City does attempt to clear inlets when conditions indicate, but is not always aware of issues with a specific drain nor are they able to clear all drains in the City in time to prevent backups. Alderperson Carpenter reminded viewers that if they have a catch basin in or near their property, it is always a good idea to check it in advance of heavy rains or sudden thaws.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jonathon Hansen, Alderperson
SECONDER: James Boyd, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

15. Resolution #19-76 Authorizing Agreement Regarding an Option to Purchase Certain Property Between the City of De Pere and AmeriLux Holdings, LLC (Parcel ED-2077-1).

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Alderperson
SECONDER: Amy Chandik Kunding, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

16. Resolution #19-77 Authorizing Agreement Between the City of De Pere and the Fox River Navigational System Authority Regarding City Installation of Water Meter and Spigot for City Water Use on Government Island.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Alderperson
SECONDER: Jonathon Hansen, Alderperson
AYES: Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

17. Operator License Applications.

Alderson Boyd moved, seconded by Alderson Hansen to table Previously Tabled Application #1. Upon vote, motion carried unanimously.

Alderson Boyd moved, seconded by Alderson Carpenter to approve New Operator Applications #2, 4, 5, and 6. Upon vote, motion carried unanimously.

Alderson Boyd moved, seconded by Alderson Hansen to table New Operator Applications #1 and 3. Upon vote, motion carried unanimously.

18. Voucher approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderson
SECONDER:	Scott Crevier, Alderson
AYES:	Boyd, Carpenter, Crevier, Hansen, Jennings, Kunding, Nelson, Raasch

19. Future Agenda Items. None.

20. Update on Status of Potential Purchase of Private Property for Public Use

Alderson Raasch moved, seconded by Alderson Jennings to close the meeting at 7:51 PM. Upon vote, motion carried unanimously.

Alderson Carpenter moved, seconded by Alderson Raasch to open the meeting at 8:24 PM. Upon vote, motion carried unanimously.

21. Adjournment.

Alderson Raasch moved, seconded by Alderson Nelson to adjourn the meeting at 8:25 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Approval of the minutes of the June 25, 2019 Special Common Council meeting.

ATTACHMENTS:

- 6-25-19 Special Common Council Minutes_Draft (DOC)



Common Council

Special Untelevised

Draft Minutes

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

Tuesday, June 25, 2019

7:00 PM

De Pere City Hall Council Chambers

1. Agenda for Said Meeting: The Special Common Council meeting was called to order on June 25, 2019 at 7:00 PM at De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Dan Carpenter	Aldersperson	Present	
Scott Crevier	Aldersperson	Excused	
Jonathon Hansen	Aldersperson	Present	
Ryan Jennings	Aldersperson	Present	
Amy Chandik Kunding	Aldersperson	Present	
Casey Nelson	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	

2. Hearing to Consider the Renewal of the Following Licenses:

A. the Class "B" Fermented Malt Beverage and "Class B" Intoxicating Liquor License issued to McLanes Bowl LLC, agent Bryan Kaster, for the premises known as Fox Y Moo - Bowling Alley/Front Bar, 132 S. Broadway Street, De Pere, WI.

B. the Class "B" Fermented Malt Beverage and "Class B" Intoxicating Liquor License issued to McLanes Bowl LLC, agent Bryan Kaster, for the premises known as Fox Y Moo - Rear Dance Bar, 132 S. Broadway Street, De Pere, WI.

Mayor Walsh announced the hearing to consider the renewal of two Class "B" Fermented Malt Beverage and "Class B" Intoxicating Liquor Licenses issued to McLanes Bowl LLC, Bryan Kaster, Agent for the premises known as 132 S. Broadway, De Pere, WI - Bowling Alley/Front Bar and Rear Dance Bar.

Attorney Bob Gagan acted as the Common Council's legal advisor for the hearing, as Assistant City Attorney Kristen Johnson brought the charges before the Council and acted in the role of prosecutor. Carrie S. Bohrer, Court Reporter, transcribed the hearing. Present at the hearing were Chief Derek Beiderwieden of the De Pere Police Department, licensee Bryan Kaster of McLanes Bowl LLC, and licensee's attorney, Michael McGuire.

De Pere Assistant City Attorney Kristen Johnson amended Section 17 of the complaint to reflect that Bryan Kaster was issued a citation for violating Wis. Stat. 125.07(1)(a). Section 18 of the complaint was also amended to reflect the correct date of June 16, 2019.

Attorney Johnson called Officer Jacob Eberhardt forward. Officer Eberhardt was sworn in by the City Clerk and provided testimony regarding the events of May 25, 2019. Officer Eberhardt also answered questions from licensee Bryan Kaster during cross examination.

Special Untelevised

Tuesday, June 25, 2019

7:00 PM

Attorney Johnson called Officer Aaron Hanson forward and he was sworn in by the City Clerk. Officer Hansen provided testimony regarding the events of May 25, 2019 and also answered questions from licensee Bryan Kaster during cross examination.

Attorney Johnson called Sergeant Jacob Nowak forward and he was sworn in by the City Clerk. Sergeant Nowak provided testimony regarding the events of May 25, 2019 and also answered questions from licensee Bryan Kaster during cross examination.

Attorney Johnson called Officer Tyler Dawson forward and he was sworn in by the City Clerk. Officer Dawson provided testimony regarding the events of June 16, 2019 and also answered questions from licensee Bryan Kaster during cross examination.

Attorney Johnson called Officer Alicia Bagley forward and she was sworn in by the City Clerk. Officer Bagley provided testimony regarding the events of June 16, 2019. Attorney Johnson presented a video from Officer Bagley's body camera from that night; the video was not transcribed but will be added to the record. Officer Bagley also answered questions from licensee Bryan Kaster and Attorney McGuire during cross examination. She then answered questions from Attorney Johnson during re-cross.

Attorney Johnson called Chief of Police Derek Beiderwieden forward and he was sworn in by the City Clerk. Chief Beiderwieden provided testimony regarding the complaint he filed and the four counts outlined in the complaint. Officer Beiderwieden then answered questions from licensee Bryan Kaster and Attorney McGuire during cross examination. The City then rested its case.

Licensee Bryan Kaster called bar manager Chelsie Brakke forward. She was sworn in by the City Clerk and provided testimony regarding the events of May 25, 2019 and June 16, 2019. She also answered questions from Attorney Johnson during cross examination. The defendant then rested its case.

Attorney Johnson provided closing arguments for the City of De Pere; licensee Bryan Kaster and Attorney McGuire provided closing arguments for the defense.

3. Deliberations by the Council upon the conclusion of the above hearing.

Aldeperson Raasch moved, seconded by Alderperson Boyd to close the meeting at 8:15 PM. Upon vote, motion carried unanimously.

Aldeperson Hansen moved, seconded by Alderperson Jennings to open the meeting at 9:08 PM. Upon vote, motion carried unanimously.

4. Decision, if any, on the above hearing may be announced by the Council at the conclusion of its deliberations pertaining to that hearing.

Attorney Bob Gagan announced that findings of fact may be found in the testimony provided during the hearing and that conclusions of law can be found in the complaint filed by the Chief of Police.

Alderson Raasch moved, seconded by Alderson Carpenter to issue a 30 day suspension to the Class B licenses described as 132 S. Broadway - Bowling Alley/Front Bar, along with the following stipulations:

- that the licensee retain surveillance video for 30 days and provide that video upon request of the Police Department to confirm that employees are checking IDs;
- that IDs be checked at all doors to the exterior of the building;
- that an automatic review of the license be scheduled after six months;
- and that the licensee make arrangements for employees to go through training with the De Pere Police Department regarding alcohol compliance.

Formatted: Indent: Left: 1.5"

Formatted: Indent: Left: 1"

Formatted: Indent: Left: 1.5"

Formatted: Indent: Left: 1"

Formatted: Indent: Left: 1.5"

Upon vote, motion carried unanimously.

Alderson Hansen moved, seconded by Alderson Jennings to not renew the Class B licenses described as 132 S. Broadway - Rear Dance Bar.

Upon vote, motion carried 5-2 with Aldersons Carpenter and Raasch voting nay.

5. In the complete alternative to items #2, 3 and 4, action on the renewal of:

A. the Class "B" Fermented Malt Beverage and "Class B" Intoxicating Liquor License issued to McLanes Bowl LLC, agent Bryan Kaster, for the premises known as Fox Y Moo - Bowling Alley/Front Bar, 132 S. Broadway Street, De Pere, WI.

B. the Class "B" Fermented Malt Beverage and "Class B" Intoxicating Liquor License issued to McLanes Bowl LLC, agent Bryan Kaster, for the premises known as Fox Y Moo - Rear Dance Bar, 132 S. Broadway Street, De Pere, WI.

and scheduling a hearing to consider the suspension or revocation of said licenses.

No action taken on this item.

6. Adjournment.

Alderson Raasch moved, seconded by Alderson Boyd to adjourn the meeting at 9:12 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: City Attorney

FROM: Angela Zills

SUBJECT: c. Resolution #19-78 Final Resolution Authorizing Sidewalk Improvements and Levying Special Assessments Against Benefited Property (East Side of Lawrence Drive from Scheuring Road to Main Avenue).

The Board of Public Works at the June 10, 2019 meeting approved the preliminary resolution for special assessment for sidewalk on the east side of Lawrence Drive from Main Avenue to Scheuring Road and moved to sent it to the Common Council for approval. The motion passed with a 5-0 vote.

ATTACHMENTS:

- Reso19-78 (DOC)
- Public Hearing Notice -Special Assessment Sidewalk Lawrence Dr (DOCX)
- Reso19-62 - Preliminary Resolution (DOCX)
- 2019 0610 CI_BOPW_Lawrence_Drive_Sidewalk (PDF)
- Lawrence Drive Sidewalk Public Comment Letter Summary 2107 (PDF)
- Report-Special_Assess_Schedule B -2019 Lawrence Sidewalk-Post Bid (PDF)
- Report-Special_Assess_Schedule C-2019 Lawrence Sidewalk-Post Bid (PDF)
- Report-Spec_Assess_Sch_D-2019 Lawrence Sidewalk-Post Bid (PDF)
- ASSESSMENT AREA (PDF)
- CI-BOPW-Lawrence_Sidewalk_ArterialWithSidewalks2017 (PDF)

RESOLUTION #19-78

FINAL RESOLUTION AUTHORIZING SIDEWALK IMPROVEMENTS AND LEVYING SPECIAL
ASSESSMENTS AGAINST BENEFITED PROPERTY
(East Side of Lawrence Drive from Scheuring Road to Main Avenue)

WHEREAS, the Common Council of the City of De Pere having declared its intention to exercise its police powers to levy special assessments pursuant to Wis. Stats. §66.0703, for improvements constructed within the areas described below and special assessments to be levied on a reasonable basis upon the property benefited thereby; said improvements to include sidewalk construction and incidentals therefore where necessary and required. Said improvements shall be constructed in, and the properties benefiting therefrom are contained within, the following described areas or abutting streets:

Sidewalk – Lawrence Drive

East Side of Lawrence Drive from Scheuring Road to Main Avenue

WHEREAS, the City Clerk has published a Notice of Public Hearing regarding such improvements and, pursuant thereto, a public hearing has been held at the City Hall Council Chambers on the 16th day of July, 2019 at 7:35 p.m., whereupon the Common Council heard all interested parties or their agents or attorneys;

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

1. The report of the Board of Public Works of the City of De Pere, as compiled by the Director of Public Works, pertaining to the construction of the above described improvements, including plans and specifications therefore (as modified*) is hereby adopted and approved.

2. The Common Council, based on its view of the property and its review of such report, determines that the above described properties are benefited by such public improvements and that the benefits and amounts assessed against each parcel on the basis shown in the report (as modified*), representing an exercise of police power, are determined to be on a reasonable basis and are hereby confirmed and approved.

3. Payment for the public improvements shall be made by assessing the cost therefore against the above described benefited properties as indicated in such report.

4. The assessments hereby levied for said improvements shall be paid upon the occurrence of the earliest of the following:

- (1) No interest imputed if payment of assessment made in full within 30 days of invoice;
- (2) In not paid within 30 days of invoice, payment shall be made in ten (10) yearly installments once the assessment is due, together with interest on the unpaid balance thereon at the rate of 3.782%, with payment in full due upon transfer of the property;
- (3) Upon transfer of ownership of any parcel or part of a parcel against which assessments are levied. If title to part of such parcel is transferred, only such assessments that are attributable to part transferred shall become due and payable upon transfer.

5. The total amount assessed benefited properties shall not exceed the total cost of the improvements.

6. The City Clerk is hereby directed to publish this resolution in the Green Bay Press Gazette as a Class 1 Notice.

Resolution #19-78

Page 3 of 3

7. The City Clerk is further directed to mail a copy of this resolution to the property owners whose names appear on the assessment roll whose address is known or can, with reasonable diligence, be ascertained.

8. If any section, sentence, or clause of this resolution or any special assessment set forth or referenced herein shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining sections or assessments approved herein, which shall remain in full force and effect.

9. This resolution shall remain in full force and effect from and after its passage and publication according to law.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

* Strike if not modified by the Council

Attachment: Reso19-78 (8540 : Reso #19-78 Fiinal Resolution for Sidewalk on east side of Lawrence Dr from Scheuring to Main)

Publish: June 28, 2019 in the Green Bay Press-Gazette (Class 1 Notice)

NOTICE OF PUBLIC HEARING

Notice is Hereby given, that on **Tuesday, July 16, 2019** at 7:35 PM or as soon thereafter as can be heard in the Council Chambers of the De Pere City Hall, 335 S. Broadway St, De Pere, WI, a public hearing will be held by the Common Council of the City of De Pere to act on the following:

Intention to Exercise Special Assessment Powers Under Section 66.0703, Wis. Stats. For Sidewalk on the East Side of Lawrence Drive from Scheuring Road to Main Avenue.

A proposed report incorporating the recommendation of the Board of Public Works and consisting of preliminary plans and specifications for said improvements, an estimate of the entire cost of the proposed improvements, a schedule of the proposed assessments, and a statement that the property against which the assessments are proposed is benefited will be filed with the City Clerk's office for public inspection.

Dated this 28th day of June, 2019.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Carey E. Danen
City Clerk

RESOLUTION #19-62

PRELIMINARY RESOLUTION DECLARING INTENTION TO EXERCISE
SPECIAL ASSESSMENT POWERS UNDER SECTION 66.0703, WIS. STATS.
SIDEWALK ON THE EAST SIDE OF LAWRENCE DRIVE FROM SCHEURING ROAD TO MAIN AVENUE
BE IT HEREBY RESOLVED, by the Common Council of the City of De Pere,
Wisconsin, as follows:

1. That the Common Council hereby declares its intention to exercise its police powers and levy special assessments pursuant to Section 66.0703, Wis. Stats., for improvements constructed within the area described below and special assessments to be levied on a reasonable basis upon the properties benefited thereby. Said improvements to include sidewalk construction. Said improvements shall be constructed and the properties benefiting there from are contained in the following described areas or abutting streets:

SIDEWALK – LAWRENCE DRIVE

East side of Lawrence Drive from Scheuring Road to Main Avenue

2. The total assessed against such districts shall not exceed the total cost of the improvements. The assessment for sidewalk includes the concrete, excavation, crushed aggregate base course and one foot of landscape restoration along the sidewalk. The Common Council determines that such improvements shall be installed and assessed therefore levied under the police power and that the amount assessed against each benefited parcel shall be based on the linear foot of frontage of sidewalk constructed.

3. The assessments against any parcel shall be paid as follows:
- (a) No interest imputed if payment of assessment made in full within 30 days of invoice;
 - (b) Payment shall be in ten (10) yearly installments once the assessment is due, together with interest on the unpaid balance thereon at the rate of one percent over the interest rate paid by the city on its latest bonding issue, with payment in full due upon transfer of the property;
 - (c) Upon transfer of ownership of any parcel or part of a parcel against which assessments are levied. If title to part of such parcel is transferred, only

Resolution #19-62
Page 2 of 2

such assessments that are attributable to part transferred shall become due and payable upon transfer.

4. The Director of Public Works is directed to prepare a report incorporating the recommendation of the Board of Public Works consisting of:

- (a) Preliminary plans and specifications for said improvements;
- (b) An estimate of the entire cost of the proposed improvements;
- (c) A schedule of the proposed assessments;
- (d) A statement that the property against which the assessments are proposed is benefited.

After compiling such report, the Director of Public Works is directed to file a copy thereof in the City Clerk's office for public inspection.

5. Upon receiving the report of the Board of Public Works, the City Clerk is directed to give a Class I notice of public hearing on such report as specified in Section 66.0703, Wis. Stats. The hearing shall be held in the Common Council Chambers of the City Hall at a time set by the City Clerk in accordance with the aforementioned statutory provision.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 18th day of June, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: ____

Nays: ____

CITY OF DE PERE MEMO



To: Honorable Mayor Walsh
Members of the Board of Public Works
From: Eric Rakers, P.E., City Engineer
Date: June 10, 2019

RE: **Consider Preliminary Resolution for Special Assessment for Sidewalk on the East Side of Lawrence Drive from Main Avenue to Scheuring Road***

In 2017, the Board and Council approved the proposed timeline of construction of sidewalk on the east side of Lawrence Drive from Main Avenue to Scheuring Road in 2019. The budget passed by Council included funding for sidewalk and associated improvements through a combination of special assessments and City costs. Due to the observed bidding environment in 2019, the completion date for the construction of these sidewalks under the City's contract has been extended to as late as July 1, 2020. This was done to allow a larger construction window for contractors and property owners to schedule and complete the work, thus securing lower concrete prices.

The project approach for costs on the sidewalk is that all costs directly associated to the installation of the sidewalk will be included in the assessment. This includes standard quantities and costs that other residents in the City are charged when new sidewalk is installed such as the concrete sidewalk, the crushed aggregate base course for the sidewalk, and restoration of the lawn one to two feet on either side of the sidewalk. Other costs that are not standard when new sidewalk is installed and assessed on a street reconstruction project or new sidewalk in a new development are included in the costs to be funded by the City. These costs included asphalt and concrete driveway replacements due to grade, curb and gutter repairs, sidewalk ramps, lawn restoration beyond normal limits, yard drain installation, retaining walls, and right of way acquisition.

A map of the assessment boundary and parcels being assessed is included.

Background Information

In August of 2008, the Board of Public Works approved the installation of sidewalk on Lawrence Drive from Scheuring Road to the southern city limits. This sidewalk was subsequently constructed in 2015. In October of 2008, the Board of Public Works considered the installation of sidewalk on Lawrence Drive from Scheuring Road to Main Avenue, however the motion failed. Based on direction from the Board, sidewalk was re-evaluated at this location.

Staff has bid out the design of sidewalk along Lawrence Drive from Scheuring Road to Main Avenue to evaluate utility impacts and existing right of way. Currently there is sidewalk exiting

the roundabout north of Scheuring Road approximately 120 feet, and entering and exiting the roundabout at Grant Street approximately 70 feet to the south and 90 feet to the north. The proposed sidewalk design has sidewalk on the east side of Lawrence Drive from the roundabout at Scheuring Road to Main Avenue. The construction of sidewalk along Lawrence Drive has been broken into two portions: Main Avenue to Grant Street as Project 19-06A and Grant Street to Scheuring Road as Project 19-06B. Both of these projects will be brought forth to the Board of Public Works on June 10, 2019 for the Board's consideration of award.

In August of 2017, the Board of Public Works approved the installation of sidewalk on Lawrence Drive from Scheuring Road to Main Avenue. In November of 2017, a public information meeting was held to provide information to the property owners on the sidewalk. The proposed sidewalk installation was not taken to the Council for action.

The owners of properties included in the assessment have been notified several times about this project, as far back as 2017. Specific notifications over the last year include:

- October 16, 2017 – Letter Notification of Public Information Meeting and Survey Information
- November 7, 2017 – Public Information Meeting
- November 21 & 22, 2017 – Letter Notification of Board of Public Works Meeting
- December 11, 2017 – Board of Public Works Meeting
- December 13, 2017 – Letter Notification of Council Meeting
- December 19, 2017 – Common Council Meeting
- March 21, 2019 – Letter Notification for Project Update and Upcoming Meetings
- April 12 and/or 19, 2019 – Letter Notification of Project Update and Specific Property Impacts
- May 7, 2019 – Letter Notification of Sidewalk Installation Extension and 2020 Completion Date
- June 4, 2019 – Letter Notification of Board of Public Works Meeting

Survey of Property Owners

Staff held a Public Information Meeting with property owners and nearby residents on November 7, 2017. The City invited all the property owners and approximately 740 parcels in the area to gather input on the proposed sidewalk. A survey was attached to the invitation for those who could not attend. While the majority of property owners facing new construction of sidewalk are opposed to the project, the majority of property owners responding to the survey in the residential area east of Lawrence Drive are in favor of the sidewalk. A summary of results to the survey is as follows:

In Favor	Opposed	Neutral
53	21	2

A summary of responses has been included.

Facility Need

Lawrence Drive is an arterial street from Scheuring Road to Main Avenue. Streets identified as arterial are those with higher traffic volumes in the City. For high volume streets, it is important to provide facilities for pedestrians. A map has been included identifying the arterials in the City, along with those that have sidewalk (green) and those that do not (red). As can be seen on the map, the majority of streets that have been urbanized (curb and gutter versus ditches), have sidewalk. Additionally, Lawrence Drive is posted with a 35 mph speed limit. The higher speed limit presents additional challenges for use by pedestrians.

Connectivity

The City has been a proponent of sidewalk and pedestrian friendly facilities. One important component to sidewalk is connectivity. The proposed sidewalk along Lawrence Drive will provide future connectivity between the residential areas along Grant Street and to the east of Lawrence Drive to the businesses on Lawrence Drive.

Municipal Code

In addition to the items discussed above, the City Municipal Code addresses the installation of sidewalk in the City. Sec. 22-5. *Construction and repair of streets and sidewalks*, of the Code states the following:

(d) Sidewalks required constructed. Sidewalks shall be constructed according to the specifications as set forth in subsection (b) of this section. The board of public works shall, at least annually, review those areas where sidewalks have not been constructed to determine the need for such construction for the safety of all citizens and recommend to the common council the installation of sidewalks in such areas. In reviewing the need for such construction of sidewalks, the board and common council shall consider the following factors: thoroughfares, connector streets, connection with public facilities such as schools and parks, pedestrian and vehicular safety and topographic consideration. Upon such recommendation the common council may require installation pursuant to Wis. Stats. § 66.0907.

Sidewalk along Lawrence Drive conforms to the requirements in the Code in that it provides pedestrian facilities on an arterial street, which would be considered a connector street; provides future connections between residential and commercial areas; and improves pedestrian and vehicular safety.

Recommendation

Staff recommends that the Board adopt the preliminary resolution to the Common Council to schedule a public hearing. All properties should be included in the assessment schedule. Engineering staff will update Property owners' of the new sidewalk construction deadline once the contractors schedule is provided to staff. Those who choose to construct their own sidewalk will be removed from the assessment schedule.

NAME	ADDRESS	YES	NO	UNDECIDED	COMMENTS
Terri Fote	1500 Scheuring Rd	1			"I hope it goes through"
Mike Campbell	730 S. 9th St	1			
Susan M Mullins	324 S 9th St	1			
Tina Pickard	850 Morning Glory Lane # 102	1			There are people in scooters & wheelchairs that can't go on the street, because people drive fast and can't see what's in front of them.
Mark Challe	1300 Meadowview	1			A sidewalk would make Lawrence Drive much safer.
Claire D. Pribyl	1282 Crown Ct. #4	1			Yes, please, please, please!! This proposed sidewalk would be a godsend to me and most surrounding neighbors in many many blocks around. We walking shoppers, headed to the Walmart, Menards, etc. stores find it very difficult to avoid traffic along Lawrence Dr. A sidewalk would certainly better allow more of us to conveniently shop in that area, bringing more customers to the stores.
Netanyah Kirschenberg	850 Morning Glory Ln, #112	1			The more sidewalks, the merrier. They are safer for people to walk places than being forced to walk on an unlevel gravel surface. Sidewalks also create more accessibility to people in wheelchairs. This in turn can help everyone achieve greater independence from relying on motor vehicles to get them places. They could potentially walk or ride a mobility scooter on said sidewalks.
Greg Pieters	1288 Crown Ct, Apt. #1	1			Very, very good idea. Much safer for pedestrians.
Terri Champeau	850 Morning Glory Ln, Apt. #228	1			I think a sidewalk would be a good thing. If there is a sidewalk I will use it.
James DeRuyter	850 Morning Glory Ln, Unit 145	1			I see people walking along Lawrence Dr. It would be a help for people to go to Menards, Walmart or other stores.
Suzette Bertrand	850 Morning Glory Ln, Apt. 130	1			
J Kapp	414 Moon Glow dr	1			
James & Stephanie Fetterhoff	1380 Scheuring Rd, D25	1			My husband and I think a sidewalk there is a great idea. Pedestrians need a safe place to walk that isn't in the road or the grass.
Dave Kubiak- Poolworks	765 Lawrence Dr	1			I see lots of people walking on the road. Very dangerous!! Lawrence Drive needs a sidewalk!!
Colleen Wielgus	1295 Crown Ct	1			

NAME	ADDRESS	YES	NO	UNDECIDED	COMMENTS
Travis Maurer	628 S Ninth St	1			This is a great idea over years the City has developed more population in areas that did not exist and I personally walk this road to Wal-Mart. It's dangerous, people drive fast. And this would be a proper addition to Lawrence Drive
Ashley Clarke	1298 Crown Ct., Apt 1	1			
Sharon Zupke	416 S. 9th St		1		Not necessary, very few people walking in this area. Wish you'd ask for comments before replacing sidewalk parts on S. 9th St. this summer. Two out of four sections in front of my duplex were replace for NO REASON, while a cracked section that allows water & ice to accumulate wasn't touched. Also the contractor's work was sloppy & they planted weeds instead of grass seed at the end. I talked/complained to a summer intern in my yard & called the City, but received no response. This was a waste of time and money.
Roman Svetlechni	840 Park St	1			I have walked this stretch of road. I think it's quite dangerous for walking. Sidewalk is a great idea!
Joan Zuehls	840 Park St			1	What do you mean proximity to the project? I live on corner of Park and Ninth St. It may help people who ride bikes or walk their dogs. I travel on the buses a lot. Will the taxes go up for the people living in that area?
Jim Motley	1249 Franco Ct	1			Sound like a great addition to a great City!
Daniel Bruski	850 Morning Glory Ln #114		1		We have other infrastructure needs that top our priority list. Resurfacing Main Street should be a priority, not a new sidewalk. Existing projects deserve attention, and would be a much better use of De Pere's taxpayer money. Resurfacing Main Street is just ONE of several existing projects in need of work. De Pere First. Let's Do Right. (Possible candidate for Mayor)
Cindy Fermanich	1280 Crown Ct, #2	1			A (cement?) sidewalk will make it easier for me to walk to Walmart or any other stores in the area and or ride my bike. However, is asphalt a softer surface? (easier on the feet and legs)
Lisa Jansen	1276 S 9th St	1			

NAME	ADDRESS	YES	NO	UNDECIDED	COMMENTS
Gail & James Champagne	1350 S Carrington Ln			1	I am just concerned because that part of Lawrence Dr is a high traffic area, then add pedestrians. Little worried about all the traffic.
Jim Strompolis	1259 N Franco Ct	1			Because these areas are a large part businesses, it would promote safety & convenience to walkers. After a conversation that my husband had 9w/Chase) we feel OK about it due to no spike in property taxes. Construction areas (until finished) are harder to navigate for traffic though.
Tanya Meyer	1324 Meadow View Ln	1			Looking forward to a safe walkway to local stores. Thank you!!
Don Sliwka	510 Acreview (owns 808/810 S 9th)		1		I'm only opposed to the sidewalk because I think the City could find a better use for the expense. Who benefits from the sidewalks? There are no residences on the route. There are no business that bring in pedestrians. If a resident of 9th St wants to use it for a walk the lack of cross streets make it an extremely long walk. They won't use it. Encouraging pedestrian traffic at the Grant St roundabout may not be a great idea. The only user could be employees of some of the businesses on the route for a noon walk. Even if grant money is paying for the sidewalk project, that's a pretty limited usage.
Country Visions Coop	1221 Grant and Lawrence Dr		1		See attached comment
Deb Johnson	1351 S Carrington Ln	1			Completely in favor of a much more accessible community.
William Keyser	627 S Ninth St 600-602 S Ninth	2			Great, but how about fixing the bumpy stretch from Lawrence round about to American Blvd? Detouring traffic to repair that section would be easy or could you at least bring in a roadtec machine to shave that section FLAT!!!!It would be nice to have a sidewalk so when I go for a walk I can go Ninth St to Scheuring to Lawrence to Grant and back to 9th St. But I would you rather use the cement to finish Scheuring Rd from Lawrence Dr to American Blvd. There is no reason you can't detour 2 lanes of traffic - American Blvd to Fortune Dr to Lawrence OR could you run a roadtech machine and shave off the high spots. (Try driving a big truck down that bump road)!!! (2 properties)
Michael Picard	850 Morning Glory Ln, Apt. 131	1			

NAME	ADDRESS	YES	NO	UNDECIDED	COMMENTS
Theresa Fuerst	1335 N Carrington Ln	1			Although I doubt I will use it, it will be a safe place for walkers, people to ride their bikes to the stores or on their way to school (teens, kids) I think the Town of Lawrence could pitch in as their taxes are much lower and they would benefit as well. It would help those in the apartments have a safe place to wak in case they have no car.
Lauren March & Anthony Flood	550 S 9th St	1			
Lamers A&K Properties LLP	430 S 9th 422 S 9th WD-D0206-2		3		3 properties
Mike Uttech	1374 S Carrington Cl	1			
Linda Van Vonderen	1357 S 9th St		1		
Matt Gauthier	1116 S 9th St	1			I have gone for runs around the block here which includes exactly where you want to put the sidewalk and I would feel significantly more safe being able to use the sidewalk to run instead of the side of the busy Lawrence Drive!
Mike DeCleene DeCleene Truck Refrigeration & Trailer Sales	625 Lawrence Drive		1		1) We are a business district, not residential.2) Lawrence Dr. could be striped for pedestrian and bike traffic - it is wide enough. 3) Who will be responsible for the construction, maintenance & upkeep 4) Route pedestrian traffic to Ninth St. 5) If a sidewalk must go in, do it on the west side of Lawrence Drive.
Matt Hettman	570 S. Ninth St.	1			I believe this would be a good idea, there is a lot of increased foot traffic around the area.
Susan Brockelsby	850 Monring Glory Ln.	1			To Mayor Walsh: Now if we could get a No Parking on one side of the street on Park Street!! During the winter months theres are too many postall workers parking on Ningth by the apartments making it difficult to see traffic when exiting the parking lots! Thank you!
Ken and Geri Dvorak	1280 Crown Ct.	1			We feel this is a great improvement!
Alberta Gerrits	850 Morning Glory Ln	1			
Dairyland Labs	1111 Lawrence Dr.	1			
Susan Mashl	1170 S. 9th St	1			

NAME	ADDRESS	YES	NO	UNDECIDED	COMMENTS
Aaron Hoff - Transport Refrigerations	301 Lawrence Dr		1		Extra burden & responsibility to businesses makes this unfavorable: snow removal, liability for slips & falls, tax bill for installation. Recommendation: install sidewalk on west side of Lawrence Dr. or no sidewalk.
Anonymous			1		I see no advantages, just more traffic accidents for drivers trying to access businesses.
Roger E Hock	850 Morning Glory Ln	1			It's about time.
Cummins	875 Lawrence Dr	1			Would be wise not having people walk in the road.
Diane Hockers	429 S Ninth St 421 s Ninth St	2			I am in favor of putting in a sidewalk on the east side of Lawrence Drive. A number of people, myself included, occasionally walk to Menards or Wal-Mart and it's difficult with all of the traffic.
David Schlemmer	783 S 9th St		1		Cost and upkeep far outweighs the need for more sidewalks
Sharon L McNeiley	1380 Scheuring Rd, #C17	1			Would like to see bike lanes also! Marked! Do it right one time!
Todd Thomas-Creative Business Signs	505 Lawrence Dr		1		We have many large trucks/semis entering the property every day. I am concerned for safety of people walking. A better option would be to put it on the highway side of the street-west side.
Bob Krzewina	1197 Grant St	1			
Mark Hillert	402 Apollo Way		1		If anything is done to this route, I think the City should STRONGLY consider the installation of a COMBINATION BIKE/PEDESTRIAN PATHWAY instead of a sidewalk. Safer for biking as well as walking. Thanks!
Tanner Hachl	509 S Ninth St	1			We live on the corner of Grant and 9th with a few dogs we walk often. We'd love to be able to walk to doggy day care or Next Level Fitness and feel safe while doing so.
Linda Fischer	1403 S. Ninth St		1		I travel that street daily and hardly ever see a pedestrian. I don't see any reason to install sidewalks in that area.
Michelle Tennant			1		Our taxes are high enough
Glen Reit- owner Dairyland Lab Property	N27516 St Rd 93		1		No sidewalk is needed and adds cost
Aurio LLC	841 Highview Ln	1			
Diane Kremar	401 Aloysius Ct	1			
Alouis & Virginia Arendt	N94595 Cty Rd U		1		

NAME	ADDRESS	YES	NO	UNDECIDED	COMMENTS
Stacy Rose	1251 Crown Ct				
K. Norman	1375 Carrinton Ln	1			If minimal to zero increase in tax. Concerned cost placed into resident tax for this addition.
Anonymous		1			
Ray Hoffman	414-416 S. Ninth WD-D0218-2	2			Owns 2 properties
Dan Shoemaker JX Enterprises	201 Lawrence Dr		1		This stretch is all industrial. We do not see a need for a sidewalk and a continued disruption to all the local businesses. Over the last 10 years, Lawrence Dr. has been consistently re-worked, continuing with the 2018 round-about project. Thanks!
Bob Hecker	904 Green Ridge		1		Don't think it is necessary! As a builder/remodeler, I make almost daily trips to Menard's and also frequent trips to WalMart at other times and don't see that many people walking there. In addition, being a Festival customer, nor do I see people walking along that stretch of Lawrence Dr. I think it will be an added expense to those businesses to install and maintain (snow removal) with NO benefit to them.
Sally and Scott Kazik	435 S 9th St	1			
Kate Willett	1305 Franco Ct	1			
Paul Anderson	1225 Westwood Dr		1		Please put the labor and expense for constructing the sidewalk towards repairing roads, i.e. Main Street, Grant St.
Felchlin Family	403 Moonglow Drive	1			Thanks for the opportunity to provide input. We're always in favor of making our neighborhood more walkable!
TOTALS		53	21	2	
NOTE: Multiple votes indicate that the business or individual owns more than one property/parcel in the survey targeted area.					

SCHEDULE B
PROJECT 19-06A&B LAWRENCE DRIVE SIDEWALK
MAIN AVENUE TO SCHEURING ROAD
ESTIMATE OF COST OF PROPOSED IMPROVEMENTS
June 3, 2019

SIDEWALK CONSTRUCTION - 4" CONCRETE

No.	Item	Cost	Unit	Cost Per SF	Cost per LF (5' Width)
	4-Inch Concrete	\$52.50	/SY	\$5.83	\$29.17
	Excavation	\$27.85	/CY	\$0.69	\$4.15
	Base Course	\$28.85	/TON	\$0.71	\$4.23
	Erosion Mat, Seed & Mulch	\$9.22	/SY	\$1.02	\$2.05
Sub-Total					\$39.59
Technical, Legal, and Administration					\$7.92
Total Estimated Cost Per Foot - Assessable					\$47.51

SIDEWALK CONSTRUCTION - 9" CONCRETE AT DRIVEWAYS

No.	Item	Cost	Unit	Cost Per SF	Cost per LF (5' Width)
	9-Inch Concrete	\$82.85	/SY	\$9.21	\$46.03
	Excavation	\$27.85	/CY	\$1.29	\$7.74
	Base Course	\$28.85	/TON	\$1.07	\$6.41
	Erosion Mat, Seed & Mulch	\$9.22	/SY	\$1.02	\$2.05
Sub-Total					\$62.22
Technical, Legal, and Administration					\$12.44
Total Estimated Cost Per Foot - Assessable					\$74.67

**SCHEDULE C
LAWRENCE DRIVE SIDEWALK AND DRIVEWAY APRONS
COUNTY CLARE ROAD TO SCHEURING ROAD
PROPOSED ASSESSMENT RATES
June 3, 2019**

FRONT FOOT CALCULATION

Improvement	Total Cost
4" Concrete Sidewalk	\$47.51
9" Concrete Sidewalk	\$74.67

PROBABLE PROJECT FINANCING FOR ASSESSABLE SIDEWALK

Description	Cost/ LF
4" Concrete Sidewalk	\$47.51
9" Concrete Sidewalk	\$74.67

SCHEDULE D - SCHEDULE OF PROPOSED ASSESSMENTS
 PRELIMINARY ASSESSMENTS
 TYPE OF IMPROVEMENT - NEW SIDEWALK
 LOCATION - LAWRENCE DRIVE FROM MAIN AVENUE TO SCHEURING ROAD

COST PER UNIT - SIDEWALK

					4-INCH CONCRETE SIDEWALK		9-INCH CONCRETE SIDEWALK		
					\$47.51 PER FRONT FOOT		\$74.67 PER FRONT FOOT		
<u>PROPERTY OWNER</u>	<u>PROPERTY ADDRESS PARCEL NUMBER</u>	<u>LOT FRONTAGE (LF)</u>	<u>ASSESSABLE FRONTAGE (LF)</u>	<u>EXISTING SIDEWALK (LF)</u>	<u>SIDEWALK ASSESSMENT 4-INCH</u>		<u>SIDEWALK ASSESSMENT 9-INCH</u>		<u>TOTAL ASSESSMENT</u>
					<u>UNIT</u>	<u>COST</u>	<u>UNIT</u>	<u>COST</u>	
T & S Land Development LLC PO Box 1040 Edmond, OK 73083-1040	975-1049 Main Avenue WD-D0200-2	614.84	178.03	81.40	86.63	\$4,115.79	10.00	\$746.70	\$4,862.49
Jorgensen Investments 1320 Walnut Ridge Drive 100 Hartland, WI 53029	201 Lawrence Drive WD-D0204-1	511.47	511.47	192.40	299.07	\$14,208.82	20.00	\$1,493.40	\$15,702.22
Tri-DP LLC 3964 Packerland Drive De Pere, WI 54115	301 Lawrence Drive WD-D0204-4	208.22	208.22	72.50	130.72	\$6,210.51	5.00	\$373.35	\$6,583.86
Lamers A & K Properties LLP 2407 South Point Road Green Bay, WI 54313-5433	Lawrence Drive WD-D0206-2	319.44	319.44	28.60	290.84	\$13,817.81	0.00	\$0.00	\$13,817.81
Jass Realty Company LLC 707 Skokie Boulevard #405 Northbrook, IL 60062	421 Lawrence Drive WD-D0209-1	648.80	648.80	22.10	626.70	\$29,774.52	0.00	\$0.00	\$29,774.52
Jass Realty Company LLC 707 Skokie Boulevard #405 Northbrook, IL 60062	Renkens Court WD-D0209	223.78	223.78	20.70	203.08	\$9,648.33	0.00	\$0.00	\$9,648.33
Stanley & Krist Atanosoff 303 Seldon Road Iron River, MI 49935	1216 Renkens Court WD-D0210	200.00	200.00	0.00	160.00	\$7,601.60	40.00	\$2,986.80	\$10,588.40

Attachment: Report-Spec_Assess_Sch_D-2019 Lawrence Sidewalk-Post Bid (8540 : Reso #19-78 Final

SCHEDULE D - SCHEDULE OF PROPOSED ASSESSMENTS
 PRELIMINARY ASSESSMENTS
 TYPE OF IMPROVEMENT - NEW SIDEWALK
 LOCATION - LAWRENCE DRIVE FROM MAIN AVENUE TO SCHEURING ROAD

COST PER UNIT - SIDEWALK

					4-INCH CONCRETE SIDEWALK		9-INCH CONCRETE SIDEWALK		
					\$47.51 PER FRONT FOOT		\$74.67 PER FRONT FOOT		
PROPERTY OWNER	PROPERTY ADDRESS PARCEL NUMBER	LOT FRONTAGE (LF)	ASSESSABLE FRONTAGE (LF)	EXISTING SIDEWALK (LF)	SIDEWALK ASSESSMENT 4-INCH		SIDEWALK ASSESSMENT 9-INCH		TOTAL ASSESSMENT
					UNIT	COST	UNIT	COST	
Stanley & Krist Atanosoff 303 Seldon Road Iron River, MI 49935	1218 Grant Street WD-D0208	250.80	250.80	185.30	65.50	\$3,111.91	0.00	\$0.00	\$3,111.91
Country Visions Cooperative 709 Mill Street Reedsville, WI 54230-9386	1221 Grant Street WD-D0217-1	240.00	240.00	157.10	82.90	\$3,938.58	0.00	\$0.00	\$3,938.58
Creative Business Rentals LLC 505 Lawrence Drive De Pere, WI 54115-3906	505 Lawrence Drive WD-D0217-2	307.04	307.04	45.50	261.54	\$12,425.77	0.00	\$0.00	\$12,425.77
Double D Investment Real Estate LLC 625 Lawrence Drive De Pere, WI 54115-3908	625 Lawrence Drive WD-D0216-6	256.79	256.79	63.40	193.39	\$9,187.96	0.00	\$0.00	\$9,187.96
Midstates Tire & Tool Inc. PO Box 1630 Green Bay, WI 54305-1630	699 Lawrence Drive WD-D0216-7	161.46	161.46	50.00	111.46	\$5,295.46	0.00	\$0.00	\$5,295.46
D C Kubiak Holdings LLC 765 Lawrence Drive De Pere, WI 54115-3909	765 Lawrence Drive WD-D0216-4	288.50	288.50	66.80	221.70	\$10,532.97	0.00	\$0.00	\$10,532.97
Cummins NPower LLC 1600 Buerkle Road White Bear Lake, MN 55110-5217	875 Lawrence Drive WD-D0216-3	609.91	609.91	95.60	514.31	\$24,434.87	0.00	\$0.00	\$24,434.87

Attachment: Report-Spec_Assess_Sch_D-2019 Lawrence Sidewalk-Post Bid (8540 : Reso #19-78 Final

SCHEDULE D - SCHEDULE OF PROPOSED ASSESSMENTS
 PRELIMINARY ASSESSMENTS
 TYPE OF IMPROVEMENT - NEW SIDEWALK
 LOCATION - LAWRENCE DRIVE FROM MAIN AVENUE TO SCHEURING ROAD

COST PER UNIT - SIDEWALK

COST PER UNIT - SIDEWALK					4-INCH CONCRETE SIDEWALK		9-INCH CONCRETE SIDEWALK		TOTAL ASSESSMENT
					\$47.51 PER FRONT FOOT		\$74.67 PER FRONT FOOT		
PROPERTY OWNER	PROPERTY ADDRESS PARCEL NUMBER	LOT FRONTAGE (LF)	ASSESSABLE FRONTAGE (LF)	EXISTING SIDEWALK (LF)	SIDEWALK ASSESSMENT 4-INCH UNIT COST		SIDEWALK ASSESSMENT 9-INCH UNIT COST		
Dakota Upreit LP 3003 32nd Avenue S STE 250 Fargo, ND 58103	939 Lawrence Drive WD-D0216-2	350.00	350.00	129.70	220.30	\$10,466.45	0.00	\$0.00	\$10,466.45
Brooks Equipment Leasing Inc. PO Box 9 Sun Prairie, WI 53590-0009	1031 Lawrence Drive WD-D0216-1	677.80	677.80	197.00	480.80	\$22,842.81	0.00	\$0.00	\$22,842.81
Dairyland Lab Properties LLC 27516 STH 93 Arcadia, WI 54612	Lawrence Drive WD-D0010	133.79	133.79	22.40	111.39	\$5,292.14	0.00	\$0.00	\$5,292.14
Bright Horizon Properties LLC 500 American Drive Francis Creek, WI 54214	1205 Lawrence Drive WD-D0013	344.30	344.30	58.20	286.10	\$13,592.61	0.00	\$0.00	\$13,592.61
Avrio LLC 841 Highview Lane Kimberly, WI 54136	1225 Lawrence Drive WD-D0014	375.01	375.01	61.00	314.01	\$14,918.62	0.00	\$0.00	\$14,918.62
Menard Inc. Corporate Accounting 4777 Menard Drive #3123 Eau Claire, WI 54703-9604	1313 Lawrence Drive WD-D0011	63.29	25.19	0.00	25.19	\$1,196.78	0.00	\$0.00	\$1,196.78
HAI Lawrence LLC 1620 S Ashland Avenue Green Bay, WI 54304	1301 Lawrence Drive WD-D0011-3	155.42	155.42	0.00	155.42	\$7,384.00	0.00	\$0.00	\$7,384.00

Attachment: Report-Spec_Assess_Sch_D-2019 Lawrence Sidewalk-Post Bid (8540 : Reso #19-78 Final

SCHEDULE D - SCHEDULE OF PROPOSED ASSESSMENTS
PRELIMINARY ASSESSMENTS
TYPE OF IMPROVEMENT - NEW SIDEWALK
LOCATION - LAWRENCE DRIVE FROM MAIN AVENUE TO SCHEURING ROAD

COST PER UNIT - SIDEWALK

					4-INCH CONCRETE SIDEWALK		9-INCH CONCRETE SIDEWALK		
					\$47.51 PER FRONT FOOT		\$74.67 PER FRONT FOOT		
<u>PROPERTY OWNER</u>	<u>PROPERTY ADDRESS PARCEL NUMBER</u>	<u>LOT FRONTAGE (LF)</u>	<u>ASSESSABLE FRONTAGE (LF)</u>	<u>EXISTING SIDEWALK (LF)</u>	<u>SIDEWALK ASSESSMENT 4-INCH</u>		<u>SIDEWALK ASSESSMENT 9-INCH</u>		<u>TOTAL ASSESSMENT</u>
					<u>UNIT</u>	<u>COST</u>	<u>UNIT</u>	<u>COST</u>	
Lawrence Drive Owners Association Inc. 5401 Menard Drive Eau Claire, WI 54703	1400 Block Lawrence Drive WD-D0011-2	655.47	631.27	0.00	621.27	\$29,516.54	10.00	\$746.70	\$30,263.24
Walmart Real Estate Property Tax Dept. #0555 1301 SE 10th Street Bentonville, AR 72712-7998	1415 Lawrence Drive WD-D0011-1	362.01	315.11	0.00	300.11	\$14,258.23	15.00	\$1,120.05	\$15,378.28
Blue Oval LLC 3450 Oak Hill Road Junction City, WI 54443	1499 Lawrence Drive WD-D0011-4	325.20	325.20	0.00	305.20	\$14,500.05	20.00	\$1,493.40	\$15,993.45
GCS Holdings of De Pere LLC PO Box 5606 De Pere, WI 54115-5606	1511 Lawrence Drive WD-D0020-5	357.99	332.99	0.00	312.99	\$14,870.15	20.00	\$1,493.40	\$16,363.55
Midwest Expansion De Pere LLC 2300 Lineville Road #200 Green Bay, WI 54313-8859	1601 Lawrence Drive WD-D0020	754.12	552.36	0.00	552.36	\$26,242.62	0.00	\$0.00	\$26,242.62
	TOTAL	9,395.45	8,622.68	1,549.70	6,932.98	\$329,385.88	140.00	\$10,453.80	\$339,839.68

Attachment: Report-Spec_Assess_Sch_D-2019 Lawrence Sidewalk-Post Bid (8540 : Reso #19-78 Final

LAWRENCE DRIVE SIDEWALK ASSESSMENT AREA



1 inch = 1,000 feet



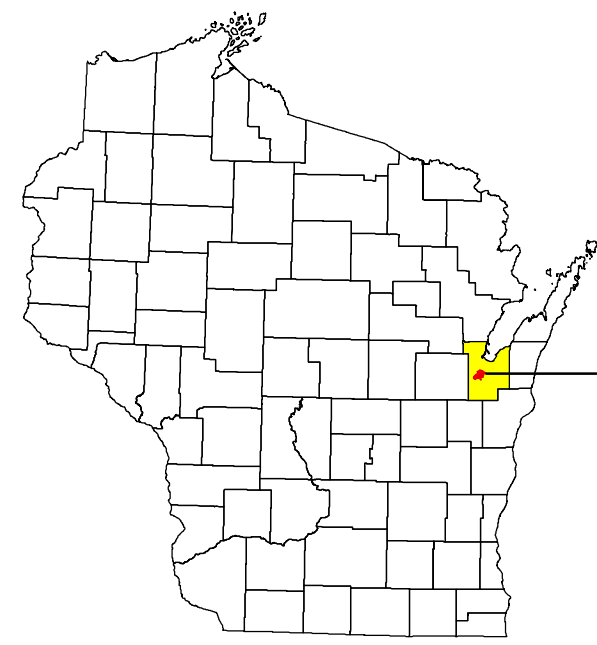
Engineering Division
925 S. 6th St.
De Pere, WI 54115
Office: 920-339-4061
Fax: 920-339-4071

Lawrence Drive
Sidewalk

Project:
19-06

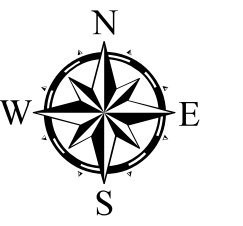
June 2019
BY: JML

Packet Pg. 36



Sidewalks Along Arterial Roads

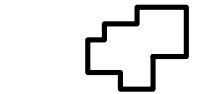
City of De Pere, Wisconsin



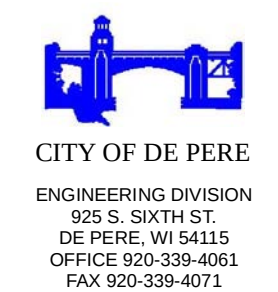
PROPOSED 2019 SIDEWALK PROJECT



Legend

-  Arterial Roads with Sidewalks
-  Arterial Roads
-  City of De Pere Boundary

0 0.25 0.5 1 Miles



TITLE:
Transportation Classification
PROJECT:
Sidewalk Exhibit
DATE: 8/3/2017
BY: BB
CHECKED:



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: c. Ordinance #19-17 Rezoning Certain Property From R-2 (Single and Two-Family Residence) to R-2 PDD (Single and Two-Family Residence with a Planned Development District overlay) (Parcel ED-1013; 100 South Huron Street).

At their meeting on June 24, 2019, the Plan Commission voted 6-0 to recommend approval of the PDD Rezoning and General Plan for Notre Dame school at 100 S. Huron Street. The Plan Commission expressed concerns regarding traffic during drop off and pick up.

The applicant hosted a Neighborhood Open House on Tuesday, July 9. 6 people attended (3 neighbors and 3 elected officials). Attendees voiced support for the overall project but voiced concerns about traffic. Many felt that converting both Huron and Superior to one-way southbound traffic would cause unnecessary congestion into the existing neighborhood. Some asked questions about off street parking and inquired as to whether the school would be acquiring and razing neighboring homes. Prior to the Open House, staff fielded one phone call from a nearby resident expressing concerns regarding the one way traffic movement. We also received two email inquiries about the Open House itself.

We did not have time to fully analyze the submitted Traffic Impact Analysis (TIA) prior to the Plan Commission meeting. Due to document length, the TIA is not included in this agenda item for Council, but is available in the Plan Commission agenda packet from June 24, 2019. Staff met with the applicant team to review the study on July 9. We had requested that the applicant consider maintaining Huron as two way and allowing drop off or parking along the north side of Charles Street. The applicant provided the attached memo supplement that indicated no major concerns if Huron was maintained as a two-way street. Shifting parking/drop off from Huron to Charles would reduce the City's future ability to provide a designated bike lane along Charles. However, due to the local nature of Charles Street, and because the parking would primarily be utilized during short periods, staff does not believe this is an impediment to bicycle traffic.

Further discussions and meetings regarding traffic will occur after the Council Agenda packet is published and staff will provide any requested changes to the proposed plan at the Council meeting.

ATTACHMENTS:

- Ord19-17 (DOCX)
- RZ GP Public Hearing-Notre Dame School 2019 (DOCX)
- Notre Dame TIA Memo 7-10-19 (PDF)
- PC Report RZ General Plan PD Notre Dame School 6-24 FInal (PDF)

- Rezoning and General Plan Notre Dame Comments (PDF)
- Zoning App - Notre Dame of De Pere - Signed (PDF)
- 2019-0610 PDD GENERAL DEVELOPMENT SUBMITTAL (PDF)
- 2019-0612 - NDDP - Rev General Plan Development Narrative(PDF)

ORDINANCE #19-17
 REZONING CERTAIN PROPERTY FROM R-2 SINGLE AND TWO-FAMILY RESIDENCE
 DISTRICT TO R-2 PDD SINGLE AND TWO FAMILY RESIDENCE
 WITH A PLANNED DEVELOPMENT DISTRICT OVERLAY
 (Parcel ED-1013; 100 South Huron Street)

WHEREAS, the Common Council of the City of De Pere, having reviewed the recommendation of the City Plan Commission regarding the proposed change in zoning classification for the property described below and having scheduled a public hearing then to be decided by the Common Council; and

WHEREAS, the City Clerk, having published a Class 2 Notice of Public Hearing regarding such proposed zoning change and, pursuant thereto, a public hearing having been held on the 16th day of July, 2019 at 7:35 p.m. and the Common Council having heard all interested parties or their agents and attorneys;

NOW, THEREFORE, the Common Council of the City of De Pere, Wisconsin, do ordain as follows:

Section 1. That the following described property:

Parcel ED-1013

Lots 1 through 12 and vacated alley, all in Block 38, Original Plat of De Pere in the City of De Pere, East side of Fox River, Brown County, Wisconsin

shall be and the same is hereby rezoned from the present zoning classification of R-2, Single and Two-Family Residence District, to R-2, Single and Two-Family Residence District with PDD overlay, as set forth in and regulated by the provisions of §14-39 of the De Pere Zoning Code, subject to the following zoning modifications:

1. Front Setback (George Street) reduced from 50' to 5'.
2. Corner Side Setback (Huron & Superior Streets) 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 maximum increased from .5 to 1.0.;

and subject to the following conditions:

1. Coordinate with City staff to refine traffic pattern to accommodate school drop off and pick up to minimize disruptions to City services and impact to surrounding properties.
2. Identify options to increase visitor parking.
3. Coordinate with City staff to obtain required easements or right-of-way acquisition to facilitate the design of drop off areas.
4. Compliance with all state and local codes and regulations, including the provisions of Chapter 14, De Pere Municipal Code.

Section 2. That the City Clerk is directed to amend the City of De Pere Zoning Map in conformity with the provisions of this ordinance.

Section 3. That all other ordinances in conflict herewith are hereby repealed.

Section 4. That this ordinance shall take effect upon its passage and publication according to law.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board/Committee Approval: 6/24/19

Publication Date: _____

Effective Date: _____

Publish: July 2 and July 9, 2019 in the Green Bay Press-Gazette (Class 2 Notice)

NOTICE OF PUBLIC HEARING

Notice is Hereby given, that on **Tuesday, July 16, 2019** at 7:35 PM or as soon thereafter as can be heard in the Council Chambers of the De Pere City Hall, 335 S. Broadway St, De Pere, WI, a public hearing will be held by the Common Council of the City of De Pere to act on the rezone request for the following property:

Parcel ED-1013 at 100 S. Huron Street from R-2 (Single and Two-Family Residence) to R-2 PDD (Single and Two-Family Residence with a Planned Development District overlay) for a proposed educational institution.

A map of the proposed rezoning is available at the City of De Pere Development Services Department, 335 S. Broadway St., De Pere, WI 54115.

Dated this 2nd day of July, 2019.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Carey E. Danen
City Clerk-

Memorandum

To:

From:

Date: July 8, 2019

Subject: Supplement to Notre Dame School Traffic Impact Analysis Report

cc:

Modeled Conditions

This memo has been prepared to explore the traffic impacts if:

- Huron remains a two-way street and Superior changes to one-way
- Parking is allowed on Charles Street during drop-off + pick-up periods

A trip distribution was prepared to reflect how proposed traffic might behave for a scenario where S Huron Street is a two-way street, S Superior Street is a one-way street, and parking is allowed on the north side of Charles Street. New and diverted traffic were assigned to the road network and applied to background traffic scenario where S Huron Street accommodates two-way traffic and S Superior Street is restricted to one-way, southbound only traffic. This new build traffic model was created.

Results

Access

Maintaining S Huron Street as a two-way street would allow Great Harvest Bread's S Huron Street Street access points to remain fully accessible.

Level of Service and Delay

The above suggestions would cause minor changes in level of service and delay at Intersections 1-4. Level of service and delay would be considered acceptable LOS A-D for all approaches. For this scenario, northbound Huron Street may remain stop controlled with no intersection geometry changes, including additional turn lanes.

Queuing

The above suggestions would cause negligible changes in queue length for the northbound approach at Intersection 2. The existing 95th percentile queue length is 92 feet and the modeled 95th percentile queue length is 95 feet. Queues of these lengths may occasionally obstruct the driveway on the right side of S Huron Street just south of Intersection 2. Alternatively, if S Huron Street were one-way, southbound only, traffic, a queue would not develop to obstruct the driveway.

Parking

If S Huron Street remains a two-way street, parking would not be allowed on the right side. No parking on S Huron Street, except in a designated 5-stall loading zone, is currently allowed on S Huron Street. As proposed, parking would be allowed on both sides of the road. The left side would be used as a bus drop off and the right side would accommodate about 12 passenger vehicles at any one time. The proposed site plan does not include parking on Charles Street.

To accommodate two-way traffic, road reconstruction, widening the road bed, would be required to provided parking on the right side of S Huron Street. Alternatively, the right side of S Huron Street could remain a no-parking zone.

Charles Street is currently wide enough to allow parking on one side of the road. If parking is allowed on either side, the segment of Charles Street between S Huron Street and S Superior Street would not be wide enough to also accommodate future bicycle accommodations. To provide both bicycle accommodations and parking on one or both sides of Charles Street, road reconstruction is required. The school (north) side of Charles Street would provide for about 6 spaces for passenger vehicles.

In both the proposed circulation layout and the above suggested plan to keep S Huron Street open to two-way traffic, northbound vehicles would need park south, east, or west of the proposed site or drive around the block to instead approach the site from the north in order. In the suggested plan, northbound vehicles would also be able to park on the right side of Charles Street as long as they had travelled through Intersection 3.

Safety

The proposed site plan with both S Huron Street and S Superior Street converted to one-way streets, southbound only, would reduce the number of conflict points at Intersections 1-4. Changing S Superior Street to one-way and keeping S Huron Street as two-way would reduce the number of conflict points at Intersections 1 and 4 only.

Bicycle Accommodations

Due to the number of bicyclists currently present and expected in the future, the Notre Dame School Traffic Impact Analysis report recommended considering bicycle accommodations along Charles Street. Without road reconstruction, parking on Charles Street would need to be removed in order to accommodate bicycles.

Results

If the City of De Pere finds the above results acceptable, S Huron Street may remain open to two-way traffic. In the future, if the City of De Pere or local land users desire increased on-street parking, bicycle accommodations on Charles Street, or a reduced number of conflict points at Intersections 2 and 3, S Huron Street can be easily converted to one-way traffic, southbound only.

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.

PROJECT SUMMARY: Planned Development Districts (PDD) require a multistep review process. This staff report covers the Rezoning and General Development Plan portion.

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. Maintaining this schedule means that certain aspects of the project that would typically be available for Plan Commission review will not be available until the project is reviewed by the Common Council. It also means that the Precise Implementation Plan must be submitted for review before the neighborhood open house and before the Common Council public hearing and review of the Rezoning and General Development Plan.

Proposed Project Schedule

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



Street view northwest corner (Superior & George St)

The applicant provided the attached information for the PDD Rezoning and General Plan review. The project scope includes constructing a new Pre-K-8 Notre Dame School on the northern half of parcel ED-1013. The school is designed to accommodate a maximum capacity of 450 students. Currently, Notre Dame serves approximately 230 elementary students and 120 middle school students. The applicant anticipates enrollment to grow to about 400 total students twenty years after construction.



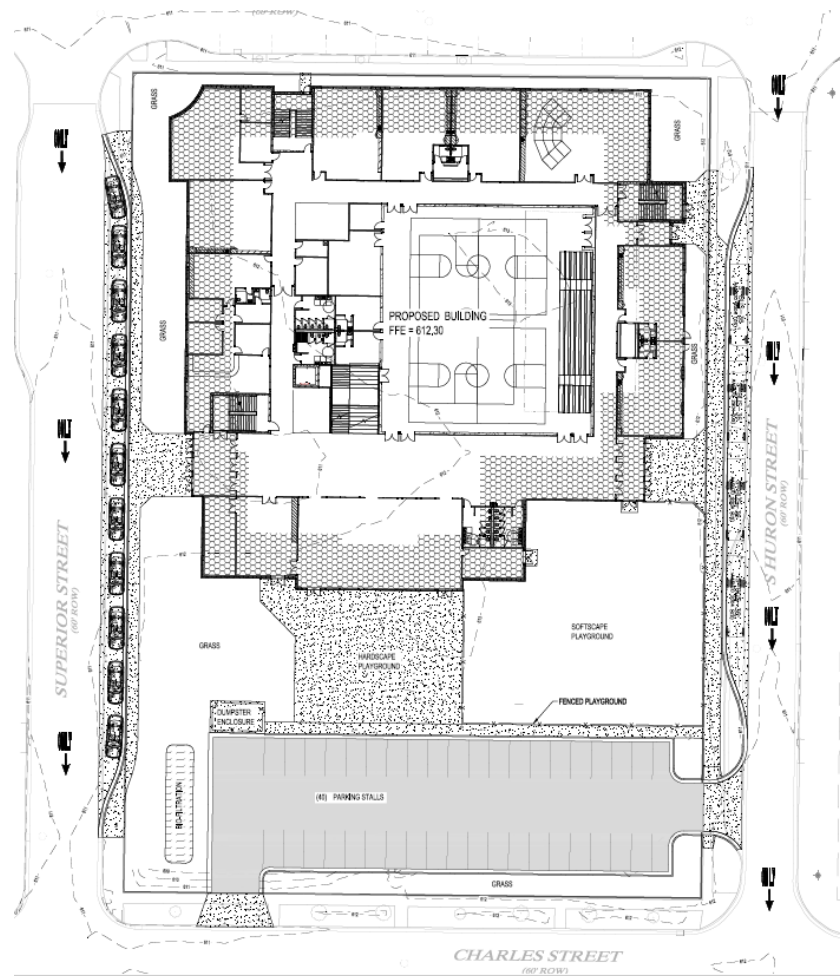
Rendering showing varying roof height

drop off on Huron Street. Both streets are proposed to be converted from two-way traffic pattern to a one-way southbound traffic pattern.

The site plan shows the proposed school building located at the northern 2/3 of the property with primary entrances on Superior and Huron Streets. The plan also includes hardscape and softscape play areas and a 40 stall parking lot. Two drop off areas are shown, a car drop off on Superior Street and a bus drop off on Huron Street.

A variety of materials (glass, masonry, metal) organized into a contemporary architectural style are proposed for the building. Staggered heights, with a maximum height of 3 stories at the north end and then stepping down with various rooflines to one story on the south end provide a transition from the George Street commercial corridor to Charles Street residential area. The three story section of the building is proposed to be 48' (will have the massing feel of a 4 or 4.5 story building). The staggered height provides an opportunity for additional outdoor space via a roof top plaza. As designed, the project requires several Zoning Code modifications, which are not uncommon for Planned Development Districts, and are discussed in more detail later in this report.

- *NOTE: A General Development Plan identifies the general concept for a property and does not always include the same details reviewed in a Precise Implementation Plan (PIP).*

**STAFF REVIEW:****General Development Plan Criteria**

Per Code, "the approval of a planned development proposal shall be within the discretion of the Common Council and shall be based upon determination as to compliance with the following criteria:"

1) That the proposed development is consistent with the spirit and intent of these regulations and has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design sufficient to justify the application of the planned development concept instead of conventional zoning restraints.

The proposed development is utilizing the Planned Development Zoning designation in order to provide the needed flexibility to develop a school in an urban setting. The land use (educational institution) is permitted in the R-2 Zoning District. Current code bulk requirement for R-2, however, require larger setbacks and density more typical of a large greenfield site in a suburban location. This property includes frontage on George Street, which is a key commercial corridor on the east side of downtown De Pere. The site is also surrounded by B-1 zoning along the northern border. The building design and site plan appropriately focus density and activity at the north side of the site, closer to the George Street corridor. To accommodate a design solution that fits within the character of George Street and also transitions to the surrounding residential areas, the following code modifications are requested:

Setbacks (for education and cultural institutions):

Front (George Street) – Required 50'

Proposed – 5'

Corner Side (Huron & Superior) – Required 35'

Proposed – 15' on Superior and 10' on Huron

Building Height – Maximum 35'

Proposed – 48' (for 3 story portion of the building)

Floor Area Ratio (F.A.R.) – Maximum 0.5

Proposed – Maximum 1.0

De Pere Public Works Department also provided a cursory review of the project. Most comments relate more directly to the PIP, but they are attached for reference.



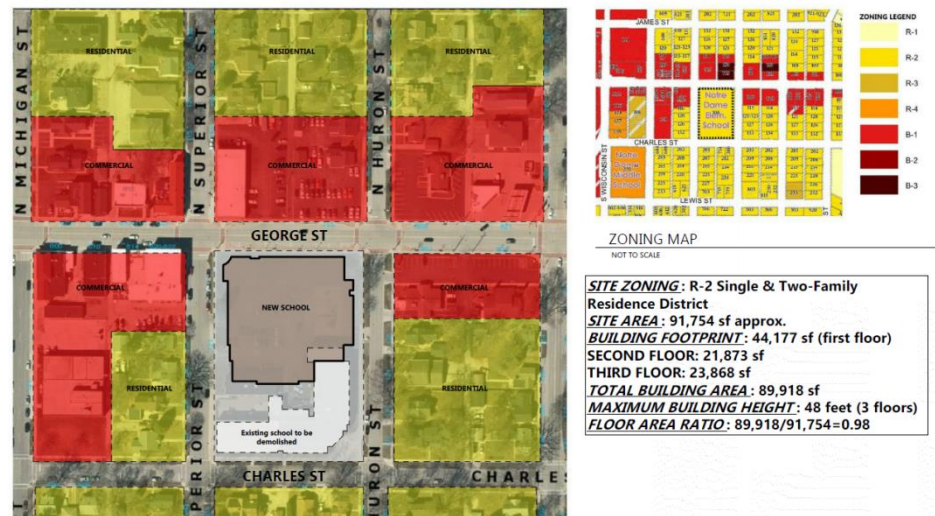
VIEW FROM NORTHEAST CORNER (GEORGE & HURON ST)

2) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space, and careful shaping of terrain to ensure proper drainage and preservation of natural features wherever appropriate.

The property is currently located in an urban location and is primarily flat. There are no significant natural features that would benefit from preservation.

3) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed and which is compatible with existing developments in the surrounding area and with general community development plans and policies.

The project team designed the building to reflect modern influences and appropriate materials for Downtown De Pere. As an institutional building, the design includes unique elements that will differentiate the building from other land uses. The building is located at the north end of the site, properly sited to align with other downtown buildings. The building also includes transitioning heights that reduce from George Street to the south, in order to better integrate into the surrounding residential neighborhood.



Site Diagram and Zoning Data Summary

4) That the development can be provided with appropriate municipal services.

The building can be provided with appropriate municipal services, which are already available in the surrounding street right of ways.

5) That proposed design standards provide adequately for practical operation and maintenance based on actual functional need in terms of circulation, parking, emergency services, delivery services, snow plowing, and garbage and refuse collection.

As a school, the site will experience heavy traffic volumes during specific times in the mornings and afternoons during the school year. The applicant proposes:

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. (source – Project Narrative)

The building can be served by emergency services, delivery services, snow plowing and garbage/refuse collection with the existing circulation pattern. Converting S Huron to a southbound one-way, however, may cause issues related to garbage/refuse collection. Public Works opposes the proposed one-way traffic patterns, but there has not been adequate time to review the TIA or work with the applicant to achieve a shared solution.

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. The parking lot does not indicate handicap accessible stalls, which may change the parking total. If the bus and car drop off areas are available for parking during events, approximately 60 on-street spaces would be available around the immediate block.

The Code does not include a metric for required visitor stalls and delegates that authority to the Plan Commission. To set a baseline, it is helpful to review the parking currently available to both schools. We summarized on-street parking by totaling the stalls on both sides of the street around the immediate block of each school.

As designed, the proposed school will be served by 150 less parking stalls (in the immediate surrounding block) than the two schools in their current locations. Nearby blocks do include street parking that can help make up the deficit, but unless other parking lots are available to serve visitors during special events, it is possible that a larger portion of the surrounding neighborhood will experience more on-street parking than currently occurs.

Notre Dame General Plan Parking Summary

Proposed K-8 School	
Parking Lot	40
On-Street (immediate block)*	60
Total:	100
<i>*If proposed drop off areas become parking during events.</i>	
Existing Elementary School (K-5)	
Parking Lot	45
On-Street (immediate block)	67
Existing Middle School (6-8)	
Designated Street (perpendicular)	46
On-Street (immediate block)	56
Playground (converted to lot during events)	36
Total:	250

We encourage the applicant to work closely with staff in order to refine the proposed traffic pattern and to identify other possible solutions to increase visitor parking prior to the Council public hearing and meeting.

6) That adequate provision has been made to ensure proper maintenance and preservation of "common open space" which has been provided within the development for the recreational and aesthetic enhancement of the development, or to preserve or protect natural environmental or ecological resources. Such provisions may be made by dedication to the public or by retention in private ownership with appropriate covenants.

The project does not include 'common open space' and this provision is more typical for large residential or commercial PDD applications. The project does propose two playgrounds at ground level on the south side of the site and also a rooftop patio area on the building. Additionally, the site is located only two short blocks from Legion Park.

7) In the case of roadways and other rights-of-way which are not dedicated to the public as part of the conditions for project approval, there shall be granted to the City such easements over the same as may be necessary to enable the City to provide suitable and adequate fire protection, sanitary and storm sewer, water, and other required municipal services to the project area.

No private roads are proposed as part of this development.

8) Ownership and tax responsibility of private open space areas and rights-of-way shall be established in a manner acceptable to the City and made part of the condition of the plan.

The property will be solely owned and maintained by the Notre Dame school.

9) Areas established for public use shall be dedicated to the City on preliminary and final subdivision plats consistent with the approved development plan.

No areas on the plan are designated for public use but the applicant will need to work closely with staff to coordinate the drop off areas because the plan proposes shifting what is currently a public sidewalk onto privately owned property.

10) Any other factors which in the discretion of the Common Council are necessary to protect the public health, safety, and welfare of the area of the community.

The Plan Commission made several traffic and drop-off related comments during the pre-application review in May. The traffic impact analysis submitted for this project recommends changing the circulation pattern for Superior and Huron from two-way to southbound one-way for the street sections between George Street and Charles Street. The Traffic Impact Analysis (TIA) was submitted on June 12, which did not give adequate time for staff to review in time for the Plan Commission meeting.

Traffic circulation changes may also impact adjacent homes and businesses. Property owners within 300' of the property have been notified via mail and have also been invited to an open house to learn more about the proposal. This meeting is scheduled for July 9 and comments generated by that review will be shared with the Common Council.

11) Only nonresidential uses limited to those uses specifically approved by the Plan Commission are permitted in a PDD.

The current underlying zoning district permits elementary and middle schools and the subject property already operates as an elementary school.

13) The project should meet design criteria and other standards as set forth in the Zoning Code.

See below for a review of design criteria based on the submittal. Many of these items will be reviewed in more detail during the Precise Implementation phase of the PDD review.

A) Consideration of comprehensive plan. Consideration shall be given to applicable provisions of the City's Comprehensive Plan as it pertains to future school sites, recreation sites, water supply, and sewage treatment systems, highway and street alignments, environmental integrity, and other public facilities where appropriate.

The proposed project aligns with the Comprehensive Plan designation for the parcel. It also promotes infill development.

B) Consideration of existing adjacent development. The development of the proposed PDD shall take into consideration relevant features of adjacent existing development.

The subject site currently operates as an elementary school so the land use will not change. However, the density of the use will increase by adding the middle school to the same location. As mentioned previously, a neighborhood open house is scheduled for July 9, 2019.

C) Unsafe or hazardous conditions. Land with unsafe or hazardous conditions, such as open quarries, unconsolidated fill, flood plains, or steep slopes, shall not be developed unless the PDD provides for adequate safeguards which are approved by the Plan Commission.

The subject site does not include unsafe or hazardous conditions.

D) Location of structures. Specific lot size, building, location, height size, floor area, and other such requirements shall be based upon determination by the Plan Commission as to their appropriateness to the proposed uses or structures as they relate to the total environmental concept of the planned development, consistent with the criteria set forth in this section, and as near as practicable, consistent with standards established in applicable existing basic zoning districts and regulations, and with those generally accepted basic standards necessary to insure the protection of the public health, safety, and general welfare of the area of the community.

The project generally conforms to the Zoning Code but does seek modifications to certain setbacks, height and floor area ratio. The requested modifications help facilitate a development in an R-2 zoning district that is more compatible with the urban environment on George Street, where most property is zoned B-1. The proposed project also aligns with the recommendations of the Cultural District Master Plan.

E) Natural features. Physical layout and form of all structures shall be designed with regard to the topography and natural features of the site.

The site is currently developed and is primarily paved and flat.

F) Visual aspects. The overall design shall provide for the appearance of external unity throughout the development. Variations of building elevations and materials used therein shall be encouraged insofar as they reinforce rather than hamper the design harmony. Housing and other facilities near the periphery of the planned development shall be designed so as to be harmonious with neighboring area.

The proposed building reflects a modern design and utilizes appropriate materials. 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. Institutions like schools, museums, libraries, etc., should be designed in a way that they serve as focal points in their neighborhoods.

The applicant is requesting a Code modification to exceed the maximum building height for the R-2 District from 35' to 48' for the three-story portion of the school near George Street. This area of the property is surrounded by B-1 zoned parcels, where height is regulated by Floor Area Ratio. The Cultural District Master Plan recommends building heights of 2-4 stories in this area

along George Street. The PIP review will include a more detailed review of the building design, including confirmation of screening for all mechanical equipment.

G) Landscaping.

Landscaping will be reviewed in more detail during the PIP phase and should address the following:

1. Parking lot screening
2. Foundation landscaping
3. Replacement of any street trees lost due to the drop off areas

H) Accommodation of pedestrian traffic.

Pedestrian traffic is accommodated via an established sidewalk network on adjacent right of ways. School entrances connect to the existing sidewalks and an internal sidewalk is shown adjacent to the proposed parking lot.

The applicant should consider connecting the parking lot sidewalk to the Superior Street sidewalk, possibly around the dumpster enclosure. Consideration should also be given to increase the paved area around the main entrances and/or increase the sidewalk width in these locations, in order to better accommodate pedestrian flow.

Bike parking facilities are not shown on the plan and should be included with the PIP submittal. The Superior Street public sidewalk is proposed to shift onto private property in order to accommodate the car drop off area. The applicant will need to work with the City of De Pere to determine the best ownership solution for the walk, whether that be an easement or right of way dedication.

I) Accessible off-street parking and loading facilities shall be provided as required and specified in Off-Street Parking and Loading Requirements.

Parking counts were reviewed earlier in this report. Staff will review other details like landscaping, in more detail during the PIP phase. Loading/Unloading areas are not shown on the general plan and should be specified in the PIP submittal. The PIP should also include details related to the design and materials proposed for the dumpster enclosure.

J) All parking areas shall be adequately lighted. All such lighting shall be so arranged as to direct the light away from adjoining residences.

A lighting plan will be reviewed in more detail during the PIP phase. Any exterior lighting should be carefully designed to ensure no adverse impact to the surrounding residential area.

REVIEW PROCESS:

Planned Development District Rezoning projects undergo a multiphase review process as follows. 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 * (*scheduled June 24*)
- Class II Public Hearing Notice (*July 2 and July 9*)
- Common Council Public Hearing and Ordinance Review (*anticipated July 16*)
- Plan Commission Precise Implementation Plan (PIP) Review * (*Proposed July 22*)
- Common Council Precise Implementation Plan (PIP) Review (*Proposed August 6*)

*Neighbor notification within 300' of project.

STAFF RECOMMENDATION:

Staff recommends approval of the Rezoning and General Plan to permit 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 the following conditions:

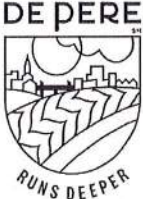
1. Work closely with staff in order to review and possibly refine the proposed traffic pattern in order to best accommodate school drop off and pick up while minimizing disruptions to City services and adverse impacts to the surrounding properties.
2. Identify possible solutions to increase visitor parking.
3. Work with staff to coordinate any required easements or right of way acquisition needed to facilitate the design of the drop off areas.

Site Plan / Construction Tracking Spreadsheet

Parcel ID:					ED-1013		
Address:					100 S Huron Street		
Required before BLD Permit	Approved	Required before Occupancy	Approved	Item that needs to be addressed.		Follow up comment or special note	
<i>Must use "X" for these fields</i>							
				Public Works is opposed to one way streets because it greatly impacts our operations especially for garbage and recycling collection as well as snow plow operations. Final approval would be required by the BOPW. Additional comments will be provided as part of the TIA review.			
				Parking lot will need to meet ADA standards for accessible parking. I believe the 40 stalls will be reduced to 39 to allow for two ADA stalls and an accessible parking aisle. Parking stall and aisle sizes should be clearly indicated.			
				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.			
				Plans will need erosion control plans, WisDNR soil loss-discharge calculations with corresponding map, and staging plan. Stockpile locations will need to be called out and erosion control provided at these locations. Inlet protection Type D is required at all inlets.			
				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.			
				Provide the name and mailing address of the developer/owner on the cover sheet.			
				Site plan will need to contain topographic contours (two-foot) minimum for both existing and proposed conditions.			
				Existing and proposed utilities will need to be shown on the plan. Removals should be called out clearly.			
				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.			
				Available onsite parking is currently less than existing conditions.			
				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.			
				All onsite pavement marking shall be 4-inch minimum.			
				TIA is currently being reviewed by Engineering staff. Comments on the TIA will be provided.			
				Sidewalk across driveway access locations is required 8-inch thick concrete.			
				Exterior lighting plan will need to be provided.			
				Staff is evaluating the sidewalk being located outside of the public right-of-way on Superior Street. This may not be permitted, or an easement agreement may be required for issues such as maintenance, snow clearing, etc.			
				Is the overhang on Superior Street extending into public right-of-way?			
				Provide an evaluation / study on drop-off and pick-up around the school.			
				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.			
				There are two sanitary sewer laterals servicing the site, both off of Charles Street, one at Huron Street and the other at Superior Street.			
				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.			

Site Plan / Construction Tracking Spreadsheet

Parcel ID:					ED-1013		
Address:					100 S Huron Street		
Required before BLD Permit	Approved	Required before Occupancy	Approved	Item that needs to be addressed.		Follow up comment or special note	
<i>Must use "X" for these fields</i>							
				If the water service is to be larger than 4-inches in diameter, additional testing will be required (e.g. pressure, safe sample).			
				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.			
				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.			
				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.			
				Curb and gutter shall continue through driveway approach locations. Curb and gutter will not be permitted to wrap into the site. The parking lot will be required to have perimeter curbing unless the site plan shows that runoff from the parking lot will not cause an erosion.			
				Standard detail drawings will be required for typical sections of pavements and sidewalks, erosion control details, and utility details.			
				Please provide all information listed Site Plan Checklist.			

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

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Groth Design Group	Authorized Representative Peter Schneider	Title Architect	
Mailing Address 700 W Virginia Street - Ste B105	City Milwaukee	State WI	ZIP Code 53204
Email Address pschneider@gdg-architects.com	Phone Number (incl. area code) 262-377-8001	Fax Number (incl. area code) 262-377-8003	

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

Name (Ind. Org. or Entity) Notre Dame of De Pere	Contact Person Marv Wall	Title Project Manager	
Mailing Address 100 S Huron Street	City De Pere	State WI	ZIP Code 54115
Email Address marvw@c3ingenuity.com	Phone Number (incl. area code) 920-475-7273	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 100 S Huron Street - 3-story Replacement K-8 School on N end of exist. elem. site	Parcel Number(s): ED-1013
--	----------------------------------

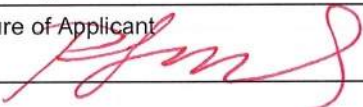
SECTION 4: Proposed Rezoning Use

Existing Zoning:	R-2		
Proposed Zoning:	Planned Development District		
Adjacent Zoning: North B-1/B-3	Adjacent Zoning: South R-2	Adjacent Zoning: West R-2 / B-1	Adjacent Zoning: East R-2 / B-1
Present Use of Parcel	Elementary School		
Proposed Use of Parcel	K-8 School		

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) Groth Design Group - Peter Schneider	Title Architect	Phone Number 262-377-8001
Signature of Applicant 		Date Signed 05.13.2019

Attached additional sheets if necessary.

GENERAL DEVELOPMENT PLAN SUBMITTAL

INDEX OF DRAWINGS

G001A	SHEET TITLE, SHEET INDEX, SITE LOCATION & ZONING INFORMATION
C0-10	SITE DATA
C1-10	EXISTING EROSION AND SEDIMENT CONTROL PLAN
C4-10	SITE GRADING PLAN
A1001A	FIRST FLOOR PLAN
A1001B	SECOND & THIRD FLOOR PLANS
A1001C	3D VIEWS
A1001D	3D VIEW



PROJECT TEAM	SEAL
ARCHITECT	GROTH Design Group 700 W Virginia Ave Milwaukee, WI 53024 www.gdg-architects.com PH (414) 810-7613
CIVIL:	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
MECHANICAL:	ISG Architecture Engineering Environmental Planning 115-3 PINE ST GREEN BAY, WI 54301 PH (920) 434-2128
PLUMBING:	ISG Architecture Engineering Environmental Planning 115-3 PINE ST GREEN BAY, WI 54301 PH (920) 434-2128
ELECTRICAL:	ISG Architecture Engineering Environmental Planning 115-3 PINE ST GREEN BAY, WI 54301 PH (920) 434-2128
LANDSCAPE:	InSite Landscape Design Inc. 11525 W NORTH AVENUE, SUITE 1B WALUWATOSA, WI 54301 PH (414) 476-1204

PROJECT

NOTRE DAME OF
DE PERE

100 S HURON
STREET
DE PERE, WI
54115

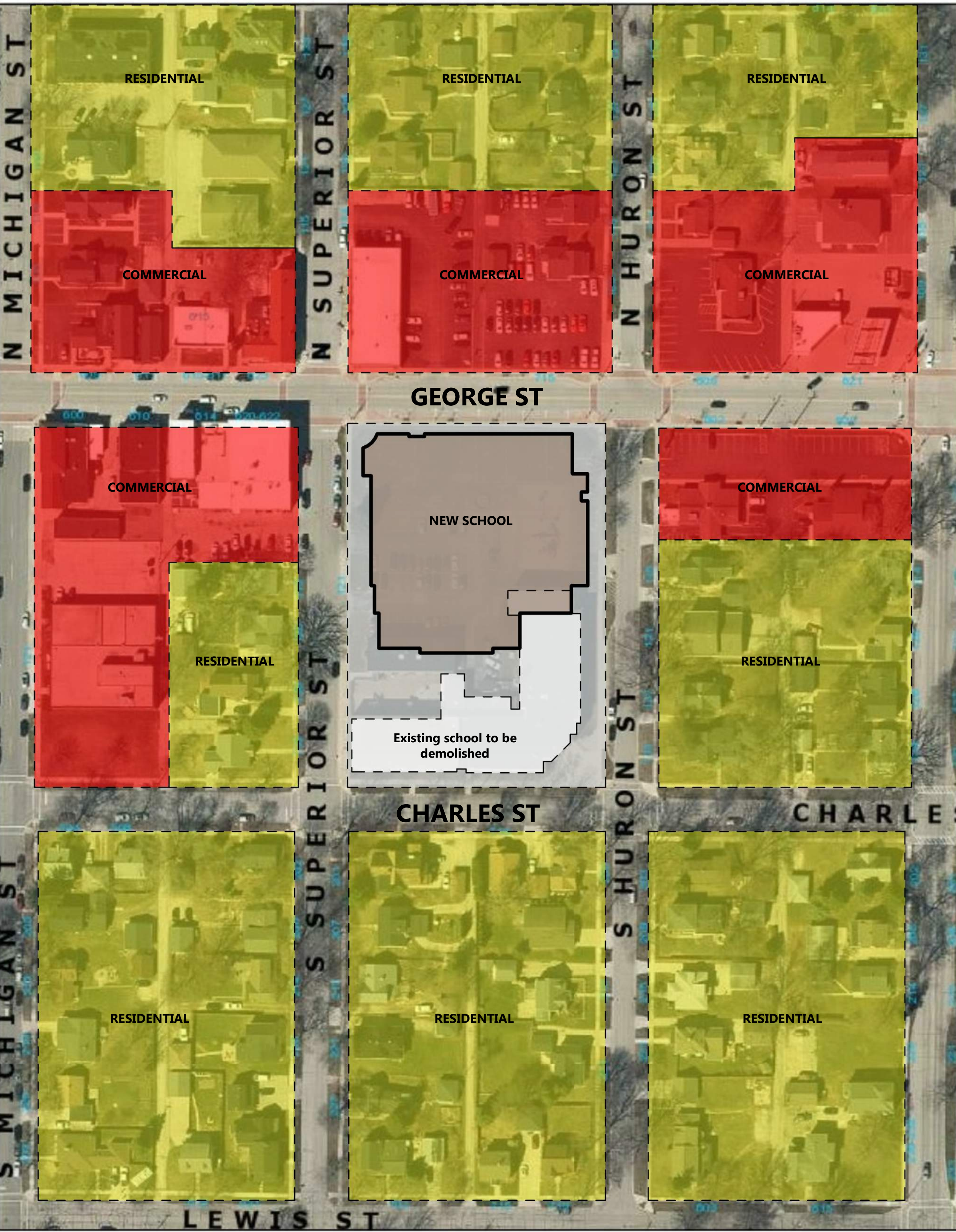
PROGRESS
DOCUMENTS

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.

