



Plan Commission

Regular Meeting

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

Agenda

Monday, June 27, 2016

7:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **June 27, 2016** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Minutes
3. Review and recommendation on the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second through fifth floors of the proposed development.*
4. Review and Recommendation for a Rezoning request from R1 First Residential to B2 Community Shopping District for parcels WD-VA450, WD-VA-250-1, WD-454 and WD-455-1.
5. Review and Recommendation for a Three (3) lot CSM in the West Industrial Park. *
6. Review and Recommendation for a Railroad Spur CSM in the West Industrial Park. *

Adjournment

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

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Jason Tadych, Tadych Investment Partners LLC
De Pere Law Building LLC
Aymee Balison
Sera K Properties, LLC
Great Dane LLC
Lefebvre Investment Co LLC
Thomas Zoeller
Mc Kim T & Lisa J B Boyd
HZ Properties LLC
Our Heritage Family LTD Partnership

JDA Enterprises of Wisconsin LLC
The Lee Building Corp
Starry Development LLC
Belle Holdings LLC
Wade Conard
Seroogy Brothers LLP
Marc P & Paula K Brummel
Kevin J & Wendy M Kryshak
J & J Enterprises of De Pere LLP
TL Brooks Holdings LLC
Journey Community Church Inc
Marc N Bilotti
Belmont Downtown Enterprises
Get Reel Entertainment LLC
Gillespie Properties LLC
Saks Holdings LLC
Kordes LLC
The Hillcrest Partnership #1 LLP
Valley King of Wisconsin
1002 Main Street De Pere LLC
Romaine W Schanock c/o McDonald's
Dan Schanock c/o McDonald's
Raymond J Hoffman
VHC Inc.
Wisconsin Dept of Transportation Attn: Real Estate
Robert G Zych
Rebecca A Peterson
First Congregational Church
William F & Marla Tesnow
Rita M Doherty
Schinkten Properties LLC
Thomas E Smits
Garritt Bader, owner's agent

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

MEETING DATE: **June 27, 2016**

DEPARTMENT: **Plan Commission**

FROM: **Kelly Barker**

SUBJECT: **Minutes**

Approval of the minutes of the May 23, 2016 Plan Commission meeting.

ATTACHMENTS:

- PC_May2016_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, May 23, 2016

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Alderperson Larry Lueck

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Excused	
James Boyd	Alderperson	Excused	
Larry Lueck	Alderperson	Present	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Present	
Amy Kundinger		Excused	
Steve Taylor	Commissioner	Present	

Also present: Planning Director Kim Flom and members of the public. In the absence of both Mayor Walsh and the Vice Chair Alderperson Boyd, a chair pro-tem needed to be nominated. Jim Kalny motioned, seconded by Derek Beiderwieden to elect Alderperson Lueck as the chair pro-tem. Upon vote, motion carried unanimously.

2. Approval of the minutes of the May 16, 2016 Special Plan Commission meeting.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jim Kalny, Commissioner
SECONDER: Larry Lueck, Alderperson
AYES: Larry Lueck, Derek Beiderwieden, Jim Kalny, Steve Taylor
EXCUSED: Michael J. Walsh, James Boyd, Amy Kundinger

3. Extraterritorial Preliminary Plat Review and Recommendation for Heritage Heights in the Town of Ledgeview

Planning Director Kim Flom reviewed the extraterritorial preliminary plat review for Heritage Heights in the Town of Ledgeview. This is a proposed 68 lot subdivision located southeast of the intersection of Heritage Rd (County X) and Cottonwood Lane. This plat includes 68 lots (Phase I and Phase II) that are part of a larger subdivision that will consist of 115 lots at time of completion. The preliminary plat must meet the requirements specified by Brown County and the Town of Ledgeview. Staff recommended approval of the extraterritorial preliminary plat review.

