



Plan Commission

Regular Meeting

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

Agenda

Monday, June 26, 2017

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 26, 2017** 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. Approval of the minutes of the May 22, 2017 Plan Commission meeting.
3. A Public Hearing on the proposed project plan to Tax Increment Financing District #13 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
 - A. Notice of Public Hearing.
 - B. Review of Project Plan for Tax Increment District #13. *
 - C. Resolution PC17-01, Recommending Adoption of the Project Plan for the creation of Tax Increment Financing District #13.
4. Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by GRAEF.
5. Recommendation regarding a Site Plan for a building and parking lot addition for Krause Financial Services at 1234 Enterprise Drive in De Pere (Parcel ED-2072). Submitted by Mau & Associates LLP.
6. Recommendation regarding a rezoning request from B-2 (General Business District, with PDD) to R-3 (General Residence District) at 1015 N. Broadway Street (Parcel ED-1128-E-8). Submitted by Mau & Associates LLP.*
7. Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Final Plat of Grande Ridge Estates at 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*
8. Review and recommendation for a Proposed Right-Of-Way Vacation for a public street at the 300 BLK N. Wisconsin Street and an alley to the east in De Pere (Adjacent Parcels – ED-874, ED-878, ED-880, and ED-881). Submitted by City of De Pere.*
9. Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N. Wisconsin Street in De Pere (Parcel ED-881). Submitted by City of De Pere.*

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

Kendra Hansen, GRAEF

Tom Vogel, Green Bay Packaging

Tonya Wagner, Mau & Associates

Dale Krause, Krause Financial

Steve Bieda, Mau & Associates

Brad Hutjens, Nicolet National Bank

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: June 26, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the May 22, 2017 Plan Commission meeting.

ATTACHMENTS:

- PC_May2017_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, May 22, 2017

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

Also in attendance: Economic Development Director Kim Flom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the April 3, 2017 Special Plan Commission meeting.

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

3. Recommendation regarding an Area Development Plan generally located at the Main Avenue and Lawrence Drive intersection. Submitted by the City of De Pere.*

Economic Development Director Kim Flom provided a summary of the proposed area development plan just north of the Main Street & Lawrence Drive intersection. The City is pursuing the construction of a roundabout at the intersection of Main & Lawrence. The area development plan also shows the extension of Lawrence Drive heading north and connecting into Cedar Street. She explained that area development plans are used by the City to plan for future growth. She stated that the City is not seeking an official map amendment at this time. On this plan, the primary things that are being discussed are: the roundabout at the intersection, the extension of Lawrence Drive and the possible regional detention facility located northwest of the site. The roundabout and the partial extension of Lawrence Drive are anticipated to occur in 2018. The other projects would likely happen in the future, likely dependent on proposed development. She explained that the extension of Lawrence Drive helps to facilitate access to parcels of land that the City annexed from Ashwaubenon in 2012 which would likely not develop without the access. Staff requested Plan Commission recommendation of approval to Council, with final approval at the June 6, 2017 Council meeting. Kim noted that property owners within three-hundred feet were notified of the proposed right-of-way. Mayor Walsh moved, seconded by Larry Lueck, to approve the area development plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Larry Lueck, Alderperson
AYES:	Walsh, Lueck, Beiderwieden, Kalny, Kunderinger
EXCUSED:	James Boyd, Steve Taylor

4. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1644 Sand Acres Drive in Lawrence (Parcel L-258). Submitted by Steven M. Bieda, PLS.*

City Planner Peter Schleinz reviewed the extraterritorial CSM in the town of Lawrence. It is a simple division of the lot into two halves. He reported that it has sufficient street frontage and lot acreage when divided into two parcels. Staff recommended approval subject to it meeting all state and local regulations including the town of Lawrence and Brown County Planning Commission. Derek Beiderwieden moved, 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:	Walsh, Lueck, Beiderwieden, Kalny, Kunderinger
EXCUSED:	James Boyd, Steve Taylor

5. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1845 Williams Grant Drive in Lawrence (Parcel L-169-1). Submitted by Troy E. Hewitt, PLS.*

City Planner Peter Schleinz reviewed the extraterritorial CSM in the town of Lawrence. He reported that this is another two lot subdivision of 5.27 acres. Lot 2 includes the house, which is in the middle of the parcel and the other lot circles around in a u-shape around the house. There is also an environmentally sensitive area on the back end of Lot 1, which renders the majority of the lot unbuildable. Peter stated that the proposed future within the next five years is to divide the parcel into three lots; however the property owner has not decided where to put the line of division, which is the reason for only two lots at this time. Peter noted that he spoke to the surveyor regarding the odd shape of the lots and the Plan Commission can include this in their recommendation if they so choose. Staff recommended approval of the CSM subject to meeting all state and local regulations including the Town of Lawrence and Brown County Planning Commission. Derek Beiderwieden agreed with Peter's comments that the lot is an odd shape and requested Peter to include this as a note with the Plan Commission's recommendation. Peter agreed to add this as a stipulation to the recommendation. Derek Beiderwieden moved, seconded by Mayor Walsh, to approve the CSM. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2484 Shirley Road in Town of Wrightstown (part of Parcels W-546 & W-547). Submitted by Adam T. Van De Walle, Applicant.*

City Planner Peter Schleinz reviewed the extraterritorial CSM in the Town of Wrightstown. Staff recommended approval of the CSM, subject to meeting all state and local regulations, including the Town of Wrightstown and Brown County Planning Commission. Mayor Walsh moved, seconded by Amy Kunderinger, to approve the CSM. Upon vote, motion carried unanimously.

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

7. Recommendation regarding a sign variance request for a ground mounted sign located at 325 Reid Street. Submitted by Tweet Garot.*

Economic Development Director Kim Flom reviewed the sign variance request for Tweet-Garot. The proposed ground mounted sign will require several variances from the City's sign ordinance, including a height variance, size variance, base material variance, and letter height variance. She reported that the proposed sign is very similar to the current sign they have on display in Green Bay, with the exception that it is smaller in size. It has a very sculptural design and is quite different from the types of signs we typically see in De Pere. Kim noted that the code requirements in the downtown are more stringent compared to other parts of the City. Tweet-Garot's site in the downtown is also somewhat different than most urban properties. Their site consists of a very large parking lot with a building that's set back further from the street. The architecture of the building does not accommodate wall signage as well. Kim reported that a banner was placed at the corner as a mock sign to show how the actual sign would fit on the site. Since the traffic is one-way on Reid Street, there will not be any visibility issues with the sign. If the Plan Commission supports the sign, staff will possibly look at the sign code to change some text within the ordinance, particularly in the downtown. Jim Kalny moved, seconded by Derek Beiderwieden, to open the meeting for public comment. Upon vote, motion carried unanimously. Tim Howald of Tweet Garot addressed the Commission. He stated that the sign is a source of pride for the company, which is why they are seeking to replicate the existing sign they have in Green Bay. The letters are made of stainless steel and they will build a concrete foundation for the sign that will be framed with metal. They are also planning to hire Landscape Artisans to landscape around the sign. Kim pointed out that the proposed sign and its sculptural aspect would fit very well with the efforts of the City to encourage more art, sculptures, and murals, and in that sense, the sign fits very well with the character we are looking for in the downtown. Jim Kalny moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously. Larry Lueck asked Kim if the

Commission would need to specify differences and reasons why this particular sign should be approved. Kim replied that from a planning perspective, there are key factors to look at such as the site itself, including the size of the site, and how the site is designed with a large parking lot as well as the building not being able to accommodate wall signage. These characteristics are what make this property unique. Jim Kalny moved, seconded by Amy Kundinger, to approve the variance request. Upon vote, motion carried unanimously.

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

8. Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2 District) for nine parcels that are adjacent to American Court (Parcels WD-1380, WD-1381, WD-1620, WD-1621, WD-1622, WD-1623, WD-1624, WD-1625, WD-1626). Submitted by the City of De Pere.*

City Planner Peter Schleinzi reviewed the rezoning request. He reported that this area of the West Industrial Park is currently zoned C-EO-2, which is a corporate executive office district. This district was created to be a headquarters district to industrial businesses where the headquarter office would be located in this zone and the warehouse would be located elsewhere within the industrial park. However, as time went on, most industrial businesses built their offices right with their warehouse. He reported that with the exception of three properties, the industrial park remained mostly empty. To attract more business development in the industrial park, staff looked at other zoning districts with similar uses and decided on the I-B-2 district. Staff recommended approval of the rezoning request subject to conditions. If approved by Plan Commission, a Common Council public hearing and final review will be held on June 20, 2017. Derek Beiderwieden moved, seconded by Jim Kalny, to approve the request. Upon vote, motion carried unanimously.

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

9. Recommendation regarding a proposed revision to Zoning Code 14-52 to allow permitted uses and conditional uses in C-EO-2 (Corporate-Executive Office District-2) to also be permitted uses and conditional uses in I-B-2 (Industrial-Business-2 District). Submitted by the City of De Pere.*

City Planner Peter Schleinzi reviewed the proposed revision to Zoning Code 14-52, which is related to the rezoning request for the previous agenda item. He reported that there are four text changes that need to occur within the zoning code to make the C-EO-2 and I-B-2 districts relatively the same. Peter outlined the changes which would make the two zoning districts relatively similar. Staff recommended approval of the proposed revisions and forwarding the revision to the Common Council for final approval, which is expected to be held on June 20, 2017. Jim Kalny moved, seconded by Amy Kundinger, to approve the revision request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	Amy Kunding, Commissioner
AYES:	Walsh, Lueck, Beiderwieden, Kalny, Kunding
EXCUSED:	James Boyd, Steve Taylor

Adjournment

Mayor Walsh moved, seconded by Derek Beiderwieden, to adjourn the meeting at 7:39 PM.
Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: June 26, 2017

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: B. Review of Project Plan for Tax Increment District #13. *

ATTACHMENTS:

- PC_StaffReport_TID13 (DOCX)
- Draft TID #13 Project Plan (PDF)

Item 3: Creation of Tax Increment District (TID) #13 – Mixed Use District –Project Plan Review, Public Hearing & Resolution*

Project Description:

The City of De Pere requests the creation of a new TID District generally located around the Main Avenue and Lawrence Drive Intersection. TID #13 is proposed as a Mixed Use District, which has a life span of 20 years and accommodates a variety of land uses. The primary purpose of this TID is to fund the Main Avenue and Lawrence Drive roundabout. If the TID performs above expectations, additional infrastructure projects and redevelopment incentives may be considered. The attached project plan includes more detailed information about the proposed TID.

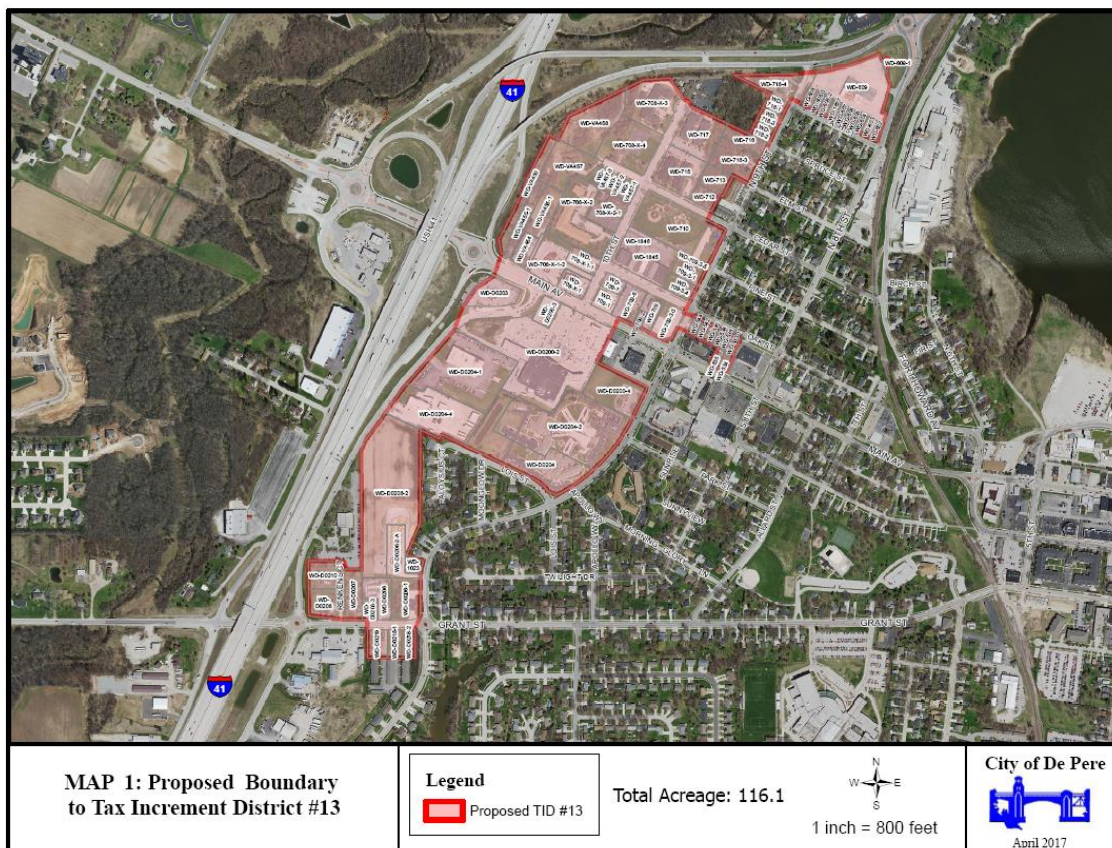


Figure 1 – TID #13 Proposed Boundary

Process:

The Public Hearing for TID #13 will occur at the Plan Commission at this meeting (June 26, 2017). The Plan Commission will make a motion on the resolution that will be forwarded to Common Council. Common Council will also review and make a motion on a resolution. Then the Joint Review Board will meet to review and make a decision on the formation of the TID.