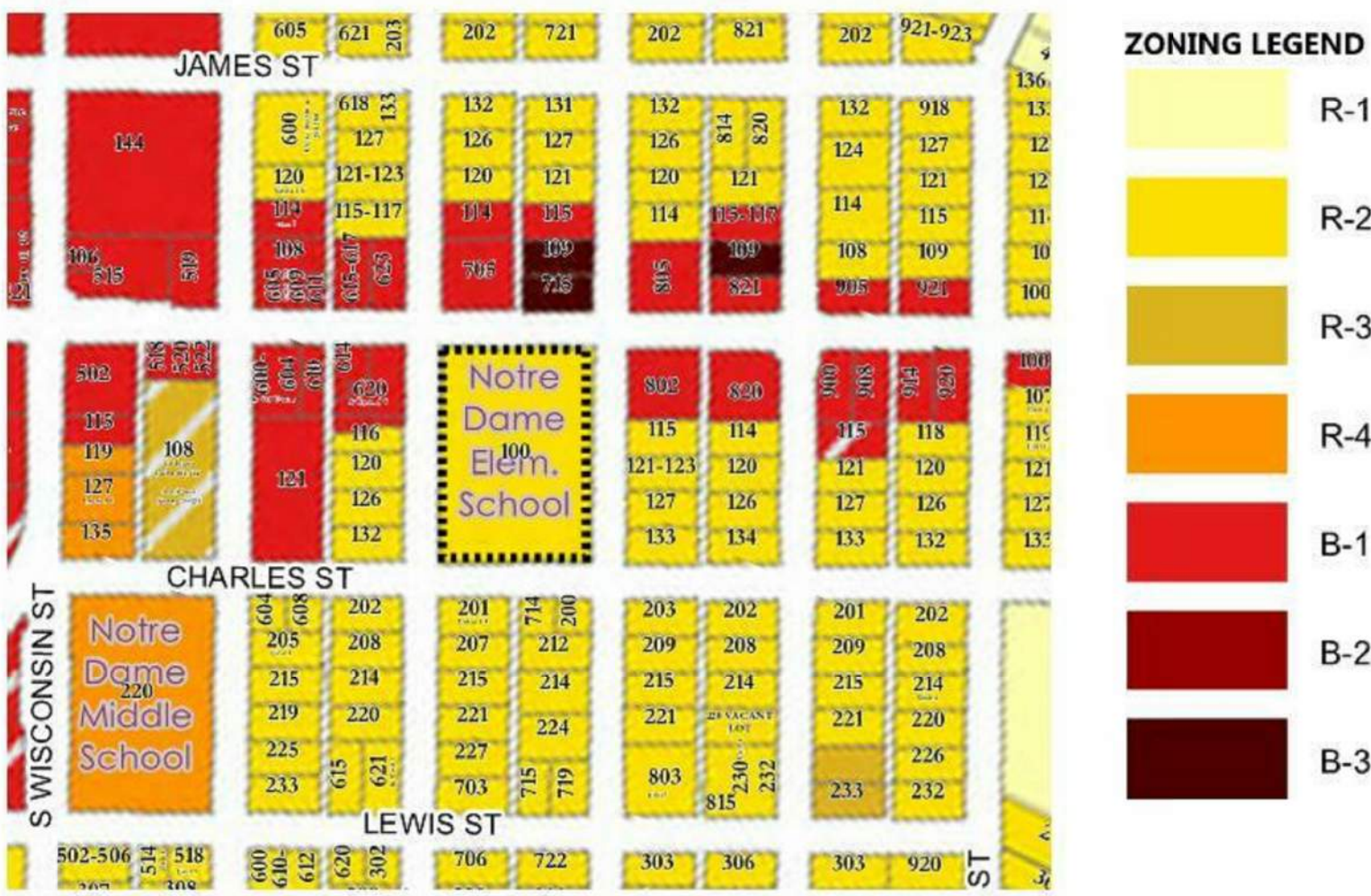
PROJECT INFO	
Date	06.10.2019
Project No.	18.099.01

SHEET TITLE
TITLE SHEET, SHEET INDEX, LOCATION MAP, ZONING INFORMATION

G001A



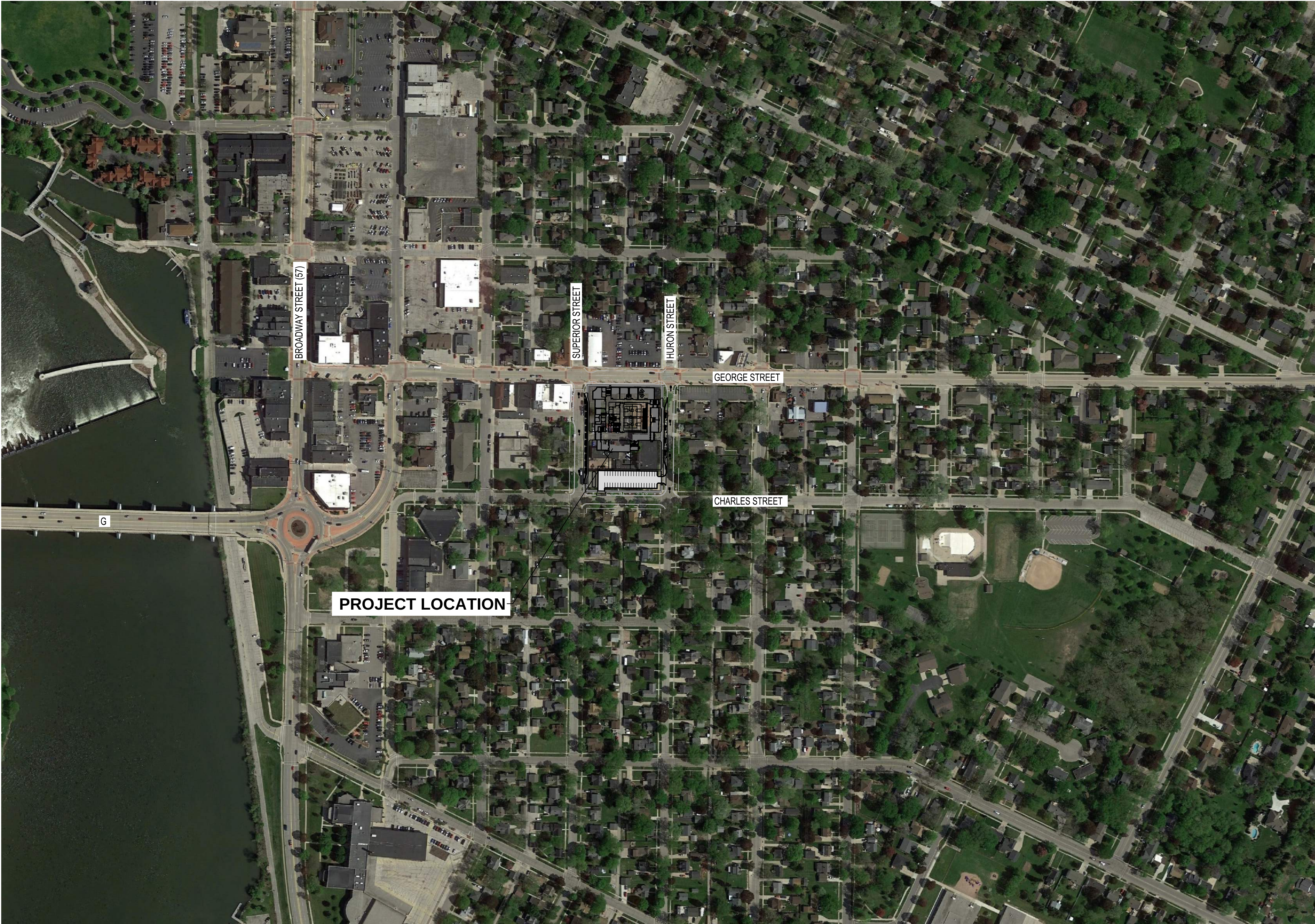
SITE LOCATION PLAN
NOT TO SCALE



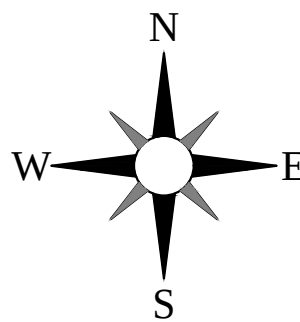
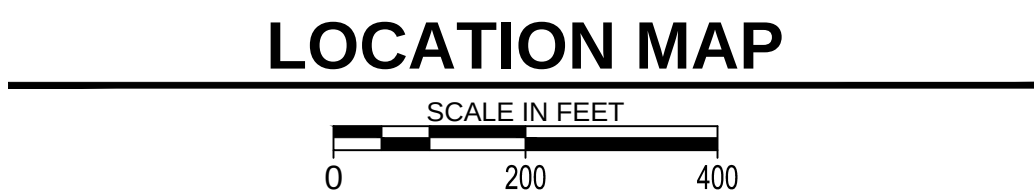
ZONING MAP
NOT TO SCALE

SITE ZONING: R-2 Single & Two-Family
Residence District
SITE AREA: 91,754 sf approx.
BUILDING FOOTPRINT: 44,177 sf (first floor)
SECOND FLOOR: 21,873 sf
THIRD FLOOR: 23,868 sf
TOTAL BUILDING AREA: 89,918 sf
MAXIMUM BUILDING HEIGHT: 48 feet (3 floors)
FLOOR AREA RATIO: 89,918/91,754=0.98

100 S HURON STREET
DE PERE, WI 54115



CITY OF
DE PERE, WISCONSIN



PROJECT
ADDRESS:

100 South Huron Street
De Pere, Wisconsin 54115

PROJECT GENERAL NOTES

1. 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.
2. 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.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. 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.
6. 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.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. 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.
9. 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 XXXX BY ISG.

B.M. ELEVATION = XXX
TOP NUT OF FIRE HYDRANT LOCATED
XXX
XXX

LEGEND

EXISTING

- | | |
|-----|----------------------------|
| --- | CITY LIMITS |
| --- | SECTION LINE |
| --- | QUARTER 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 |
| --- | WATER |
| --- | 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



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

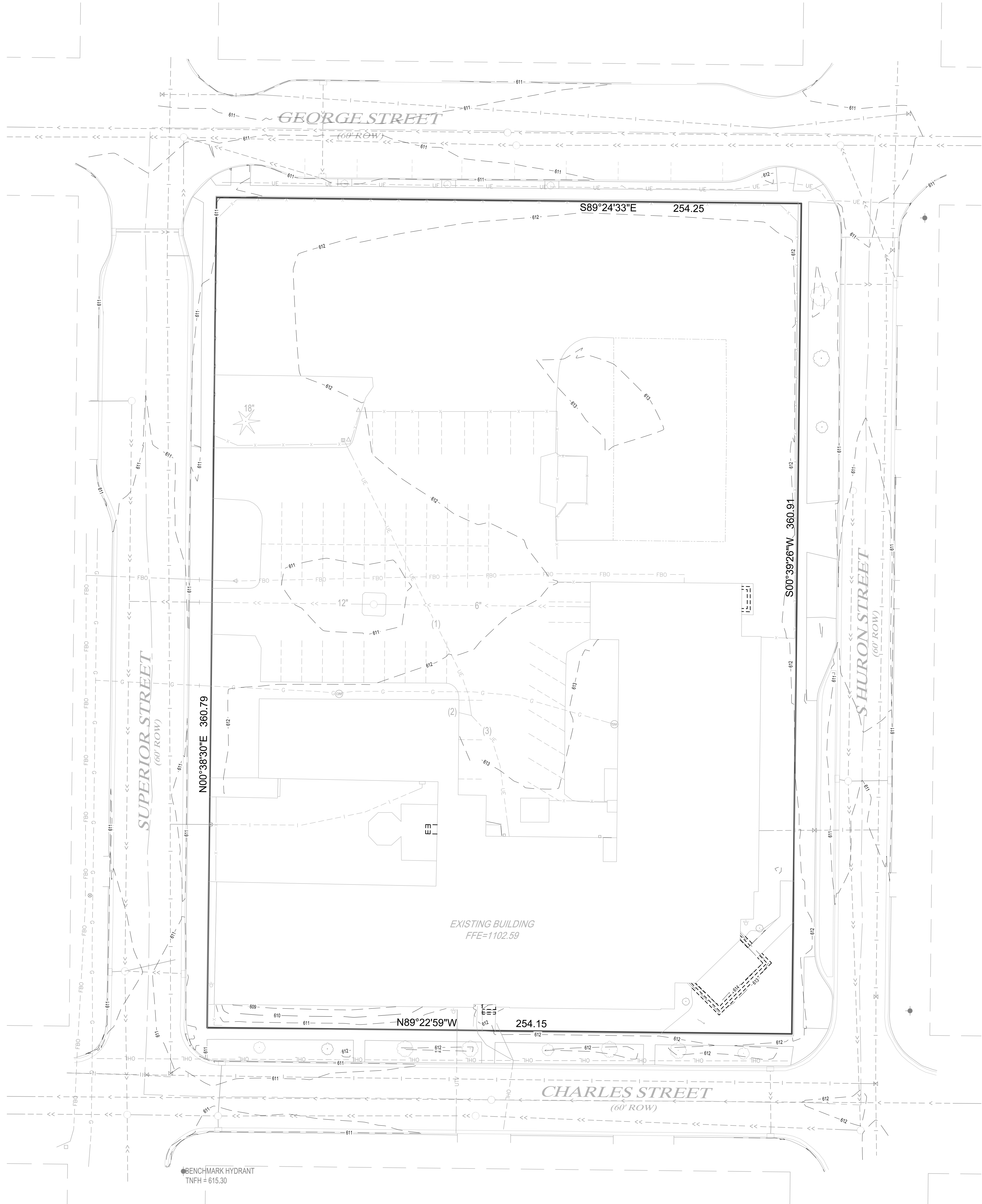
Date

Project No.

SHEET TITLE

SITE DATA

C0-10



EROSION CONTROL LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	LIMITS OF DISTURBANCE		
	EXISTING STORM DRAIN INLET PROTECTION	EACH	5
	EXISTING DRAINAGE ARROW		
	EXISTING CONTOUR (MINOR INTERVAL)		
	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.			



GROTH
Design
Group

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

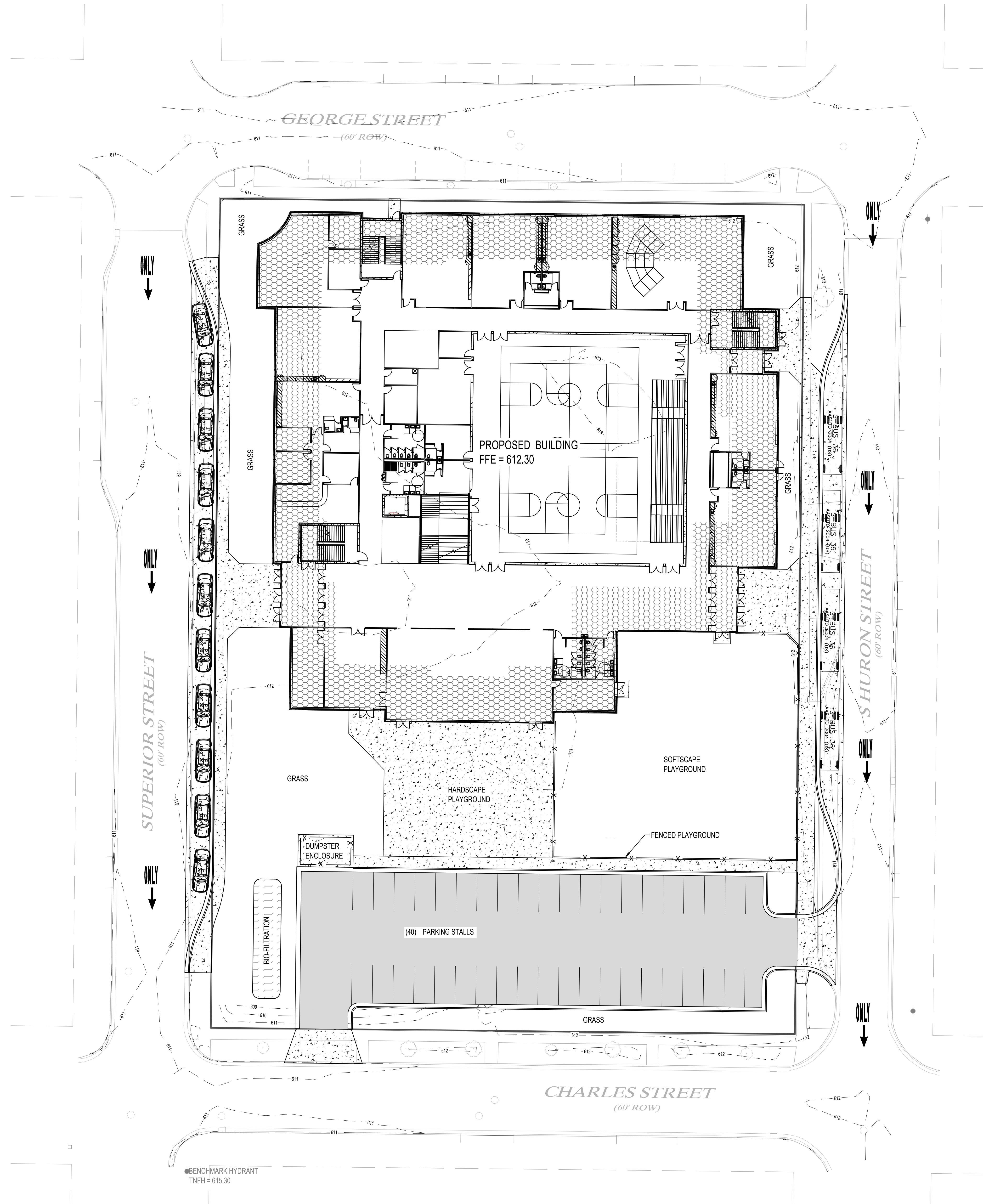
Date

Project No.

SHEET TITLE

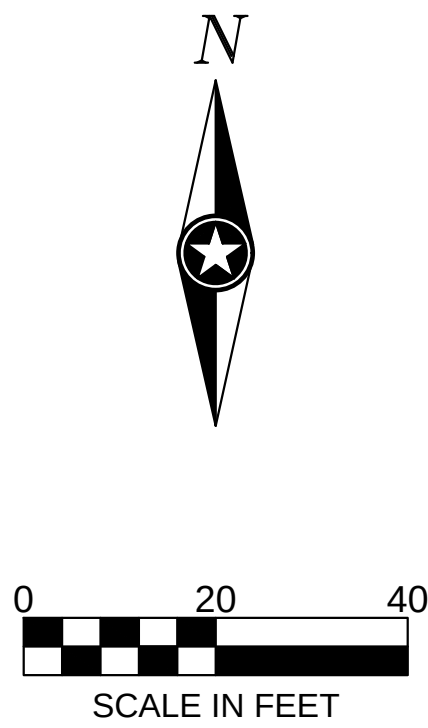
EXISTING EROSION AND SEDIMENT
CONTROL PLAN

C1-10



Grading Legend	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION

General Grading Notes	
EXCAVATED MATERIAL SHALL BE COMPACTED TO 100% PROCTOR DENSITY FOR THE UPPER 3' AND 95% PROCTOR DENSITY BELOW 3' IN ALL BUILDING PADS. REFER TO THE QUALITY COMPACTION METHOD IN ALL OTHER AREAS.	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.	



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

Project No.

SHEET TITLE

SITE GRADING PLAN

C4-10



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.

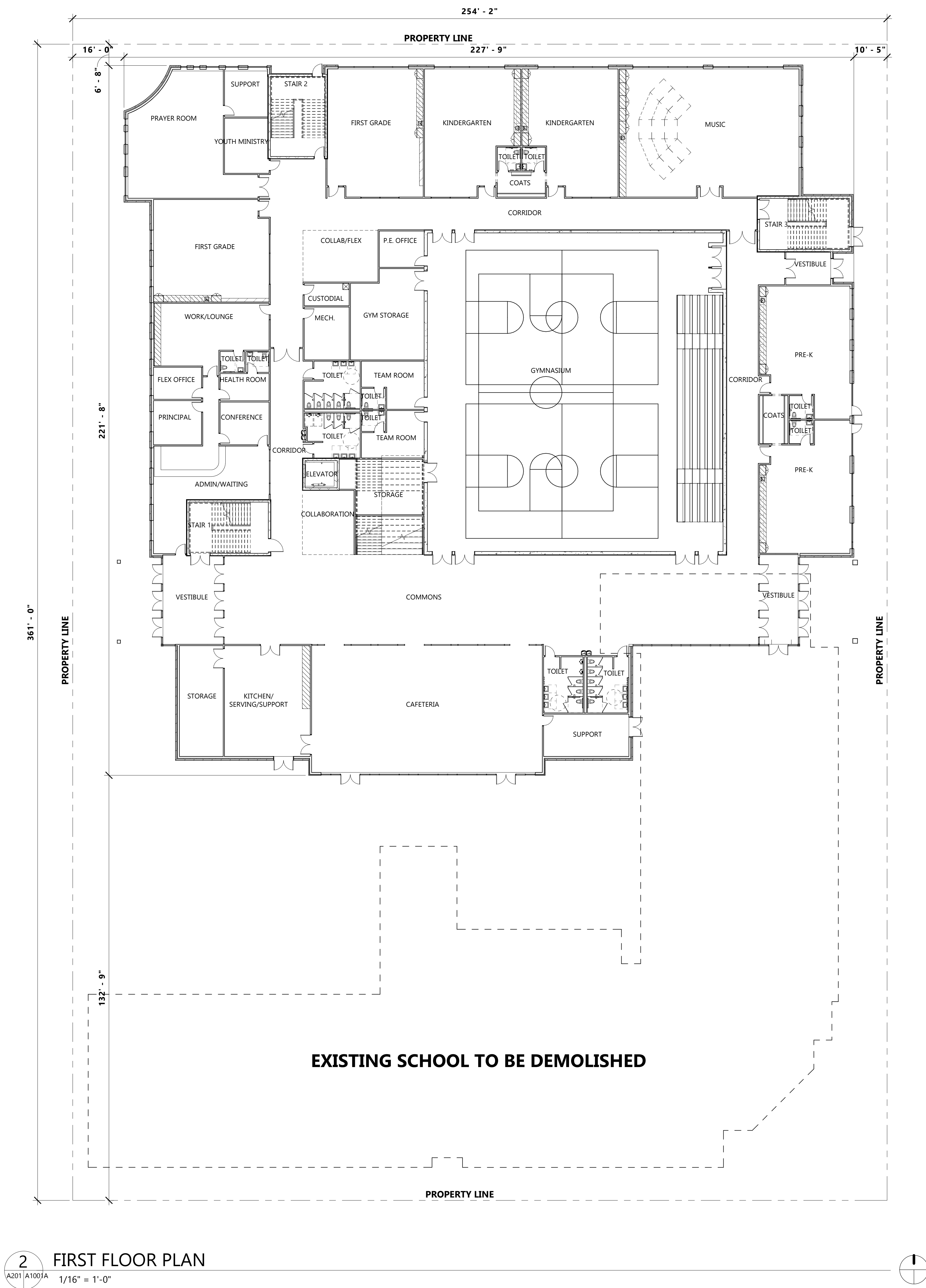
PROJECT INFO

Date
06.10.2019
Project No.
18.099.01

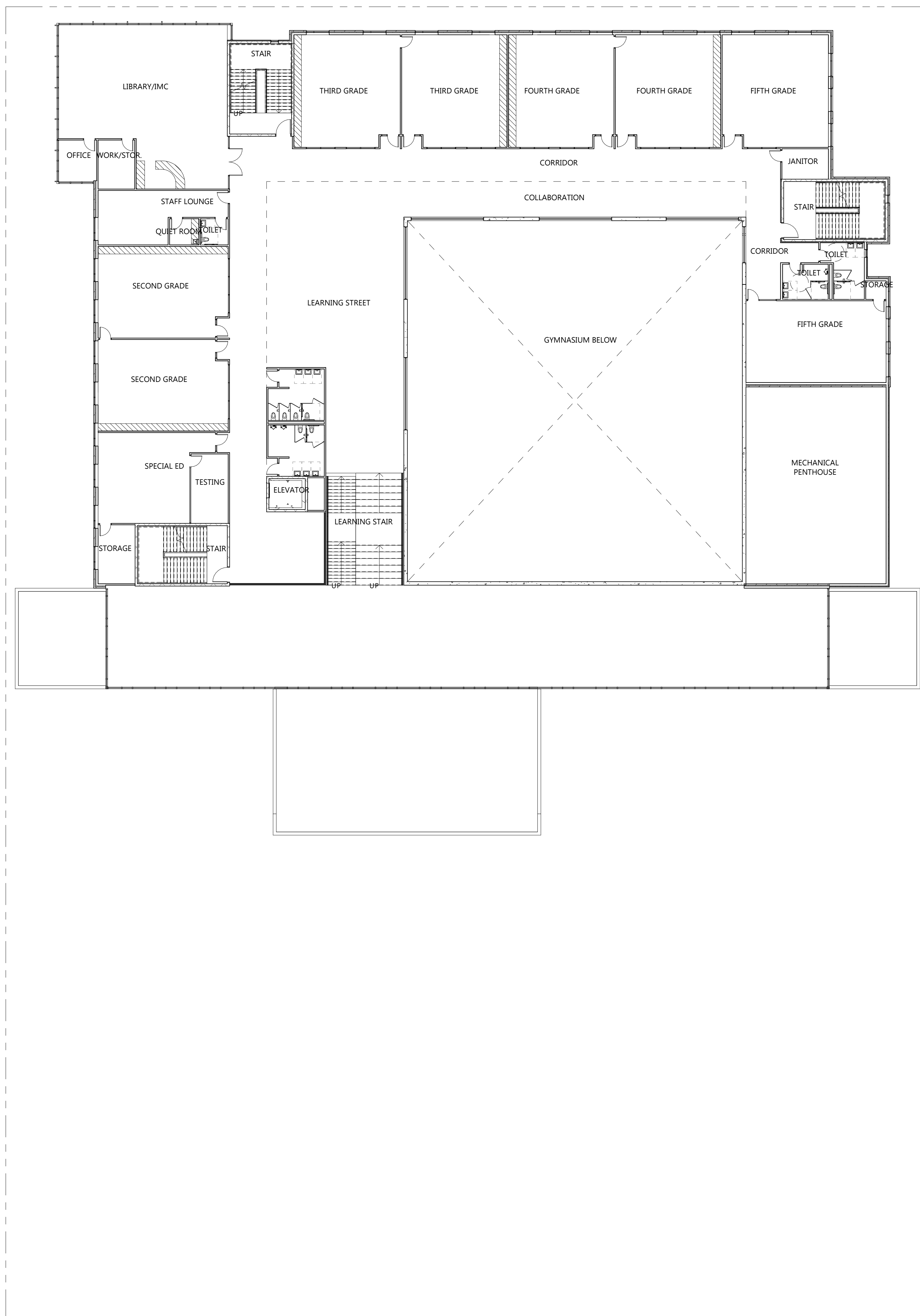
SHEET TITLE

FIRST FLOOR PLAN

A1001A



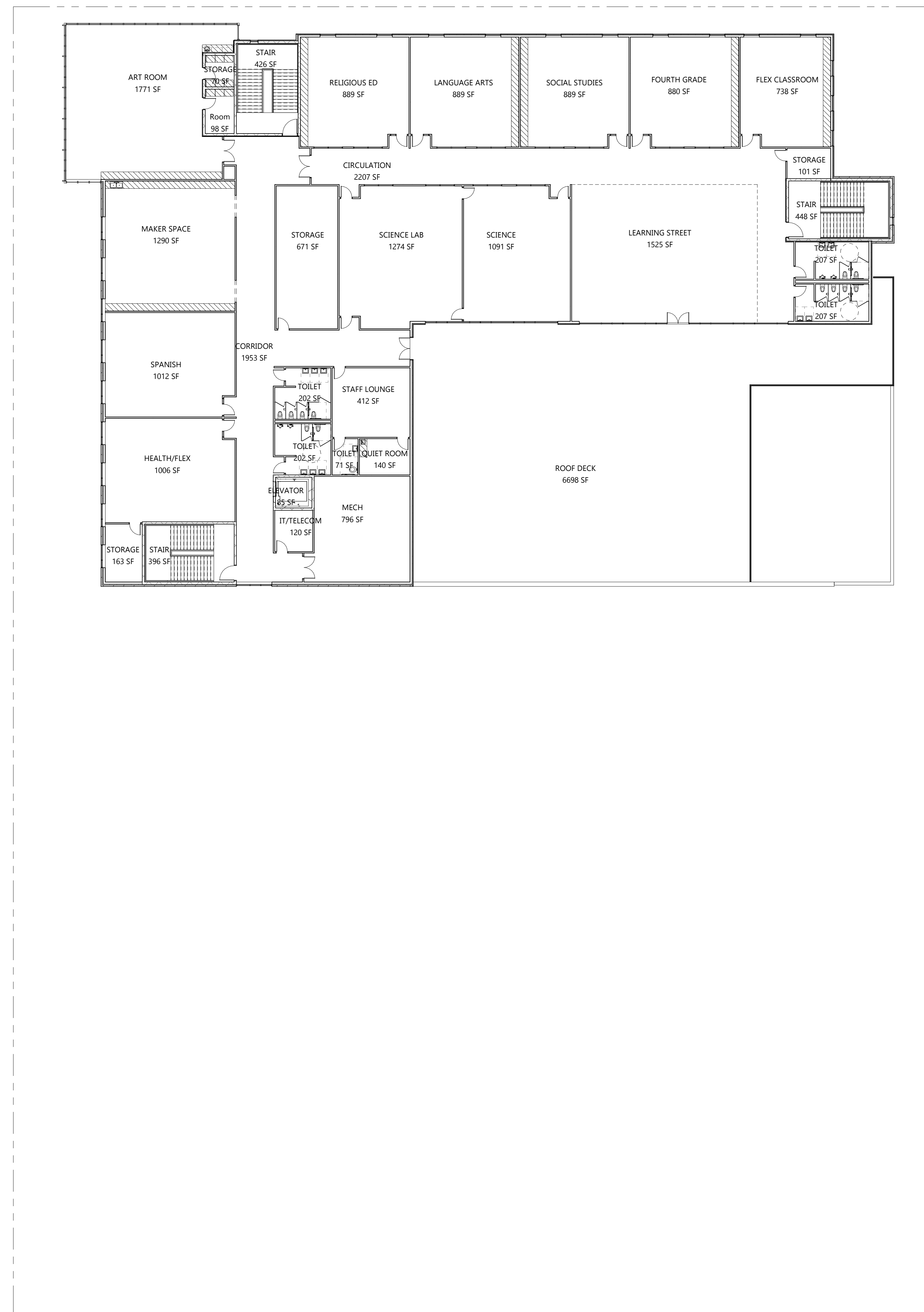
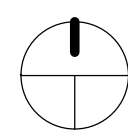
2 FIRST FLOOR PLAN
1/16" = 1'-0"



1
A201 | A1001B

SECOND FLOOR PLAN

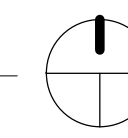
1/16" = 1'-0"



2
A201 | A1001B

THIRD FLOOR PLAN

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:

06.10.2019

Project No.

18.099.01

SHEET TITLE

SECOND & THIRD FLOOR PLANS

A1001B

GENERAL DEVELOPMENT PLAN SUBMITTAL



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: 06.10.2019
Project No. 18.099.01

SHEET TITLE

3D VIEWS

A1001C



STREET VIEW SOUTHWEST CORNER (SUPERIOR & CHARLES ST)



STREET VIEW NORTHWEST CORNER (SUPERIOR & GEORGE ST)



STREET VIEW SOUTHEAST CORNER (HURON & CHARLES 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: 06.10.2019
Project No.: 18.099.01

SHEET TITLE

3D VIEWS

A1001D

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



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schlein

SUBJECT: c. Ordinance #19-18 Rezoning Certain Property From R-2 Single and Two-Family Residence District to R-3 General Residence District (Parcel ED-1114; 221 South Erie Street).

On June 24, 2019, Plan Commission unanimously recommended approval of the rezoning with a vote of 7-0.

Several residents were in attendance that did not support the request; four (4) of the residents spoke against the request during the meeting. The property owner and an authorized agent of the owner were in favor of the request.

On June 20-26, 2019, a total of six (6) individual protest petitions, from adjacent/nearby residents, were filed with the City Clerk. Copies of the protest petitions are attached.

ATTACHMENTS:

- Ord19-18 (DOCX)
- Public Hearing Notice - 221 S Erie Street Rezoning (DOCX)
- Mayor & CC Memo 7-16-19 Protest Petitions (221 S. Erie St.) (PDF)
- Protest petitions 221 S Erie (PDF)
- Memo to Plan Commission - 24 Jun 2019 (DOCX)
- Report to Plan Commission - Rezoning ED-1114 from R-2 to R-3 (DOCX)
- Application Form with Support Documents (PDF)
- Map of Rezoning Parcels with Street Names (PDF)
- MAC DENTAL 3-D Rendering Provided by Petitioner - 28 May 2019 (PDF)
- 2nd Neighborhood letter from MAC Dental - 20 May 2019 (PDF)
- Neighbor Email - objection to expansion (MSG)
- MAC Dental - 110 Objection Letters given to PC by resident - 28 May 2019 (PDF)

ORDINANCE #19-18
 REZONING CERTAIN PROPERTY FROM R-2 SINGLE AND TWO-FAMILY
 RESIDENCE DISTRICT TO R-3 GENERAL RESIDENCE DISTRICT
 (Parcel ED-1114; 221 S. Erie Street)

WHEREAS, the Common Council of the City of De Pere, having reviewed the recommendation of the City Plan Commission regarding the proposed change in zoning classification for the property described below and having scheduled a public hearing then to be decided by the Common Council; and

WHEREAS, the City Clerk, having published a Class 2 Notice of Public Hearing regarding such proposed zoning change and, pursuant thereto, a public hearing having been held on the 16th day of July, 2019 at 7:35 p.m. and the Common Council having heard all interested parties or their agents and attorneys;

NOW, THEREFORE, the Common Council of the City of De Pere, Wisconsin, do ordain as follows:

Section 1. That the following described property:

Parcel ED-1114

Lot 9 Block 49, Original Plat of De Pere, City of De Pere, Brown County, Wisconsin

shall be and the same are hereby rezoned from the present zoning classification of R-2, Single and Two-Family Residence District, to R-3, General Residence District, as set forth in and regulated by the provisions of §14-40 De Pere Municipal Code, subject to the following:

1. The approval of all other required reviews for this project, including approval of the requested Conditional Use Permit to allow for a dental office at the proposed location and subject to Plan Commission approval of the site plan.
2. The parcel is combined with Parcels ED-1112 and ED-1113 into one lot.
3. The project meets all state and local codes and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

Ordinance #19-18

Page 2 of 2

Section 2. The City Clerk is directed to amend the City of De Pere Zoning Map in conformity with the provisions of this ordinance.

Section 3. All other ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect upon its passage and publication according to law.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board/Committee Approval: June 24, 2019

Publication Date: _____

Effective Date: _____

Attachment: Ord19-18 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114; 221 South Erie Street).)

Publish: July 1, 2019 and July 8, 2019 in the Green Bay Press-Gazette (Class 2 Notice)

NOTICE OF PUBLIC HEARING

Notice is Hereby given, that on **Tuesday, July 16, 2019** at 7:35 PM or as soon thereafter as can be heard in the Council Chambers of the De Pere City Hall, 335 S. Broadway St, De Pere, WI, a public hearing will be held by the Common Council of the City of De Pere to act on the request to rezone the following property:

Parcel ED-1114 at 221 S. Erie Street, approximately 120 feet north of Lewis Street, from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District).

A map of the proposed rezoning is available at the City of De Pere Development Services Department, 335 S. Broadway St., De Pere, WI 54115.

Dated this 1st day of July, 2019.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Carey E. Danen
City Clerk

MEMORANDUM

TO: Mayor Michael J. Walsh
Common Council Members

FROM: Kristen K. Johnson, Assistant City Attorney

DATE: July 16, 2019 (meeting date)

RE: 221 S. Erie Street - Rezoning Request Protest Petitions

The purpose of this memo is to further explain protest petitions, including the requirements of a valid protest petition and the effect of a valid protest petition on a proposed zoning amendment. De Pere Municipal Code 14-29(7)(b) governs protest petitions as they relate to zoning amendments.

Who can file a protest petition?

1. The owners of 20% or more of the area of land included in the proposed change; or
2. The owners of 20% or more of the area of the land immediately adjacent extending 100 feet therefrom; or
3. The owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land.

When does the protest petition have to be filed?

- Any protest petition must be filed with the city clerk-treasurer no later than noon on the Friday preceding the scheduled vote.

What is the effect of a valid protest petition?

- The proposed zoning amendment shall not become effective except by the favorable vote of three-fourths of the members of the Council voting on the proposed change.

The City Clerk's Office has received six (6) protest petitions in regards to the rezoning request for the property located at 221 S. Erie Street. The addresses of the protesting parties are as follows:

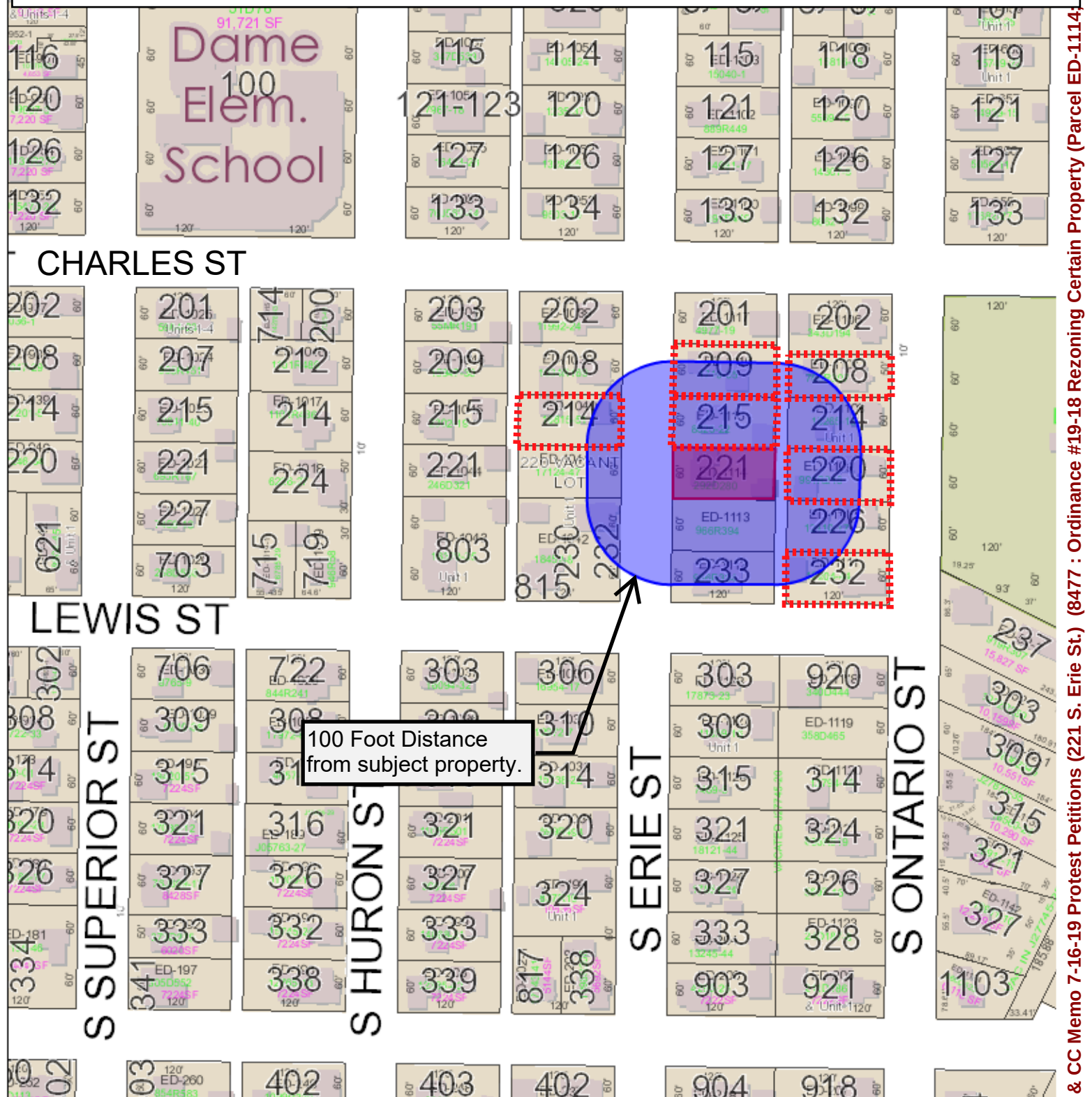
1. 214 S. Erie Street
2. 220 S. Ontario Street
3. 215 S. Erie Street
4. 209 S. Erie Street
5. 208 S. Ontario Street
6. 232 S. Ontario Street

A map depicting these addresses and the property subject to the proposed zoning amendment is attached.

Staff has determined that the six protest petitions filed are valid and constitute more than 20% of the area of land immediately adjacent extending 100 feet from 221 S. Erie Street. Therefore, approval of the proposed zoning amendment will require a three-fourths vote of the members of Council voting on this item.

If you have any questions or concerns in advance of the Council meeting on July 16, 2019, feel free to call me at 339-4070.

Properties that Filed Protest Petitions Against Proposed Rezoning at 221 S. Erie Street
(outlined with red dashes)



DE PERE



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

07/09/2019

Packet Pg. 78

Attachment: Mayor & CC Memo 7-16-19 Protest Petitions (221 S. Erie St.) (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114))

RECEIVED
JUN 20 2019
DE PERE
CITY CLERK

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of De Pere:

Please consider this as a formal protest against the proposed zone change amendment for:
221 South Erie Street, De Pere, Wisconsin.

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address: 214 SOUTH ERIE
WE WANT TO KEEP THE QUITE PEACEFUL NEIGHBORHOOD WE
H A V

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Robert P. Olmsted

(Signature of Protest Petitioner)

ROBERT P. OLMSTED

(Print Name)

6-19-19

(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)

State of Wisconsin

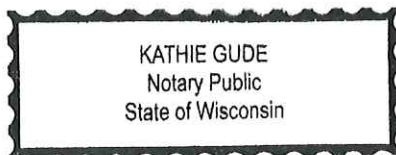
Brown } SS.
County

On the above date, this instrument was acknowledged before me by the named person(s).

Kathie Gude
(Signature, Notary Public, State of Wisconsin)

Kathie Gude
(Print or Type Name, Notary Public, State of Wisconsin)

03/11/2022
(Date Commission Expires)



Attachment: Protest petitions 221 S Erie (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114; 221 South Erie Street).)



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of De Pere:

Please consider this as a formal protest against the proposed zone change amendment for:
221 South Erie Street, De Pere, Wisconsin.

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address: 220 S. ONTARIO ST.
De Pere, WI. 54115

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

David L. Flora

(Signature of Protest Petitioner)

(Signature of Protest Petitioner)

DAVID L. FLORA

(Print Name)

(Print Name)

6-20-19

(Date Signed)

(Date Signed)



State of Wisconsin

Brown

} SS.
County}

On the above date, this instrument was acknowledged before me by the named person(s).

Brett Staeven

6-20-19

(Signature, Notary Public, State of Wisconsin)

Brett Staeven

(Print or Type Name, Notary Public, State of Wisconsin)

09/18/2020

(Date Commission Expires)

Attachment: Protest petitions 221 S Erie (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114; 221 South Erie Street).)

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of De Pere:

Please consider this as a formal protest against the proposed zone change amendment for:
221 South Erie Street, De Pere, Wisconsin.

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address: 215 S. Ernest.

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Lisa Cherney
(Signature of Protest Petitioner)

Lisa Cherney
(Print Name)

6-19-19
(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)

State of Wisconsin

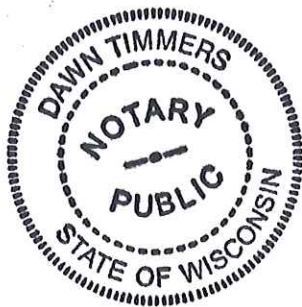
Brown } SS.
County }

On the above date, this instrument was acknowledged before me by the named person(s).

Dawn Timmers
(Signature, Notary Public, State of Wisconsin)

Dawn Timmers
(Print or Type Name, Notary Public, State of Wisconsin)

11-29-2022
(Date Commission Expires)



RECEIVED

JUN 21 2019

DE PERE
CITY CLERK**Formal Protest Petition Against Proposed Zone Change****To the Common Council of the City of De Pere:**

Please consider this as a formal protest against the proposed zone change amendment for:
221 South Erie Street, De Pere, Wisconsin.

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address: 209 So ERIE ST
DE PERE WI 54115

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

John J. Van Ghee
(Signature of Protest Petitioner)

JOHN J. VANGHEEM
(Print Name)

6-20-19
(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)

State of Wisconsin

Brown } SS.
County

On the above date, this instrument was acknowledged before me by the named person(s).

Denise Emmer
(Signature, Notary Public, State of Wisconsin)

DENISE EMMER
(Print or Type Name, Notary Public, State of Wisconsin)

4-18-23
(Date Commission Expires)

Attachment: Protest petitions 221 S Erie (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114; 221 South Erie Street).)



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of De Pere:

Please consider this as a formal protest against the proposed zone change amendment for:
221 South Erie Street, De Pere, Wisconsin.

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address: 208 S. ONTARIO ST
DEPERE WI - 54115

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

James J. Hendricks
(Signature of Protest Petitioner)

JAMES J. HENDRICKS
(Print Name)

6-20-19
(Date Signed)

Carol B. Hendricks
(Signature of Protest Petitioner)

CAROL B. HENDRICKS
(Print Name)

6-20-19
(Date Signed)

State of Wisconsin

BROWN } SS.
County}

On the above date, this instrument was acknowledged before me by the named person(s).

Priya Krieg
(Signature, Notary Public, State of Wisconsin)

PRIYA KRIEG
(Print or Type Name, Notary Public, State of Wisconsin)

02/06/2021
(Date Commission Expires)



Attachment: Protest petitions 221 S Erie (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114; 221 South Erie Street).)



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of De Pere:

Please consider this as a formal protest against the proposed zone change amendment for:
221 South Erie Street, De Pere, Wisconsin.

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address: 232 Sonlaris De Pere 54115

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

(Signature of Protest Petitioner)

Eric T Dombrowski

(Print Name)

6/25/2019

(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)

State of Wisconsin

Brown } SS.
County

On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public, State of Wisconsin)

Sherry L. Coleman

(Print or Type Name, Notary Public, State of Wisconsin)

11/5/21

(Date Commission Expires)



Attachment: Protest petitions 221 S Erie (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114; 221 South Erie Street).)

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

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

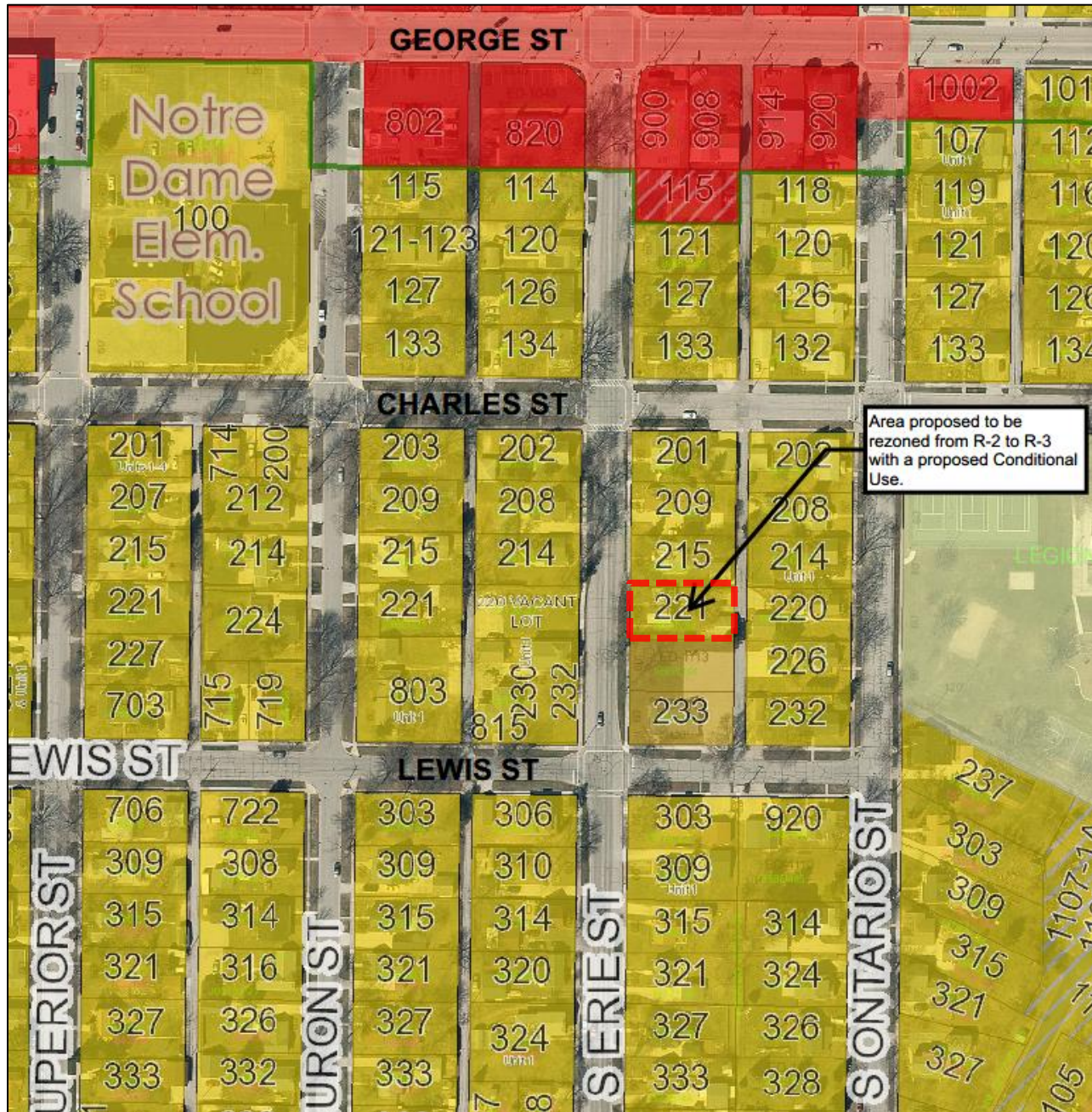
So please take into consideration
the residents opinions. We Love DePere.

Thank you -
Chryis Walsh


202 S. Ontario St.
DePere, WI. 54115

- Item 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.*

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone Parcel ED-1114 from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District).

COMMON DESCRIPTION: 221 S. Erie Street, located between Charles Street and Lewis Street.

PARCEL NUMBERS: ED-1114

EXISTING ZONING: R-2 (Single and Two-Family Family Residence District)

PROPOSED ZONING: R-3 (Multiple Family Residence District)

NOTE: For over 45 years the two parcels located immediately to the south, now owned by HNM LLC, have been zoned either R-3 or "C" Residential with a conditional use that allows for dental offices (referred to as health and medical institutions in today's Code). Following this rezoning petition, a petition for a conditional use for all three properties will be petitioned to allow for an expanded dental office on all three properties.

SURROUNDING LAND USES: R-2 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: Neighborhood Residential (Including Multi-Family)

APPLICANT / OWNER:

Katie Nemitz, Project Manager	HNM LLC
Design Unlimited	Property Owner
Authorized Representative	704 S. Webster Avenue
1029 West McMillan Street	Green Bay, WI 54301-3528
Marshfield, WI 54449	

PROJECT REVIEWS: This petition reflects a request for a rezoning; however, there are related project reviews being requested, based on a May 8, 2019 petition for a new 5,300 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 a conditional use permit and a site plan review, 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 the subject parcel 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. 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:

With this request, the applicant proposes rezoning of Parcel ED-1114 from R-2 to R-3 in order to match the zoning for adjacent Parcels ED-1113 & ED-1113, located to the south. The intent is to also request a conditional use for Parcel ED-1114 and obtain site plan approval for a newly built 5,300 sq. ft. dental office on all three parcels.

When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan—

The 2010 Comprehensive Plan summarizes the following general land use recommendations, among others: 'Develop small, mixed-use neighborhood centers to serve the surrounding neighborhood. Future residential development should maintain an appropriate balance of housing types, while keeping abreast of future demographic and home-buying trends as a result of an aging population.'

The 2010 Comprehensive Plan Future Land Use Map, Figure 2-6, identified the property and surrounding property as Neighborhood Residential (Including Multi-Family), with Commercial for the northeast corner of S. Erie Street and Lewis Street.

Surrounding Land Uses—

The land use is developed single and two-family residential to the north, south and east. There is a vacant lot, single and two-family residential and a three-family property to the west. Also, to the south is a parking lot and building for the existing MAC Dental.

Desired Development Patterns—

The existing zoning for the property allows for single and two-family developments, family day care homes, recreational, and religious facilities. All properties to the north, south, and east also have the same permitted use abilities. If rezoned to R-3, a dental office may be allowed as a conditional use.

The existing zoning for the two adjacent properties to the south allow for the same uses as the subject property, along with multiple family, colleges, day care centers, and lodging houses. The adjacent properties already allow a dental office due to a 1973 conditional use, and a dental office likely would have been allowed without a conditional use at that time.

The property has vehicular and pedestrian access on existing rights of way and an alley. The proposed zoning for this parcel does not match the future land use designation identified by the Comprehensive Plan. However, the property is adjacent to a long established dental office that has proposed an expansion. If designed appropriately, the office building could integrate well into the existing neighborhood. The City does not anticipate that Erie Street will become a commercial corridor.

Neighbor Outreach—

The City encouraged the petitioner to conduct neighbor outreach prior to the project proposal due to the existing residential character of the neighborhood. On April 8, 2019 the petitioners facilitated a neighborhood meeting to inform the residents about the project. At that time some of the neighbors expressed concerns and objections. No changes were made to the rezoning request, but changes were made to the conceptual site plan design, landscaping/screening, lighting, and hours of operation.

All property owners within 300 feet of the subject area have been notified of this application, resulting in two objections: One neighbor visited the office to preview the documents and object, one neighbor submitted an email to object. A copy of the email is included in the meeting packet.

REVIEW PROCESS:

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the June 18, 2019 Common Council meeting prior to review of the rezoning by the Common Council. Project notification letters have been sent to property owners within 300 feet of the site boundary.

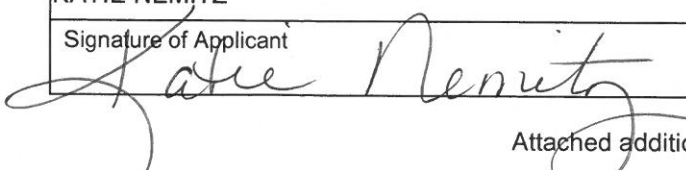
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone 221 S. Erie Street from R-2 to R-3, subject to the following:

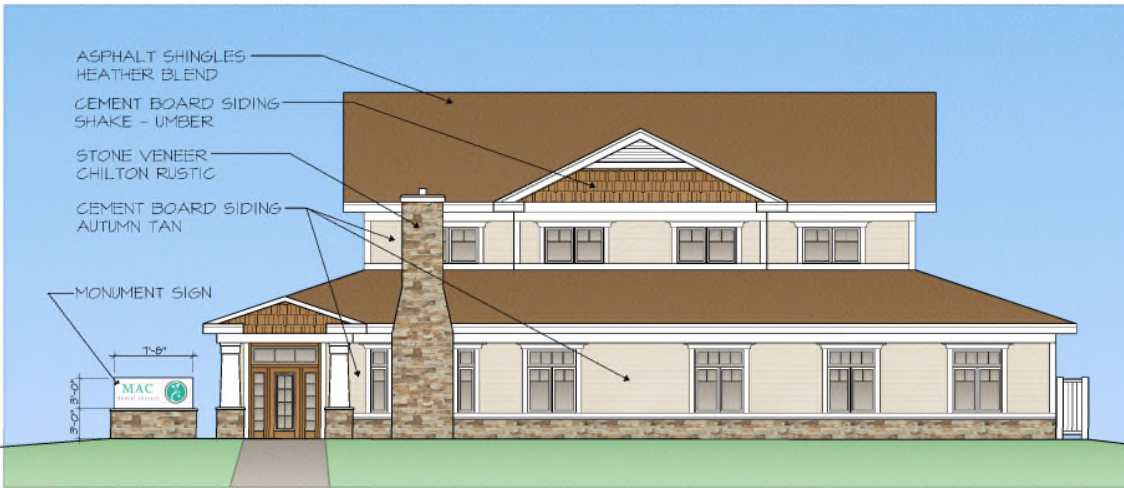
1. Meets all state and local regulations.
2. The approval of all of the other required reviews for this project.

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

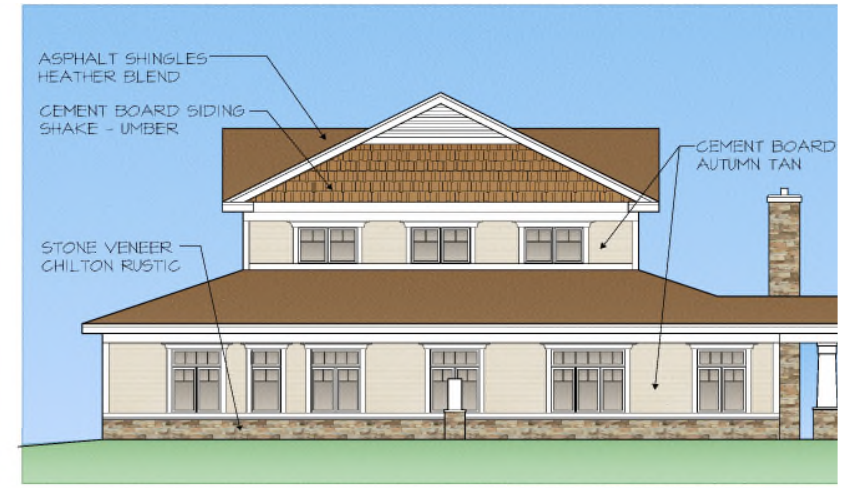
Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) 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@designunlimitedmfd.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@designunlimitedmfd.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 Number(s): ED 1112, ED 1113, ED 1114	
SECTION 4: Proposed Rezoning Use			
Existing Zoning:	ED 1112 & ED 1113 - R3, ED 1114 - R2		
Proposed Zoning:	R3		
Adjacent Zoning: North R2	Adjacent Zoning: South R2	Adjacent Zoning: West R2	Adjacent Zoning: East R2
Present Use of Parcel	DENTAL OFFICE		
Proposed Use of Parcel	DENTAL OFFICE		
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	

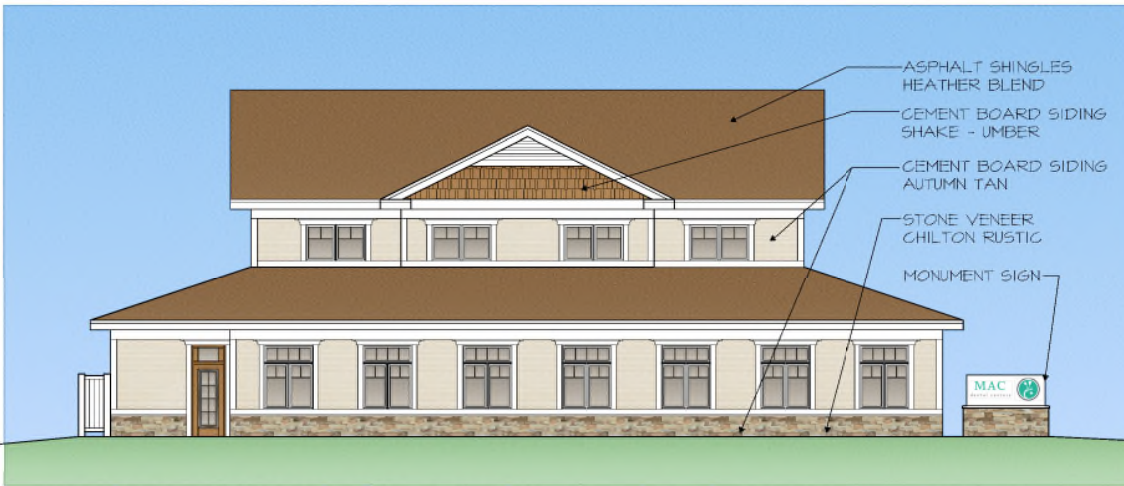
Attached additional sheets if necessary.



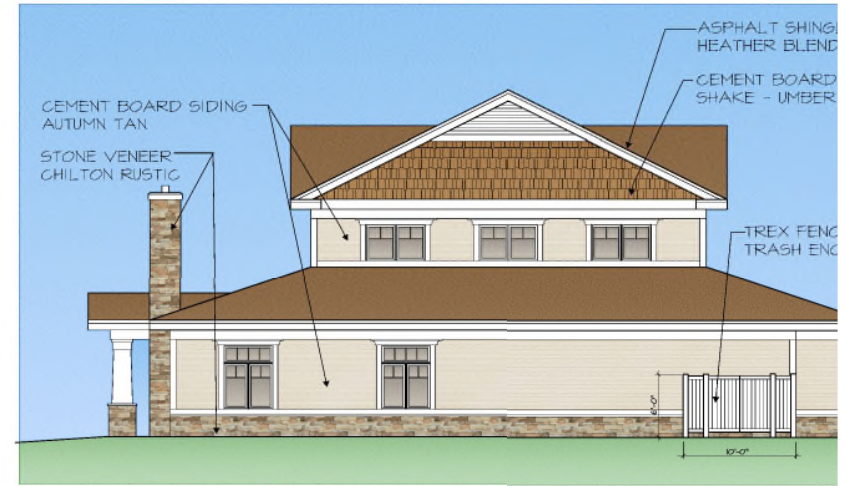
PROPOSED SOUTH ELEVATION - VIEW FROM LEWIS STREET



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

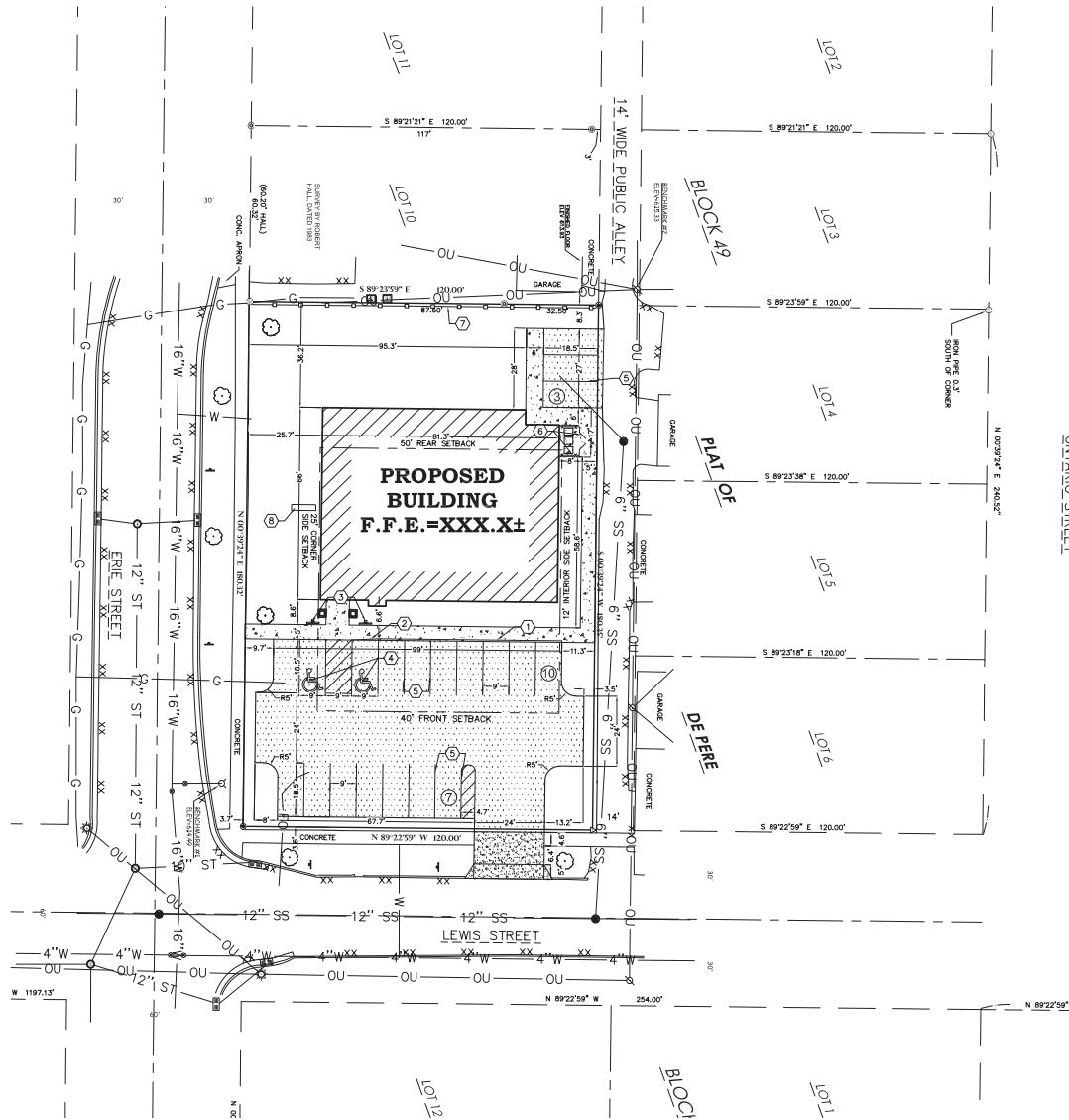
SITE PARKING

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:
SPIKE IN SOUTHWEST FACE OF POWERPOLE #66886, LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO ST., 215' NORTH OF LEWIS ST. CENTERLINE.
ELEVATION = 615.35

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

Point of Beginning

FOOT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO
REPRODUCE, REPRODUCE, AND TO REPRODUCE FOR REPRODUCTION IN ANY
ALTERNATIVE, REPRODUCTION, IMAGE, REPRODUCTION OR OTHER DOCUMENTS OR
REPRODUCTION OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION
OF FOOT OF BEGINNING, INC.

SURVEYOR'S NOTES

1. AT THE TIME OF THE SURVEY, SHOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

SURVEY LEGEND

These standard symbols will be found in this survey:

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- RECTANGULAR CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- LIGHTPOLE
- FINDERPOLE
- GUY WIRE
- GAS METER
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- BUSH/SHRUB
- HEDGE
- TREE
- PINE TREE
- 1-1/4" O.D. X 18" IRON PIPE SET
- WEIGHING TARE MEASURE, FT.
- FOUND 1" IRON BAR
- FOUND 1" IRON PIPE
- FOUND 5/4" IRON PIPE
- MAG NAIL SET
- 1" RECORDED AS

DESCRIPTION

ALL OF LOTS 7, 8, AND 9 OF BLOCK 49 OF THE ORIGINAL PLAT OF THE CITY OF DE PERE, WISCONSIN, COUNTY OF WINNEBAGO.

SUBJECT TO ANY COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

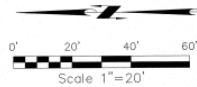
BASIS OF BEARINGS

THE NORTH LINE OF LEWIS STREET, OBSERVED TO BEAR N 89°23'59" W AS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM, NAD83 (2011).

SURVEYOR'S CERTIFICATE

I, TROY M. COLLINS, LAND SURVEYOR NO. 2895, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON MARCH 4-6 & 8, 2019, DATED THIS 9TH DAY OF APRIL, 2019.

Troy M. Collins
TROY M. COLLINS
PROFESSIONAL LAND SURVEYOR NO. 2895



UNDERGROUND UTILITIES

THESE RECORD DRAINAGES HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD KERRY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON WARNINGS BY DIGGERS HOTLINE. (TICKET #2019030446)

BENCH MARKS

ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF LOTS 11, AND ERIE ST.
ELEVATION = 614.49

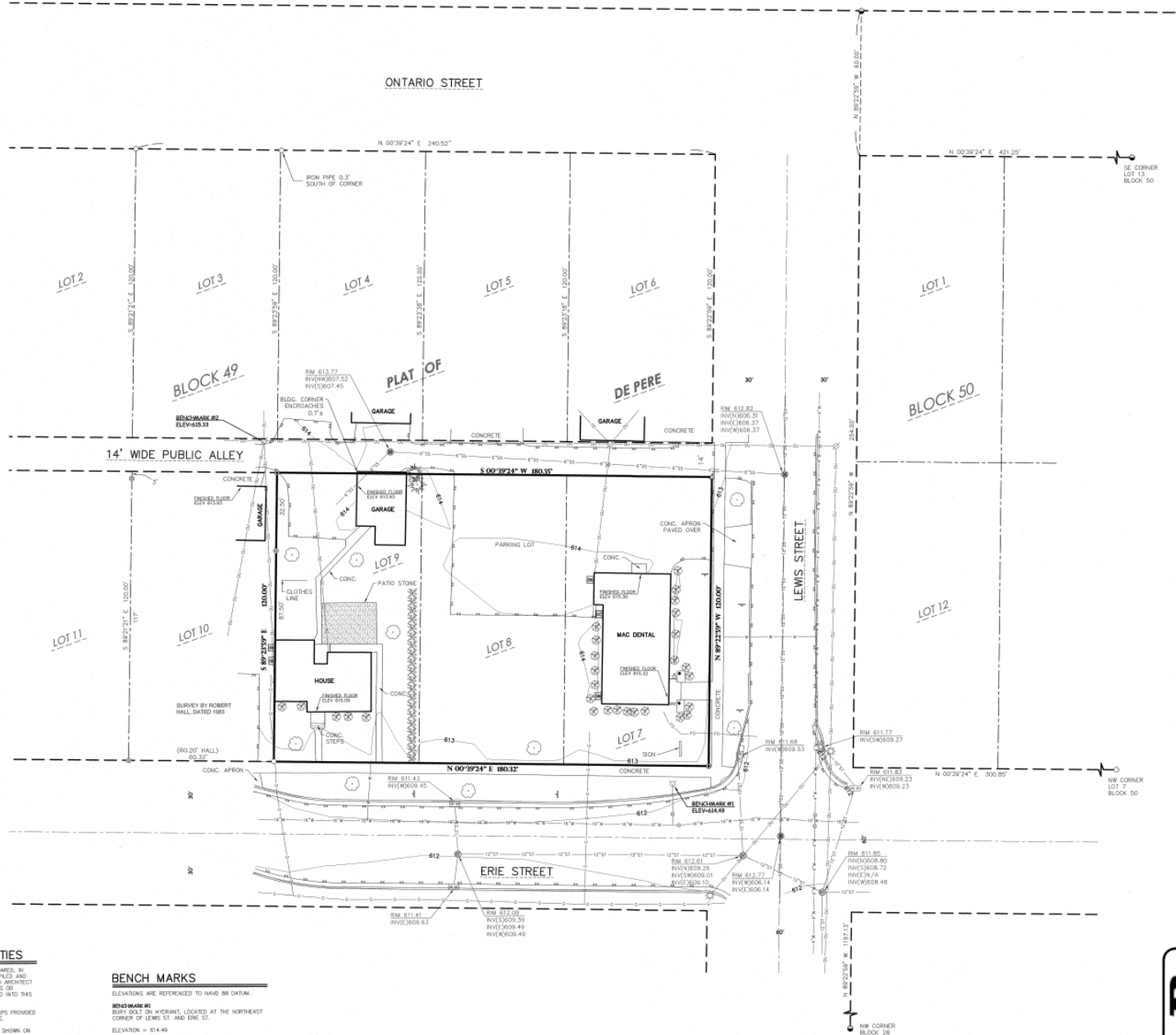
BENCHMARK #2
SPRUE IN SOUTHWEST FACE OF FINDERPOLE (PNEUMATIC) LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONWARD ST., 215' NORTH OF LEWIS ST. CENTERLINE.
ELEVATION = 615.33

OWNER

MAC Dental
233 S. Erie Street
De Pere, WI 54415

CLIENT

Design Unlimited
1022 W. Main Street
Marshfield, WI 54449



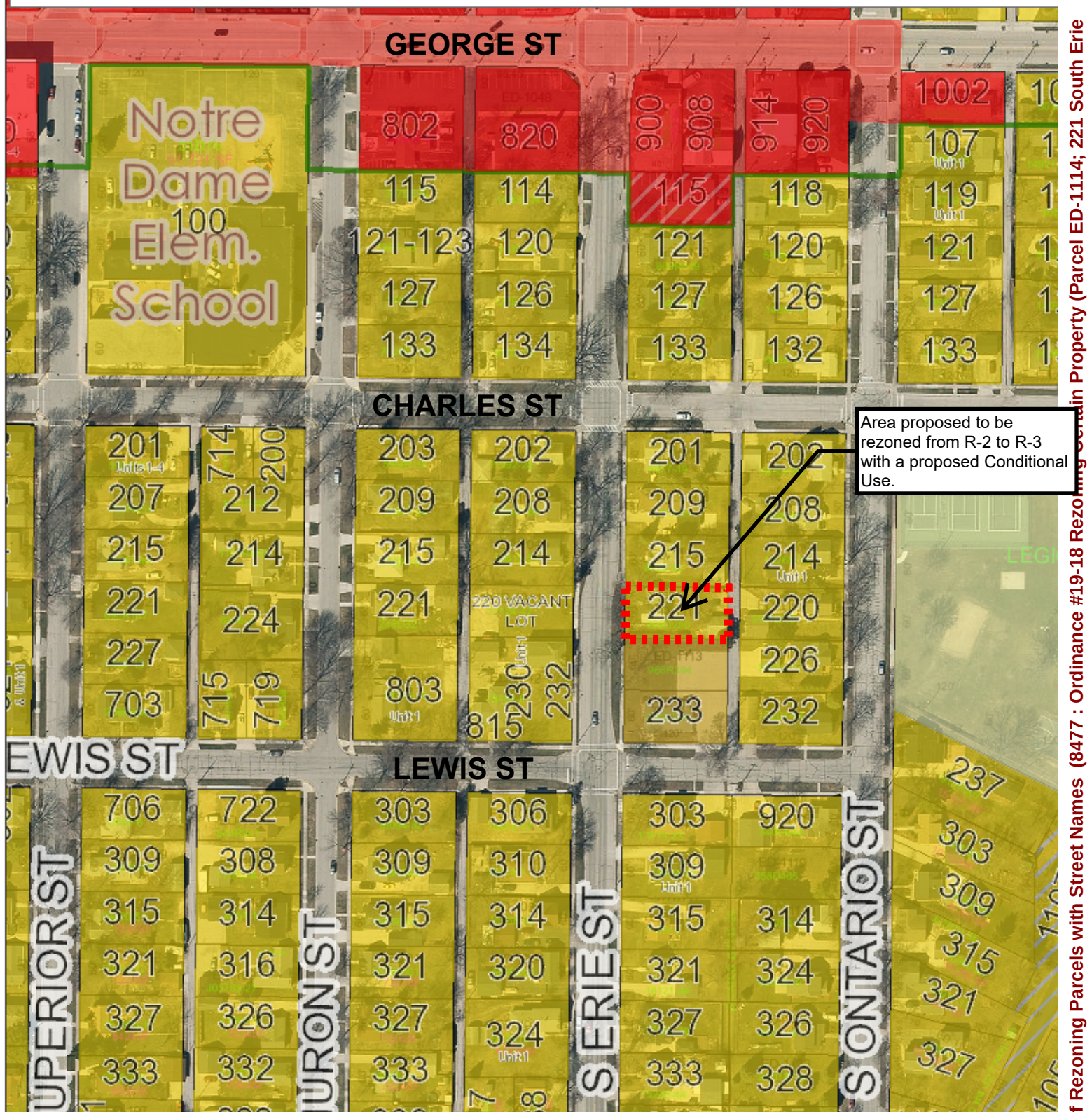
MAC Dental
233 S. Erie Street

Civil Engineering
Land Surveying
Indivine Architect, PC



TOP

Proposed Rezoning from R-2 to R-3 with a Conditional Use.



Area proposed to be rezoned from R-2 to R-3 with a proposed Conditional Use.

DE PERE

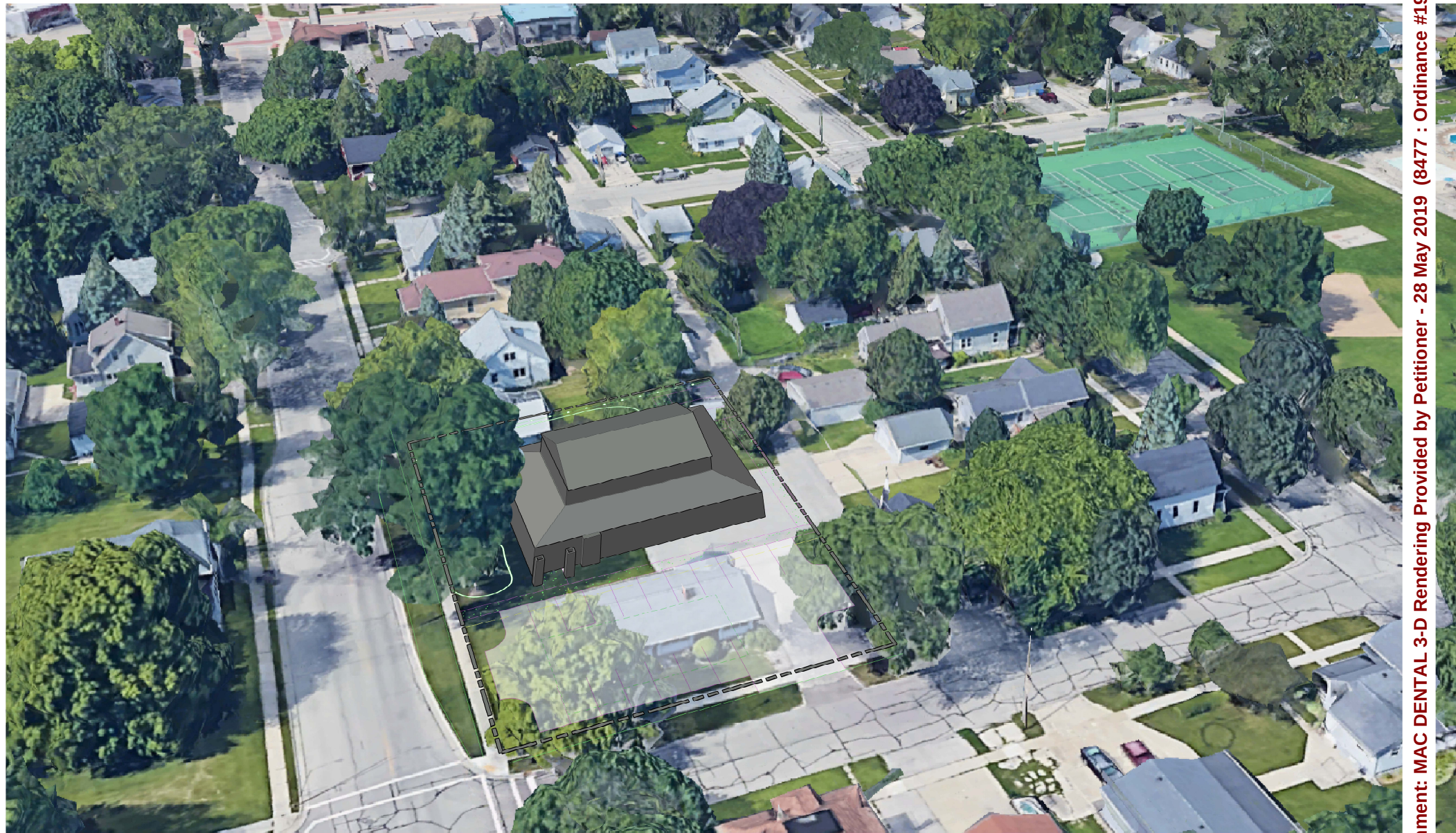


This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness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

05/15/2019

Packet Pg. 101





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

Ann Ledvina

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.