Derek Beiderweiden motioned, seconded by Jim Kalny, to approve the preliminary plat as presented. Upon vote, motion carried unanimously.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Derek Beiderwieden, Commissioner
SECONDER: Jim Kalny, Commissioner
AYES: Larry Lueck, Derek Beiderwieden, Jim Kalny, Steve Taylor
EXCUSED: Michael J. Walsh, James Boyd, Amy Kundinger

4. Review the CSM Application for an Extraterritorial CSM for a two lot CSM in the Town of Wrightstown *

Planning Director Kim Flom reviewed the CSM application for an extraterritorial CSM for a two lot CSM in the Town of Wrightstown. The proposed CSM straddles the border

of De Pere on Hjorth Rd. Applicant wants to create a second lot that has access off of Partridge Rd. Staff recommended approval of the CSM with the conditions that it meets the requirements specified by Brown County and the Town of Wrightstown.

Derek Beiderwieder motioned, seconded by Jim Kalny to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Jim Kalny, Commissioner
AYES:	Larry Lueck, Derek Beiderwieden, Jim Kalny, Steve Taylor
EXCUSED:	Michael J. Walsh, James Boyd, Amy Kundinger

5. Review and Recommendation on the one lot CSM Application for Sierra Coating Technologies LLC, located at 1820 Enterprise Drive (ED-F0100-C-2 & ED-F0100-C-3)

Planning Director Kim Flom explained that this item and the next item are linked together as part of an expansion for the business Sierra Coating. The CSM has been routed internally to Brown County and the utility companies. The applicant is considering a request to vacate the utility easement in the center. According to other utility companies as well as De Pere, this will not be an issue. The CSM meets all zoning requirements as a consolidated lot, and staff is recommended approval of the CSM. Jim Kalny motioned, seconded by Steve Taylor, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Larry Lueck, Derek Beiderwieden, Jim Kalny, Steve Taylor
EXCUSED:	Michael J. Walsh, James Boyd, Amy Kundinger

6. Review and Recommendation on the Site Plan Application for Sierra Coating Technologies LLC, located at 1820 Enterprise Drive (ED-F0100-C-2 & ED-F0100-C-3)

Planning Director Kim Flom reviewed the site plan proposal, noting that the proposed expansion will more than double the size of the facility by adding another building to the south. In addition, other site improvements will include a new entry drive as well as some new parking stalls. Front elevation is currently proposed as 100% metal which is not permitted by code. However, the applicant has stated that this front area is already planned for a future expansion of offices and that metal elevations are typically permitted if an expansion is planned. She requested that the site plan and elevations include a note that gives the applicant five years to complete the expansion or bring the elevation up to code.

Parking code would require more spaces than are provided on site. However, she stated that there is ample land to accommodate additional parking. Staff reserved the right to order more parking if needed, to bring it up to code.

Per code in the I-1 district, 25% of the side or the rear needs to consist of the approved materials. Plan Commission does have the authority in an I-1 district to approve 100% metal siding and rear elevations. The East Industrial Park is filled with a variety of buildings and many of them do comply with at least part of the material standards. Staff requested Plan Commission's input on the request as related to the 100% metal side & rear and also recommended that the landscape plan be amended to beef up the buffer on the side of the building that is most visible from the street.

Discussion followed. Jim Kalny asked what the shortage of parking was. Planning Director Kim Flom replied that code is 66 spaces, and the applicant is proposing 49 additional spaces.

Jim Kalny motioned, seconded by Derek Beiderwieden, to open the meeting for public comments. Upon vote, motion carried unanimously.

Cory Vanderwetting with Keller and Bob Mach with Mach IV Engineering & Survey addressed the board. The owner is planning on adding one machine which is automated so a lot of additional staff would not be needed. Total current staff with the new machine is 25 maximum, so there's enough parking for existing staff.

Jim Kalny asked if they will be adding office space. Cory Vanderwetting explained that there are two proposed additions, an office addition to the existing building as well as another addition to manufacturing in the back. Owners do not know the exact timeline of the expansion, except that it will be business driven.

Landscapers plan to plant trees alongside the side beyond the new addition. Because of the fact that is a very old building, the owner wants to spruce up the existing building, painting it to match the new building.

Jim Kalny asked what was the likelihood of the office space addition. Cory Vanderwetting replied that it will depend on business growth, but the owner would like the expansion to happen. Also, with the office addition, additional parking is planned.