Recommendation:

Staff recommends approval of the Resolution recommending adoption of the TID #13 Project Plan and asks that it be submitted to the Common Council for its approval following the Statutory requirements.

**DRAFT
Project Plan
Tax Incremental District No. 13
in the
CITY OF DE PERE, WISCONSIN**



June 9, 2017

Organizational Joint Review Board Meeting Held.....	June 19, 2017
Public Hearing Held.....	June 26, 2017
Adopted by Planning Commission.....	June 26, 2017
Adopted by City Council.....	July 18, 2017
Approved by Joint Review Board.....	July 24, 2017

Prepared by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

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City of De Pere Officials

Common Council

Michael Walsh	Mayor
James Boyd	Aldersperson – District 1
Lawrence Lueck	Aldersperson – District 1
Jonathon Hansen	Aldersperson – District 2
Ryan Jennings	Aldersperson – District 2
Scott Crevier	Aldersperson – District 3
Dean Raasch	Aldersperson – District 3
Daniel Carpenter	Aldersperson – District 4
Casey Nelson	Aldersperson – District 4

City Staff

Lawrence Delo	City Administrator
Judith Schmidt-Lehman	City Attorney
Kimberly Flom	Director of Econ Dev & Planning
Shana Ledvina	City Clerk-Treasurer
Joseph Zegers	Finance Director

Planning Commission

Michael Walsh, Mayor	James Kalny
James Boyd, Aldersperson	Amy Kundinger
Lawrence Lueck, Aldersperson	Steven Taylor
Derek Beiderwieden	

Joint Review Board

Michael Walsh, Mayor	City Representative
Chuck Lamine	Brown County
Bob Matthews	Northeast WI Technical College
John Zegers	West De Pere School District
Bill Patzke	Public Member

Introduction and Description of District

The City plans to use Tax Incremental Financing (“TIF”) as a successful economic development programming tool by providing public improvements to encourage and promote industrial, commercial and residential development. The goal is to increase the tax base, to provide for and preserve employment opportunities within the City, and to create and enhance tourism opportunities with the area and region. The City works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Incremental District No. 13 (the “TID”) is being created to fund infrastructure improvements and facilitate redevelopment for a roundabout at Main Avenue and Lawrence Drive in order to address safety and traffic flow issues, including undesirable levels of service at the McDonalds driveway imposed by the current intersection configuration. The Main and Lawrence area is benefitted by strong interest in development and redevelopment that could help support the roundabout project, as well as other possible future improvements. Without improvements, it is expected that traffic will back up into the IH41 access ramps by 2020. In addition to improving safety, access and traffic flow, the roundabout will also provide improved access and help spur additional development and redevelopment of nearby properties along and around Main Avenue, which is one of De Pere’s primary commercial corridors.

Constructing the roundabout is currently estimated to cost between \$2.1M and \$2.5M depending on whether the project is completed as a full or partial closure. Soft costs are being estimated at \$500,000 to \$1,000,000 (the range is due to the uncertainty of property acquisition costs). The City can assess for part of this infrastructure project, but based on the redevelopment potential of surrounding properties, the TID would be employed in order to reduce or limit property tax assessments.

The TID is being created as a “Mixed Use District” development where not less than 50 percent of the land within the TID is suitable for a combination of industrial, commercial, or residential uses. The primary focus of this district is to promote commercial development. The maximum life of the TID is 20 years from the date of adoption of the Creation Resolution by the City Common Council and can be extended an additional 3 years with Joint Review Board approval.

The expenditure period is 15 years, and the City anticipates various public improvement project cost expenditures identified in the project plan of approximately \$3,753,500 during the TID’s expenditure period. The City is

including in the roundabout project costs a contingency amount to cover any unanticipated costs that may occur related to public infrastructure needs, financing costs, capitalized interest and administrative and organization costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating \$5.3M in increments. The TID increment will primarily be used to fund infrastructure, with very little, if any, increment available as direct project incentives, unless the TID exceeds projections. The City expects that up to \$5M of new development will be complete in the TID by 2019. The City projects land and improvement values (incremental value) of approximately \$9M will be created as a result of new development. This additional value will be a result of the improvements made and projects undertaken with the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the City. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the City has concluded that public investment will be required to fully achieve the City’s objectives for these areas.
 - To achieve its objectives, the City has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of these areas will complement existing venues in the area, promote housing, additional tourism, and benefit, not only the City, but all overlapping taxing jurisdictions, adjacent communities, and the region. Accordingly, the costs to implement the needed projects

and programs are appropriately funded through tax increment financing.

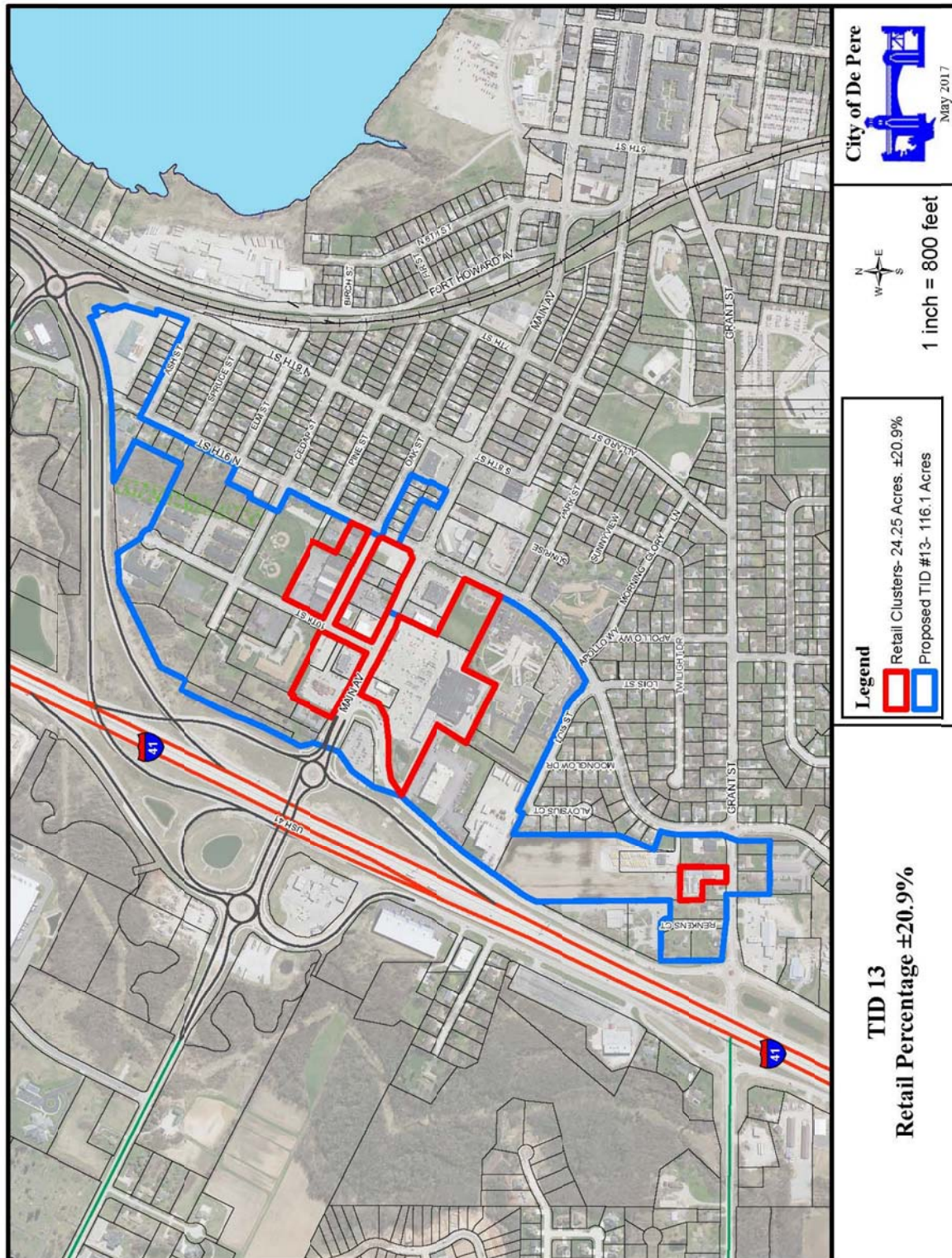
- In order to make certain areas included within the TID suitable for development, the City will need to make a substantial investment to pay for the costs of some or all of the projects listed in the project plan. Due to the public investment that is required, the City has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.
2. The economic benefits of the Tax Incremental District, as measured by increased housing and property values, business and personal income, and employment, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.
 4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the TID.
 5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the City. Due to the commercial nature of the area, the TID boundary will have a larger impact on the 12% maximum amount of land permitted in a TID than previous districts/amendments.

City of De Pere
TID #13 Project Plan

6. The Project Plan for the TID is feasible and is in conformity with the master plan of the City.
7. 20.9% of territory within the TID will be devoted to retail business. See map for reference on next page.
8. The TID is being created by the City as a Mixed Use District. The following table summarizes the criteria for a Mixed Use District and indicates for each criteria listed that the City by this project plan has met the requirements.

Criteria	Criteria Met
At least 50% of land within TID suitable for commercial/industrial/residential	✓
Maximum Life: 20 Years	✓
Maximum Life Extension: 23 Years with JRB approval	✓
Expenditure Period of 15 Years	✓