-

-

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 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-1114; 221 South Erie

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Katelyn Secora Address 226 S Ontario St Date 6/28/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

Robert Van Dyke

Address

200 George St

Date

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

NOAM WENTLAND

Address

306 S ERIE ST DOPERE

Date

5/1/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

[Signature]

Address

232 S. Ontario

Date

5/20

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Margdy Dombrowski Address 232 S Ontario Date 5/19

Attachment: MAC Dental - 110 Objection Letters given to PC by resident - 28 May 2019 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name *John Bustic* Address *323 S. Ontario, WI* Date _____

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Karon Rusten Address 303 E Ontario Date _____

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

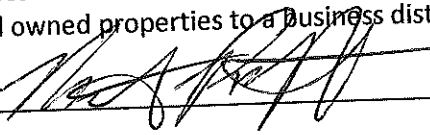
Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name  Address 920 LEWIS ST. 5/20/19 Date

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

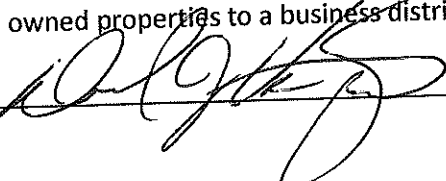
Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name  Address 326 S. ONTARIO ST. Date 5/20/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Jayma VanStraten Address 326 S. Ontario St Date 5/20/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Nigel Euling Address 324 S. ONTARIO ST Date 20 May 2019

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Lynn Coriano Address 324 S. Ontario St Date 5/1/20

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name	<u>Carol Hendricks</u>	Address	<u>208 S. Ontario St.</u>	Date	
	<u>Mary Shufflett</u>	<u>208 S. Ontario</u>	<u>9-20-18</u>	<u>May 20, 19</u>	

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Jim Hendricks Address 208 S. Ontario St. Date _____

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Daniel Floer Address 270 S. ONTARIO ST Date 5-17-19
De Pere 54115

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Eraine R. Filara Address 230 S. Ontario St Date 5/17

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Sandra Bani Address 237 S. Ontario St Date 5-2-

Attachment: MAC Dental - 110 Objection Letters given to PC by resident - 28 May 2019 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Rieth Abani Address 237 S. Ontario St Date 5/17/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Taren A. Borman Address 309 S. Ontario Date 5/17

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

Gary Borman

Address

309 So Ontario

Date

5-21-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Jack Van Buren Address 209 So Erie 5/20/19 Date

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Johnny Walsh Address 209 So Erie St Date 5.20.19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name John J. Van Heem Address 209 So Erie Date 5-20-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Michelle Van Buren Address 233 S. Erie St Date 5-20-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Rose Ann Gatewood Address 202 South Erie Date 5/20/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Elizabeth Thompson Kamlet Address 314 S Huxon St 54115 Date 5/

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Robert W Ramlet Address 314 S. Huron St. 54115 Date 5/20/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Charity A. Butler Address 3145 Erie St 5/22/19 Date

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Betty Krueger Address 200 S. Huron St. De Pere WI Date 5-22-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

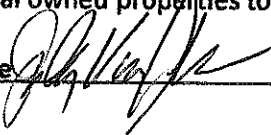
Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name  Address 421 S Ontario Date 5-20-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Jenny Rusboldt Address 224 S. Huron St. DP Date 5/17/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Neil Marshall Address 224 S. Huron St. Date 5/22/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Renee March Address 719 Lewis St. De Pere Date 5/2/19

Attachment: MAC Dental - 110 Objection Letters given to PC by resident - 28 May 2019 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Ei Malm Address 706 LEWIS ST / DE PERE, WI Date 5/23
 54115

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name *D. White* Address 703 Lewis St Date 6/22/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Beverly Schuster Address 703 LEWIS Date 5/22/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Greg Williams Address 221 So Superior Date 5/22/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Cliff Alton Address 227 S. Superior St Date 5/2/19

Attachment: MAC Dental - 110 Objection Letters given to PC by resident - 28 May 2019 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

Address

308 S Huron

Date

5/6/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name *R. C. Glue* Address *408 S. Huron St.* Date *5/22/19*
De Pere

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Mary C Thorpe Address 133 S. Winnebago St Date 5/22

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

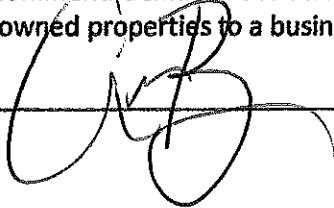
Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name



Address

120 S. WINNBACHER JR.

Date

5/17/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name



Address

133 S Huron St.

Date

5/22

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Robert P. Choyce Address 133 S. Winnebago St Date 5/22/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Jose B. Soria Address 401 Soria Date 5-29

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Richard R. Rucker Address 421 S. Ontario St Date 5/26/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name At KS Address 230 S. Erie St. Date 5-2-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Jana Dellmund Address 209 S. Huron St Date 5.2.19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Peter Dillman Address 209 S. Huron St. Date 5/2/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Justin Nelson Address 214 S. Ontario St Date 5-2-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name	Address	Date
Sadie Wilson	214 S. Ontario St. De Pere WI 54115	5/23/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Steven T. Kurth Address 127 S. Wisconsin St Date 5/16
STEVEN T. KURTH

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Ken Mand Address 608 Charles ST. Date 5/23/19

Ken Mand

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name <u>Jerry Landrum</u>	Address <u>615 Widgeon Court</u> <u>De Pere</u>	Date <u>23 May 19.</u>
---------------------------	--	------------------------

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Chris Walsh Address 202 S. Ontario Date 5/21/19
Chris Walsh

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Mike Walsh Address 202 S. Ontario Date 5/17/19
Mike Walsh

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name	<u>Karen Schwatz</u>	Address	<u>327 S. Huron</u>	Date	<u>5/21/19</u>
			<u>De Pere, WI 54115</u>		

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name David Salway Address 327 S. Huron Date 5/20/19
De Pere, WI 54115

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Sam Walsh Address 309 S. Heron St Date 5-21-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Chelsea Heller Address 309 S. Huron St De Pere, WI Date 5/6 54115 PA

Attachment: MAC Dental - 110 Objection Letters given to PC by resident - 28 May 2019 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name *Lura Cheney* Address 215 S. Erie St. 5/25/19 Date

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Steve Classon Address 328 S. Ontario St Date _____



Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Dennis Wiker Address 426 S. Ontario Date 5/21/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Mary Miller Address 426 S Ontario Date 5-2-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Amber Mattson Address 406 S Ontario DePere Date 5/6/19
Amber Mattson

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

Kyle Sann

Address

132 Sontario St

Date

5/17/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

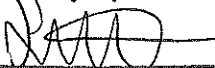
Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name



Address

132 S Ontario St

Date

5/25/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

Rbt Johnston

Address

214 S. ERIE ST

Date

5-25-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Alice Lemanson Address 215 S Huron St Date 5/25/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name John C. Kogel Address 327 S. Erie Date 5/25/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Renee Remp Address 503 S. ERIE Date 5/25/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name  Address 503 S. Erie St Date 5/25/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Matthew D. J. [Signature] Address 500 S Erie St Date 5/16/19

Attachment: MAC Dental - 110 Objection Letters given to PC by resident - 28 May 2019 (8477 : Ordinance #19-18 Rezoning Certain Property (Parcel ED-

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Richard Rebert Address 6015 Erie St De Pere Date 5-25-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name	Address	Date
David Bort		
	303 S Erie St	5/23/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name	Address	Date
	303 S Erie St	5/23/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

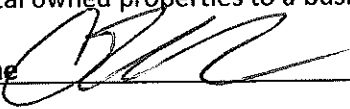
Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name



Address

201 S. Erie St

Date

5-21-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name John Kys Address 230 S. Erie St Date 05-27-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Alexis Button Address 314 S. Erie Street Date 5/22
Alexis Button De Pere, WI 54115

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Catherine Laffard Address 817 Chicago St. De Pere Date 5/20/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Clinton Lofford Address 817 Chicago St. De Pere Date 5-20-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Craig Datt Address 427 S. Ontario St Date 5/17/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Kevin Peller Address 607 W Washington St Date 5/21/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name MISSY GOTTZ Address 1146 Lawrence Dr. De Pere, WI 54115 Date 5-2-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Heidi Maltz Address 607 N Washington St Date 5-2-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Nancy Kelly Address 1733 O'Hara Rd Date 5/23/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Janella Becken Address 903 Talbot Ave Date 5/22/19
De Pere

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Kentha Block Address 1400 Charles St Date 5/17/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

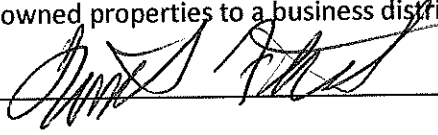
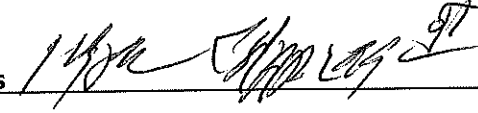
Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name	Address	Date
		

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Virginia Fleck Address 1402 Charles Date 5-21-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Robert J. Surdick Address 526 ACROVIEW DR Date May 20

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name *Timothy H.* Address 507 ACREVIEW Date 5-22-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Bill Mathias Address 521 Acerside Dr. Date _____

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name *Jeffrey R. McHale* Address *1514 Turtle Dove Tr.* Date *5/29*
De Pere, WI.

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Patricia A. Nuttall Address 1514 Turtle Dove Trl Date 5/19/19
De Pere WI 54115

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Jerry Hansen Address 1011 5th Ave Date 5-20-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Joe Seer Address 400 Main De Pere Date 5-21-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

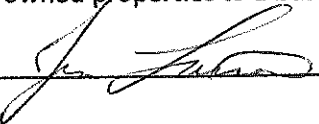
Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name  Address 1265 FRANCO COURT Date 05/21/19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Joanne Gibbons Address 405 Apollo Way Date 5-16-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Joe M. Dunge Address 713 E. Plum DP Date 5-21-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name William Ed Greenfield Address 1930 So Broadway Date 5-21-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Kyle Paaren Address 1011 S. ERIE Date 5-20-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Daniel B. Reider Address 1107 Chicago Street 16 Date _____

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Margaret Ann Greenfield Address 433 Hilary Ct Date 5-21-19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Ken Kenille Address 2104 S. BROADWAY Date _____
De Pere, WI 54115

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

Address 1104 Clifton St

Date

5-23-19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Angie J. Wenzel Address 1103 Chicago St Date 5.25.19

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Mary Ann Heber Address 822 A4HART DR, D.P. Date 5/26/19

Mayor Michael Walsh
City Plan Commission
335 S. Broadway Street
De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name Roger J. Janssen Address 1973 Horsham Lane Date 5/28

Mayor Michael Walsh
 City Plan Commission
 335 S. Broadway Street
 De Pere, WI 54115

May 17, 2019

Re: MAC Dental re-development

Dear Mayor Walsh and Plan Commission,

As surrounding neighbors and citizens of the City of De Pere it has been brought to our attention that MAC Dental located at 233 S. Erie Street is looking at demolishing their current building and constructing a new and larger clinic with increased parking. We know that the existing building has been here for many years and are not sure how this use was allowed in the middle of a residential neighborhood. The use of the alley for access directly to their parking lot has always been a safety hazard for both residents and MAC Dental clients while creating issues for plowing the alley.

It's our understanding that rezoning to a business district will be needed for the MAC Dental owned vacant lot and house next to the existing building for the proposed project to occur. 1) Rezoning the property to a business district would not follow the current City of De Pere Comprehensive Plan found on the city website. 2) Expanding building square footage will create more of a safety hazard for neighborhood residents and children by increasing business traffic into our residential neighborhood. 3) The alley when created decades ago was meant to serve residential garages. Its limited width was not designed for business traffic. 4) An expansion of the business surrounded by homes should not be allowed and would have a negative impact on our property values.

We trust that the City of De Pere Planning Department will use good planning principles, common sense and recommend denial to the Plan Commission. The undersigned object to rezoning any of the MAC Dental owned properties to a business district:

Name

Richard Heuer

Address

*308 Franklin St
 De Pere, WI*

Date

5/20/19



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: c. Resolution #19-79 Authorizing and Approving a Conditional Use Permit (Parcel ED-1114; 221 S. Erie Street)

On June 24, 2019, Plan Commission unanimously recommended approval of the conditional use with a vote of 7-0.

Several residents were in attendance at the meeting that did not support the request.

The agent for the petitioner spoke to clarify the office hours, which was incorrect in materials that were submitted for the project.

The Plan Commission modified the report recommended conditions of approval to include the following:

- * The hours of operation will be 7:00am to 7:00pm Monday through Friday, with the potential to be open after hours and on weekends for emergencies.
- * The conditional use would be specifically for a dental office.

ATTACHMENTS:

- Reso19-79 (DOCX)
- Public Hearing Notice - 221 S Erie Conditional Use (DOCX)
- Memo to Plan Commisison - 24 Jun 2019 (DOCX)
- Plan Commission Report - Health & Medical Institution in R-3 CUP (DOCX)
- Application Form with Support Documents (PDF)
- 2nd Neighborhood letter from MAC Dental - 20 May 2019 (PDF)
- Neighbor Email - objection to expansion (MSG)

RESOLUTION #19-79

AUTHORIZING AND APPROVING A CONDITIONAL USE PERMIT
(Parcel ED-1114; 221 S. Erie Street)

WHEREAS, the Common Council of the City of De Pere has reviewed the recommendation of the City Plan Commission regarding the granting of a conditional use as described below and has determined that the matter be scheduled for public hearing and decided by the Common Council; and

WHEREAS, the City Clerk has published a Class 2 Notice of Public Hearing regarding the proposed conditional use and, pursuant thereto, a Public Hearing has been held at the City Hall Council Chambers on the 16th day of July, 2019 at 7:35 p.m., whereupon the Common Council heard all interested parties, their agents and attorneys;

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Common Council of the City of De Pere, Wisconsin, as follows:

The Common Council does hereby find and determine that an application for a conditional use permit has been made by a party in interest in accordance with §14-30, De Pere Municipal Code; further, that the standards relating to the conditional use as set forth in §14-30(5), De Pere Municipal Code, have been or will be complied with and that the Common Council does therefore and hereby, pursuant to §14-30(8), De Pere Municipal Code, authorize and grant a conditional use permit as provided at §14-40(2)(b), De Pere Municipal Code, for purposes of permitting within the R-3 Residence District, a dentist office thereupon (Parcel ED-1114), subject to the following terms and conditions of the Plan Commission:

1. The approval of all other required reviews for this project, including approval of the requested Rezoning of Parcel ED-1114 and further subject to Plan Commission approval of the site plan.
2. The parcel is combined with Parcels ED-1112 and ED-1113 into one lot.
3. The Conditional Use authorization is limited to permitting the use of the property as a dental office.

4. Hours of operation will be 7:00 a.m. to 7:00 p.m., Monday through Friday, with the potential to be open after hours and on weekends for emergencies.
5. External lighting on the building will be turned off after business hours (7:00 p.m.)
6. A three stall "employee only" parking area will connect to the alley. All guest/patient parking area will not connect to the alley.
7. A barrier/fence will be constructed along the north property line.
8. Landscaping will be installed above Code requirements as shown on the site plan submittal.
9. The project meets all state and local codes and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of

July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Committee Approval: June 24, 2019

Publish: July 1, 2019 and July 8, 2019 in the Green Bay Press-Gazette (Class 2 Notice)

NOTICE OF PUBLIC HEARING

Notice is Hereby given, that on **Tuesday, July 16, 2019** at 7:35 PM or as soon thereafter as can be heard in the Council Chambers of the De Pere City Hall, 335 S. Broadway St, De Pere, WI, a public hearing will be held by the Common Council of the City of De Pere to act on a request for a conditional use permit for Parcel ED-1114 at 221 S. Erie Street.

The applicant requests a conditional use permit in order to allow the operation of a health/medical institution (specifically a dental office) in an R-3 Residence Zoning District.

A copy of the application is available at the City of De Pere Development Services Department, 335 S. Broadway St., De Pere, WI 54115.

Dated this 1st day of July, 2019.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Carey E. Danen
City Clerk

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

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. Schlein.

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 way. Currently 20' & 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.

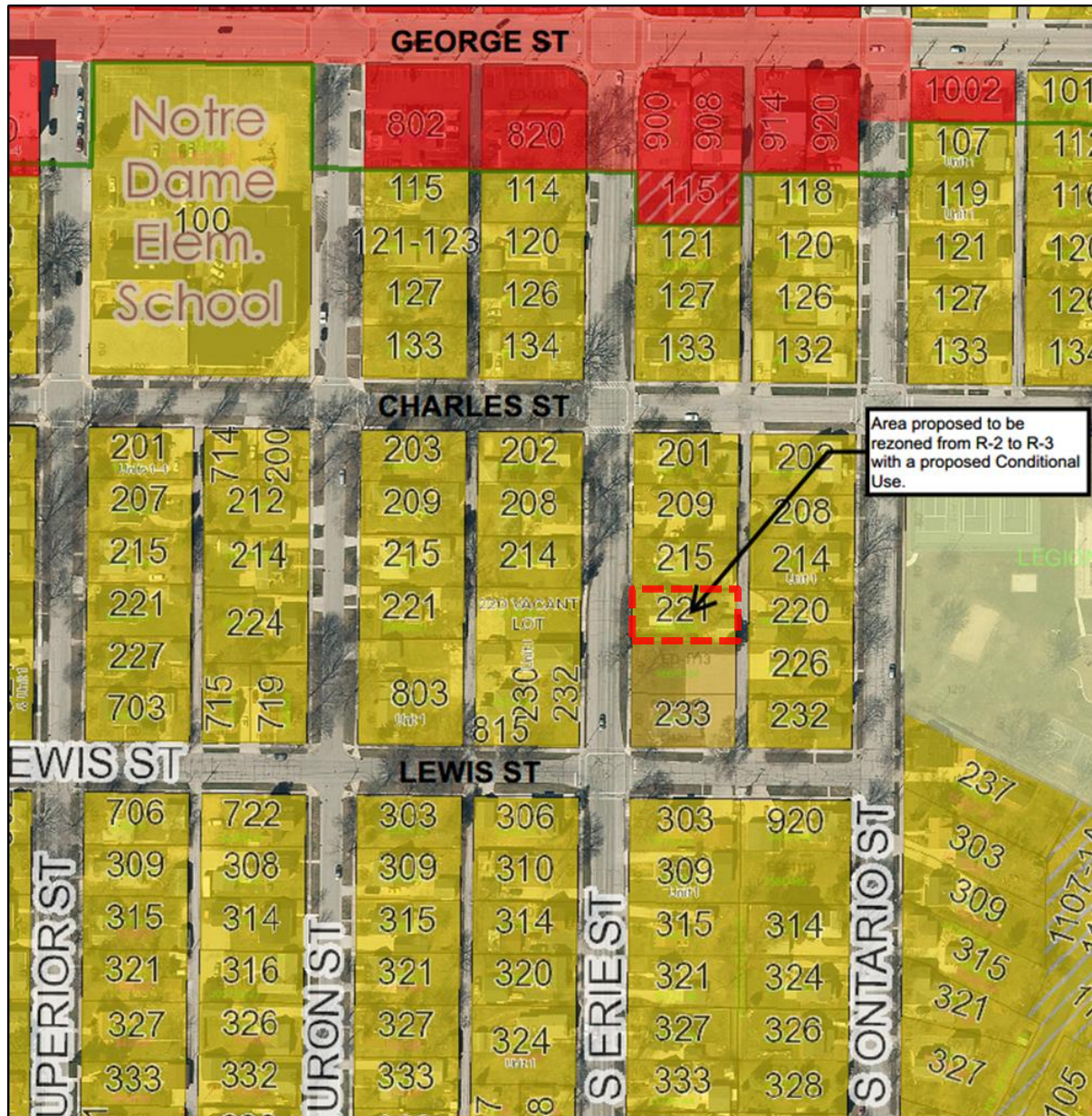
We would not have chosen this area had we known that it may have become zoned commercial. Once this changes, then what's to say more business creeps in.

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.

Thank you -
Chryis Walsh
202 S. Ontario St.
DePere, WI. 54115

- ITEM 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.*

SITE MAP

- REQUESTED ACTION:** Conditional Use Permit Approval for a health/medical institution.
Requested to facilitate a proposed expansion of an existing dental office.
- COMMON DESCRIPTION:** 221 S. Erie Street, located between Charles Street and Lewis Street.

PARCEL NUMBER(S): ED-1114

EXISTING ZONING: R-2 (Single and Two-Family-Residence District)

PROPOSED ZONING: R-3 (Multiple Family Residence District)

NOTE: For over 45 years the two parcels located immediately to the south, now owned by HNM LLC, have been zoned either R-3 or "C" Residential with a conditional use that allows for dental offices (referred to as health and medical institutions in today's Code). In addition to this conditional use request, a petition for a rezoning for 221 S Erie Street will be petitioned to rezone Parcel ED-1114 from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District).

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: 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 conditional use; however, there are related project reviews being requested, based on a May 8, 2019 petition for a new 5,300 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 a conditional use permit and a site plan review, 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 the subject parcel has been 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:

A document, written by the petitioner to summarize their conditional use permit submittal requirements, and a letter sent to the neighborhood that identifies some of the site limitations, is attached to this report. The petitioner plans on developing a two story, 5,300 square foot structure with a 17 stall parking lot and a 3 stall staff parking lot. Although the building has the appearance of being two stories tall, the upper area includes windows that bring natural light into the middle of the building. The proposed new conditional use permit will include the following limitations, established by the property owner:

- 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.
- 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.

In order for a conditional use to be recommended by the Plan Commission, the following standards must be addressed, per Municipal Code 14-30(5):

- a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b) That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;
- c) That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- d) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- e) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

The following are staff findings related to the above standards for the proposed health and medical institution use (dental office):

- The proposed office building is larger than many homes in the area, but it has been designed with an appearance, style, and 34 foot height to fit into a residential neighborhood. The design includes cement board siding with a stone knee wall, and pitched rooflines to emulate the single family residential homes that exist in the area. The number of doctors working at one time has been identified as 2, with a third overlapping during staff changes, although there are 4 total doctors that will utilize the facility. An estimated 30-40 daily patients are estimated by the petitioner, which would generate fewer approximate traffic trips than if the three properties were developed with 3 duplex units or multi-family units.
- 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 is significantly higher than code requirements.

- Fence along north property line.
- \$1.5 million investment into neighborhood.
- The expansion project requires a number of other City reviews as noted in the 'Project Reviews' section of this report.

Summary for the conditional use permit request:

Property that is zoned R-3 may petition for conditional uses for dental offices. The two parcels to the south of the subject parcel are zoned R-3 and already have a conditional use that allows for dental offices. The conditional use, if approved will include limitations on hours of operation, hours that the building is externally illuminated, and the connections of guest/patient parking lots to the alley. If the parcel rezoning is approved, it is logical that the conditional use permit would be considered for approval.

REVIEW PROCESS:

The Common Council will conduct a public hearing and review the Plan Commission recommendation, in the form of a resolution, after a Class II notice. That meeting is scheduled for June 18, 2019. Project notification letters have been sent to property owners within 300 feet of the parcel boundary and two objections have been received.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the amended conditional use permit application to allow for health and medical institutions (a dental office), located at 221 E. Erie Street, subject to the following:

1. The approval of all of the other required reviews for this project.
2. The parcel is combined with ED-1112 and ED-1113 into one lot.
3. The conditional use will allow for health and medical institutions, specifically a dental office.
4. Hours of operation will be Monday through Friday 8:00am-7:00pm. Offices will not be open on Saturday or Sunday.
5. External lighting on the building will be turned off after business hours (7:00pm).
6. A three stall "employee only" parking area will connect to the alley. Any guest/patient parking areas will not connect to the alley.
7. A barrier/fence will be constructed along the north property line.
8. Landscaping will be installed above Code requirements as shown on the site plan submittal.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	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
Email Address katie@designunlimitedmfld.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@designunlimitedmfld.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.
--	------------

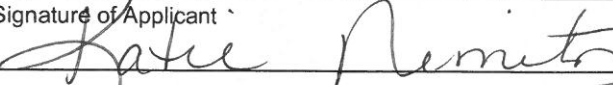
SECTION 4: Proposed Conditional Use

Existing Zoning:	R2/R3
Present Use of Parcel:	DENTAL OFFICE
Proposed Use of Parcel:	DENTAL OFFICE
Present Use of Adjacent Properties:	RESIDENTIAL

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.

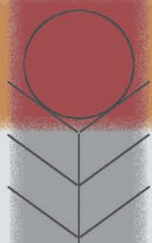
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

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

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

TO BE COMPLETED BY CITY STAFF

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



DESIGN UNLIMITED

ARCHITECTS

MAC Dental Center – DePere, WI Summary of the Conditional Use

MAC Dental Centers is currently proposing the construction of a new single story building to replace their existing facility located at 233 S. Erie St in DePere, WI. The new facility will be approximately 5,300 sf and will have a partial basement used for needed storage and mechanical space and will require a new Conditional Use.

The proposed new building will be constructed of natural stone veneer, cementboard siding, composite frieze boards and trim, metal fascias and soffits, architectural asphalt shingles and tinted glazing. We have included colored and labeled conceptual exterior elevations with our submittal package.

The new office will have anticipated normal business hours of 8 am-7 pm Monday through Friday. Emergencies do sometimes require after hours appointments or delays which may cause extended hours. Currently, an average of one emergency after hours patient visit per month occurs. Additionally, after hours staff meetings, building maintenance and cleaning services may occur outside of normal operating hours. These items are not expected to impact neighborhood traffic in any noticeable fashion.

Anticipated staffing levels will be approximately 13 total staff members during peak operational times. The exact number of staff present will fluctuate based on patient appointment demands and other normal office responsibilities. Parking stall counts and layouts are depicted on the attached supporting documents.

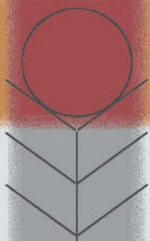
Deliveries to the site are expected to be minimal and may include daily UPS, Fed Ex and USPS drop offs and pick ups.

Patient appointment schedules can vary greatly. During peak periods, it is assumed between 30-40 patients may be seen daily depending on the complexity of the procedures required.

A screened trash enclosure will be provided near the Northeast corner of the new building. Proposed materials used for the trash enclosure will include architectural ornamental components from Trex.

We have included scaled drawings of our proposed signage which includes (1) monument sign that meets City sign standards.

In April 2019, we conducted a Neighborhood Meeting to initially present the preliminary conceptual plans for the project to the adjacent property owners.



DESIGN UNLIMITED

ARCHITECTS

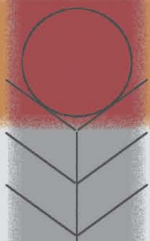
Approximately a dozen neighbors attended our initial meeting with a small number voicing some concerns relating to the proposed redevelopment of the site. With those concerns in mind, MAC Dental instructed us to make some revisions to the conceptual design to help appease those concerns. Changes made after the meeting include:

1. Providing decorative architectural fencing along the entire northern property line to provide "hard" screening between the neighbor to the north and our site. This change was made based on this neighbor mentioning that she was uncomfortable having only a "soft landscape buffer" between her property and our new building.
2. Our initial site plan did not maintain any access from Lewis Street to our new parking lot. We intended to utilize the alley for ingress/egress. While this would have allowed us to provide (3) additional new off street parking stalls, it also would have increased traffic flow in the alley. Some neighbors did voice concerns about this increase to alley traffic and MAC Dental in turn asked us to look at alternate options to appease these concerns. With that in mind, we added the current curb cut from Lewis Street to our parking lot and are no longer providing any direct ingress/egress from the parking lot to the alley.
3. Some neighbors also voiced concerns over site lighting and wanting to ensure that the site was not lit in a distracting or overbearing way. With those concerns noted, we have provided parking lot pole fixtures with a residential appearance. Per the State Building Code, a certain amount of exterior lighting is required in order to maintain egress paths. We are limiting our building lighting to a small number of recessed soffit lights; (4) at the building's clerestory and (2) at each of the building's entrances. We feel we have provided the absolute minimum exterior lighting necessary for us to still remain compliant with those egress standards.

Please note that we do intend to conduct one additional Neighborhood Meeting in the near future so that we may present the revisions to interested parties. Upon selection of a date for that meeting, a copy of the letter we will be sending, along with copies of all supporting materials, will be sent to City Staff for review.

MAC Dental has been a part of this neighborhood for nearly 30 years and they are fully committed to making a significant investment into the neighborhood and the community in hopes of continuing that presence for the foreseeable future.

We have made every effort to include all requested information in the attached submittals and we do fully anticipate continuing to work with City Staff to ensure all applicable requirements are met.



DESIGN UNLIMITED

ARCHITECTS

MAC Dental Center – DePere, WI WRITTEN RESPONSES TO THE CONDITIONAL USE STANDARDS

A. That the establishment, maintenance, or the operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

MAC Dental Centers is currently proposing the construction of a new single story building to replace their existing facility located on their current site at 233 S. Erie St in DePere, WI.

Dr. Don Haupt, DDS, constructed the existing building in the 1970's to house a single practitioner dental office with (2) hygienists. He worked closed with the City at the time to be sure the property fit the surrounding residential neighborhood. In the late 1990's, with Dr. Haupt planning to retire, MAC Dental Centers purchased the property and continued it's operation as a family oriented dental provider.

Upon the transition from Dr. Haupt's practice, Dr. Biehl joined MAC Dental which allowed an expansion of business hours to the early evening of weeknights. This enabled the new Owners to accommodate the needs of their patients, allowing after later appointments to give families flexibility.

Through the ensuing nearly (3) decades, MAC Dental has been blessed with a growing number of patients. This has allowed MAC Dental to give back to the DePere community in multiple ways including the financing of the DePere Police Department's K9 dog, a donation to the Notre Dame Middle School gym renovation, and yearly donations to children's sporting events, the Pink Flamingo and Celebrate DePere, to name just a few.

With this growing practice, the Owner currently has outgrown their existing facility. Having already purchased the adjoining residential property to the north that is currently zoned R-2, we are currently seeking to combine the three parcels and to obtain a new Conditional Use to allow the Owner to continue to provide family based dental services at a location that best suits the needs of their existing patients.

The new building and site have been designed with all applicable City standards and policies in mind and will add a unique architectural presence to the area while maintaining the residential character of surrounding homes.

At the recommendation of City Staff, a Neighborhood Meeting was held in April of this year. To show their commitment to the neighboring owners, MAC Dental advised us to make several design changes to address reasonable concerns voiced at that meeting.



DESIGN UNLIMITED

ARCHITECTS

B. That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood.

As noted in the Summary of the Conditional Use we have included, office hours for the facility will be limited to those of similar small businesses in the area. After concerns were raised about normal operating hours at the Neighborhood Meeting, the Owner has decided to adjust their current daily close of operations from 8 pm to 7 pm in an effort to reduce any already limited impact to the neighboring property owners.

Architectural fencing has been provided along the entire northern property line, the only property line that is currently not defined by a city street or alley. In addition, all applicable landscape and screening requirements have been adhered to or exceeded.

The Owner currently is expecting to invest over \$1.5M on the proposed project. We see no potential for diminished adjacent property values, in fact, we believe this redevelopment will likely result in the opposite.

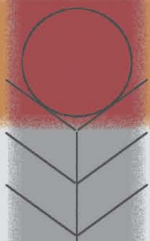
C. That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided.

With the exception of the applied for setback adjustments, all State and Local codes, standards and requirements for both the building and the associated site design have been adhered to, and in many cases, exceeded.

D. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets

As previously mentioned, we solicited feedback at a neighborhood meeting in April. At that meeting, concerns were raised about traffic into and through the existing alley from our proposed new parking lot. With that in mind, we have redesigned the new parking lot's ingress/egress point to a location on Lewis Street near the existing curb cut.

This design change will minimize any traffic impact to the existing alley. Our currently proposed parking lot contains a total of (17) stalls which is a negligible increase of the current parking lot capacity of approximately (14) vehicles. Due to dimensional restrictions of the existing property, we are proposing to provide (3) Doctors stalls on the NE corner of the site with access to these stalls solely from the alley. We feel the traffic impact to the alley from these three stalls will be less than what would be generated if the property were to be redeveloped as single family residential lots.



DESIGN UNLIMITED

ARCHITECTS

E. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendation of the Plan Commission.

During our initial design discussions, the Owner stressed a desire for the new building to not diminish the existing residential neighborhood and provide minimal aesthetic distraction. We have taken great care to design the proposed facility with a residential architectural theme that we feel compliments the existing neighborhood.

At this time, it is believed that all needs for the proposed Conditional Use are accessible for the Applicant. No unique burden of any kind will be placed on existing improvements, facilities, utilities or services serving the subject property. We expect to work with City Staff and Administration while preparing construction documents to ensure all necessary construction conforms to City standards and industry best practices.

MAC Dental Center – DePere, WI Preliminary Project Timeline

Submit required documents to City Staff	May 14, 2019
City Plan Commission Approval	May 28, 2019
City Common Council Approval	June 18, 2019
Complete Bidding/Construction Documents Submit for State Approval	August 16, 2019
Project Bids	Sept. 5, 2019
Construction Begins/Ceremonial Groundbreaking	Sept. 16, 2019
Construction Completed (weather permitting)	May 29, 2020

**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. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
8. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
9. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
10. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
11. 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

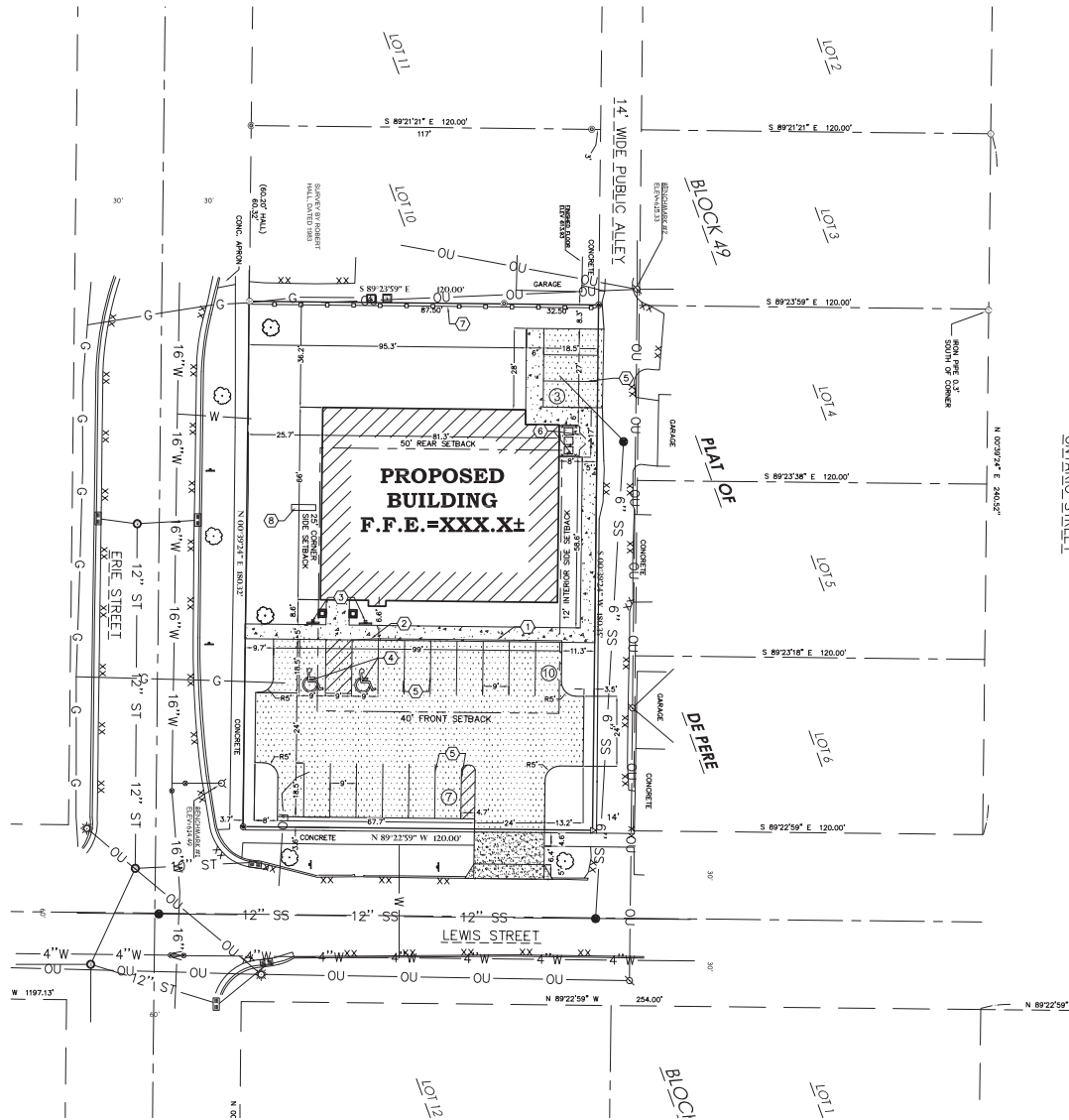
SITE PARKING

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 POWERPOLE #66886, LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO ST., 215' 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(FX)

Point of Beginning

PORT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THE DESIGN, DRAWING AND DOCUMENTS HEREIN. NO PART OF THIS ALTERNATION, MODIFICATION, CHANGE, REVISION OR OTHER DOCUMENTS OR INSTRUMENTS OF THE SAME MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PORT OF BEGINNING, INC.

SURVEYOR'S NOTES

1. AT THE TIME OF THE SURVEY, SHOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

SURVEY LEGEND

These standard symbols will be found in the following:

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- RECTANGULAR CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- LIGHTPOLE
- FINDERPOLE
- GUY WIRE
- GAS METER
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- BUSH/SHRUB
- HEDGE
- TREE
- PINE TREE
- 1-1/4" O.D. X 18" IRON PIPE SET
- WEIGHING TARE WAGON, 17"
- FOUND 1" IRON BAR
- FOUND 1" IRON PIPE
- FOUND 5/8" IRON PIPE
- MAG NAIL SET
- 1" RECORDED AS

DESCRIPTION

ALL OF LOTS 7, 8, AND 9 OF BLOCK 49 OF THE ORIGINAL PLAT OF DE PERE, LOCATED IN PRIVATE CLAM, SE. EAST 1/4 OF THE TOWNSHIP, CITY OF DE PERE, BRUSH COUNTY, WISCONSIN.

SUBJECT TO IF ANY COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

BASIS OF BEARINGS

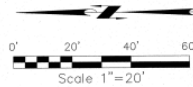
THE NORTH LINE OF LEWIS STREET, OBSERVED TO BEAR N 89°23'59" W AS REFERENCED TO THE BRUSH COUNTY COORDINATE SYSTEM, NAD83 (2011).

SURVEYOR'S CERTIFICATE

THAT I HAVE MADE SUCH SURVEY BY THE DIRECTION OF CHAS. M. WILSON, REPRESENTATIVE OF ESTATE OWNERS, AND SO FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MARKED UNDER MY PERSONAL SUPERVISION TO THE CENTER AND 1/4 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYING, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXISTING BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON MARCH 4-6 & 8, 2019.

DATED THIS 9TH DAY OF APRIL, 2019.

Troy M. Collins
TROY M. COLLINS
S-5555
GREEN BAY, WI
PROFESSIONAL LAND SURVEYOR NO. 2895



UNDERGROUND UTILITIES

THESE RECORD DRAINAGES HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD KERRY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON WARNINGS BY DIGGERS HOTLINE. (TICKET #2019030446)

BENCH MARKS

ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM.

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

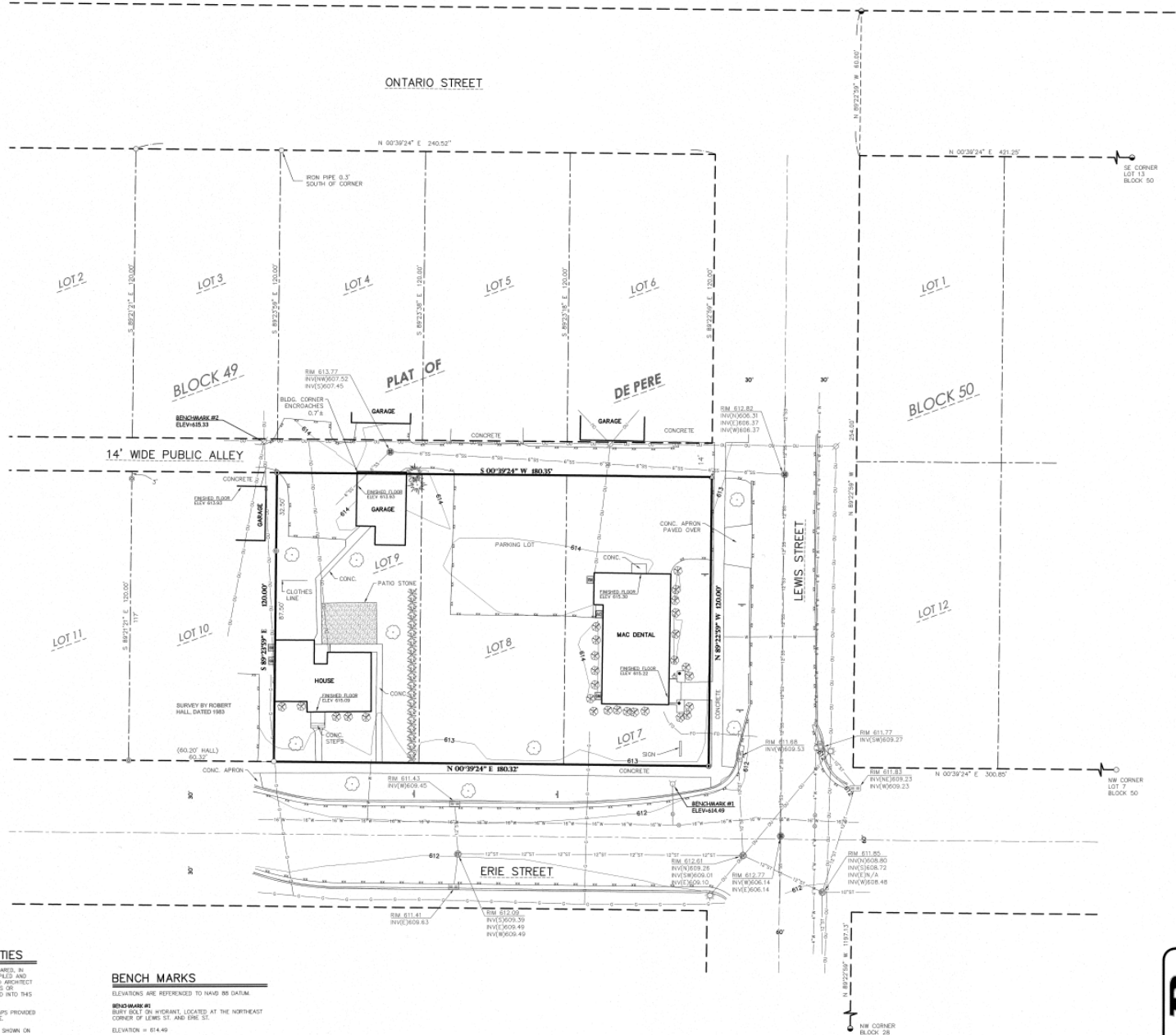
BENCH MARK #2
SPRUE IN SOUTHWEST FACE OF FINDERPOLE (PNEUMATIC) LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONWARD ST., 215' N. OF LEWIS ST. CENTERLINE.
ELEVATION = 615.33

OWNER

MAC Dental
233 S. Erie Street
De Pere, WI 54415

CLIENT

Design Unlimited
1022 W. Main Street
Marshfield, WI 54449



MAC Dental
233 S. Erie Street

Civil Engineering
Land Surveying
Industrious Architects, Inc.



TOP

Attachment: Application Form with Support Documents (8478 : Resolution #19-79 Authorizing and



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

Ann Ledvina

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.

-

-

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 (8478 : Resolution #19-79 Authorizing and Approving a Conditional Use Permit (ED-1114;



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Police

FROM: Derek Beiderwieden

SUBJECT: Recommendation from the Finance/Personnel Committee to accept a \$1000 Donation from Walmart to the Police Department

The police department has received a \$1,000 donation from Walmart to be used for general police needs. I am requesting acceptance of the donation.

At the July 9, 2019, Finance and Personnel Committee meeting, the committee recommended approval and forwarded it to the Common Council.

If you have any questions about this donation, please contact me at your convenience. Thank you for your consideration.

**City of De Pere, Wisconsin****Request For Common Council Action**

MEETING DATE: July 16, 2019

DEPARTMENT: Police

FROM: Derek Beiderwieden

SUBJECT: Recommendation from the Finance/Personnel Committee to accept a \$1000 Donation from Kwik Trip for the Police Department K-9

On July 9, 2019, the Finance Committee voted 5-0 to recommend acceptance of the donation.

The police department has received a \$1,000 donation from Kwik Trip to be used for the police K-9 program. I am requesting acceptance of the donation.

If you have any questions about this donation, please contact me at your convenience. Thank you for your consideration.



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Fire Department

FROM: Lea Taylor

SUBJECT: Recommendation from the Finance/Personnel Committee to accept \$1000 Donation from Kwik Trip, Inc. to the Fire Department.

Unanimously approved

ATTACHMENTS:

- KWIK TRIP DONATION (PDF)

CITY OF DE PERE MEMO



To: Honorable Mayor Walsh
Members of the Finance and Personnel Committee

From: Alan Matzke, Fire Chief

Date: June 26, 2019

RE: Consider Donation from Kwik Trip, Inc.

The Fire Department is requesting acceptance of a donation from Kwik Trip, Inc. They have graciously donated \$1,000 to the Fire Department. The accepted donation would be placed in the Fire Department donation account.

Thank you for your consideration of this request. We respectfully ask for your support to move this item forward to the City's Common Council for final action and acceptance. If you have any questions, please do not hesitate to ask.

Attachment: KWIK TRIP DONATION (8532 : Recommendation from Finance & Personnel Committee to accept donation from Kwik Trip to Fire

Kwik Trip, Inc.
PO Box 2107
1626 OAK ST
LA CROSSE, WI 54603

Vendor # 100001352		Check Date 06/13/2019	Check Number 1187775	
Invoice	Date	Amount	Discount	Paid
GO	06/12/2019	1,000.00	0.00	1,000.00
Total		1,000.00	0.00	1,000.00

Vendor Number 100001352

Check Number 1187775

DO NOT CASH THIS CHECK WITHOUT A GREEN BACKGROUND

Kwik Trip, Inc.

PO Box 2107
1626 OAK ST
LA CROSSE, WI 54603

FIFTH THIRD BANK
NORTHERN KENTUCKY

NO. 1187775

73-27
421

DATE 06/13/2019
Void After 180 Days

PAY ONE THOUSAND AND 00 /100 DOLLARS

AMOUNT\$*****1,000.00*

TO DE PERE CITY OF
THE 335 S BROADWAY ST
ORDER DE PERE WI 54115
OF

Don J. Howell

W. J. W. W. W.
Authorized Signature

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

118777504210027274807950411

Packet Pg. 248

Attachment: KWIK TRIP DONATION (8532 : Recommendation from Finance & Personnel Committee to accept donation from Kwik Trip to Fire



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Human Resources

FROM: Judith Schmidt-Lehman

SUBJECT: Recommendation from Finance/Personnel Committee to Obtain
Drone Liability Insurance through Global Aerospace

ATTACHMENTS:

- Memo to Finance and Council (DOCX)
- 2019 Drone Liability Proposal (PDF)

CITY OF DE PERE MEMO



To: Finance/Personnel Committee
From: Shannon Metzler, Human Resources Director
Date: July 9, 2019
RE: Recommendation to Bind Drone Insurance with Global Aerospace

Note: At the July 9, 2019 Finance/Personnel Committee meeting the below recommendation was approved unanimously.

The City recently purchased a drone. We have insurance on the drone itself, but are in need of liability insurance. We are asking approval to bind insurance with Global Aerospace. The yearly premium for liability insurance is \$572 which includes additional coverage as well.

If you have any questions in advance of the meeting, please contact me at 339-4045. Thank you.

**An Insurance Proposal
Prepared For**

**City of De Pere
335 S Broadway
De Pere, WI, 54115**

Presented by:

**Marty Malloy, MS, CPCU, ARM-P, CSR
Account Executive**



Account Profile

First Named Insured:

City of De Pere

Street Address:

335 S Broadway
De Pere, WI 54115

Mailing Address:

335 S Broadway
De Pere, WI 54115

Phone Number:

(920) 339-4050

Fax Number:

(920) 339-9492

Contacts:

Shannon Metzler
Tracy Hood

“Disclaimer: The descriptions of coverages used throughout this proposal are merely our abbreviated outline, offered as visuals to a basic understanding of coverages, **and are not the coverages themselves.** The actual coverages are those contained in your policy. We do not intend to express any legal opinion as to the actual coverages and we strongly suggest that you refer only to your policy for the specific details.”

Drone Liability

Insurer: Global Aerospace
Effective Dates: TBD

LIABILITY	LIMIT	PREMIUM
Liability Limit	\$ 1,000,000	\$ 572
Personal Injury	\$ 1,000,000	
Contractual Liability	\$ 1,000,000	
Product Liability	\$ 1,000,000	
Fire Legal Liability	\$ 100,000	
Medical Expense Limit	\$ 5,000	
Bail Bonds	\$ 5,000	

War, hi-jacking and other perils Physical Damage Coverage for Drones, Ground Equipment and Payload included.

Liability and physical damage applies when the drone is in motion and not in motion.

Carrier Ratings

Your insurance coverage has been either quoted or placed with the following carrier(s). The current A.M. Best Rating for each carrier is also listed below and it is followed by a brief explanation.

CARRIER NAME	A.M. BEST RATING
Global Aerospace	

A.M. Best Company: is the leading provider of ratings and financial data for the insurance industry worldwide and Best's Ratings are recognized as the benchmark for assessing the financial strength of insurance related organizations and the credit quality of their obligations.

What is a Best's Rating? A Best's Rating is an independent third-party evaluation that subjects all insurers to the same rigorous criteria, providing a valuable benchmark for comparing insurers, regardless of their country of domicile. A.M. Best assigns three types of ratings. All are independent opinions, based on comprehensive quantitative and qualitative evaluation, of a company's balance sheet strength, operating performance and business profile.

A.M. Best's Financial Strength Ratings:

The following list outlines A.M. Best's rating scale and associated descriptions.

SECURE	VULNERABLE
A++, A+ (Superior)	B, B- (Fair)
A, A- (Excellent)	C++, C+ (Marginal)
B++, B+ (Good)	C, C- (Weak)
	D (Poor)
	E (Under Regulatory Supervision)
	F (In Liquidation)
	S (Rating Suspended)

A.M. Best's Financial Size Categories:

A.M. Best also assigns each letter rated (A++ through D) insurance company a Financial Size Category (FSC). The FSC is designed to provide a convenient indicator of the size of the company in terms of its statutory surplus and related accounts.

FSC	ADJUSTED POLICYHOLDERS' SURPLUS	FCS	ADJUSTED POLICYHOLDERS' SURPLUS
I	Less than 1	IX	250 to 500
II	1 to 2	X	500 to 750
III	2 to 5	XI	750 to 1,000
IV	5 to 10	XII	1,000 to 1,250
V	10 to 25	XIII	1,250 to 1,500
VI	25 to 50	XIV	1,500 to 2,000
VII	50 to 100	XV	2,000 or greater
VIII	100 to 250		

Note: Ranges are in millions of U.S. dollars. Source: www.ambest.com

Compensation Disclosure

At M3 Insurance, we strive to be your trusted business partner. It's important that you feel comfortable working with us and that we play an active role in helping you meet your business goals. It's also important that you're comfortable with how we're compensated for the services we provide.

To obtain a clearer picture of our compensation, please review the information below. For additional explanation or a summary of the compensation we receive from our partnership with you, please contact your M3 account executive.

Common Methods of Compensation

How we're compensated depends upon the agreement we have with each client, insurance carrier and provider. The two most common methods of payment are:

1. **Commission** – a broker may receive commission from an insurer on the placement of insurance. This is generally calculated as a percentage of premiums as quoted by an insurer.
2. **Broker Fees** – a client may prefer to pay a fee in lieu of, or in addition to, commission. In many cases, client agreements allow for a combination of commission and fees.

Additional Methods to Consider

Consulting agreements come into play when clients ask us to provide guidance or advice on specific topics. The answers they're seeking may fall outside our normal scope of services. In those situations, consulting agreements can be provided to meet the clients' particular needs.

Some carriers may offer **insurer incentives** or bonuses to brokers for placing quantities of business or quality of risk with their company. Of utmost importance to us is finding the right insurance carrier to meet clients' needs, not ours. So while we do accept these payments, two parameters are firmly in place to ensure client needs come first:

- **No sales reward** – our account executives are not rewarded for placing business with specific insurers. They are only rewarded for their ongoing relationship with clients.
- **No knowledge** – our account teams are shielded from knowledge of insurer incentives. We don't want financial rewards driving the advice we provide clients, so we take knowledge of such payments out of the equation. If we meet a carrier incentive, it's because that carrier is providing a product that our clients want, not because we directed business to that carrier.

Fees and Interest

Finally, if clients choose to pay their fees in installments, there may be **administrative fees** and/or **interest** associated with the installment payment. M3 may earn interest on premium deposits until payment is remitted to the insurance carrier.





City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Plan Commission Recommendation to approve 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.

On June 24, 2019, Plan Commission unanimously recommended approval of the extraterritorial plat with a vote of 7-0.

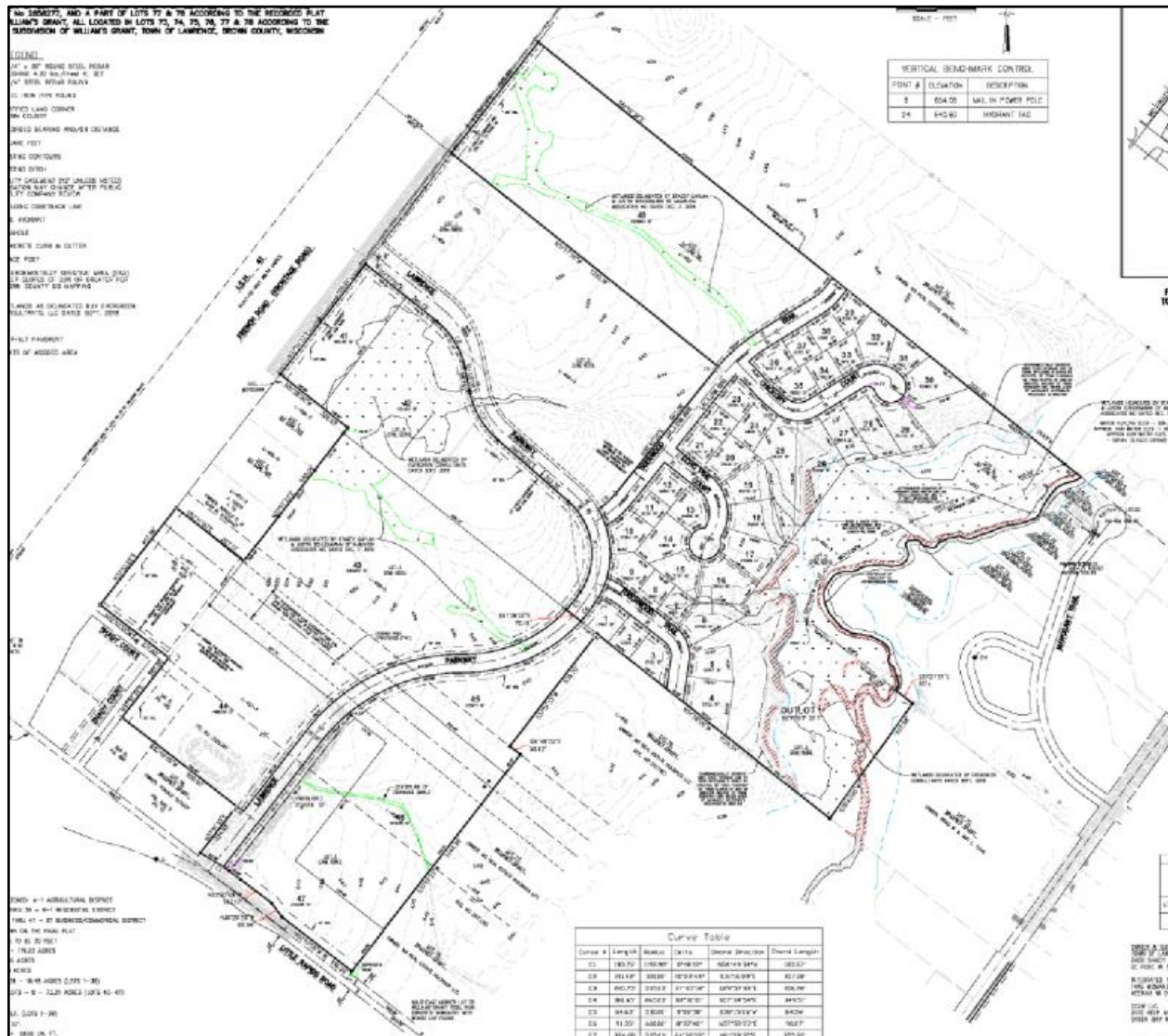
ATTACHMENTS:

- Ex PrePlat - Lawrence Parkway - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary Plat (PDF)

- ITEM 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.*

SITE MAP



PROPOSED PRELIMINARY PLAT**REQUESTED ACTION:** Extraterritorial Preliminary Plat Approval.**COMMON DESCRIPTION:** Located in the Town of Lawrence between French Road (Frontage Road) and Little Rapids Road with Lawrence Parkway intersecting the plat.**PARCEL NUMBER(S):** L-454-3, L-455-2, L-455-1, L-457-1, L-453, L-458-3**EXISTING ZONING:** Agricultural/Business in Town of Lawrence. Proposed for Residential and Commercial/Business by the Town.**SURROUNDING LAND USES:** Residential to North and East. Agricultural to West and South.

COMPREHENSIVE PLAN:	Commercial and Residential for Town of Lawrence.	
APPLICANT/OWNER NAME:	David M. Schmalz, McMahon Associates Authorized representative 1445 McMahon Drive Neenah, WI 54956	Owner of L-457-1: Town of Lawrence 2400 Shady Court De Pere, WI 54115 Owner of L-453, L-455-1 & L-458-3: Integrated Public Resources LLC 1445 McMahon Drive Neenah, WI 54956 Owner of L-454-3 & L-455-2: CCLW LLC 2170 Velp Avenue, Suite 106 Green Bay, WI 54303-6596
SITE HISTORY:	After a review of historic air photographs, the site has remained vacant for agricultural use since 1938. On June 7, 2019 the applicant submitted a proposed extraterritorial preliminary plat for City review. The proposed land division includes 39 single family lots, 8 commercial/recreational lots, and 2 outlots. The City of De Pere reviewed three extraterritorial CSM's for property in this area in 2018 and early 2019. The land division is within the Sewer Service Area for the Town of Lawrence. There are known environmentally sensitive areas on the site that will be addressed by Brown County Planning & Land Services.	
STAFF REVIEW:	When reviewing the plat, staff considers Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code requirements in order to address land divisions in residential and business districts. Staff also considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The site has 47 lots and 2 outlots. • 39 of the lots are single family residential, and 8 of the lots are commercial and recreational/sports related. • Outlot 1 is mostly an Environmentally Sensitive Area with wetlands, located next to a tributary of Ashwaubenon Creek. • Outlot 2 is a narrow strip of land that is adjacent to the Lawrence Parkway right-of-way, with no ESA's. Lawrence proposes that Outlot 2 will become a business zone that caters to the neighborhood sports parks and resident uses. • The street pattern for Lawrence Parkway is the main arterial, with Tigerwood Trail as an offshoot connecting into two cul-du-sacs in the residential area.	

- For the residential lots, De Pere requires 8,000 sq. ft. minimum lots with 75 ft. of street frontage. The Town of Lawrence requires 12,000 sq. ft. minimum lots with 100 foot widths.
- For the business lots, De Pere has no specific minimum requirement aside from being adequate to provide for the required off-street service and parking facilities. The Town of Lawrence requires 12,000 sq. ft. minimum lots and a street frontage of no less than 100 feet and a minimum of 25% greenspace.

All of the lots meet the minimum land division criteria of the De Pere Platting and Division of Land chapter and the Lawrence Municipal Code.

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

REVIEW PROCESS:

For extraterritorial preliminary plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews preliminary extraterritorial plats. The Common Council is expected to review the City plat on July 16, 2019.

**STAFF
RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including the Town of Lawrence, City of De Pere, and Brown County Planning Commission.
2. The City of De Pere Certificate should be modified to reference the date the Clerk/Treasurer signs the document AND the date the City of De Pere approved the document.



CITY OF DE PERE

APPLICATION FOR
PLAT REVIEW

CITY OF DE PERE
RECEIVED
JUN 17 2019
PLANNING DEPT.

Fee: \$3610.00
Receipt #: 143414
Date: 6-17-19

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) McMahon Associates	Authorized Representative David M. Schmalz	Title Preliminary Plat Lawrence Parkway	
Mailing Address 1445 McMahon Drive	City Neenah	State WI	ZIP Code 54956
Email Address Dschrnalz@mcmgrp.com	Phone Number (incl. area code) 920-751-4200 ext 240	Fax Number (incl. area code) 920-751-4284	

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

Name (Ind. Org. or Entity) Town of Lawrence	Contact Person Patrick Wetzel	Title Town Administrator	
Mailing Address 2400 Shady Court	City De Pere	State WI	ZIP Code 54115
Email Address patrickw@townoflawrence.org	Phone Number (incl. area code) 920-347-3710	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description French Road - Town of Lawrence	Parcel No. L-454-3, L-455-2, L-455-1, L-457-1, L-453 & L-458-3
---	---

SECTION 4: Plat Review

Review Type:	☒ Preliminary Plat ☐ Final Plat	
Fee:	Preliminary Plat Fee: \$278 + (49 # of lots and outlots x \$68) Final Plat Fee: \$195	\$3610.00
Present Use of Parcel:	Agricultural/Business	
Proposed Use of Lots:	Residential & Commercial/Business	

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) David M. Schmalz	Title Land Surveyor	Phone Number 920-751-4200
Signature of Applicant <i>David M. Schmalz</i>		Date Signed June 7, 2019

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8480 : Plan Commission recommendation to approve a Proposed Extraterritorial 47 Lot and 2 Outlot Preliminary)

ALL OF LOT 1 OF VOLUME 52 OF CERTIFIED SURVEY MAPS PAGES 56-59 AS MAP No. 7579, RECORDED AS DOCUMENT No. 2283695 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9002, RECORDED AS DOCUMENT No. 2849078 AND PART OF LOT 2 AND ALL OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP No. 9050, RECORDED AS DOCUMENT No. 2858277, AND A PART OF LOTS 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, ALL LOCATED IN TOWNS 73, 74, 75, 76, 77 AND 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

- - 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./linear ft. SET
- - 1 1/4" STEEL REBAR FOUND
- - 1" I.D. IRON PIPE FOUND
- - CERTIFIED LAND CORNER BROWN COUNTY
- - RECORDED BEARING AND/OR DISTANCE
- - SQUARE FEET
- - EXISTING CONTOURS
- - EXISTING DITCH
- - UTILITY EASEMENT (12' UNLESS NOTED) LOCATION MAY CHANGE AFTER PUBLIC UTILITY COMPANY REVIEW
- - BUILDING SETBACK LINE
- - FIRE HYDRANT
- - MANHOLE
- - CONCRETE CURB & GUTTER
- - FENCE POST
- - ENVIRONMENTALLY SENSITIVE AREA (ESA) STEEP SLOPES OF 20% OR GREATER PER BROWN COUNTY GIS MAPPING
- - WETLANDS AS DELINEATED BY EVERGREEN CONSULTANTS, LLC DATED SEPT. 2018
- - ASPHALT PAVEMENT
- - LIMITS OF WOODED AREA

150 75 0 150

SCALE - FEET

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
6	654.06	NAIL IN POWER POLE
24	640.60	HYDRANT TAG

PLAT OF THE SUBDIVISION OF WILLIAMS GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NOTES:

THIS PROPERTY IS CURRENTLY ZONED: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: LOTS 1 THRU 39 = R-1 RESIDENTIAL DISTRICT

LOTS 40 THRU 47 = B1 BUSINESS/COMMERCIAL DISTRICT

UTILITY EASEMENTS TO BE SHOWN ON THE FINAL PLAT

FRONTYARD BUILDING SETBACKS TO BE 30 FEET

TOTAL AREA OF DEVELOPMENT = 119.23 ACRES

DEDICATED STREET AREA = 8.05 ACRES

NET SUBDIVIDED AREA = 111.18 ACRES

TOTAL SINGLE FAMILY LOTS = 39 - 18.48 ACRES (LOTS 1-39)

TOTAL BUSINESS/COMMERCIAL LOTS = 8 - 73.21 ACRES (LOTS 40-47)

TOTAL OUTLOTS = 2

AVERAGE LOT SIZE = 20,617 S.F. (LOTS 1-39)

SMALLEST LOT SIZE = 12,500 S.F.

LINEAL FEET OF NEW STREETS = 5805 LN. FT.

SEWER AND WATER SERVICE FROM THE TOWN OF LAWRENCE

OUTLOTS 1 & 2 ARE TO BE OWNED & MAINTAINED BY THE TOWN OF LAWRENCE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	183.75'	1195.92'	8°48'12"	N56°44'54"W	183.57'
C2	211.42'	300.00'	40°22'44"	S31°16'29"E	207.08'
C3	220.75'	335.00'	37°45'18"	S29°57'46"E	216.78'
C4	381.65'	265.00'	82°31'01"	S07°34'54"E	349.51'
C5	84.63'	530.00'	9°08'58"	S38°15'06"W	84.54'
C6	90.35'	600.00'	8°37'42"	N37°59'27"E	90.27'
C7	374.40'	335.00'	64°02'03"	N01°39'35"E	355.22'
C8	89.48'	265.00'	19°20'45"	N48°22'47"E	89.05'
C9	16.24'	635.00'	1°27'56"	N36°26'23"E	16.24'

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

June 7, 2019 *David M. Schmalzer*
 date Professional Land Surveyor

SUBDIVIDER OWNERSHIP			
OWNER	TAX PARCEL		AREA
	PART OF	ALL OF	
TOWN OF LAWRENCE	L-454-3 & L-455-2	L-455-1, L-457-1	39.78
INTEGRATED PUBLIC RESOURCES LLC		L-453 & L-458-3	63.66
CCLW, LLC	L-454-3 & L-455-2		27.60

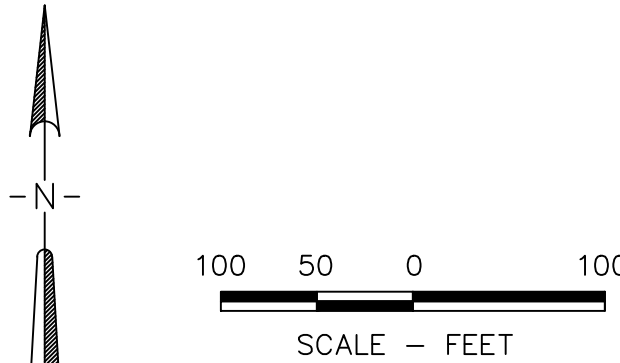
LAND SURVEYOR:
DAVID M. SCHMALZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

APPROVING AUTHORITIES:
- TOWN OF LAWRENCE
- CITY OF DE PERE
- BROWN COUNTY PLANNING COMMISSION

LAWRENCE PARKWAY
 LAWRENCE, BROWN COUNTY, WISCONSIN
 PRELIMINARY PLAT

McMAHON provides this drawing and data, regardless of form, as instruments of service. All rights including copyrights are retained by McMAHON. The client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMAHON harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMAHON.

Attachment: Preliminary Plat (8480 : Plan Commission recommendation to approve a Proposed Extraterritorial 47 Lot and 2 Outlot Preliminar



PROPERTY DESCRIPTION:

All of Lot 1 of Volume 52 of Certified Survey Maps Pages 56-59 as Map No. 7579, recorded as Document No. 2283695 and all of Lot 1 of Certified Survey Map No. 9002, recorded as Document No. 2849078, are part of Lot 2 and of Lots 1 and 2 of Certified Survey Map No. 9050, recorded as Document No. 2858277, and a part of Lots 77 & 78 of the recorded plat of the Subdivision of William's Grant, all located in Lots 73, 74, 75, 76, 77 & 78 according to the recorded plat of the Subdivision of William's Grant, Town of Lawrence, Brown County, Wisconsin containing 119.23 acres of land and described as follows:

Commencing at the Southwest corner of said Lot 78;

Thence N34°43'30"E, 273.85 feet along the Northwesterly line of Lots 66 thru 78 of said recorded plat of the subdivision of William's Grant to the Northwesterly extension of the Northernly line of Lot 1 of said Certified Survey Map No. 9050;

Thence S51°17'35"E, 369.22 feet along said Northwesterly extension to the Northwest corner of Lot 1 of said Certified Survey Map No. 9050, also being the Point of Beginning;

Thence N37°51'33"E, 535.38 feet along the Easterly right-of-way line of French Road (frontage road to I.S.H. "41") to the North line of said Lot 73;

Thence S51°16'38"E, 258.62 feet to the start of a Meander line to a tributary of Ashwaubenton Creek, said Point being N51°16'38"W, 80 feet more or less from said Tributary;

Thence S69°27'12"W, 62.05 feet along said meander line;

Thence S60°12'28"W, 375.12 feet along said meander line;

Thence S20°44'05"W, 199.10 feet along said Meander line to the Northernly line of said Lot 75 and a point hereafter described as Point A;

Thence S51°27'51"E, 428 feet more or less along said Meander line and the Northernly line of said Lot 75 to the centerline of said Tributary of Ashwaubenton Creek and the termination of said meander line;

Thence N34°43'30"E, 273.85 feet along the Northwesterly line of Lot 75 of William's Grant to the Northeast corner of lands described in Document No. 2144083, said point bears S51°27'51"E, 513.52 feet from the above described Point A;

Thence S35°42'00"W, 53.58 feet along the Easterly line of Lot 1 of said Certified Survey Map No. 9050 to the Southeasterly corner thereof;

Thence N51°38'00"W, 1129.54 feet along the Southerly line of Lot 1 of said Certified Survey Map No. 9050 to the Northeast corner of Lot 1 of said Certified Survey Map No. 9002;

Thence S37°51'33"E, 539.70 feet along the Easterly line of Lot 1 of said Certified Survey Map No. 9002;

Thence S51°49'02"E, 50.62 feet along the Easterly line of Lot 1 of said Certified Survey Map No. 9002;

Thence S37°51'33"E, 104.48 feet along the Northernly line of Lot 1 of said Certified Survey Map No. 9050 to the Southeasterly corner thereof;

Thence S20°15'55"W, 336.26 feet along the Southerly line of Lot 1 of said Certified Survey Map No. 9002;

Thence N36°29'25"W, 66.04 feet along the Southerly line of Lot 1 of said Certified Survey Map No. 9002;

Thence N52°20'48"W, 147.17 feet along the Southerly line of Lot 1 of said Certified Survey Map No. 9002 to the start of a 1195.92 foot radius curve to the left;

Thence 183.75 feet along the arc of said curve being the Southerly line and its Westerly extension of Lot 1 of said Certified Survey Map No. 9002 having a 183.57 foot chord which bears N52°44'17"E, 224.93 feet along the Northernly line of Lot 1 of said Certified Survey Map No. 9002 to the Southeasterly corner thereof;

Thence N37°51'33"E, 224.93 feet along the Westerly line of said Document No. 2320294 to the Northwest corner thereof;

Thence N52°10'55"W, 550.00 feet along the Southerly line of Document No. 2320294 to the Southwest corner thereof;

Thence N37°51'33"E, 287.00 feet along the Westerly line of Document No. 2320294 to the Northernly right-of-way line of Shade Court;

Thence N52°10'55"W, 327.93 feet along said Northernly right-of-way line to the Easterly right-of-way line of French Road (frontage road to I.S.H. "41");

Thence N37°52'55"E, 467.86 feet along said Easterly right-of-way line of French Road (frontage road to I.S.H. "41");

Thence S52°01'00"E, 327.17 feet;

Thence N37°51'33"E, 640.05 feet along the Easterly line of Lots 1 and 2 of Certified Survey Map filed in Volume 62 of Maps on Page 265 to the Southerly line of Lot 4 of said Certified Survey Map No. 9050;

Thence N51°38'00"W, 326.93 feet along the Southerly line of Lot 4 of said Certified Survey Map No. 9050 to the Southwesterly corner thereof;

Thence N37°51'33"E, 528.80 feet along the Westerly line of Lot 4 of said Certified Survey Map No. 9050 to the Northwesterly corner thereof;

Thence S37°51'33"E, 347.79 feet along the Northernly line of Lot 4 of said Certified Survey Map No. 9050 to the start of a 300.00 foot radius curve to the right;

Thence 211.42 feet along the arc of said curve being the Northernly line of Lot 4 of said Certified Survey Map No. 9050 having a 207.08 foot chord which bears S31°16'29"E;

Thence N51°06'26"E, 88.28 feet along the Northernly line of Lot 4 of said Certified Survey Map No. 9050 to the start of a 335.00 foot radius curve to the left;

Thence 220.75 feet along the arc of said curve being the Northernly line of Lot 4 of said Certified Survey Map No. 9050 having a 216.78 foot chord which bears S29°57'46"E;

Thence S48°50'25"E, 353.35 feet along the Northernly line of Lot 4 of said Certified Survey Map No. 9050 to the start of a 265.00 foot radius curve to the right;

Thence 381.65 feet along the arc of said curve being the Northernly line of Lot 4 of said Certified Survey Map No. 9050 having a 349.51 foot chord which bears S07°34'54"E to the Northwesterly corner of said Lot 4 of said Certified Survey Map No. 9050;

Thence 84.63 feet along the arc of said curve being the Easterly line of Lot 4 of said Certified Survey Map No. 9050 having a 84.54 foot chord which bears S38°15'06"W to the Southerly line of said Certified Survey Map No. 9050;

Thence S51°38'00"E, 701.9 feet along the Southerly line of Lot 4 of said Certified Survey Map No. 9050 to the start of a 600.00 foot radius curve to the left;

Thence 90.35 feet along the arc of said curve being the Westerly line of Lot 3 of said Certified Survey Map No. 9050 having a 90.27 foot chord which bears N35°59'27"E to the Northwesterly corner of said Lot 3 of said Certified Survey Map No. 9050;

Thence 374.40 feet along the arc of said curve being the Northernly right-of-way line of Lawrence Parkway Lot 4 of said Certified Survey Map No. 9050 having a 375.22 foot chord which bears N01°39'36"E to the start of a 265.00 foot radius curve to the left;

Thence 89.48 feet along the arc of said curve having a 89.05 foot chord which bears N48°22'47"E;

Thence N38°42'25"E, 603.08 feet to the start of a 635.00 foot radius curve to the right;

Thence 16.24 feet along the arc of said curve having a 16.24 foot chord which bears N39°26'23"E to the Northernly line of Lot 2 of said Certified Survey Map No. 9050;

Thence N51°17'35"W, 1295.16 feet along the North line of Lots 1 and 2 said Certified Survey Map No. 9050 to the Point of Beginning.



SURVEYED DMS	DRAWN MJA
PROJECT NO. L0017 9-18-00860	
DATE 05/2019	
SHEET NO. 2 OF 2	



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Plan Commission Recommendation to approve 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.

On June 24, 2019, Plan Commission unanimously recommended approval of the Precise Implementation Plan with a vote of 7-0.

ATTACHMENTS:

- Report to Plan Commission - PIP (DOCX)
- Application Form (PDF)
- Site Plan & PIP - Preliminary - 11 Jun 2019 (PDF)

- ITEM 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.*

SITE MAP



- REQUESTED ACTION:** Precise Implementation Plan (PIP)
Required follow up to General Plan and Rezoning approvals granted on May 21, 2019.
- COMMON DESCRIPTION:** 1881 Southbridge Drive, located west and south from the Southbridge Road and Lawrence Drive intersection.
- PARCEL NUMBERS:** WD-1831 & WD-L183-1-1
- EXISTING ZONING:** R-1 (Single Family Residential District) with a Planned Development District overlay.
- PROPOSED ZONING:** Parcel WD-1831 to become R-2 PDD (Single and Two-Family Residential)
Parcel WD-L183-1-1 to become R-1 without

SURROUNDING LAND USES: Crosspoint Church and vacant agricultural to the north.
 Single family residential to the south and east.
 Natural spaces to the west.

COMPREHENSIVE PLAN: Multifamily Residential.

APPLICANT / OWNER:	Brandon Robaidek, EIT Robert E. Lee & Associates Authorized representative 1250 Centennial Centre Boulevard Hobart, WI 54155	Crosspoint Church INC ETAL ATTN: Jerry Lewin Property Owner 1880 Southbridge Road De Pere, WI 54115
---------------------------	--	---

SITE HISTORY: The subject site had agricultural buildings at the south end from the 1950's until the mid-2000's. The remainder of the subject area remained vacant.

In 2007, a Planned Development District overlay was established with a Precise Implementation Plan, which covers areas that are now identified as Parcels WD-1831 through WD-1838 (outlined in red on the Site Map) and also WD-L183-1-1 (outlined in blue on the Site Map). The 2007 PDD allowed for the development of four twindominium buildings, totaling 8 residential units, on the property. Parcel WD-L183-1-1 became part of a City owned storm water management pond system at the south end of the site.

In 2008, the Precise Implementation Plan was amended to change the front yard setback from 50 feet to 45 feet, and the rear yard setback from 30 feet to 25 feet, in order to allow the proposed buildings to fit better. Also, "The Fields Condominiums" plat was recorded to reflect the Precise Implementation Plan.

From 2008 to 2019 the ownership of the condominium property changed but no development occurred. The approved Precise Implementation, which is similar to a site plan, expired in 2009.

On April 22, 2019, the Plan Commission recommended approval of a rezoning to R-2 with a Planned Development District overlay and General Development Plan to allow for 4 twindominium units on the site, similar to the 2007 request. Common Council approved the request on May 21, 2019.

The Precise Implementation Plan request is the last step of the Planned Development District.

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 site plan submitted as part of the PIP application is similar to the plan that was reviewed by Plan Commission during the Rezoning/General Development Plan process in April, 2019. The site plan is also relatively similar to an expired

The proposed site includes 4 buildings, each of which is a twindominium (two-family residential) for a total of 8 residential units. Each residential unit has a two-stall garage with the exception of the westernmost unit, which has a three-stall garage. Building materials are stone, vinyl, and shakes in earth tone colors. One shared driveway connects to Southbridge Road, to the north. To improve traffic safety, the drive connection will shift eastward in order to align with an existing driveway across the street. Storm water will be accommodated with an existing city-owned storm water management pond, located to the south. Public sewer and water is proposed to connect under Southbridge Road.

[illegible]

The condominium project fits within the future vision for De Pere as the site was proposed for multifamily development. Although the development includes two-unit residential buildings, there are 8 units on the site. Each building is one story tall (*approximately 22 feet at the highest roofline*). The

exterior of the buildings include stone, vinyl, and shakes in earth tone colors (allowed in the existing R-2 zoning District). The design is similar to newer home construction that would be found in De Pere.

All properties are accessed via a frontage drive with a singular connection to Southbridge Road. The frontage drive is setback approximately 2' from the property line. Allowing only one access point to Southbridge that aligns with the church driveway, will help support the development of Southbridge Road into a corridor for the Southern Bridge in the future.

2. Consideration of Comprehensive Plan

The Comprehensive Plan lists the future land use of this property as Multi-Family Residential, and that is likely due to the neighborhood transition to an adjacent "future urban collector" street. This is defined as busier than a local street like the residential neighborhood to the south. In May, 2019 the site was rezoned to R-2 to comply with the change in density and to better accommodate a proposed condominium/twindominium development on the property. The entire area to the south of the site is an established single family neighborhood, zoned R-1. The area to the north is also zoned R-1 with single family, a church, and agricultural uses.

As designed, the project aligns with a number of the goals of the Comprehensive Plan including:

- Promote an adequate supply and mix of housing types for individuals of all life stages, physical abilities, and income levels.
- Strive for a compact, efficient land use pattern by promoting the development of existing vacant and underutilized lots.
- Ensure the compatibility of adjoining land uses for both existing and future development.
- Provide for a mix of residential uses and housing types within neighborhoods through the establishment of flexible zoning standards and the promotion of planned developments.

3. Consideration of Adjacent Development

The proposed project has been designed to reflect materials used on nearby residential areas and will buffer existing housing, located to the south, from a potentially expanding Southbridge Road. The proposed one story twindominiums offer a highly desired type of housing product in the area. The applicant designed the twindominium to integrate within the surrounding area.

The new development has been proposed so that the closest distance from the rear of the new development from an existing house to the south is 115.2 feet away. There is also a regional storm water management system between the properties. The distance between the development and the house to the west is 44.5 feet away.

Landscaping is being added to the south, but not in a method to screen the development from adjacent properties.

4. Unsafe or hazardous Conditions

The property does not have any unsafe or adequate conditions that would limit the development potential of the site.

5. Allowable Densities

Area: A total of 44,000 s.f. is needed (R-2 requires 11,000 s.f. per building) for the entire condominium site. The site adequately provides 56,204 s.f.

Frontage: A total of 360 linear feet of street frontage is needed (R-2 requires 90 linear feet per building) for the entire condominium site. The site adequately provides 418.6 linear feet along Southbridge Road.

Additionally, as designed, the project provides an average of 7,025.5 s.f. per dwelling unit. The condominium site has 8 “lot equivalents” for each residential unit, which range in size from 5,039 s.f. to 8,247 s.f., and the 8,372 s.f. drive at the north end of the site is shared/owned in common by all 8 units.

6. Site Design Standards

Natural features. Physical layout and form of all structures shall be designed with regard to the topography and natural features of the site.

- Project has been designed to preserve the majority of the trees on the vacant site, most of which are located in the south end, between the development and the storm water pond and existing developments.

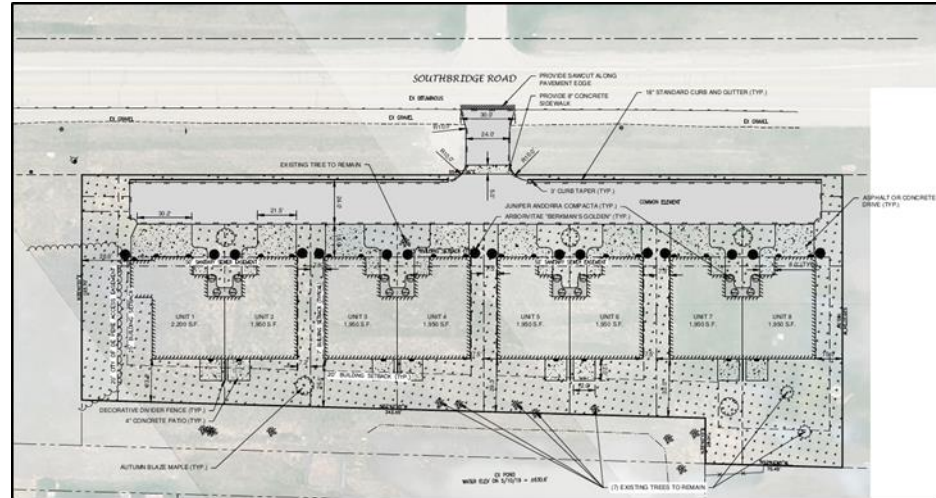
Visual aspects. The overall design shall provide for the appearance of external unity throughout the development. Variations of building elevations and materials used therein shall be encouraged insofar as they reinforce rather than hamper the design harmony. Housing and other facilities near the periphery of the planned development shall be designed so as to be harmonious with the neighboring area.

- The design of the project reinforces design harmony and will integrate well into the surrounding neighborhood. Although the 4 buildings are similar in design and materials, there are options for owners to have variations in the selected earth tone colors

Landscaping. Where natural or existing topographic features contributed to the beauty and utility of a development, consideration shall be given to this preservation. Modification to topography features should only occur where it contributes to good appearance. R-2 zoning does not trigger the need for landscaping, however, the landscaping requirements for R-3 zoning was applied to the property (8 trees and 10% open space).

- The landscaping plan identifies that 8 existing trees on the site will remain. There will also be 5 new trees added (total 13 trees). Additionally, 16 arborvitaes will be added along with 16 juniper shrubberies. The site will have 45.4% greenspace when the project is fully developed (including pavement).

Proposed Landscape Plan



Lighting

In order to integrate into the existing residential neighborhood, there will be no pole lighting for the private driveway so as not to impact the surrounding residential homes. Wall lighting at the garage and the back patios is proposed, as would be found on a typical house, with minimal light spill from the property.

7. Accommodation of Pedestrian Traffic

There are no sidewalks along Southbridge Road at this time. However, the driveway connection has been designed with a sidewalk section in order to accommodate future sidewalk installation.

8. Parking and Refuse Collection

The zoning code requires 2 spaces/units for two-family dwellings. 16 stalls are required and 34 spaces are provided as detailed below:

Unit One – Three driveway stalls and three in-garage stalls

Units Two through Eight (each) – Two driveway stalls and two in-garage stalls

Refuse collection will need to occur privately or garbage bins will need to be brought to Southbridge Road as city garbage trucks will not pull into the private driveway.

9. Building Design

Each of the four twindominium buildings are designed as a one story building with garage doors that open on the north side, facing Southbridge Road. The rears of the structures, facing the storm water pond and adjacent neighborhood, have at-grade patios to continue to be in the theme of a typical residential neighborhood.

NOTE: The following images are shown in reverse of the actual design as the three stall garage is proposed to be on the west end (right side of the front elevation).

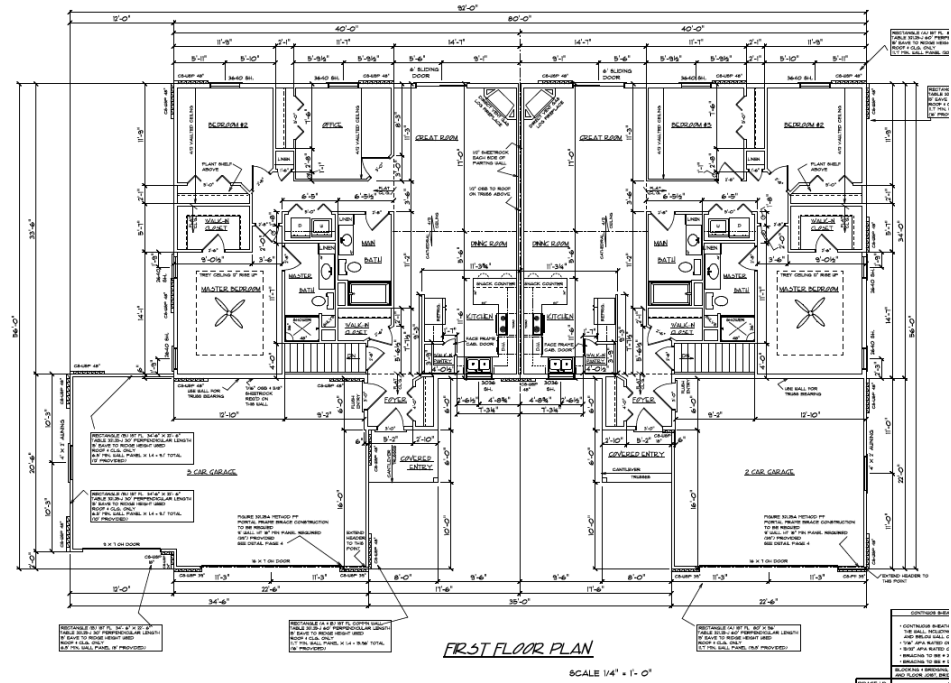
Elevations of Proposed Twindominium Units 1-2



Photo Samples of Similar Structures



Interior Floor Plan Layout



The twindominiums are designed with 12:6 pitched roofs and utilize a façade of stone, vinyl siding and shakes. The adjacent homes to the south are one and two story and include a combination of brick and vinyl siding in various architectural styles for newer neighborhoods. As designed, the townhomes should integrate well into the surrounding neighborhood.

The townhome height is not specified on the elevations, but appears to be approximately 22-feet at the highest roofline, well within the Code required 35-feet.

10. Bulk Requirements & Setbacks

The Municipal Code requires a 30-foot Front, 10-foot Interior Side and 30-foot rear setbacks in the R-2 Zoning District. However, Planned Development projects often include bulk requirement modifications in order to accommodate the unique features proposed by the project. The applicant requests the following modified setbacks as part of the Planned Development overlay for this property.

- Rear Setback: 20 Feet
- Interior Side Setback 7 feet from Lot Equivalent Lines
- Lot Equivalent Width: 45 feet
 - *The City typically does not review condominium lot equivalents*
- Lot Equivalent Area: 5,000 square feet
 - *The City typically does not review condominium lot equivalents*

The requested modifications align with the design intent of the project.