Larry Lueck motioned, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

Derek Beiderwieden asked for clarification on the motion for approval if it is for all the recommendations by staff. Planning Director Kim Flom explained that the recommendation that was in the staff memo stated that if the Plan Commission approves the 100% metal on the side and the rear, the landscape plan would be adjusted to accommodate the screening so the Plan Commission is approving the 100% metal at the side and rear but maintains the 5 year window for the potential expansion of the front. Members of Plan Commission all agreed with that statement.

Cory Vanderwetting asked if the five year time line is negotiable if business does not drive the expansion within the specified five years. Kim Flom replied that the five years has been fairly standard in other matters brought before the Plan Commission in the past and that if the five years passes with no expansion, the owner would have the opportunity to request an extension from the Plan Commission at that time.

Larry Lueck motioned, seconded by Jim Kalny to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderperson
SECONDER:	Jim Kalny, Commissioner
AYES:	Larry Lueck, Derek Beiderwieden, Jim Kalny, Steve Taylor
EXCUSED:	Michael J. Walsh, James Boyd, Amy Kunderling

Adjournment

Derek Beiderwieden motioned, seconded by Jim Kalny, to adjourn the meeting at 7:17 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: June 27, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

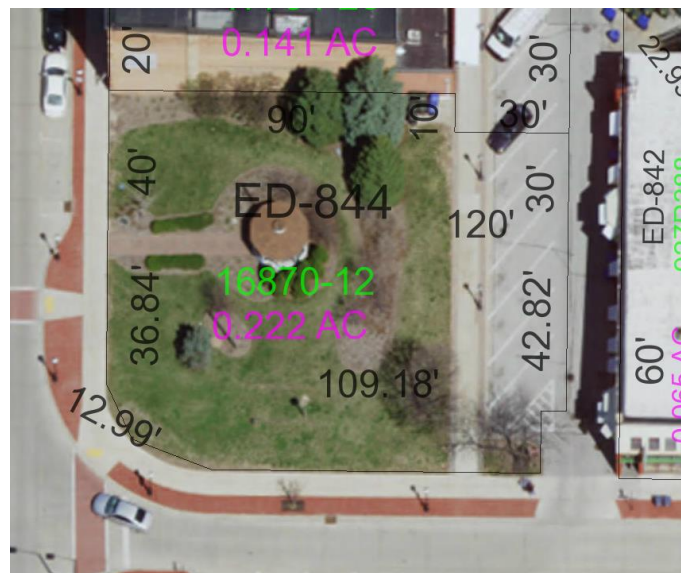
SUBJECT: Review and recommendation on the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second through fifth floors of the proposed development.*

ATTACHMENTS:

- 102 N Broadway PC Staff Report (DOCX)
- Application (PDF)

- Item 2:** Review the Conditional Use Application for 102 N. Broadway, to allow for residential use on the second through fifth floors of the proposed development.
Applicant: City of De Pere.*

The Plan Commission and City Council reviewed and approved a Conditional Use Application for 102 N. Broadway in the fall of 2015 to allow residential occupancy on the second, third, and fourth floors. Because the building has been expanded to include a fifth floor, the Conditional Use Permit must be amended. Under City Code, residential uses above the first floor in a B-1 district are permitted by conditional use. The site plan and developers agreement for the additional story have been previously approved by the Plan Commission, Redevelopment Authority and City Council.



Contextual View from Broadway

studio|de le:u

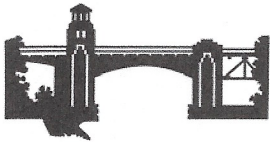
The table below summarizes some of the impacts related to the conditional use request.

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	X		
Will the proposed building be architecturally compatible with those in the surrounding area?	X		
Will the condition create a:			
1. Noise problem		X	
2. Traffic problem		X	
3. Parking problem		X	
4. Highway Access problem		X	
5. Garbage disposal problem		X	
6. Policy and Fire protection problem		X	
7. Be hazardous to children		X	
8. Lighting problem		X	
9. Sewage disposal problem		X	
10. Water supply problem		X	
11. Runoff or drainage problems		X	
12. Windblown articles		X	
13. Water pollution		X	
14. Air pollution		X	
15. Wind erosion		X	
Would the new use of the property have an adverse effect on population densities?		X	
Would the property insurance rates increase for adjoining owners?			X
Would the granting of the conditional use be detrimental to the environment?		X	
Would the proposed use add or create a floodplain problem?		X	
Would prime agricultural land be destroyed if approved?		X	
Will this use have an adverse effect on a school district?		X	
Will this change decrease adjacent property values?		X	
Will the use add to the economic growth of the labor and industry of Brown County?	X		
Is the conditional use primarily for a speculative income return?		X	