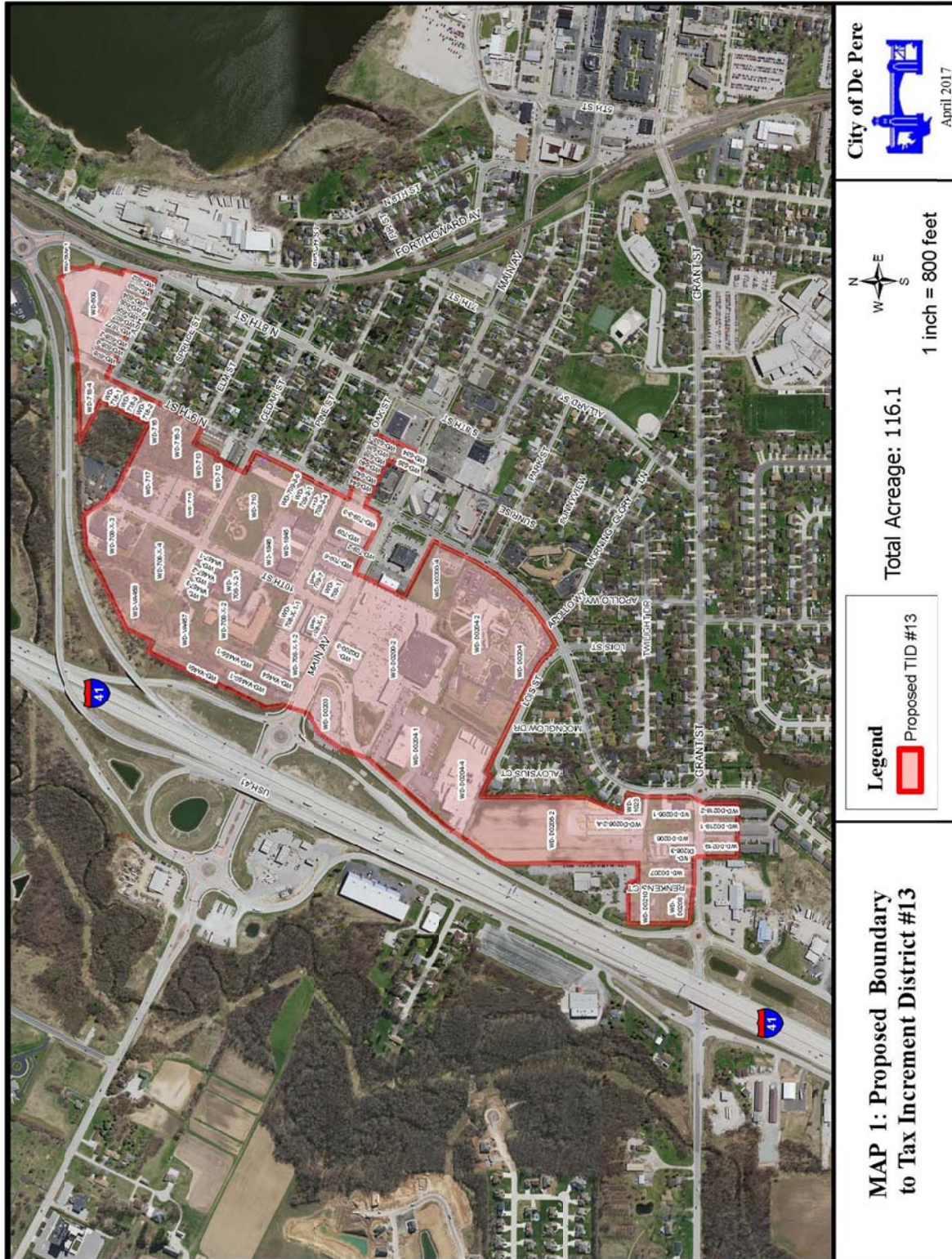
Map of Retail Business Percentage

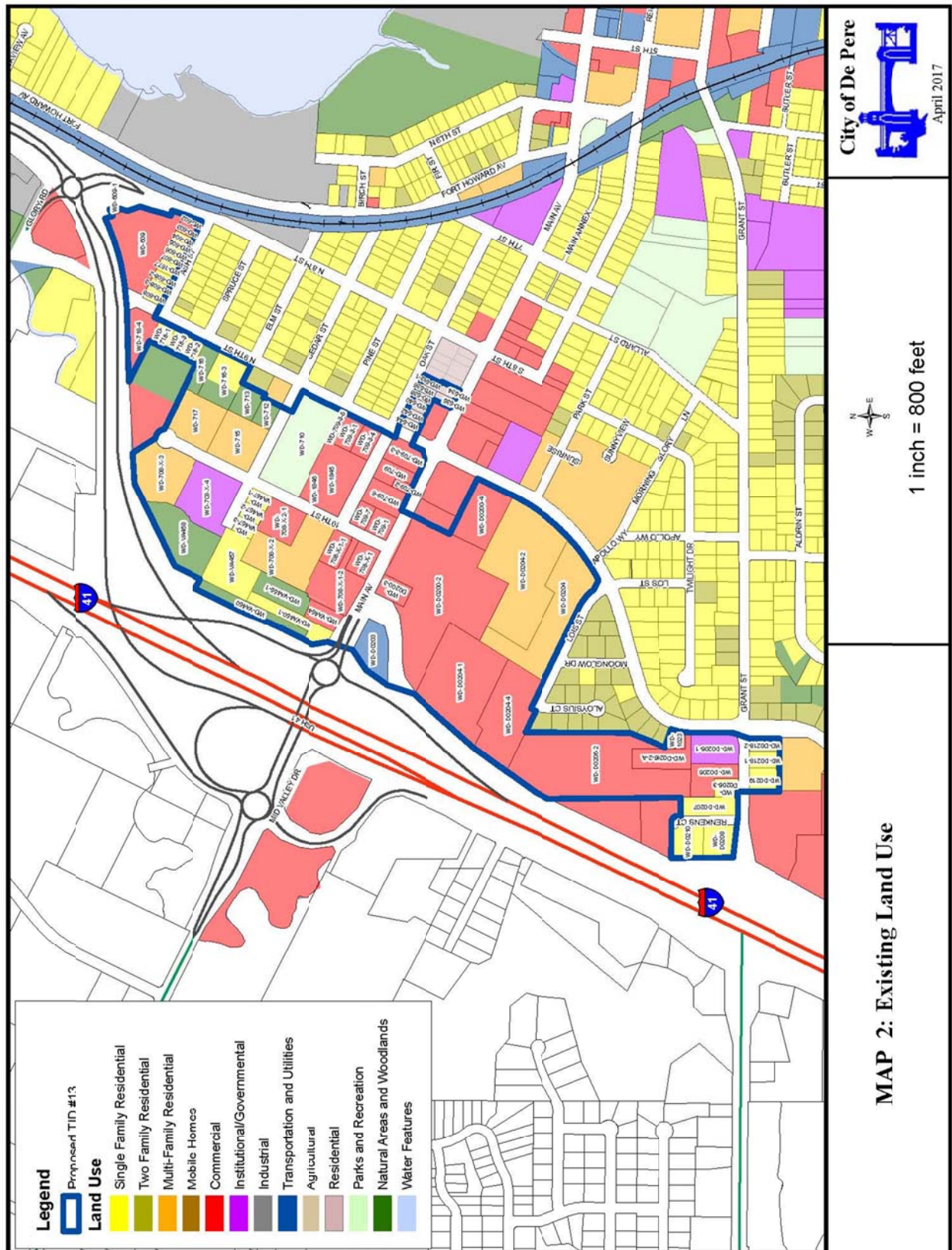


**City of De Pere
TID #13 Project Plan**

Map of Proposed District Boundary

Current Map is reflective of the 01/01/2016 parcel list.

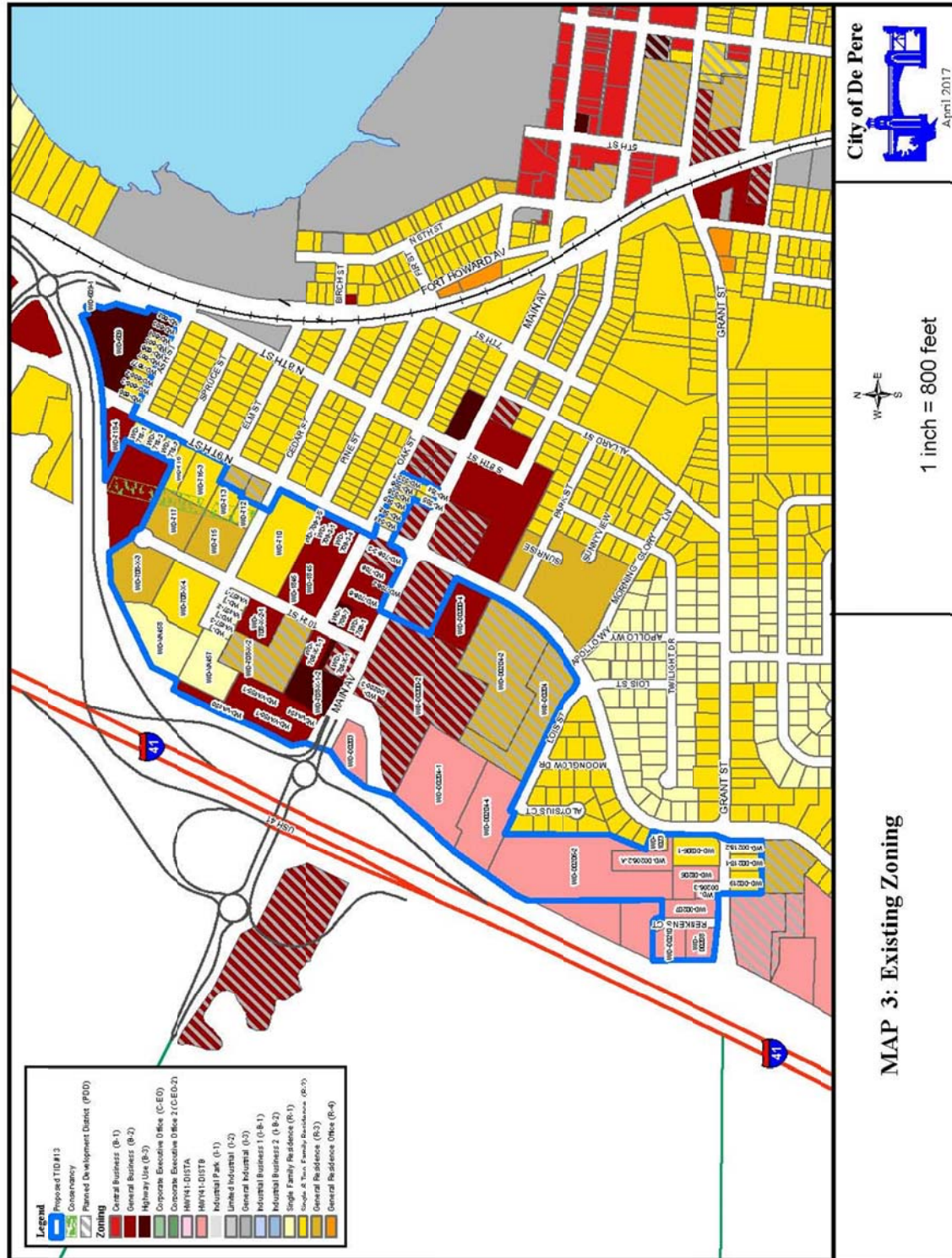




**City of De Pere
TID #13 Project Plan**

Map Showing Existing Uses and Conditions

Current Maps are reflective of the 01/01/2016 parcel list.



**City of De Pere
TID #13 Project Plan**

Preliminary Parcel List and Analysis - Current list is reflective of the 01/01/2017 parcel list.

Parcel Number	Valuation	Acres	Zoning	Owner
WD-533-1	\$113,100	0.18	R-2	Elmer Schill
WD-534	\$84,800	0.22	R-2	Jerome Pauwels
WD-535	\$109,300	0.14	R-2	Gerald Hansford
WD-536	\$116,000	0.14	R-2	Ronald Nulph
WD-538	\$137,400	0.14	R-2	Mary Jones
WD-540	\$118,000	0.21	R-2	Matthew Schneider
WD-542	\$96,500	0.18	R-2	Patricia Willems
WD-544	\$97,600	0.19	R-2	Steve Nohr
WD-602	\$29,600	0.15	B-3	F&O Partnership LLC
WD-603	\$31,600	0.22	B-3	F&O Partnership LLC
WD-604	\$65,000	0.14	B-3	Kelsey Sherman
WD-605	\$103,900	0.14	R-2	Kelly Wautier
WD-606	\$62,400	0.14	R-2	Drew Basten
WD-607	\$91,500	0.14	R-2	Matthew Peterson
WD-608	\$92,700	0.24	R-2	Vincent Willard
WD-608-2	\$88,600	0.18	R-2	Gary Gereau ETAL
WD-608-3	\$87,800	0.16	R-2	Paul Sheffer
WD-609	\$575,000	3.58	B-3	F&O Partnership LLC
WD-609-1	\$0	0.07	B-3	WI DOT
WD-708-X-1	\$785,200	0.69	B-2	1002 Main St DePere LLC
WD-708-X-1-1	\$447,600	0.67	B-2	Raymond Hoffman
WD-708-X-1-2	\$1,571,900	2.03	B-3	McDonalds Corp
WD-708-X-2	\$2,708,800	3.38	R-3	VHC Inc
WD-708-X-2-1	\$681,100	1.26	B-2	Schinkten Properties LLC
WD-708-X-3	\$2,556,200	2.61	R-3	Our Heritage Family LTD
WD-708-X-4	\$0	2.70	R-2	First Congregational Church
WD-709	\$442,900	0.62	B-2	BMG Development LLC
WD-709-1	\$694,300	0.55	B-2	4 Forte LLC
WD-709-2	\$464,900	0.18	B-2	BMG Development LLC
WD-709-3-1	\$399,400	0.64	B-2	James Fritsche DDS
WD-709-3-3	\$1,055,700	0.87	B-2	Unison Credit Union
WD-709-3-4	\$250,000	0.60	B-2	Associated Bank GB
WD-709-3-5	\$0	0.19	B-2	City of De Pere
WD-709-6	\$700,000	0.96	B-2	DKG Investments LLC
WD-709-7	\$330,200	0.39	B-3	Gerard Roffers
WD-710	\$0	4.10	R-2	Kelly Danen Park
WD-712	\$0	0.50	R-2	City of De Pere
WD-713	\$0	0.75	R-2	City of De Pere
WD-715	\$1,464,000	1.99	R-3	Alhambra Village DePere LTD
WD-716	\$152,200	0.78	R-2	Allen Baeten
WD-716-3	\$129,000	1.60	R-2	Nicholas Tarkowski
WD-717	\$1,443,800	2.11	R-3	Alhambra Village DePere LTD
WD-718-1	\$114,800	0.39	R-2	Al Yu Zheng
WD-718-2	\$122,300	0.39	R-2	Ryan McGinley

**City of De Pere
TID #13 Project Plan**

Preliminary Parcel List and Analysis (Continued)

Parcel Number	Valuation	Acres	Zoning	Owner
WD-718-3	\$107,400	0.34	R-2	Leonard Kellner
WD-718-4	\$501,500	1.13	B-2	John Barnstorff
WD-1023	\$38,400	0.29	R-2	Lamers A&K Properties LLP
WD-1677	\$99,000	0.22	R-2	Juan Antonio Solis
WD-1678	\$98,500	0.22	R-2	Thomas Gooding
WD-1845	\$277,300	2.69	B-2	VS Investments LLC
WD-1846	\$1,505,000	2.69	B-2	VS Investments LLC
WD-D0200-2	\$7,498,100	10.06	B-2	T&S Land Development LLC
WD-D0200-3	\$794,400	0.61	B-2	Main Street DePere LLC ETAL
WD-D0200-4	\$1,152,000	2.28	B-2	Royal Vista Equine Landholders LLC
WD-D0203	\$0	1.35	HWY41	WI DOT
WD-D0204	\$5,174,600	4.73	R-3	Rennes Development Co LLP
WD-D0204-1	\$1,810,800	5.66	HWY41	Jorgensen Investments LLC
WD-D0204-2	\$5,382,200	7.27	R-3	TDR Properties LLC
WD-D0204-4	\$1,049,200	3.87	HWY41	TRI-DP LLC
WD-D0206	\$534,100	1.05	HWY41	Bero Bero & Bear LLC
WD-D0206-1	\$0	1.40	R-2	City of De Pere
WD-D0206-2	\$209,300	8.72	HWY41	Lamers A&K Properties LLP
WD-D0206-2-A	\$192,500	1.22	HWY41	Lamers A&K Properties LLP
WD-D0206-3	\$161,900	0.39	HWY41	Paul Neuman
WD-D0207	\$142,400	1.00	HWY41	Harold Nackers
WD-D0208	\$169,600	0.93	HWY41	Michael Vieau ETAL
WD-D0210	\$195,800	0.90	HWY41	Byrne Trust
WD-D0218-1	\$147,200	0.49	R-2	Robert Krzewina
WD-D0218-2	\$36,900	0.41	R-2	Raymond Hoffman
WD-D0219	\$165,700	0.66	R-2	Steven Verhaagh
WD-VA450	\$5,400	1.07	R-1	Thomas Smits
WD-VA450-1	\$118,400	1.10	R-1	Thomas Smits
WD-VA454	\$520,500	0.66	R-1	GB Real Estate Investments LLC
WD-VA455-1	\$102,500	1.18	R-1	GB Real Estate Investments LLC
WD-VA457	\$123,800	2.18	R-1	Rita Doherty
WD-VA457-1	\$120,000	0.32	R-1	Ronald Kocken
WD-VA457-2	\$159,100	0.32	R-1	Robert Zych ETAL
WD-VA457-3	\$141,100	0.32	R-1	Rebecca Peterson
WD-VA458	\$8,100	2.69	R-1	Rita Doherty
Total	\$47,357,800	107.93		

Attachment: Draft TID #13 Project Plan (5938 : B. TID #13 Review.)