11. Construction Time Schedule

Per code requirements, condominium information and the following phasing schedule have been provided for the project, but may be subject to change due to timing for sewer and water infrastructure related to Construction Sequence #3:

Construction Sequence:

1. Tracking pad and silt fence will be installed. (August 2020)
2. City of De Pere will construct sanitary extension and water laterals to the property line. (September 2020)
3. Utilities will be constructed, and inlet protection will be placed on all storm inlets. (September 2020)
4. Buildings will be constructed (January 2021)
5. Grade/Pave of drive aisle and pour concrete driveways, sidewalks and curb and gutter. (May 2021)
6. Final Grading (June 2021) topsoil, seed and mulch. Germination in Fall of 2021.

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. Installation of sanitary sewer, sanitary sewer lateral, and water laterals would be subject to a Public Improvements Agreement that the Developer would need to enter with the City. All costs of utility construction to service this site will be billed to the developer. Construction of these facilities is tentatively scheduled as part of the 2020 construction season. Agreement execution will be required prior to work start. City will draft the Agreement.
2. The City will need to see a storm water report showing basins for onsite, captured storm water and that the post development flows leaving the site to the regional pond to the south are at or reduced in comparison to existing conditions flow rate.
3. Water meter size should be determined early in the process such that the City Water Department can order it if it is larger than 1".
4. Sheet C: Include property address and parcel ID. These can be included in the location map if need be.
5. Sheet 1: Label 12-foot utility easement along the right-of-way line.
6. Sheet 2: 8-inch sidewalk should not have a radius. Square off the sidewalk for ease of future construction.
7. Sheet 2: Identify the amount of pavement being saw cut on Southbridge Road. Due to the age of the roadway surface, excessive cutting may result in the pavement being replaced to the centerline.
8. Sheet 2: Label 12-foot utility easement along the right-of-way line.
9. Sheet 2: Buildings are shown to be constructed within the 50-foot sanitary sewer easement. This is not permitted without further action. Consider narrowing or releasing the easement to eliminate the concern.
10. Sheet 3: Construction of new sanitary sewer to service this development will be subject to WisDNR Sanitary Sewer Permitting and NEW Water Sanitary Sewer Connection Permit. Permit approval will be required to City construction start. City will submit all permits for approval.
11. Sheet 3: City previously misspoke with regard to sanitary sewer alignment. Sanitary sewer will be tapped into ex. San MH 2 and will come directly south onto

- the site. The sanitary sewer will not be extended from Lawrence Drive. City will provide elevations, grades, and alignment for sanitary sewer as it is designed for 2020 bidding and construction.
12. Sheet 3: No gas or electric is located. Provide information on plans.
 13. Sheet 3: Deciduous tree in front of unit 4 will most likely be lost as part of lateral construction. Call out to be removed. Replace elsewhere.
 14. Sheet 3: Culvert under the driveway will need end walls and rip rap w/ geotextile fabric. Culvert at pond will need geotextile fabric as well.
 15. Sheet 5: Identify where ditch checks or erosion mat are being used. Is sheet 10 needed? Stockpiling locations should be called out on this plan with appropriate erosion control protection.
 16. Will need WisDNR soil loss/discharge calculations with appropriate corresponding map.
 17. Will need staging plan calling out construction sequence for order of unit construction and the sequence of construction for each unit. Also, site constructability should be considered for choosing stockpile locations. If more than one location is needed, please call out on the plan with typical protection for each.
 18. Sheet 7: City to construct valve box and water taps. These can be removed.
 19. The following should be addressed prior to obtaining occupancy permits:
 - a. Sheet 3: You may lower the apron end wall elevation another six inches to be a foot above the permanent pool elevation of the pond. This will allow for greater slopes on storm sewer pipes throughout the site.
 - b. Sheet 6: May want to consider anchoring end wall to connecting pipe. This is required plus rip rap and geotextile fabric

Fire:

None.

Forestry:

None.

Health:

None.

Planning:

1. The Landscaping Plan must include a timeline for vegetation installation, along with a timeline/process for replacement of vegetation that does not survive.
2. Additional landscaping should be added to the rear of the site to further separate and soft-screen the development from the neighborhood to the south. Only two trees were added to the south side on the provided plan. A reference to a fence was not found in the submitted plans.
3. Identify how and where garbage pickup will occur on the site. If pickup is public (at the street) indicate when approval occurred from Department of Public Works.
4. Please be aware that the driveway could become a future right-in / right-out only, should Southbridge Road be expanded in the future.

Building/Inspection:

None.

REVIEW PROCESS: The Common Council approved the General Plan and Planned Development District Zoning for this project on May 21, 2019. The Precise Implementation Plan review is the last step of the Planned Development District.

The PIP is reviewed by the Plan Commission and Common Council. Common Council review for this project is anticipated to occur at the July 16, 2019 meeting. Residents within 300' of this property have been notified regarding this application.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Precise Implementation Plan (PIP) at 1881 Southbridge Road, subject to compliance with the staff conditions outlined in this report.

The following summarizes modifications that were approved during the Plan Commission review of the General Development Plan, which match the modifications identified in the PIP:

- Rear Setback: 20 Feet
- Interior Side Setback 7 feet from Lot Equivalent Lines
- Lot Equivalent Width: 45 feet
- Lot Equivalent Area: 5,000 square feet



CITY OF DE PERE

APPLICATION FOR
REZONING

"THE PIP / SITE PLAN"

Fee: \$ 305.00

Receipt #: 00141050

Date: 03 Apr 2019

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) Robert E Lee and Associates	Authorized Representative Brandon Robaidek	Title E.I.T.	
Mailing Address 1250 Centennial Centre Blvd	City Hobart	State WI	ZIP Code 54155
Email Address brobaidek@releeinc.com	Phone Number (incl. area code) 920-662-9641	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) Crosspoint Church Inc.	Contact Person Jerry Lewin	Title President	
Mailing Address 1880 Southbridge Road	City De Pere	State WI	ZIP Code 54115
Email Address jerry@crosspointgb.com	Phone Number (incl. area code) 920-366-7113	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1881 Southbridge Road & City Parcel to South	@ Remove PDD from all parcels. @ Rezone R-2 w/ new PDD for WD-1831 to WD-1838 only.	Parcel Number(s): WD-1831 to WD-1838 + WD-L183-1-1
--	---	--

SECTION 4: Proposed Rezoning Use

Existing Zoning:	R-1 with PDD Overlay		
Proposed Zoning:	R-2 with PDD Overlay (for WD-1831 to WD-1838 only)		
Adjacent Zoning: North R-1	Adjacent Zoning: South R-1	Adjacent Zoning: West R-1	Adjacent Zoning: East R-1
Present Use of Parcel	Empty Lot		
Proposed Use of Parcel	Twindominium Development (4 buildings w/ 8 units)		

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) Brandon Robaidek	Title Representative	Phone Number 920-662-9641
Signature of Applicant <i>Brandon Robaidek</i>		Date Signed 3/29/19

Attached additional sheets if necessary.

PRECISE IMPLEMENTATION PLAN – 1855 - 1881 SOUTHBRIDGE ROAD

Project Description:

The proposed project involves constructing four twindominium buildings with a shared driveway on parcel WD-1831 to WD-1838. The development will require connections to public watermain along Southbridge Road and an extension of the public sanitary sewer along Lawrence Drive. The site will also be treated by a regional wet detention pond to the south of the proposed project. The development will be serviced by individual water laterals off the watermain on the south side of Southbridge Road. There will also be a private sanitary sewer that will be connected to the proposed public sanitary sewer extension along the south side of Southbridge Road. The sanitary sewer will be bored under Lawrence Drive to avoid a shutdown of the road during construction. Due to the City of De Pere not bidding any more projects in 2019 to extend the sanitary sewer along Southbridge Road, the majority of the construction will not start until the summer of 2020. The proposed plan satisfies the City ordinances of the R-2 zoning with PDD overlay

Construction Sequence:

All dates in parenthesis are approximate end dates.

1. Tracking pad and silt fence will be installed. (August 2020)
2. City of De Pere will construct sanitary extension and water laterals to the property line. (September 2020)
3. Utilities will be constructed, and inlet protection will be placed on all storm inlets. (September 2020)
4. Buildings will be constructed (January 2021)
5. Grade/Pave of drive aisle and pour concrete driveways, sidewalks and curb and gutter (May 2021)
6. Final Grading (June 2021) topsoil, seed and mulch. Germination in Fall of 2021.

PDD:

We are proposing that the following PDD overlay of just Parcels WD-1831 to WD-1838 include the below variations from the proposed R-2 zoning to fit the proposed development.

1. Minimum Lot Area Square Footage
 - a. R-2 zoning: 11,000 square feet
 - b. PDD overlay request: 5,000 square feet
2. Minimum Lot Width
 - a. R-2 zoning: 90 feet
 - b. PDD overlay request: 45 feet
3. Minimum Rear Yard Setback
 - a. R-2 zoning: 30 feet

- b. PDD overlay request: 20 feet
- 4. Interior Side Yard Equivalent Setback
 - a. R-2 zoning: 10 feet
 - b. PDD overlay request: 7 feet
- 5. Includes a lot line between units 1 & 2, 3 & 4, 5 & 6, and 7 & 8
 - a. R-2 zoning side yard setback: 10 feet
 - b. PDD overlay request: 0 feet

All other requirements will remain permitted under the R-2 zoning.

Summary:

Attached is the proposed layout of the development along with a utility and a grading plan. The proposed buildings will be constructed 45 feet from the front property line to allow for adequate space in front of each garage for parking vehicles and allow room for a 24-foot shared driveway. The proposed buildings will also contain an on-grade concrete patio that is allowed within the rear building setback. Ultimately, the only minor change to the submitted General Development Plan was that the side yard equivalent is proposed to be 7 feet instead of the 10 feet as called out in the R-2 zoning.



Robert E. Lee & Associates, Inc.
Engineering • Surveying • Environmental Services

1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-662-9641 • www.releeinc.com

June 10, 2019

Mr. Eric Rakers, City Engineer
CITY OF DE PERE
925 South Sixth Street
De Pere, WI 54115

RE: Southbridge Condominium Development
Storm Water Letter
Parcel # WD-1831 to WD-1838

Dear Mr. Rakers:

Robert E. Lee & Associates, Inc., is submitting the Southbridge Condominium Development site design for your review. The proposed site was modeled in the past to be treated by the wet detention pond to the south of the site and will have to be confirmed that the proposed design meets the treatment requirements for the City of De Pere and the Wisconsin Department of Natural Resources. Storm water from the site will drain to inlets before being discharged to the wet detention pond. All building downspouts will drain to grade.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Prepared By:

Brandon Robaidek
E.I.T.

Unit #	Address
Unit 1	1881 Southbridge Road
Unit 2	1879 Southbridge Road
Unit 3	1873 Southbridge Road
Unit 4	1871 Southbridge Road
Unit 5	1865 Southbridge Road
Unit 6	1863 Southbridge Road
Unit 7	1857 Southbridge Road
Unit 8	1855 Southbridge Road

The Fields Condominiums

~ A Land Only Condominium ~

~ Second Addendum ~

All of The Fields Condominiums, A Land Only Condominium, First Addendum, (Volume 5, Condo Plats, Page 152, Document No. 2390219) being all of Lots 1, 2, 3 & 4, Volume 50, Certified Survey Maps, page 275, Map Number 7407, Document Number 2226006, Brown County Records, and part of Lot 2, Volume 48, Certified Survey Maps, page 187, Map Number 7138, Document Number 2137653, Brown County Records, all being located in part of Government Lot 2, Section 6, T22N-R20E, in the City of DePere, Brown County, Wisconsin.

All of The Fields Condominiums, A Land Only Condominium, First Addendum, (Volume 5, Condo Plats, Page 152, Document No. 2390219) being all of Lots 1, 2, 3 & 4, Volume 50, Certified Survey Maps, page 275, Map Number 7407, Document Number 2226006, Brown County Records, and part of Lot 2, Volume 48, Certified Survey Maps, page 187, Map Number 7138, Document Number 2137653, Brown County Records, all being located in part of Government Lot 2, Section 6, T22N-R20E, in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northeast corner of Lot 4, Volume 50, Certified Survey Maps, page 275, Map Number 7407, Document Number 2226006, Brown County Records; thence S54°23'03"E, 20.00 feet along the Southerly right of way of Southbridge Road; thence S35°36'57"W, 160.79 feet; thence N52°43'52"W, 75.46 feet along the South lines of Lot 2, Volume 48, Certified Survey Maps, page 187, Brown County Records and said Lot 4; thence N35°39'13"E, 25.01 feet along a West line of said Lot 4; thence N52°43'52"W, 343.45 feet along the South line of said Certified Survey Map; thence N35°40'04"E, 123.70 feet along the West line of Lot 1, said Certified Survey Map; thence S54°23'03"E, 398.60 feet along said Southerly right of way of Southbridge Road to the point of beginning.

Parcel contains 56,204 square feet / 1.29 acres, more or less.
Parcel subject to easements and restrictions of record.

- 1) Setbacks:
- | | |
|-------------|---|
| Front yard: | 45' from right of way (Variance granted by the City of De Pere) |
| Side yard: | 7' from property line between Units 2 & 3, 4 & 5 and 6 & 7. (Variance)
No setback between Units 1 & 2, 3 & 4, 5 & 6 and 7 & 8. |
| Rear yard: | 20' from property line (Variance granted by the City of De Pere) |

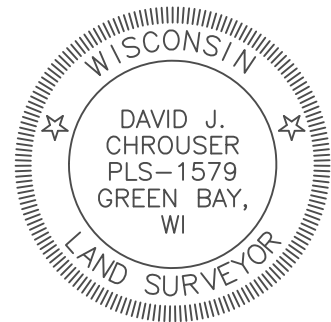
There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.

Dated this _____ day of _____, 20____

Terry L. Van Hout
Brown County Property Lister

I, David J. Chrouser, Professional Land Surveyor, PLS-1579, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of each unit within the property.

This plat is a correct representaion of "THE FIELDS CONDOMINIUMS, A LAND ONLY CONDOMINIUM, SECOND ADDENDUM" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.



March 13, 2019

Legend

- 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Brown County monument — type noted

OWNER

Crosspoint Church Inc.

Robert E. Lee & Associates

TAX PARCEL NO.

WD-1831

WD-1838

Data File: H-3405.txt

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

SCALE
1"=50'

DRAWN BY
MRA

PROJECT NO.
H-3405

SHEET NO.
1 of 1

DRAWING NO.
X-888

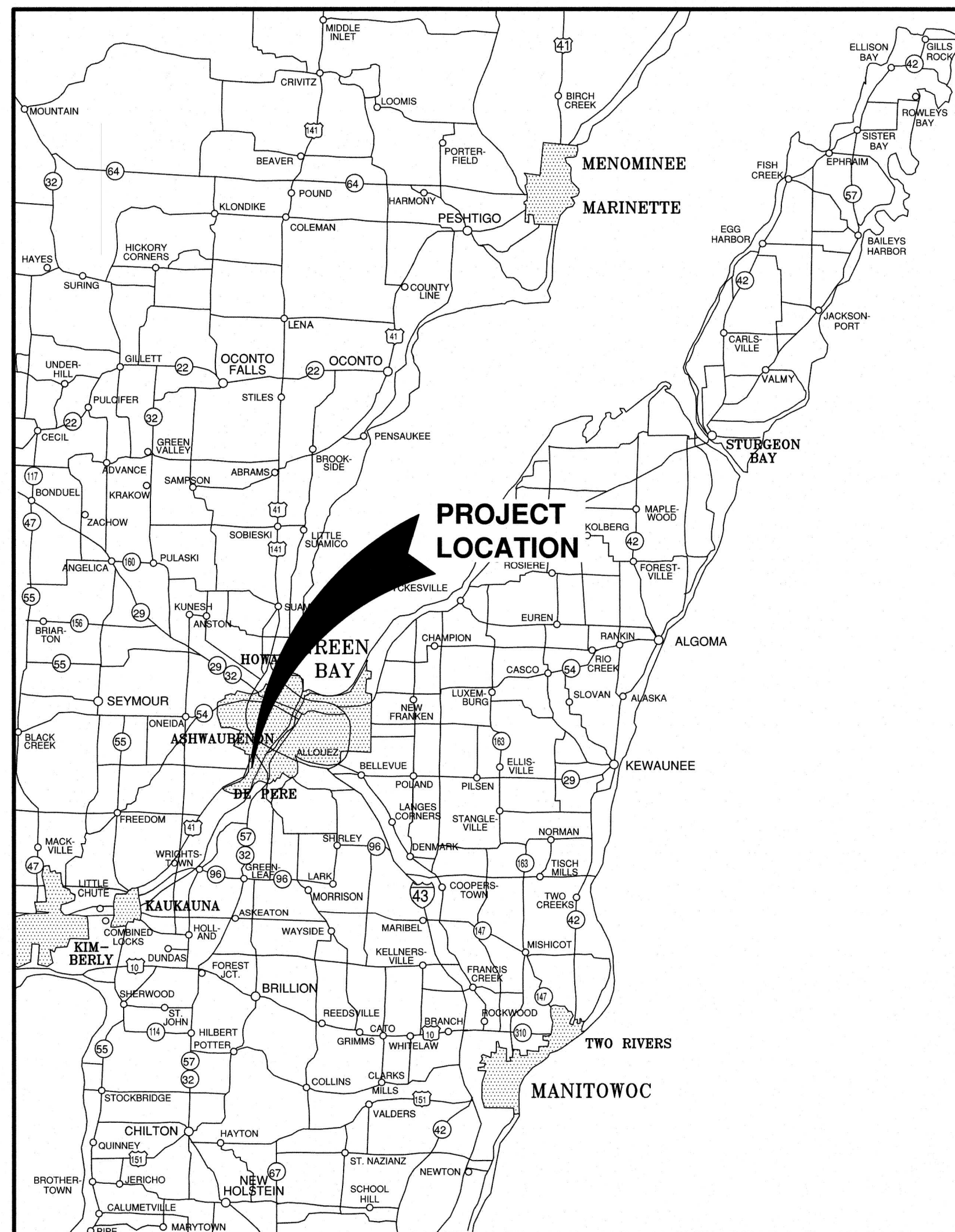
File: H-3405Condo 2nd Addendum 031319.dwg

SOUTHBRIDGE CONDO DEVELOPMENT

CITY OF DE PERE

BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



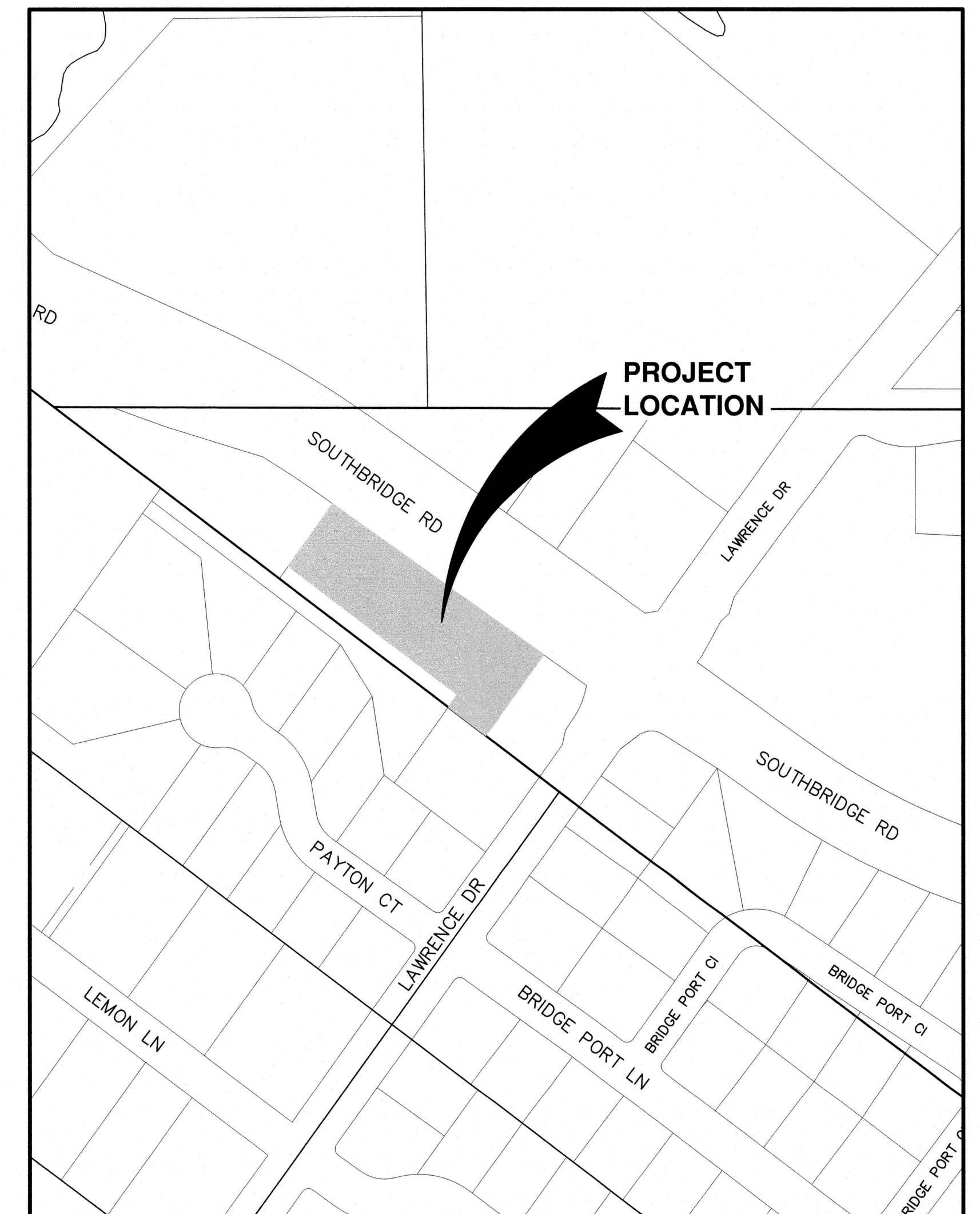
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
9	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
10	EROSION CONTROL - DITCH CHECK DETAILS
11	EROSION CONTROL - SHEET FLOW DETAILS
12	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
13	LIGHTING PLAN



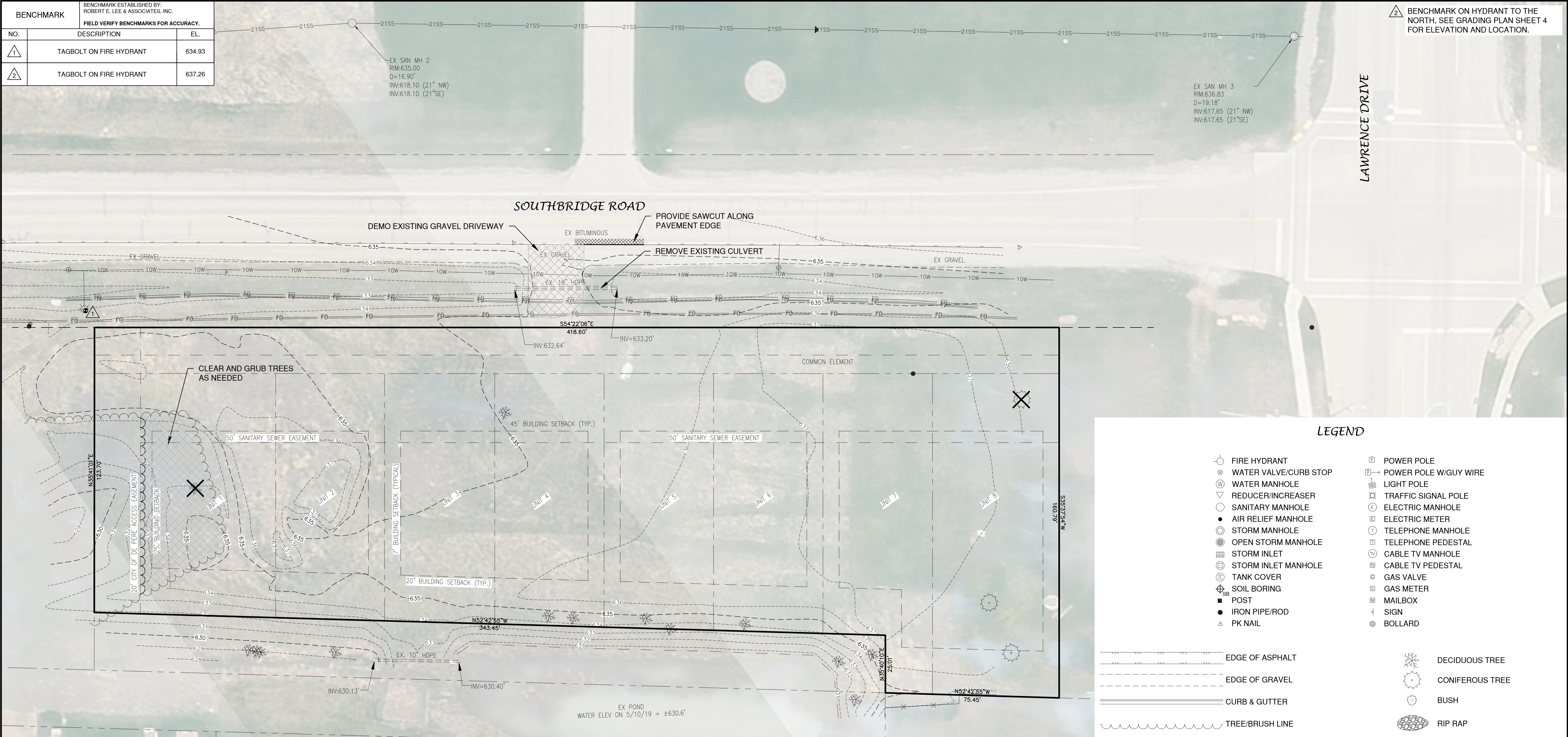
LOCATION MAP



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	SOUTHBRIDGE CONDO DEVELOPMENT CITY OF DE PERE BROWN COUNTY, WISCONSIN	LOCATION MAP AND INDEX TO DRAWINGS	DATE 03/23/18	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO.
								CHECKED JGS			FILE 5569020C		C
								DESIGNED BDR			JOB NO. 5569020		

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	TAGBOLT ON FIRE HYDRANT	634.93
2	TAGBOLT ON FIRE HYDRANT	637.26

BENCHMARK ON HYDRANT TO THE NORTH, SEE GRADING PLAN SHEET 4 FOR ELEVATION AND LOCATION.



UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE UTILITIES, AT&T DISTRIBUTION, WISCONSIN PUBLIC SERVICE, GREEN BAY METROPOLITAN SEWERAGE DISTRICT, NET LEC, TIME WARNER CABLE, AND CENTURYLINK.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER #20191721523 & DATE 05/05/2019, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

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

(920) 339-8076

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

(920) 288-8908

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

(920) 433-4147

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

(920) 944-1581

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

(800) 797-7434

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

(715) 856-9738

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

(920) 432-4893

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

OWNER INFORMATION:

CROSSPOINT CHURCH, INC.
1880 SOUTHBRIDGE ROAD
DE PERE, WI 54115

920-366-7113

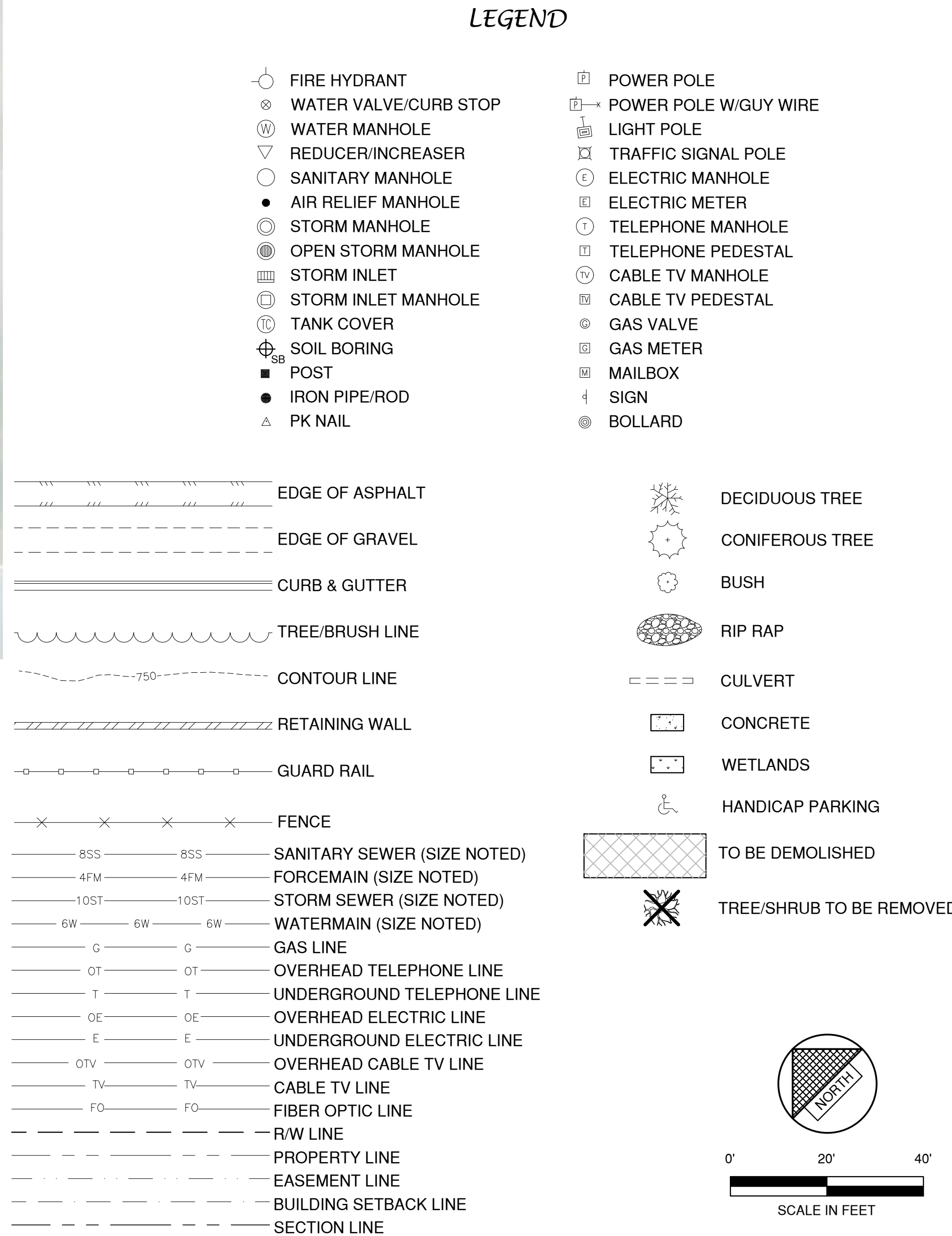
CONTACT: JERRY LEWIN

GR. GRAVEL
BIT. BITUMINOUS
ASPH. ASPHALT
CONC. CONCRETE
SW SIDEWALK
BLDG BUILDING
HSE HOUSE
PED PEDESTAL
PP POWER POLE
LP LIGHT POLE
BM BENCH MARK

VPC VERTICAL POINT OF CURVATURE
VPI VERTICAL POINT OF INTERSECTION
VPT VERTICAL POINT OF TANGENCY
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
PT POINT OF TANGENCY
R RADIUS
EX EXISTING
PR PROPOSED
EOR END OF RADIUS
BOC BACK OF CURB

WM WATERMAIN
HYD. HYDRANT
WV WATER VALVE
SAN SANITARY SEWER
MH MANHOLE
ST STORM SEWER
CB CATCH BASIN
TELE TELEPHONE
ELEC ELECTRIC
TV TELEVISION
STA. STATION

B-B BACK TO BACK (OF CURB)
F-F FACE TO FACE (OF CURB)
R/W RIGHT OF WAY
T/C TOP OF CURB
F/L FLOW LINE
C/L CENTERLINE
R/L REFERENCE LINE
INV. INVERT
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
CULV. CULVERT

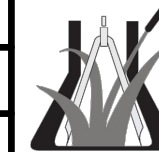


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED JGS
								DESIGNED BDR

SOUTHBRIDGE CONDO DEVELOPMENT
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

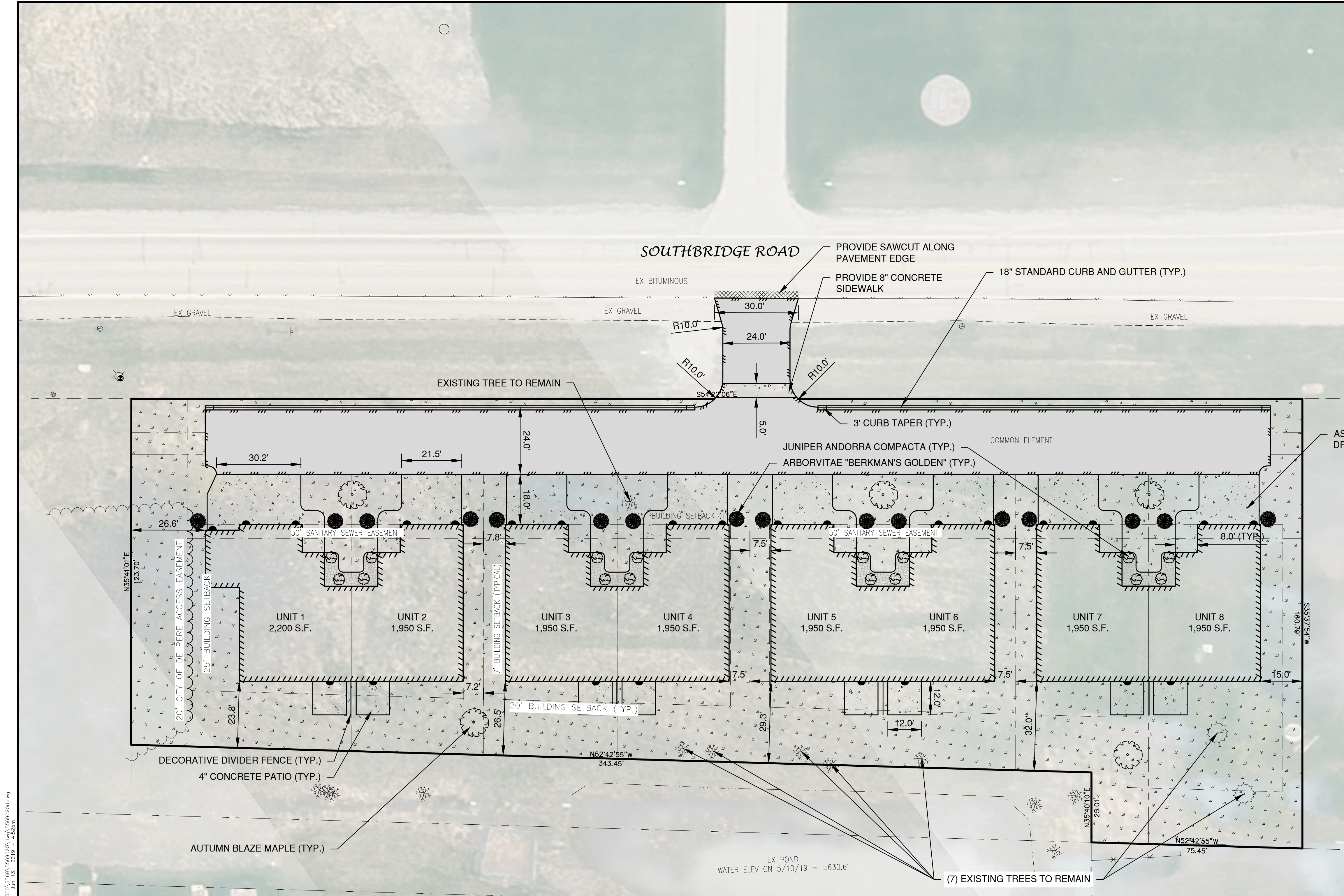
DATE 06/2019
FILE 5569020T
JOB NO. 5569020



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

SHEET NO.
1

File: R:\55600\55600200.dwg, 55600200.dwg
Plot Date: Jun 13, 2019 4:53:20pm
LAYOUT: SITE



LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (9,659 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS

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

NOTE

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

SITE DATA

TOTAL AREA = 1.29 ACRES, 56,203 S.F.
 BUILDING AREA = 0.36 ACRES, 15,850 S.F. (28.2%)
 SIDEWALK/PARKING LOT AREA = 0.34 ACRES, 14,844 S.F. (26.4%)
 GREEN SPACE = 0.59 ACRES, 25,509 S.F. (45.4%)

ZONING

R-2 WITH PDD OVERLAY

PARCEL NO.

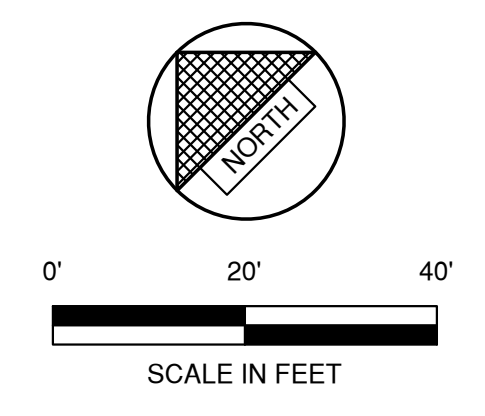
WD-1831 TO WD-1838

KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY
	THUJA ORIENTALIS BERCKMANS GOLDEN ARBORVITAE	2' - 3'	16
	JUNIPERUS 'ANDORRA COMPACTA' JUNIPER ANDORRA COMPACTA	1'	16
	EXISTING TREES		8
	ACER X FREEMANII AUTUMN BLAZE MAPLE	2" CALIPER	5

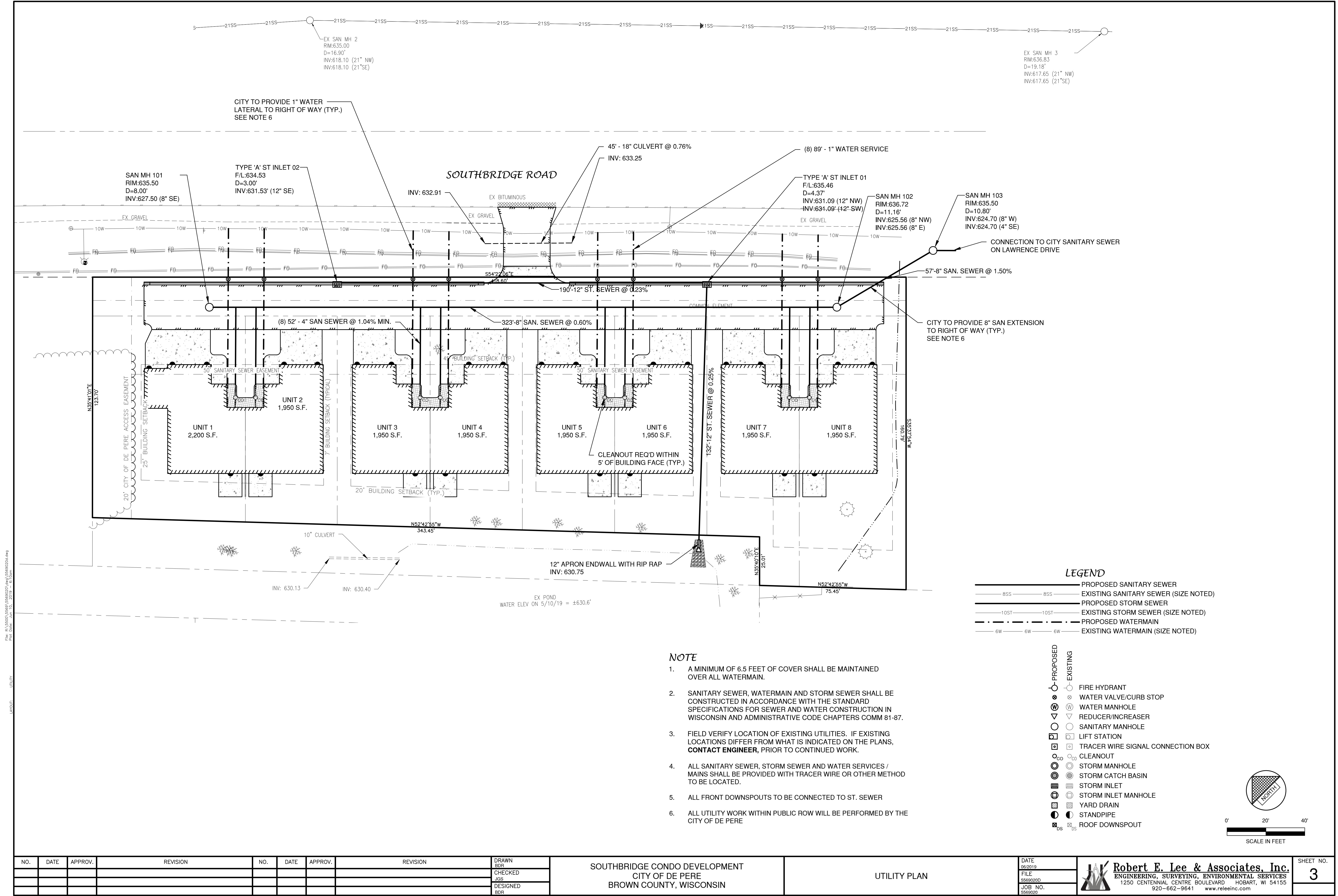
LANDSCAPING REQUIREMENTS

ONE TREE PER DWELLING UNIT

8 DWELLING UNITS X 1 TREE PER UNIT = 8 TREES



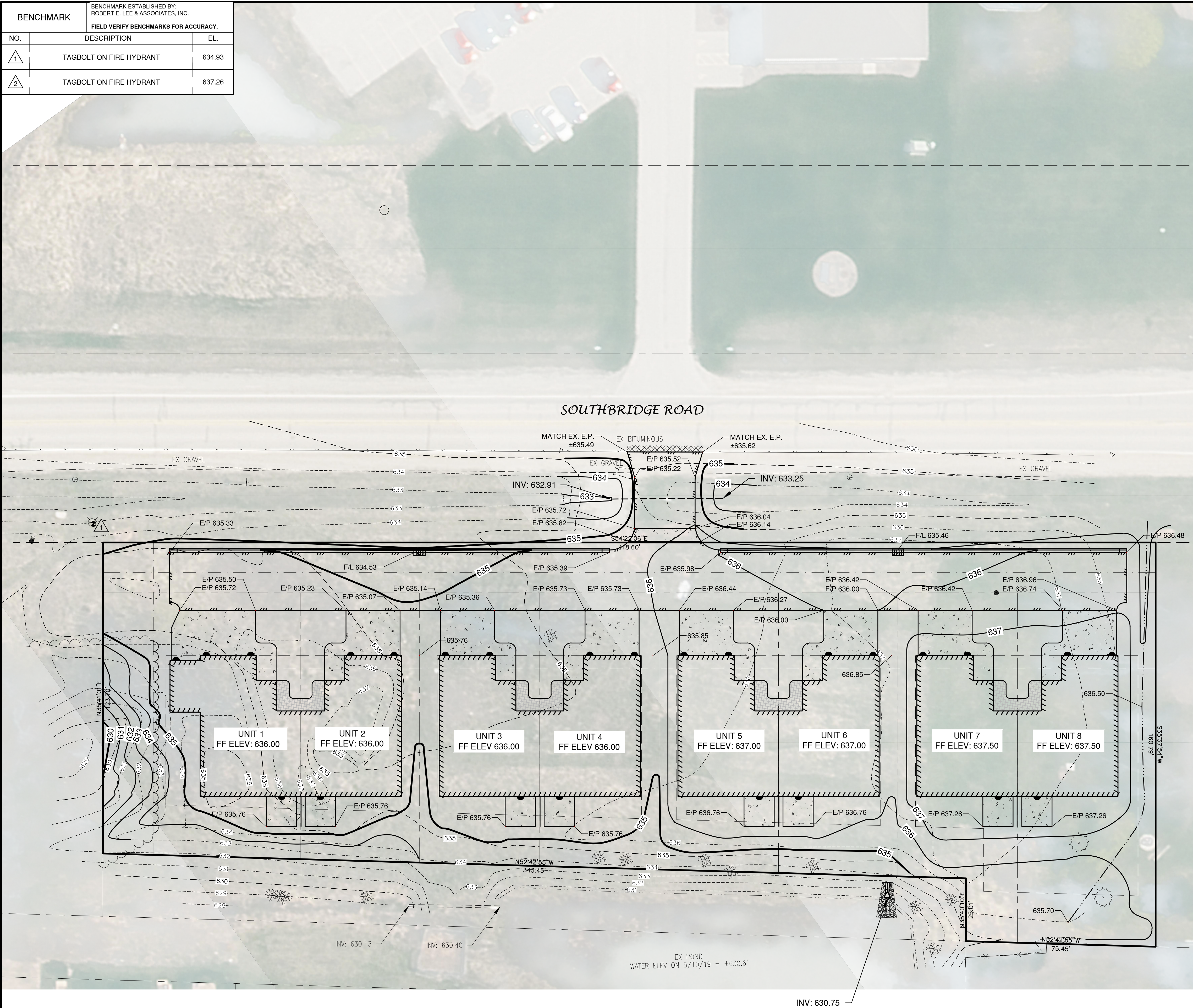
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	SOUTHBRIDGE CONDO DEVELOPMENT CITY OF DE PERE BROWN COUNTY, WISCONSIN	SITE PLAN	DATE 06/2019	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeeinc.com	SHEET NO.
								CHECKED JGS			FILE 55600200		2
								DESIGNED BDR			JOB NO. 55600200		



File: R:\35001_5569020D.dwg
Plot Date: Jun 10, 2019 11:46:00 AM
LAYOUT: UTILITY

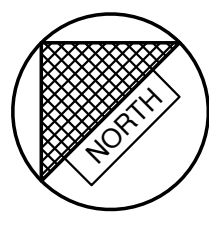
Attachment: Site Plan & PIP - Preliminary - 11 Jun 2019 (8479 : Plan Commission recommendation to approve a Precise Implementation Plan (PIP) for 1881 Southbridge R)

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
		FIELD VERIFY BENCHMARKS FOR ACCURACY.
NO.	DESCRIPTION	EL.
1	TAGBOLT ON FIRE HYDRANT	634.93
2	TAGBOLT ON FIRE HYDRANT	637.26



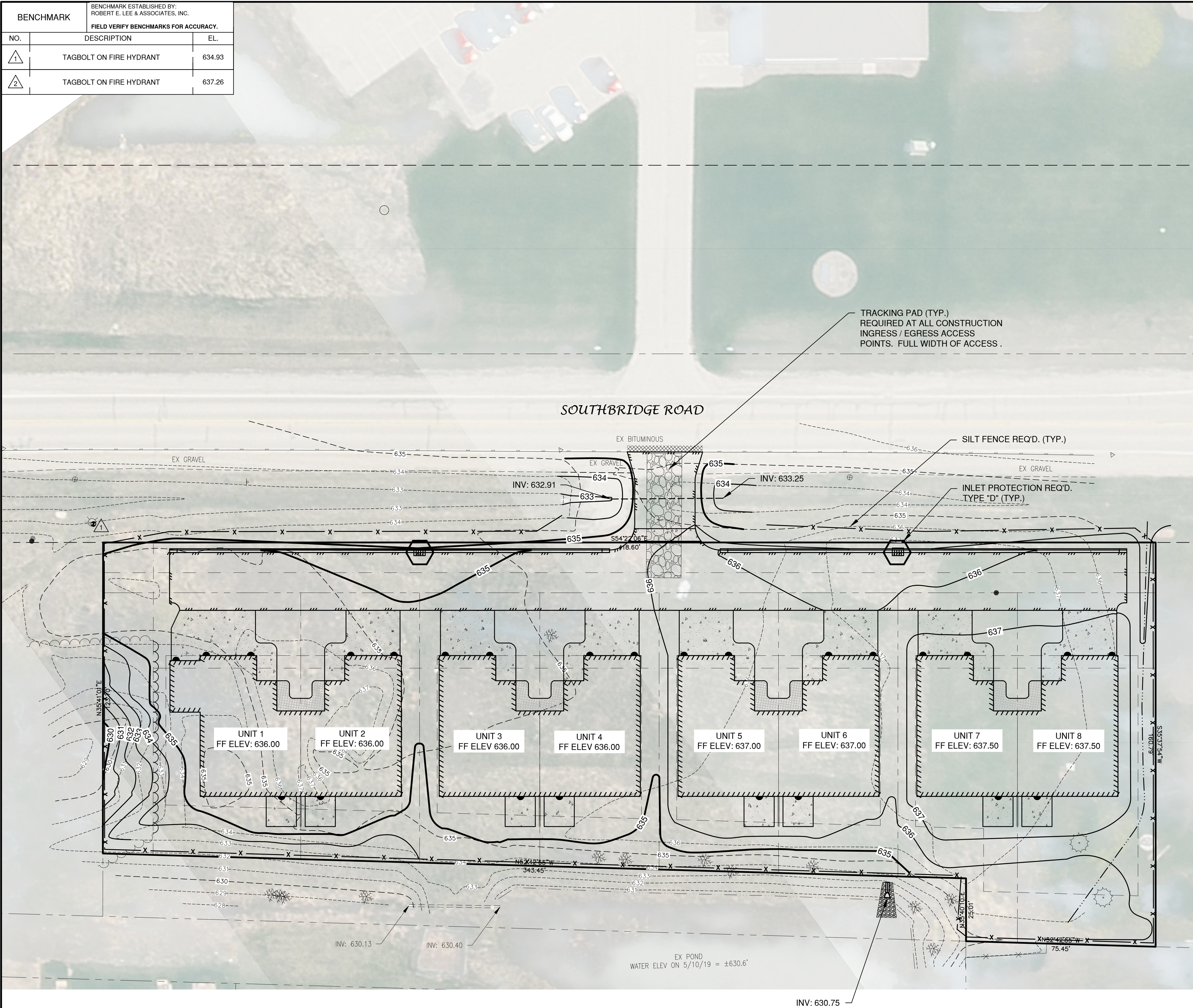
LEGEND

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



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	SOUTHBRIDGE CONDO DEVELOPMENT CITY OF DE PERE BROWN COUNTY, WISCONSIN	GRADING PLAN	DATE 06/2019	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 4
								CHECKED JGS			FILE 5569020D		
								DESIGNED BDR			JOB NO. 5569020		

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	TAGBOLT ON FIRE HYDRANT	634.93
2	TAGBOLT ON FIRE HYDRANT	637.26

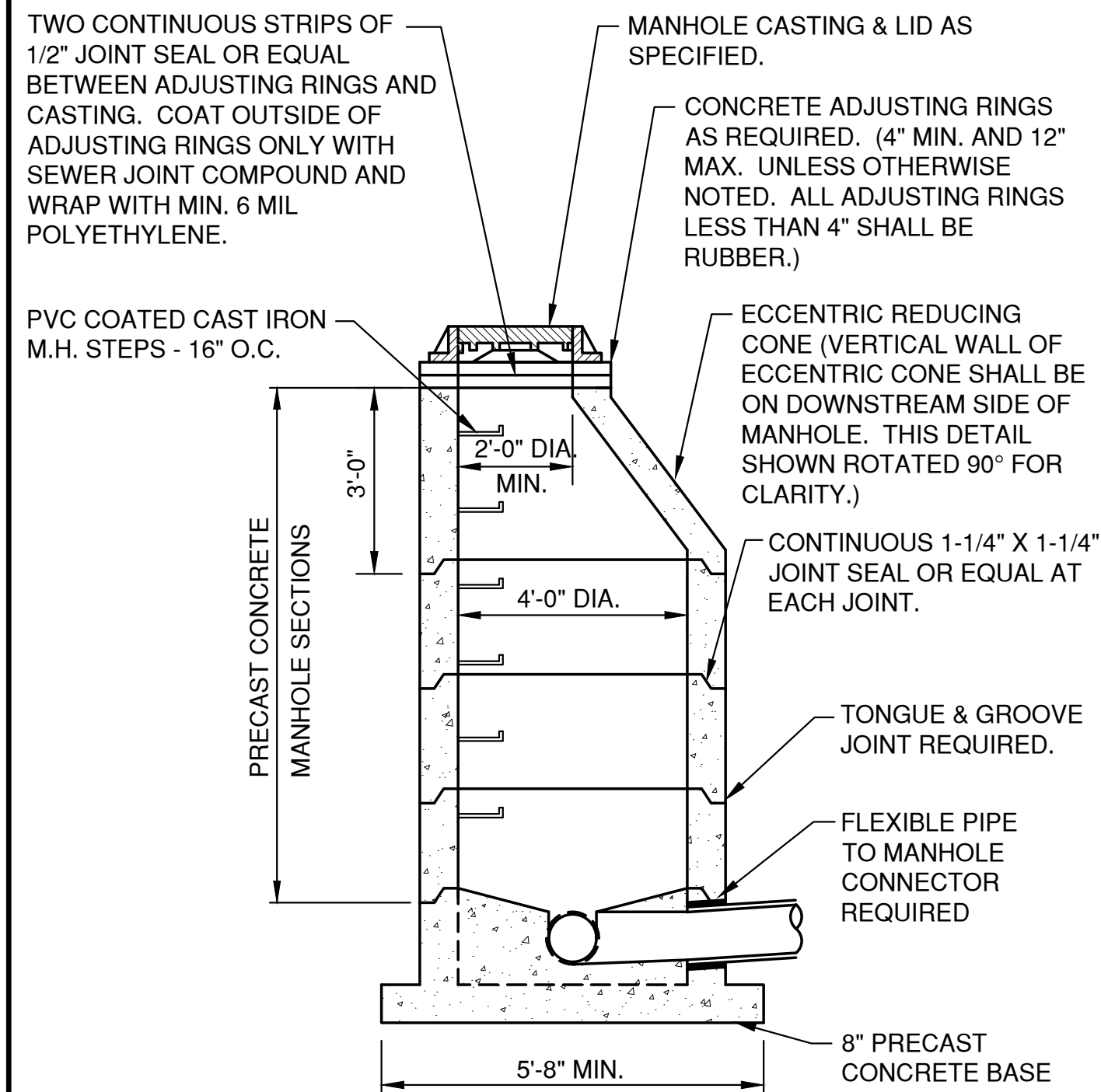


LEGEND

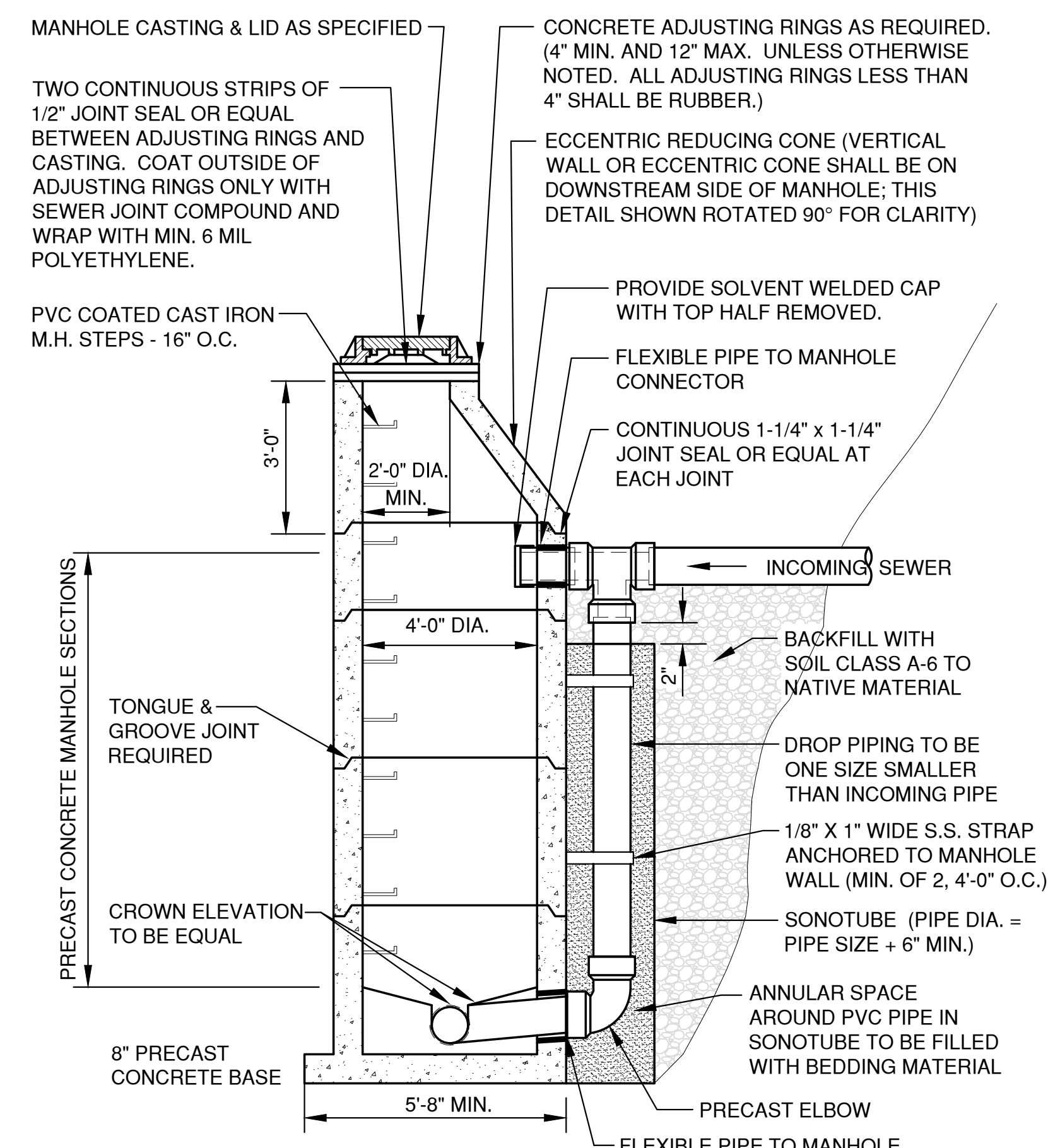
— T/C 999.99	TOP OF CURB ELEVATION
— F/L 888.88	FLOW LINE ELEVATION
— S/W 666.66	TOP OF SIDEWALK ELEVATION
— E/P 555.55	EDGE OF PAVEMENT ELEVATION
— R/W 444.44	TOP OF RETAINING WALL ELEVATION
— 333.33	GROUND ELEVATION
— — — — —	DRAINAGE SWALE
— — — — —	DRAINAGE DIVIDE
→	FLOW ARROW
— x —	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

- EROSION CONTROL**
- ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.
1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
 2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
 3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
 4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

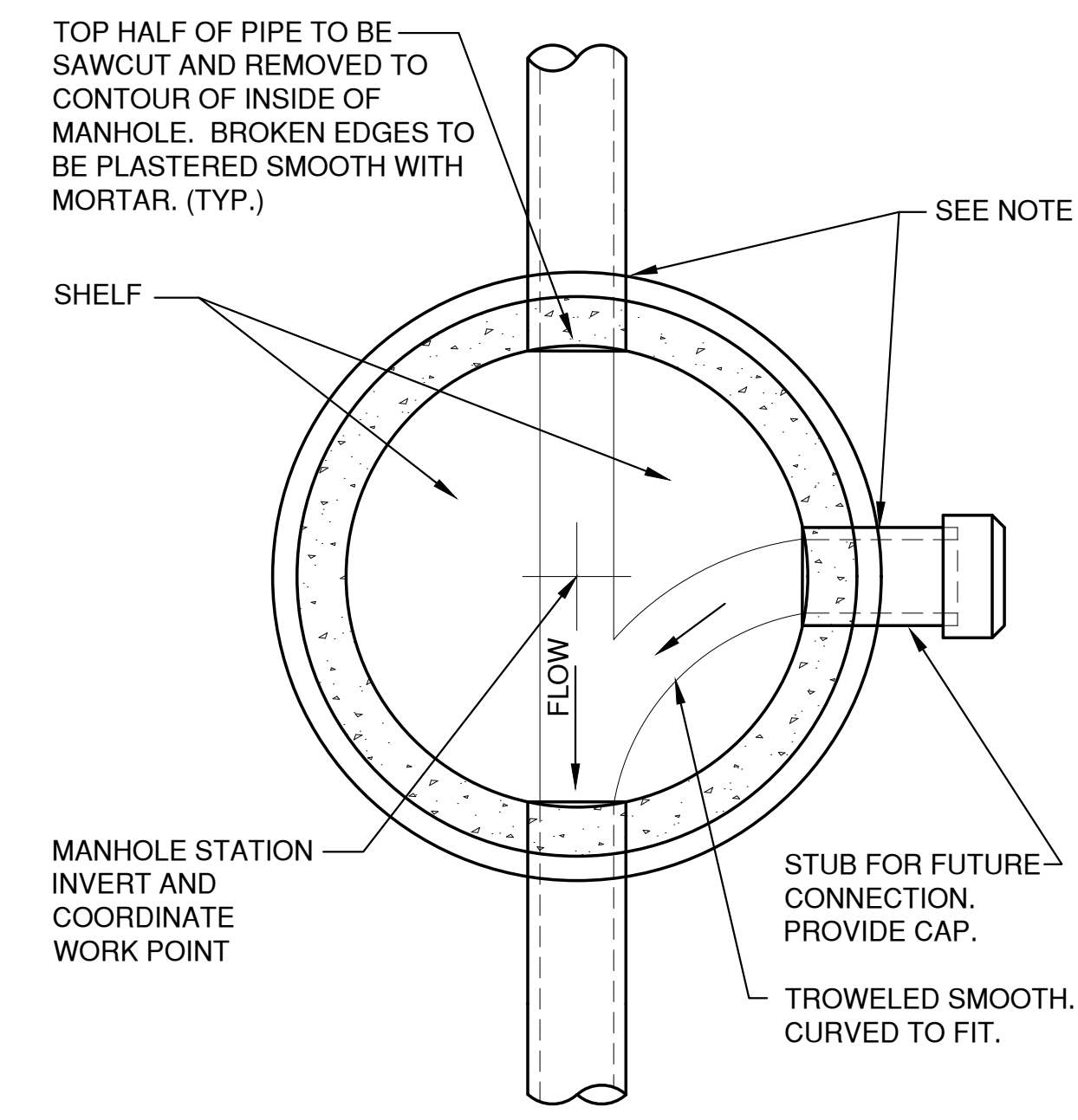
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	SOUTHBRIDGE CONDO DEVELOPMENT CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL PLAN	DATE 06/2019	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 5
								CHECKED BBB			FILE 5569020D		
								DESIGNED BDR			JOB NO. 5569020D		



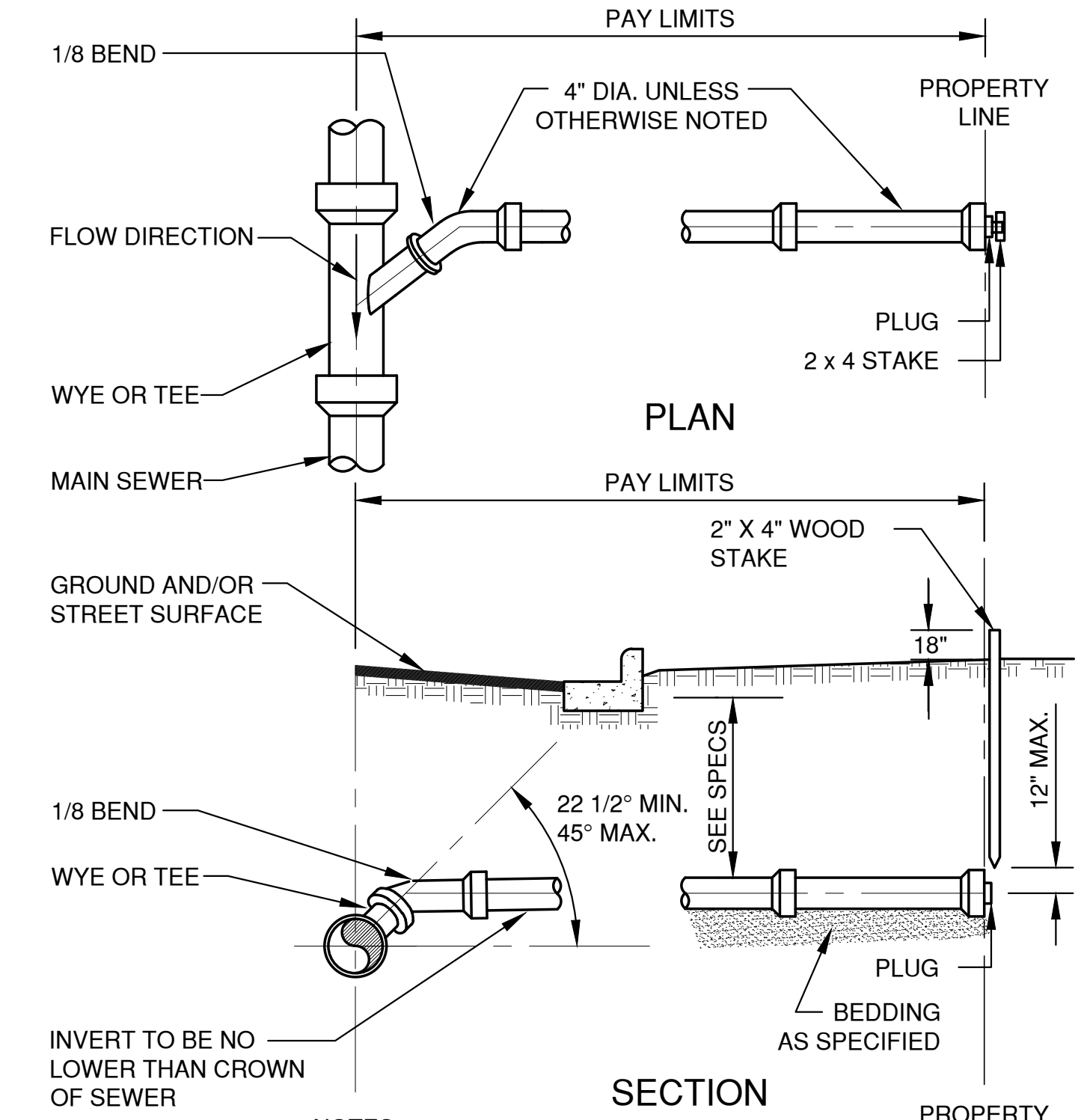
SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



STANDARD CAST IN PLACE DROP MANHOLE
8" - 24" (INCLUSIVE)

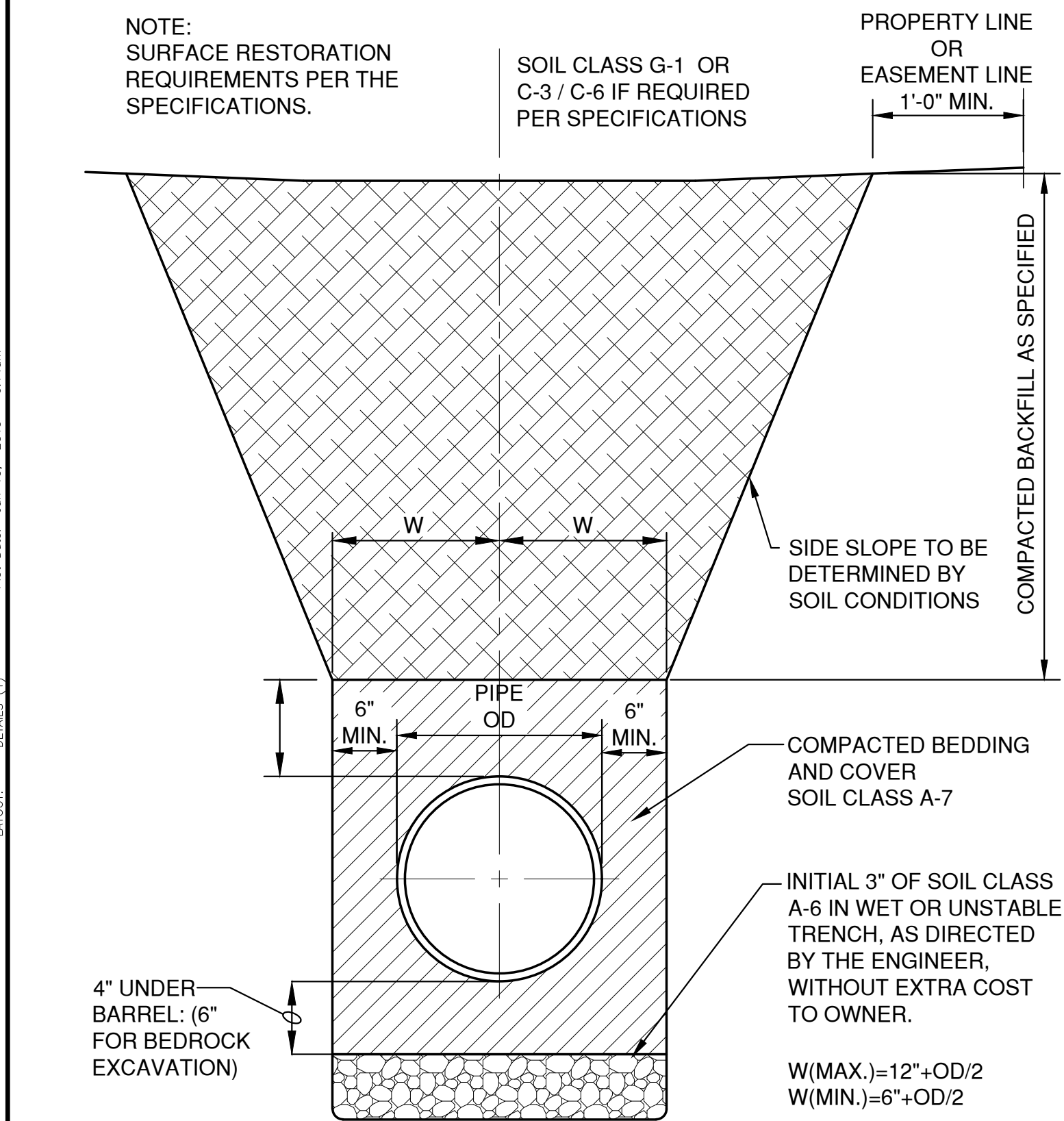


MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)

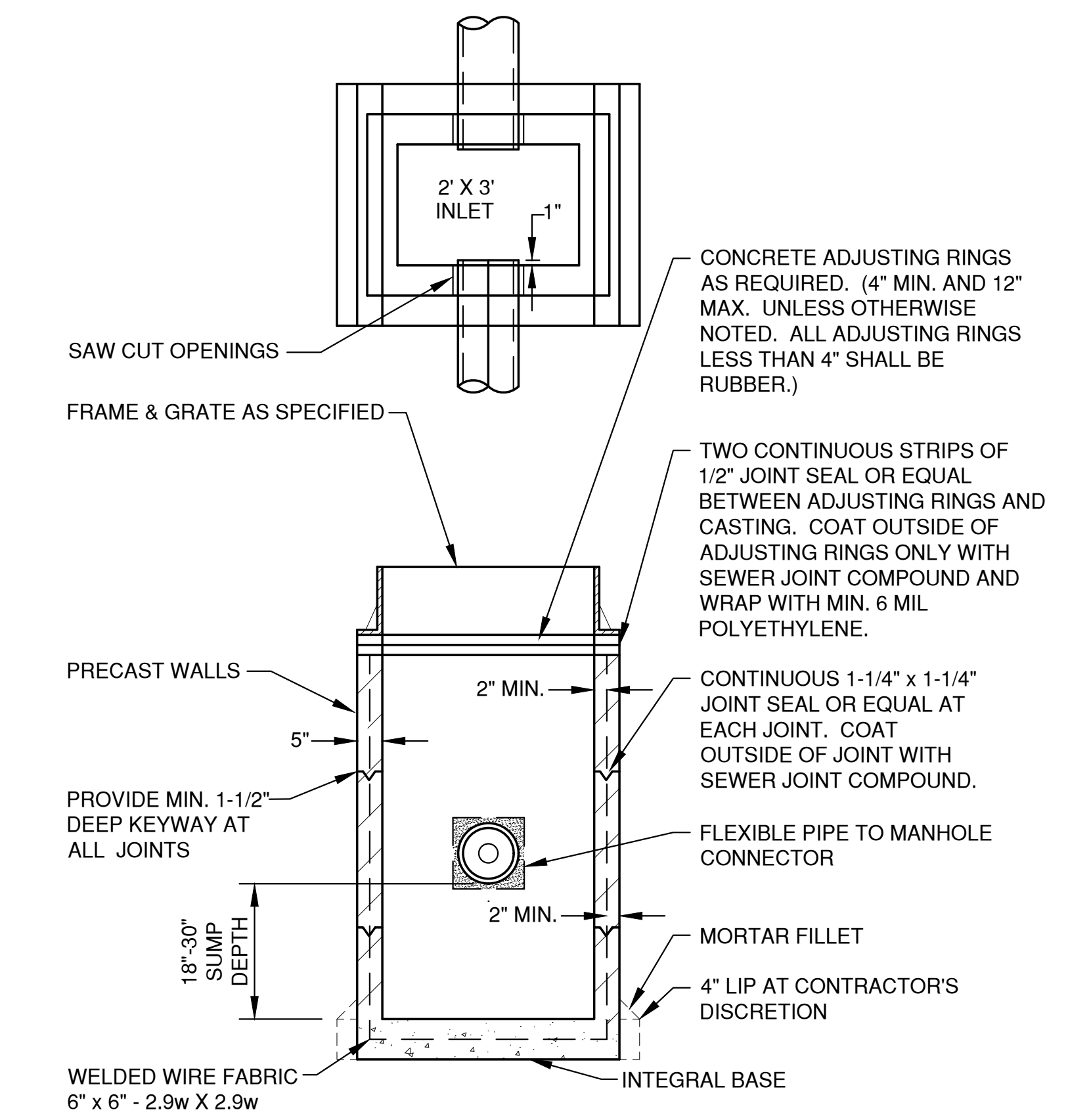


- NOTES:
- 1. SADDLE CONNECTIONS NOT PERMITTED.
 - 2. BACKFILL TO CONFORM TO MAIN SEWER.
 - 3. MINIMUM SLOPE: 1/8" INCH PER FOOT.
 - 4. MAXIMUM SLOPE: 1/2" INCH PER FOOT.