Parking for the project was reviewed as part of the site plan submittal but is an important factor when considering downtown residential projects. The building includes 29 residential units (ranging from one to two bedrooms) and is providing 27 indoor parking spaces. City owned lots will provide the 36 additional spaces needed to meet Code parking requirement. This property was assessed for the improvements within Mission Square and thus is available to supplement the off-street parking for the development.

Recommendation:

Staff recommends approval of the conditional use with no conditions to be forwarded to the City Council for final action.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	Fee: \$ 290.00
		Receipt #: Fee Waived
	Date:	

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) City of De Pere	Authorized Representative Kim Flom	Title	
Mailing Address 335 S Broadway	City De Pere	State WI	ZIP Code 54115
Email Address kflom@mail.de-pere.org	Phone Number (incl. area code) 9203394043	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) Broadway Investment Partners, LLC	Contact Person Jason Tadych	Title Principal	
Mailing Address 3032 Autumn Leaves Circle	City Green Bay	State WI	ZIP Code 54313
Email Address jason@tip-llc.com	Phone Number (incl. area code) 920-227-4739	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 102 N Broadway	Parcel No. ED - 844
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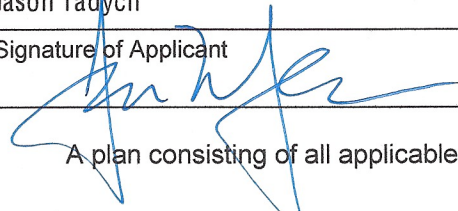
SECTION 4: Proposed Conditional Use

Existing Zoning:	B-1 Central Business District
Present Use of Parcel:	Open Space
Proposed Use of Parcel:	Mixed Use - Commercial on first floor and residential on upper floors
Present Use of Adjacent Properties:	Mixed use and commercial

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) Jason Tadych	Title Principal	Phone Number 920-227-4739
Signature of Applicant 		Date Signed

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):	
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Attachment: Application (4865 : 102 N. Broadway CUP)

CONDITIONAL USE REQUIREMENTS

- A. Name of project/development.
- B. Summary of the Conditional Use and general operation of proposed use.
- C. Scale site map of project / development. Map should include proper cartographic references and should include dimensions when appropriate.
- D. If a site plan is required, it should include the following:
 - a. Existing site conditions
 - b. Grading Plan
 - c. Stormwater management plan if required.
 - d. Utility Plan
 - e. Site Plan
 - f. Building elevations with dimensions and materials clearly identified.
 - g. Landscape Plan
 - h. Lighting Plan
 - i. Signage Plan
 - j. Refuse Plan
 - k. Site statistics including site square footage, percent of site coverage, dwelling unit density, percent green or open space and off street parking calculations.
- E. Project timeline
- F. A listing of all required Federal, State and City permits and status of applications.
- G. Other information considered pertinent by the Plan Commission.