Equalized Valuation Test

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the City. With TID#13, the value increment of all existing Tax Increment Districts will be approximately 10.1%.

Valuation Test Compliance Calculation

2016 Equalized Valuation (TID IN)	\$ 1,935,469,700
Limit for 12% Test	\$ 232,256,364
Increment Value of Existing TIDs	\$ 148,237,700
Projected Base Value of New TID	<u>\$ 47,357,800</u>
Total Value Subject to Test	\$ 195,595,500
Compliance (\$195,595,500 < \$232,256,364) Meets Requirement	

Statement of Kind, Number and Location of Proposed Projects

The City expects to implement the following public project improvements in conjunction with this TID. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

ROUNDAABOUT

LOCATION: MAIN AVENUE AND LAWRENCE DRIVE

TOTAL: \$3,753,500

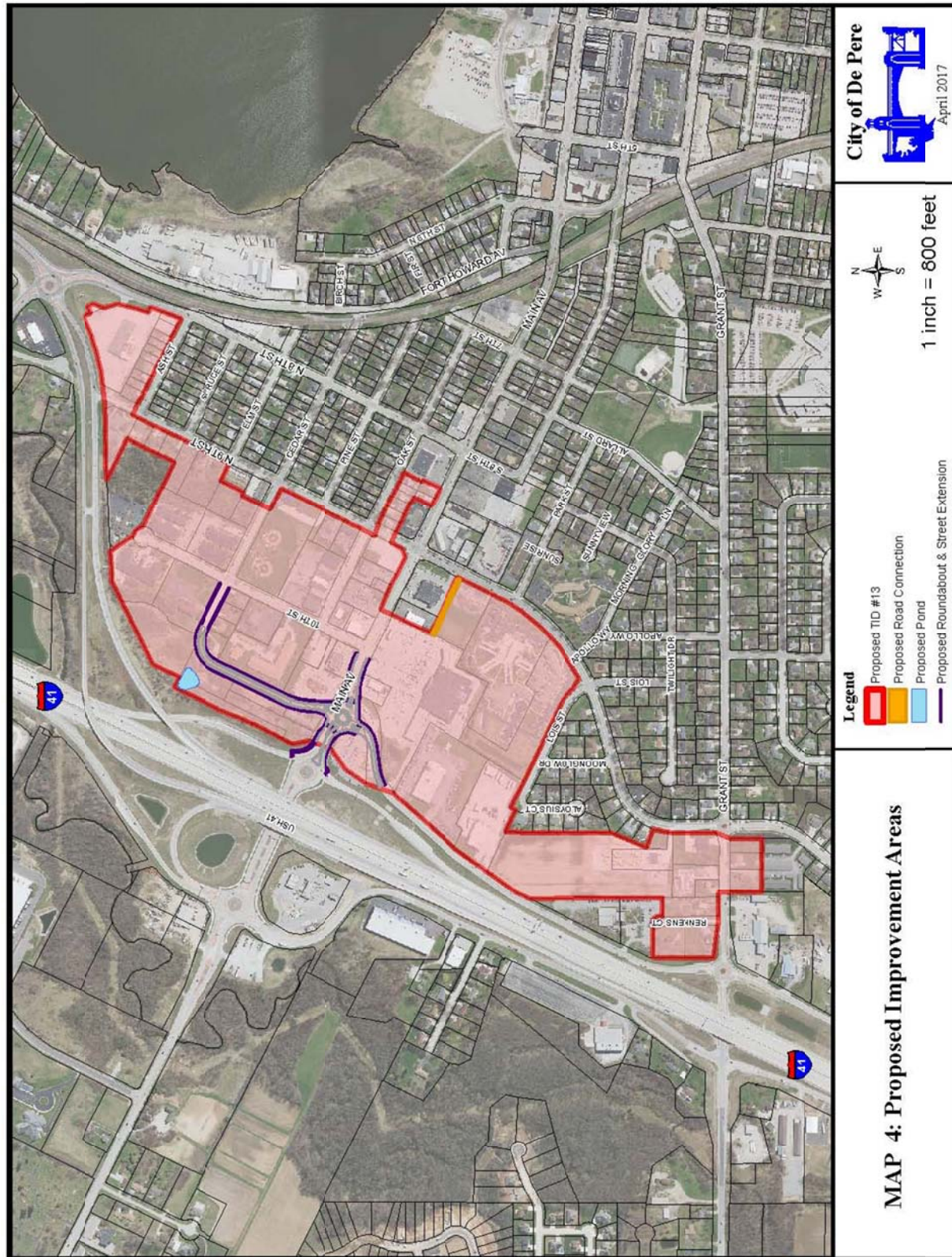
DESCRIPTION: Roundabout construction at Main Avenue and Lawrence Drive in order to address safety and traffic flow issues, including undesirable levels of service at the McDonalds driveway imposed by the current intersection configuration. The roundabout will also provide improved access that may spur the redevelopment of nearby properties.

**City of De Pere
TID #13 Project Plan**

The Map Showing Proposed Improvements and Uses also includes Regional Storm Water Facilities, Lawrence Drive Northerly Extension, Festival Foods Street Connection, and property development/redevelopment incentives. These projects may be pursued if TID increment is available after the roundabout project is complete.

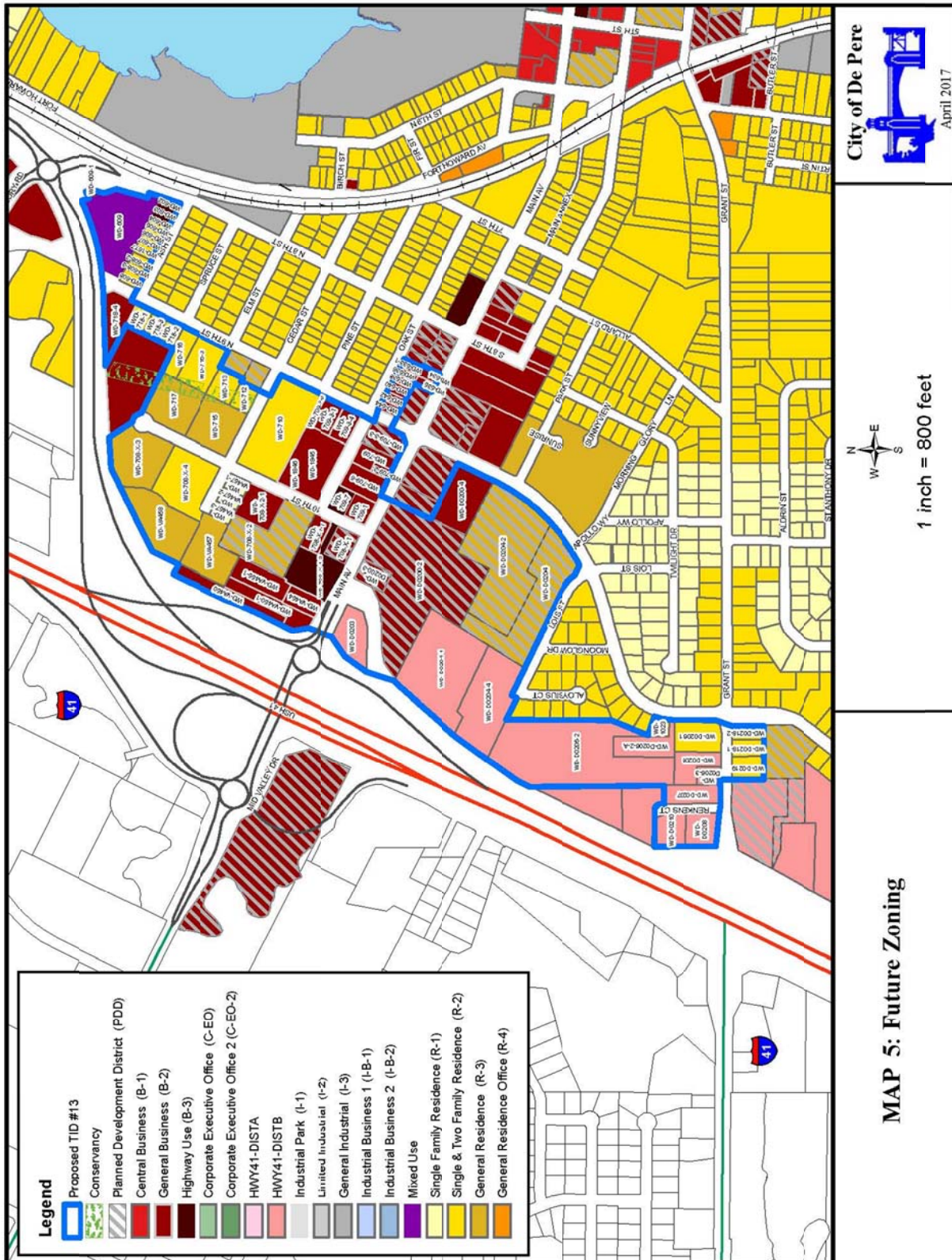
City of De Pere
TID #13 Project Plan

Map Showing Proposed Improvements and Uses



City of De Pere
TID #13 Project Plan

Map Showing Future Zoning



Detailed List of Project Costs

Roundabout	\$3,753,500
Total	\$3,753,500

The roundabout cost is based on current prices and preliminary estimates. The City reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between creation of the TID and the time of construction. The City also reserves the right to add project costs based on an increase in construction increment for a Storm Water Detention Pond, Lawrence Drive Extension, Festival Boulevard Connection, and property development/redevelopment incentives. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the City Common Council, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2 mile radius of the TID boundary.

Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development

expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

In order to evaluate the economic feasibility of TID#13 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID#13. The proforma analyzes expenses based on project plan costs of TID#13 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID#13 tax increments will be used to fund projects costs and implementation of this Plan will also require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. In 2038, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Method of Financing and Timing of When Costs are to be Incurred

The city plans to fund project costs with cash received from future TID#13 tax increments. Implementation of this Plan will also require that the City issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values).

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values).

Note Anticipation Notes (NAN)

The City may issue NAN's to finance in the interim the cost of Projects included within the Plan. This financing will give the City time to ensure projects are complete and/or applicable revenues are in place to support long-term bonds.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City’s borrowing capacity.

Utility Revenue Bonds

The City may issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the city must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City may issue special assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City’s G.O. debt limit. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Federal/State Loan Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants,

**City of De Pere
TID #13 Project Plan**

Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The City anticipates making total project expenditures of approximately \$3,753,500 to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with cash received in the form of tax increment collections and debt proceeds. The City reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Annexed Property

Parcels VA-450, VA-450-1, VA-454, VA-455-1, VA-457, VA-458, VA-457-5, VA-457-2 and VA-457-1 contained in the Plan were annexed into the City from the Village of Ashwaubenon on January 1, 2012 pursuant to an Intergovernmental Cooperation Agreement Between the City of De Pere and the Village of Ashwaubenon To Determine A Portion Of The Common Boundary Line Through Detachment and Annexation of Territory as authorized under Wis. Stats. §66.0301(6).

Proposed Changes in Zoning Ordinances

The City does not anticipate that the TID will require any changes in zoning ordinances to implement this project plan. To the extent current

zoning of individual parcels is inconsistent with the future uses of land listed in this plan, the City may consider rezoning of those parcels.

Proposed Changes in Master Plan, Map, Building Codes and Town Ordinances

The City does not anticipate that the TID will require any changes in the master plan, map, building codes, and City ordinances to implement this project plan.

Relocation

The City does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Orderly Development of the City

Creation of the TID will enable the City to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, creation of the TID promotes the orderly development of the City.

A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not anticipate any non-project costs for the TID.