STANDARD SERVICE LATERAL

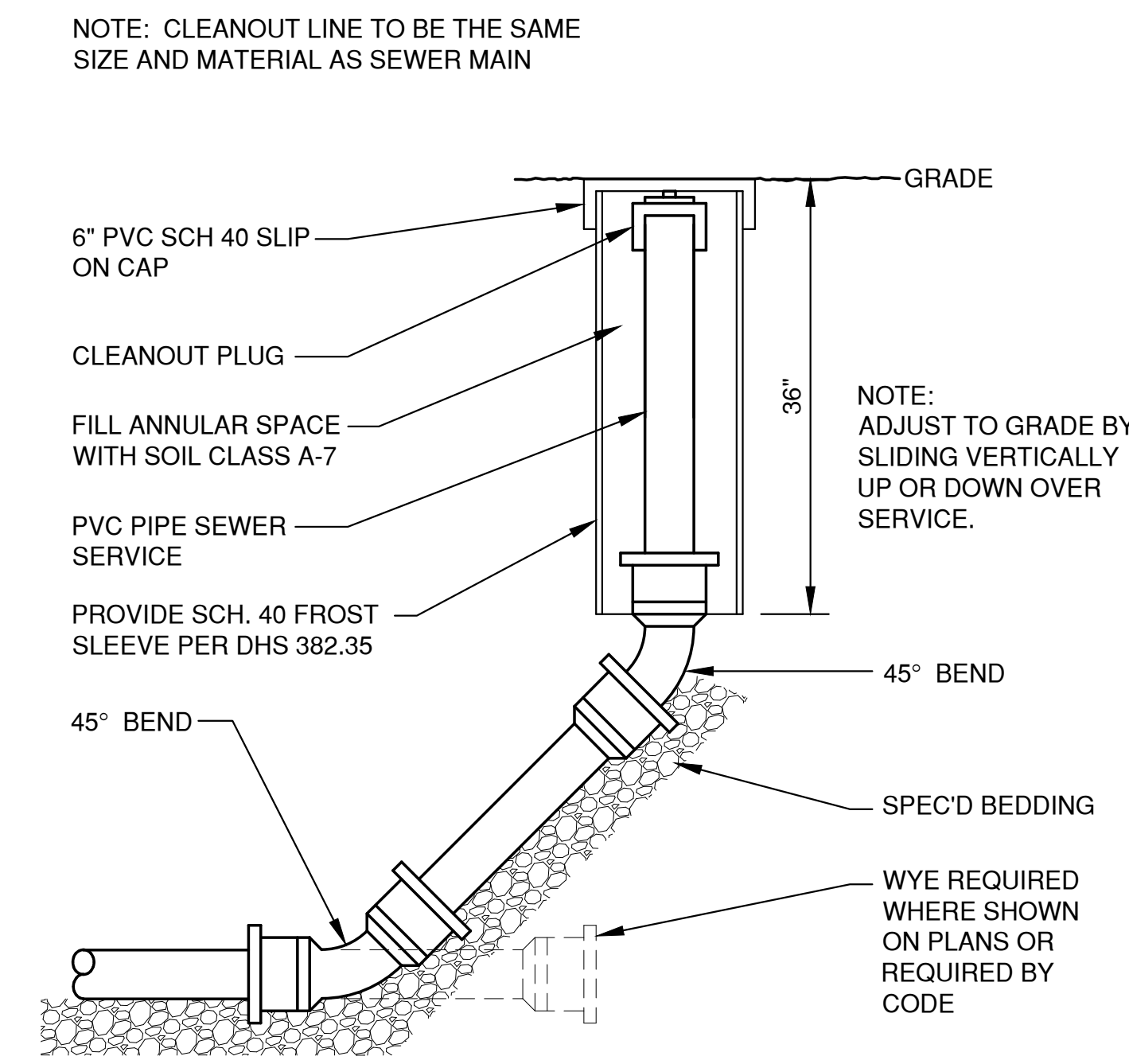


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL

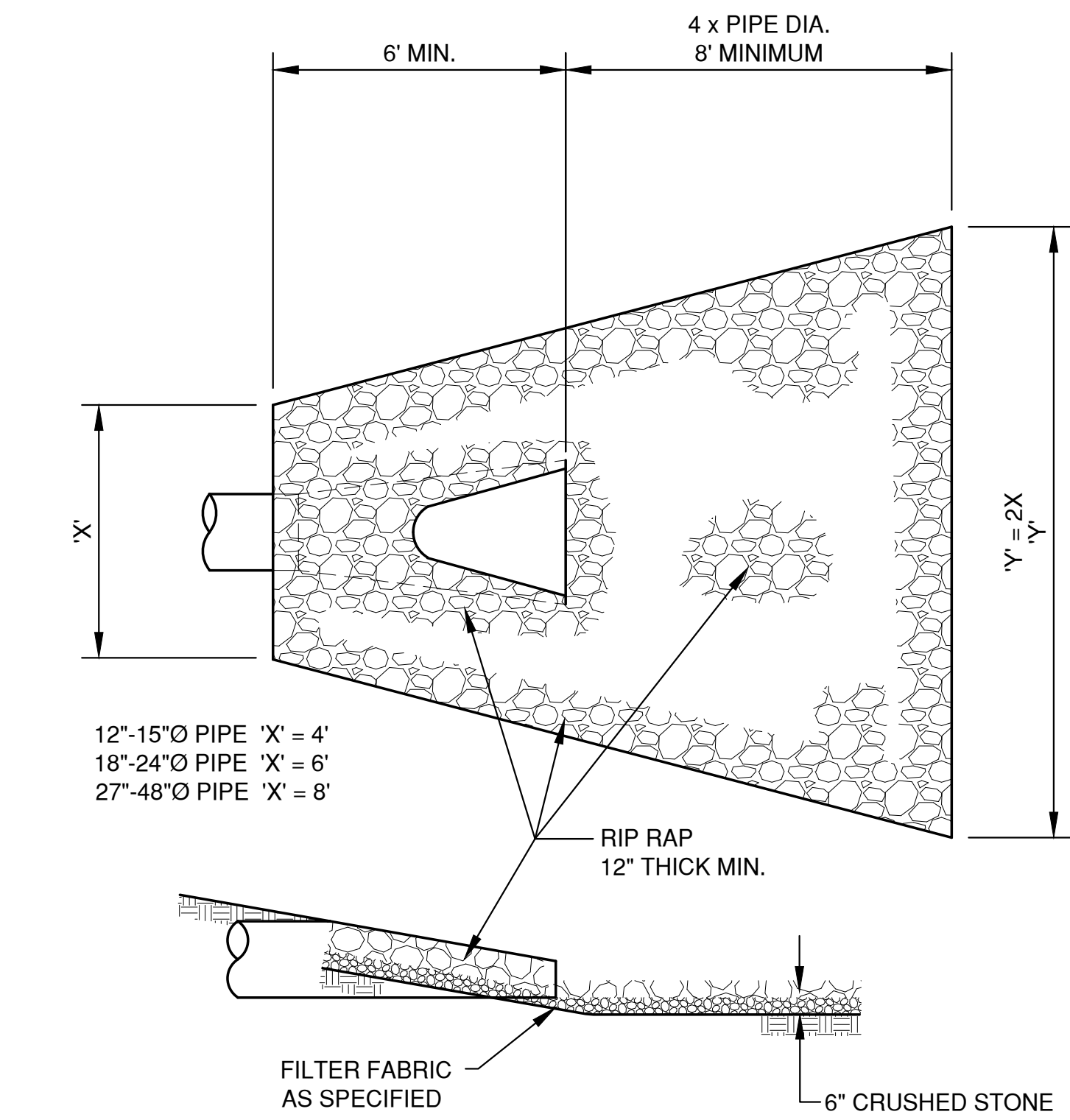


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET

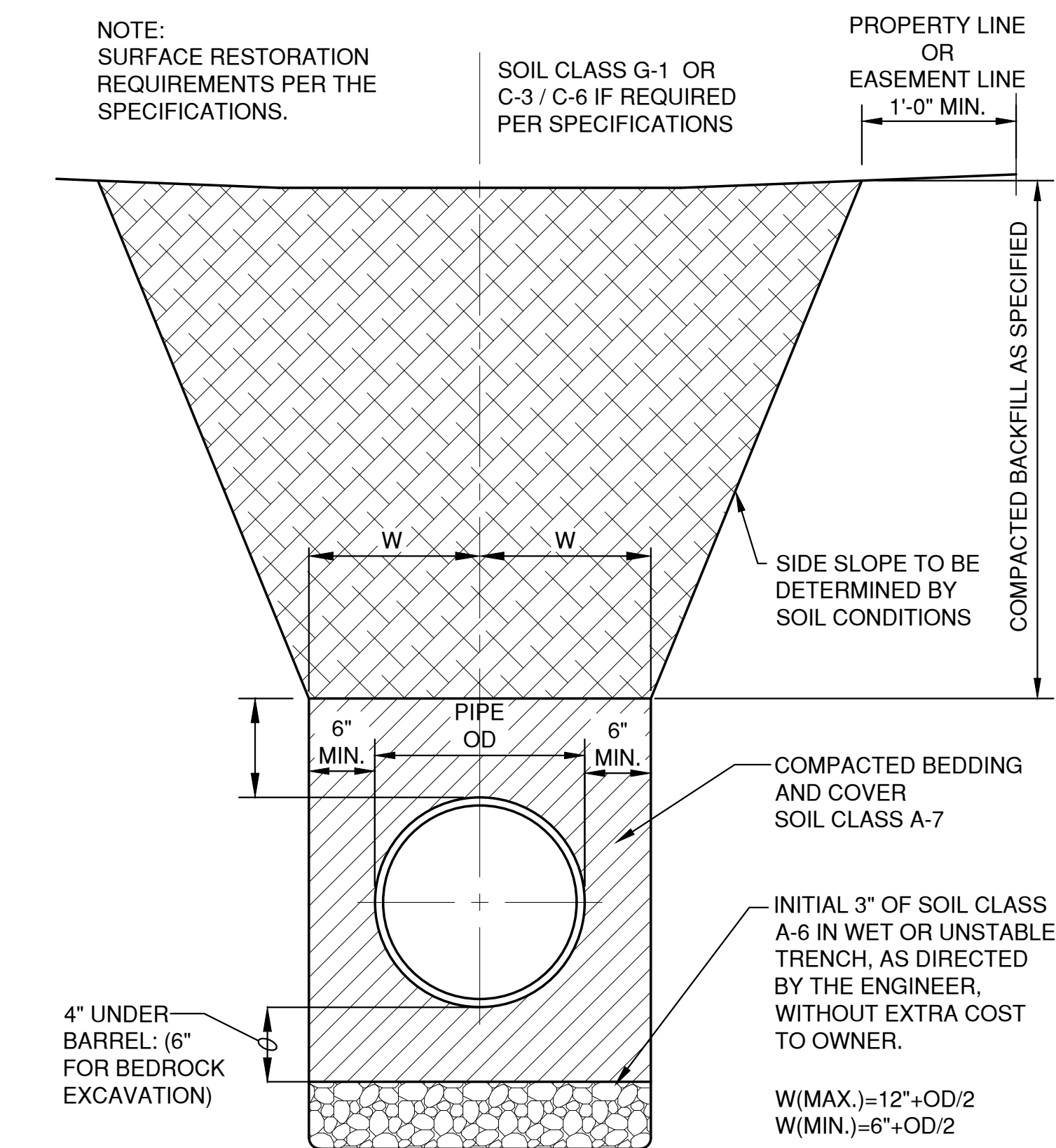


CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)

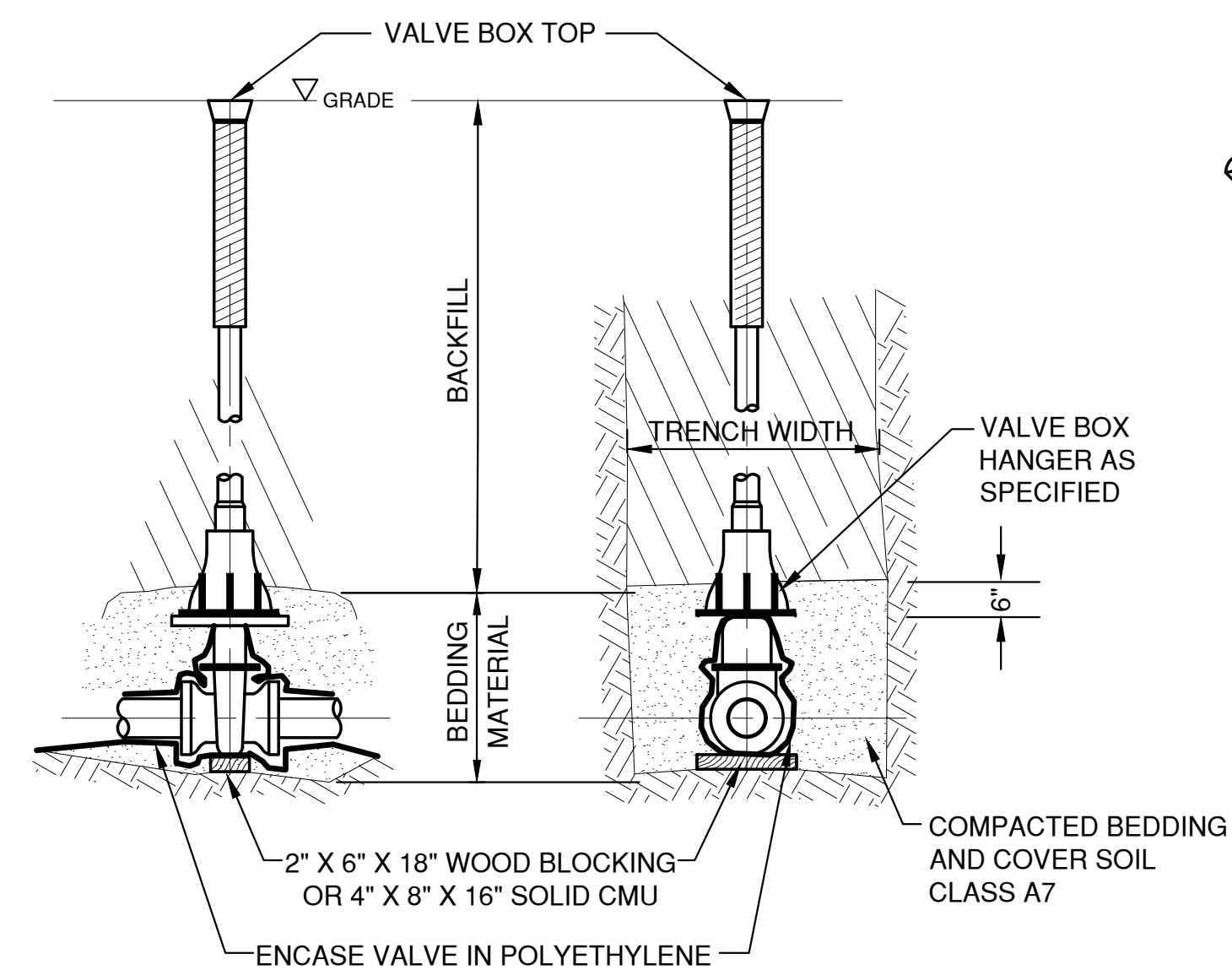


ENDWALL RIP RAP DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	SOUTHBRIDGE CONDO DEVELOPMENT	MISCELLANEOUS DETAILS	DATE	Robert E. Lee & Associates, Inc.	SHEET NO.
								CHECKED	CITY OF DE PERE		06/2019	ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES	6
								DESIGNED	BROWN COUNTY, WISCONSIN		FILE	1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155	
								BDP			JOB NO.	920-662-9641 www.releeinc.com	
											5569020		

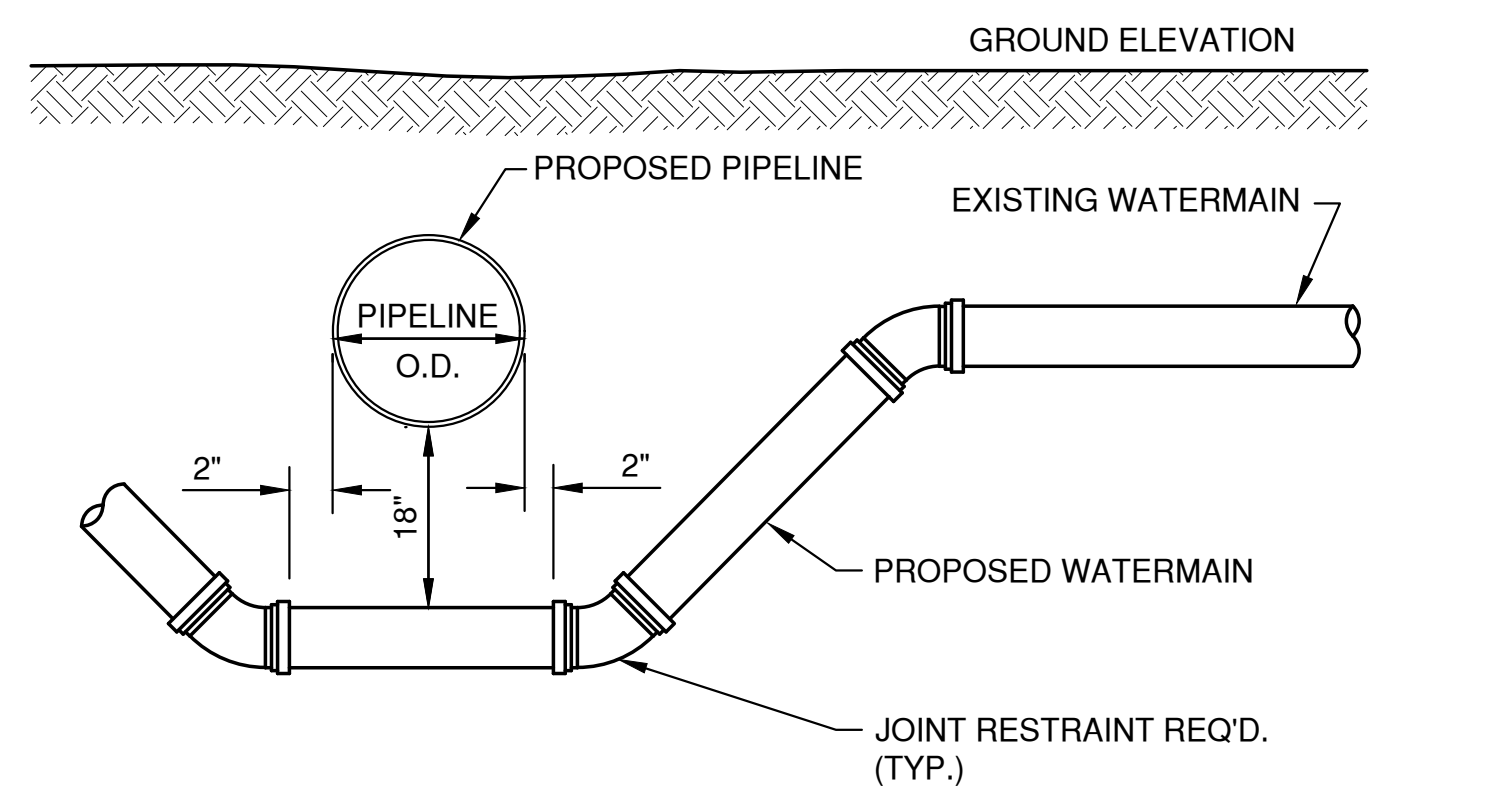


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL

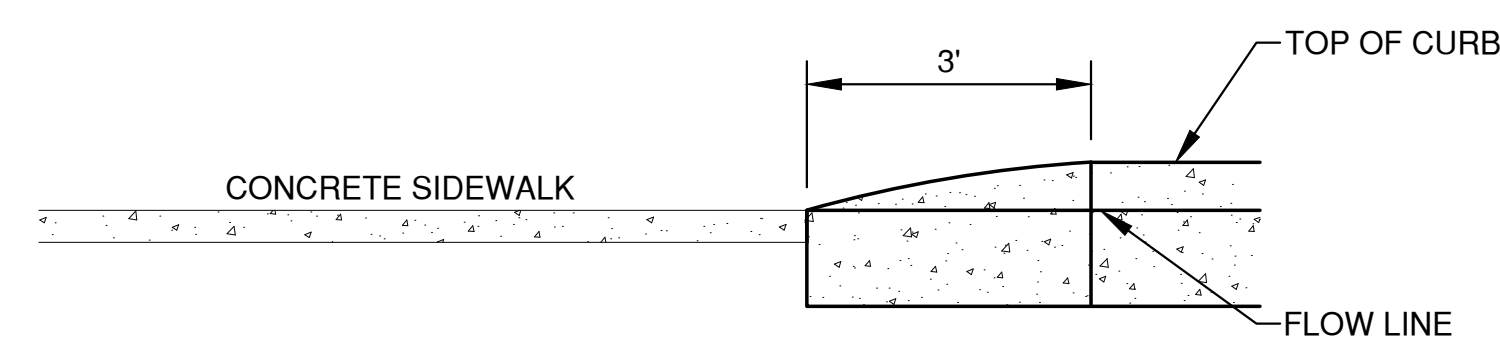


SIDE VIEW FRONT VIEW

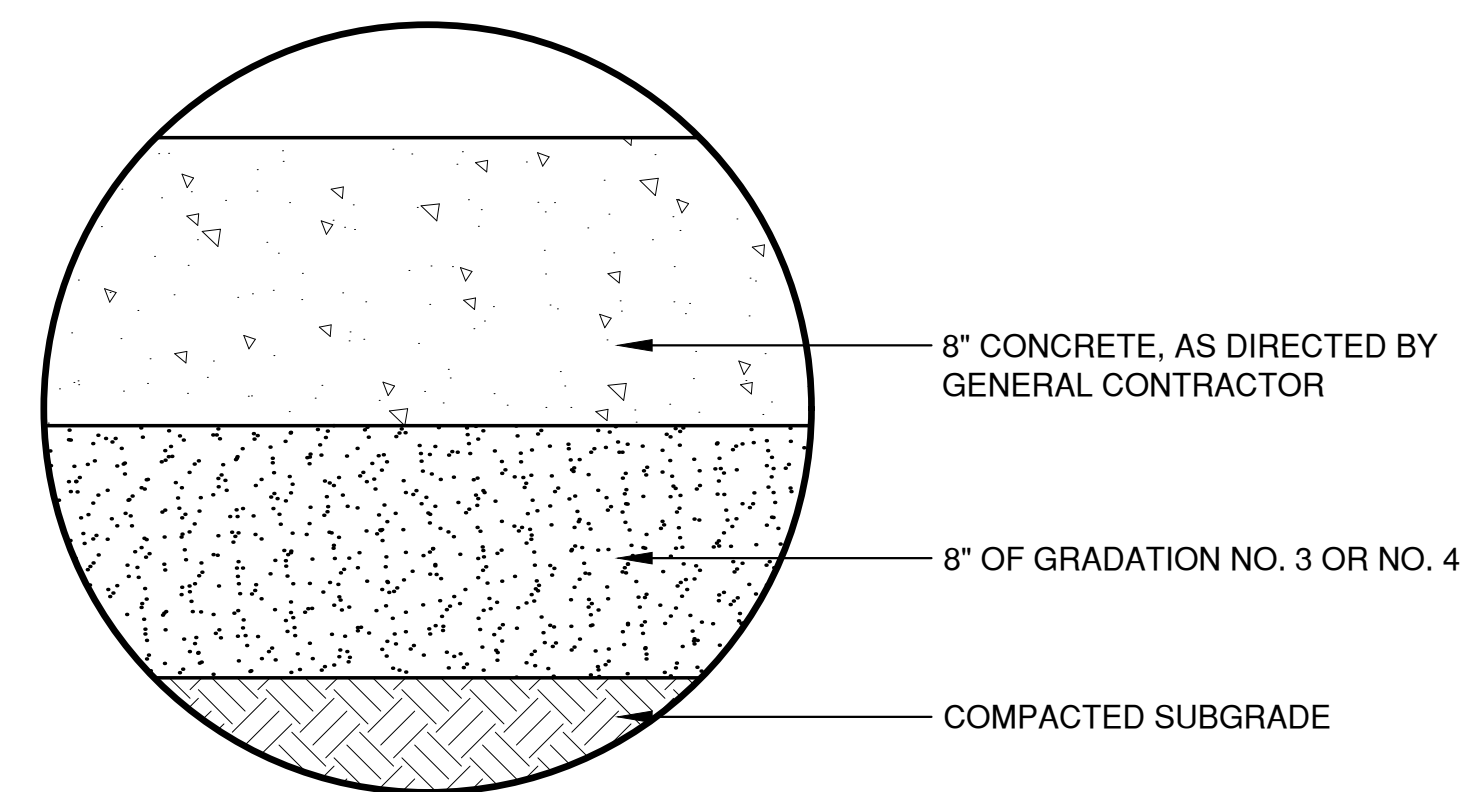
VALVE BOX SETTING



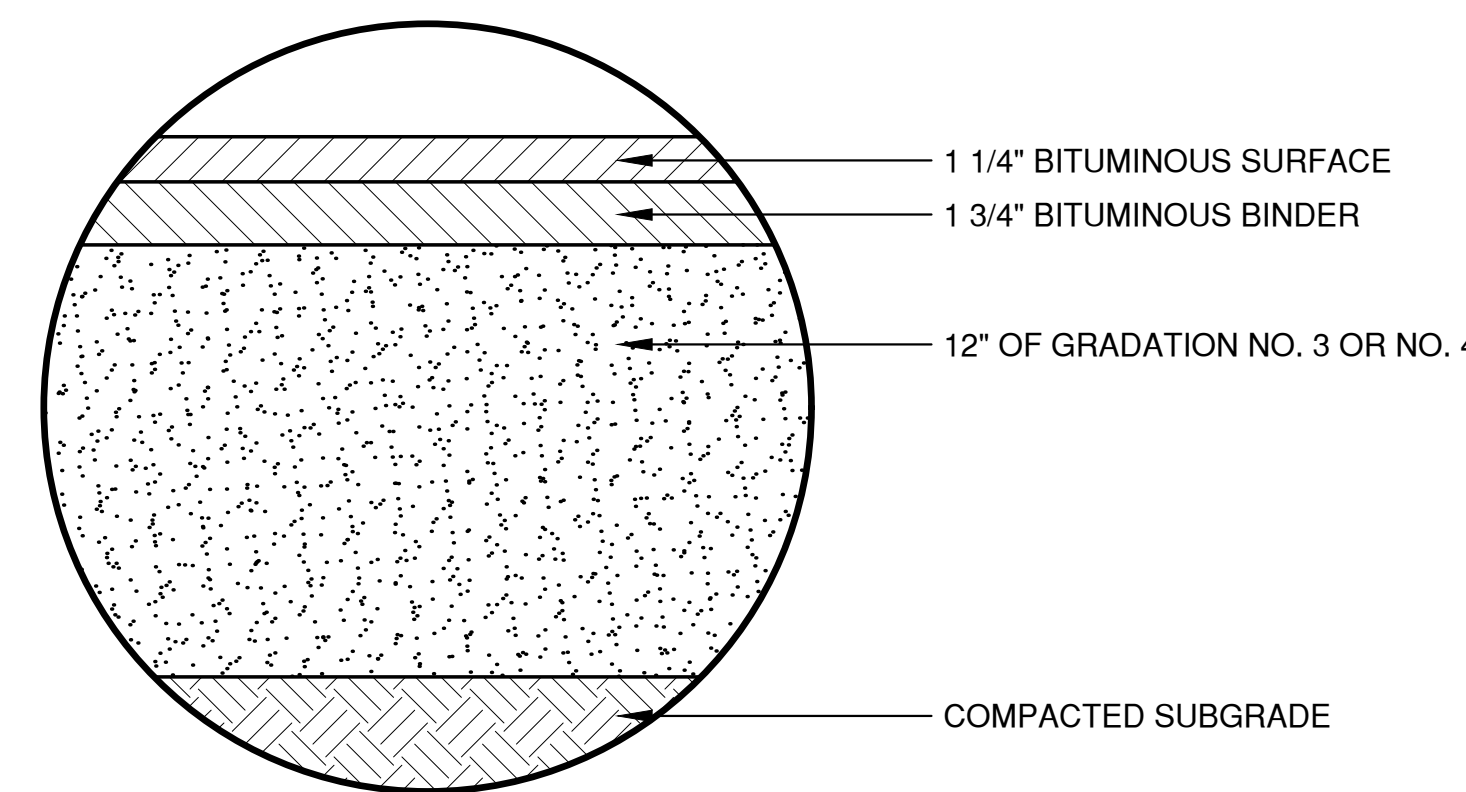
DETAIL FOR WATERMAIN OFFSET



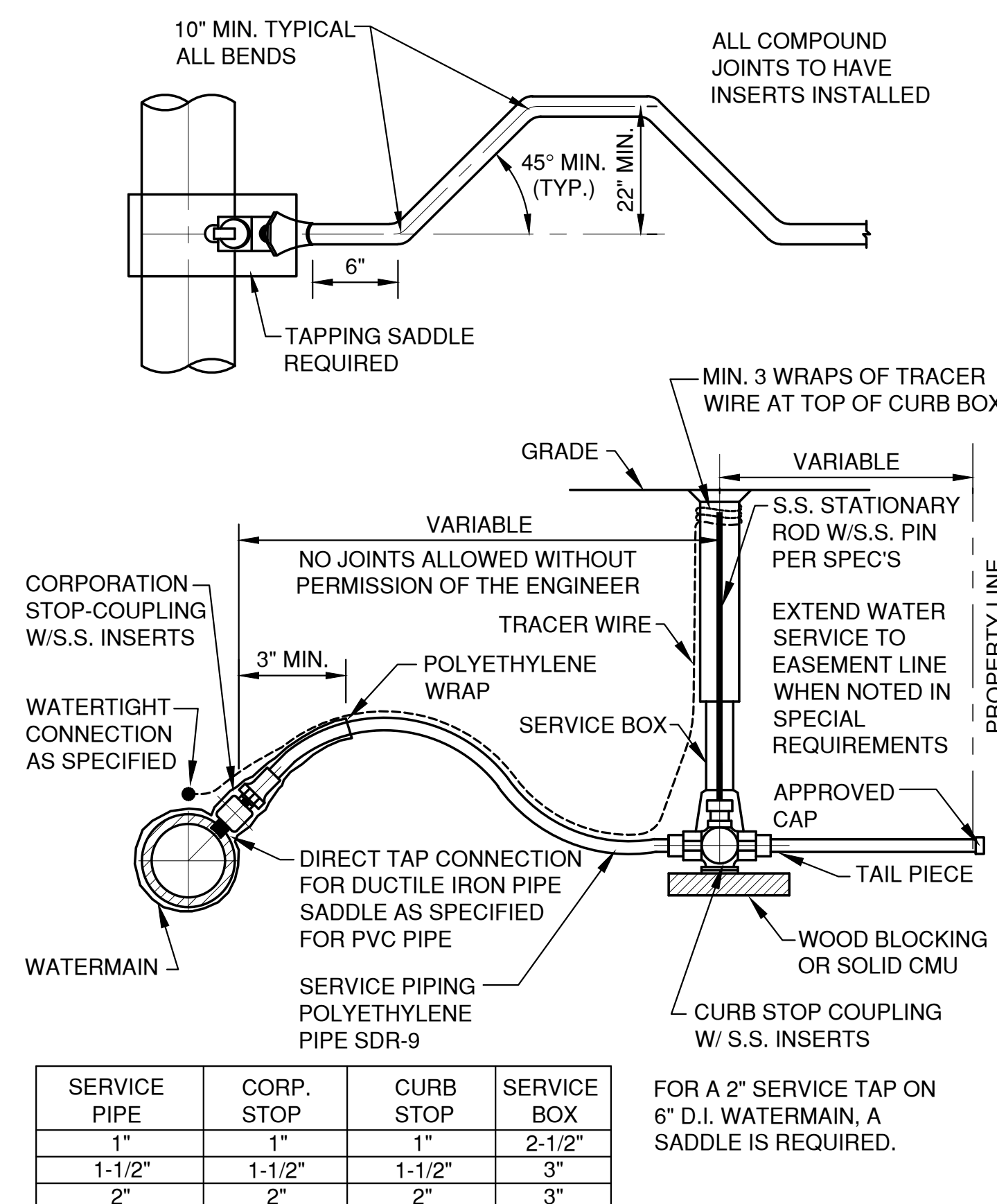
CURB TAPER DETAIL



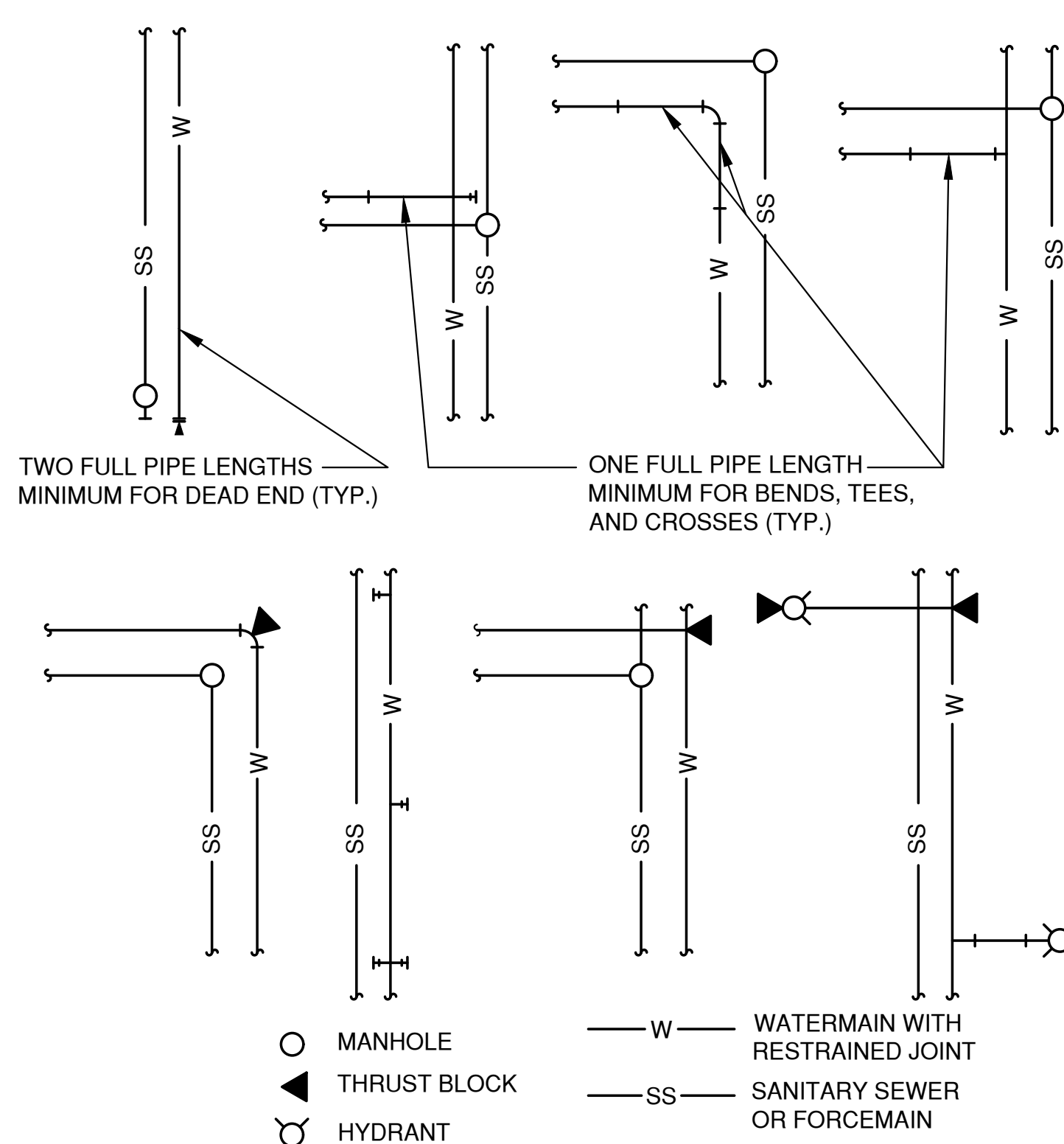
CONCRETE PAVEMENT



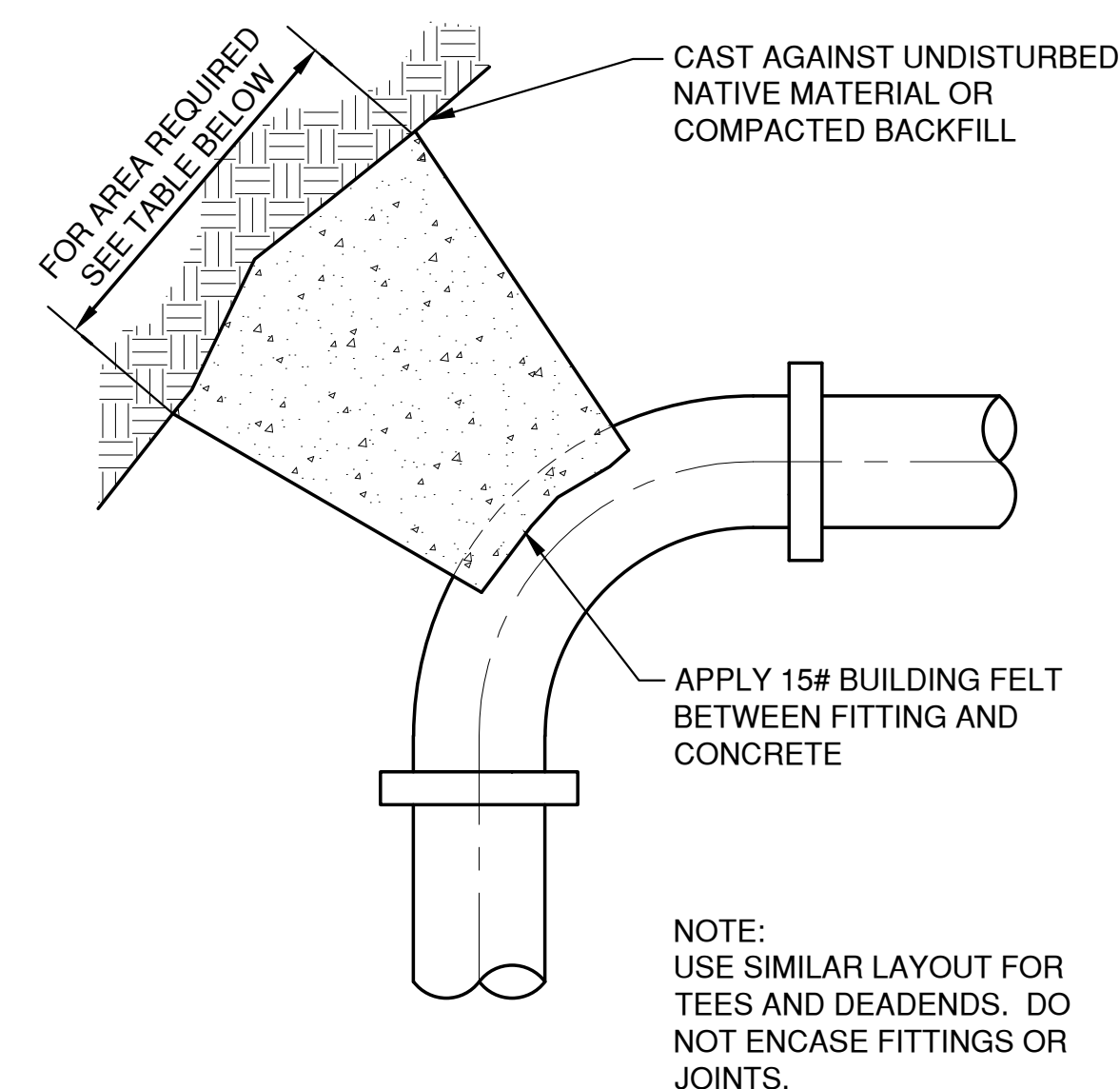
LIGHT DUTY ASPHALT PAVEMENT



TAP SERVICE PIPING
(POLYETHYLENE)

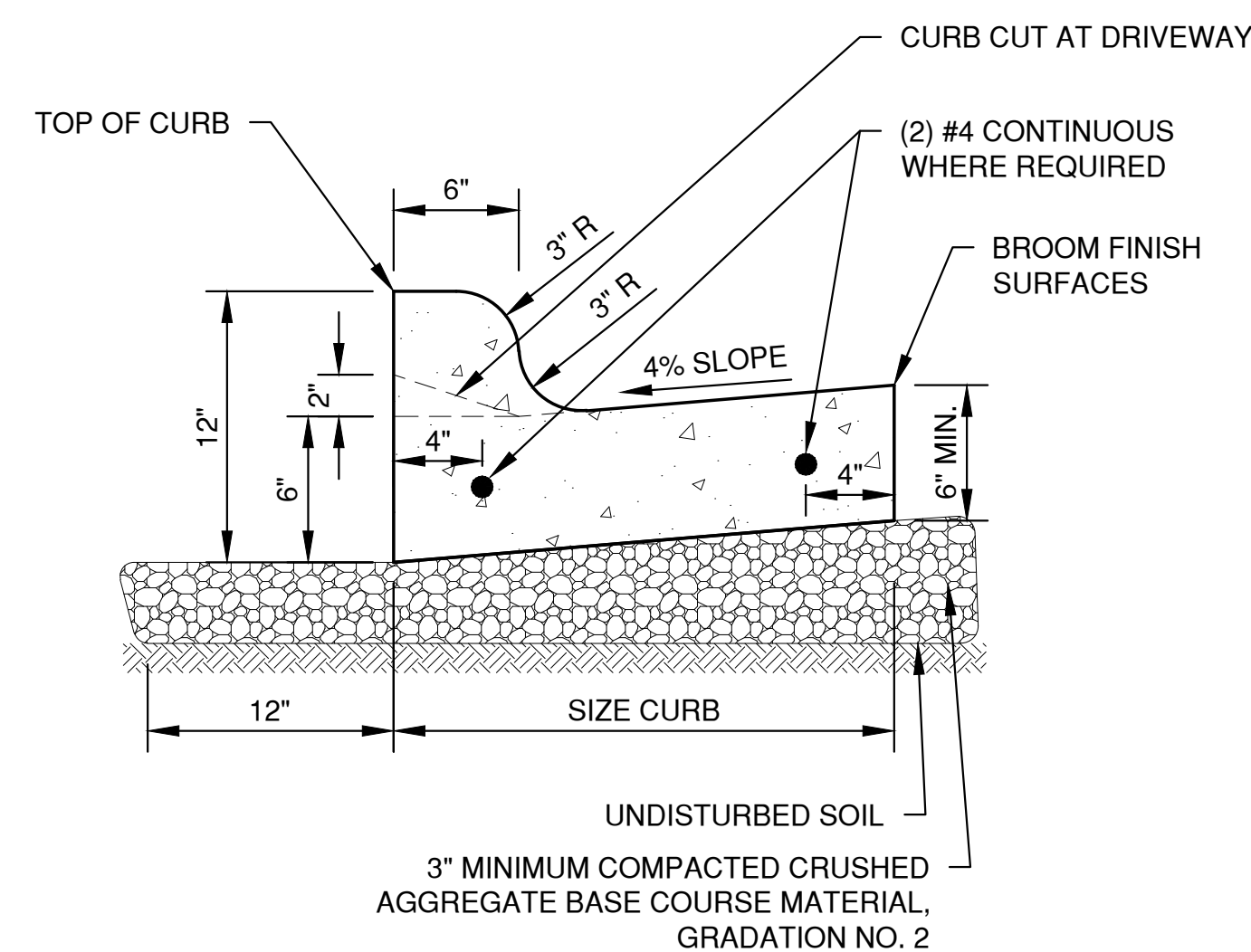


TYPICAL WATERMAIN RESTRAINT
REQUIREMENTS FOR COMMON
TRENCH CONSTRUCTION



THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK



- NOTES:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

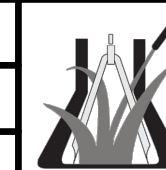
STANDARD CURB AND GUTTER

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED JGS
								DESIGNED BDR

SOUTHBRIDGE CONDO DEVELOPMENT
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE
06/2019
FILE
DETAILS
JOB NO.
5569020



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

SHEET NO.
7

INLET PROTECTION NOTES:

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

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

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

MAINTENANCE NOTES:

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

INSTALLATION NOTES:
TYPE "B" AND "C"

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

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

TYPE "D"

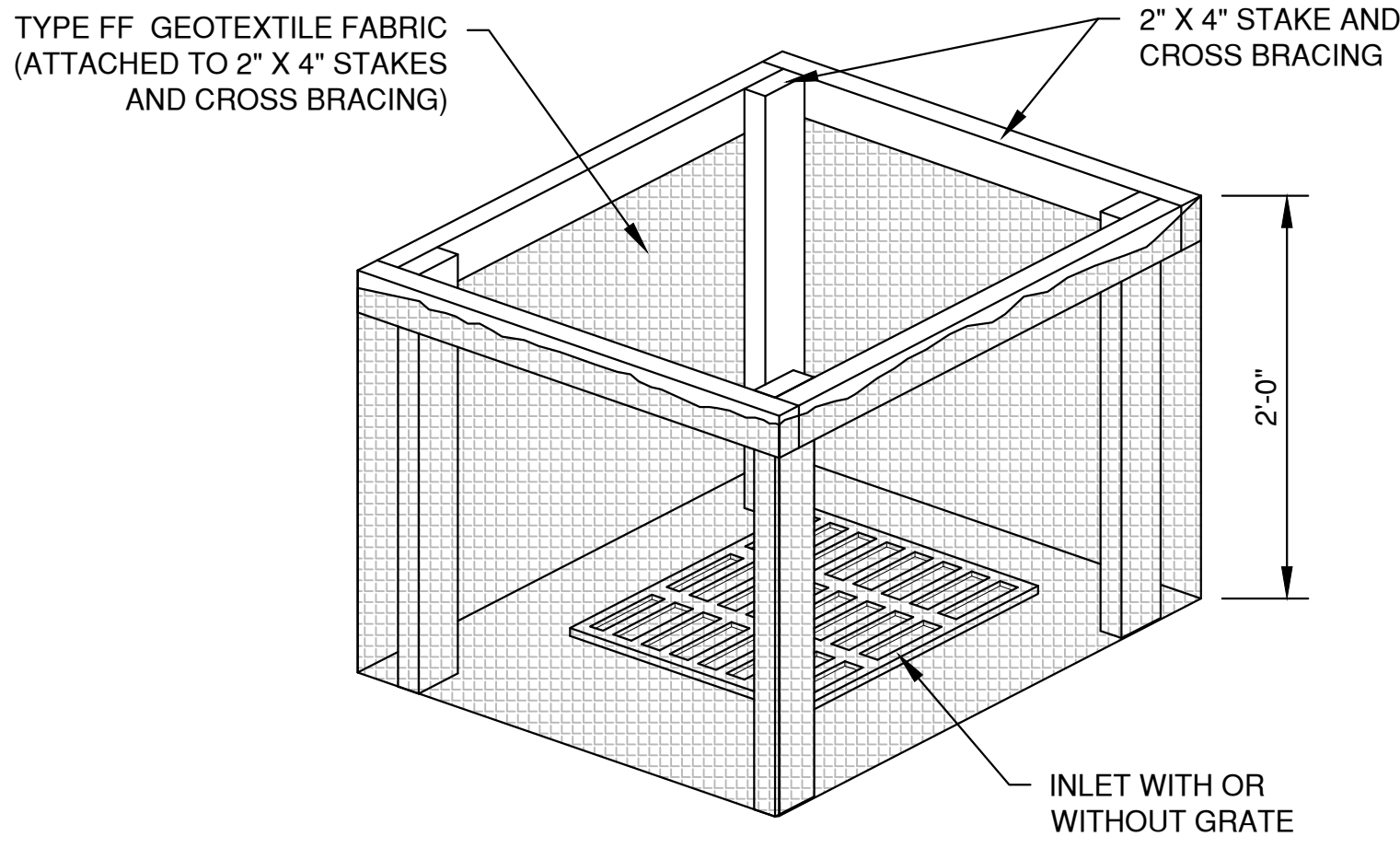
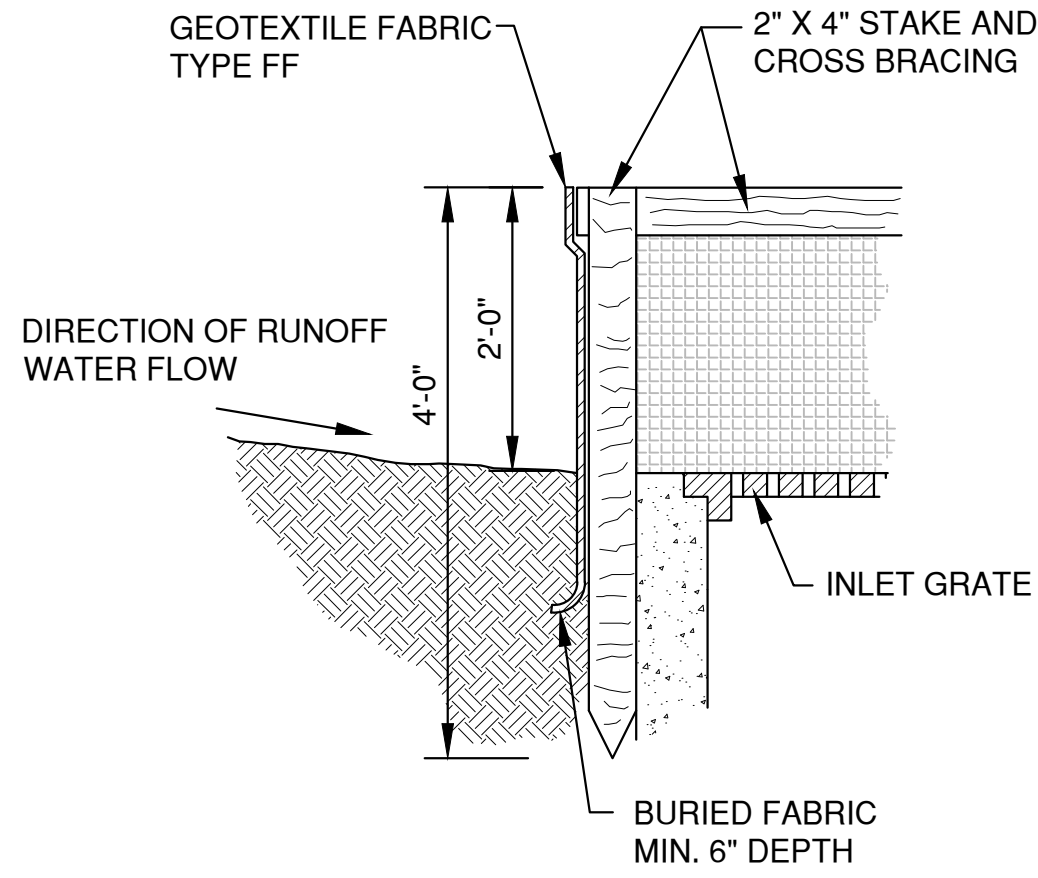
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

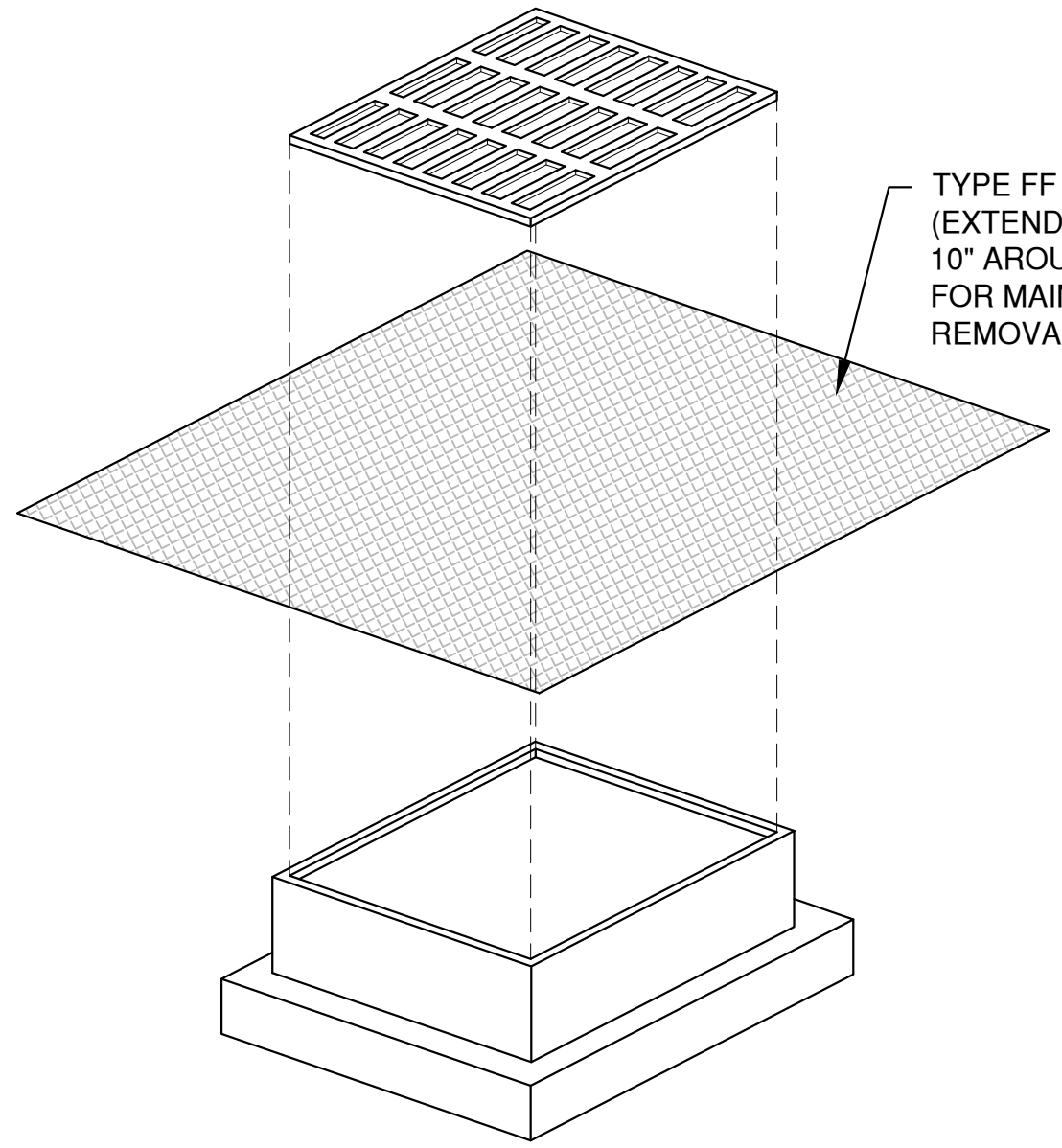
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

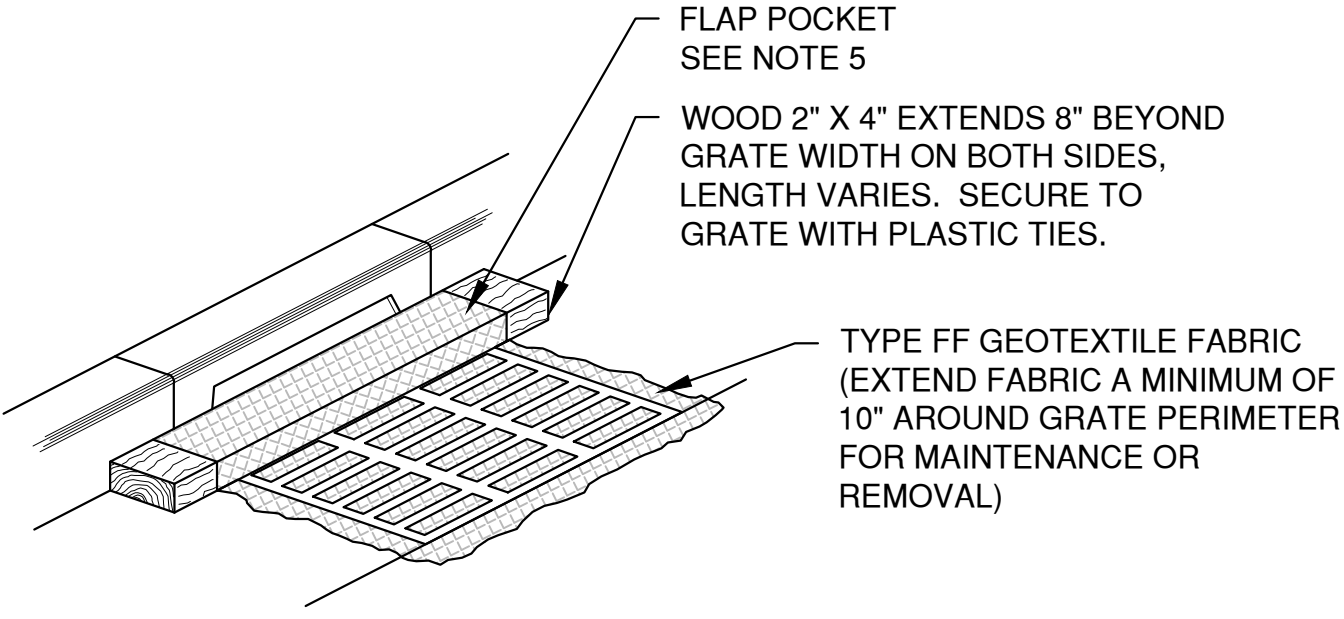
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



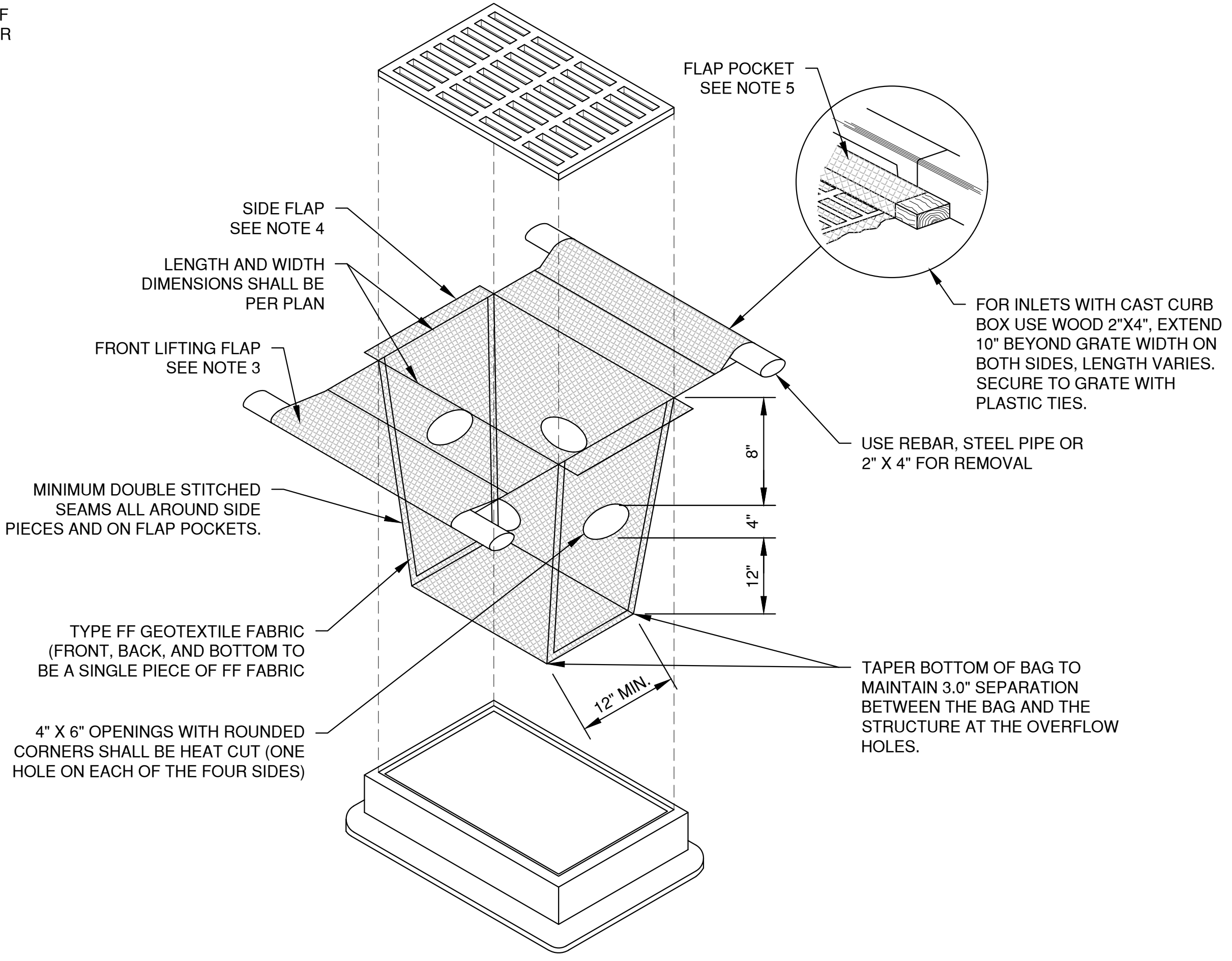
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

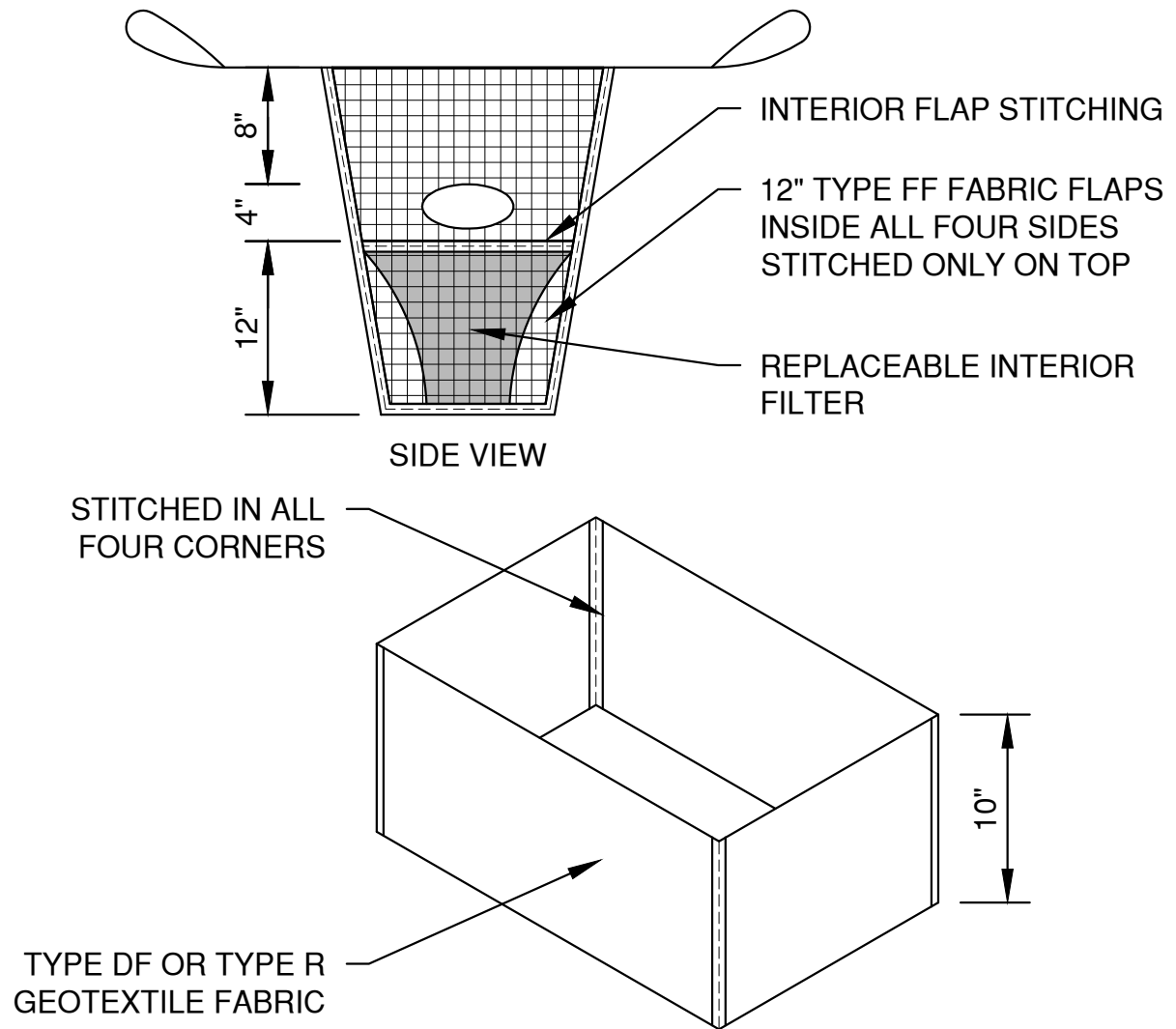
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT,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

MAINTENANCE NOTES:

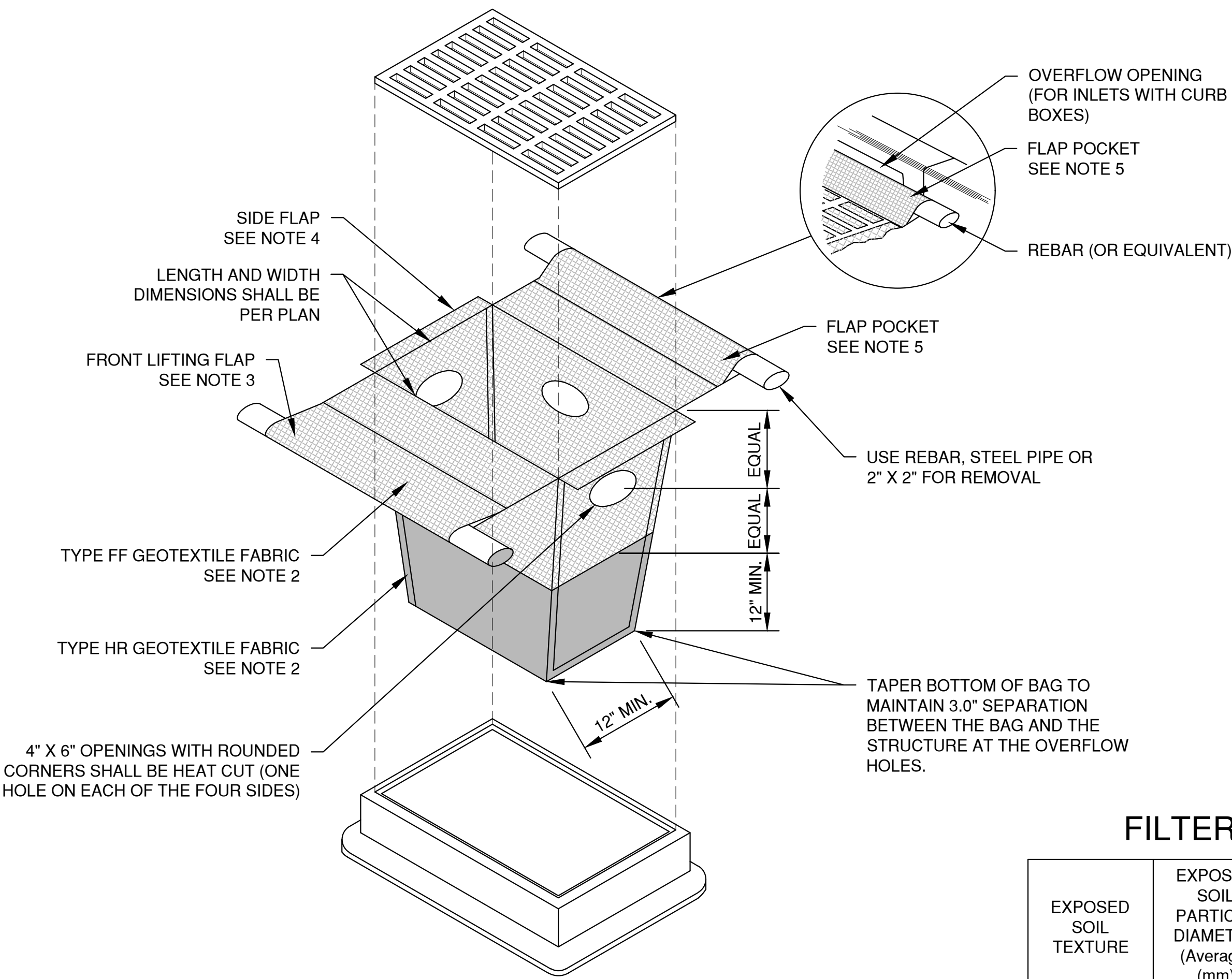
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

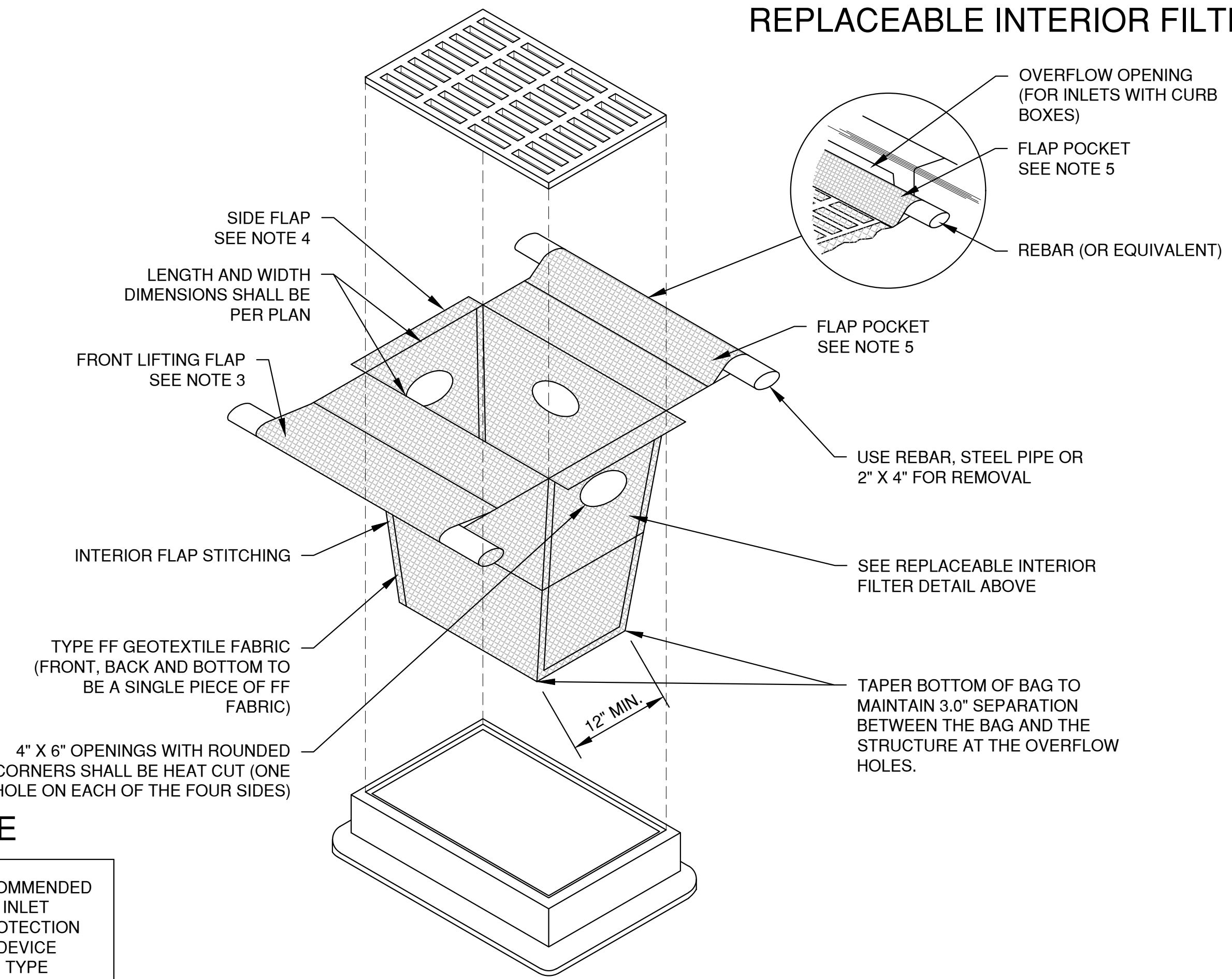
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

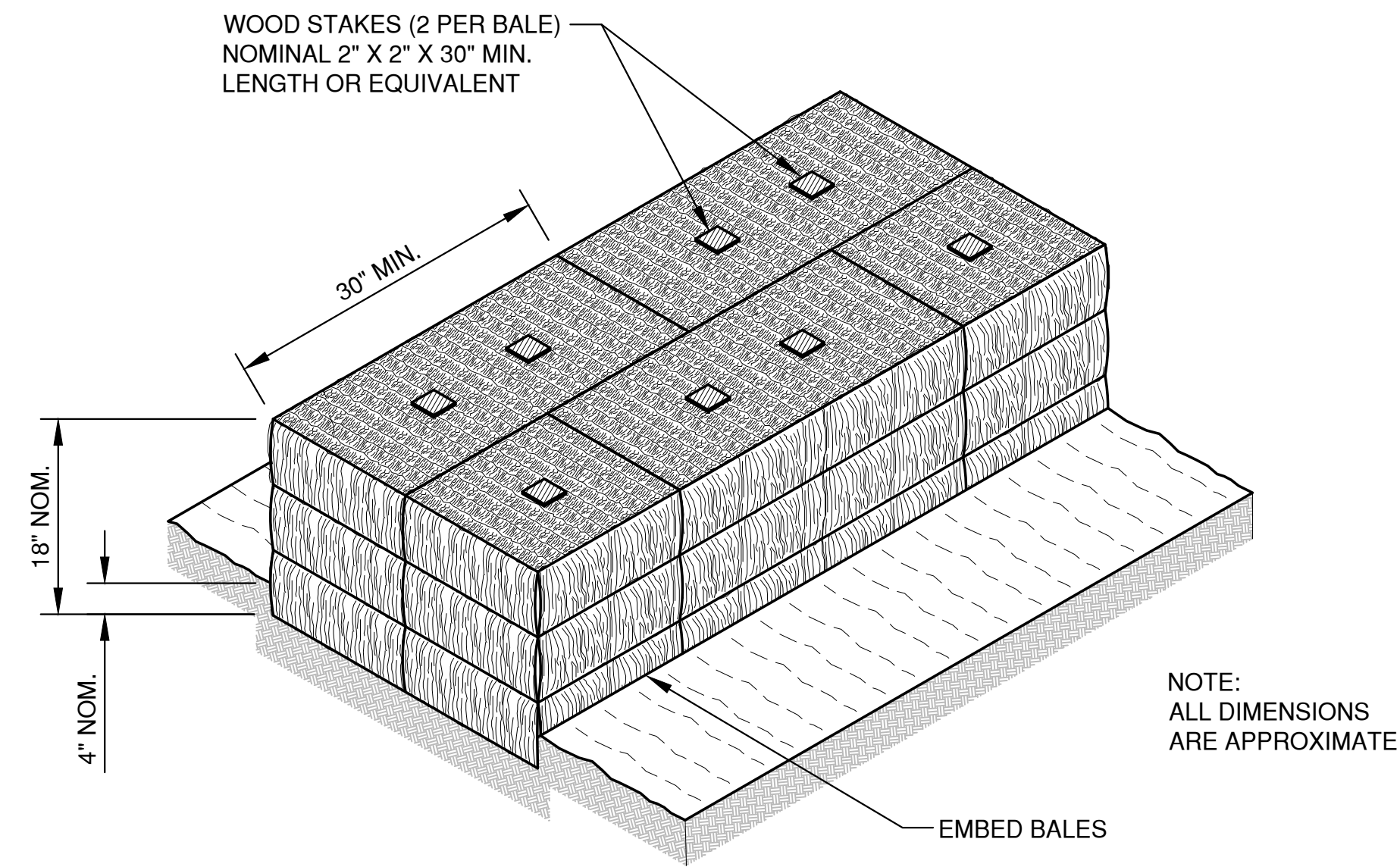
FILTER FABRIC TYPE

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

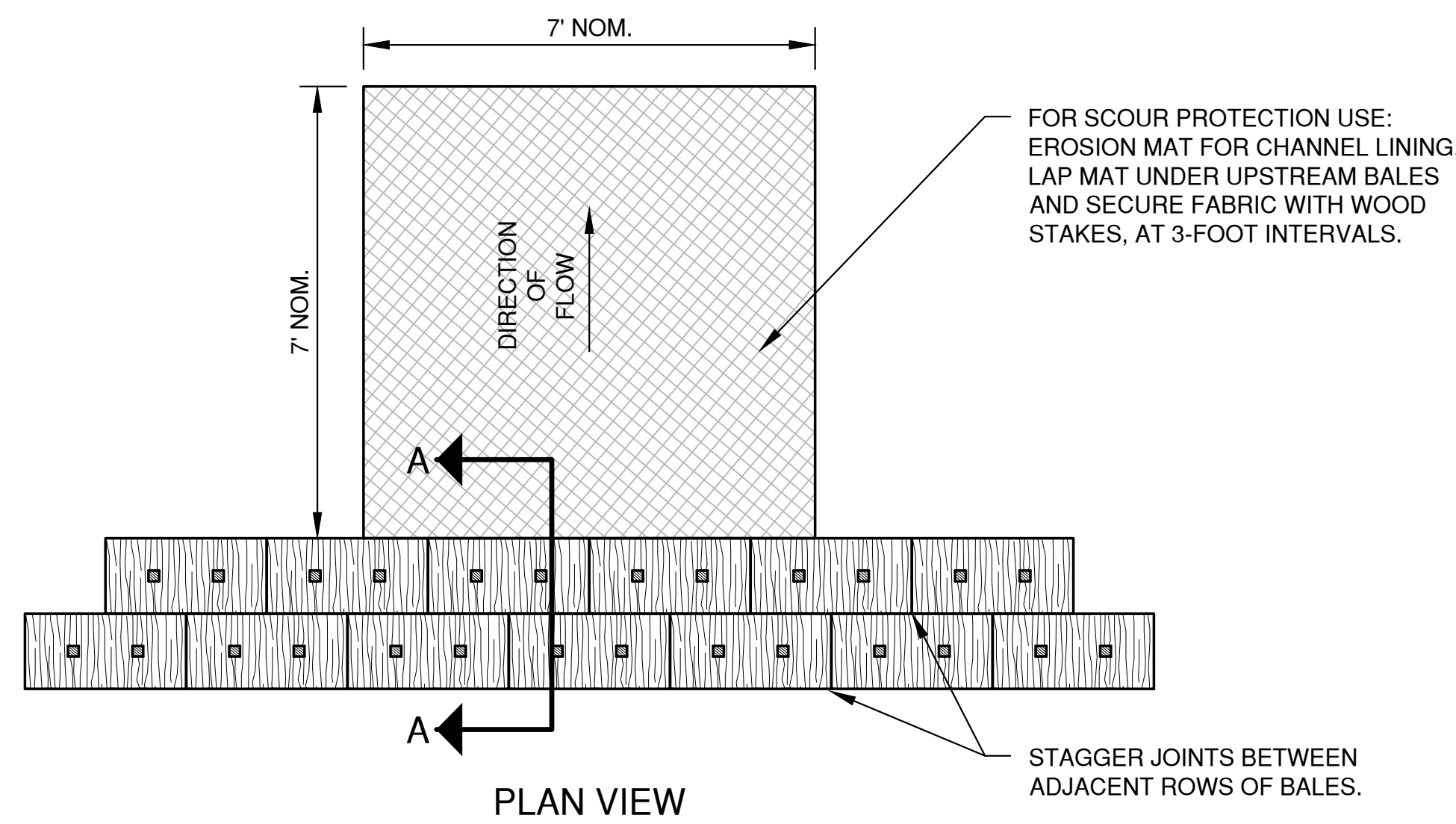
* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

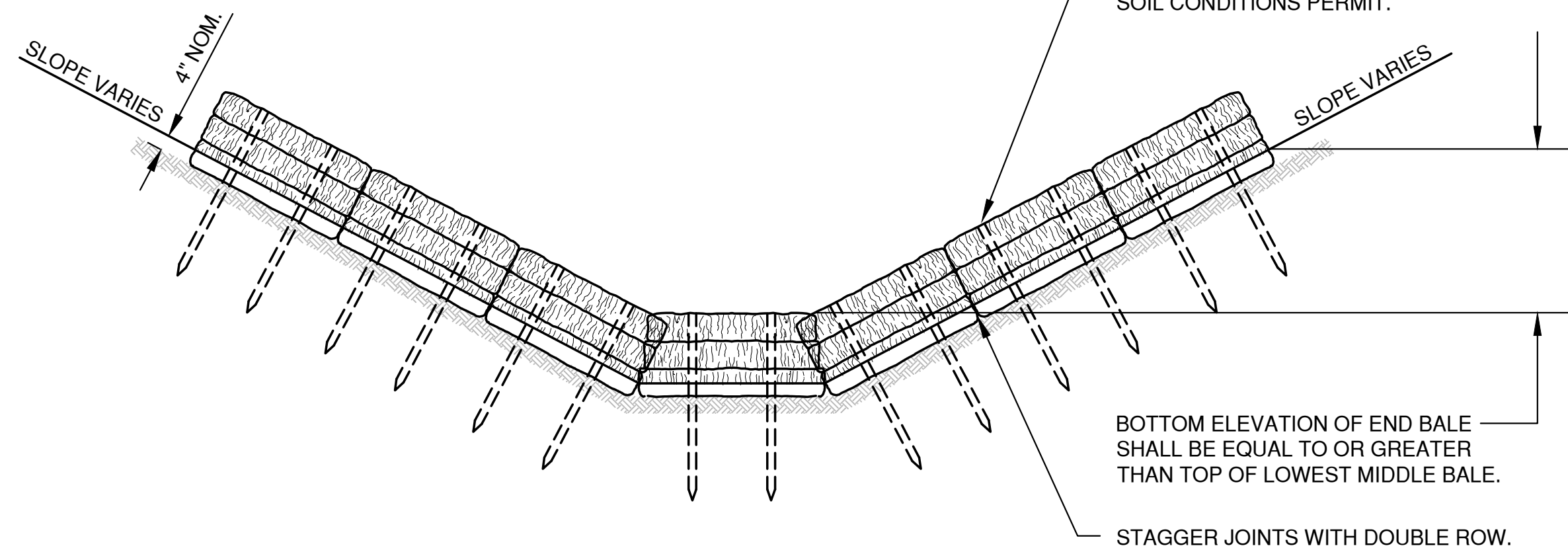
File: P:\2020\5569\5569020.dwg EROSION CONTROL.dwg
Plot Date: Jun 10, 2019 1:06:50pm
LAYOUT: 2 - INLET PROTECTION



SECTION A-A

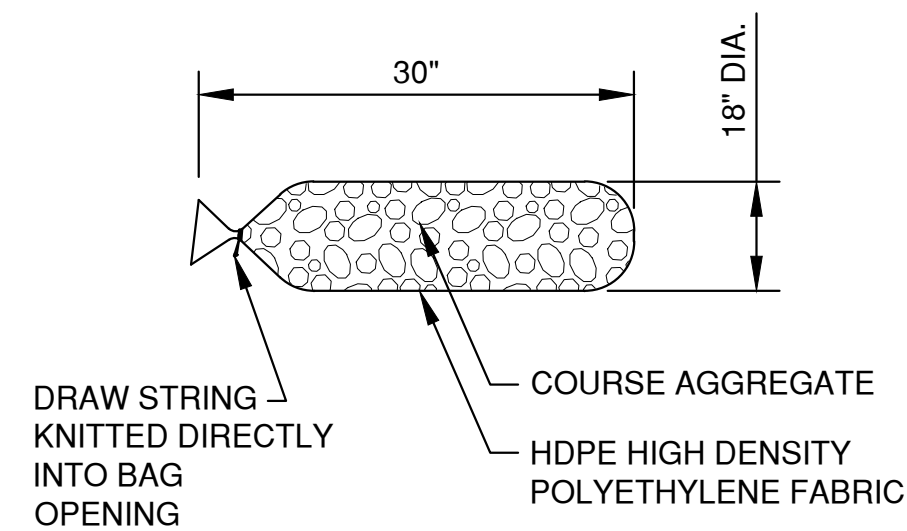


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



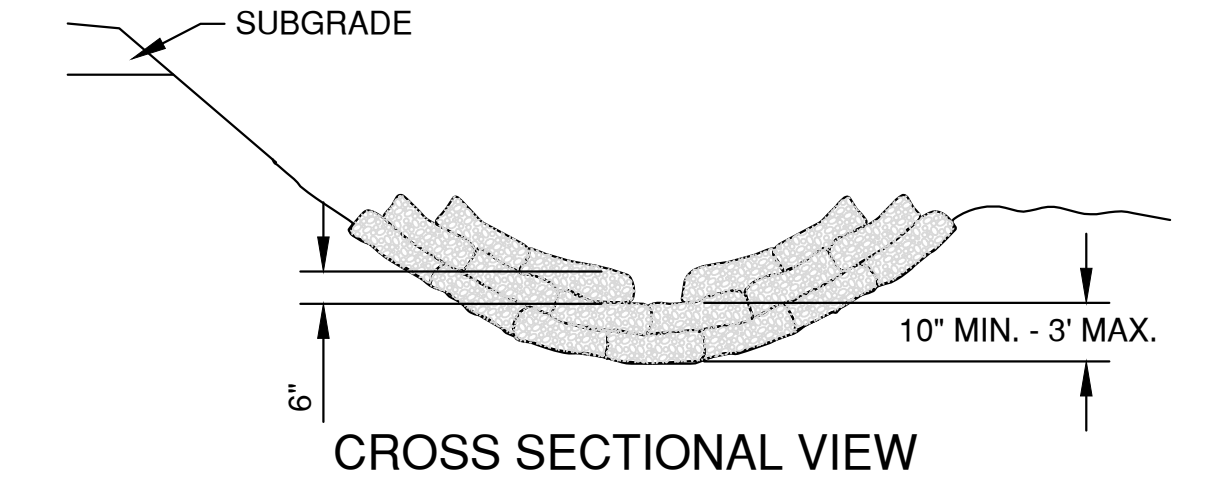
FILTER BAG DETAIL

NOTES:

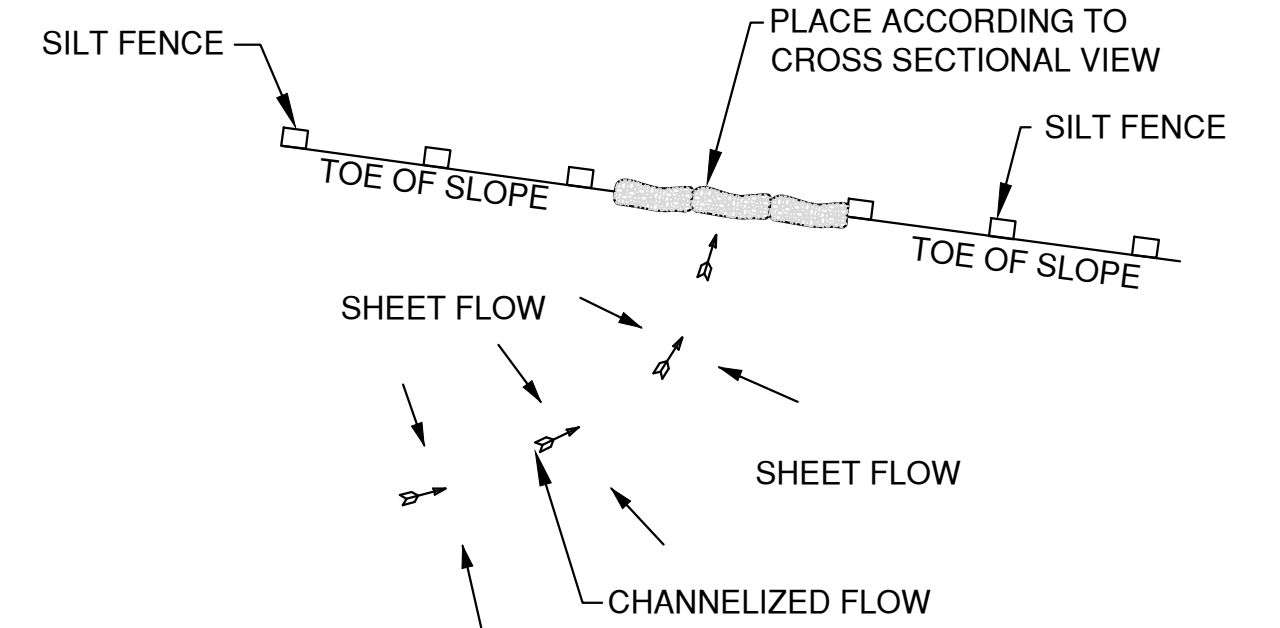
- 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
- USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

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

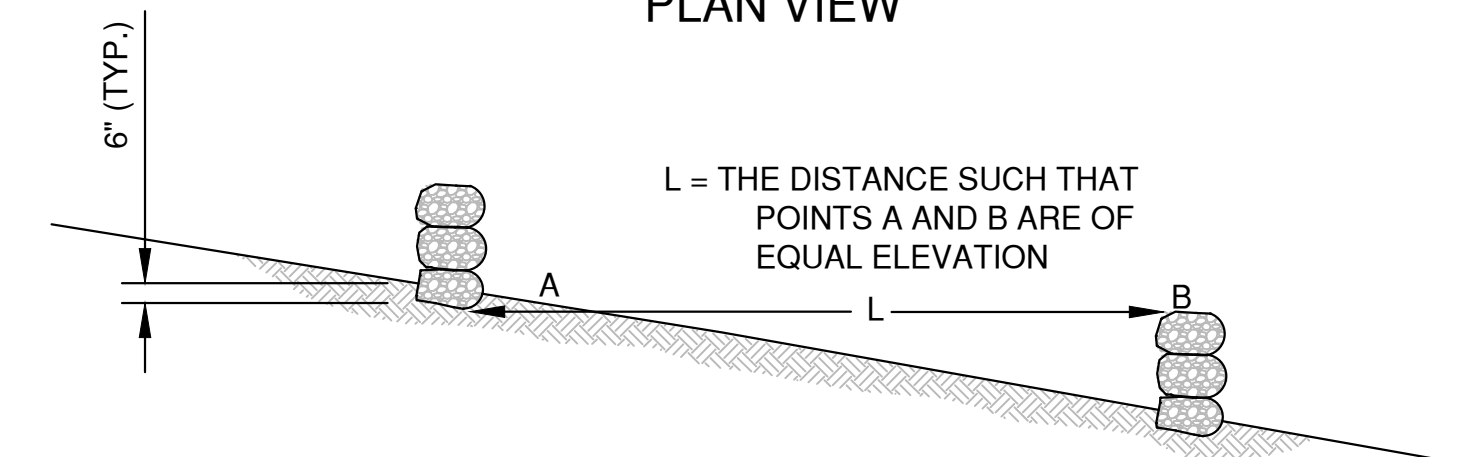
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



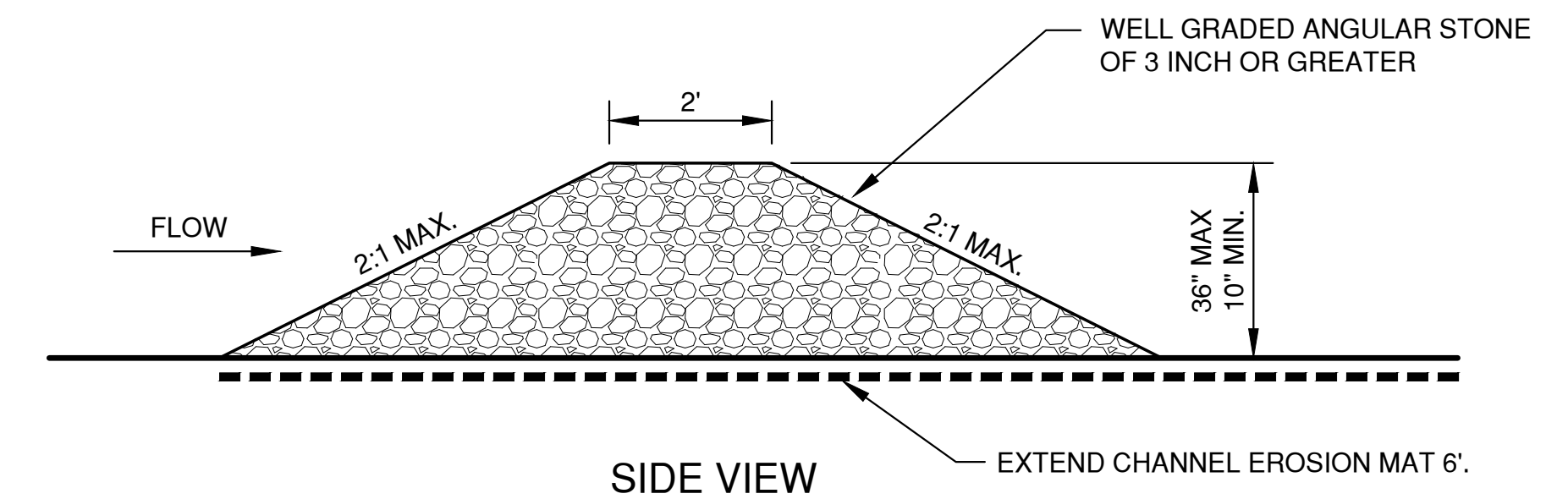
SIDE VIEW

DITCH CHECK DETAIL

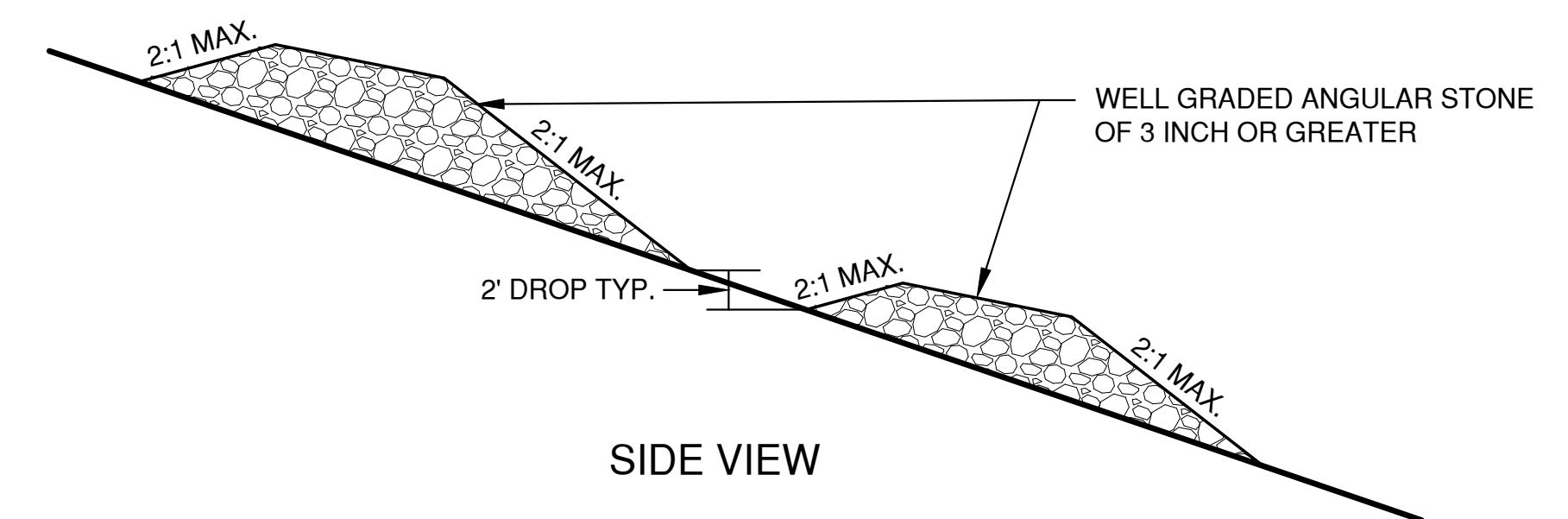
ROCK FILLED EROSION CONTROL BAGS
TYPE B

DITCH CHECK GENERAL NOTES:

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



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

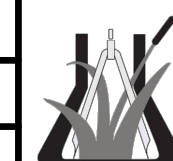
File: R:\2020\5569\5569020.dwg EROSION CONTROL.dwg
Plot Date: Jun 10, 2019 1:06:08pm
LAYOUT: 3. DITCH CHECKS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED JGS
								DESIGNED BDR

SOUTHBRIDGE CONDO DEVELOPMENT
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

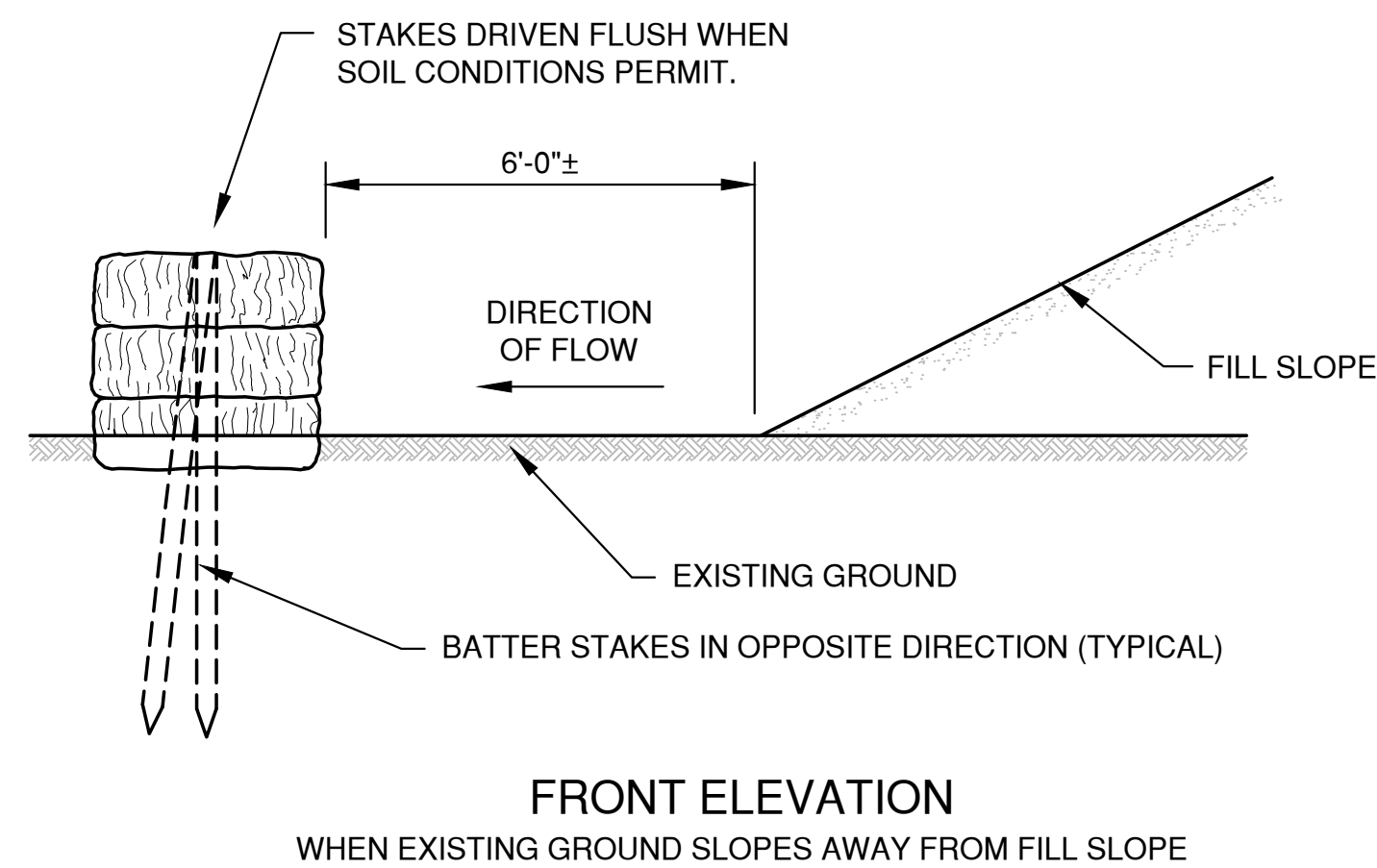
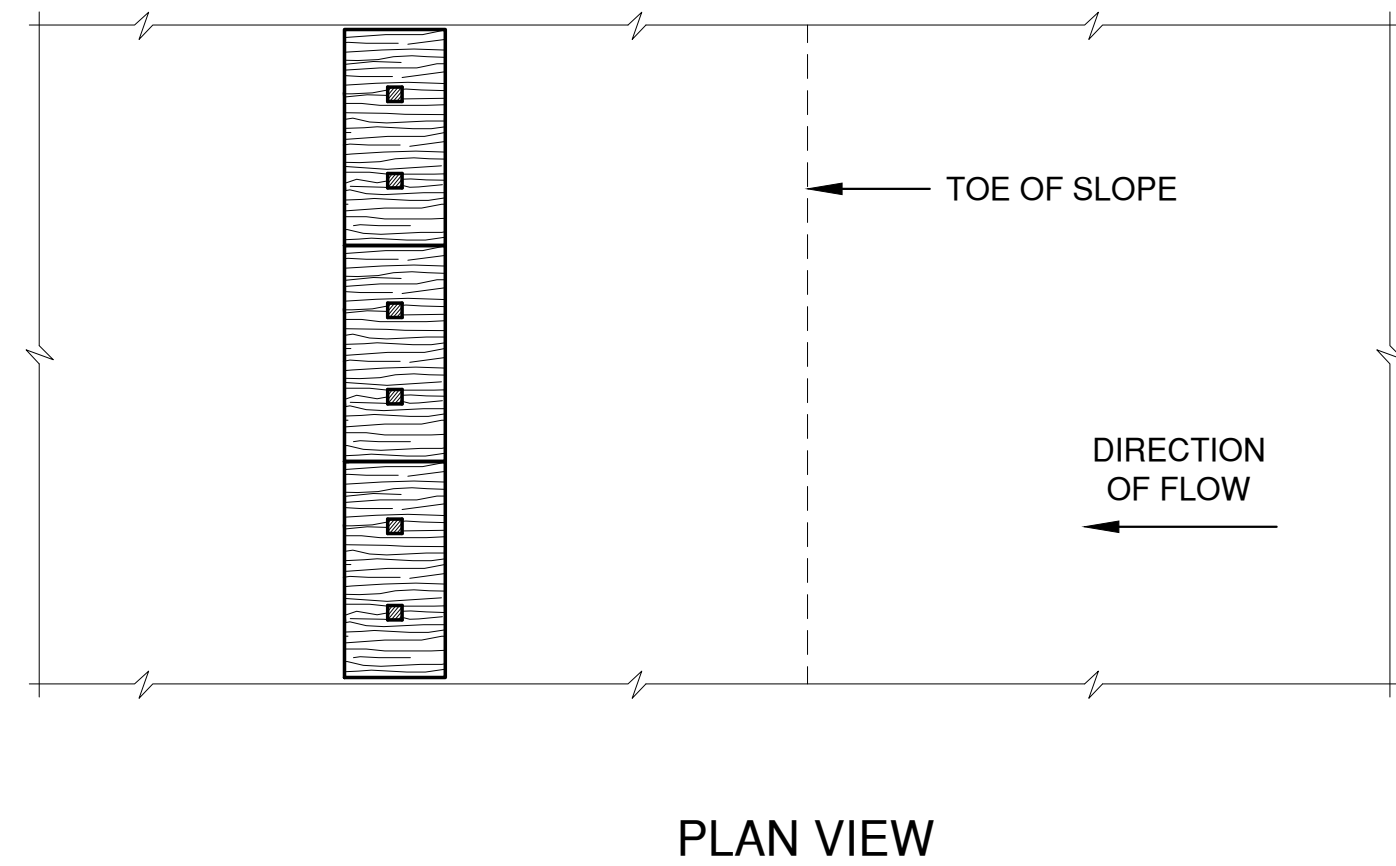
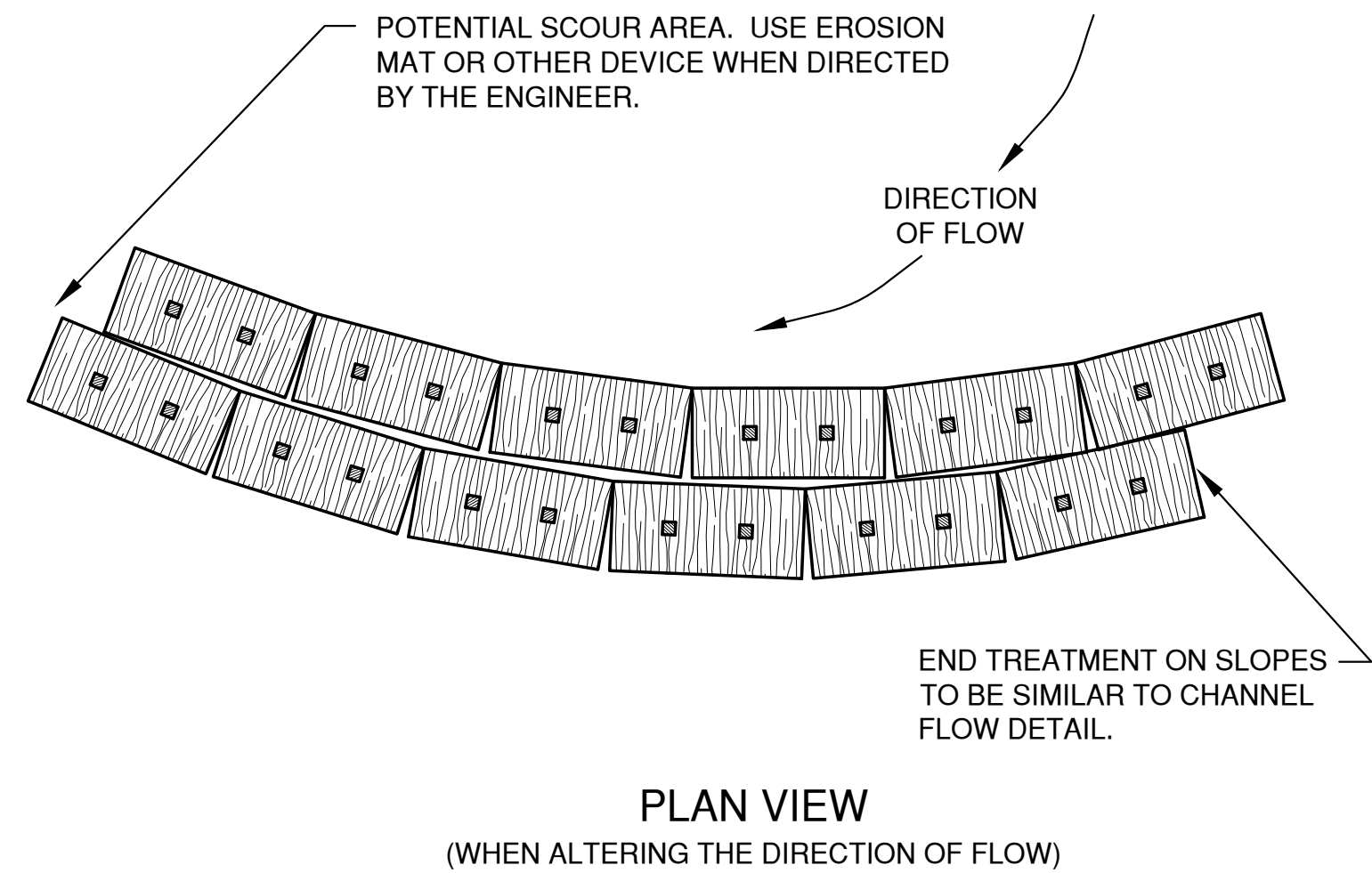
EROSION CONTROL
DITCH CHECK DETAILS

DATE 06/2019
FILE EROSION CONTROL
JOB NO. 5569020

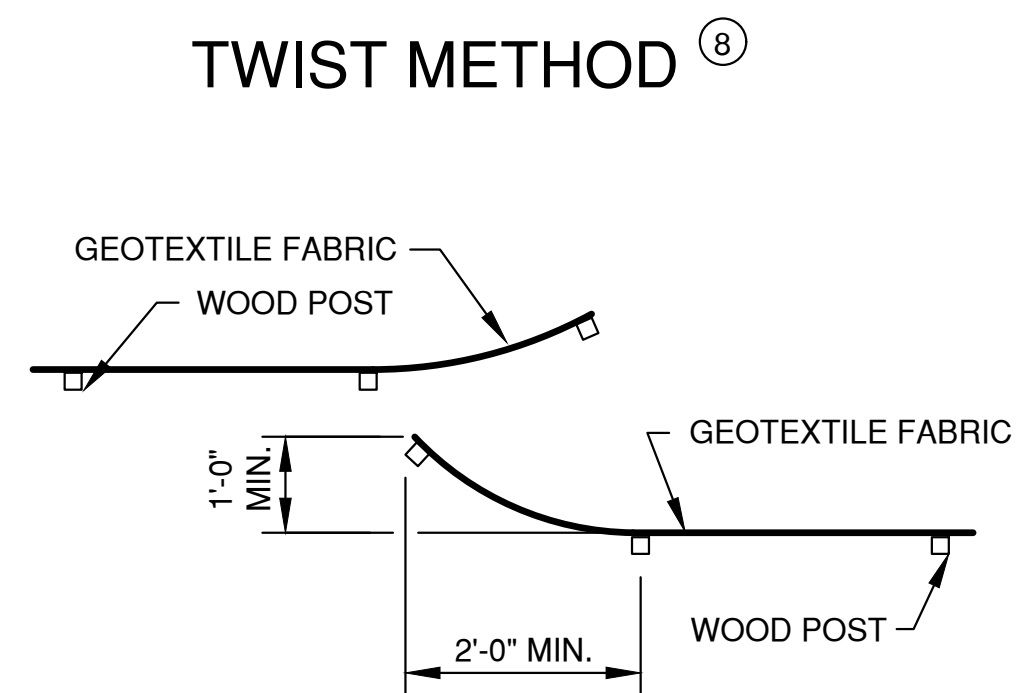
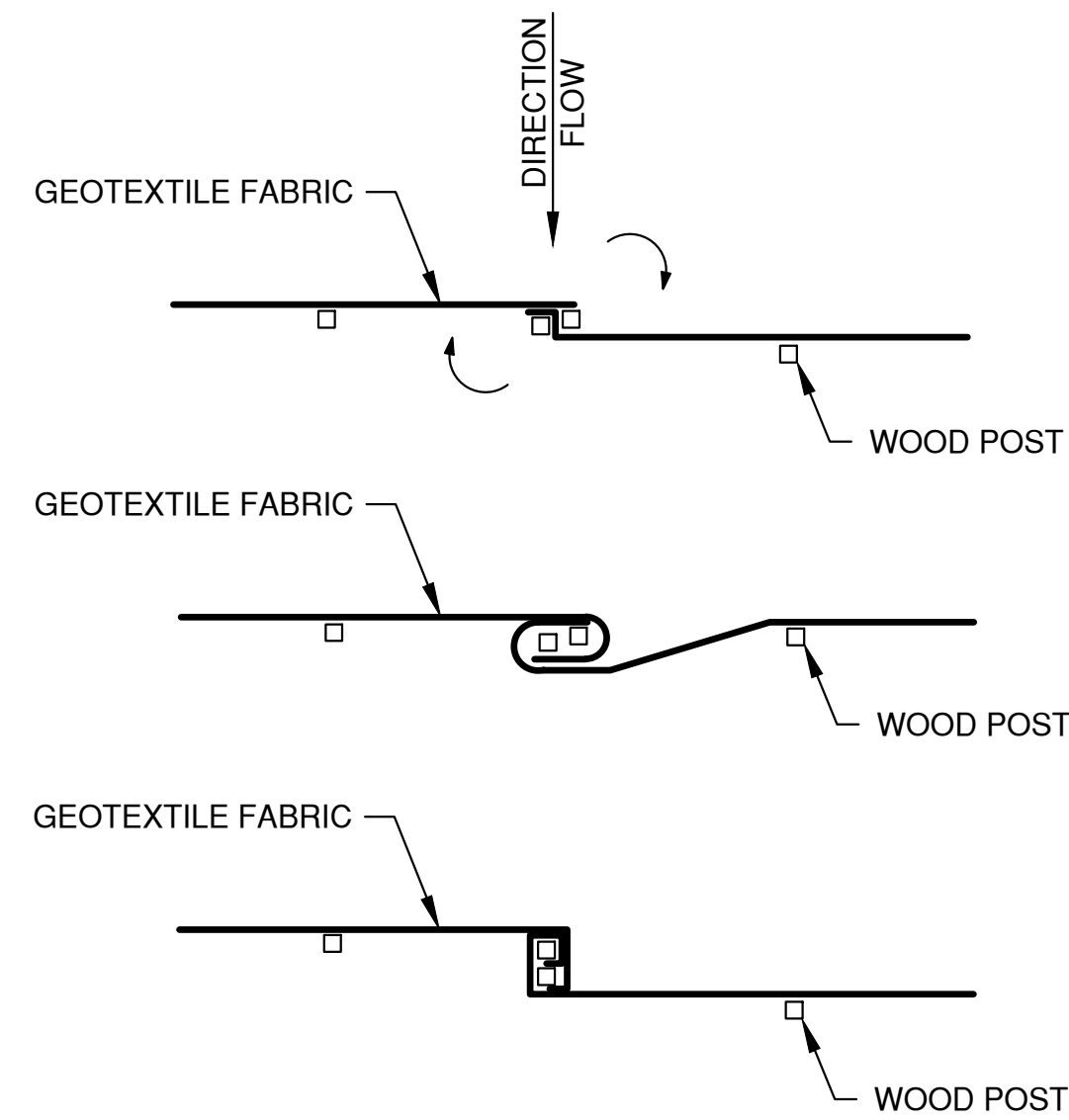
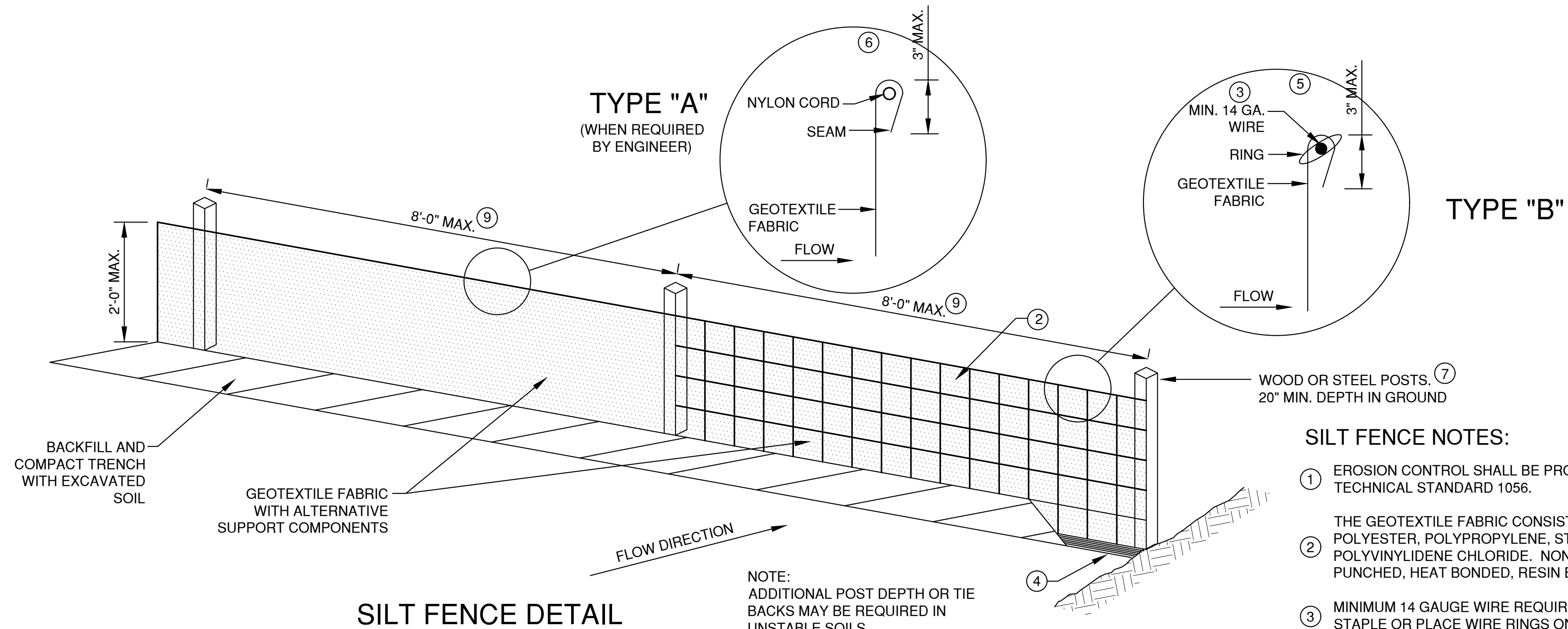


Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

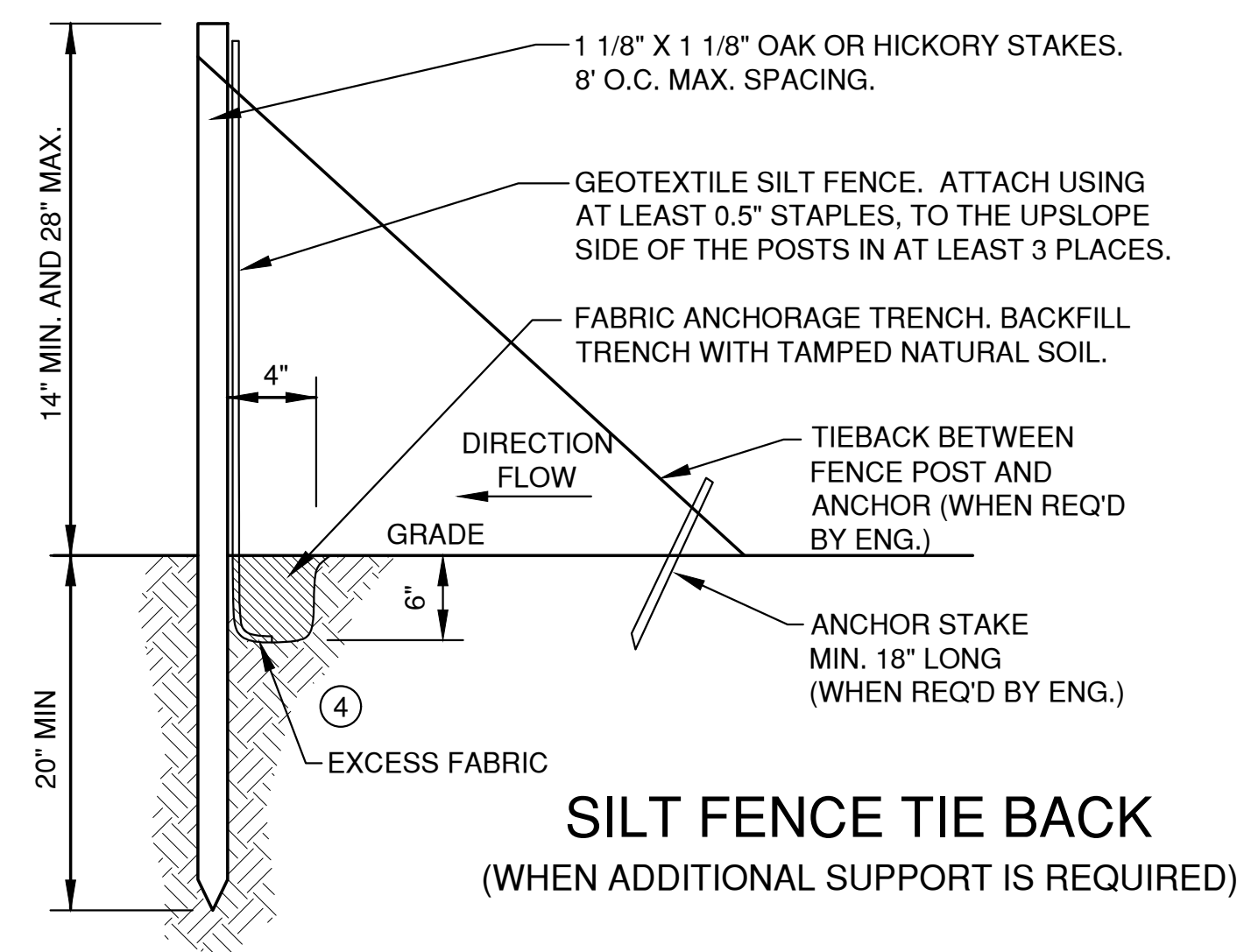
SHEET NO.
10



EROSION BALES FOR SHEET FLOW



JOINING TWO LENGTHS OF SILT FENCE



EROSION CONTROL SHEET FLOW NOTES:

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

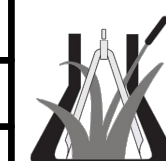
File: R:\30201\5569\55690201.dwg EROSION CONTROL.dwg
Plot Date: Jun 10, 2019 1:06:17pm
LAYOUT: 4 SHEET FLOW
SHEET NO.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED JGS
								DESIGNED BDR

SOUTHBRIDGE CONDO DEVELOPMENT
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

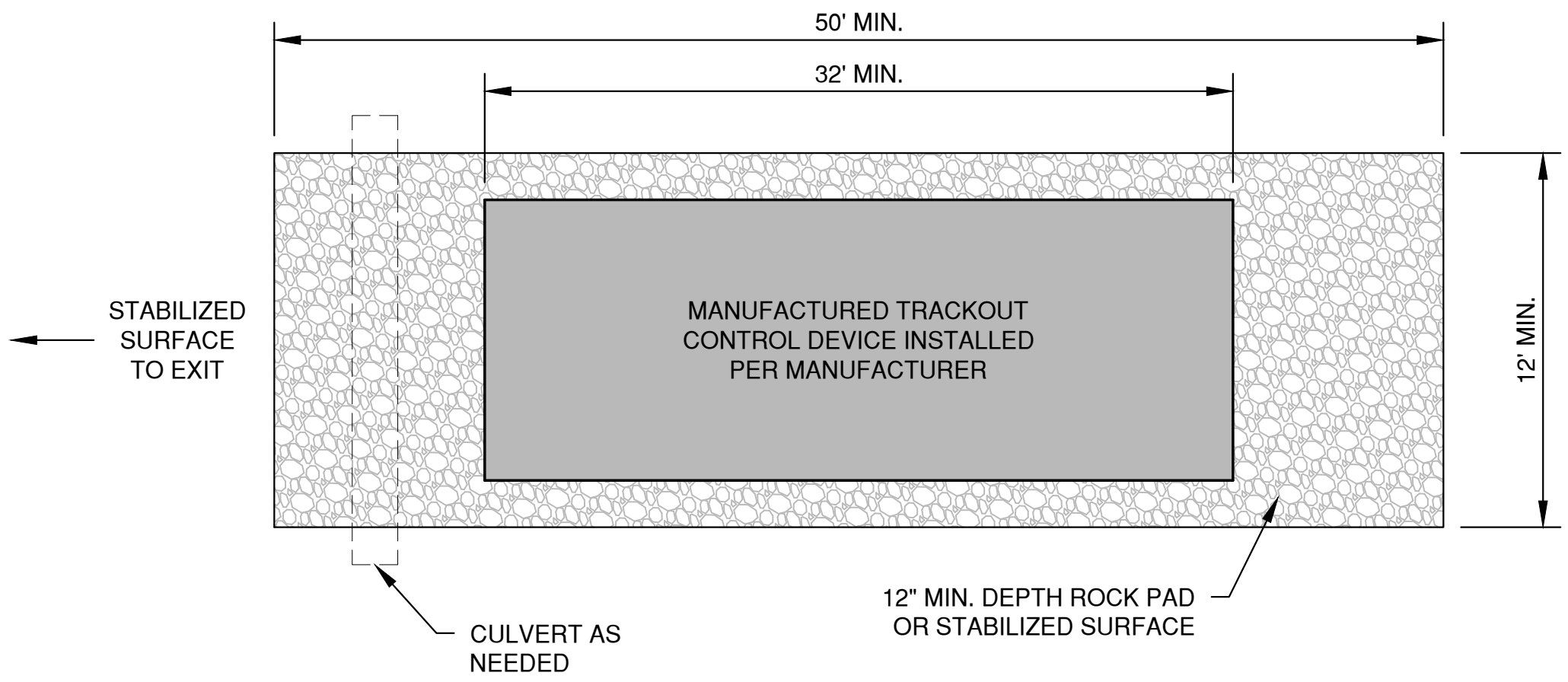
DATE 06/2019
FILE EROSION CONTROL
JOB NO. 5569020



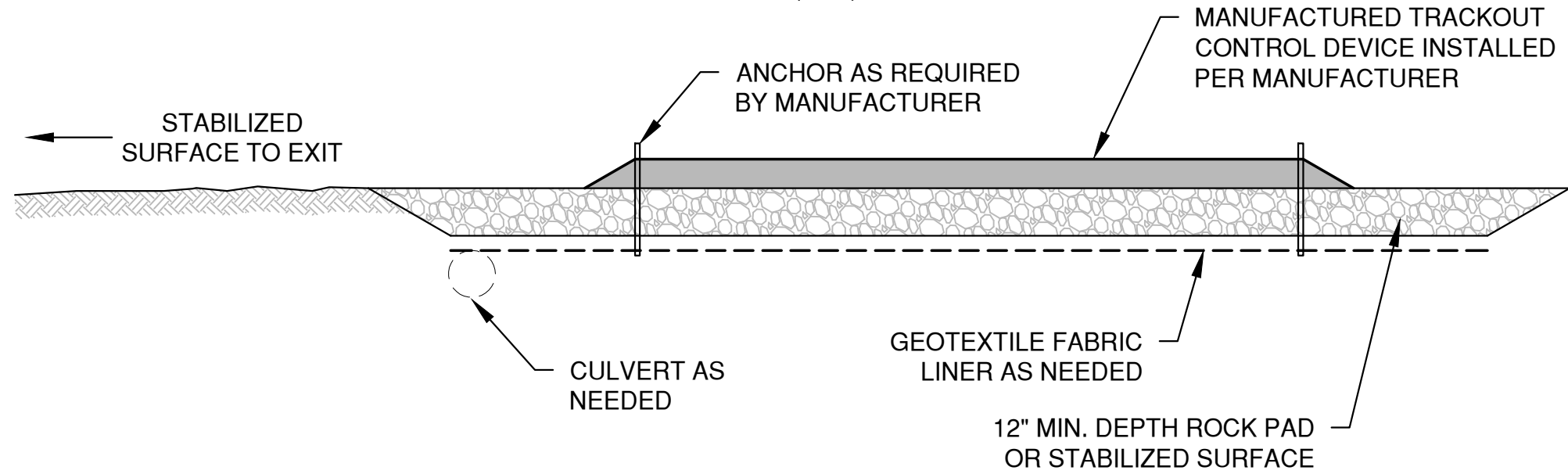
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
11

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



PLAN VIEW
(NTS)

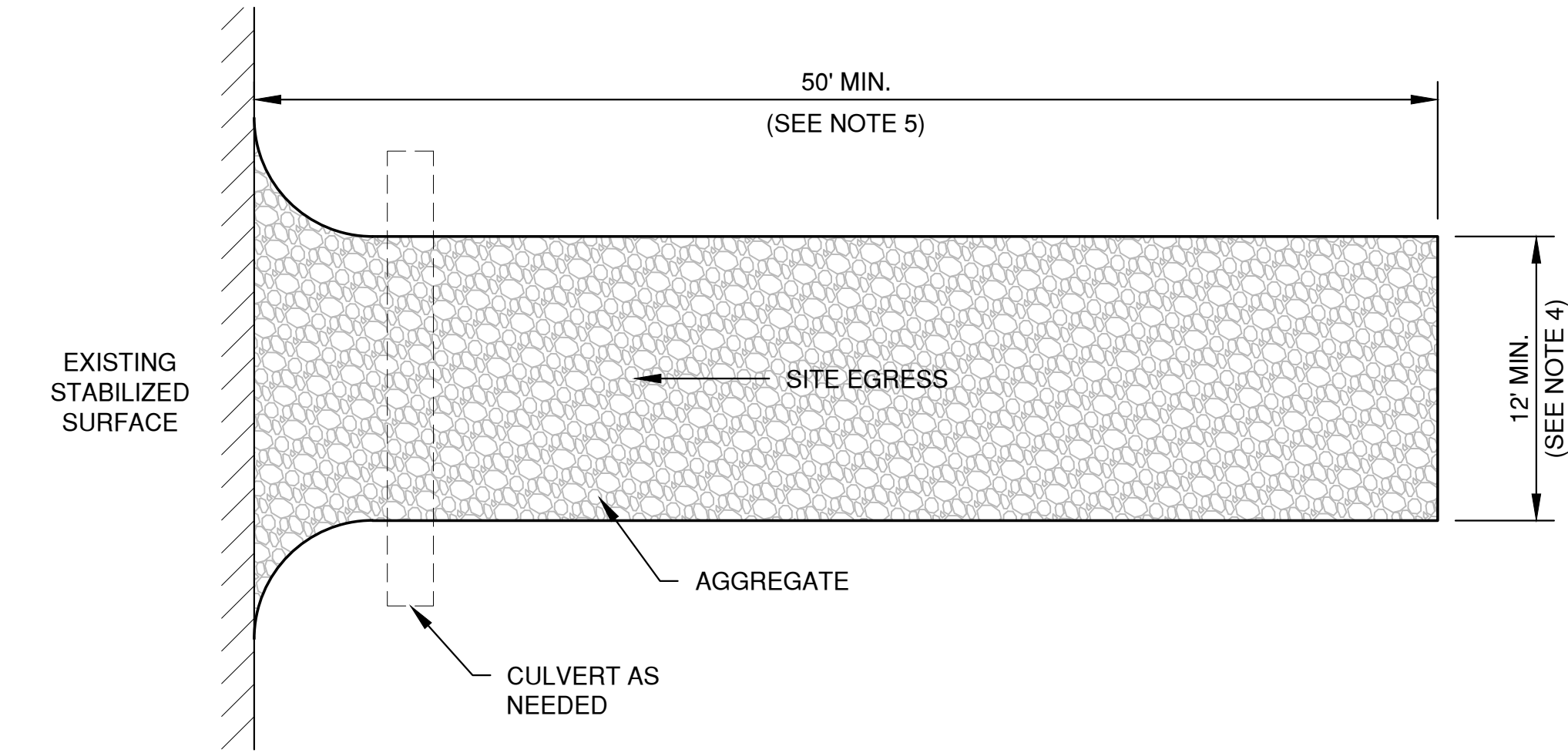


SECTION VIEW

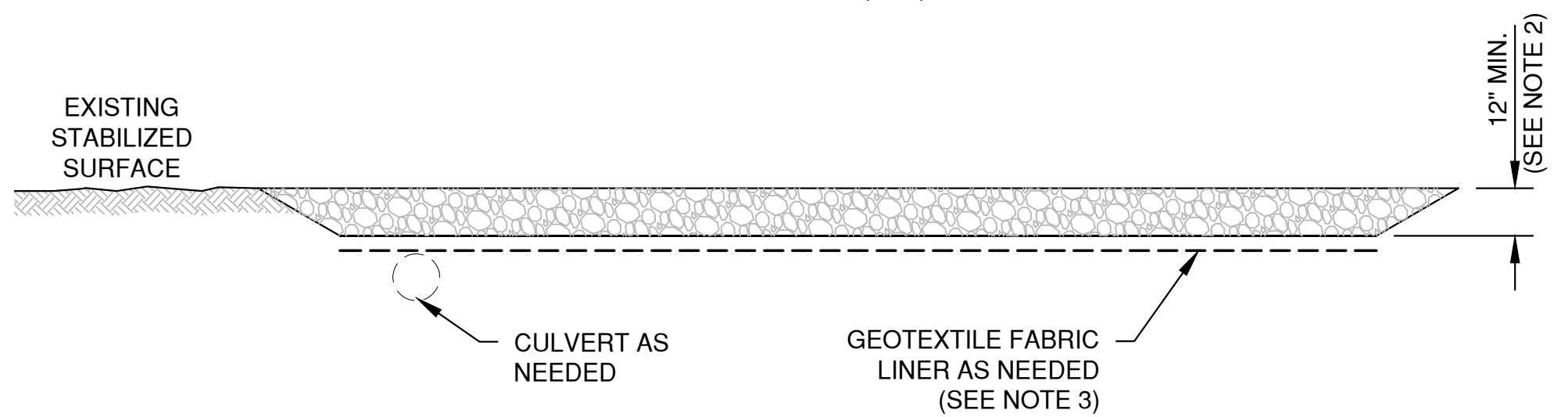
NOTES:

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

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

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

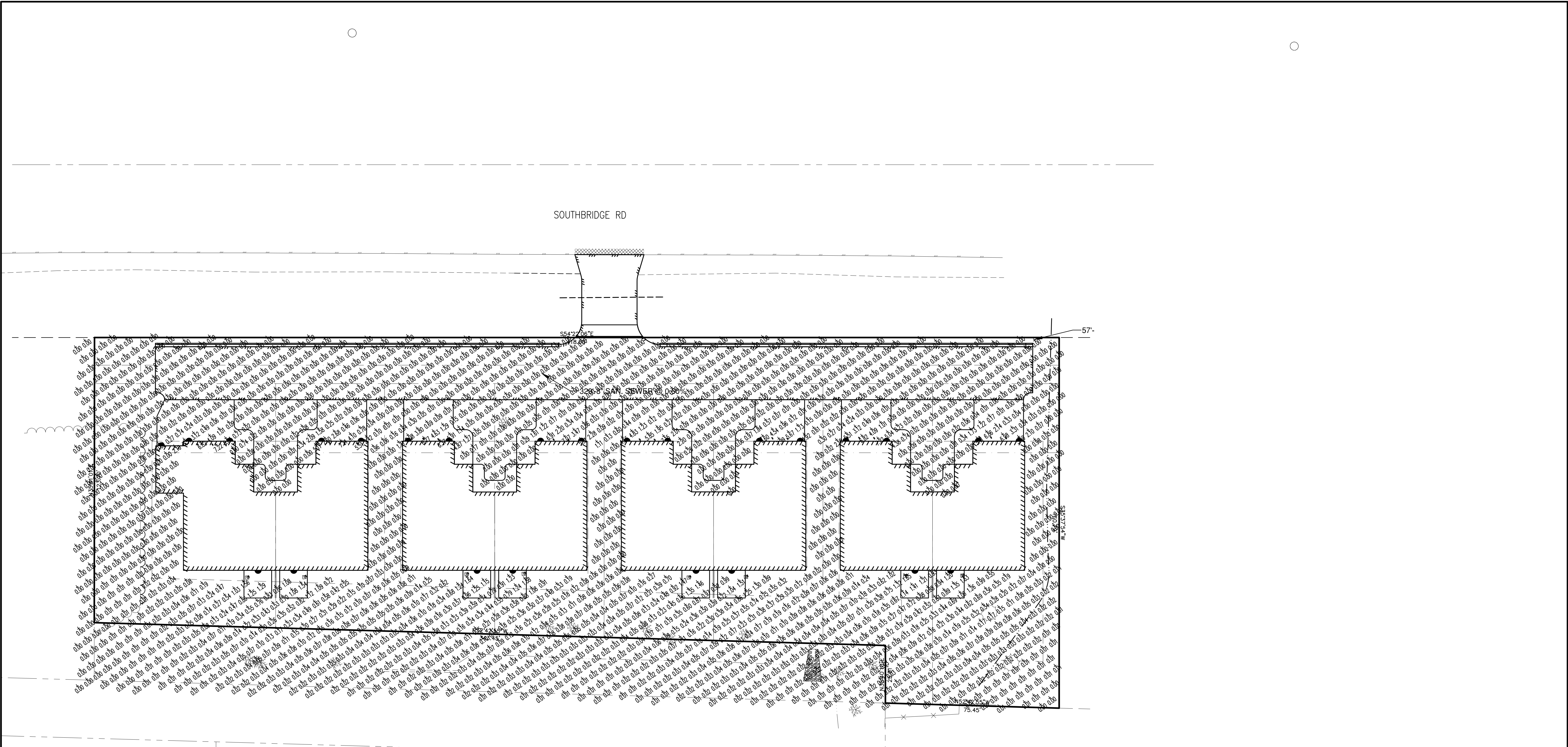
SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: P:\2020\5569\5569020.dwg EROSION CONTROL.dwg
Plot Date: Jun 10, 2019 1:06:17pm
LAYOUT: 4 SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	SOUTHBRIDGE CONDO DEVELOPMENT CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL TRACKOUT CONTROL PRACTICES	DATE 06/2019	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. 12
								CHECKED JGS			FILE EROSION CONTROL		
								DESIGNED BDR			JOB NO. 5569020		

File: P:\2020\5569\5569020.dwg, 5569020_lighting.dwg
Plot Date: Jun 10, 2019 11:38 AM
24x36
LAYOUT



DXF file created by LitePro 2.030 on 6/7/2019 3:15:11 PM

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
New Area	484.90x455.50ft	Grade / H-H	1998	5.00	<+>	0.23	7.99	0.00	N/A	N/A

Southridge Condos (BR060719) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
D	.	Elite LD6-AT-EIMTR-120/RL630W-1200L 5" ELLIPSOIDAL LUMINAIRE WITH	(1) LED	1200	N/A	0.88 32
OW	□	ELITE OWP-SL-102 EIR (1) "W OWP-SL-102-LED-700L-MVOLT-40K (1) PCKED-PCB-40K		969		1.00 8

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
New Area	OUT	484.90x455.50ft	D (32) <OW > (8)	0.00	1

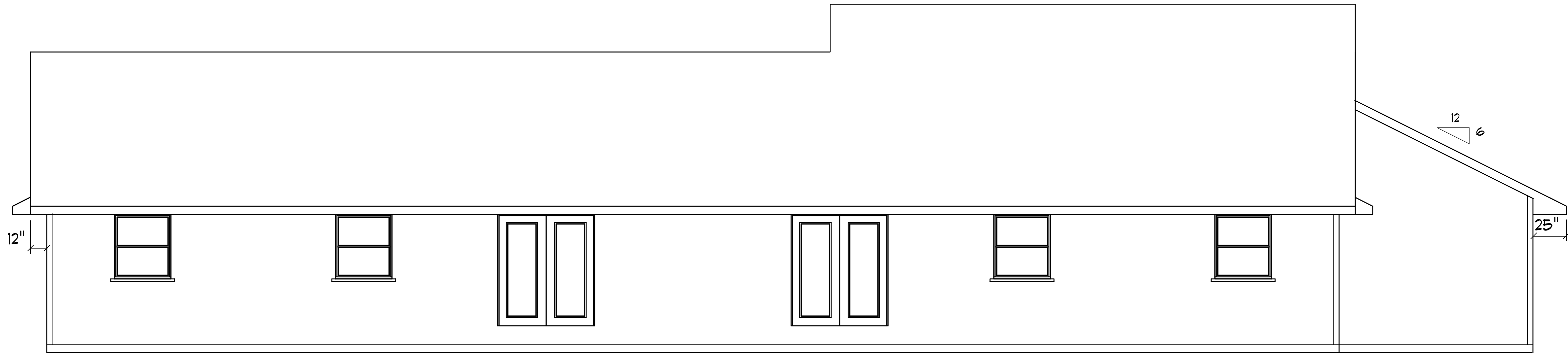
LIGHT PLAN CREATED BY:
VISUAL IMPACT LIGHTING

1724 INDUSTRIAL DRIVE
GREEN BAY, WI 54302

920-437-2069

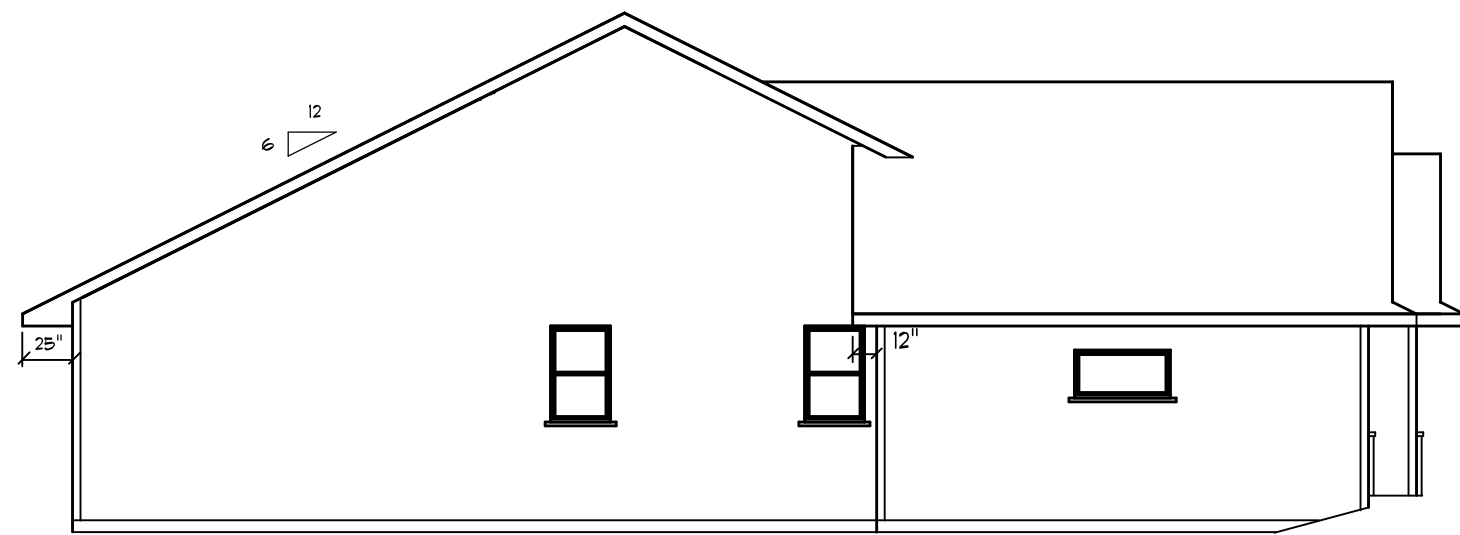
CONTACT: DAVE ZOCHERT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	SOUTHBRIDGE CONDO DEVELOPMENT CITY OF DE PERE BROWN COUNTY, WISCONSIN	LIGHTING PLAN	DATE 06/2019	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO.
								CHECKED BBB			FILE 5569020 LIGHTING		13
								DESIGNED BDR			JOB NO. 5569020		



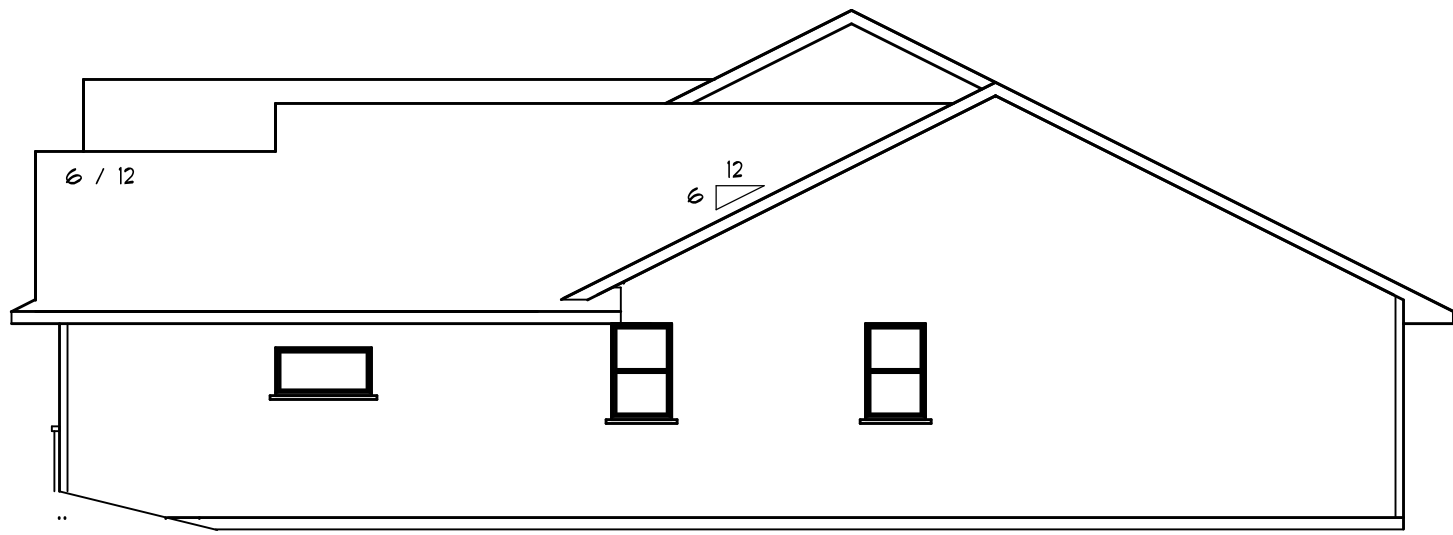
REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

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



RIGHT ELEVATION

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



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RESIDENTIAL
DESIGN & CONSULTING

715 - 276 - 3249

JEFF
HUEHNERFUSS
ARCHITECTURAL
DESIGNER

ALM ENTERPRISES LLC

E-MAIL: residentialdesin@centurytel.net

SHEET

1 OF 4

LAST REVISION DATE:

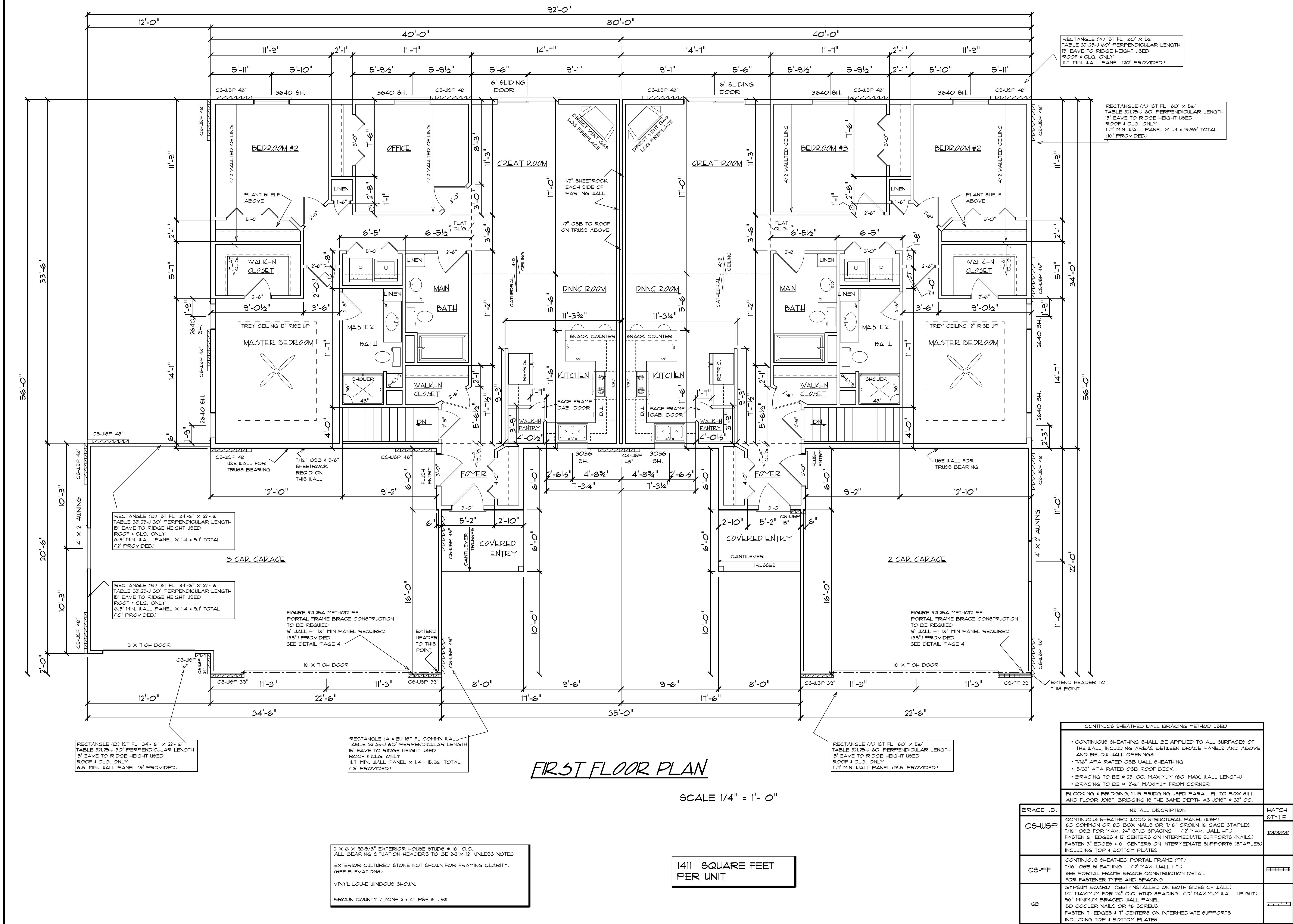
11 - 10 - 15 3 - 7 - 16 4 - 11 - 16

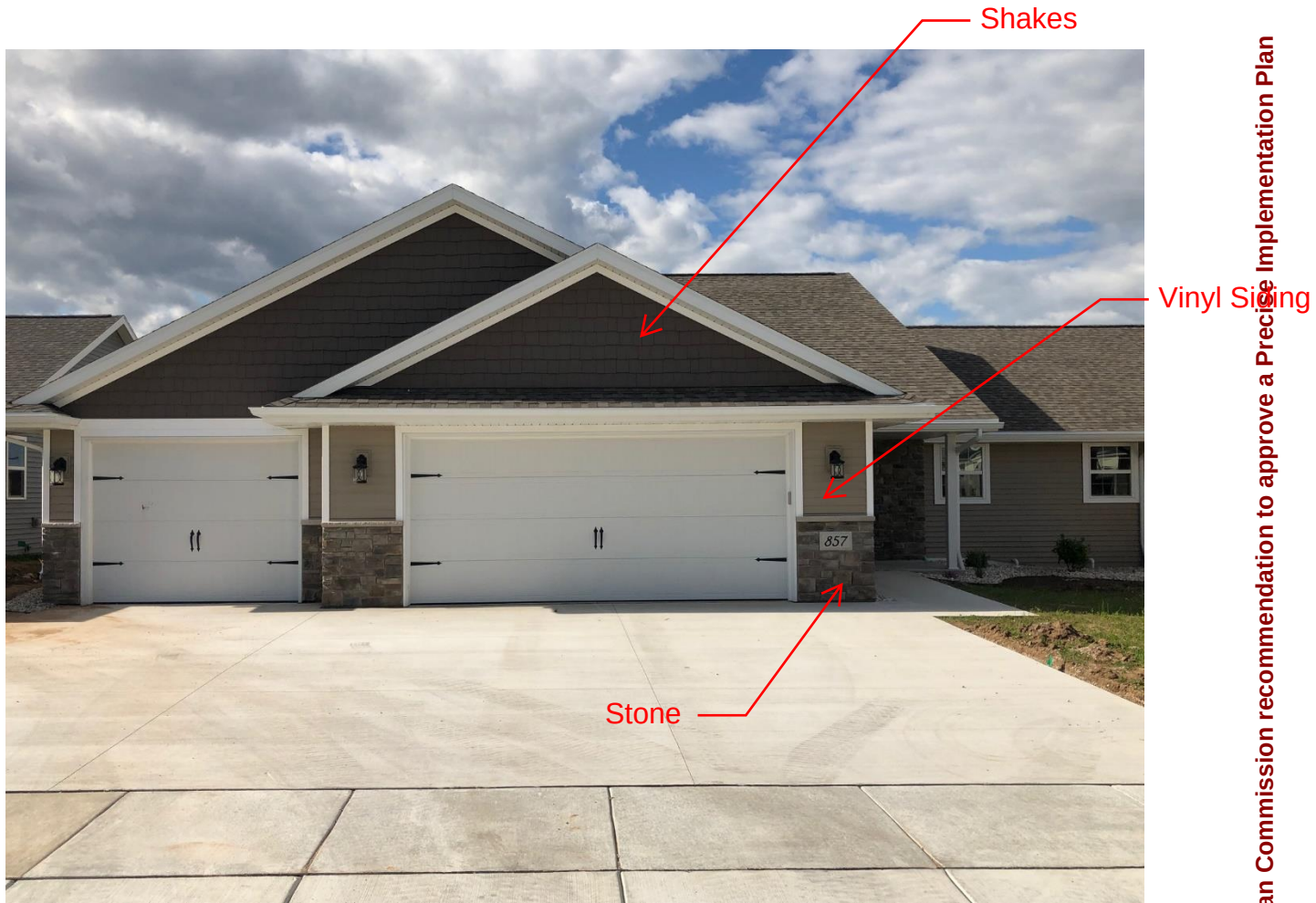
FILE:

15 - 166 - R (B)

LEGAL NOTE:

THE GENERAL CONTRACTOR / HOME OWNER AGREE THAT, BY PAYING FOR THESE PLANS, RESIDENTIAL DESIGN HAS MADE EVERY EFFORT IN PREPARING & CHECKING THESE PLANS FOR ACCURACY. THE GENERAL & SUB CONTRACTORS, HOME OWNER, AND ANY OTHERS USING THESE PLANS, SHALL BE RESPONSIBLE FOR VERIFYING THE NOTES BEFORE ORDERING MATERIALS OR BEGINNING ANY CONSTRUCTION AND ARE HEREBY HELD RESPONSIBLE FOR ANY FOUND DISCREPANCIES UNLESS BROUGHT TO THE ATTENTION OF RESIDENTIAL DESIGN FOR CORRECTION.





Attachment: Site Plan & PIP - Preliminary - 11 Jun 2019 (8479 : Plan Commission recommendation to approve a Precise Implementation Plan







City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Board of Public Works

FROM: Scott Thoresen

SUBJECT: Recommendation of the Board of Public Works to Approve Wisconsin Public Service Meter Installation for Speed Feedback Sign on North Broadway Street (Referred back to staff as Resolution #19-67).

The Board of Public Works at the June 10, 2019 meeting approved the proposed location of the north property line of 935 N. Broadway Street for Wisconsin Public Service Electric Meter for a Radar Speed Display Sign and moved to send it to Common Council for approval. The motion passed with a 5-0 vote.

ATTACHMENTS:

- Mayor & CC Memo 7-16-19 WPS Meter Installation for Speed Feedback Sign on North Broadway (PDF)
- 2019 0610 CI_BOPW_New_Electrical_Meter (PDF)
- 2019 0509 CI_Location_Options (PDF)

CITY OF DE PERE MEMO



To: Mayor Michael J. Walsh
Common Council Members

From: Judith Schmidt-Lehman, City Attorney

Date: July 16, 2019 (meeting date)

RE: **Wisconsin Public Service Meter Installation for Speed Feedback Sign on North
Broadway**

At the June 18, 2019 Council meeting, this item, (listed on the Council Agenda as Approval of Resolution 19-67, Approving WPS Master Pole Attachment Agreement) was referred back to staff in order for staff to evaluate options in light of extensive hold harmless and indemnification requirements in the proposed pole attachment Agreement. Staff is now recommending that City Staff install our own pole in the right of way on North Broadway Street near where the speed limit changes to 25 MPH for southbound traffic for placement of both the speed limit and the speed feedback sign at that location.

CITY OF DE PERE MEMO



To: Honorable Mayor Walsh
Members of the Board of Public Works
From: Eric Rakers, P.E., City Engineer
Date: June 10, 2019

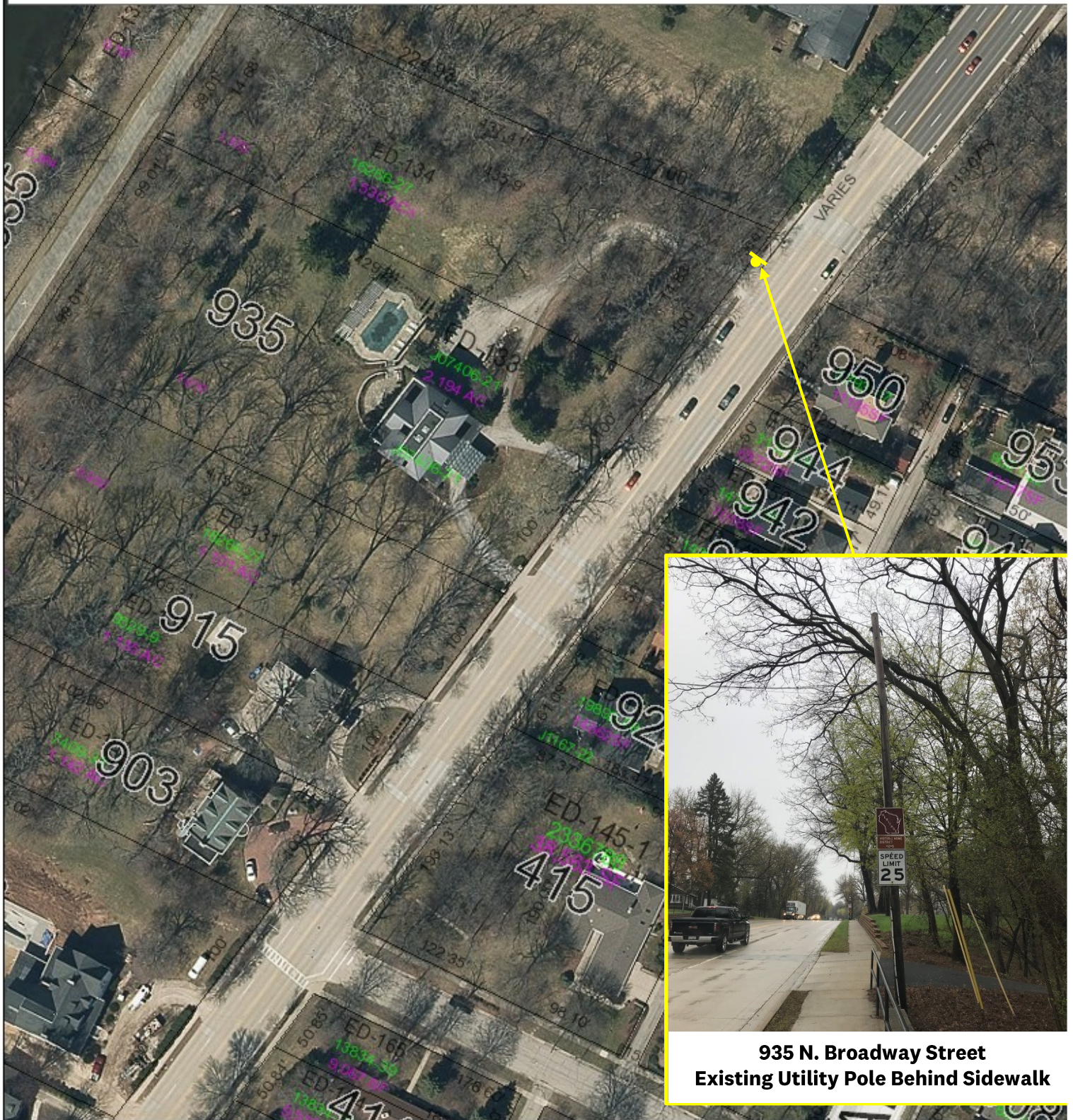
RE: **Consider Location for Wisconsin Public Service Electric Meter for Radar Speed Display Sign***

The De Pere Police Department recently received \$3,000 in funding for a new radar speed feedback sign. These signs are similar to the speed feedback signs mounted for either direction on the Claude Allouez Bridge. The proposed location for the new sign is near the north property line for 935 N. Broadway Street for southbound traffic. This is the approximate location of the change in speed limit from 35 mph to 25 mph. A map of the proposed location is attached.

A new electrical meter and service needs to be installed at this location by Wisconsin Public Service to power the proposed sign. After speaking with the sign manufacturers, it was determined that a solar powered version will not work at this location due to the dense tree canopy that would block sun reaching the solar panels. The new meter would incur a monthly meter charge.

Staff recommends approving the radar speed feedback sign location and proposed meter. After approval, staff will work towards ordering the sign, coordinating the meter installation and then installing the sign on N. Broadway Street.

Radar Speed Display Sign Location



**935 N. Broadway Street
Existing Utility Pole Behind Sidewalk**



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

05/09/2019

Scale 1 inch = 100 feet

Packet Pg. 303



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Board of Public Works

FROM: Scott Thoresen

SUBJECT: Recommendation from the Board of Public Works to approve award of Contract 19-16 Marquette Square Dumpster Enclosure Construction to RJM Construction, LLC in the amount of \$46,357.50.

The Board of Public Works at the July 8, 2019 meeting approved awarding Contract 19-16 Marquette Square Dumpster Enclosure Construction to RJM Construction, LLC. in the amount of \$46,357.50 and moved to send it to Common Council for approval. The motion passed with a 5-0 vote.

ATTACHMENTS:

- 2019 0708 CI_BOPW_Consider_Award_of_Contract_19-16 (PDF)
- 2019 0627 CE_19-16 Bid Tab (PDF)
- Marquette Square Public Information Meeting Invite 5-13-19 (Template) (PDF)
- 2019 0513 Marquette Square Dumpster Meeting 5-13-19 (PDF)
- Marquette Square Dumpster Service Preliminary Assessment Costs 10-19-18 (PDF)

CITY OF DE PERE MEMO



To: Honorable Mayor Walsh
Members of the Board of Public Works
From: Eric P. Rakers, P.E., City Engineer
Date: July 8, 2019

RE: **Consider Award of Contract 19-16 Marquette Square Dumpster Enclosure Construction***

The Engineering Department received bids on Project 19-16 Marquette Square Dumpster Enclosure Construction on June 27, 2019. This project involves the construction of a dumpster enclosure at Marquette Square, near the intersection of James Street and N. Wisconsin Street. Staff held an informational meeting for the Marquette Square stakeholders on May 13, 2019 to get their input on the location and the enclosure aesthetics. A copy of the informational meeting invite letter and the PowerPoint presentation presented at this meeting are attached.

The bids received are as follows:

Contractor	Base Bid
RJM Construction, LLC	\$46,357.50
Milbach Construction Services, Inc.	\$47,802.07

The budgeted amount from TID 7 is \$60,000.

Also, at the informational meeting the proposed monthly cost for dumpster collection services for each parcel was discussed. A copy of the proposed assessments is attached. The proposed assessments have yet to be updated to reflect final construction costs and collection rates.

Staff's recommendation is to award the contract to RJM Construction, LLC in the amount of \$46,357.50.

Attachments:

- Project 19-16 Bid Tab
- Marquette Square Public Information Meeting Invite 5-13-2019 (Template)
- Marquette Square Dumpster Meeting PowerPoint 5-13-2019
- Marquette Square Dumpster Service Preliminary Assessment Costs

PROJECT 19-16
MARQUETTE SQUARE DUMPSTER ENCLOSURE
CONSTRUCTION BID TAB

				BIDDER NO. 1		BIDDER NO. 2	
				RJM Construction LLC		Milbach Construction Services, Inc.	
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID
STORM SEWER							
ST-01	Provide Type B Inlet	EA	1	\$ 4,350.00	\$ 4,350.00	\$ 3,125.00	\$ 3,125.00
STREET AND DRAINAGE							
SD-01	Remove Curb and Gutter	LF	35	\$ 14.50	\$ 507.50	\$ 8.93	\$ 312.55
SD-02	Provide 24" Concrete Curb and Gutter	LF	40	\$ 60.00	\$ 2,400.00	\$ 54.41	\$ 2,176.40
SD-03	Drilled Tie Bars (Existing Curb and Gutter)	EA	2	\$ 50.00	\$ 100.00	\$ 11.16	\$ 22.32
SD-04	Landscaping: Topsoil, Seed, Fertilizer and Mulch. No. 40 Seed Mix	SY	30	\$ 50.00	\$ 1,500.00	\$ 22.32	\$ 669.60
SPECIAL CONSTRUCTION							
SP-01	Dumpster Enclosure Construction & Restoration	LS	1	\$ 36,400.00	\$ 36,400.00	\$ 40,715.00	\$ 40,715.00
SP-02	Remove Tree and Grind Stump	ID	20	\$ 55.00	\$ 1,100.00	\$ 39.06	\$ 781.20
BID TOTALS				\$ 46,357.50		\$ 47,802.07	

Attachment: 2019 0627 CE_19-16 Bid Tab (8526 : Rec from BOPW to approve award of Contract 19-16 Marquette Square Dumpster Enclosure



City of De Pere

925 South Sixth Street
DePere, WI 54115-1199
Phone: 920-339-8095
Fax: 920-339-4071
Cell: 920-639-1003

Scott J. Thoresen
Director of Public Works
sthoresen@mail.de-pere.org
www.de-pere.org

April 26, 2019

«OWNMAIL1»
«OWNMAIL3»
«OWNMAIL4»

**Re: Public Informational Meeting
Marquette Square Garbage & Recycling Collection
Parcel:«PARCELID», «LOCATION»**

Dear Property Owner:

Please join City staff to discuss collection of garbage & recycling for the Marquette Square area. The purpose of this meeting is to provide an update for the City's plans to convert from carts to dumpsters for garbage and recycling collection.

The informational meeting will be held on Monday May 13, 2019 at 5:00 P.M. at the Municipal Service Center located at 925 S. Sixth Street in De Pere. A short presentation will be given regarding the City's plans including discussion of charging property owners for these services as well as the timeline to implement the plans. After the presentation, City staff will address any questions or comments. Your feedback at this meeting will influence the direction of this project, which we hope to implement in 2019.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

DEPARTMENT OF PUBLIC WORKS

Scott J. Thoresen, P.E.
Director of Public Works

Cc: Mayor Walsh
Larry Delo, City Administrator
Kimberly Flom, Development Services Director
Alderpersons

Attachment: Marquette Square Public Information Meeting Invite 5-13-19 (Template) (8526 : Rec from BOPW to approve award of Contract 19-16)

Marquette Square Dumpster Enclosure Discussion 5-13-19

Purpose of Meeting

- Dumpster enclosure requirements
- Discuss dumpster enclosure location
- Dumpster enclosure will be similar to Nicolet Square – need to choose brick color
- Timeline for building enclosures and implementing use of dumpster collection
- Creation of Recyclable and Garbage Common Collection Service District Ordinance
- Annual Assessments
- Questions

Dumpster Enclosure Requirements

- Similar to Nicolet Square
- The City will provide dumpster enclosure
- City will administer garbage and recycling collection
- City will provide area for storage of grease containers if necessary
- Property owner may opt out if their property allows for building of enclosures per City ordinance

Enclosure Locations

- Enclosure will require loss of four (4) parking stalls

Proposed Dumpster Enclosure Location



Attachment: 2019 0513 Marquette Square Dumpster Meeting 5-13-19 (8526 : Rec from BOPW to approve

Nicolet Square Enclosures





Marquette Square Dumpster Enclosure Timeline

- City will bid construction of dumpster enclosure in June 2019
- Construct enclosures complete by 12/1/19
- Collection services to begin 12/1/19
- City to collect all polycarts by 12/31/19

Creation of Ordinance

- Similar to Sec. 82-12. Nicolet Square Recyclable and Garbage Common Collection Service District

Annual Assessment

- Calculated annually
- 1st assessment will be on 2020 tax bill

2020 Marquette & Nicolet Square Combined Assessment

				COMMERCIAL COLLECTION RATE MONTHLY COSTS	FIXED & COMMERCIAL COLLECTION RATE MONTHLY COSTS	2020 TOTAL ANNUAL ASSESSMENT
PARCEL ID	OWNER	COMMERCIAL COLLECTION RATE	FIXED MONTHLY COSTS	COMMERCIAL COLLECTION RATE MONTHLY COSTS	FIXED & COMMERCIAL COLLECTION RATE MONTHLY COSTS	2020 TOTAL ANNUAL ASSESSMENT
WD-906	PHE WI LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-907	WILLIAM LEMKE LLC	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
WD-908	313 MAIN IN DE PERE LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-909	LIFE CHURCH GREEN BAY INC	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
WD-910	KEY PROPERTY MANAGEMENT LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-911	TILKENS HOLDING LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-912	NICK BROTHERS PARTNERSHIP	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
WD-913	MIRHASHEMI INC	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
WD-915	RONALD MANNING	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-917	SAKS HOLDINGS LLC	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
WD-918	CONNECTIVE PROPERTIES LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-920	SAKS HOLDINGS LLC	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
WD-921	ABTS INVESTMENTS LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-922	DENNIS M & CLAUDIA D LARSON	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-923	RAW LEGACY LLC	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
WD-925	LONNIE & CAROL MISHLER	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
WD-931	AJANGO PROPERTIES LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
ED-857	UNION HOTEL CORP	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
ED-850	THE LEE BUILDING CORP C/O MICHAEL L SAVOLT	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
ED-848	SERA K PROPERTIES LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
ED-847	STARRY DEVELOPMENT LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
ED-842	WADE CONARD	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
ED-841	GET REEL ENTERTAINMENT LLC	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
ED-840	THE LEE BUILDING CORP	6.770	\$ 13.94	\$ 80.46	\$ 94.40	\$ 1,132.82
ED-837	FIT FAMILY LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57
ED-836	FIT FAMILY LLC	1.115	\$ 13.94	\$ 1.60	\$ 15.55	\$ 186.57

2019 Nicolet Square Assessment

					FIXED &	
				COMMERCIAL	COMMERCIAL	
				COLLECTION	COLLECTION	2019
PARCEL		COMMERCIAL	FIXED	RATE	RATE	TOTAL
ID	OWNER	COLLECTION	MONTHLY	MONTHLY	MONTHLY	ANNUAL
		RATE	COSTS	COSTS	COSTS	ASSESSMENT
WD-906	PHE WI LLC	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-907	WILLIAM LEMKE LLC	6.770	\$ 14.24	\$ 82.18	\$ 96.43	\$ 1,157.11
WD-908	313 MAIN IN DE PERE LLC	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-909	LIFE CHURCH GREEN BAY INC	6.770	\$ 14.24	\$ 82.18	\$ 96.43	\$ 1,157.11
WD-910	KEY PROPERTY MANAGEMENT LLC	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-911	TILKENS HOLDING LLC	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-912	NICK BROTHERS PARTNERSHIP	6.770	\$ 14.24	\$ 82.18	\$ 96.43	\$ 1,157.11
WD-913	MIRHASHEMI INC	6.770	\$ 14.24	\$ 82.18	\$ 96.43	\$ 1,157.11
WD-915	RONALD MANNING	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-917	SAKS HOLDINGS LLC	6.770	\$ 14.24	\$ 82.18	\$ 96.43	\$ 1,157.11
WD-918	CONNECTIVE PROPERTIES LLC	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-920	SAKS HOLDINGS LLC	6.770	\$ 14.24	\$ 82.18	\$ 96.43	\$ 1,157.11
WD-921	ABTS INVESTMENTS LLC	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-922	DENNIS M & CLAUDIA D LARSON	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-923	RAW LEGACY LLC	6.770	\$ 14.24	\$ 82.18	\$ 96.43	\$ 1,157.11
WD-925	LONNIE & CAROL MISHLER	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57
WD-931	AJANGO PROPERTIES LLC	1.115	\$ 14.24	\$ 1.64	\$ 15.88	\$ 190.57

Marquette Square Assessment(not combined)

					FIXED & COMMERCIAL	
				COLLECTION	COLLECTION	
		COMMERCIAL	FIXED	RATE	RATE	2020
PARCEL		COLLECTION	MONTHLY	MONTHLY	MONTHLY	TOTAL
ID	OWNER	RATE	COSTS	COSTS	COSTS	ANNUAL
						ASSESSMENT
ED-857	UNION HOTEL CORP	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-850	THE LEE BUILDING CORP C/O MICHAEL L SAVOLT	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-848	SERA K PROPERTIES LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21
ED-847	STARRY DEVELOPMENT LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21
ED-842	WADE CONARD	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-841	GET REEL ENTERTAINMENT LLC	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-840	THE LEE BUILDING CORP	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-837	FIT FAMILY LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21
ED-836	FIT FAMILY LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21

Questions???

MARQUETTE SQUARE DISTRICT PRELIMINARY ASSESSMENTS FOR DUMPSTER COLLECTION SERVICES

PARCEL ID	OWNER	COMMERCIAL COLLECTION RATE	FIXED MONTHLY COSTS	COMMERCIAL COLLECTION RATE MONTHLY COSTS	FIXED & COMMERCIAL COLLECTION RATE MONTHLY COSTS	2020 TOTAL ANNUAL ASSESSMENT
ED-857	UNION HOTEL CORP	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-850	THE LEE BUILDING CORP C/O MICHAEL L SAVOLT	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-848	SERA K PROPERTIES LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21
ED-847	STARRY DEVELOPMENT LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21
ED-842	WADE CONARD	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-841	GET REEL ENTERTAINMENT LLC	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-840	THE LEE BUILDING CORP	6.770	\$ 21.76	\$ 125.58	\$ 147.35	\$ 1,768.14
ED-837	FIT FAMILY LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21
ED-836	FIT FAMILY LLC	1.115	\$ 21.76	\$ 2.50	\$ 24.27	\$ 291.21



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: A. Application for a "Class A" Intoxicating Liquor License for De Pere Shell, Inc (DBA De Pere Shell), 841 Main Av. Submitted by De Pere Shell, Inc, Agent: Michael Shilawski, Green Bay WI.

The applicant currently holds a Class "A" Fermented Malt Beverage and a Class "A" Cider Only license. They are requesting approval to replace the cider license with a full "Class A" Intoxicating Liquor license. If approved, the "Class A" Intoxicating Liquor License would not be issued until the Class "A" Cider Only license is surrendered.

ATTACHMENTS:

- De Pere Shell_7-16-19 (PDF)

Renewal Alcohol Beverage License Application

Submit to municipal clerk. Read instructions on reverse side.

For the license period beginning: 07 01 2019 ending: 06 30 2020
(MM DD YYYY) (MM DD YYYY)

TO THE GOVERNING BODY of the: ☐ Town of ☐ Village of ☒ City of } DE PERE

County of BROWN Aldermanic Dist. No. _____ (if required by ordinance)

CHECK ONE ☐ Individual ☐ Partnership ☐ Limited Liability Company
☒ Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name(s) (Last, First and Middle Name)

Home Address

Post Office & Zip Code

B. Full Name of Corporation/Nonprofit Organization/Limited Liability Company DE PERE SHELL INC

Address of Corporation/Limited Liability Company (if different from licensed premises) 1275 GLORY RD GREENBAY WI54304

All Officer(s) Director(s) and Agent of Corporation and Members/Managers and Agent of Limited Liability Company:

Title Name (Inc. Middle Name)

Home Address

Post Office & Zip Code

President/Member CHARLES PANURE

Vice President/Member MICHAEL SCHILAWSKI

Secretary/Member DANIEL J. PAMPERIN

Treasurer/Member

Agent MICHAEL SCHILAWSKI

Directors/Managers

C. 1. Trade Name DE PERE SHELL

Business Phone Number 920-336-9787

2. Address of Premises 841 MAIN AVENUE

Post Office & Zip Code DE PERE WI 54115

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) C-STORE, GAS STATION, CAR WASH

5. Legal description (omit if street address is given above):

6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, corporation licensee, or nonprofit organization licensee been convicted of any offenses (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? If yes, complete reverse side ☐ Yes ☒ No

b. Are charges for any offenses presently pending (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? If yes, explain fully on reverse side ☐ Yes ☒ No

7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? If yes, explain. ☐ Yes ☒ No

8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? If not, explain. ☒ Yes ☐ No

9. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No

10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? ☒ Yes ☐ No

11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ Yes ☒ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

(Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>10-24-19</u>	Date reported to council/board	Date license granted
License number issued	Date license issued	Signature of Clerk / Deputy Clerk



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: **B. Application for a "Class A" Intoxicating Liquor License for GCS Landing, LLC (DBA GCS Landing Shell), 1063 N. Broadway. Submitted by GCS Landing, LLC, Agent: Jacob P. Anderson, Green Bay WI.**

The applicant currently holds a Class "A" Fermented Malt Beverage and a Class "A" Cider Only license. They are requesting approval to replace the cider license with a full "Class A" Intoxicating Liquor license. If approved, the "Class A" Intoxicating Liquor License would not be issued until the Class "A" Cider Only license is surrendered.

ATTACHMENTS:

- GCS Landing Shell_7-16-19 (PDF)

Renewal Alcohol Beverage License Application

Submit to municipal clerk. Read instructions on reverse side.

For the license period beginning: 07 01 2019 ending: 06 30 2020
(MM DD YYYY) (MM DD YYYY)

TO THE GOVERNING BODY of the: ☐ Town of }
☐ Village of } DE PERE
☒ City of }

County of BROWN Aldermanic Dist. No. _____ (if required by ordinance)

CHECK ONE ☐ Individual ☐ Partnership ☒ Limited Liability Company
☐ Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name(s) (Last, First and Middle Name)

Home Address

Post Office & Zip Code

B. Full Name of Corporation/Nonprofit Organization/Limited Liability Company GCS LANDING LLC

Address of Corporation/Limited Liability Company (if different from licensed premises) 1275 GLORY RD GREENBAY WI 54304

All Officer(s) Director(s) and Agent of Corporation and Members/Managers and Agent of Limited Liability Company:

Title Name (Inc. Middle Name) Home Address Post Office & Zip Code

President/Member JACOB P. ANDERSON

Vice President/Member ASHLEY M PAMPERIN-SEXAUER

Secretary/Member _____

Treasurer/Member _____

Agent JACOB P. ANDERSON

Directors/Managers _____

C. 1. Trade Name GCS LANDING SHELL

Business Phone Number 920-336-8293

2. Address of Premises 9630 RIVERSIDE DR 1063N Broadway Post Office & Zip Code GREEN BAY WI 54301

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) C-STORE AND GAS STATION

5. Legal description (omit if street address is given above): _____

6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, corporation licensee, or nonprofit organization licensee been convicted of any offenses (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? If yes, complete reverse side ☐ Yes ☒ No

b. Are charges for any offenses presently pending (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? If yes, explain fully on reverse side ☐ Yes ☒ No

7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? If yes, explain. ☐ Yes ☒ No

8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? If not, explain. ☒ Yes ☐ No

9. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No

10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? ☒ Yes ☐ No

11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ Yes ☒ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

(Office of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>6-24-19</u>	Date reported to council/board	Date license granted
License number issued	Date license issued	Signature of Clerk / Deputy Clerk

Applicant's WI Seller's Permit No.: 456000319418502	FEIN Number: 77-0676044
LICENSE REQUESTED	
TYPE	FEE
☒ Class A beer	\$
☐ Class B beer	\$
☐ Class C wine	\$
☒ Class A liquor	\$
☒ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ 30
TOTAL FEE	\$ 30



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: C. Application for a "Class A" Intoxicating Liquor License for GCS Holdings of De Pere, LLC (DBA Scheuring Shell), 1511 Lawrence Dr. Submitted by GCS Holdings of De Pere, LLC, Agent: Daniel J. Pamperin, De Pere WI.

The applicant currently holds a Class "A" Fermented Malt Beverage and a Class "A" Cider Only license. They are requesting approval to replace the cider license with a full "Class A" Intoxicating Liquor license. If approved, the "Class A" Intoxicating Liquor License would not be issued until the Class "A" Cider Only license is surrendered.

ATTACHMENTS:

- Scheuring Shell_7-2-19 (PDF)

Renewal Alcohol Beverage License Application

Submit to municipal clerk. Read instructions on reverse side.

For the license period beginning: 07 01 2019 ending: 06 30 2020
(MM DD YYYY) (MM DD YYYY)

TO THE GOVERNING BODY of the: ☐ Town of ☐ Village of ☒ City of } DE PERE

County of BROWN Aldermanic Dist. No. _____ (if required by ordinance)

CHECK ONE ☐ Individual ☐ Partnership ☒ Limited Liability Company
☐ Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name(s) (Last, First and Middle Name)

Home Address

Post Office & Zip Code

B. Full Name of Corporation/Nonprofit Organization/Limited Liability Company GCS HOLDINGS OF DE PERE LLC

Address of Corporation/Limited Liability Company (if different from licensed premises) 1275 GLORY RD GREENBAY WI 54304

All Officer(s) Director(s) and Agent of Corporation and Members/Managers and Agent of Limited Liability Company:

Title Name (Inc. Middle Name) Home Address Post Office & Zip Code

President/Member DANIEL J. PAMPERIN

Vice President/Member LORI A. PAMPERIN

Secretary/Member DAVID J. KRAUSE

Treasurer/Member

Agent DANIEL J. PAMPERIN

Directors/Managers

C. 1. Trade Name SCHEURING CHELL

Business Phone Number 920-347-3700

2. Address of Premises 1511 LAWRENCE DRIVE

Post Office & Zip Code DE PERE WI 54115

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) C-STORE AND GAS STATION

5. Legal description (omit if street address is given above):

6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, corporation licensee, or nonprofit organization licensee been convicted of any offenses (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? If yes, complete reverse side ☐ Yes ☒ No

b. Are charges for any offenses presently pending (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? If yes, explain fully on reverse side ☐ Yes ☒ No

7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? If yes, explain. ☐ Yes ☒ No

8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? If not, explain. ☒ Yes ☐ No

9. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No

10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? ☒ Yes ☐ No

11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ Yes ☒ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

(Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>6-24-19</u>	Date reported to council/board	Date license granted
License number issued	Date license issued	Signature of Clerk / Deputy Clerk

Applicant's WI Seller's Permit No.: 456102788628602 FEIN Number: 45-5204928

LICENSE REQUESTED

TYPE	FEE
☒ Class A beer	\$
☐ Class B beer	\$
☐ Class C wine	\$
☒ Class A liquor	\$
☒ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ 30
TOTAL FEE	\$ 30



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: **D. Application for a "Class A" Intoxicating Liquor License for GCS Operations, LLC (DBA Riverside Shell), 1010 S. Broadway. Submitted by GCS Operations, LLC, Agent: Daniel J. Pamperin, De Pere WI.**

The applicant currently holds a Class "A" Fermented Malt Beverage and a Class "A" Cider Only license. They are requesting approval to replace the cider license with a full "Class A" Intoxicating Liquor license. If approved, the "Class A" Intoxicating Liquor License would not be issued until the Class "A" Cider Only license is surrendered.