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

MEETING DATE: June 27, 2016

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

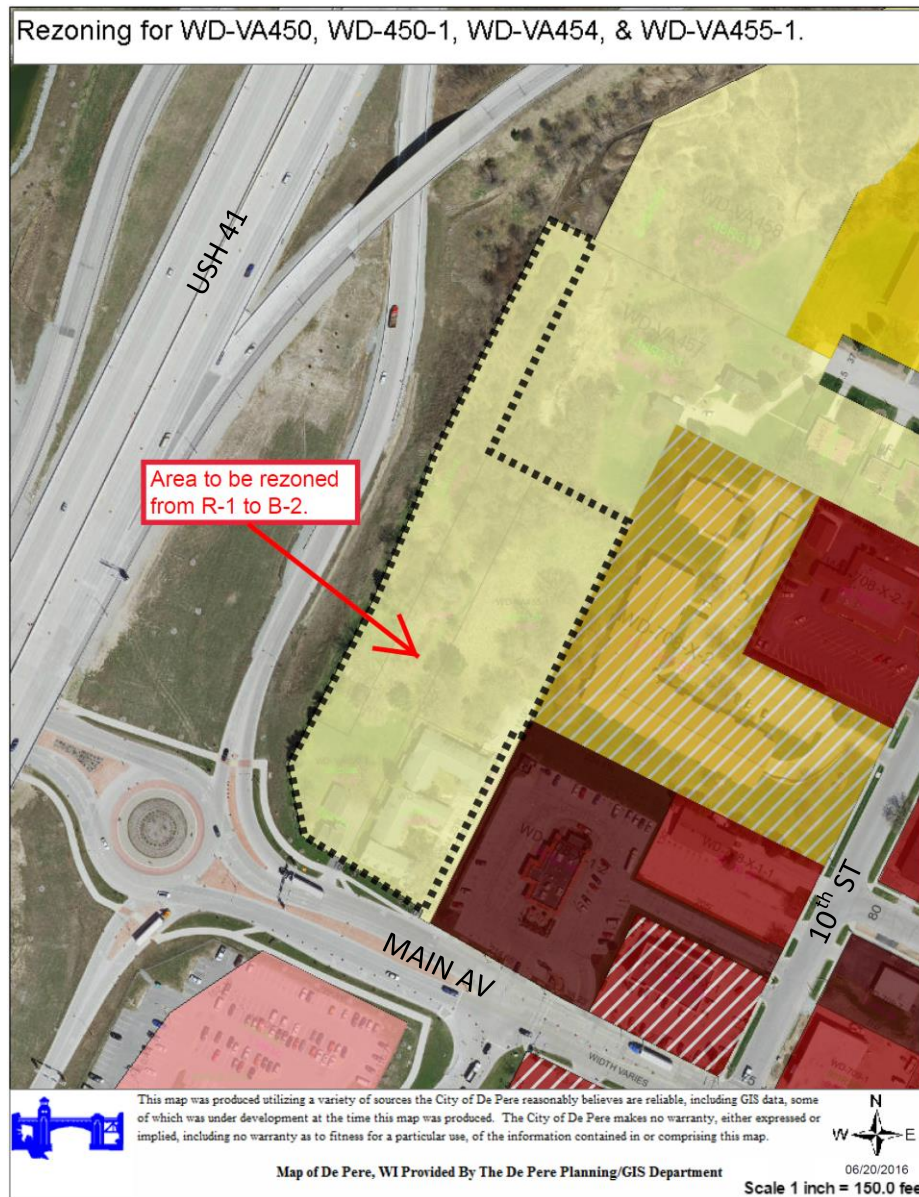
SUBJECT: Review and Recommendation for a Rezoning request from R1 First Residential to B2 Community Shopping District for parcels WD-VA450, WD-VA-250-1, WD-454 and WD-455-1.

ATTACHMENTS:

- PZ Plan Commission Report FINAL for PC (DOCX)

- Item 3:** **Review and Recommendation for a Rezoning request from R-1 (First Residential) to B-2 (Community Shopping District) for parcels WD-VA450, WD-VA-250-1, WD-454 and WD-455-1. Applicant: Garritt Bader ***

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone four parcels from R-1 to B-2 for future commercial development.

COMMON DESCRIPTION: Four parcels of land located northeast from the roundabout at West Main Avenue and USH 41. The address is 1030–1040 Main Avenue.

PARCEL NUMBERS: WD-VA450, WD-VA450-1, WD-VA454, and WD-VA455-1

EXISTING ZONING:	R-1 (First Residential)
PROPOSED ZONING:	B-2 (Community Shopping District)
SURROUNDING LAND USES:	Wooded and residential to the north. Park & Ride Lot across street to the south. Commercial fast food restaurant to the east. US Highway 41 and frontage Road to the west.
COMPREHENSIVE PLAN:	No recommendation due to the site being annexed into the City from Ashwaubenon after the De Pere Future Land Use Map was created.
APPLICANT NAME:	Garritt R. Bader, Agent for property owners GB Real Estate Investments LLC
SITE HISTORY:	The subject property was annexed into the City of De Pere from the Village of Ashwaubenon in 2012. The uses on the property are an existing residence and a former assisted living facility. The assisted living facility was closed prior to the 2012 annexation. The site is proposed to be cleared and prepared for commercial development. There are no formal development plans for the future development. The site is an ideal location for commercial land use due to nearby access to a main corridor street and a highway system.
REVIEW:	When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. Due to the annexation of this property, the Comprehensive Plan does not include a future land use designation. The development patterns surrounding the site are predominantly commercial in nature and the property's location adjacent to a highway interchange supports continuing the commercial zoning designation. For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will also be held at the Council meeting prior to review of the rezoning ordinance
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the rezoning request subject to the following: 1. Meet all state and local regulations.