City Attorney Opinion

Exhibit B contains a signed opinion from the City attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

EXHIBIT A

CASH FLOW PROFORMA ANALYSIS

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2016 Gross Tax Rate (per \$100 Equalized Value).....	\$22.66
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%

Data above dashed line are actual

Current Market Rates (BO) +0.25 %	
\$3,755,000	
G.O. Community Development Bonds	
Dated March 1, 2018	
Amount for Projects.....	\$3,753,500
Capitalized Interest.....	\$
Cost of Issuance (est.).....	\$75,100
Rounding.....	\$4,500
Less: Reoffering Premium.....	\$78,100

Year	Background Data					Revenues			Expenditures				TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	
	TIF District	Value	Construction	TIF Increment	Tax	Tax	Investment	Total					Annual	Year End		
	Valuation	of Exempt	Increment	Over Base	Rate	Revenue	Proceeds	Revenues	Principal	Interest	Debt	Combined	Balance	Cumulative	Cost Recovery	
	(January 1)	(December 31)	(1)						(3/1)	(3/1 & 9/1)	Service	Expenditures		Balance		
	Base Value															
	\$47,357,800															
2017	\$47,357,800	\$0		\$0	\$22.66										2017	
2018	\$47,357,800	\$0	\$500,000	\$973,578	\$22.66										2018	
2019	\$48,331,378	\$0	\$1,500,000	\$2,956,892	\$22.66	\$0	\$0	\$0	\$95,000	\$163,394	\$258,394	\$258,394	(\$258,394)	(\$258,394)	2019	
2020	\$50,314,692	\$0	\$1,775,000	\$5,235,039	\$22.66	\$22,061	\$0	\$22,061	\$150,000	\$106,163	\$256,163	\$256,163	(\$234,101)	(\$492,495)	2020	
2021	\$52,592,839	\$0	\$1,875,000	\$7,635,967	\$22.66	\$67,003	\$0	\$67,003	\$155,000	\$103,113	\$258,113	\$258,113	(\$191,109)	(\$683,604)	2021	
2022	\$54,993,767	\$0	\$300,000	\$8,485,905	\$22.66	\$118,626	\$0	\$118,626	\$160,000	\$99,963	\$259,963	\$259,963	(\$141,337)	(\$824,941)	2022	
2023	\$55,843,705	\$0	\$462,500	\$9,506,842	\$22.66	\$173,031	\$0	\$173,031	\$160,000	\$96,563	\$256,563	\$256,563	(\$83,531)	(\$908,472)	2023	
2024	\$56,864,642	\$0	\$462,500	\$10,537,988	\$22.66	\$192,291	\$0	\$192,291	\$165,000	\$92,906	\$257,906	\$257,906	\$65,616)	(\$974,088)	2024	
2025	\$57,895,788	\$0	\$462,500	\$11,579,446	\$22.66	\$215,425	\$0	\$215,425	\$170,000	\$89,138	\$259,138	\$259,138	(\$43,712)	(\$1,017,800)	2025	
2026	\$58,937,246	\$0	\$462,500	\$12,631,319	\$22.66	\$238,791	\$0	\$238,791	\$175,000	\$85,038	\$260,038	\$260,038	(\$21,247)	(\$1,039,047)	2026	
2027	\$59,989,119	\$0		\$13,231,210	\$22.66	\$262,390	\$0	\$262,390	\$175,000	\$80,663	\$255,663	\$255,663	\$6,728	(\$1,032,319)	2027	
2028	\$60,589,010	\$0	\$66,667	\$13,903,767	\$22.66	\$286,226	\$0	\$286,226	\$180,000	\$76,000	\$256,000	\$256,000	\$30,226	(\$1,002,094)	2028	
2029	\$61,261,567	\$0	\$66,667	\$14,583,050	\$22.66	\$299,819	\$0	\$299,819	\$185,000	\$70,981	\$255,981	\$255,981	\$43,838	(\$958,256)	2029	
2030	\$61,940,850	\$0	\$66,666	\$15,269,124	\$22.66	\$315,059	\$0	\$315,059	\$190,000	\$65,588	\$255,588	\$255,588	\$59,472	(\$898,784)	2030	
2031	\$62,626,924	\$0	\$200,000	\$16,095,393	\$22.66	\$330,452	\$0	\$330,452	\$200,000	\$59,738	\$259,738	\$259,738	\$70,714	(\$828,069)	2031	
2032	\$63,453,193	\$0	\$200,000	\$16,929,925	\$22.66	\$345,998	\$0	\$345,998	\$205,000	\$53,406	\$258,406	\$258,406	\$87,592	(\$740,477)	2032	
2033	\$64,287,725	\$0	\$200,000	\$17,772,802	\$22.66	\$364,722	\$0	\$364,722	\$210,000	\$46,663	\$256,663	\$256,663	\$108,059	(\$632,418)	2033	
2034	\$65,130,602	\$0	\$200,000	\$18,624,108	\$22.66	\$383,632	\$0	\$383,632	\$220,000	\$39,675	\$259,675	\$259,675	\$123,957	(\$508,461)	2034	
2035	\$65,981,908	\$0	\$200,000	\$19,483,928	\$22.66	\$402,732	\$0	\$402,732	\$225,000	\$32,163	\$257,163	\$257,163	\$145,569	(\$362,892)	2035	
2036	\$66,841,728	\$0		\$20,152,345	\$22.66	\$422,022	\$0	\$422,022	\$235,000	\$24,113	\$259,113	\$259,113	\$162,910	(\$199,982)	2036	
2037					\$22.66	\$441,506	\$0	\$441,506	\$245,000	\$15,100	\$260,100	\$260,100	\$181,406	(\$18,576)	2037	
2038						\$456,652	\$0	\$456,652	\$255,000	\$5,100	\$260,100	\$260,100	\$196,552	\$177,976	Expenditures Recovered 2038	

TID: Mixed-Use

TID Inception (7/18/2017)

Final Year to Incur TIF Related Costs

Maximum Legal Life of TID (20 Years)

Final Tax Collection Year

(1) Increment per City Estimates.

City of De Pere
TID #13 Project Plan

EXHIBIT B
CITY ATTORNEY OPINION

Attachment: Draft TID #13 Project Plan (5938 : B. TID #13 Review.*)

CITY OF DE PERE

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



Date: June 19, 2017

The Honorable Michael J. Walsh
Members of the Plan Commission
Members of the De Pere Common Council

RE: City of De Pere Tax Incremental Financing District Number 13 Creation

Dear Mayor, Plan Commission and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Boundary and Project Plan for Tax Incremental Financing District Number 13 (TID #13) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105, and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

A handwritten signature in black ink, reading "Judith Schmidt-Lehman".

Judith Schmidt-Lehman
City Attorney

JSL:amz

H:\azills\TID\TID #13 Creation Atty Opinion.docx

EXHIBIT C
TID #13 BOUNDARY DESCRIPTION

Legal Description

Part of Lots 103, 104 and 109, Assessor's Subdivision in the City of Nicolet, now the City of De Pere; part of Blocks 34, 40 and 41, De Pere Company's Addition; part of Lots 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48 and 49, Plat of Lawton's Farms; all being in the City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at the Northeast Corner of Section 29, Township 23 North, Range 20 East;
thence N89°30'34"W, 331.07 feet on the north line of the Northeast 1/4 of said Section 29 to the POINT OF BEGINNING;
thence S00°04'03"E, 35.00 feet to the intersection of the south right of way of Grant Street (C.T.H. "EE") and the west right of way of Ninth Street;
thence S00°04'03"E, 200.00 feet on said west right of way to the south line of Volume 22 of Certified Survey Maps, Page 188, Map Number 3841;
thence N89°30'34"W, 197.00 feet to the southwest corner of said Certified Survey Map;
thence S00°04'03"E, 1.69 feet to the southeast corner of lands described in Volume 626 of Records, Page 424;
thence N89°29'28"W, 143.00 feet on the south line of said lands to the west line of said lands;
thence N00°10'04"E, 271.94 feet on the west line of said lands extended to the north right of way of Grant Street;
thence N89°30'34"W, 36.90 feet on said north right of way to the east line of lands described in Volume 347 of Deeds, Page 395;
thence S00°27'57"E, 2.00 feet on said east line to the north right of way of Grant Street;
thence N89°30'34"W, 120.60 feet on said north right of way;
thence N83°36'05"W, 262.36 feet on said north right of way to the easterly right of way of Lawrence Drive;
thence N00°26'43"W, 391.27 feet on said easterly right of way to the south line of Lot 2, Volume 12 of Certified Survey Maps, Page 367, Map Number 2641;
thence S89°30'34"E, 237.38 feet on said south line;
thence S22°07'07"E, 1.25 feet on said south line;
thence continuing on said south line 69.55 feet on the arc of a 37.50 foot radius curve to the right, having a long chord that bears S22°07'07"E, 60.00 feet;
thence S89°30'34"E, 120.60 feet on said south line to the east line of said Certified Survey Map;

Attachment: Draft TID #13 Project Plan (5938 : B. TID #13 Review.)

**City of De Pere
TID #13 Project Plan**

thence N00°27'57"W, 845.70 feet on said east line to the easterly line of Lawrence Drive;
 thence N26°11'52"E, 88.69 feet on said easterly right of way;
 thence N35°58'37"E, 195.49 feet on said easterly right of way;
 thence N34°32'07"E, 84.67 feet on said easterly right of way;
 thence N35°58'56"E, 185.17 feet on said easterly right of way;
 thence N41°35'27"E, 482.36 feet on said easterly right of way;
 thence N44°06'28"E, 52.03 feet on said easterly right of way;
 thence N18°31'15"E, 180.20 feet to the northerly right of way of Lawrence Drive, also being on the easterly right of way of Interstate "41";
 thence N35°58'17"E, 166.03 feet on said easterly right of way;
 thence N56°09'37"E, 152.16 feet on said easterly right of way to the southerly right of way of Main Avenue, C.T.H. "G";
 thence N18°53'49"E, 165.94 feet to the northerly right of way of Main Street, being on the easterly right of way of Interstate "41";
 thence N10°41'06"W, 100.00 feet on said easterly right of way;
 thence N27°21'14"E, 245.05 feet on said easterly right of way;
 thence N24°07'57"E, 140.19 feet on said easterly right of way;
 thence N19°36'37"E, 90.59 feet on said easterly right of way;
 thence N26°10'36"E, 353.30 feet on said easterly right of way;
 thence S63°14'18"E, 69.55 feet on said easterly right of way;
 thence N26°10'36"E, 181.96 feet on said easterly right of way;
 thence N64°11'27"E, 587.50 feet on the southerly right of way of Business "I-41";
 thence N86°24'21"E, 193.33 feet on said southerly right of way to the northerly line of Volume 40 of Certified Survey Maps, Page 290, Map Number 6131;
 thence S33°31'48"E, 173.49 feet on said northerly line to the right of way of Tenth Street;
 thence continuing on the right of way of Tenth Street 86.14 feet on the arc of a 65.00 foot radius curve to the right, having a long chord that bears S46°36'22"E, 79.97 feet to the southerly line of said Certified Survey Maps;
 thence S64°15'56"E, 458.51 feet on said southerly line to the easterly line of said Certified Survey Map;
 thence N26°28'55"E, 327.44 feet on said easterly line extended to the centerline of vacated Ash Street;
 thence N64°15'56"W, 289.13 feet on said centerline to the southerly right of way of Business "I-41";
 thence N88°18'41"E, 409.66 feet on said southerly right of way;
 thence continuing on said southerly right of way 652.49 feet on the arc of a 1532.69 foot radius curve to the left, having a long chord that bears N77°35'22"E, 647.57 feet;

Attachment: Draft TID #13 Project Plan (5938 : B. TID #13 Review.)

**City of De Pere
TID #13 Project Plan**

thence S19°44'05"E, 50.00 feet along the westerly right of way of N. Eight Street, S.T.H. "32" to the northerly line of Outlot 1, Volume 42 of Certified Survey Maps, Page 62, Map Number 6316;
 thence N65°12'44"E, 47.19 feet on said northerly line to the easterly line of said Outlot 1;
 thence S18°50'32"E, 37.74 feet on said easterly line to the southerly line of said Outlot 1;
 thence S16°46'15"W, 79.41 feet on said southerly line to the westerly right of way of N. Eight Street;
 thence S19°15'49"E, 82.57 feet on said westerly right of way;
 thence S16°23'11"W, 201.78 feet on said westerly right of way;
 thence S73°46'49"E, 32.39 feet on said westerly right of way;
 thence S18°34'41"W, 206.43 feet on said westerly right of way to the northerly right of way of Ash Street;
 thence N63°33'49"W, 686.31 feet on said northerly right of way extended to the westerly right of way of N Ninth Street;
 thence S26°23'58"W, 685.00 feet on said westerly right of way to the centerline of vacated Elm Street;
 thence N62°58'26"W, 125.00 on said vacated right of way to the easterly line of lands described in Volume 350 of Deeds, Page 226;
 thence S26°23'58"W, 163.53 feet on said easterly line to the southerly line of said lands;
 thence N63°15'15"W, 25.00 feet on the southerly line of said lands;
 thence S26°23'58"W, 200.42 feet on the easterly line of said lands extended to the southerly right of way of vacated Cedar Street;
 thence S63°15'15"E, 150.00 feet on said southerly right of way to the westerly right of way of N. Ninth Street;
 thence S26°23'58"W, 249.29 feet on said westerly right of way;
 thence S26°28'19"W, 400.72 feet on said westerly right of way extended to the southerly right of way of Oak Street extended westerly;
 thence S63°17'56"E, 437.93 feet on said southerly right of way to the east line of the west one-half of Lot 72, Block 34, said De Pere Company's Addition;
 thence S26°25'20"W, 124.82 feet on said east line to the northerly line of Lot 71;
 thence S63°16'25"E, 12.50 feet on said northerly line to the east line of said Lot 71;
 thence S26°25'38"W, 124.82 feet on said east line to the northerly right of way of Main Street, C.T.H. "G";
 thence N63°29'19"W, 91.81 feet on said northerly right of way;
 thence N60°21'23"W, 32.97 feet on said northerly right of way to the westerly line of Lot 79;
 thence N26°20'29"E, 123.47 feet on said westerly line to the southerly line Lot 82;

Attachment: Draft TID #13 Project Plan (5938 : B. TID #13 Review.)