ATTACHMENTS:

- Riverside Shell_7-2-19 (PDF)

Renewal Alcohol Beverage License Application

Submit to municipal clerk. Read instructions on reverse side.

For the license period beginning: 07 01 2019 ending: 06 30 2020
(MM DD YYYY) (MM DD YYYY)

TO THE GOVERNING BODY of the: ☐ Town of ☐ Village of ☒ City of } DE PERE

County of BROWN Aldermanic Dist. No. _____ (if required by ordinance)

CHECK ONE ☐ Individual ☐ Partnership ☒ Limited Liability Company
☐ Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name(s) (Last, First and Middle Name)

Home Address

Post Office & Zip Code

B. Full Name of Corporation/Nonprofit Organization/Limited Liability Company GCS OPERATIONS, LLC

Address of Corporation/Limited Liability Company (if different from licensed premises) 1275 GLORY RD GREENBAY WI54304

All Officer(s) Director(s) and Agent of Corporation and Members/Managers and Agent of Limited Liability Company:

Title	Name (Inc. Middle Name)	Home Address	Post Office & Zip Code
President/Member	DANIEL J. PAMPERIN		
Vice President/Member			
Secretary/Member			
Treasurer/Member			
Agent	DANIEL J. PAMPERIN		
Directors/Managers			

C. 1. Trade Name RIVERSIDE SHELL

Business Phone Number 920-983-9786

2. Address of Premises 1010 SOUTH BROADWAY

Post Office & Zip Code DE PERE WI 54115

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) C-STORE, GAS STATION, CAR WASH

5. Legal description (omit if street address is given above): _____

6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, corporation licensee, or nonprofit organization licensee been convicted of any offenses (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? If yes, complete reverse side ☐ Yes ☒ No

b. Are charges for any offenses presently pending (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? If yes, explain fully on reverse side ☐ Yes ☒ No

7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? If yes, explain. ☐ Yes ☒ No

8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? If not, explain. ☒ Yes ☐ No

9. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No

10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? ☒ Yes ☐ No

11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ Yes ☒ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

(Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>6-24-19</u>	Date reported to council/board	Date license granted
License number issued	Date license issued	Signature of Clerk / Deputy Clerk

Applicant's WI Seller's Permit No.: 456102774879603 FEIN Number: 80-0242134

LICENSE REQUESTED

TYPE	FEE
☒ Class A beer	\$
☐ Class B beer	\$
☐ Class C wine	\$
☒ Class A liquor	\$
☒ Class A liquor (cider only)	\$ N/A
☐ Class B liquor	\$
☐ Reserve Class B liquor	\$
☐ Class B (wine only) winery	\$
Publication fee	\$ 30
TOTAL FEE	\$ 30

**City of De Pere, Wisconsin****Request For Common Council Action**

MEETING DATE: July 16, 2019

DEPARTMENT: Board of Public Works

FROM: Scott Thoresen

SUBJECT: Resolution #19-80 Authorizing Utility Easements (Lawrence Drive).

The Board of Public Works at the June 10, 2019 meeting approved the proposed easements for Project 19-06A and 19-06B Lawrence Drive Sidewalks and moved to sent it to Common Council for approval. The motion passed with a 5-0 vote.

ATTACHMENTS:

- Reso19-80 (DOCX)
- 2019-06-10 CL_BOPW-Proposed Easement - Project 19-06.doc(PDF)
- Easements (PDF)

RESOLUTION #19-80

AUTHORIZING UTILITY EASEMENTS
(Lawrence Drive)

WHEREAS, the City is undertaking the construction of sidewalk along the easterly side of Lawrence Drive in 2019; and

WHEREAS, utility easements for storm sewer construction are required to relocate several city drains and for collecting storm water from drainage swales to minimize icing over the sidewalk section; and

WHEREAS, this matter has been reviewed by the Board of Public Works which recommends its approval thereof.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council authorizes City staff to obtain from private property owners the utility easements necessary to complete the storm sewer construction necessary in conjunction with the construction of sidewalk along Lawrence Drive and to record the same with the Brown County Register of Deeds Office.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board Approval: June 10, 2019

Attachment: Reso19-80 (8518 : Resolution #19--80 Authorizing Utility Easements (Lawrence Drive).)

CITY OF DE PERE MEMO



To: Honorable Mayor Walsh
Members of the Board of Public Works
From: Eric Rakers, P.E., City Engineer
Date: June 10, 2019

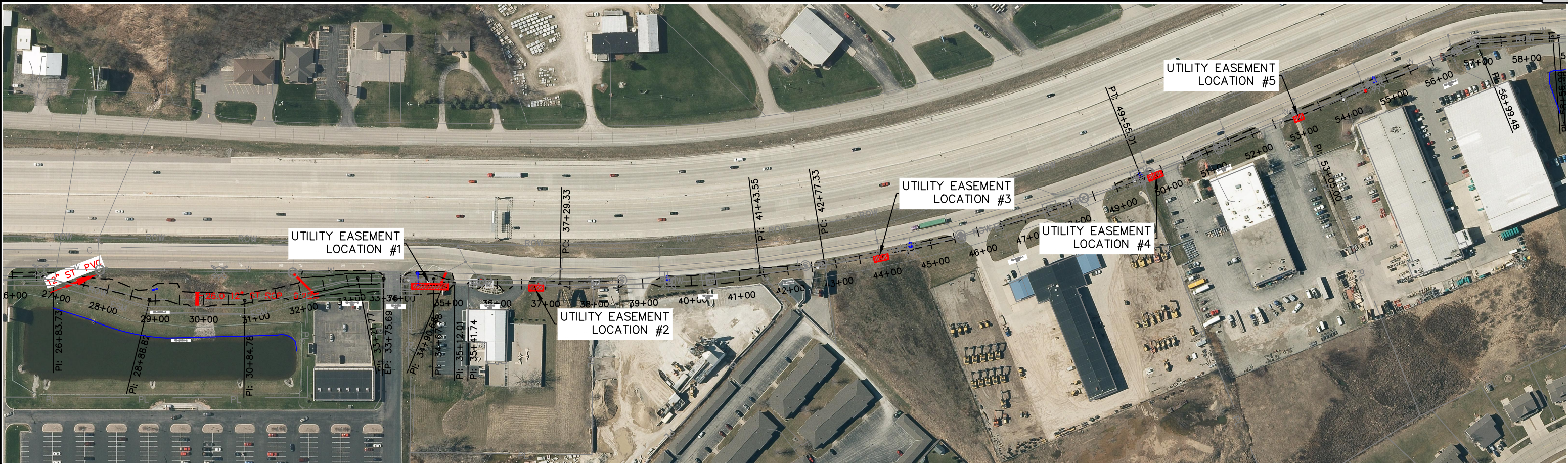
RE: **Consider Proposed Easements-Project 19-06A and 19-06B***

Project 19-06A and 19-06B is the proposed Lawrence Drive sidewalk from Scheuring Road to Main Avenue. The sidewalk is being constructed in the east side of the road. Utility easements for storm sewer construction are required to relocate several City drains behind the sidewalk as well as collecting storm water from drainage swales to minimize icing over the sidewalk. The impacted parcels are:

- Parcel WD-D0014 (1225 Lawrence Drive)
- Parcel WD-D0216-1 (1031 Lawrence Drive)
- Parcel WD-D0216-2 (939 Lawrence Drive)
- Parcel WD-D0216-3 (801 Lawrence Drive)
- Parcel WD-D0216-4 (765 Lawrence Drive)
- Parcel WD-D0206-2 (Lamer's Bus)

If approved by the Board and Council, staff will complete the easement documents and work with property owners for signatures. If we are not able to obtain easements, the sidewalk will be located closer to the street which will result in more maintenance for property owners for snow removal from plowing.

Staff recommends approving the easements.



CITY OF DE PERE
ENGINEERING DIVISION 925 S. SIXTH ST DE PERE WI 54115
OFFICE 920-339-4061 FAX 920-339-4071

**LAWRENCE DRIVE
EASEMENTS**

NAME: LAWRENCE DRIVE SIDEWALK SCHEURING RD. TO MAIN AVE	BY	DATE	REVISIONS / ISSUES		PAGE NO.
PROJECT # 19-06A & B			NO.	DATE	
			BY	REMARKS	



Attachment: Easements (8518 : Resolution #19--80 Authorizing Utility Easements (Lawrence Drive).)

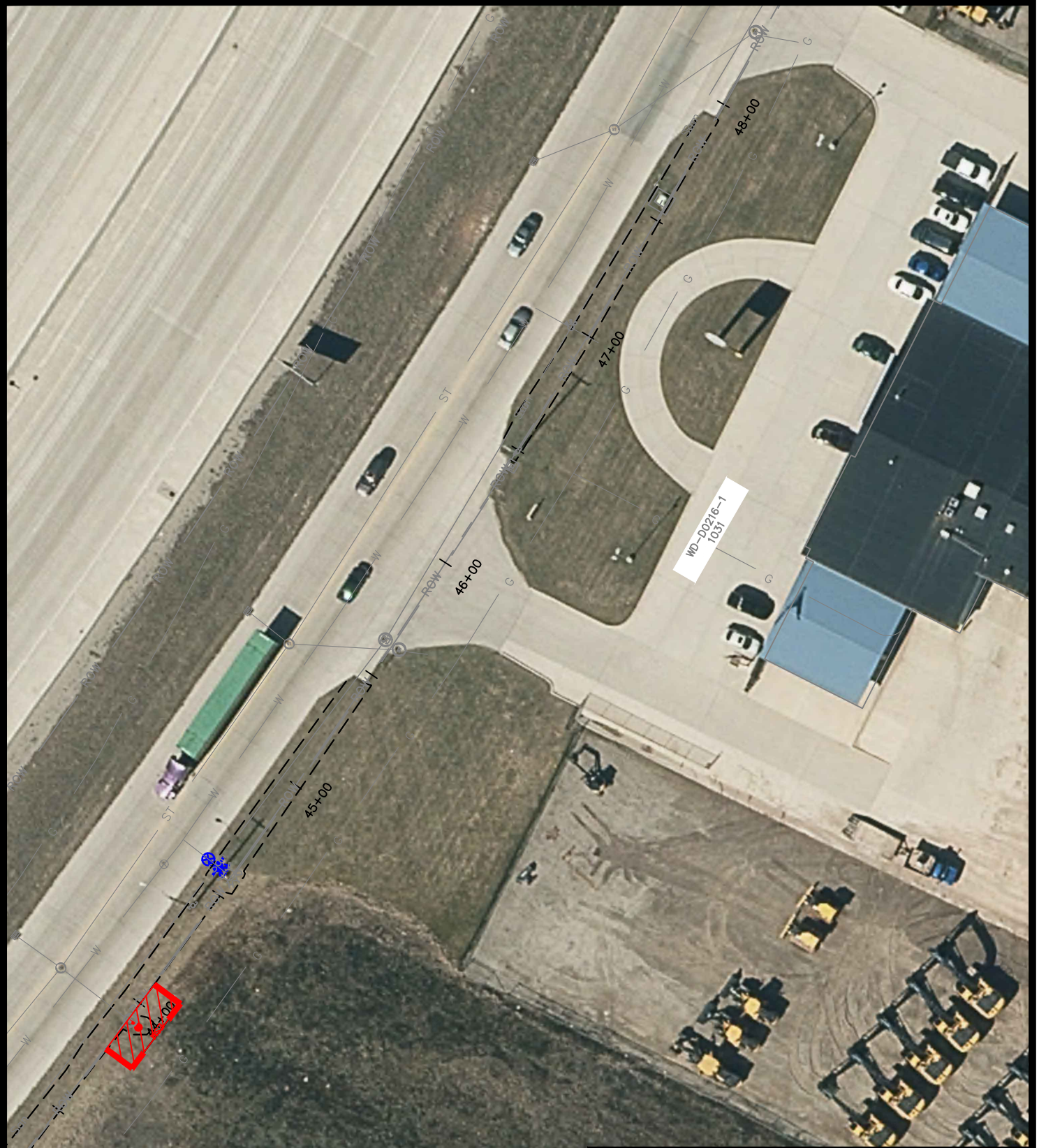


ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

FIGURE
UTILITY EASEMENT
LOCATION #1 & #2

PROJECT:
19-06

DATE: 06-03-2019
BY: BK
CHECKED:



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

FIGURE
UTILITY EASEMENT
LOCATION #3

PROJECT:
19-06

DATE: 06-03-2019
BY: BK
CHECKED:

Packet Pg. 337



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

FIGURE
UTILITY EASEMENT
LOCATION #4 & #5

PROJECT:
19-06

DATE: 06-03-2019
BY: BK
CHECKED:

Packet Pg. 338



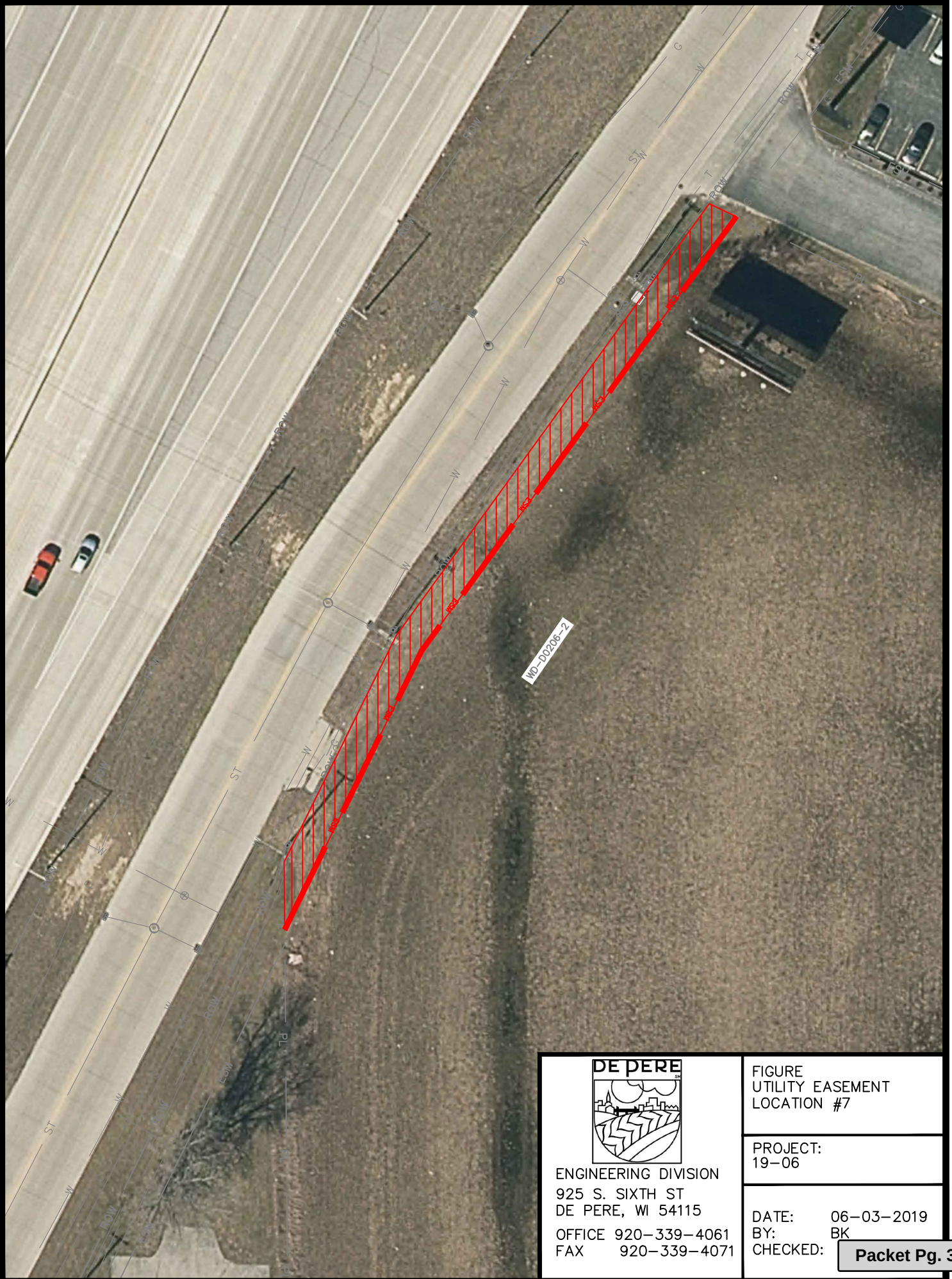
ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

FIGURE
UTILITY EASEMENT
LOCATION #6

PROJECT:
19-06

DATE: 06-03-2019
BY: BK
CHECKED:

Packet Pg. 339



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

FIGURE
UTILITY EASEMENT
LOCATION #7

PROJECT:
19-06

DATE: 06-03-2019
BY: BK
CHECKED:



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Board of Public Works

FROM: Scott Thoresen

SUBJECT: Resolution #19-81 Authorizing Sewer Easements (Fox River Drive and Bomier Street).

The Board of Public Works at the July 8, 2019 meeting approved the proposed easements for Project 19-07 Asphalt, Curb and Sewer Repair and moved to send them to the Common Council for approval. The motion passed with a 5-0 vote.

ATTACHMENTS:

- Reso19-81 (DOCX)
- 2019 0708 CI_BOPW-Proposed Easement - Project 19-07 (PDF)
- Easement Document ED-91 (PDF)
- Easement Document ED-92 (PDF)
- Easement Document ED-94 (PDF)
- Easement Document ED-95 (PDF)
- Easement Document ED-1450 (PDF)

RESOLUTION #19-81

AUTHORIZING SEWER EASEMENTS
(Fox River Drive and Bomier Street)

WHEREAS, the City's sanitary sewer off of Bomier Street is in need of sewer lining and areas of spot repair; and

WHEREAS, a section of said sanitary sewer line is located on private property, and easements for those sections are required in order to do the spot repair in 2019 and the sewer lining at a later date; and

WHEREAS, this matter has been reviewed by the Board of Public Works which recommends its approval thereof.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council authorizes City staff to obtain from private property owners the easements necessary to complete the repairs needed to the sanitary sewer line located off of Bomier Street and to record the same with the Brown County Register of Deeds Office.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board Approval: July 8, 2019

Attachment: Reso19-81 (8527 : Resolution #19-81 Authorizing Sewer Easements (Fox River Drive and Bomier Street))

CITY OF DE PERE MEMO



To: Honorable Mayor Walsh
Members of the Board of Public Works
From: Eric Rakers, P.E., City Engineer
Date: July 8, 2019

RE: **Consider Proposed Easements-Project 19-07***

As part of Project 19-07, Asphalt, Curb, and Sewer Repair, a sanitary sewer is being repaired off of Bomier Street, near the Bomier Boat Launch. A section of the sewer is located on private property without easements. Staff is proposing to obtain easements to complete the spot repair in 2019 and line the entire sewer in the near future. The impacted parcels are:

- Parcel ED-91 (821 Fox River Drive)
- Parcel ED-92 (Part of 821 Fox River Drive)
- Parcel ED-94 (833 Fox River Drive)
- Parcel ED-95 (412 Bomier Street)
- Parcel ED-1450 (903 Fox River Drive)

If approved by the Board and Council, staff will complete the easement documents and work with property owners for signatures.

Staff recommends approving the easements.

FOX RIVER DRIVE

PARCEL: ED-2820
803 FOX RIVER DRIVE
RALPH D & SHERRY A ANDREWS JR
UNIT 1

PARCEL: ED-2820
805 FOX RIVER DRIVE
CONSTANCE R TURRIFF
UNIT 2

PARCEL: ED-91
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY
LOT 3

PARCEL: ED-92
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY

BOMIER STREET

PARCEL: ED-94
833 FOX RIVER DRIVE
MICHAEL A & ANNE MARIE TRULLEY

P.O.B.

EXISTING EASEMENT



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

EASEMENT EXHIBIT

PARCEL ID:
ED-91
ADDRESS:
815 FOX RIVER DRIVE

DATE: 05/13/19
BY: MAL
CHECKED: CKK

Easement Legal Description Parcel: ED-91

That part of Lot 3 of Bomiers Addition to De Pere, as found in the Brown County index as file 1-l-11, more particularly described as follows:

Commencing at the Northwest corner of Lot 3 of Bomiers Addition to De Pere; Thence South $63^{\circ}13'27''$ East along the North line of said Lot, 122.00 Feet to the **Point of Beginning**; Thence continuing along said line South $63^{\circ}13'27''$ East, 20.00 feet; Thence South $27^{\circ}51'10''$ West, 58.01 feet to the South line of said Lot; Thence North $63^{\circ}13'27''$ West along said line, 20.00 feet; Thence North $27^{\circ}51'10''$ East, 58.01 feet to the **Point of Beginning**.

Containing 1160.20 square feet, 0.027 Acres more or less, for Utility and Storm Sewer purposes.

FOX RIVER DRIVER

PARCEL: ED-2820
803 FOX RIVER DRIVE
RALPH D & SHERRY A ANDREWS JR
UNIT 1

PARCEL: ED-2820
805 FOX RIVER DRIVE
CONSTANCE R TURRIFF
UNIT 2

PARCEL: ED-91
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY

PARCEL: ED-92
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY

LOT 4

P.O.B.

S63° 13' 27"E
20.00'

47.52'
N27° 51' 10"E

527° 51' 10"W
45.22'

C1

LOT 9

BOMIER STREET

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.18	540.69	2.14	N69° 47' 15"W	20.18

PARCEL: ED-94
833 FOX RIVER DRIVE
MICHAEL A & ANNE MARIE TRULLEY

PARCEL: ED-95
412 BOMIER STREET
DONALD C & LORI E JOLLY

PARCEL: ED-1450
903 FOX RIVER DRIVE
TRESSLER MICHAEL A & HEATHER H JOINT REVOC TRUST



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115

OFFICE 920-339-4061
FAX 920-339-4071

EASEMENT EXHIBIT

PARCEL ID:
ED-92
ADDRESS:
815 FOX RIVER DRIVE

DATE: 05/13/19
BY: MAL
CHECKED: CKK

Easement Legal Description Parcel: ED-92

That part of Lot 4 and 9 of Bomiers Addition to De Pere, as found in the Brown County index as file 1-I-11, more particularly described as follows:

Commencing at the Northwest corner of Lot 4 of Bomiers Addition to De Pere; Thence South $63^{\circ}13'27''$ East, 122.00 Feet to the **Point of Beginning**; Thence South $63^{\circ}13'27''$ East continuing along said line, 20.00 feet; Thence South $27^{\circ}51'10''$ West, 45.22 feet to the North line of Bomier Street, said line being an arc; Thence Northwesterly along said arc, 20.18 feet, whose radius lies 540.69 feet to the right, whose Chord bears North $69^{\circ}47'15''$ West, a distance of 20.18 feet; Thence North $27^{\circ}51'10''$ East, 47.52 feet to the **Point of Beginning**.

Containing 928.69, square feet, 0.021 Acres more or less, for Utility and Storm Sewer purposes.

FOX RIVER DRIVER

PARCEL: ED-2820
805 FOX RIVER DRIVE
CONSTANCE R TURRIFF
UNIT 2

PARCEL: ED-91
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY

PARCEL: ED-92
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY

BOMIER STREET

PARCEL: ED-94
833 FOX RIVER DRIVE
MICHAEL A & ANNE MARIE TRULLEY

LOT 6

PARCEL: ED-95
412 BOMIER STREET
DONALD C & LORI E JOLLY
LOT 1
CSM 8984

PARCEL: ED-1450
903 FOX RIVER DRIVE
TRESSLER MICHAEL A & HEATHER H JOINT REVOC TRUST

S63° 01' 43"E
17.00'

P.O.B.

N27° 48' 37"E
57.83'

S27° 48' 37"W
57.78'

N63° 13' 27"W
17.00'

0 20' 40'



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

EASEMENT EXHIBIT

PARCEL ID:
ED-94
ADDRESS:
833 FOX RIVER DRIVE

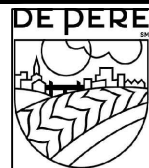
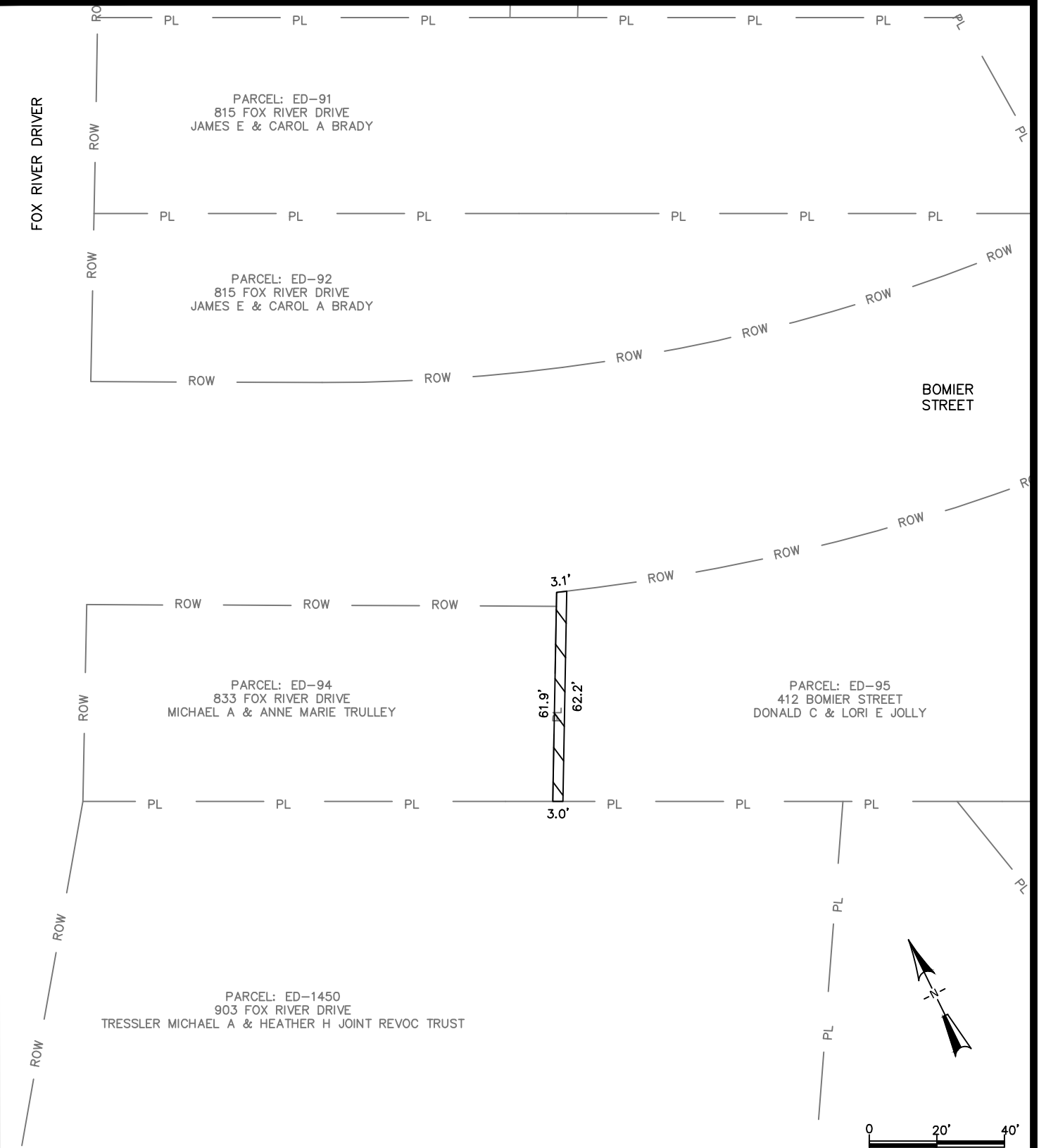
DATE: 05/13/19
BY: MAL
CHECKED: CKK

Easement Legal Description Parcel: ED-94

That part of Lot 6 of Bomiers Addition to De Pere, as found in the Brown County index as file 1-l-11, more particularly described as follows:

Commencing at the Northeast corner of Lot 6 of Bomiers Addition to De Pere point also being the **Point of Beginning**; Thence South 27°48'37" West along the East line of said Lot, 57.78 Feet to the South line of said Lot; Thence North 63°13'27" West continuing along said line, 17.00 feet; Thence North 27°48'37" East, 57.83 feet to the North line of said Lot, also the South Line of Bomier Street; Thence South 63°01'43" East Lot along said line, 17.00 feet to the Point of Beginning.

Containing 982.68, square feet, 0.023 Acres more or less, for Utility and Storm Sewer purposes.



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

EASEMENT EXHIBIT

PARCEL ID:
ED-95
ADDRESS:
412 BOMIER STREET

DATE: 05/13/19
BY: MAL
CHECKED: C

Easement Legal Description Parcel: ED-95

That part of Lot 1 of CSM 8984, as found in Volume 63, on Page 734 of the Brown County Register of Deeds as Document number 2841286, more particularly described as follows:

Commencing at the Northwest corner of said Lot, point also being the **Point of Beginning**; Thence Southeasterly 3.03 feet along the North line of said Lot, said line being an arc, whose radius lies to the left a distance of 598.00 feet, whose Chord bears South 69°34' 48" East, a distance of 3.03 feet; Thence South 27°48'37" West 62.23 feet to the South line of said Lot; Thence North 63°13'27" West along said line, 3.00 feet to the West Line of said Lot; Thence North 27°48'37" East, 61.90 feet to the **Point of Beginning**.

Containing 186.20, square feet, 0.004 Acres more or less, for Utility and Storm Sewer purposes.

FOX RIVER DRIVER

PARCEL: ED-91
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY

PARCEL: ED-92
815 FOX RIVER DRIVE
JAMES E & CAROL A BRADY

PARCEL: ED-94
833 FOX RIVER DRIVE
MICHAEL A & ANNE MARIE TRULLEY

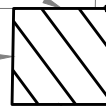
PARCEL: ED-95
412 BOMIER STREET
DONALD C & LORI E JOLLY

PARCEL: ED-1450
903 FOX RIVER DRIVE
TRESSLER MICHAEL A & HEATHER H JOINT REVOC TRUST

LOT 6

LOT 1
CSM 8984

LOT A



P.O.B.

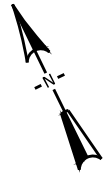
S63° 13' 27"E
20.00'

N27° 51' 10"E
20.00'

S27° 51' 10"W
20.00'

N63° 13' 27"W
20.00'

BOMIER STREET



0 20' 40'



ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

EASEMENT EXHIBIT

PARCEL ID:
ED-1450
ADDRESS:
903 FOX RIVER DRIVE

DATE: 05/13/19
BY: MAL
CHECKED: CKK

Easement Legal Description Parcel: ED-1450

That part of Lot A of Whitney's Subdivision of Private Claim 36E, as found in the Register of Deeds of Brown County, as Document J15524-22, more particularly described as follows:

Commencing at the Southwest corner of Lot 1 of CSM 8984, as found in Volume 63, on Page 734 of the Brown County Register of Deeds as Document number 2841286; Thence South $63^{\circ}13'27''$ East, 3.00 feet to the **Point of Beginning**; Thence South $27^{\circ}51'10''$ West 20.00 feet; Thence North $63^{\circ}13'27''$ West, 20.00 feet; Thence North $27^{\circ}51'10''$ East, 20.00 feet to the South line of Lot 6 of Bomier Addition to Depere; Thence South $63^{\circ}13'27''$ East along said line, 20.00 feet to the **Point of Beginning**.

Containing 400.00, square feet, 0.009 Acres more or less, for Utility and Storm Sewer purposes.



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Board of Public Works

FROM: Scott Thoresen

SUBJECT: Resolution #19-82 Authorizing Agreement for Consulting Services
Between the City of De Pere and IEI General Contractors, Inc.
(Water Utility Building Condition Assessment).

The Board of Public Works at the July 8, 2019 meeting approved the selection of Integrity Excellence Innovation for the Water Utility Building Condition Assessment in the amount of \$1,500 and moved to send it to the Common Council for approval. The motion passed with a 5-0 vote.

ATTACHMENTS:

- Reso19-82 (DOCX)
- Exhibit 1-Consultant Agreement-IEI(Water Utility Building Assessment)7-8-19 (PDF)
- Exhibit A-IEI Consulting Agreement (PDF)
- 2019 0702 Water Building Condition Assessment Memo (PDF)

RESOLUTION #19-82

AUTHORIZING AGREEMENT FOR CONSULTING SERVICES
BETWEEN THE CITY OF DE PERE AND IEI GENERAL CONTRACTORS, INC.
(Water Utility Building Condition Assessment)

WHEREAS, the City is in need of a detailed condition assessment report for its four water utility buildings located within the city in order to assist with prioritizing maintenance, repair and upgrades to it facilities; and

WHEREAS, IEI General Contractors, Inc. has available and offers to provide qualified personnel, equipment and professional assistance necessary to accomplish such services within the required timeframe; and

WHEREAS, this matter has been reviewed by the Board of Public Works which recommends approval thereof.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Mayor and City Clerk are authorized and directed to execute the Agreement for Consulting Services Between the City of De Pere and IEI General Contractors, Inc., as is attached hereto and incorporated herein as Exhibit 1.

BE IT FURTHER RESOLVED THAT:

All City officials, officers, employees, and agents are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Attachment: Reso19-82 (8525 : Resolution #19-82 Authorizing Consulting Agreement with IEI General Contractors, Inc.)

**AGREEMENT FOR CONSULTING SERVICES BETWEEN
THE CITY OF DE PERE AND IEI GENERAL CONTRACTORS, INC.
(Water Utility Building Condition Assessment)**

THIS AGREEMENT made and entered into on this ____ day of _____, 2019, by and between the City of De Pere, Wisconsin ("City") and IEI General Contractors, Inc., a Wisconsin corporation ("Consultant").

WITNESSETH

WHEREAS, City is in need of a detailed condition assessment report for its four water utility buildings located at 315 North Ninth Street, 1340 Scheuring Road, 1501 Merrill Street and 1851 Enterprise Drive in order to assist with prioritizing maintenance, repair and facility upgrades; and

WHEREAS, Consultant has available and offers to provide qualified personnel, equipment and professional assistance necessary to accomplish such services within the required timeframe.

NOW THEREFORE, City and Consultant agree as follows:

I. DESCRIPTION OF PROJECT

The project is as described in Consultant's Proposal dated May 28, 2019, attached hereto and incorporated herein by reference as Exhibit A. If a conflict exists between Exhibits A and the terms of this Agreement, the terms of this Agreement shall prevail. No standard terms or conditions of Consultant's Proposal are incorporated into this Agreement unless such term is specifically written into the Agreement.

If, during the course of performing the work, City and Consultant agree that it is necessary to make changes in the project as described in the exhibits, such changes will be incorporated into this Agreement only by written amendment, signed by the parties.

II. SCOPE OF CONSULTING SERVICES

Consultant agrees to perform the services as described in Exhibit A. Any change to the scope of services as identified therein shall be defined in writing and authorized by both parties prior to performing such work. Such writing shall include the scope of work to be done, schedule for commencing and completing the work and the basis for compensation for such work.

III. SCOPE OF CITY SERVICES

City shall provide Consultant with necessary information and items regarding the project, including but not limited to existing building drawings, relevant maintenance records

and other applicable information as are available. The City will also accompany Consultant on its walk-through of each location.

IV. AUTHORIZATION, PROGRESS AND COMPLETION

In signing this Agreement, the City gives the Consultant specific authorization to proceed with the work described herein.

For special services, the authorization by the City shall be in writing and shall include the definition of the work to be done, the schedule for commencing and completing the work, and the basis for compensation for the work, all as agreed upon by the City and the Consultant.

V. OWNERSHIP AND FORM OF DOCUMENTS

All documents created, maintained or received during the course of this Agreement, including those in electronic form, shall be deemed the property of City and Consultant shall not be considered the owner of any such document nor shall the Consultant retain any common law, statutory, or other right therein, including copyright, patent, or trademark. To that end, Consultant agrees to and hereby does assign and transfer to City all rights, title, and other interests in such drawings, specifications, or other documents, which rights shall include copyright, trademark, or patent rights therein, unless City fails to pay Consultant for such drawings, specifications and other documents, in which case the ownership and all rights shall revert to the Consultant.

City hereby grants Consultant a non-exclusive license to use the documents created pursuant to this Agreement, including any standard details used herein.

Consultant acknowledges that, as the Consultant to City, a Wisconsin municipality, Wis. Stats. §19.36(3) applies to it and records produced by it pursuant to this contract are subject to the public records law to the extent they would otherwise be if maintained by the City. Consultant agrees that, within 10 business days of a written request of City, it shall forward to City any such contract or records maintained by Consultant as are requested by City. Such records shall be in the format requested by City provided that such records are kept and maintained in that format. City shall reimburse Consultant for its reasonable costs incurred in complying with this paragraph.

Consultant further agrees to indemnify the City from all costs City incurs should Consultant fail to comply with these requirements.

VI. CONFIDENTIALITY OF INFORMATION

Consultant understands that, during the course of work under this contract, Consultant may become privy to confidential information of City. Consultant shall maintain the

confidentiality of all information specifically designated confidential by City unless withholding such information would violate the law, create a significant harm to the public, or create a risk of significant harm to the public.

VII. TIME FOR COMPLETION

The parties hereto agree that time is of the essence in completion of the project. Should Consultant encounter any circumstances, which, in the Consultant's opinion, will delay their response time, Consultant shall so inform the City in writing as soon as the delay in response time is known.

VIII. COMPENSATION

The City agrees to pay, and the Consultant agrees to accept, compensation as identified in Exhibit A, to be paid in a lump sum at the conclusion of the project. Payment to the Consultant is due upon receipt of invoice by the City. Compensation for special services shall be as agreed upon by the City and Consultant and set forth in the written authorization for special services.

IX. RESPONSIBILITY OF CONSULTANT

The Consultant is employed to render a professional service only, and any payments made to the Consultant are compensation solely for such services rendered and recommendations made in carrying out the work. The Consultant shall follow the practice of its profession to make findings, opinions, factual presentations, and professional advice and recommendations, consistent with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity.

X. NON-DISCRIMINATION

The Consultant agrees that, in performing under this Agreement with the City, it will not discriminate against any employee, applicant for employment or any other person or member of the public on the basis of age, race, creed, color, disability, marital status, sex, national origin, ancestry, arrest record, conviction record, military service, use or non-use of lawful products off the employer's premises during nonworking hours, declining to attend a meeting or to participate in any communication about religious matters or political matters, or any other basis provided under Wis. Stats. §111.321.

XI. INSURANCE

A. The Consultant shall maintain during the life of the Agreement, the following

minimum public liability and property damage insurance to cover claims for injuries, including accidental death, as well as from claims for property damages which may arise from the performance of work under the Agreement as stated below:

1. Comprehensive general liability insurance, including personal injury liability, blanket contractual liability and broad form property damage liability. The combined single limit for bodily injury and property damage shall not be less than \$1,000,000; with additional umbrella liability insurance coverage to a total of not less than \$2,000,000.
2. Automobile bodily injury and property damage liability insurance covering owned, non-owned, rented and hired cars. The combined single limit for bodily injury and property damage shall be not less than \$1,000,000.
3. Statutory workers compensation and employers' liability insurance as required by the state having jurisdiction.
4. Professional liability insurance covering damages resulting from errors and omissions of the Consultant. The limit of liability shall be \$1,000,000 or the total consultant's fee on the project, whichever is greater.

B. Proof of Insurance. The Consultant shall furnish the City with a Certificate of Insurance and additional insured endorsement countersigned by a Wisconsin Resident Agent or Authorized Representative of the insurer indicating that the Consultant meets the insurance requirements identified above. The Certificate of Insurance shall include a provision prohibiting cancellation of said policies except upon 30 days' prior written notice to the City and shall name the City as an additional insured under Consultant's general and professional liability policies for the specific contract or project covered. A copy of the Certificate of Insurance and endorsement shall be delivered to the City prior to execution of the agreement for final approval.

XII. ALLOCATION OF RISKS

To the fullest extent permitted by law, the Consultant shall indemnify and hold harmless the City, City's officers, directors, partners, and employees from and against any and all costs, losses, and damages (including, but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Consultant or Consultant's officers, directors, partners, employees, and Consultant's Consultants in the performance and furnishing of Consultant's services under this Agreement.

To the fullest extent permitted by law, Consultant's total liability to City and anyone claiming by, through or under City for any cost, loss or damages caused in part by the negligence of Consultant or Consultant's subcontractor and in part by the negligence of City or

any other negligent entity or individual, shall not exceed the percentage share that Consultant's or Consultant's subcontractor negligence bears to the total negligence of City, Consultant and all other negligent entities and individuals.

XIII. SUBCONTRACTS

The Consultant shall obtain the written consent of the City prior to subcontracting any portion of the work to be performed under this project. The Consultant shall be responsible to the City for the actions of person and firms performing subcontract work.

XIV. ASSIGNMENT

This Agreement is binding on the heirs, successors, and assigns of the parties hereto. This Agreement is not to be assigned by either the City or Consultant without the prior written consent of the other.

XV. INTEGRATION

This Agreement represents the entire understanding of the City and Consultant as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may not be modified or altered except in writing signed by both parties.

XVI. JURISDICTION

This Agreement shall be administered and interpreted under the laws of the State of Wisconsin. Jurisdiction of litigation arising from this Agreement shall be in that state. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in full force and effect.

XVII. SUSPENSION OF WORK

The City may suspend, in writing, all or a portion of the work under this Agreement in the event unforeseen circumstances beyond the control of the Consultant make normal progress in the performance of the work impossible. The Consultant may request that the work be suspended by notifying the City, in writing, of circumstances which are interfering with normal progress of the work. If agreed, the time for completion of the work shall be extended by the number of days the work is suspended. In the event that the period of suspension exceeds 90 days, the terms of this Agreement are subject to renegotiation and both parties are granted the option to terminate work on the suspended portion of the project in accordance with Article XVIII.

XVIII. TERMINATION OF WORK

The City may terminate all or a portion of the work covered by this Agreement for its convenience. Either the City or the Consultant may terminate work in the event the other party fails to perform in accordance with the provisions of this Agreement. Termination of this Agreement is accomplished by 15 days prior written notice from the party initiating termination to the other. Notice of termination shall be delivered by certified mail with receipt for delivery returned to the sender.

In the event of termination, the Consultant shall perform such additional work as is necessary for the orderly filing of documents and closing of the project. The additional time for filing and closing shall not exceed 10 percent of the total time expended on the completed portion of the project prior to the effective date of termination.

The Consultant shall be compensated for the completed portion of the work on the basis of work actually performed prior to the effective date of termination plus the work required for filing and closing. Charges for the latter work are subject to the 10 percent limitation described in this Article.

XIX. MEDIATION

All claims, disputes and other matters in question between the parties of this Agreement arising out of or relating to this Agreement or breach thereof, which are not disposed of by mutual agreement of the parties, shall be subject to mediation as a condition precedent to the institution of legal proceedings by either party. If such claim, dispute or other matter involves a lien arising out of the Consultant's services, the Consultant may proceed in accordance with applicable law to comply with lien notice and filing deadlines prior to resolution of the matter by mediation.

The City and Consultant shall attempt to resolve claims, disputes and other matters in question between them by mediation. A request for mediation shall be filed in writing with the other party to this Agreement. The request may be made concurrently with the filing of a civil action, but mediation shall proceed in advance of legal proceedings.

The parties shall share the mediator's and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

XX. NOTICES

Any notification required or needed under the contract shall be sent via First Class Mail to:

If to City:

City of DePere
Attention: City Clerk
335 South Broadway Street
De Pere, WI 54115

With a copy to:

City of De Pere
Attention: Public Works Director
925 South Sixth Street
De Pere, WI 54115

If to Consultant:

IEI General Contractors, Inc.
Attention: Brandon Martzke
Project Manager/Estimator
1725 Midway Road
De Pere, WI 54115-8607

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first above written.

IEI GENERAL CONTRACTORS, INC.

CITY OF DE PERE

By:

By:

Print Name:

Michael J. Walsh, Mayor

Title:

Print Name:

Carey E. Danen, City Clerk

Title:

J:\Law\Agreements\2019\Consultant Agreement-IEI(Water Utility Building Assessment)7-8-19.docx



INTTEGRITY ♦ **E**XCELLENCE ♦ **I**NNOVATION

May 28, 2019

Mr. Eric Zygarlicke
Water Department Supervisor
925 South Sixth Street
De Pere, WI 54115

Re: Water Buildings – Condition Assessment Report Quote

Dear Mr. Zygarlicke:

The following is our quote for the above-mentioned project based off our conversations and walk through. Scope of work is as follows:

- Walk through of all (4) buildings to review condition (water storage tanks/facilities not included)
- Addresses include 315 N. Ninth Street, 1340 Scheuring Road, 1501 Merrill Street, and 1851 Enterprise Drive.
- Provide a condition assessment of each property, including pictures of facilities and their deficiencies, as well as budgetary repair estimates for the conditions found.
- City to provide what they have for existing building drawings.
- City to accompany me on a walkthrough of each building (15-30mins per building), interior and roof access will be needed.
- No investigative demolition will be done on the walkthrough. If a condition cannot be readily viewed, assumptions about the condition will be made and noted.

Total for All (4) Buildings: \$1,500

If you have any questions or concerns, please contact us and we would be happy to sit down and review them with you.

Very truly yours,

Brandon Martzke

Project Manager/Estimator

CITY OF DE PERE MEMO



To: Honorable Mayor Walsh
Members of the Board of Public Works

From: Eric J. Zygarlicke, Water Department Supervisor

Date: July 8, 2019

RE: **Consider Water Building Condition Assessment Contractor**

The City has solicited engineering contractors to prepare a detailed condition assessment report based on the request with pictures, preliminary budgetary estimates with contingencies, and recommendations for a building file for each water property at 315 N Ninth Street, 1340 Scheuring Road, 1501 Merrill Street, and 1851 Enterprise Drive. This report would also contain ratings for each issue identified for the purpose of prioritizing each deficiency.

The contractor would be required to do a walkthrough of all four of our water buildings, and put together a report for us prioritizing the issues of each structure so that we would know how to best allocate our budgeted money for the maintenance/repair/upgrade of these facilities. The utility is mostly interested in the actual buildings, and whether there are any issues with the brick/block, roofs, windows, doors, exterior facades, energy loss, and what the immediate problems are that need to be addressed.

Staff solicited five (5) companies for proposals (See attached) and has received the following quotes for performing the above inspections:

Integrity Excellence Innovation – De Pere, WI	= \$1,500
Robert E. Lee & Associates, Inc. – Hobart, WI	= \$ 4,995
Cedar Corporation – Green Bay, WI	= \$ 5,000
Best Built General Contracting – Green Bay, WI	= No Quote
RenewCo Restoration-Remodeling – Green Bay, WI	= No Quote

I reviewed the proposals that were submitted. Staff recommends approving the proposal from Integrity Excellence Innovation – De Pere, WI. The 2019 water utility budget has \$30,000 allocated for the condition assessment report.

**City of De Pere, Wisconsin****Request For Common Council Action**

MEETING DATE: July 16, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Resolution #19-83 Approving Facade Improvement Project and Authorizing Disbursement of Grant (421 Main Avenue; Parcel WD-889).

At their meeting on June 24, 2019, the Redevelopment Authority voted 5-0 to approve a Facade Grant, in an amount not to exceed \$30,000 for 421 Main Avenue.

ATTACHMENTS:

- Reso19-83 (DOCX)
- Exhibit A-421 Main Avenue Facade Grant (PDF)
- 421 Main RDA Memo 6-24-19 (PDF)
- Baba Louie's Front Scope (PDF)
- BABA LOUIES - 06-10-2019 (PDF)

RESOLUTION #19-83

APPROVING FAÇADE IMPROVEMENT PROJECT AND
AUTHORIZING DISBURSEMENT OF GRANT
(421 Main Avenue - Parcel WD-889)

WHEREAS, the Tax Increment District #9 (TID #9 or the District) Project Plan includes city expenditure of funds to property owners within the District in the form of a grant to reimburse 50% of façade improvement costs, not to exceed \$30,000.00 per parcel for a building with street frontage of 121' or greater, thereby increasing property values and tax increment during the life of the District; and

WHEREAS, James J. Kropp, owner of Parcel WD-889, has submitted an application for a façade improvement grant for proposed improvements to front façade of the building; and

WHEREAS, such application, attached and incorporated as Exhibit A, provides cost estimates for said improvements in the amount of \$146,610.00; and

WHEREAS, this façade improvement project has been reviewed by the Redevelopment Authority which recommends approval of a façade improvement grant in an amount not to exceed the maximum amount of \$30,000.00.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council approves the façade improvement as contemplated in Exhibit A as approved by the Redevelopment Authority, and thanks James J. Kropp (Baba Louies, LLC) for his investment in downtown De Pere.

BE IT FURTHER RESOLVED THAT:

The Development Services Director (Director) is authorized to approve disbursement of the façade grant up to \$30,000.00 to James J. Kropp for said improvements provided the following are met:

1. The property owner obtains all necessary permits;

2. After completion of the improvements, the Director receives from the property owner copies of paid invoices showing the project is complete; and
3. The City Building Inspection Department verifies to the Director that the work is complete and in compliance with all building codes.

BE IT FURTHER RESOLVED THAT:

All City officials, officers, and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

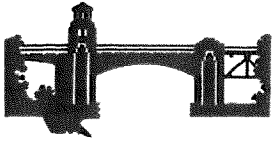
Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes:_____

Nays:_____



CITY OF DE PERE
APPLICATION FOR
FAÇADE GRANT

Date: 6-10-19

The City of De Pere, in conjunction with Downtown De Pere Inc., will assist with façade improvements for commercial properties located within the boundaries of a Tax Increment District (TID). Applications will be acted upon on a first come first serve basis. The maximum grant is up to \$10,000 for approved projects. The grant requires the expenditure of \$4.00 of private funds for each \$1.00 of grant funds disbursed. Grants will only be awarded to projects that are approved by the Redevelopment Authority.

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) DeLeers Construction, Inc.	Authorized Representative Mike Cashman	Title Senior Business Development Associate	
Mailing Address 1825 Nimitz Dr.	City De Pere	State WI	ZIP Code 54115
Email Address cashman@deleers.com	Phone Number (incl. area code) 920-621-4703	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) Baba Louie's	Contact Person James Kropp	Title Owner	
Mailing Address 419 Main Ave.	City De Pere	State WI	ZIP Code 54115
Email Address babaloughb@aol.com	Phone Number (incl. area code) 920-737-2503	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 419 Main Ave. De Pere, WI 54115	Parcel No.
---	------------

SECTION 4: Project Information

Project Description:	New Facade Front		
Estimated Façade Expenses:	\$146,610.00		
Contractor:	DeLeers Construction, Inc.		
Estimated Start Date:	August 5-2019	Estimated Completion Date:	September 27-2019

Please attach (1) hard copy and (1) PDF version of the following items:

1. A photo of the existing façade.
2. The proposed project design. Color renderings are strongly encouraged.
3. The project cost estimates by major category (design, material, labor, etc).

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) Michael R. Cashman	Title S.B.D.A.	Phone Number (920) 621-4703
Signature of Applicant <i>Michael R. Cashman</i>		Date Signed 6-10-19

Attachment: Exhibit A-421 Main Avenue Façade Grant (8471 : Resolution #19-83 Façade Grant 421 Main Avenue (Parcel WD-88).)

Baba Louies Owner Report
Commercial 5-3-19
Deleers Construction, Inc.

Project name	Baba Louies Front Remodel 419 Main Ave. De Pere WI
Estimator	Paul Truttmann
Labor rate table	2019 Standard Rates
Duration	
Bid date	5/3/2019 2:30 PM

Attachment: Exhibit A-421 Main Avenue Facade Grant (8471 : Resolution #19-83 Facade Grant 421 Main Avenue (Parcel WD-88).)

Spreadsheet Level	Total Amount
01000 GENERAL CONDITIONS	
01045 INSURANCE AND BONDS	649
01312 FIELD SUPERVISION	5,569
01405 ARCHITECT/ENGINEER FEES	8,391
01410 CONSTRUCTION PERMITS & FEES	2,207
01510 TEMPORARY UTILITIES	368
01530 SHORING/FENCING/ENCLOSURES	5,996
01540 CONSTRUCTION EQUIP/SCAFFOLDING	2,010
01730 CONSTRUCTION DUMPSTER	812
01740 PROJECT CLEANING	3,416
GENERAL CONDITIONS	29,418
02000 SITEWORK	
02075 CONCRETE REMOVAL / DEMOLITION	11,967
02225 SELECTIVE DEMOLITION	2,527
SITEWORK	14,493
04000 MASONRY	
04200 MASONRY	29,690
MASONRY	29,690
06000 WOOD & PLASTICS	
06100 ROUGH CARPENTRY	7,788
06210 FINISH CARPENTRY	211
06220 MILLWORK	478
06410 CABINETS AND CASEWORK	1,091
WOOD & PLASTICS	9,568
07000 THERMAL/MOISTURE PROTECT	
07210 BUILDING INSULATION	1,082
07240 EIFS (Exterior Insulation Finish System)	4,988
07410 METAL ROOF/WALL PANELS	2,881
THERMAL/MOISTURE PROTECT	8,951
08000 DOORS & WINDOWS	
08410 ALUMINUM STOREFRONT, GLASS & GLAZING	9,451
DOORS & WINDOWS	9,451
09000 FINISHES	
09210 GYPSUM BOARD & PLASTER	2,869
09600 FLOORING	1,082
09900 PAINTING	3,814
FINISHES	7,766
10000 SPECIALTIES	
10430 EXTERIOR SIGNAGE	5,594
10530 PROTECTIVE COVERS	11,129
SPECIALTIES	16,723
16000 ELECTRICAL	
16100 ELECTRICAL	4,842
ELECTRICAL	4,842

Attachment: Exhibit A-421 Main Avenue Facade Grant (8471 : Resolution #19-83 Facade Grant 421 Main Avenue (Parcel WD-88).)

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis
Overhead	10,472			8.000 %	
Profit	5,236			4.000 %	
	15,708	146,610			
Total		146,610			

Attachment: Exhibit A-421 Main Avenue Facade Grant (8471 : Resolution #19-83 Facade Grant 421 Main Avenue (Parcel WD-88).)

City of De Pere MEMORANDUM

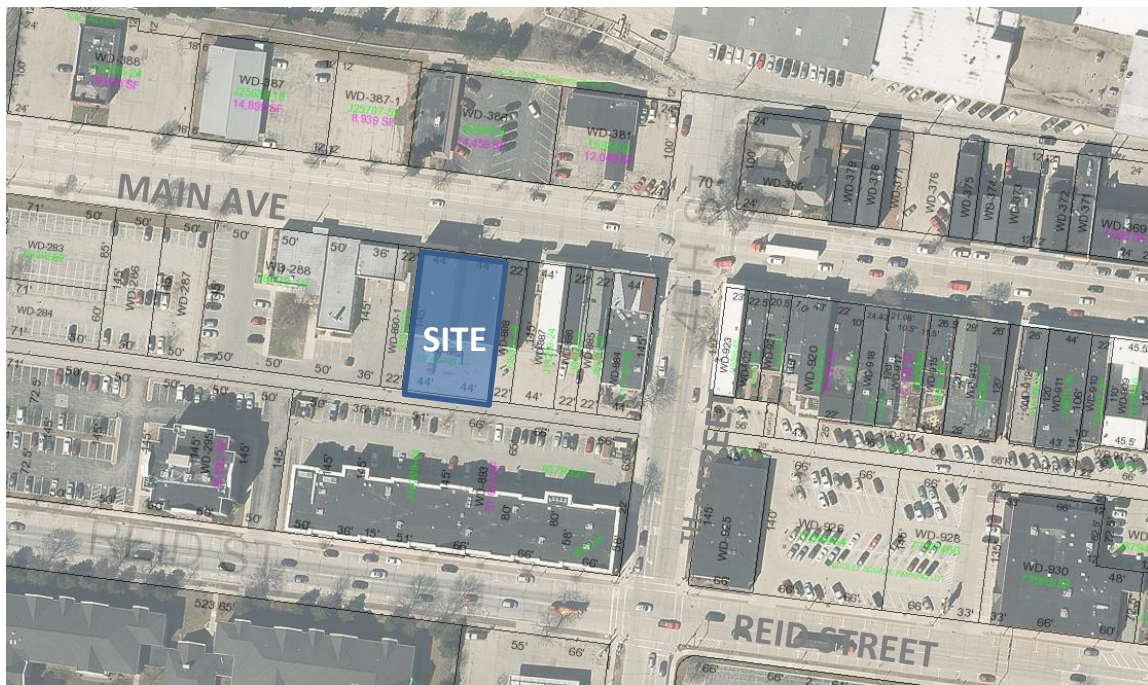


To: Redevelopment Authority
 From: Kimberly Flom, Development Services Director
 Date: June 24, 2019

RE: **Façade Grant Application – 421 Main Avenue (Parcel WD-889)**

Background

DeLeers Construction Inc. (Mike Cashman) submitted the attached façade grant application on behalf of the property owner for 421 Main Avenue (Parcel WD-889). This building is also known as Baba Louie's.



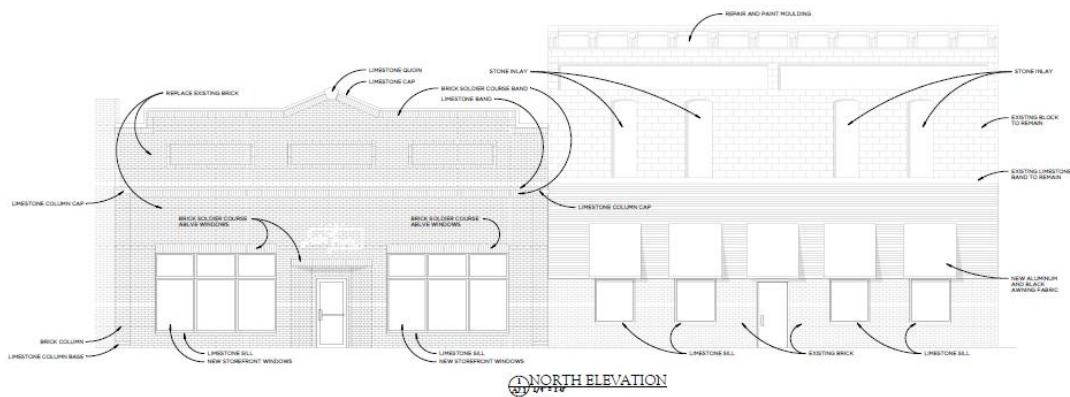
Façade Grant Eligibility

- TID District – Property located in TID #9
- Building Length (measured along right of way) – 88' Main (Front) + 88' Alley (rear) = 176' (Grant Maximum = \$30,000)
- Previous Façade Grant Awarded (if so, when) – None
- Historic Designation – Not historically designated at the federal, state or local level. The property has been reviewed in multiple intensive surveys, including a resurvey in 2016. Per the Wisconsin Historical Society website, the building was constructed sometime between 1900 and 1914 in the Twentieth Century Commercial style. The building mass is capped by a decorative metal cornice and the roofline of the one-story section is distinguished by decorative Art Deco-inspired brickwork running the length of the façade with a small peak in the center.

The applicant proposes a major renovation to the front façade that will improve the overall aesthetic of the building by removing the false front and adding a storefront window system to the single story building.



Existing Front Facade



Proposed Improvements

More details can be found in the attachments provided by the applicant.

Project Summary

The City received the façade grant application on June 11, 2019. No work has been completed to date. The cost estimate provided by the applicant covers work needed for the front façade and is broken down into categories as shown below.

421 Main Ave Façade Grant - Façade Grant Project Estimate

Vendor	Detail	Amount	Notes
Front Façade			
De Leers Construction	General Conditions	\$29,418.00	
De Leers Construction	Sitework	\$14,493.00	
De Leers Construction	Masonry	\$29,690.00	
De Leers Construction	Wood & Plastics	\$9,568.00	
De Leers Construction	Thermal/Moisture Protect	\$8,951.00	
De Leers Construction	Doors and Windows	\$9,451.00	
De Leers Construction	Finishes	\$7,766.00	
De Leers Construction	Special Ties	\$16,723.00	
De Leers Construction	Electrical	\$4,842.00	
De Leers Construction	Overhead	\$10,472.00	
De Leers Construction	Profit	\$5,236.00	
		Total	
		\$146,610.00	
		\$1 Investment	\$73,305.00
		\$1 Grant Match (Maximum)	\$30,000.00
			Grant Maximum
			\$30,000

Funding

The applicant has requested the grant maximum of \$30,000, but is investing well over the \$60,000 required for the matching funds. Common Council recently approved an increase in the TID #9 Façade Grant budget from \$30,000 to \$60,000.

2019 TID #9 Façade Grant Program - \$60,000

The Connective (2/2019) - \$11,000

Baba Louie's (6/2019) - \$30,000

Awarding this project to the grant maximum would leave approximately \$19,000 left for 2019.

Recommendation

Recommend approval of the façade grant request for 421 Main Avenue (WD-889), in an amount not to exceed \$30,000.00, to be funded by TID #9, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) That final grant payment be calculated per program requirements based on receipt review.



PROPOSAL FOR:
BABA LOUIES FRONT ELEVATION
RENOVATION
419 MAIN AVE.
DE PERE, WI 54115

Attachment: Baba Louie's Front Scope (8471 : Resolution #19-83 Facade Grant 421 Main Avenue (Parcel WD-88).)

Exhibit A Commercial Scope of Work

Scope Date:	6/13/19	Job Name:	Baba Louie's Front Elevation Renovation
Projected Start Date:	August 2019	Plan Date:	
Job Location:	419 Main Ave., De Pere WI	Job Number:	

01000 – GENERAL CONDITIONS

01002 – OWNERS

1. The term “Owner” as used in this contract is understood to be the Owner of the property or its agent.

01012 – PROJECT ADMINISTRATION

1. DeLeers Construction, Inc. assumes the role of General Contractor to provide competent supervision throughout the project. This includes a Project Manager and on-site Superintendent. Workmanship will be completed in a professional-like manner according to the industry standard practices.

01045 – INSURANCE AND BONDS

1. Insurance by DeLeers Construction, Inc. to include the following:
 - a. General Liability
 - b. Workman's Compensation
 - c. Builders Risk provide by Owner

01312 – FIELD SUPERVISION

1. DeLeers Construction, Inc. will provide supervision throughout the project which will include a Project Manager and on-site Supervisor as needed.

01405 – ARCHITECT

1. There will be detailed plans provided for construction of structure.

01410 – CONSTRUCTION PERMITS AND FEES

1. Local building permits included.

01440 – DELEERS SAFETY

1. DeLeers Construction, Inc. places a high priority in prevention of accidents and providing a safe work site. We are committed in providing education, training and knowledge to our team members to create a safe working environment. Our success comes from each team member taking personal responsibility and actively participating in our safety program.

2. Prevention of work site accidents is of the utmost importance to our company and Management has made a commitment to providing a safe and healthy work site environment.
3. Any Trade Partners, Owner's Representatives, or other parties visiting or working on the site must abide by DeLeers' Safety Program.

01510 – TEMPORARY UTILITIES

1. All utility charges for temporary or permanent service (electric, water, water meter, gas, phone, data service, security system, or fire protection system) from the utility company or municipality including utility usage during construction is to be paid by Owner.
2. Temporary sanitation shall be included for all trades for the duration of the project by General Contractor.

01520 – CONSTRUCTION FACILITIES

1. The General Contractor will provide a job identification sign.

01530 – TEMPORARY FENCE & WALL

1. Provide safety fence for exterior work as needed.
2. Provide material and labor for interior temporary wall during construction.

01730 – CONSTRUCTION DUMPSTERS

1. Waste and construction debris clean up to be included with each mechanical trade responsible for their clean up at weeks' end or as needed.
2. The cost for waste removal and land fill fees is provided by General Contractor for work included in this scope of work.

01740 – PROJECT CLEANING

1. At the completion of the project, DeLeers Construction, Inc. will turn over building in broom clean condition.
2. Clean, power wash and remove rust stains as best as possible on existing block wall of North elevation of 2 story building.

02000 – SITEWORK

02075 – CONCRETE DEMOLITION

1. Remove single layer of brick on one story building.

02225 – SELECTIVE DEMOLITION

1. Remove window canopies and soffit fascia panel.
2. Remove existing windows on single story building.
3. Remove existing sheetrock and stud wall as needed for single story building.

4. Remove soffit wall panel on both buildings.
5. Remove OSB sheeting in (4) upper window openings.
6. Remove **(2)** existing steel main entrance door on single story building.
7. **Demo and remove approximately 7' x 4' area of existing quarry tile in front entrance of single story building.**

04000 – MASONRY

04200 – GENERAL MASONRY

1. Provide **County Heritage (Coffee Blend)** brick with stone sills under windows with vinyl wrap on angels per plan for North elevation of single story building.
2. All masonry joints will be tooled and brushed.
3. All control joints will be properly caulked and sealed.

06000 – WOODS & PLASTICS

06100 – ROUGH CARPENTRY MATERIALS

1. Exterior bottom plates are 2x6 treated lumber with sill seal.
2. Exterior stud walls are 2x6 SPF spaced 16" on center with 2-ply 2x6 top plates.
3. Exterior has $\frac{1}{2}$ OSB sheathing installed on sidewalls with Tytar (or equal) air infiltration barrier.
4. Provide 2" x 8" treated plate over masonry for flashing.
5. Provide and install $\frac{1}{2}$ " O.S.B. sheathing in 4 upper window openings in two story building.

06410 – CASEWORK FOR INTERIOR NORTH WALL OF SINGLE STORY BUILDING

1. Provide and install new 4" wood base stained to match existing.
2. Provide and install new wainscot panel with chain rail stained to match existing for North wall and entrance.
3. Provide and install laminate or wood window sills. Allowance of \$7,200.00 in proposal for material and labor to install.

07000 – THERMAL AND MOISTURE PROTECTION

07210 – BUILDING INSULATION

1. 6" fiberglass batt insulation in 2"x 6" exterior wood stud walls with a 4mil vapor barrier = approximately R21 High Density.
2. All holes in top plates and any voids in exterior walls to be caulked. All batt insulation in exterior walls to be split to envelope wiring.

07240 – EIFS- EXTERIOR INSULATION FINISH SYSTEM

1. EIFS figured as a soft coat, class PB, and finish system as shown per plan.
2. **An exterior insulation and finish system will be applied to 4 window openings on North side of two story building. The system is composed of a 1 $\frac{1}{2}$ " tick inner layer composed of glass fiber mesh reinforced based coat applied directly to the insulation board and textured protective finish coat.**
3. **The control joints per final design plan to match block joints.**
4. **The EIFS system will be 1 color.**

07460- Siding

1. Provide and install McElroy Mini Rib Horizontal Wall Panel on two story building with trims as needed.
2. **Approximate area 45' wide x 8' height.**
3. **Provide 2'x4' framing behind panel as needed.**

07620 – SHEETMETAL, FLASHING AND TRIM

1. Provide cap flashing trim for masonry on single story building.

EXTERIOR WINDOWS

1. 1" insulated tinted low E tempered glass windows will be set in painted Kynar 500 thermally broken aluminum frames. Approximate sizes are per plan.

EXTERIOR DOORS

1. **(2)** 3070 glass entrance package complete with 1" clear tempered tinted Low E insulated glass, closure, deadbolt lockset and perimeter weather stripping, clear painted Kynar wide aluminum frame finish.

09210 – GYPSUM BOARD AND PLASTER- NORTH WALL

1. Sidewalls are $\frac{5}{8}$ " gypsum board.
2. All windows will have a sheetrock return with a vinyl J-bead edge on all 3 sides of windows.
3. All exterior wall runs, sheetrock to full height.

09600 – Floor

1. **Supply labor and material to install customer supplied quarry tile in front entrance approximately 7' x 4' area.**

09900 – PAINTING

1. All finished plaster board to include (1) coat primer (1) coat latex paint and back roll. Price is based on 1 color(s) of paint. North wall single story.
2. Clean, prime, and paint existing steel **cornice** trim on 2 story building.
3. **Prime and paint (1) existing steel door and frame.**

10430- EXTERIOR SIGNAGE

1. Allowance of \$4,900.00 in proposal for signage.
2. Allowance of \$10,286.00 in proposal for (5) awnings.

16000-ELECTRICAL**16100 ELECTRICAL**

1. Labor and material per design build.
2. Remove (8) lights on front exterior of building.
3. Add (2) black goose neck style lights over sign (\$200.00) allowance per fixture on separate time block.
4. Rewire front all of bar room to accommodate new windows.

5. Add (2) Exit/EM lights with remote egress lights.
6. Add new recess can in front of entrance.
7. Disconnect 3 existing roof top units and re-hook 3 units after room is installed (existing wiring).
8. All work to be Code compliant.
9. All work to be done in a neat and workmanship-like manner.

NOT INCLUDED IN THIS SCOPE OF WORK

1. Owner's sign or logo on building.
2. Furniture, benches, lockers, and all equipment.
3. Telephone, data, sound equipment and wiring.
4. Fire Alarms or Security Systems.
5. Electric transformer pad with conduit and wiring between transformer and building.
6. DeLeers Construction, Inc. assumes no responsibility for unloading and taking possession of Owner's or Owner's Subcontractor's directly shipped materials.
7. Utility application and fees.

Base Budget Total per Scope of Work: \$146,610.00

Accepted Alternates: _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____

Contract Total: \$ _____

ACCEPTANCE

 Owner Date

 DeLeers Construction, Inc. Date

OPTION 01: Change Masonry on Single Story Building

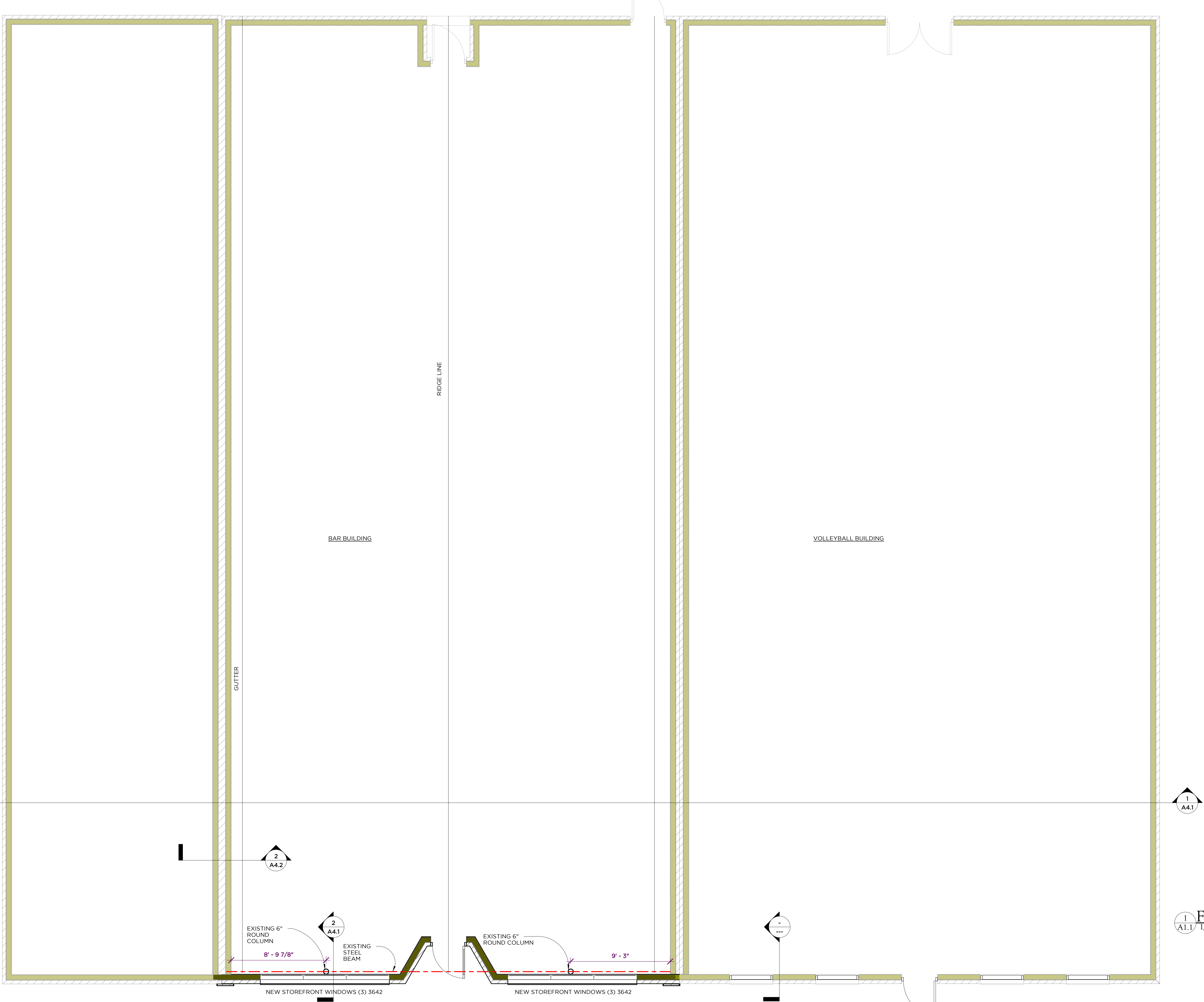
- Change Heritage Coffee Blend brick to Gagnon Meridian Stone Mill Queen.

OPTION 01 ADD: \$2,480.00

OPTION 02: Change Wall Panel on Two Story Building

- Change McElroy Mini Rib Horizontal Panel to Millennium Zalmag Large Flat Panel tile.

OPTION 02 ADD: \$ _____



PRELIMINARY - NOT FOR CONSTRUCTION



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

BABA LOUIES

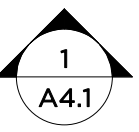
419 MAIN AVE, DE PERE, WI 54115
(8471 : Resolution #19-83 Facade Grant 421 Main Avenue (Parcel WD-88))

PRE-CONTRACT UPDATES:	
B.D.A.:	BRIAN ROSNER
DESIGNER:	...
DRAWN BY:	DVG
DESIGN NO:	19-61-03
"COPYRIGHT NOTICE"	
©Deleers Construction, Inc. 2019. All rights reserved. This document is the property of Deleers Construction, Inc. and is not 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 prior written permission from Deleers Construction, Inc.	

CONSTRUCTION SET
REVISIONS

DATE:	XX.XX.XX
SHEET:	A1.1

Packet Pg. 381

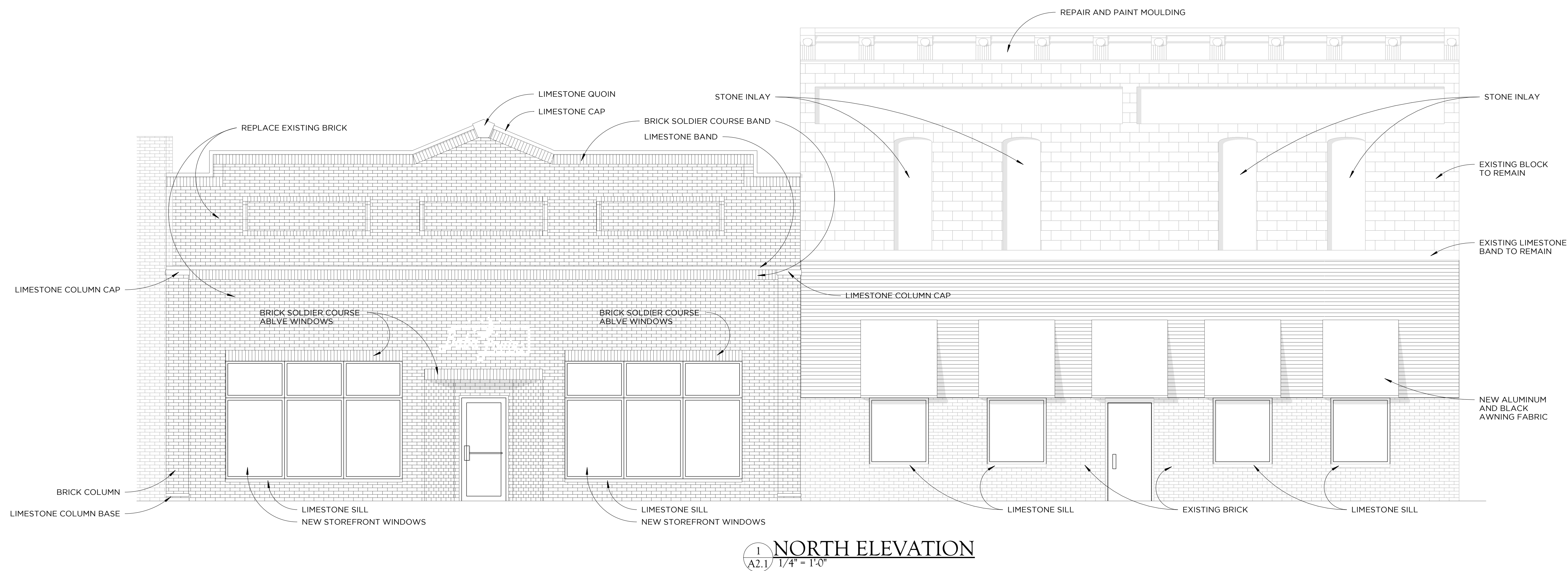


1 FIRST FLOOR PLAN
1/4" = 1'-0"

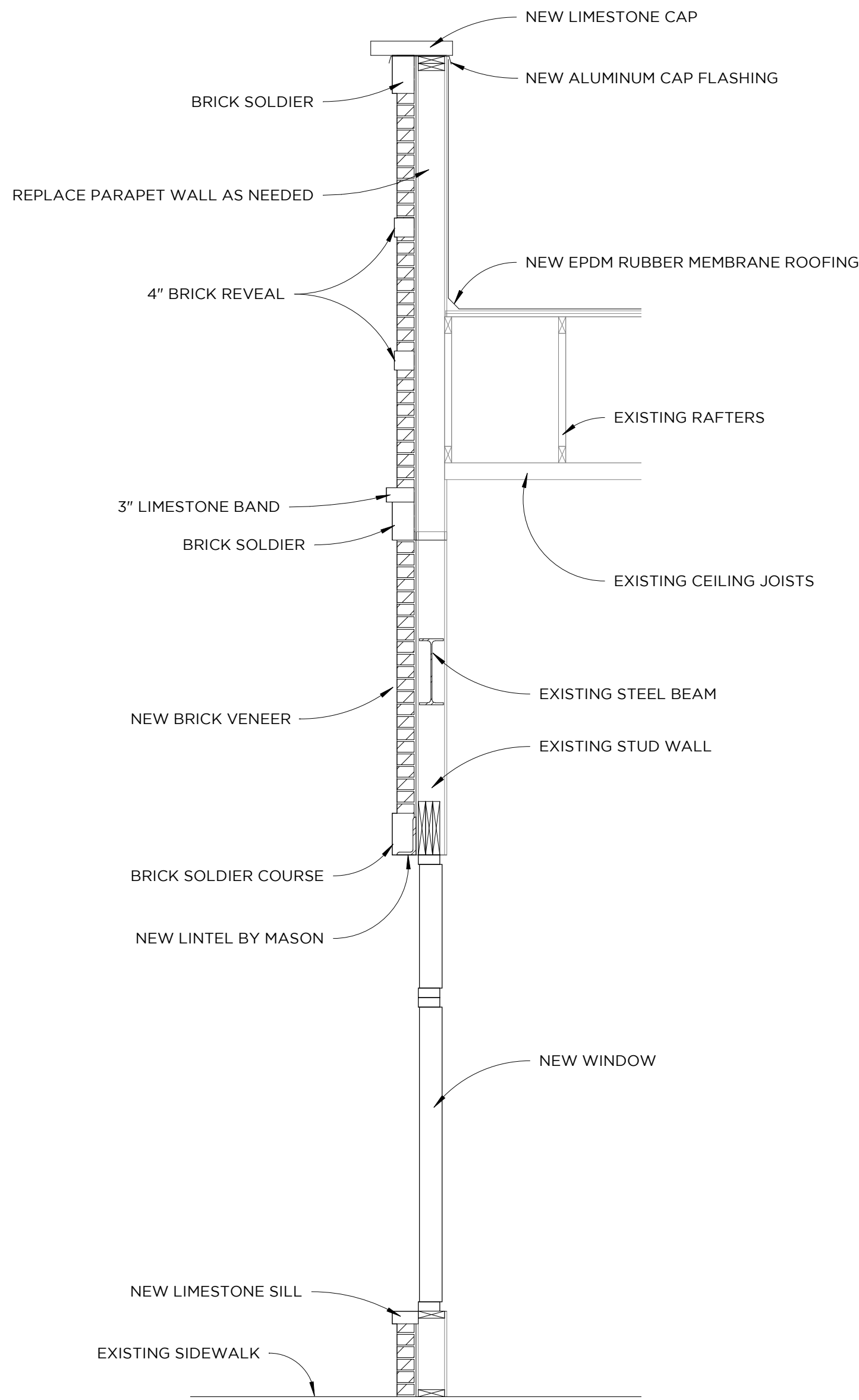


PRELIMINARY - NOT FOR CONSTRUCTION

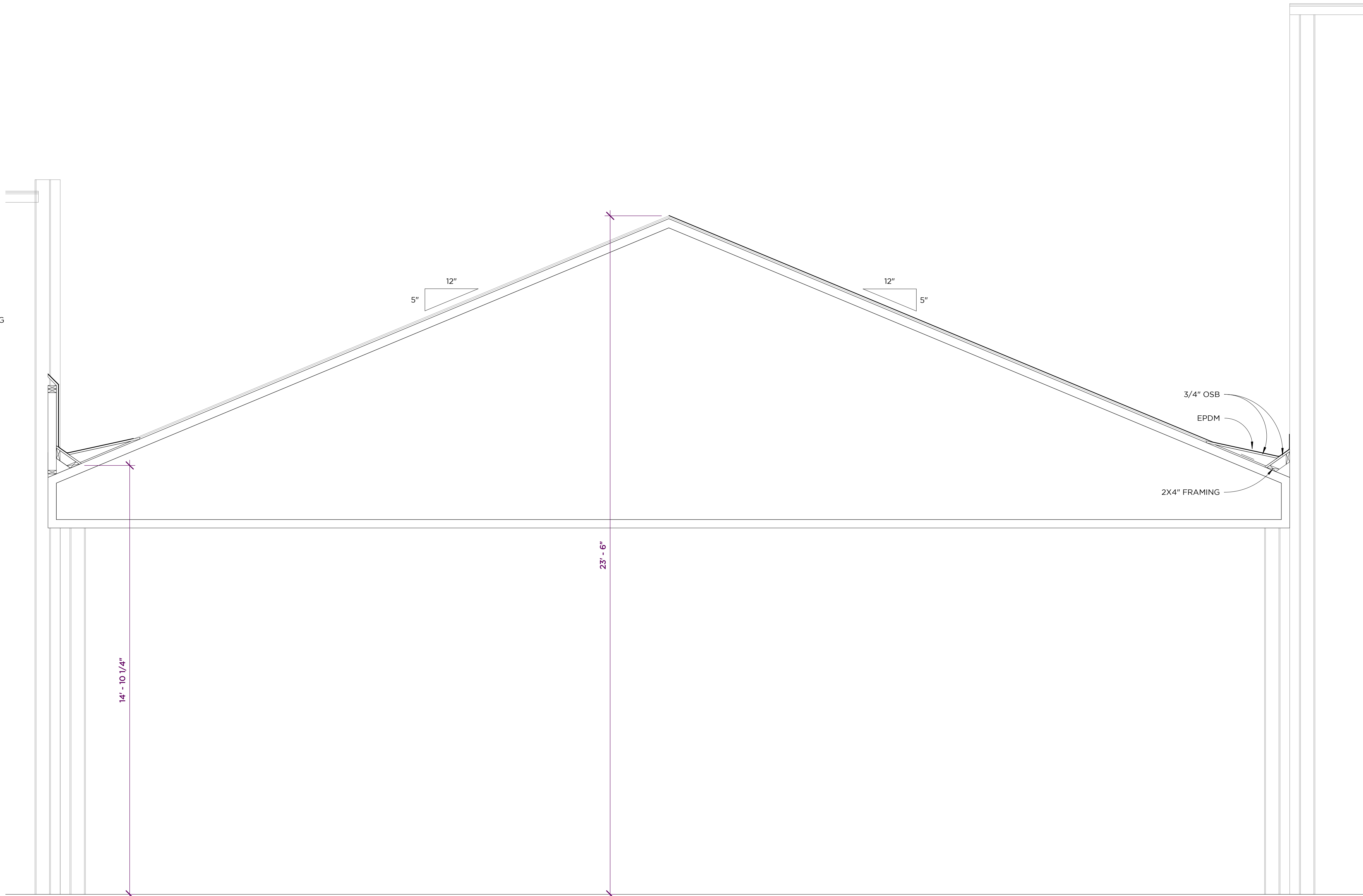
CONSTRUCTION SET REVISIONS	
DATE:	XX-XX-XX
SHEET:	A2.1
B.D.A.: BRIAN ROSNER	PRE-CONTRACT UPDATES
DESIGNER: ..	04.09.2019-DVG
DRAWN BY: DVG	06.05.2019-DVG
DESIGN NO: 19-6T-03	...
"COPYRIGHT NOTICE"	...
NOTICE: All intellectual property rights are reserved by the copyright owner. No part of this publication may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without permission in writing from the copyright owner.	