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: June 27, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

SUBJECT: Review and Recommendation for a Three (3) lot CSM in the West Industrial Park. *

ATTACHMENTS:

- 4254_001 (PDF)
- CSM Staff Report 6-16 4254 (DOCX)

PART OF OUTLOT 1, DE PERE BUSINESS PARK SOUTH ADDITION LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; PART OF GOVERNMENT LOT 1, PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 32, T23N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.



7

CERTIFIED SURVEY MAP

An easement for electric, natural gas, and communications service is hereby granted by the City of De Pere to **WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, and all other providers of electric facilities, natural gas facilities, or telephone and cable TV facilities, and the City of De Pere**, Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities, including public services provided by the City of De Pere for water mains, sanitary sewers, storm water and associated facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees.

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

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that under the direction of Karen Heyrman, City of De Pere, owner, I have surveyed, divided and mapped part of Outlot 1, De Pere Business Park South Addition located in part of the Northeast ¼ of the Southwest ¼, part of Government Lot 1, part of the Northwest ¼ of the Southeast and part of the Southwest ¼ of the Southeast ¼, all being a part of Section 32, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:
Commencing at the East ¼ Corner of said Section 32;
thence N88°59'30"W, 646.66 feet on the north line of said Government Lot 1 to the westerly right of way the Wisconsin Central Ltd Railroad, the POINT OF BEGINNING;
thence S38°37'20"W on said westerly right of way 3054.12 feet to the east right of way of Cherry Lane;
thence N00°32'25"W on said east right of way 239.43 feet to the north line of Cherry Lane;
thence N89°02'58"W on said north line 24.76 feet to the west line of said Southwest ¼ of the Southeast ¼;
thence N00°32'25"W on said west line 1209.10 feet to the northerly right of way of Fortune Ave;
thence N51°19'44"W on said northerly line 277.30 feet;
thence N01°03'22"E, 239.05 feet;
thence 229.75 feet on the arc of a 350.00 foot radius curve to the right, having a long chord that bears N19°51'41"E, 225.65 feet;
thence N38°40'00"E, 204.81 feet;
thence 439.46 feet on the arc of 481.06 foot radius curve to the right, having a long chord that bears N64°50'15"E, 424.34 feet to the north line of said Northwest ¼ of the Southeast ¼;
thence S88°59'30"E on said north line 1568.15 feet to the POINT OF BEGINNING.

Parcel contains 2,484,143 square feet or 57.03 acres of land more or less.

That the within map is a true and correct representation of all the exterior boundaries of the land survey and division thereof. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and Chapter 14 of the General Ordinances of the City of De Pere in the surveying, dividing and mapping of the same.

Dated this 11 day of March, 2016.

Dennis E. Reim
Dennis E. Reim RLS #1590
ROBERT E. LEE & ASSOCIATES, INC.



CERTIFIED SURVEY MAP

MUNICIPAL CORPORATE OWNERS CERTIFICATE

City of De Pere, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said City of De Pere caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. City of De Pere does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:
City of De Pere

Michael Walsh, Mayer Shana L. Defnet, Clerk-Treasurer

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this day of , 2016, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public
(print name)
Brown County, Wisconsin.
My commission expires:

TREASURER'S CERTIFICATE

As appointed City of De Pere Treasurer, I hereby certify that the records in our offices show no unpaid taxes, no unredeemed tax sales and no unpaid or special assessments affecting any of the lands included in this plat, as of the dates listed below.

Shana L. Defnet Date
City of De Pere Clerk-Treasurer

COMMON COUNCIL APPROVAL CERTIFICATE

Approved for the City of De Pere this day of , 2016.