**City of De Pere
TID #13 Project Plan**

thence N63°16'25"W, 325.00 feet on said southerly line extended to the westerly right of way of Main Street;
 thence S26°20'29"W, 83.53 feet on said westerly right of way;
 thence S71°40'40"W, 55.97 feet on said westerly right of way to the northerly right of way of Main Street;
 thence N63°22'49"W, 175.62 feet on said northerly right of way;
 thence N66°15'05"W, 187.33 feet on said northerly right of way to the northerly extension of the westerly line of Volume 51 of Certified Survey Maps, Page 30, Map Number 7449;
 thence S25°58'47"W, 347.42 feet on said westerly line to the southerly line of said Certified Survey Map;
 thence S63°31'13"E, 396.74 feet on said southerly line to the westerly line of South Ninth Street;
 thence S26°08'29"W, 250.00 feet on said westerly right of way;
 thence continuing on said westerly right of way 777.03 feet on the arc of a 1210.00 foot radius curve to the right, having a long chord that bears S44°31'00"W, 763.75 feet to the northerly right of way of Lois Street;
 thence N64°21'44"W, 64.89 feet on said northerly right of way;
 thence continuing on said northerly right of way 154.50 feet on the arc of a 335.00 foot radius curve to the left, having a long chord that bears N51°08'56"W, 153.13 feet;
 thence N64°21'44"W, 80.67 feet on said northerly right of way;
 thence N64°22'57"W, 446.19 feet on said northerly right of way;
 thence N64°24'52"W, 186.56 feet on said northerly right of way;
 thence S25°36'09"W, 70.00 feet to the southerly right of way of Lois Street;
 thence N64°22'57"W, 132.33 feet on said southerly right of way to the west line of Zambrowicz Heights;
 thence S00°22'02"W, 626.36 feet on said west line to southwest corner of Lot 13, said Zambrowicz Heights;
 thence S22°41'48"W, 245.30 feet on said west line to the northerly line of Lot 23;
 thence S71°01'47"E, 125.00 feet on said northerly line to the westerly right of way of South Ninth Street;
 thence continuing on said westerly right of way 127.11 feet on the arc of a 387.23 foot radius curve to the left, having a long chord that bears S09°31'41"W, 126.54 feet;
 thence S00°24'17"W, 333.42 feet on the extension of said westerly right of way to the north line of the Northeast 1/4 of said Section 29;
 thence N89°30'34"W, 36.15 feet on said north line to the POINT OF BEGINNING.

Said described lands contain 116.2 acres of land more or less.

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: June 26, 2017

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: C. Resolution PC17-01, Recommending Adoption of the Project Plan for the creation of Tax Increment Financing District #13.

ATTACHMENTS:

- ResoPC17-01 (PDF)

PLAN COMMISSION
RESOLUTION #PC 17-01

RECOMMENDING ADOPTION OF THE PROPOSED BOUNDARIES OF TAX
INCREMENTAL FINANCING DISTRICT #13 AND THE ADOPTION OF THE
TAX INCREMENTAL FINANCING DISTRICT NUMBER 13 PROJECT PLAN

WHEREAS, the proposed project plan for Tax Incremental Financing District Number 13 (TID #13) was filed with the City Clerk-Treasurer on June 12, 2017 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing was scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on June 26, 2017, affording interested parties a reasonable opportunity to express their views on the boundaries of the District and proposed project plan as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 2 publication in the City's official newspaper on June 12, 2017 and June 19, 2017; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of a Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on June 19, 2017; and

WHEREAS, at the above-referenced public hearing scheduled at the City Hall Council Chambers on June 26, 2017 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the plan for said District and the boundaries thereof and determined that the proposed TID #13 as proposed in the project plan and the boundaries of such District are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the private

development activities projected would not otherwise occur without tax incremental financing in that part of the City.

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

The Plan Commission of the City of De Pere hereby recommends the designation of the District boundaries for Tax Incremental Financing District Number 13, City of De Pere, as those boundaries which are set forth in the project plan for such District, a copy of which is annexed hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission of the City of De Pere hereby adopts the project plan or Tax Incremental Financing District Number 13, City of De Pere, as prepared and presented by Robert W. Baird & Co. and City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 26th day of June, 2017.

APPROVED:

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes:_____

Nays:_____

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

MEETING DATE: June 26, 2017

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by GRAEF.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 2275 American BLVD (DOCX)
- Application Form (PDF)
- Site Plan - Summary Preliminary - 12 Jun 2017 (PDF)
- Site Plan - Preliminary - 12 Jun 2017 (PDF)

- Item 4: Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by GRAEF.

SITE MAP



REQUESTED ACTION:	Site Plan approval.
	Building addition at southwest end of building.
COMMON DESCRIPTION:	2275 American Boulevard, located southeast from the American Boulevard and Biotech Way intersection.
PARCEL NUMBERS:	WD-L492-B-2
EXISTING ZONING:	I-B-2 (Industrial Business-2 District)
PROPOSED ZONING:	None.
SURROUNDING LAND USES:	Industrial and vacant to the north. De Pere Dog Park to the northeast. Vacant to the south, east and west.
COMPREHENSIVE PLAN:	Business park to north south, east, and west.

APPLICANT / OWNER

Kendra Hansen, Design Engineer
Authorized Representative
GRAEF
1150 Springhurst DR
Green Bay, WI 54304

Tom Vogel, Engineering Manager
Green Bay Packaging INC
PO BOX 19017
Green Bay, WI 54307

SITE HISTORY:

The existing facility is used for folding carton manufacturing and storage. In 2016, Green Bay Packaging purchased approximately 21 acres of land south of the existing facility from the City. In March, 2017 Plan Commission reviewed a proposed 30,000 square foot addition, with loading dock, at the northeast end of the building that included an expanded 35 stall parking lot.

The current proposal is a new 39,280 square foot addition that includes a revised driveway connection to American Boulevard and storm water management, all located at the southwest end of the existing building. The addition includes two loading docks and a bay door. Neither the loading dock area, nor the bay door directly face the right-of-way.

STAFF REVIEW

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

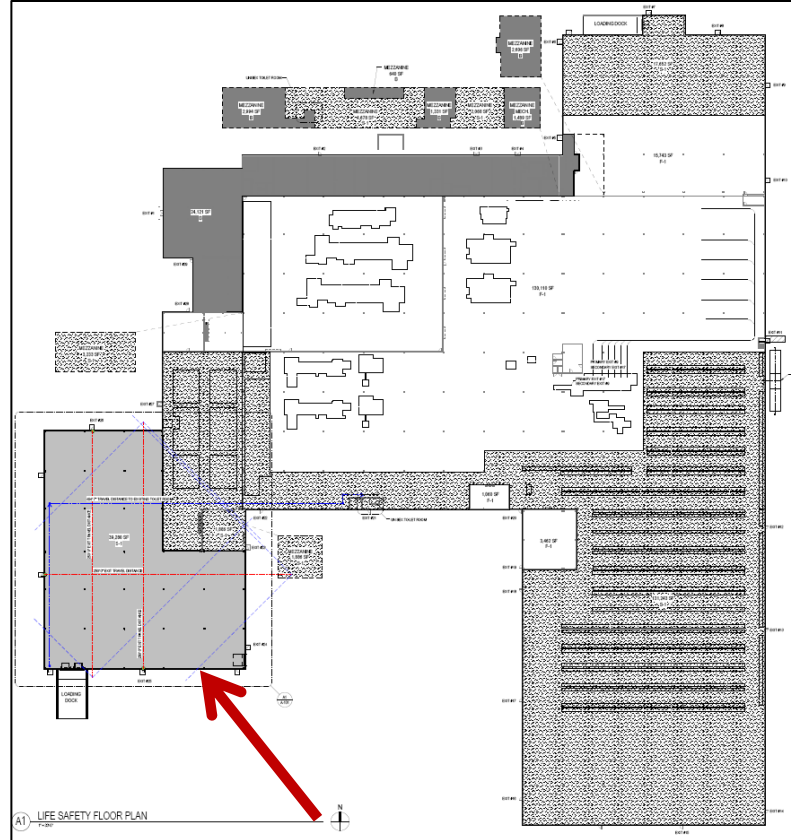
The site plan proposes a building addition, pavement for trucks, and storm water management. The site plan appears to be missing a landscaping plan.

The exterior addition is proposed to be constructed of precast concrete panels with an aggregate finish that matches the existing building. There is no new proposed parking lot for the building addition, however parking is sufficient on the site.

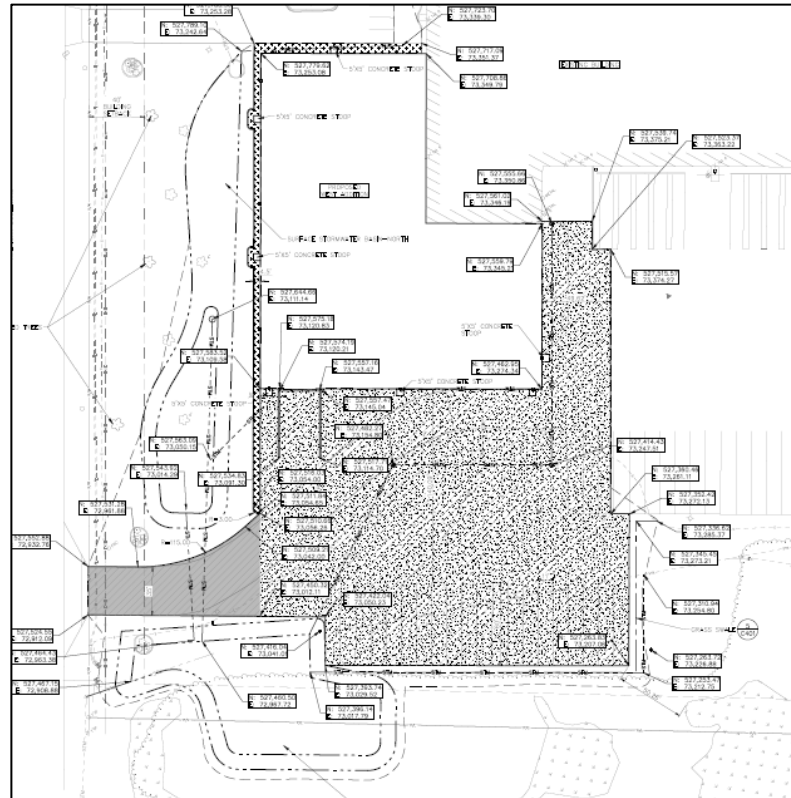
A previous site plan added 35 new stalls to the site when only 10 new stalls were required. The new addition will not add new parking stalls, but one to two parking stalls are required. The 35 new stalls from the previous site plan will accommodate needed parking stalls for both site plan additions with 23 extra stalls remaining. If, in the future, there is a parking shortage, the City will reserve the right to require Green Bay Packaging to add additional on-site parking stalls as there is sufficient onsite space to add more stalls.

The site plan includes a new 35-foot wide drive lane that connects to American Boulevard. The drive connects to the right-of-way at the same location as the existing drive.

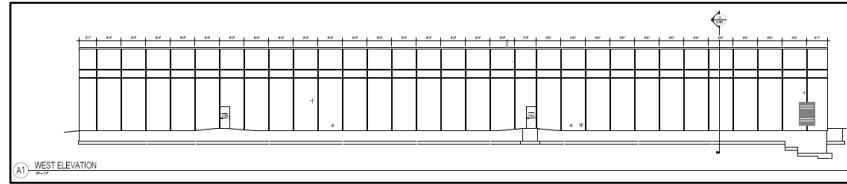
Existing Building Footprint with New Addition



Building Addition and Modified Pavement, Driveway, and Storm Ponds



West Building Addition Façade (view from American Boulevard)



The following staff comments are conditions that need to be met, per City staff review.

STAFF COMMENTS:

Engineering:

1. Need to show appropriate boundaries of the property with dimensions.
2. The southern surface storm water basin crosses the property line. The City understands that Green Bay Packaging owns both properties. If both properties cease to remain in the same ownership, the property line that divides the southern surface water basin Green Bay Packaging will need to define the shared ownership of the basin.
3. Page C-200 needs to show 4-inch striping (typical)
4. What's happening to the electrical service that is shown to be abandoned on sheet C-101? To be reconnected and reused? Any work in City right-of-way will require excavation permit. Please call City of De Pere Engineering at 920-339-4061 for permitting needs. City requires 24 hour notice prior to construction.
5. The owner must establish a new storm water maintenance agreement for the proposed basins.

Fire:

1. Contact the fire chief for site plan comments prior to obtaining permits.

Forestry:

1. No landscape plan found.

Health:

1. None.

Building & Planning:

1. The site has 35 staff parking stalls created from the previous site plan. The previous site plan used 10 of the stalls. The current site plan will require 1-2 stalls, leaving a surplus of 23 stalls. If, in the future, there is a parking shortage, the City will reserve the right to require Green Bay Packaging to add additional on-site parking stalls as there is sufficient onsite space to add more stalls.
2. With the entire building and addition, identify the required number of parking stalls for staff and visitors. Also identify the existing number of stalls.
3. Provide a landscaping plan graphic as none is clearly identified in the site plan. Per 14-60(10)(e)(6), Demonstrate that at least 25% of the site remains open space. And that there is one tree per 10,000 square feet of lot area (30% of the trees must be deciduous hardwood). There are plans that show relocated trees, but there are not species or counts listed.
4. Add the total area of the proposed new addition to the Site Plan Layout page.

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a building addition, which includes a storm water management plan, subject to the conditions listed in the 'Staff Comments' section of this report.