2
A2.1



2
A4.1 Section 2
1/2" = 1'-0"



1
A4.1 Section 1
1/2" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION SET	DATE:	XX.XX.XX
REVISIONS	SHEET:	A4.1

B.D.A.:	BRIAN ROSNER	PRE-CONTRACT UPDATES:
DESIGNER:	...	04.09.2019-DVG
DRAWN BY:	DVG	06.05.2019-DVG
DESIGN NO:	19-61-03	...
"COPYRIGHT NOTICE"		
© Deleers Construction, Inc. 2019. All rights reserved. This document is the property of Deleers Construction, Inc. and is not to be reproduced, stored, 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 prior written permission of Deleers Construction, Inc.		

BABA LOUIES

419 MAIN AVE, DE PERE, WI 54115

Attachment: BABA LOUIES - 06-10-2019 (8471 : Resolution #19-83 Facade Grant 421 Main Avenue (Parcel WD-88).)

DELEERS
CONSTRUCTION, INC.

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

1.22.e



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Resolution #19-84 Approving Facade Improvement Project and Authorizing Disbursement of Grant (416 George Street; Parcel ED-816).

At their meeting on June 24, 2019, the Redevelopment Authority (RDA) voted 5-0 to recommend approval of a Facade Grant for 416 George Street, in an amount not to exceed \$13,138.93.

Upon further review of the staff report, the RDA determined that the tuck pointing, painting & cupola repair and front stone repair did not violate the retroactive provision clause. Those costs were then added to the eligible facade grant costs. The RDA did not approve the request for \$1,100 of landscaping work that occurred in 2018.

ATTACHMENTS:

- Reso19-84 (DOCX)
- Exhibit A - 416 George Facade App (PDF)
- 416 George RDA Memo 6-24 (PDF)
- Owner Letter 6-2019 (PDF)
- CertaPro Quote 416 George (PDF)
- 416 George Photos (PDF)

RESOLUTION #19-84

APPROVING FAÇADE IMPROVEMENT PROJECT AND
AUTHORIZING DISBURSEMENT OF GRANT
(416 George Street - Parcel ED-816)

WHEREAS, the Tax Increment District #7 (TID #7 or the District) Project Plan includes city expenditure of funds to property owners within the District in the form of a grant to reimburse 100% of façade improvement costs, not to exceed \$30,000.00 per parcel for a building with street frontage of 121' or greater, thereby increasing property values and tax increment during the life of the District; and

WHEREAS, Bruce Gajewski, Managing Member of BMG Development, LLC, owner of Parcel ED-816, has submitted an application for a façade improvement grant for proposed improvements to the building façade; and

WHEREAS, such application, attached and incorporated as Exhibit A, provides cost estimates for said improvements in the amount of \$27,377.85; and

WHEREAS, this façade improvement project has been reviewed by the Redevelopment Authority which recommends approval of a façade improvement grant in the total amount not to exceed \$13,138.93.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council approves the façade improvement as contemplated in Exhibit A as approved by the Redevelopment Authority, and thanks BMG Development, LLC for its investment in downtown De Pere.

BE IT FURTHER RESOLVED THAT:

The Development Services Director (Director) is authorized to approve disbursement of the façade grant up to \$13,138.93 to BMG Development, LLC for said improvements provided the following are met:

1. The property owner obtains all necessary permits;

2. After completion of the improvements, the Director receives from the property owner copies of paid invoices showing the project is complete; and
3. The City Building Inspection Department verifies and advises the Director that the work is complete and in compliance with all building codes.

BE IT FURTHER RESOLVED THAT:

All City officials, officers, and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____



CITY OF DE PERE

APPLICATION FOR FAÇADE GRANT

Date:

The City of De Pere, in conjunction with Downtown De Pere Inc., will assist with façade improvements for commercial properties located within the boundaries of designated Tax Increment Districts (TID). Applications will be acted upon on a first come first serve basis. See the back of this form for funding requirements and review process.

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) BMG Development LLC	Authorized Representative Bruce M Gajewski	Title President / owner	
Mailing Address 1330 S. Sedona Circle	City Oneida	State WI	ZIP Code 54155
Email Address EatSubway1@SBCGlobal.net	Phone Number (incl. area code) (920) 819-0395	Fax Number (incl. area code) (920) 455-0248	

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

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

SECTION 3: Project or Site Location

Project Address/Description 416 George St. De Pere WI. 54115	Parcel No.
--	------------

SECTION 4: Project Information

Project Description: Repaint and tuck point the entire building (fixing cupola, entrance way stone, and concrete stairs)	Estimated Start Date: ASAP	Estimated Completion Date: July 31, 2019
Existing Façade Photo (attach):	Design Drawing (attach):	

Fill in below form with cost estimates based on category. Attach quotes to this application.

Category	Cost Estimate	Category	Cost Estimate
Painting / Cupola repair	\$7077.85 + \$500.00	Landscaping / mulching	\$1100.00
Tuck Pointing	\$6800.00	Shutters (cedar)	\$2800.00
Stone Repair (front side)	\$4300.00	Concrete Repair (stairs)	\$800.00
Total Eligible Expenses:	\$27,377.85	Requested Grant Amount:	\$13,688.00

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) Bruce M Gajewski	Title owner	Phone Number (920) 819-0395
Signature of Applicant Bruce M Gajewski		Date Signed 5-31-19

City of De Pere MEMORANDUM

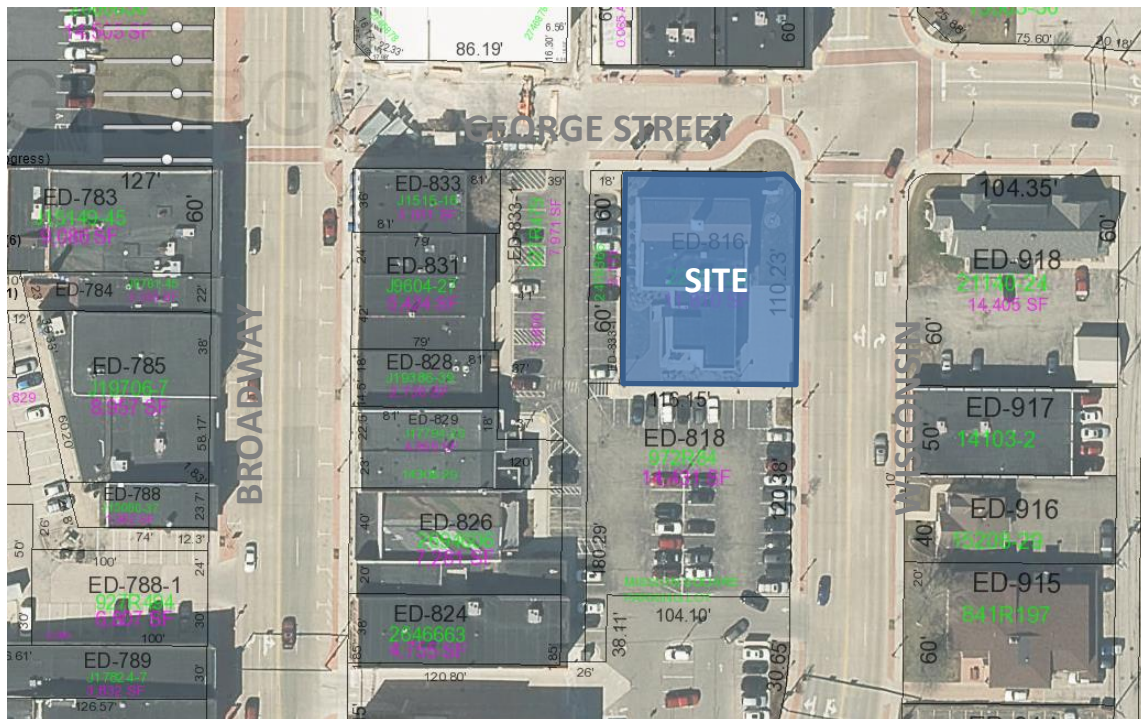


To: Redevelopment Authority
 From: Kimberly Flom, Development Services Director
 Date: June 24, 2019

RE: **Façade Grant Application – 416 George Street (Parcel ED-816)**

Background

BMG Development LLC (Bruce Gajewski) submitted the attached façade grant application for 416 George Street (Parcel ED-816). This building is also known as the former post office.



Façade Grant Eligibility

- TID District – Property located in TID #7
- Building Length (measured along right of way) – 101' George + 109' Wisconsin = 210' (Grant Maximum = \$30,000)
- Previous Façade Grant Awarded (if so, when) – \$10,000 in February 2009.
- Historic Designation – Not historically designated at the federal, state or local level. However, someone prepared a draft National Register nomination in 1993, but it does not appear to have been submitted. Both the 2001 and the 2017 Intensive Survey review this property.

The Colonial Revival style building, also known as the 'De Pere Post Office' was designed by Louis. A Simon and constructed in 1941. Public Works Administration monies funded the construction of the building, which is sheathed with locally quarried, irregularly coursed limestone. The building functioned as the De Pere Post Office from time of construction until 1996. While the exterior design remains largely intact, the interior has been substantially modified from the original design.



The current owners acquired the building in May of 2018. Per the attached letter, after a small landscaping project in 2018, several building maintenance efforts began in May of 2019.

Proposed Project Scope

1. Repainting the entire building and cupola.
2. Repairs to the cupola.
3. Building tuckpointing and handicap ramp repair.
4. Stone repair at the building front.
5. Landscaping (completed 2018).
6. Concrete entrance and stair repair.
7. Shutters – North side of building.

More details can be found in the attached documents, submitted by the applicant. Other than the proposed shutters, the overall appearance of the building will not change. However, the building continues to maintain much of its historic character.



This conceptual image depicts the appearance of the proposed shutters. Supporting the renovation of historic buildings is a key objective of the Façade Grant Program. Although shutters were not part of the original building design, our Downtown Design Specialist at WEDC noted that shutters are not uncommon for this building style and will not set any unwanted precedent. He did, however, recommend that the shutter design be revised from board and batten to a more traditional style (two options) as shown in the below photo. The board and batten style would have been used on much older buildings.



Proposed Shutters – North Facade



Recommended Shutter Design

The project categories generally fall into eligible expenses per the Façade Grant guidelines, but there are some timing and design considerations.

Timing: Some of the work included by the applicant began prior to the Façade Grant submittal. Per the Façade Grant guidelines 'retroactive funding requests for work completed before an application submittal will not be considered.' The City received the Façade Grant application on June 11, 2019. The applicant notes that, as new owners, they were not aware of the Façade Grant program until June 10 after a meeting with Definitely De Pere.

Design: The façade grant application includes a proposal to add cedar board and batten shutters to the north façade. WEDC review of the design noted that the shutters are an acceptable feature, but recommend utilizing a shutter with a more traditional design.

The below chart breaks out project categories and includes notes on eligibility per the façade grant guidelines.

416 George Street Façade Grant - Façade Grant Project Estimate

Vendor	Detail	Estimated	Status	Notes
Sigl Masonry	Tuck Pointing	\$6,800.00	Work began early June 2019	<i>Verbal Estimate. Not eligible per retroactive provision</i>
CertaPro Painters	Painting & Cupola Repair	\$7,577.85	Work began 6/7/19	<i>Quote provided for painting but not cupola repair. Was scheduled for later in the year but moved up due to contractor availability. Not eligible per retroactive provision.</i>
Sigl Masonry	Stone Repair - Front	\$4,300.00	Work began early June 2019	<i>Verbal Estimate. Not eligible per retroactive provision.</i>
By Owner	Landscaping/Mulching	\$1,100.00	Work Completed 2018	<i>Estimate provided in owner letter. Not eligible per retroactive provision.</i>
R&S Handy Man Services	Cedar Shutters	\$2,800.00	To be complete by 7/30/19	<i>Estimate provided in owner letter. Eligible. Design change requested.</i>
G-Force	Concrete Repair	\$4,800.00	Scheduled for week of July 22	<i>Estimate provided in owner letter. Eligible</i>
Requested Total		\$27,377.85	Eligible Total	Grant Maximum
\$1 Investment		\$13,688.93	\$7,600.00	\$30,000
\$1 Grant Match		\$13,688.93	\$3,800.00	

Funding

The applicant has requested approximately \$14,000 (\$13,688.93) in façade grant funding.

The project is located in TID #7. The Common Council approved \$30,000 from TID 7 for Façade Grant projects in 2019. To date, no other 2019 Façade Grant funds have been allocated to the east side of downtown.

In order to align with the Façade Grant Guidelines related to retroactive funding, staff only recommends approval of the Concrete Repair and shutter portion of the project. Other portions of the project may be reviewed and considered by the RDA.

Recommendation

Staff recommends approval of a portion of the façade grant request for 416 George Street (ED-816) as detailed in this report, in an amount not to exceed \$3,800.00, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) That final grant payment be calculated per program requirements based on receipt review.
- 2) That the applicant consider changing the shutter design from board and batten to something more traditional.

Dear Kim and RDA review committee,

First I'd like to thank the committee for considering my project for the Façade Grant Program.

My name is Bruce Gajewski I've lived in De Pere for 20 years. Last year in May I purchased the old post office building at 416 George St. from Jerry Gillespie. Jerry had owned the property for 15 years and did a good job keeping it up. When I bought the property my wife and I thought that it could use a little face lift. So our first year we thought that we'd start with the landscaping. We purchased and replaced over 16 shrubs and bushes and added fresh mulch. We also thought it would be nice to add flower pots to all of the entrances which really made the building stand out.

The wrought iron hand rails needed a little attention so we hired someone to grind them down and repaint them as well.

In May of this year we decided that we needed to address the outside of the building itself. So in May and June I started getting estimates for painting, tuck pointing and repairing of the cupula and some of the stone work on the building and entrance ways.

The building and cupula needed to be scraped, repaired (where needed), and painted. So I talked to Jim Finer from CertaPro Painters and he came up with an estimate of \$7077.85 for painting. He said that it may be about \$500. 00 more for repair work on the cupula. His initial time frame for beginning the project was the middle of July.

Jim ended up calling me last week to see if there was any way that they could start the project early because his company was bringing in painters from another state. Knowing how the rain has push most projects back 4- 6 weeks I agreed to them beginning the project last week Friday. His company should be finishing up by June 20th.

The next contractor I hired was Jamey Sigl from Sigl Masonry. Jamey walked the property with me and discussed what needed to be done. Tuck pointing around the whole building. Taking out old mortar and replacing it with new mortar.

Due to the continuing rainy Spring we had, I was having issues with water leaking into the property, so flashing and sealing where the stone meets the roof needed to be done right away.

Also, the block on the handicapped ramp was deteriorating. Jamey had to add skirting material along the block, replace damaged block and seal it so that rain would no longer be an issue.

The stones on the front entrance of the building were literally falling off of the stairs. Jamey had to redo the caulking on the top steps so that the water would no longer seep through to the stone and deteriorate the mortar. He then had to redo all of the stone work on the steps.

Jamey originally said that he was 6 weeks out, which would have had him starting in the middle of July as well.

After seeing the condition of the building he put some other jobs off to help me out to get it done so that the building didn't get compromised with any more rain. I've worked with Jamey for over 20 years and respect his opinion on masonry projects.

Jamey started the project the first week in June and completed it June 11. Jamey's original estimate was a verbal estimate over the phone \$6,800.00 for tuck pointing, and \$4,300.00 for ramp repair and front entrance repair.

I can send you a copy of the bill once I receive it.

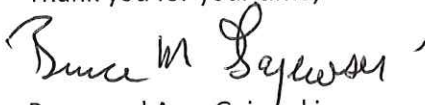
The next contractor I will be using is Doug Thomas from G-force (Garage force). Doug will be fixing the concrete entrance and stairwell on the east side of the property. Both have concrete that is very uneven and unsafe. He will be using a nonstick epoxy product. The cost for this will be \$4800.00. His estimated time for this is the week of July 22, 2019.

The final contractor that I will be using is Reggie Elwood from R & S Handy Man Services. He will be making Cedar Shutters for the North side of the building. These shutters will be 8 feet by 2 feet, board and batten shutters, primed and painted. This is an owner estimate of \$2,800.00 to be completed by July 30, 2019.

My wife and I did the landscaping in 2018 so I'm not sure if that qualifies, but the cost was over \$1100.00.

Please consider my property for the City of De Pere Façade Grant.

Thank you for your time,



Bruce and Amy Gajewski

BMG Development LLC.

Please contact me at (920) 819-0395 with any questions.



Exterior Proposal

Job #: JOB-1242-8517

Date: 05/13/2019

PREPARED FOR

Bruce Gajewski
Gajewski, Bruce/Old Post Office Comm-Ext
416 George St
De Pere, WI 54115

(920) ~~315-1022~~ 819-0395

✉ eatsubway1@sbcglobal.net

PREPARED BY



☎ 920-455-9043
✉ jfiner@certapro.com

Jim Finer
Commercial Sales Associate

Alan Phillips
(920) 964-9295
greenbayoffice@certapro.com
<https://newi.certapro.com>
785 Scheuring Road, Ste C
De Pere, WI 54115

Full Worker's Compensation Coverage
General Liability / Umbrella Insurance / Auto Insurance

PRICE SUMMARY

Cupola	\$2,184.66
Post Office	\$4,265.36
Lead Safe Practice	\$627.83
Total:	\$7,077.85
Deposits Due	\$3,500.00
Balance	\$3,577.85

PROJECT SUMMARY

*LEAD SAFE PROJECT

Color: CertaPro White SW7006

Included in the price above:

Wood soffit and fascia
Ornate winows and frames (2)
Simple pane windows and frames (4)
Wood pillars and face on entrance
Cupola including 4 windows and frames

Excluded in the price above:

Unpainted masonry surfaces

Vinyl/Aluminum maintenance free doors and windows

Aluminum fascia

Downspots/gutters

Preparation Process:

1. Clean areas to be painted with a water based cleaner/degreaser
2. Scrape off any loose and peeling paint practicing lead safe procedures
3. Mask off any areas not being painted

Paint Process:

1. Apply 1 coat of S-W oil based wood primer
2. Apply 2 coats for S-W Duration exterior satin (Color TBD)

PROJECT DETAILS

	Paint	Sheen	Color	Paint / Primer Coats
Cupola \$2,184.66				
Cupola	Duration-	Satin	CertaPro White SW7006	2 / 1
Windows	Duration-	Satin	CertaPro White SW7006	2 / 1
Window Frames	Duration-	Satin	CertaPro White SW7006	2 / 1
Wash				
Paint Brands: Sherwin Williams , Sherwin-Williams				
Post Office \$4,265.36				
Wood - Airless	Duration-	Satin	CertaPro White SW7006	2 / 1
Soffit	Duration-	Satin	CertaPro White SW7006	2 / 1
Fascia	Duration-	Satin	CertaPro White SW7006	2 / 1
Windows	Duration-	Satin	CertaPro White SW7006	2 / 1
Window Frames	Duration-	Satin	CertaPro White SW7006	2 / 1
Ornate Post	Duration-	Satin	CertaPro White SW7006	2 / 1



Prep & Repair

Wash

Paint Brands: Sherwin Williams , Sherwin-Williams

Lead Safe Practice \$627.83

Lead Safe Practice

SET-UP**CUSTOMER TO:**

- Keep vehicles away from home/building
- Customer to choose paint colors week before project

CERTAPRO WILL COVER & PROTECT

- Bushes
- Deck
- Driveway
- Flower beds
- Light fixtures
- Walkway
- Roof

CERTAPRO WILL**EXCLUSIONS**

- Aluminum Soffits & Trim
- Any surface not specified in the proposal
- Anything else not specified in the proposal
- Door Frames
- Doors
- Railings
- Retaining Wall
- Stucco
- Vents
- Wrought Iron Railings
- Underside of Deck/Stairs
- Maintenance Free Windows
- Foundation
- Brick
- Downspouts & Gutters

Additional set up instructions from defaults.

PREPARATION

- Caulk previously caulked gaps and cracks
- Scrape loose and peeling paint

STANDARD LEVEL OF PREP

Unless stated otherwise in pictures and/or text in this proposal, this project is priced to include our standard level of prep. This includes the following:

- Wash or wipe down surfaces being painted.
- Scrape and sand loose and peeling paint. Please Note** Scraping and sanding will not result in a smooth finish. There will be ups and downs where paint was removed.
- Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.
- Caulking as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove caulking that is failing.

This level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

- Wood replacement
- Fixing imperfections that require feather sanding and bondo application.
- Full recaulking if caulk is not failing or missing.
- Stripping existing surface coating.

CLEAN-UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris

will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference. We clean up daily and upon completion to make sure your property is "presentable" and perform a full clean-up when we are complete (including sweeping and vacuuming paint chips). The procedures performed to properly clean your house may create literally thousands of very small paint chips that are near impossible to fully cleanup.

Upon Completion: All tools, supplies & equipment will be removed from the property. If there is leftover paint, we will leave leftover paint for your future use.

NOTES

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Meet with you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you daily to inform you of what has been completed, what will be done tomorrow and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.

CHANGE ORDERS: Any changes to the scope of work detailed above, or to the color or gloss level of the paint to be used, requires customer sign-off on a change order form and will result in additional charges to cover time and materials.

UNFORESEEN CONDITIONS: Cannot be predicted, and therefore are not included in this bid, should something outside the scope of work be encountered, we will notify you and proceed upon your approval.

SCHEDULING: To schedule your project we will need a signed contract. Our office will call you directly to discuss potential start dates once it is received. If you have any special considerations or deadlines that you need us to assist you with, please let us know and we will make the necessary special accommodations. To be fair to all our customers, all projects are scheduled in the order in which they are received in our office signed.

PRODUCTION DELAYS: Delays in production can happen for many reasons. Depending on the season of the year our work day lengths are affected. Such as spring and fall our work days can be shorter. Rain plays a huge part in our schedule and even a shower in the morning can stop us from doing any work on a given day. Also saturating rains may require additional drying days before we can start work again.

COLOR SELECTION: Please complete color selection five days prior to the start of production so that we may uphold our commitment of scheduling. As part of our service we are happy to assist you in making color selections by supplying manufacturer's color charts. The samples on the chart are ink representations and only approximate the actual paint color that will be applied. One way to be certain that the paint color you have chosen will meet your expectations is to apply a Test Patch. A sample purchased from the paint store can be applied to the area that will be painted prior to making the final selection. If you choose to have your old paint can matched because it was the color used last time or use a surface paint chip that there maybe a difference in look due to sheen differences or fading.

NUMBER OF COATS: We quoted the project based on our conversation with you at time of estimate. The following number of coats required is being provided for you in case you change your mind as to what the color will be so you understand why the number of coats may change. **1 Coat** - Keeping same color that is currently on surface (This includes faded colors on surfaces that can be caused from many environmental reasons) - Surface must also be in good condition. Dry wood may absorb the first coat regardless of it being the same color. **2 Coats** - Color change (This includes using the original color if surface has faded) - We recommend a 2nd coat if the house has not been painted or stained within the last 5 years or if it is dry. **3+ Coats** - Shades of Yellow or Red or Orange or a Dark Deep Base color - Or if it is a significant color change. Very old dry wood may even require 3+ coats in special cases.

- Extensive carpentry may effect the number of coats based on the surface and color selection

COLOR AND COATS: The Customer is considering updating the color of their home/building. CertaPro highly recommends 2 coats of paint/stain to ensure uniform color/sheen and for longevity reasons between projects.

Due to the paint failure on the wood substrates, CertaPro highly recommends priming those areas prior to painting. We use Sherwin Williams Prime RX Wood Bonding Primer. This will extend the amount of time between painting projects.

SURFACE PREPARATION: We will power-wash the Customer's home using TSP or Simple Green before we commence any surface preparation to remove any surface dirt and kill any mildew. This will prepare the surfaces for painting. The Customer is aware that this will happen a few days before we actually start the other prep work.

As discussed with the Customer, their home/building is in relatively good shape, but there will still be some surface preparation (scraping, caulking, sanding and priming) needed to bring the substrate to a condition where it will readily and properly accept the application of the finish coat of paint.

DEPOSITS:

Commercial - A 50% deposit is required in order to secure a place on our schedule. Balance is due upon completion. Pricing assumes payment by check.

PAYMENT METHODS: We accept checks and credit cards. The credit cards we accept are Visa, MasterCard and Amex. If paying with check please provide check made out to CertaPro Painters to the Job Site Supervisor assigned to your project. If paying by credit card please contact our office at 920-964-9295.

CREDIT CARD FEES: We are pleased to offer you the option to pay for your project using Visa, MC or AMEX. If you choose to pay with this method there will be 3% credit card processing fee on the amount being processed.

COLOR CONSULTATION: When you work with CertaPro to enhance your exterior, we want you to paint with certainty - especially regarding your color choice. We understand color decisions can be overwhelming. This process is made a little easier when an experienced color coordinator brings samples to your home and helps you choose a color palette that best suits your home, personal taste and style. It is our pleasure to offer our customers a color consultation at NO CHARGE (\$250 value) to provide expert paint advice and counsel to our valued customers prior to the start of their interior paint project (Limit 1). If additional color consults are requested, they will be done with a service charge of \$100 per consultant.

DECKS & STEPS: Horizontal surfaces take a beating from foot traffic, rain, ice, and snow and will show wear before anything else. Many people choose to maintain them biannually or annually.

CARPENTRY: Any carpentry work to be done by anyone other than CertaPro must be 100% completed before CertaPro can begin the painting project. All carpentry will be done on a time and material basis at \$75 per man hour + materials. The Customer will need to approve all additional work.

*** Carpentry Services, EIFS, Dryvit and Stucco Repairs are excluded from any discount(s) that may be offered. ***

LIFT: Lift will be required for reaching some exterior surfaces. The lift charge of \$_____ is not included with the current quote but will be included once project is completed. Understand that this is only an estimated cost and may increase or decrease based on lift size needed and length of rental. Weather is out of our control and lifts are not discounted for weather by the rental company. Estimate also does not include delivery fees, cleaning fees, taxes, gas etc. If you do not approve the lift cost you can provide a lift yourself because to complete your project it will be needed.

To approve us renting a lift, please sign here:

WOOD WINDOW REFINISHING PROCESS:

1. Scrape off loose paint
2. Clean
3. Mask off items not being painted
4. Touch-up glazing as needed
5. Full Prime using Alkyd/Oil Primer
6. Apply 2 coats of DurationExterior/Satin (Color TBD)

ADDITIONAL NOTES

CUSTOMER SERVICE COMMITMENT: The goal for this job is to provide the best customer experience possible. This is accomplished by being friendly and courteous, by making the client feel part of the process with daily updates and excellent communication, by doing things right the first time, and by respecting your property and your home. We recognize that we are guests.

LEAD SAFE PRACTICES: Although not all home require LEAD SAFE practices to be followed, CertaPro Painters elects to educate all of its customers about the hazards of LEAD paint. Go to <http://www.epa.gov/lead/pubs/renovatorightbrochure.pdf> and read through the Renovate Right Brochure. Then please sign the Pre-Renovation Form and return to CertaPro Painters.

SAFETY: CertaPro Painters requires and practices safe working conditions for our customers and staff. CertaPro Painters practices the following safety procedures including but not limited to: Occupational Safety & Health Administration (OSHA), Environmental Protection Agency (EPA) & Department of Health Services (DHS). In the event you ever witness a CertaPro Painters crew member not following safe practices please immediately call (920) 964-9295.

The terms and conditions on the back side of this document are incorporated into the agreement of the parties. All coupons and discounts must be provided at time of approving work. No combination of discounts are allowed.

LIMITED WARRANTY: QUALITY OF WORK. All work performed by CertaPro will be completed according to customary industry standards. Damage to CertaPro's finished work caused by other contractors or persons, or resulting from surfaces conditions which are not addressed in CertaPro's work, including dry wall pops, are not considered warranty repair and may, at CertaPro's option, require separate payment to remedy.

REMEDY. CertaPro must be given the first opportunity to correct any problem and the remedy will not be deemed insufficient so long as CertaPro is willing and able to repair, correct, or repaint the alleged defective area.

Entire Agreement; Change Orders. No modification of this agreement by Customer will be binding on CertaPro unless in writing and signed by the authorized representative of CertaPro.

Billing Service Charges; Collection Expenses. Full payment due upon completion of work described in proposal and change order (if applicable). Following final billing, all open accounts will be subject to service charges if not paid within 15 days after the amount becomes due. Amounts not paid when due will incur a service charge of 1.5% per month so long as the amounts remain unpaid. All collection costs, including attorney's fees and court costs, incurred by CertaPro in the collection of amounts becoming due will be the responsibility of Customer.

Indemnification. Customer agrees to hold harmless and indemnify CertaPro from any claim for injuries to persons or damage to property which is suffered by CertaPro's employees, subcontractor's or subcontractor's employees as the result of latent defects or hidden hazards which exist on Customer's premises, or which are caused by the negligent acts or omissions of Customer, Customer's family, property occupants or Customer's invitees.

Disputes. All disputes between the parties which relate to the quality of the work or the outcome of CertaPro's services must be submitted to mediation. If not resolved by mediation, the parties agree to submit to binding arbitration of all such disputes. This provision will not apply to any claim by CertaPro for the payment of money owed, nor any claim arising from the circumstances set forth in the Indemnification paragraph.

Credit Cards are gladly accepted for payment but will be assessed a 3.0% process fee of the total invoice for the project and will be charged in addition to the proposed amount.

If ladder work is deemed unsafe to access high points then a man-lift may be required. Costs for safety equipment are in addition to this estimate.

Windows, stormers, and doors are priced per side unless otherwise specified. Additional coats of paint beyond what is included in the proposal will incur additional costs.

LEAD SAFE PRACTICES: Although not all home require LEAD SAFE practices to be followed, CertaPro Painters elects to educate all of its customers about the hazards of LEAD paint. Go to <http://www.epa.gov/lead/pubs/renovatorightbrochure.pdf> and read through the Renovate Right Brochure. Then please sign the Pre-Renovation Form and return to CertaPro Painters.

SAFETY: CertaPro Painters requires and practices safe working conditions for our customers and staff. CertaPro Painters practices the following safety procedures including but not limited to: Occupational Safety & Health Administration (OSHA), Environmental Protection Agency (EPA) & Department of Health Services (DHS). In the event you ever witness a CertaPro Painters crew member not following safe practices please immediately call (920) 264-3886.

LIEN NOTICE: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT (ALSO DESCRIBED HEREIN AS "SELLER") HEREBY NOTIFIES OWNER (ALSO DESCRIBED HEREIN AS "BUYER") THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATION FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION, TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER THE NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND OWNER'S LENDER, IF ANY, TO SEE ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Wood rot will be repaired with customer's approval on time & material basis. Labor rate is \$75.00 /Man Hour. Material is billed from supplier's invoice plus 50% for handling. If securing owner's approval proves to be a lengthy process CertaPro reserves the right to proceed with the repair work without approval. This is done for the sake of expediency, economy and to avoid damage resulting from adverse weather conditions that may be upon us if approval was not secured in a timely manner and the work was left exposed to the elements. The carpentry man-hours and material stated below are approximate and may vary either way depending on the extent of wood rot that cannot be fully determined from ground level at the time of the estimate.

SIGNATURES

Authorized Franchise Representative Signature

Date

PAYMENT

Payment is due: In full upon job completion

DECLARATION OF CONTRACT

(I/We) Have read the terms stated herein, they have been explained to (me/us) and (I/we) find them to be satisfactory, and hereby accept them.

Customer Signature

Date

ADDENDUM - ALL PICTURES

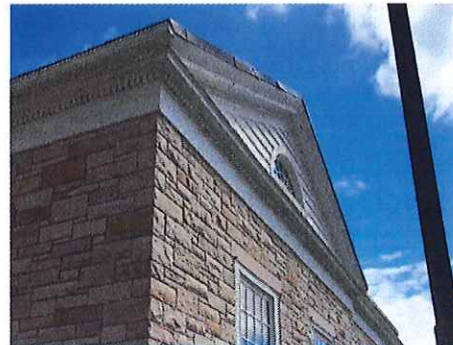
Post Office

Cupola



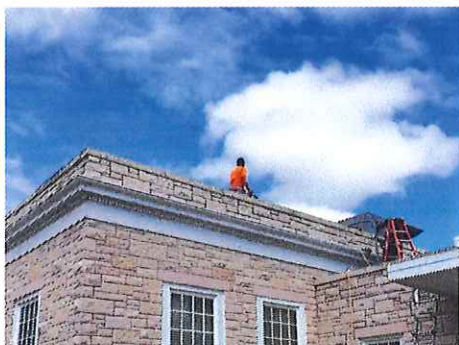
Post Office

Front soffit and fascia



Post Office

Left side soffit and fascia



Post Office

Rear soffit and fascia



Post Office

Rear windows, soffit and fascia



Post Office

Left window



Post Office

Front entrance

DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

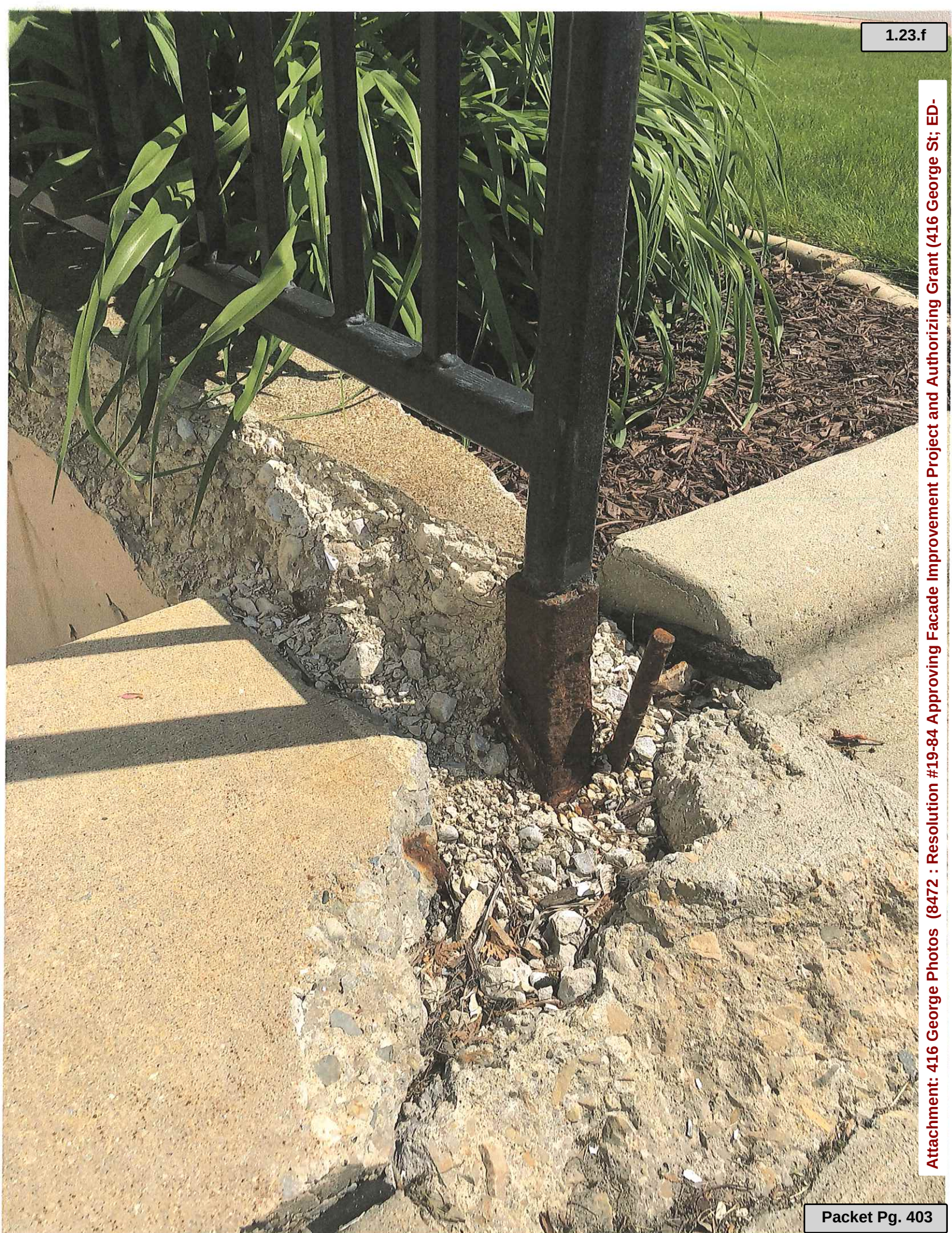
NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

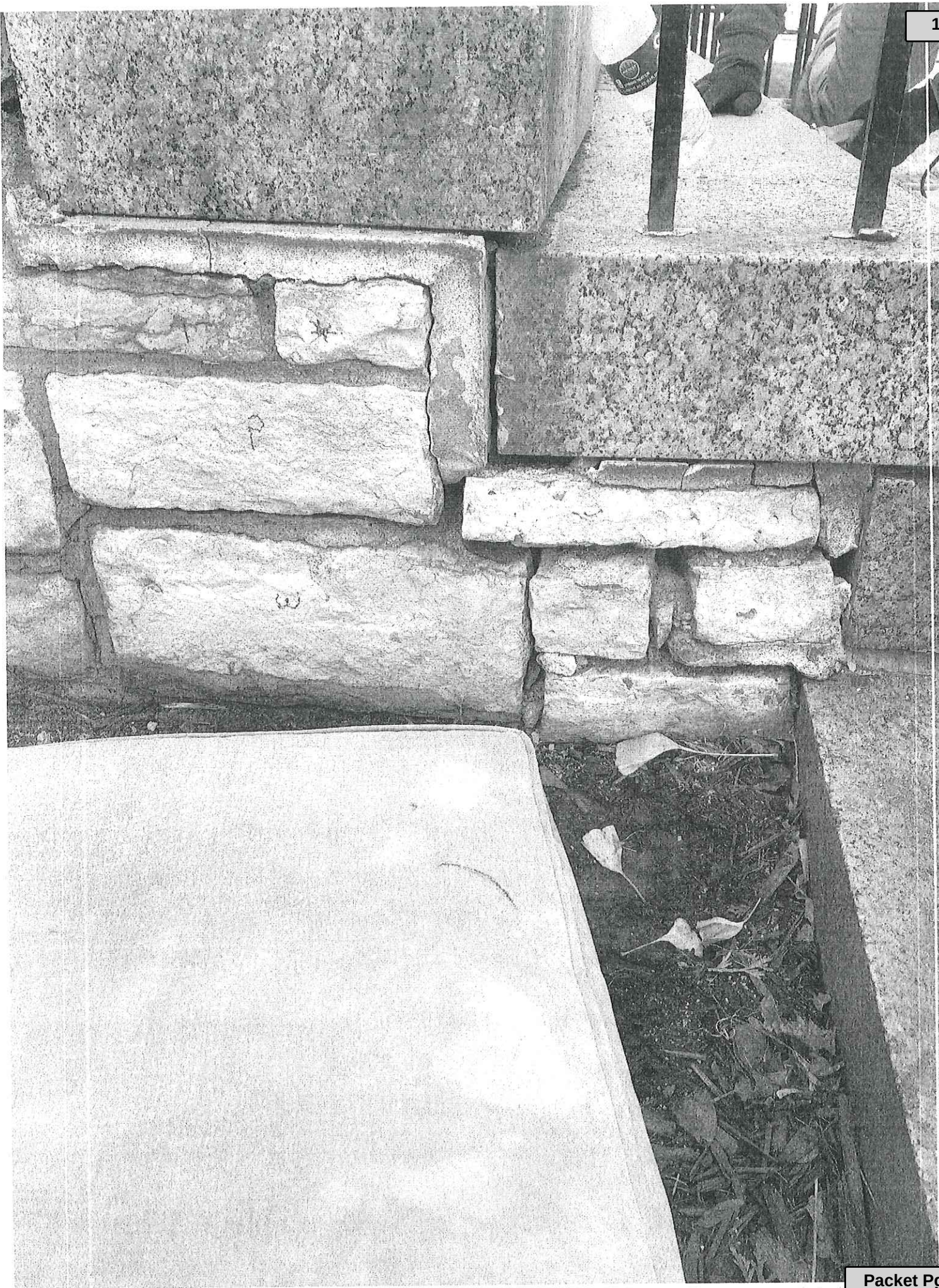
Name of Seller Alan Phillips

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____









City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Resolution #19-85 Approving Closure of Community Development Block Grant (CBDG) Funded Economic Development Revolving Loan Program and Directing the Fund Balance of the Same be Moved into a City Fund Designated for Economic Development Purposes Until Further Action of the Common Council.

ATTACHMENTS:

- Reso19-85 (DOCX)
- CDBG Close FP Memo 7-9-19 (PDF)

RESOLUTION #19-85

APPROVING CLOSURE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CBDG) FUNDED ECONOMIC DEVELOPMENT REVOLVING LOAN PROGRAM AND DIRECTING THE FUND BALANCE OF THE SAME BE MOVED INTO A CITY FUND DESIGNATED FOR ECONOMIC DEVELOPMENT PURPOSES UNTIL FURTHER ACTION OF THE COMMON COUNCIL

WHEREAS, in 1986, as part of the CBDG-Economic Development Revolving Loan Fund Program (hereafter the CBDG-RLF Program), the Wisconsin Development Fund awarded the City \$595,000 to administer; and

WHEREAS, since that time, the City has successfully administered the CBDG-RLF Program in the manner required under Wisconsin Economic Development Corporation requirements as set forth the City's Revolving Loan Fund Manual, created in 1988 and revised in 1989, 1995, 2007 and 2013; and

WHEREAS, the Federal Department of Housing and Urban Development (HUD) approved Substantial Amendment #3 – CDBG CLOSE for the State of Wisconsin in order to address concerns regarding Revolving Loan Funds; and

WHEREAS, CDBG-CLOSE will liquidate remaining Revolving Loan Funds and ultimately close the Revolving Loan Fund programs in the State of Wisconsin unless the Program is able to verify eligibility for de-federalization of their program funds; and

WHEREAS, the City submitted the Self-Certification form required under CPD Notice 04-11 confirming that all City CDBG funding was received prior to January 1, 1992 and requesting de-federalization of program funds; and

WHEREAS, after review of the self-certification form, City received confirmation from the DOA that the City is not subject to State CDBG-Close program requirements; rather the City is permitted to retain the funds it holds in its CDBG-RLF Program account together with all receivables therefore; and

WHEREAS, the Finance/Personnel Committee has reviewed potential economic development uses for the CBDG-RLF Program funds, and recommends that the Common Council direct that said funds

Resolution #19-85

Page 2 of 2

be deposited into a designated account to be used for economic development purposes, with specific uses and objectives therefore to be reviewed by the Finance/Personnel Committee and Council at a later date.

NOW THEREFORE, BE IT RESOLVED THAT:

The Common Council approves closure of the City's CDBG-Revolving Loan Fund Program and repeal of the Revolving Loan Fund Manual therefore.

BE IT FURTHER RESOLVED THAT:

The Finance Director/Treasurer is directed to transfer the CDBG-RLF Program funds out of the CDBG-RLF Program fund and transfer the same and all future RLF Program receivables, into a designated city fund and account to be used solely for economic development purposes, with specific uses and objectives therefore to be determined by the Finance/Personnel Committee and Council at a later date.

BE IT FURTHER RESOLVED:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of

July, 2019.

APPROVED:

Michael J. Walsh Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: ____

Nays: ____

Committee Approval: July 9, 2019

Attachment: Reso19-85 (8534 : Resolution #19-85 Former Revolving Loan Fund (RLF) Program.)

CITY OF DE PERE MEMO



To: De Pere Finance & Personnel Committee
 From: Kim Flom, Development Services Director
 Date: July 9, 2019

RE: **Revolving Loan Fund – Future Program Options**

In 1986, the Wisconsin Development Fund awarded De Pere \$595,000 to administer as part of the CDBG-ED Revolving Loan Fund program. For over 30 years, we issued loans to new and expanding businesses located in the City of De Pere. The loan program focused on job creation for low and moderate income individuals. A recent HUD monitoring at the Wisconsin Department of Administration resulted in a concerning number of 'findings.' HUD therefore recommended that the state consider termination of the CDBG-ED Revolving Loan Fund program. That recommendation was approved via a substantial amendment to create a CDBG-CLOSE program that began on February 1, 2019. More information about the program can be found here: <https://doa.wi.gov/Pages/CDBGCLOSE.aspx>.

The City administered our program in a fiscally responsible manner and did not receive any federal program funds after January 1, 1992. Because of that, the DOA approved our request to retain the funds for local use rather than to participate in the CDBG-CLOSE program.

Other than grants (like the WEDC CDI grant), the City previously only offered three incentive programs to support economic development; Tax Increment Financing, Façade Grant and the Revolving Loan Fund. The De Pere Revolving Loan Fund program has been an important pillar to our economic development program. Through RLF, we have provided critical funding to support new and expanding businesses locating in De Pere. The Revolving Loan Fund manual, last updated in 2013, established the following objectives for the program:

Economic development activities assisted with funds made available through the RLF Program are intended to meet the following objectives:

- (1) To encourage the creation and retention of permanent jobs, which provide a wage, appropriate to the skills and experience of the local labor force and that is competitive. The recipient of funds must agree that a minimum of 51 percent of the jobs created or retained shall be made available to low and moderate income persons.
- (2) To encourage the leveraging of new private investment into the City in the form of fixed asset investment, particularly in land and buildings.
- (3) To perpetuate a positive and proactive business climate which encourages the retention and expansion of existing businesses and helps to attract desirable new businesses.
- (4) To implement the City of De Pere's Economic Development Plan goals and objectives.
- (5) To maintain and promote a diverse mix of employment opportunities and to minimize seasonal or cyclical employment fluctuations.

- (6) To encourage the development and use of modern technology and safe work environments.
- (7) To encourage dairy producers to undertake capital improvement projects that will result in a significant increase in milk production

As of June 30, 2019, the RLF fund has a cash balance of \$1,014,725.80 and \$389,028.33 in outstanding loans (Total account balance = \$1,402,882.48). The outstanding loans are all in good standing and held by the following:

AmerLux International - \$177,414.82
 HZ Properties - \$71,369.78
 D2 Ingredients LP - \$51,280.72
 Black Honey Hashery, LLC - \$46,482.68
 Battle House GB, LLC - \$41,608.64

Through research and interdepartmental meetings, staff brainstormed program ideas for use of the funds that would still maintain a business focused economic development objective. The team agreed to further develop three alternatives for presentation to the Finance/Personnel Committee and the City Council.

City Revolving Loan Fund Program

The Revolving Loan Fund was one of three economic development tools offered by the City (with TID and Façade Grants). Since inception, the program has successfully supported new business development and existing business expansion for a wide range of companies throughout the City. We could partner with a local Financial Institution to provide a local Revolving Loan Fund that is not governed by state regulations. While the CDBG-RLF Program relied on job opportunity for low-moderate income individuals, a local program could focus on other targeted criteria as established by the Council. Examples include a specific business type or employment type/quantity.

Considerations

- Funds would continue to cycle through and may accumulate interest, creating a self-sustaining economic development tool (The City's initial grant fund of \$595,000 has now grown into a fund balance of approximately \$1.4M).
- Unlike the previous Revolving Loan program, the City would contract with a Financial Institution to administer and distribute loan proceeds.
- In order to be effective, we recommend a starting balance of at least \$600,000 for this program.
- The following questions should be considered to provide program direction:
 1. What types of businesses are eligible? Are there any businesses that are not eligible?
 2. What is the maximum funding level and how is the maximum level of funding determined? Business type? Employees? Other?
 3. What are eligible and ineligible activities? Working capital, furniture/fixture/equipment, construction, acquisition?
 4. How do we measure program success?

Façade or Building Investment Grant (non-TID)

Property owners in TID #7 and TID #9 are able to access the Façade Grant Program when making building improvements. However, not all downtown properties are located within a TID (especially on the east side) and building investment may be desired in other commercial areas of the City. If this is the case, some funds could be allocated into a program designed to encourage specific types of façade or business investment. This program would terminate upon expenditure of the funds.

Considerations

- Funds would be available as a one-time use. Program would terminate upon full utilization of funds.
- Council should establish objective criteria for program qualification in order to support De Pere specific economic development objectives (business type, capital investment, geographic area, employee count, etc.).
- The following questions should be considered to provide program direction:
 1. What types of buildings are targeted? Any capital investment? Interior + Exterior? Renovation? Promotion of mixed use/housing?
 2. How is the maximum level of funding determined? Building size? Other?
 3. How are funds awarded? Up front or upon review of receipt? Is a match required?
 4. How do we measure program success?

Acquisition Fund

Throughout the City, but in the downtown in particular, there are several privately owned vacant parcels that have development or redevelopment potential. A portion of the CDBG-RLF funds could be set aside to be used for strategic property acquisition.

Considerations

- Program could be structured as one time use or in a way to replenish the fund through property sales for redevelopment or recapture of future TID Increment.
- The following questions should be considered to provide program direction:
 1. What types of properties are targeted? Environmental or wetland issues? Challenging size or utility concerns? Other?
 2. What level of investment per property is appropriate? Appraised value? Above appraised value? Below appraised value?
 3. Are there geographic target areas? Should the properties be in a TID (that already has a funding source?) or be in areas with future TID potential?
 4. How do we measure program success?

We request Committee and Council input and direction for the use of RLF program funds. Even if detailed direction is not provided at this stage of review, the current account balance can be moved from the RLF account to a Special Account to be used for economic development objectives. Specific projects can always be reviewed on an individual basis by the Finance/Personnel Committee and the Common Council. Upon Council direction, the legal department will draft a resolution that will terminate the CDBG-ED RLF program and direct the funding to the appropriate account.



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Police

FROM: Derek Beiderwieden

SUBJECT: Resolution #19-86 Creating Academy Trainee Position in Police Department and Assigning Position to City's Table of Organization and to the Appropriate Pay Grade in City's Compensation Plan.

Please see attached memo.

At the July 9, 2019, Finance and Personnel Committee meeting, the committee recommended approval and forwarded it to the Common Council.

ATTACHMENTS:

- Reso19-86 (DOCX)
- Academy Trainee memo to Finance Mar 2019 (DOCX)

RESOLUTION #19-86

CREATING ACADEMY TRAINEE POSITION IN POLICE DEPARTMENT AND
ASSIGNING POSITION TO CITY'S TABLE OF ORGANIZATION AND TO THE
APPROPRIATE PAY GRADE IN CITY'S COMPENSATION PLAN

WHEREAS, the Police Department wishes to create a Police Academy Trainee position to assist qualified applicants in need of financial assistance with a sponsorship to attend police academy; and

WHEREAS, the Finance/Personnel Committee has reviewed the recommendations of the Chief of Police and Human Resources Director for the creation of a Police Academy Trainee position and recommends approval thereof.

NOW THEREFORE BE IT HEREBY RESOLVED THAT:

The Common Council hereby approves the creation of a Police Academy Trainee position and insertion into City's Table of Organization.

BE IT FURTHER RESOLVED THAT:

The Police Academy Trainee position shall be assigned to Pay Grade E within City's Compensation Plan Grade Order List.

BE IT FURTHER RESOLVED THAT:

All City officers, officials and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of

July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

MemoCity of De Pere

To: Honorable Mayor Michael J. Walsh
Members of the Finance/Personnel Committee

From: Shannon Metzler, Human Resources Director
Derek Beiderwieden, Chief of Police

RE: Consider Request to Add Pay Grade and Position of Police Academy Trainee

Date: July 9, 2019

Past recruitment efforts by the Human Resource and Police Departments have resulted in many competent new hires for the City of De Pere. However, economic, political and social influences have caused a reduction of qualified applicants and thus there has been a reduction in the number of candidates on the hiring lists. This has caused additional work by staff by continuously having to run recruiting efforts and hiring processes. Also, the police department wishes to become more diverse and more representative of the city population.

In order to become more attractive to the candidate pool, we propose to offer sponsorships through the police academy to highly qualified applicants as an incentive for those who otherwise cannot afford the academy cost or to be without a job for 16 weeks. The cost of the academy is about \$5,000 including tuition, supplies, books, ammunition, etc. Normally a candidate would pay for the cost of the academy. We are proposing the City of De Pere front the cost of the academy then get reimbursement from the Wisconsin Department of Justice through the Training and Standards Bureau for those candidates that successfully complete the academy training. De Pere would be responsible for any salary, uniforms, some equipment and the like. The city would enter into an agreement/contract with the candidate in order to re-coup any city costs should the candidate fail or resign from the police academy.

In order to offer this program to selected applicants, the city will need to create a pay grade category to slot the new hire in. We are proposing the pay grade E which is \$16.53-\$22.68 per hour. New hires in this pay grade would be eligible for benefits further incentivizing the position.

We strongly believe there are applicants that are highly qualified and able to be a police officer but because of family or economic conditions lack the funds to attend a police academy. As a city, we owe it to ourselves to try to be more diverse while retaining highly qualified personnel.

If you have any questions please feel free to contact Derek at 339-4075 or Shannon at 339-4045.



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Police

FROM: Derek Beiderwieden

SUBJECT: Resolution #19-87 Authorizing Hold Harmless Agreement with
Northeast Wisconsin Technical College.

The City of De Pere utilizes the Northeast Wisconsin Technical College (NWTC) facilities for testing potential police candidates by using their gym and classrooms. The classrooms are used for written testing and the gym is used for the police abilities testing. The NWTC facilities are ideal especially the abilities course in that the course obstacles are stored near the gym and set up is quick. In order to use the facilities, NWTC has requested that we sign a hold harmless agreement each year. Attached is a sample of the agreement.

We request approval of this agreement. We also request authorization for the Mayor to sign future hold harmless agreements that are substantially similar without having to return to the council each time.

The City Attorney has not reviewed this agreement. The above requests will not go into effect until final review and authorization is given by the City Attorney.

At the July 9, 2019, Finance and Personnel Committee meeting, the committee recommended approval and forwarded it to the Common Council.

If you have any questions about this request please contact Derek Beiderwieden at 339-4075 or Shannon Metzler at 339-4045. Thank you for your consideration.

ATTACHMENTS:

- Reso19-87 (DOCX)
- Hold Harmless Agreement (PDF)

RESOLUTION #19-87

AUTHORIZING HOLD HARMLESS AGREEMENT
WITH NORTHEAST WISCONSIN TECHNICAL COLLEGE

WHEREAS, the City currently utilizes Northeast Wisconsin Technical College (NWTC) gym and classroom facilities for testing police candidates; and

WHEREAS, NWTC has requested that the City sign an annual Hold Harmless Agreement for continued use of NWTC facilities; and

WHEREAS, this matter has been reviewed by the Finance/Personnel Committee, which recommends approval thereof.

NOW THEREFORE, BE IT HEREBY RESOLVED THAT:

The Mayor is authorized and directed to execute the Northeast Wisconsin Technical College Hold Harmless Agreement attached and incorporated herein as Exhibit 1, subject to such changes deemed necessary by the City Attorney.

BE IT FURTHER RESOLVED THAT:

Subsequent yearly extensions of such Agreement are hereby authorized provided such extensions are upon substantively similar terms and conditions.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

 Michael J. Walsh, Mayor

ATTEST:

 Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Attachment: Reso19-87 (8538 : Resolution #19-87 Authorizing Hold Harmless Agreement with NWTC.)



Hold Harmless Agreement

_____, shall indemnify and hold harmless Northeast Wisconsin Technical College, and all employees and assigns from any and all damage or liability whatsoever occasioned by reason of any bodily injury to or death of any person(s), or by reason of any damage to property of any person(s) occasioned by act or omission, neglect, or wrongdoing of the employees of _____, or any of its officers, agents, representatives or volunteers for the time period of _____.

_____, also shall, at its own expense, defend and protect Northeast Wisconsin Technical College and all of the agents and individuals listed above against all such claims and demands.

It is further agreed that neither Northeast Wisconsin Technical College nor any of it's departments, agents, or employees shall be responsible for paying to _____, or anyone else, the cost of transporting or rendering aid to any person.

By: _____ Date: _____
(Signature of User)

Witness: _____ Date: _____
(Signature of NWTC Representative)



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019

DEPARTMENT: Police

FROM: Derek Beiderwieden

SUBJECT: Resolution #19-88 Accepting Elevate Communities Grant in the Amount of \$9,846.00 from Capital Credit Union.

On July 9, 2019, the Finance/Personnel Committee recommended acceptance of the grant.

Capital Credit Union has a grant program called Elevate Communities. The grant program is a once a year funding opportunity for organizations and groups to seek assistance with projects or equipment. This year the police department, through SGT Jacob Nowak, applied for funding to purchase nine additional active shooter emergency response kits that include a ballistic helmet, an exterior ballistic vest, accessories and a carrying bag. Currently each of the patrol vehicles have an active shooter emergency response kit in them, but none of the other response vehicles in the fleet have one which creates a certain disadvantage and vulnerability to first responding officers driving those vehicles. The nine response kits will cost about \$9,846.00 to purchase and the components can be ordered locally. The Elevate Communities program has approved the grant for the full amount recognizing the need for the De Pere community.

At the July 9, 2019, Finance and Personnel Committee meeting, the committee recommended approval and forwarded it to the Common Council.

Please accept of this grant as an important added layer of protection for the first responding officers. Thank you for your consideration and if you should have any questions, please contact me at your convenience.

ATTACHMENTS:

- Reso19-88 (DOCX)

RESOLUTION #19-88

ACCEPTING ELEVATE COMMUNITIES GRANT FROM CAPITAL CREDIT UNION

WHEREAS, Capital Credit Union offers "Elevate Communities," a grant program used to develop and/or support initiatives brought forward by civic organizations, municipalities and other service organizations to assistance with projects that encounter financial constraints; and

WHEREAS, the Police Department submitted an application for \$9,846.00 in funding to assist in purchasing nine additional active shooter emergency response kits, in order for all first response vehicles in the city's fleet have a kit in them; and

WHEREAS, the Police Department has learned that Elevate Communities has approved the grant for the full amount, recognizing the need to provide this important layer of protection; and

WHEREAS, the Finance/Personnel Committee has reviewed this matter and recommends approval and acceptance of this generous grant.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council hereby approves and accepts the grant of \$9,846.00 from the Elevate Communities program of Capital Credit Union and thanks them for their very generous support.

BE IT FURTHER RESOLVED THAT:

All City officials, officers, employees, and agents are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 16th day of July, 2019.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Committee Approval: July 9, 2019



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: Voucher approval.

ATTACHMENTS:

- 7-16-19 VOUCHERS (PDF)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 1

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
6426	ACL							
	I-201907099549	ACL	R	7/16/2019		26.80CR	089252	26.80
7583	ADVANCE AUTO PARTS							
	I-6339-273023	ADVANCE AUTO PARTS	R	7/16/2019		30.00CR	089253	
	I-6339-273956	ADVANCE AUTO PARTS	R	7/16/2019		6.85CR	089253	36.85
0302	AIRGAS USA LLC							
	I-9090002751	AIRGAS USA LLC	R	7/16/2019		117.15CR	089254	
	I-9962677532	AIRGAS USA LLC	R	7/16/2019		555.10CR	089254	672.25
0007	AMBROSIUS SALES & SERVICE							
	I-14530	AMBROSIUS SALES & SERVICE	R	7/16/2019		119.86CR	089255	119.86
7507	DEBORAH ARMBRUSTER							
	I-201907099550	DEBORAH ARMBRUSTER	R	7/16/2019		59.58CR	089256	59.58
7932	ASHWAUBENON PARK & RECREATION							
	I-201907099551	ASHWAUBENON PARK & RECREATION	R	7/16/2019		36.00CR	089257	36.00
1781	ASPHALT SEAL & REPAIR INC							
	I-19-13 (2) FINAL	ASPHALT SEAL & REPAIR INC	R	7/16/2019		61,460.16CR	089258	61,460.16
5604	AURORA BAYCARE MED CTR LLC							
	I-KY319	AURORA BAYCARE MED CTR LLC	R	7/16/2019		276.77CR	089259	
	I-KY325	AURORA BAYCARE MED CTR LLC	R	7/16/2019		2,467.28CR	089259	2,744.05
0442	BADGER LABORATORIES INC							
	I-19-49013100	BADGER LABORATORIES INC	R	7/16/2019		140.00CR	089260	140.00
7621	DAWN BARRON							
	I-201907099552	DAWN BARRON	R	7/16/2019		73.66CR	089261	73.66
0023	BATTERIES PLUS LLC							
	I-P16197212	BATTERIES PLUS LLC	R	7/16/2019		14.99CR	089262	14.99
6404	BAY AREA TESTING & CONSULTING LLC							
	I-3221	BAY AREA TESTING & CONSULTING	R	7/16/2019		855.75CR	089263	
	I-3222	BAY AREA TESTING & CONSULTING	R	7/16/2019		791.25CR	089263	1,647.00
0027	BAY TOWEL INC							
	I-2864044	BAY TOWEL INC	R	7/16/2019		112.36CR	089264	
	I-2868435	BAY TOWEL INC	R	7/16/2019		110.37CR	089264	
	I-2875433	BAY TOWEL INC	R	7/16/2019		93.71CR	089264	316.44

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 2

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
4784	BEACON ATHLETICS I-507697-IN	BEACON ATHLETICS	R	7/16/2019		636.00CR	089265	636.00
2970	BELLINHEALTH INC I-MB3167	BELLINHEALTH INC	R	7/16/2019		89.63CR	089266	89.63
1	BERGER, HARRIET I-201907099553	MAILBOX	R	7/16/2019		62.02CR	089267	62.02
6849	ERIN BONGERS I-201907099554	ERIN BONGERS	R	7/16/2019		109.04CR	089268	109.04
0038	BROADWAY AUTOMOTIVE INC I-611041 I-612171 I-947283P I-948149P I-948204P	BROADWAY AUTOMOTIVE INC BROADWAY AUTOMOTIVE INC BROADWAY AUTOMOTIVE INC BROADWAY AUTOMOTIVE INC BROADWAY AUTOMOTIVE INC	R R R R R	7/16/2019 7/16/2019 7/16/2019 7/16/2019 7/16/2019		2,453.89CR 3,430.59CR 55.03CR 11.44CR 11.44CR	089269 089269 089269 089269 089269	5,962.39
0972	BROWN COUNTY GLASS LLC I-15790	BROWN COUNTY GLASS LLC	R	7/16/2019		711.94CR	089270	711.94
0043	BROWN COUNTY PARK MANAGEMENT I-19-007	BROWN COUNTY PARK MANAGEMENT	R	7/16/2019		1,061.24CR	089271	1,061.24
0044	BROWN COUNTY REGISTER OF DEEDS I-201907099562	BROWN COUNTY REGISTER OF DEEDS	R	7/16/2019		90.00CR	089272	90.00
0737	BRUCE MUNICIPAL EQUIPMENT INC C-CR 2018 I-P11180 I-P11279	BRUCE MUNICIPAL EQUIPMENT INC BRUCE MUNICIPAL EQUIPMENT INC BRUCE MUNICIPAL EQUIPMENT INC BRUCE MUNICIPAL EQUIPMENT INC	R R R R	7/16/2019 7/16/2019 7/16/2019 7/16/2019		223.78 160.73CR 81.76CR	089273 089273 089273	18.71
6061	CARRICO AQUATIC RESOURCES INC I-20193197	CARRICO AQUATIC RESOURCES INC	R	7/16/2019		3,375.00CR	089274	3,375.00
0536	CDW GOVERNMENT INC I-SRN1906 I-SRW6946	CDW GOVERNMENT INC CDW GOVERNMENT INC CDW GOVERNMENT INC	R R R	7/16/2019 7/16/2019 7/16/2019		34.95CR 145.99CR	089275 089275	180.94
6575	CEDAR CORP I-99808 I-99987	CEDAR CORP CEDAR CORP CEDAR CORP	R R R	7/16/2019 7/16/2019 7/16/2019		715.50CR 10,688.92CR	089276 089276	11,404.42

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 3

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
2708	CLEANING SOLUTION SERVICES INC							
	I-19145	CLEANING SOLUTION SERVICES INC	R	7/16/2019		1,657.49CR	089277	
	I-19148	CLEANING SOLUTION SERVICES INC	R	7/16/2019		1,349.21CR	089277	3,006.70
6414	COMMUNICATIONS ENGINEERING CO							
	I-312383	COMMUNICATIONS ENGINEERING CO	R	7/16/2019		995.00CR	089278	
	I-312386	COMMUNICATIONS ENGINEERING CO	R	7/16/2019		295.00CR	089278	1,290.00
7639	CORE & MAIN LP							
	I-K787229	CORE & MAIN LP	R	7/16/2019		78.88CR	089279	
	I-K814210	CORE & MAIN LP	R	7/16/2019		540.00CR	089279	618.88
0217	COUNTRY VISIONS COOPERATIVE							
	I-201907099555	COUNTRY VISIONS COOPERATIVE	R	7/16/2019		40.74CR	089280	40.74
0063	DAANEN & JANSSEN INC							
	I-179516	DAANEN & JANSSEN INC	R	7/16/2019		99.24CR	089281	99.24
0554	DAVIS & KUELTHAU SC TRUST ACCOUNT							
	I-437062	DAVIS & KUELTHAU SC TRUST ACCO	R	7/16/2019		816.00CR	089282	816.00
0069	DE PERE GREENHOUSE INC							
	I-31571	DE PERE GREENHOUSE INC	R	7/16/2019		105.30CR	089283	105.30
0085	EMERGENCY MEDICAL PRODUCTS INC							
	I-2081132	EMERGENCY MEDICAL PRODUCTS INC	R	7/16/2019		706.50CR	089284	
	I-2083205	EMERGENCY MEDICAL PRODUCTS INC	R	7/16/2019		298.77CR	089284	1,005.27
0086	ERC INC							
	I-ERC-0619-1008	ERC INC	R	7/16/2019		429.00CR	089285	429.00
7844	FIRE & INDUSTRIAL RESPONSE ENTERPRISES LLC							
	I-1095	FIRE & INDUSTRIAL RESPONSE ENT	R	7/16/2019		350.00CR	089286	350.00
0096	FIRE APPARATUS & EQUIPMENT INC							
	I-19818	FIRE APPARATUS & EQUIPMENT INC	R	7/16/2019		68.88CR	089287	68.88
0200	FIRST SUPPLY LLC							
	I-11718249-00	FIRST SUPPLY LLC	R	7/16/2019		88.74CR	089288	
	I-11728262-00	FIRST SUPPLY LLC	R	7/16/2019		42.75CR	089288	
	I-11741022-00	FIRST SUPPLY LLC	R	7/16/2019		381.20CR	089288	512.69

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 4

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0105	FOX SPECIALITY COMPANY							
	I-41221	FOX SPECIALITY COMPANY	R	7/16/2019		82.98CR	089289	
	I-412211	FOX SPECIALITY COMPANY	R	7/16/2019		124.02CR	089289	207.00
0107	FOX VALLEY TECHNICAL COLLEGE							
	I-TPB0000532259	FOX VALLEY TECHNICAL COLLEGE	R	7/16/2019		815.00CR	089290	815.00
2544	GLOBAL RECOGNITION INC							
	I-189019	GLOBAL RECOGNITION INC	R	7/16/2019		108.90CR	089291	108.90
5830	GRAEF INC							
	I-104191	GRAEF INC	R	7/16/2019		6,755.00CR	089292	6,755.00
0117	GRAYBAR ELECTRIC COMPANY INC							
	I-9310660268	GRAYBAR ELECTRIC COMPANY INC	R	7/16/2019		236.62CR	089293	236.62
0351	HACH COMPANY							
	I-11523820	HACH COMPANY	R	7/16/2019		33.84CR	089294	33.84
7208	HOLIDAY WHOLESALE							
	I-9053119	HOLIDAY WHOLESALE	R	7/16/2019		63.98CR	089295	
	I-9057256	HOLIDAY WHOLESALE	R	7/16/2019		16.12CR	089295	80.10
7266	HOLTON BROTHERS INC							
	I-7446	HOLTON BROTHERS INC	R	7/16/2019		5,800.00CR	089296	
	I-7492	HOLTON BROTHERS INC	R	7/16/2019		2,030.00CR	089296	7,830.00
5674	HOME TEAM SPORTS & APPAREL INC							
	I-37680	HOME TEAM SPORTS & APPAREL INC	R	7/16/2019		79.03CR	089297	
	I-37717	HOME TEAM SPORTS & APPAREL INC	R	7/16/2019		79.70CR	089297	
	I-37963	HOME TEAM SPORTS & APPAREL INC	R	7/16/2019		3,819.98CR	089297	3,978.71
5484	HYDROCORP INC							
	I-52742-IN	HYDROCORP INC	R	7/16/2019		2,876.00CR	089298	
	I-52938-IN	HYDROCORP INC	R	7/16/2019		2,309.00CR	089298	5,185.00
6932	IMAGETREND INC.							
	I-TAYLOR 4FNXC4C2DSP	IMAGETREND INC.	R	7/16/2019		645.00CR	089299	645.00
1399	INDOFF INC							
	I-3258086	INDOFF INC	R	7/16/2019		296.34CR	089300	
	I-3258123	INDOFF INC	R	7/16/2019		4.05CR	089300	
	I-3258144	INDOFF INC	R	7/16/2019		12.29CR	089300	
	I-3258312	INDOFF INC	R	7/16/2019		119.23CR	089300	
	I-3261111	INDOFF INC	R	7/16/2019		69.00CR	089300	
	I-3261393	INDOFF INC	R	7/16/2019		36.63CR	089300	
	I-3263087	INDOFF INC	R	7/16/2019		39.53CR	089300	577.07

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 5

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0141	JEFFERSON FIRE & SAFETY INC							
	I-IN107328	JEFFERSON FIRE & SAFETY INC	R	7/16/2019		390.00CR	089301	390.00
2602	JOSSART BROTHERS INC							
	I-1074	JOSSART BROTHERS INC	R	7/16/2019		219.00CR	089302	
	I-1098	JOSSART BROTHERS INC	R	7/16/2019		1,265.25CR	089302	
	I-1099	JOSSART BROTHERS INC	R	7/16/2019		1,334.95CR	089302	
	I-1100	JOSSART BROTHERS INC	R	7/16/2019		1,477.55CR	089302	
	I-19-01 (2)	JOSSART BROTHERS INC	R	7/16/2019		73,192.48CR	089302	77,489.23
1276	JX ENTERPRISES INC							
	I-1422345S	JX ENTERPRISES INC	R	7/16/2019		585.07CR	089303	
	I-1486721P	JX ENTERPRISES INC	R	7/16/2019		170.99CR	089303	
	I-1487139P	JX ENTERPRISES INC	R	7/16/2019		4.37CR	089303	760.43
0153	LAFORCE INC							
	I-1100783	LAFORCE INC	R	7/16/2019		108.00CR	089304	
	I-1100982	LAFORCE INC	R	7/16/2019		18.00CR	089304	
	I-1715887SO	LAFORCE INC	R	7/16/2019		10.00CR	089304	136.00
6577	LAKELAND LAWN CARE							
	I-84092	LAKELAND LAWN CARE	R	7/16/2019		2,925.00CR	089305	2,925.00
0154	LAMERS BUS LINES INC							
	I-201907099556	LAMERS BUS LINES INC	R	7/16/2019		419.90CR	089306	419.90
7082	LEE RECREATION LLC							
	I-12065-19	LEE RECREATION LLC	R	7/16/2019		605.00CR	089307	605.00
5786	LEE, CINDY							
	I-201907099557	LEE, CINDY	R	7/16/2019		70.18CR	089308	70.18
7185	M3 INSURANCE SOLUTIONS, INC.							
	I-41800	M3 INSURANCE SOLUTIONS, INC.	R	7/16/2019		38,438.00CR	089309	38,438.00
4972	MACCO'S COMMERCIAL INTERIORS INC							
	I-MC000691	MACCO'S COMMERCIAL INTERIORS I	R	7/16/2019		28,426.21CR	089310	28,426.21
4254	MEACHAM NURSERY							
	I-IV19-8066	MEACHAM NURSERY	R	7/16/2019		167.00CR	089311	167.00
0173	MENARDS INC							
	C-50297	MENARDS INC	R	7/16/2019		49.98	089312	
	I-48536	MENARDS INC	R	7/16/2019		74.90CR	089312	
	I-49067	MENARDS INC	R	7/16/2019		53.48CR	089312	
	I-49300	MENARDS INC	R	7/16/2019		24.98CR	089312	
	I-49514	MENARDS INC	R	7/16/2019		32.43CR	089312	
	I-49620	MENARDS INC	R	7/16/2019		151.92CR	089312	
	I-49671	MENARDS INC	R	7/16/2019		27.73CR	089312	
	I-49682	MENARDS INC	R	7/16/2019		13.03CR	089312	
	I-49847	MENARDS INC	R	7/16/2019		35.43CR	089312	
	I-49998	MENARDS INC	R	7/16/2019		20.34CR	089312	

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 6

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
	I-50008	MENARDS INC	R	7/16/2019		530.04CR	089312	
	I-50043	MENARDS INC	R	7/16/2019		32.33CR	089312	
	I-50053	MENARDS INC	R	7/16/2019		24.94CR	089312	
	I-50076	MENARDS INC	R	7/16/2019		126.96CR	089312	
	I-50185	MENARDS INC	R	7/16/2019		15.82CR	089312	
	I-50233	MENARDS INC	R	7/16/2019		62.48CR	089312	
	I-50286	MENARDS INC	R	7/16/2019		114.96CR	089312	
	I-50287	MENARDS INC	R	7/16/2019		71.88CR	089312	
	I-50301	MENARDS INC	R	7/16/2019		99.99CR	089312	
	I-50321	MENARDS INC	R	7/16/2019		59.75CR	089312	
	I-50346	MENARDS INC	R	7/16/2019		56.96CR	089312	
	I-50426	MENARDS INC	R	7/16/2019		80.84CR	089312	
	I-50437	MENARDS INC	R	7/16/2019		59.00CR	089312	
	I-50558	MENARDS INC	R	7/16/2019		37.58CR	089312	
	I-50560	MENARDS INC	R	7/16/2019		6.99CR	089312	
	I-50651	MENARDS INC	R	7/16/2019		23.96CR	089312	
	I-50658	MENARDS INC	R	7/16/2019		26.99CR	089312	
	I-50734	MENARDS INC	R	7/16/2019		6.99CR	089312	
	I-50902	MENARDS INC	R	7/16/2019		17.95CR	089312	1,840.67
VOID	VOID CHECK		V	7/16/2019			089313	**VOID**
VOID	VOID CHECK		V	7/16/2019			089314	**VOID**
1475	MUNICODE							
	I-330170	MUNICODE	R	7/16/2019		3,763.63CR	089315	3,763.63
7869	NCLED							
	I-606	NCLED	R	7/16/2019		2,400.00CR	089316	2,400.00
7893	DARREN NEWTON							
	I-201907109563	DARREN NEWTON	R	7/16/2019		5,000.00CR	089317	5,000.00
0531	NORTHEAST AUTO PARTS INC							
	C-340483	NORTHEAST AUTO PARTS INC	R	7/16/2019		261.00	089318	
	I-340424	NORTHEAST AUTO PARTS INC	R	7/16/2019		636.41CR	089318	
	I-340525	NORTHEAST AUTO PARTS INC	R	7/16/2019		28.22CR	089318	
	I-340550	NORTHEAST AUTO PARTS INC	R	7/16/2019		44.58CR	089318	
	I-34524	NORTHEAST AUTO PARTS INC	R	7/16/2019		52.42CR	089318	500.63
2788	CHAD OPICKA							
	I-201907099558	CHAD OPICKA	R	7/16/2019		21.25CR	089319	
	I-201907099559	CHAD OPICKA	R	7/16/2019		297.16CR	089319	318.41

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 7

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
4728	OSHKOSH FIRE & POLICE EQUIPMENT INC							
	I-177665	OSHKOSH FIRE & POLICE EQUIPMEN	R	7/16/2019		85.00CR	089320	
	I-177714	OSHKOSH FIRE & POLICE EQUIPMEN	R	7/16/2019		470.00CR	089320	555.00
5222	P J KORTENS & CO INC							
	I-10021478	P J KORTENS & CO INC	R	7/16/2019		1,322.50CR	089321	1,322.50
0499	PACK AND SHIP LLC							
	I-207714	PACK AND SHIP LLC	R	7/16/2019		31.43CR	089322	31.43
0197	PACKER CITY INTL TRUCKS INC							
	I-R101032136:01	PACKER CITY INTL TRUCKS INC	R	7/16/2019		60.00CR	089323	
	I-X101108497:01	PACKER CITY INTL TRUCKS INC	R	7/16/2019		42.95CR	089323	102.95
6126	PM SUPPLY - WRIGHT INDUSTRIAL							
	I-81833	PM SUPPLY - WRIGHT INDUSTRIAL	R	7/16/2019		781.48CR	089324	
	I-82070	PM SUPPLY - WRIGHT INDUSTRIAL	R	7/16/2019		372.88CR	089324	
	I-82118	PM SUPPLY - WRIGHT INDUSTRIAL	R	7/16/2019		484.42CR	089324	1,638.78
0208	POMP'S TIRE SERVICE INC							
	C-90057268	POMP'S TIRE SERVICE INC	R	7/16/2019		85.00	089325	
	I-90057204	POMP'S TIRE SERVICE INC	R	7/16/2019		32.00CR	089325	
	I-90057267	POMP'S TIRE SERVICE INC	R	7/16/2019		85.00CR	089325	
	I-90057269	POMP'S TIRE SERVICE INC	R	7/16/2019		269.95CR	089325	301.95
1701	PRAXAIR DISTRIBUTION INC							
	I-89899962	PRAXAIR DISTRIBUTION INC	R	7/16/2019		3,052.61CR	089326	3,052.61
0395	PRO ONE JANITORIAL INC							
	I-147225	PRO ONE JANITORIAL INC	R	7/16/2019		1,125.00CR	089327	1,125.00
1434	PAULA RAHN							
	I-201907099560	PAULA RAHN	R	7/16/2019		122.96CR	089328	122.96
1807	RDJ SPECIALTIES INC							
	I-110619	RDJ SPECIALTIES INC	R	7/16/2019		181.03CR	089329	181.03
0227	REINDERS INC							
	I-1787806-00	REINDERS INC	R	7/16/2019		229.43CR	089330	
	I-1788176-00	REINDERS INC	R	7/16/2019		98.12CR	089330	327.55
5393	RICOH USA INC.							
	I-5057057363	RICOH USA INC.	R	7/16/2019		345.44CR	089331	345.44

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 8

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0235	SAINT VINCENT HOSPITAL							
	I-49813	SAINT VINCENT HOSPITAL	R	7/16/2019		54.79CR	089332	54.79
7221	SCENICVIEW LANDSCAPE							
	I-64818	SCENICVIEW LANDSCAPE	R	7/16/2019		990.00CR	089333	
	I-66659	SCENICVIEW LANDSCAPE	R	7/16/2019		4,000.00CR	089333	4,990.00
3234	SHERWIN WILLIAMS							
	I-1748-4	SHERWIN WILLIAMS	R	7/16/2019		28.44CR	089334	
	I-9276-5	SHERWIN WILLIAMS	R	7/16/2019		395.20CR	089334	423.64
7915	SOUNDOFF SIGNAL							
	I-6060	SOUNDOFF SIGNAL	R	7/16/2019		4,786.65CR	089335	4,786.65
0999	STAPLES ADVANTAGE							
	I-3416527568	STAPLES ADVANTAGE	R	7/16/2019		85.38CR	089336	
	I-3416604500	STAPLES ADVANTAGE	R	7/16/2019		20.49CR	089336	105.87
1695	TOYS FOR TRUCKS							
	I-276728	TOYS FOR TRUCKS	R	7/16/2019		1,130.00CR	089337	
	I-279073	TOYS FOR TRUCKS	R	7/16/2019		770.00CR	089337	1,900.00
0268	TRUCK EQUIPMENT INC							
	I-853051-00	TRUCK EQUIPMENT INC	R	7/16/2019		131.00CR	089338	
	I-853051-01	TRUCK EQUIPMENT INC	R	7/16/2019		296.95CR	089338	427.95
6162	TRUGREEN							
	I-102480190	TRUGREEN	R	7/16/2019		60.00CR	089339	
	I-102488243	TRUGREEN	R	7/16/2019		199.87CR	089339	259.87
0417	TWEET GAROT MECHANICAL INC							
	I-75200	TWEET GAROT MECHANICAL INC	R	7/16/2019		1,011.26CR	089340	
	I-76460	TWEET GAROT MECHANICAL INC	R	7/16/2019		6,520.00CR	089340	7,531.26
5663	TYLER TECHNOLOGIES INC							
	I-045-265910	TYLER TECHNOLOGIES INC	R	7/16/2019		25.00CR	089341	25.00
7210	VANDEN PLAS SANITATION INC.							
	I-38873	VANDEN PLAS SANITATION INC.	R	7/16/2019		123.60CR	089342	123.60
3707	VIKING ELECTRIC SUPPLY							
	I-S002192654.004	VIKING ELECTRIC SUPPLY	R	7/16/2019		765.85CR	089343	
	I-S002604273.001	VIKING ELECTRIC SUPPLY	R	7/16/2019		199.25CR	089343	
	I-S002693507.001	VIKING ELECTRIC SUPPLY	R	7/16/2019		327.80CR	089343	1,292.90

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 9

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
5921	WAUSAU TILE INC I-575095	WAUSAU TILE INC	R	7/16/2019		18,109.00CR	089344	18,109.00
0287	WI DEPT OF ADMINISTRATION I-505-0000038974	WI DEPT OF ADMINISTRATION	R	7/16/2019		175.00CR	089345	175.00
7350	WI MEDIA I-2620978	WI MEDIA	R	7/16/2019		1,675.29CR	089346	1,675.29
0286	WILLIAMS NURSERY I-163083 I-163084	WILLIAMS NURSERY WILLIAMS NURSERY	R R	7/16/2019 7/16/2019		360.00CR 1,031.25CR	089347 089347	 1,391.25
5978	ZIETLOW, ANDREW I-201907099561	ZIETLOW, ANDREW	R	7/16/2019		10.43CR	089348	10.43

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	95	0.00	341,883.90	341,883.90
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	2	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	97	0.00	341,883.90	341,883.90

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)

7/10/2019 11:09 AM

A / P CHECK REGISTER

PAGE: 10

PACKET: 06131 JUL 2019 COUNCIL - 2 7-16-19

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
--------	-------------	------	---------------	---------------	----------	--------	--------------	-----------------

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

100	7/2019	170,952.69CR
201	7/2019	1,112.27CR
405	7/2019	147,727.43CR
415	7/2019	4,350.02CR
601	7/2019	15,027.98CR
650	7/2019	2,713.51CR
=====		
ALL		341,883.90CR

Attachment: 7-16-19 VOUCHERS (8507 : Voucher approval.)



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: July 16, 2019
DEPARTMENT: City Clerk
FROM: Ann Ledvina
SUBJECT: Operator License Applications.

ATTACHMENTS:

- Operator List (PDF)

CITY OF DE PERE
License Committee - July 16, 2019

Previously Tabled Operator License Applications	
1	BRUNETTE, NICHOLAS
2	REINCE, JUSTIN
3	RHEINGANS, ALEX M.

Temporary Operator License Applications	
1	DESOTELL, BEATRICE
2	SCHMUNCK, SAMANTHA

New Operator License Applications	
1	BIERKE, ANDREA
2	EYLER, BART
3	GIBBY, KENDELL
4	KIMMETH, BARBARA
5	KINDT, NICOLE
6	KLENKE, KYLIE
7	MAPES, BONNIE
8	MENEAU, KATELYN
9	METOXEN, NATHAN
10	RICOSSA, RYAN
11	TOMASHEK, MARIA
12	ZIESMER, KAYLA
13	ALLOWAY, MELISSA
14	BAUDHUIN, PHILIP
15	CAELWARTS, ALLYSSA
16	HULSEMAN, VERONICA
17	OLESKLY, PAUL
18	POGGI, PAULA