Shana L. Defnet, Clerk-Treasurer

Item 4: Review and Recommendation for a Three (3) lot CSM in the West Industrial Park. Surveyor: Dennis Reim, Robert E. Lee & Associates. *

On behalf of the City, Robert E. Lee & Associates has completed a three (3) lot CSM, for properties for the recently acquired Gilson properties in the West Industrial Park. This CSM is linked to Item #5, the railroad outlot CSM and both have been prepared as part of the infrastructure work (road and stormwater retention facility) in this area.



Figure 1: Site Location

Because this CSM includes City owned land, it will be reviewed by the Common Council.

Recommendation

Staff would recommend approval of the CSM with the following conditions/corrections:

1. Certificate for City of De Pere should be Shana Ledvina, City Clerk.

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

MEETING DATE: June 27, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

SUBJECT: Review and Recommendation for a Railroad Spur CSM in the West Industrial Park. *

ATTACHMENTS:

- 4255_001 (PDF)
- CSM Staff Report 6-16 4255 (DOCX)

BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SW 1/4 OF
SECTION 32, T23N, R20E.
RECORDED TO BEAR N89°03'19"W.
SCALE: 1"= 300'



LEGEND

- EXISTING 1"Ø IRON PIPE
- SET 1" X 18" IRON PIPE W/ ID CAP
WEIGHING 1.38 LBS./LIN. FT.
- ⊙ RECORDED COUNTY MONUMENT



CENTER 1/4 CORNER
SECTION 32, T23N, R20E
EXISTING 1" IRON PIPE

OUTLOT 1
27,626 SQ.FT.
0.63±ACRES

OUTLOT 2
147,855 SQ.FT.
3.39±ACRES

OUTLOT 3
87,448 SQ.FT.
2.01±ACRES

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N00°32'25"W	60.58'
L2	S88°59'30"E	48.50'
L3	N38°40'00"E	101.05'
L4	N00°06'30"E	80.01'
L5	S00°06'30"W	80.01'
L6	S51°19'44"E	100.99'
L7	N51°19'44"W	197.63'
L8	S01°03'22"W	177.41'

CURVE DATA TABLE

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TAN BEARING
C1	37°36'38"	229.75'	350.00'	S19°51'41"W	225.65'	
C2	52°20'30"	439.46'	481.06'	S64°50'15"W	424.34'	
C3	52°20'33"	485.10'	531.01'	N64°50'13"E	468.41'	N38°39'57"E
C4	36°36'38"	282.26'	430.00'	N19°51'41"E	277.22'	

CERTIFIED SURVEY MAP

PART OF RAILROAD SPUR DEDICATED TO THE PUBLIC AND ALL OF OUTLOT 1, DE PERE BUSINESS PARK SOUTH ADDITION, ALL OF RAILROAD SPUR DEDICATED TO THE PUBLIC IN VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 217, MAP NUMBER 5535, ALL OF RAILROAD SPUR DEDICATED TO THE PUBLIC IN VOLUME 21 OF CERTIFIED SURVEY MAPS, PAGE 21, MAP NUMBER 3669 BEING PART OF LOT 5 AND 6, DE PERE BUSINESS PARK, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF GOVERNMENT LOT 1, PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 32, T23N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.



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CERTIFIED SURVEY MAP

An easement for electric, natural gas, and communications service is hereby granted by the City of De Pere to **WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, and all other providers of electric facilities, natural gas facilities, or telephone and cable TV facilities including the City of De Pere**, Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities, including public services provided by the City of De Pere for water mains, sanitary sewers, storm sewers and associated facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees.

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

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that under the direction of Karen Heyrman, City of De Pere, owner, I have surveyed, divided and mapped part of a Railroad Spur dedicated to the public and all of Outlot 1, De Pere Business park South Addition, all of a Railroad Spur dedicated to the public in Volume 36 of Certified Survey Maps, Page 217, Map Number 5535, all of a Railroad Spur dedicated to the public in Volume 21 of Certified Survey Maps, Page 21, Map Number 3669, being part of Lot 5 and 6, De Pere Business Park, located in part of the Southeast ¼ of the Northeast ¼ and the Southwest ¼ of the Northeast ¼, part of Government Lot 1, part of the Northwest ¼ of the Southeast ¼, part of the Northeast ¼ of the Southwest ¼, all being in Section 32, Township 23 North, Range 20 East, city of De Pere, Brown County, Wisconsin described as follows:

Commencing at the East ¼ Corner of said Section 32;
thence N88°59'30"W, 646.66 feet on the north line of said Government Lot 1 to the westerly right of way the Wisconsin Central Ltd Railroad, the POINT OF BEGINNING;
thence N88°59'30"W, 1568.37 feet on the north line of said Government Lot 1 and the north line of said Northwest ¼ of the Southeast ¼;
thence 439.46 feet on the arc of a 481.06 foot radius curve to the left, having a long chord that bears S64°50'15"W, 424.34 feet;
thence S38°40'00"W, 204.81 feet;
thence 229.75 feet on the arc of a 350.00 foot radius curve to the left, having a long chord that bears S19°51'41"W, 225.65 feet;
thence S01°03'22"W, 239.05 feet to the northerly right of way of Fortune Avenue;
thence N51°19'44"W 298.63 feet on said northerly right of way to the westerly line of said dedicated to the public railroad spur, De Pere Business Park South Addition;
thence N38°40'00"E, 705.93 feet on said westerly line to the west line of the said Northwest ¼ of the Southeast ¼;
thence N00°32'25"W, 60.58 feet on said west line to the north line of the said Northwest ¼ of the Southeast ¼;
thence S88°59'30"E, 48.50 feet on said north line to the westerly line of said Volume 36 of Certified Survey Maps, Page 217;
thence N38°40'00"E, 101.05 feet on said westerly line to the south line of Lot 2, said Volume 36 of Certified Survey Maps, Page 217;
thence S88°59'30"E, 1644.39 feet on the south line of Lot 1 and 2, Volume 36 of Certified Survey Maps, Page 217;
thence continuing on said south line 485.10 feet on the arc of a 531.01 foot radius curve to the left, having a long chord that bears N64°50'13"E, 468.41 feet to the westerly right of way of the Wisconsin Central Ltd. Railroad;
thence S38°37'20"W, 361.80 feet on said westerly right of way to the POINT OF BEGINNING.

Parcel contains 269,329 square feet or 6.18 acres of land more or less.

That the within map is a true and correct representation of all the exterior boundaries of the land survey and division thereof. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and Chapter 14 of the General Ordinances of the City of De Pere in the surveying, dividing and mapping of the same.

Dated this 11 day of March, 2016.

Dennis E. Reim RLS #1590
ROBERT E. LEE & ASSOCIATES, INC

Sheet 3 of 4



CERTIFIED SURVEY MAP

MUNICIPAL CORPORATE OWNERS CERTIFICATE

City of De Pere, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said City of De Pere caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. City of De Pere does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

City of De Pere

Michael Walsh, Mayer

Shana L. Defnet, Clerk-Treasurer

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this _____ day of _____, 2016, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____
(print name)
Brown County, Wisconsin.
My commission expires: _____

TREASURER'S CERTIFICATE

As appointed City of De Pere Treasurer, I hereby certify that the records in our offices show no unpaid taxes, no unredeemed tax sales and no unpaid or special assessments affecting any of the lands included in this plat, as of the dates listed below.

Shana L. Defnet Date
City of De Pere Clerk-Treasurer

COMMON COUNCIL APPROVAL CERTIFICATE

Approved for the City of De Pere this day of , 2016.

Shana L. Defnet, Clerk-Treasurer

Item 5: Review and Recommendation for a Railroad Spur CSM in the West Industrial Park. Surveyor: Dennis Reim, Robert E. Lee & Associates. *

On behalf of the City, Robert E. Lee & Associates has completed the attached CSM, for parts of the railroad spur in the West Industrial Park. This CSM is linked to Item #4, the three lot CSM for the Gilson properties and both have been prepared as part of the infrastructure work (road and stormwater retention facility) in this area.



Figure 1: Site Location

Because this CSM includes City owned land, it will be reviewed by the Common Council.

Recommendation

Staff would recommend approval of the CSM with the following conditions/corrections:

1. Certificate for City of De Pere should be Shana Ledvina, City Clerk.