CITY RECEIVED
JUN 12 2017
PLANNING DEPT.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 123066
		Date: 6-12-13

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) GRAEF	Authorized Representative Kendra Hansen	Title Design Engineer	
Mailing Address 1150 Springhurst Dr, Suite 201	City Green Bay	State WI	ZIP Code 54304
Email Address kendra.hansen@graef-usa.com	Phone Number (incl. area code) (920)405-3826	Fax Number (incl. area code) (920)592-9445	

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

Name (Ind. Org. or Entity) Green Bay Packaging, Inc.	Contact Person Tom Vogel	Title Engineering Manager	
Mailing Address P.O. Box 19017	City Green Bay	State WI	ZIP Code 54307
Email Address tvogel@gbp.com	Phone Number (incl. area code) (920)498-4044	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2275 2475 American Boulevard	Parcel No. WD-L492-B-2
--	---------------------------

SECTION 4: Project Information

Existing Zoning:	I-B-2		
Present Use of Parcel:	Folding Carton Manufacture and Storage		
Proposed Use of Parcel:	Folding Carton Manufacture and Storage		
Estimated Start Date:		Estimated Completion Date:	

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Tom Vogel <i>Brad T. Tilkens</i>	Title Engineering Manager <i>UPGm</i>	Phone Number (920)498-4044 <i>920-498-4052</i>
Signature of Applicant <i>Brad Tilkens</i>		Date Signed <i>6-1-17</i>

TO BE COMPLETED BY CITY STAFF

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



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MEMORANDUM

TO: Peter Schleinz – City Planner

FROM: Kendra Hansen, P.E.

DATE: June 8, 2017

SUBJECT: Green Bay Packaging West Expansion
Site Plan Review

Green Bay Packaging is proposing to construct an expansion to the folding carton division at 2275 American Boulevard. The new addition will contain approximately 39,280 s.f. of floor area. The overall addition height will be 26'-0" above adjacent grade. The municipal zoning code was evaluated for the site to determine applicability and requirements. This parcel is zoned I-B-2. Following is a summary of the evaluation for the site.

Stormwater Management Evaluation (Municipal Code Ch. 28)

The proposed project will construct a new building expansion over a portion of the existing parking lot and an area composed of a mixture of pavement and turf. Work on the site will disturb approximately 153,300 square feet (3.52 acres) of area for building, parking and utility construction.

Erosion controls will be implemented prior to the start of construction and maintained throughout the duration of the work. Erosion control methods proposed will follow the WDNR Technical Standards.

Based on the area of disturbance, this site is required to quantify stormwater quality and quantity. The development will utilize a regional detention pond to provide necessary quantity and quality controls for the development. On-site surface detention will be used to discharge runoff at a rate at or below the 5-year storm to the adjacent City storm sewer system. A stormwater management plan detailing the system sizing has been included with the submittal package.

Parking Evaluation

The proposed project will expand space designated for production of folding cartons at the existing facility. The addition will add 1 new staff position at this location. As part of the previous facility expansion currently under construction (approved May 1, 2017), the north parking lot will be expanded to add 35 new stalls. The staff increase resulting from that addition was only 10. The extra spaces in the north parking lot will be more than adequate to serve the new staff for both additions.



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In addition, the existing driveway along American Boulevard will be reconstructed up to the right-of-way line as part of the new work. The existing driveway apron will remain. The driveway width at the property line will be 35'.

Setbacks

The proposed addition is located along the east property line adjacent to American Boulevard. The facility expansion meets all setback requirements.

Signs

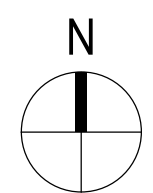
No new signs are proposed as part of the work.

KAH:kah

F:\Revit\2017\GB - Packaging\20172008_01_A17.rvt
6/6/2017 4:30:24 PM
Patched Pkgs 55

A1 LIFE SAFETY FLOOR PLAN

1" = 30'-0"



Attachment: Site Plan - Preliminary - 12 Jun 2017 (5967 : Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 Ame)

BUILDING CODE DATA:	
APPLICABLE CODE RESOURCE: WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2009 IBC)	
PRIMARY OCCUPANCY: GROUP: FACTORY	F-1
SECONDARY OCCUPANCIES: GROUP: STORAGE (WAREHOUSE) GROUP: BUSINESS	S-1 B
SEPARATION OF OCCUPANCIES REQUIRED: X NO YES	
CLASSIFICATION OF CONSTRUCTION:	II-B
FIRE RESISTIVE RATINGS: STRUCTURE: EXTERIOR BEARING WALLS: INTERIOR BEARING WALLS: INTERIOR NON-BEARING WALLS: ROOF CONSTRUCTION:	0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR
SPRINKLER SYSTEM:	NFPA 13 ESFR HEADS
NUMBER OF STORIES:	4 (SEE NOTES)
ALLOWABLE BUILDING HEIGHT:	55'-0"
ACTUAL BUILDING HEIGHT:	26'-0"
ALLOWABLE NUMBER OF STORIES:	4
ACTUAL NUMBER OF STORIES:	1
EXITS REQUIRED:	14 (MINIMUM)
EXITS PROVIDED:	33
ALLOWABLE BUILDING AREA/STORY:	UNLIMITED
ACTUAL BUILDING AREA/STORY:	1 STORY
FIRE WALL(S) REQUIRED: X NO YES	
FIRE BARRIER(S) REQUIRED: X NO YES	
SHAFT ENCLOSURE(S) REQUIRED: X NO YES	
NUMBER OF OCCUPANTS: EXISTING (TAKEN FROM 2013 CODE ANALYSIS)	
OCCUPANCY GROSS AREA SQ. FT. / RATIO OCCUPANTS	
F-1 150,375 SF 100/SF 1,504	
S-1 162,646 SF 500/SF 326	
B 33,181 SF 100/SF 332	
ADDITION	
S-1 39,280 SF 500/SF 79	
TOTAL 2,241 PERSONS	
MAXIMUM EXITING DISTANCE ALLOWED: GROUP: F-1 AND S-1 GROUP: B	250' 300'
AGGREGATE EXIT WIDTH REQUIRED: 2,241 OCCUPANTS x 2" = 448.2"	
AGGREGATE EXIT WIDTH PROVIDED: 23 Existing Egress Doors x 34" = 1,122"	
SANITARY REQUIREMENTS: PLUMBING FIXTURES REQUIRED: (2,241 OCCUPANTS)	
FACTORY F-1	
MEN: WATERCLOSETS 7.52 LAVATORIES 7.52	WOMEN: WATERCLOSETS 7.52 LAVATORIES 7.52
STORAGE S-1	
MEN: WATERCLOSETS 1.63 LAVATORIES 1.63	WOMEN: WATERCLOSETS 1.63 LAVATORIES 1.63
BUSINESS B	
MEN: WATERCLOSETS 4.32 LAVATORIES 3.08	WOMEN: WATERCLOSETS 4.32 LAVATORIES 3.08
TOTAL	
MEN: WATERCLOSETS 14 LAVATORIES 13	WOMEN: WATERCLOSETS 14 LAVATORIES 13
DRINKING FOUNTAINS 4	SERVICE SINKS 3
EXISTING PLUMBING FIXTURES PROVIDED:	
MEN: WATERCLOSETS 6 URINALS 8 SHOWERS 1	WOMEN: WATERCLOSETS 9 LAVATORIES 8 SHOWERS 1
DRINKING FOUNTAINS 4	SERVICE SINKS 3
PLUMBING FIXTURES REQUIRED BASED ON ACTUAL OCCUPANCY AND MOST RESTRICTIVE USE (BUSINESS); SEE NOTE BELOW	
MEN: WATERCLOSETS 3 LAVATORIES 2	WOMEN: WATERCLOSETS 3 LAVATORIES 2
NOTES:	
• FIRE DEPARTMENT ACCESS 100' INTERVALS AT S-1 FACING ACCESS ROAD REQUIRED.	
• NUMBER OF STORIES AS PREVIOUSLY SUBMITTED	
• 30 EXISTING EXIT DOORS AS PREVIOUSLY SUBMITTED WITH 3 NEW EXIT DOORS	
TWO EXISTING UNISEX TOILET ROOMS HAVE BEEN INCLUDED IN THE WOMEN'S PLUMBING FIXTURE COUNT ONLY.	
THE CALCULATED OCCUPANCY OF THE BUILDING IS 2,241 PERSONS. THE HISTORICAL ACTUAL OCCUPANCY OF THE BUILDING IS BASED ON THE TWO BUSIEST SHIFTS OF FIRST AND THIRD SHIFTS. THE FIRST SHIFT OCCUPANCY IS 66 PERSONS AND THE THIRD SHIFT OCCUPANCY IS 41 PERSONS. IF ALL OCCUPANTS ARE PRESENT AT SHIFT CHANGE OVER, THE BUILDING'S OCCUPANCY IS 107 TOTAL PERSONS. THE FIXTURES REQUIRED ON ACTUAL OCCUPANCY IS BASED ON THIS COUNT. IN ADDITION, THE ENTIRE BUILDING OCCUPANCY IS CALCULATED ON THE MOST RESTRICTIVE PLUMBING FIXTURE REQUIREMENTS OF THE BUSINESS OCCUPANCY. COMPARE THE ACTUAL OCCUPANCY REQUIREMENTS WITH THE PLUMBING FIXTURES PROVIDED SHOWS APPROXIMATELY 3 TIMES THE PLUMBING FIXTURES ARE PROVIDED THAN WOULD BE REQUIRED FOR THE ACTUAL OCCUPANCY. THE OWNER WILL PROVIDE A WRITTEN CORRESPONDENCE DOCUMENTING THE HISTORICAL SHIFT OCCUPANCY.	

LIFE SAFETY PLAN LEGEND:

- AREA OF CONSTRUCTION
- EXITING STARTING LOCATION
- EXITING PATH

EXISTING OCCUPANCY AREA TOTALS:

15,743 SF
130,110 SF
1,060 SF
3,462 SF

F-1 150,375 SF TOTAL

4,678 SF
2,068 SF
17,652 SF
3,233 SF
1,886 SF
1,886 SF
131,243 SF

S-1 162,646 SF TOTAL

2,994 SF
640 SF
1,331 SF
1,489 SF
2,068 SF
24,121 SF

B 33,181 SF TOTAL

NEW AREA TOTALS:

S-1 39,280 SF TOTAL

EXISTING & NEW BUILDING TOTALS:

F-1 150,375 SF TOTAL
S-1 201,926 SF TOTAL
B 33,181 SF TOTAL

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CLIENT:

GREEN BAY PACKAGING



GREEN BAY
PACKAGING



PROJECT TITLE:

ROLL STORAGE ADDITION

2275 AMERICAN BLVD
DE PERE, WI 54115

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2017-2008.01

DATE: 06-09-2017

DRAWN BY: JDJ

CHECKED BY: TE

APPROVED BY: WPT

SCALE: AS NOTED

SHEET TITLE:

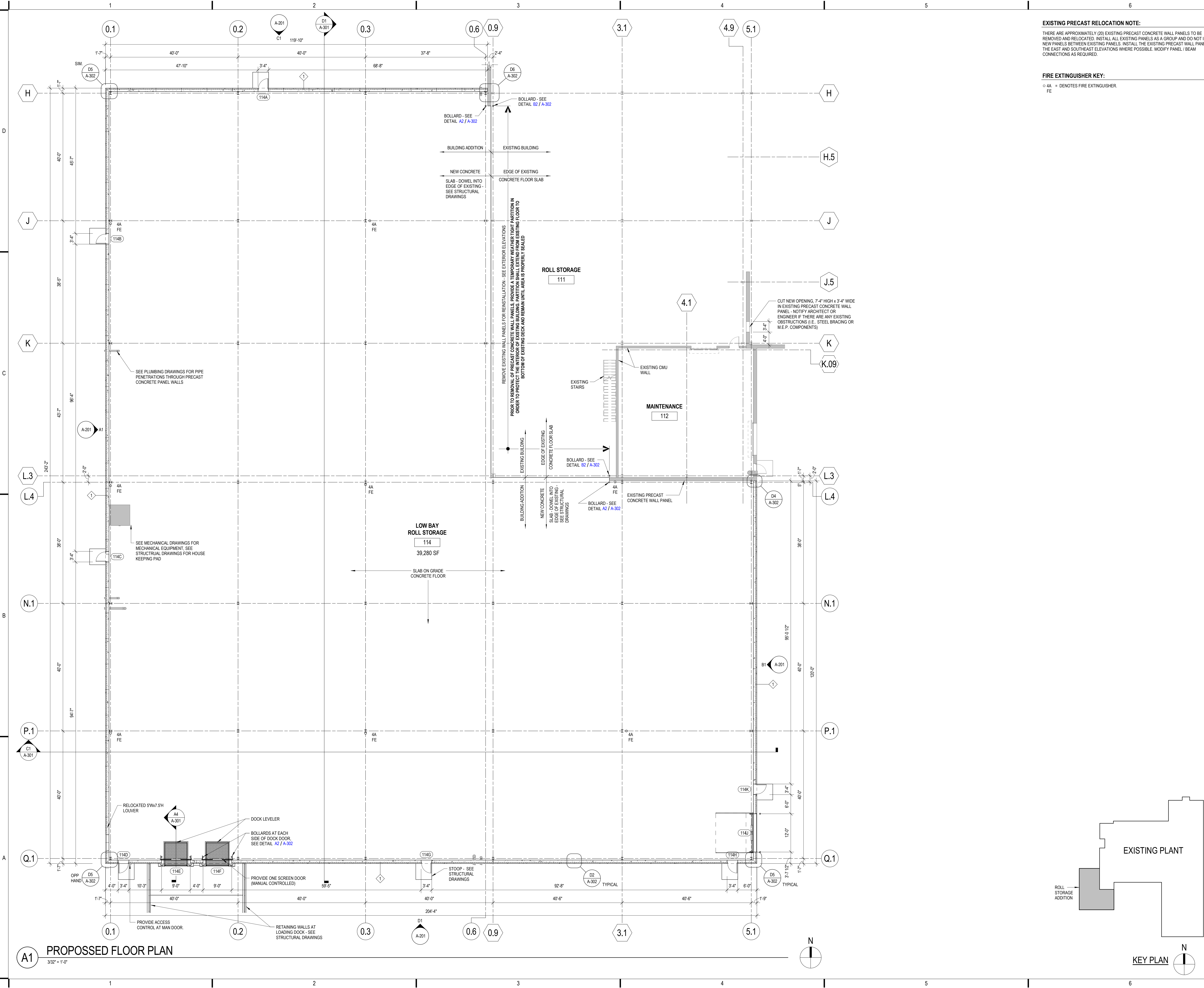
OVERALL PLAN

SHEET NUMBER:

A-002

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Patched File 56

Attachment: Site Plan - Preliminary - 12 Jun 2017 (5967 : Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 Ame)



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PACKAGING**

**CD
SMITH
CONSTRUCTION SERVICES**

PROJECT TITLE:
ROLL STORAGE ADDITION

2275 AMERICAN BLVD
DE PERE, WI 54115

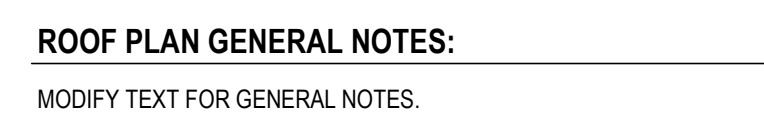
ISSUE:

PROJECT INFORMATION:
PROJECT NUMBER: 2017-2008.01
DATE: 06-09-2017
DRAWN BY: JDJ
CHECKED BY: TE
APPROVED BY: WPT
SCALE: AS NOTED

SHEET TITLE:
PROPOSED FLOOR PLAN

SHEET NUMBER:

A-101



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2275 AMERICAN BLVD
DE PERE, WI 54115

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2017-2008.01

DATE: 06-09-2017

DRAWN BY: JDJ

CHECKED BY: TE

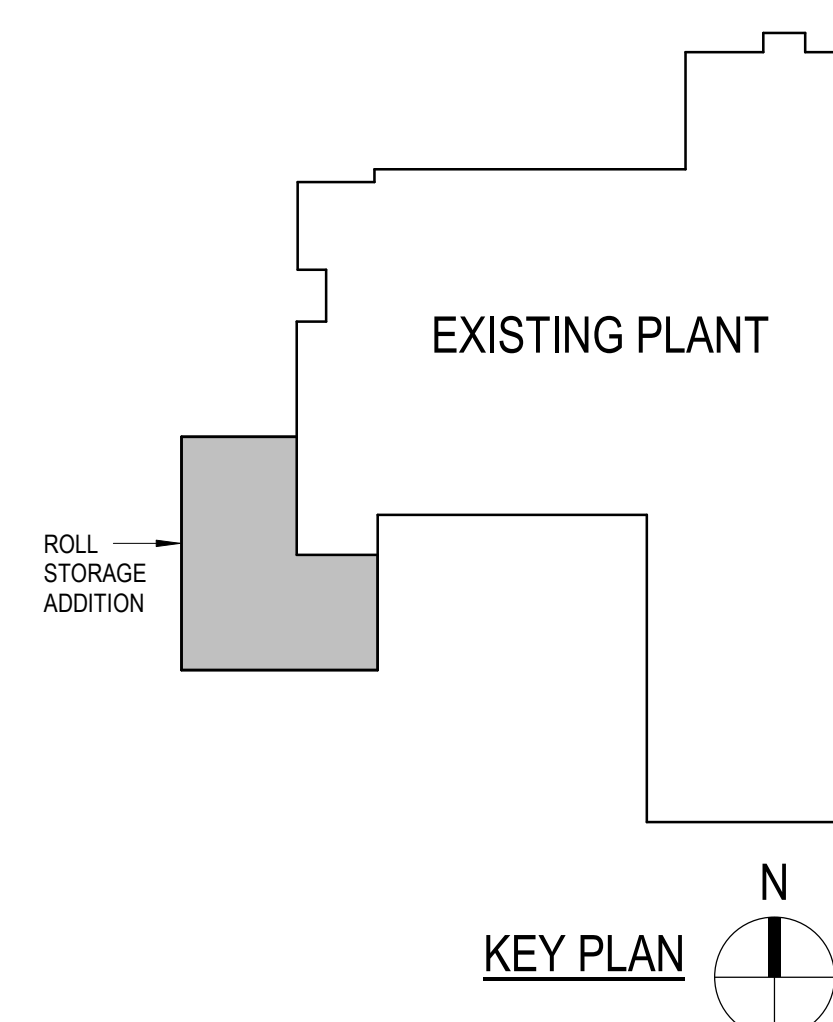
APPROVED BY: WPT

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A-103



KEY PLAN

Attachment: Site Plan - Preliminary - 12 Jun 2017 (5967 : Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 Ame)

Packet 1
F:\Revit\2017\GB - Packaging\20172008_01_A17.rvt
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D1 SOUTH ELEVATION

1/8" = 1'-0"

C1 NORTH ELEVATION

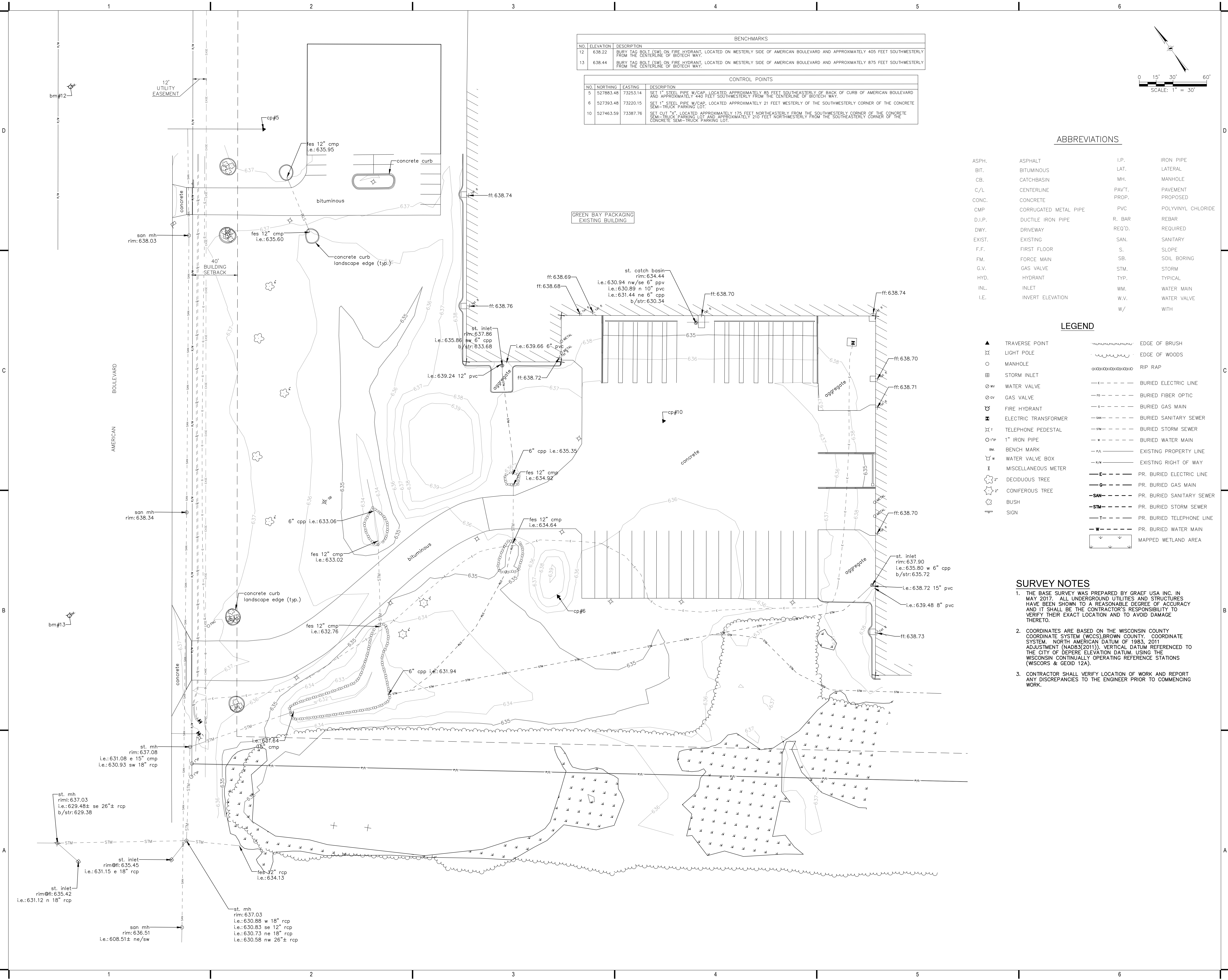
1/8" = 1'-0"

B1 EAST ELEVATION

1/8" = 1'-0"

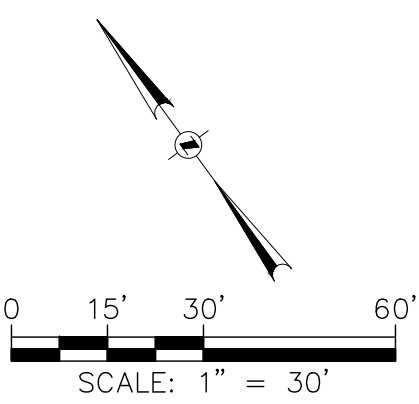
A1 WEST ELEVATION

1/8" = 1'-0"



BENCHMARKS		
NO.	ELEVATION	DESCRIPTION
12	638.22	BURY IAG BOLT (SW) ON FIRE HYDRANT, LOCATED ON WESTERLY SIDE OF AMERICAN BOULEVARD AND APPROXIMATELY 405 FEET SOUTHWESTERLY FROM THE CENTERLINE OF BIOTECH WAY.
13	638.44	BURY IAG BOLT (SW) ON FIRE HYDRANT, LOCATED ON WESTERLY SIDE OF AMERICAN BOULEVARD AND APPROXIMATELY 875 FEET SOUTHWESTERLY FROM THE CENTERLINE OF BIOTECH WAY.

CONTROL POINTS		
NO.	NORTHING	EASTING
5	527883.48	73253.14
6	527393.48	73220.15
10	527463.59	73387.76



ABBREVIATIONS

ASPH.	ASPHALT	I.P.	IRON PIPE
BIT.	BITUMINOUS	LAT.	LATERAL
CB.	CATCHBASIN	MH.	MANHOLE
C/L	CENTERLINE	PAV'T.	PAVEMENT
CONC.	CONCRETE	PROP.	PROPOSED
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
D.I.P.	DUCTILE IRON PIPE	R. BAR	REBAR
DWY.	DRIVEWAY	REQ'D.	REQUIRED
EXIST.	EXISTING	SAN.	SANITARY
F.F.	FIRST FLOOR	S.	SLOPE
FM.	FORCE MAIN	SB.	SOIL BORING
G.V.	GAS VALVE	STM.	STORM
HYD.	HYDRANT	TYP.	TYPICAL
INL.	INLET	WM.	WATER MAIN
I.E.	INVERT ELEVATION	W.V.	WATER VALVE
		W/	WITH

LEGEND

▲	TRAVERSE POINT	~~~~~	EDGE OF BRUSH
⊗	LIGHT POLE	~~~~~	EDGE OF WOODS
○	MANHOLE	~~~~~	RIP RAP
⊕	STORM INLET	---	BURIED ELECTRIC LINE
⊗ w	WATER VALVE	---	BURIED FIBER OPTIC
⊗ v	GAS VALVE	---	BURIED GAS MAIN
⊗	FIRE HYDRANT	---	BURIED SANITARY SEWER
⊗	ELECTRIC TRANSFORMER	---	BURIED STORM SEWER
⊗ t	TELEPHONE PEDESTAL	---	BURIED WATER MAIN
⊗ 1" p	1" IRON PIPE	---	EXISTING PROPERTY LINE
BM	BENCH MARK	---	EXISTING RIGHT OF WAY
⊗ w	WATER VALVE BOX	---	PR. BURIED ELECTRIC LINE
⊗	MISCELLANEOUS METER	---	PR. BURIED GAS MAIN
⊗ 2"	DECIDUOUS TREE	---SAN---	PR. BURIED SANITARY SEWER
⊗ 2"	CONIFEROUS TREE	---STM---	PR. BURIED STORM SEWER
⊗	BUSH	---	PR. BURIED TELEPHONE LINE
⊗	SIGN	---	PR. BURIED WATER MAIN
		~~~~~	MAPPED WETLAND AREA

SURVEY NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF USA INC. IN MAY, 2017. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS),BROWN COUNTY. COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). VERTICAL DATUM REFERENCED TO THE CITY OF DEPERE ELEVATION DATUM, USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOD 12A).
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

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GREEN BAY PACKAGING



PROJECT TITLE:  
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2275 AMERICAN BLVD  
DE PERE, WI 54115

ISSUE:

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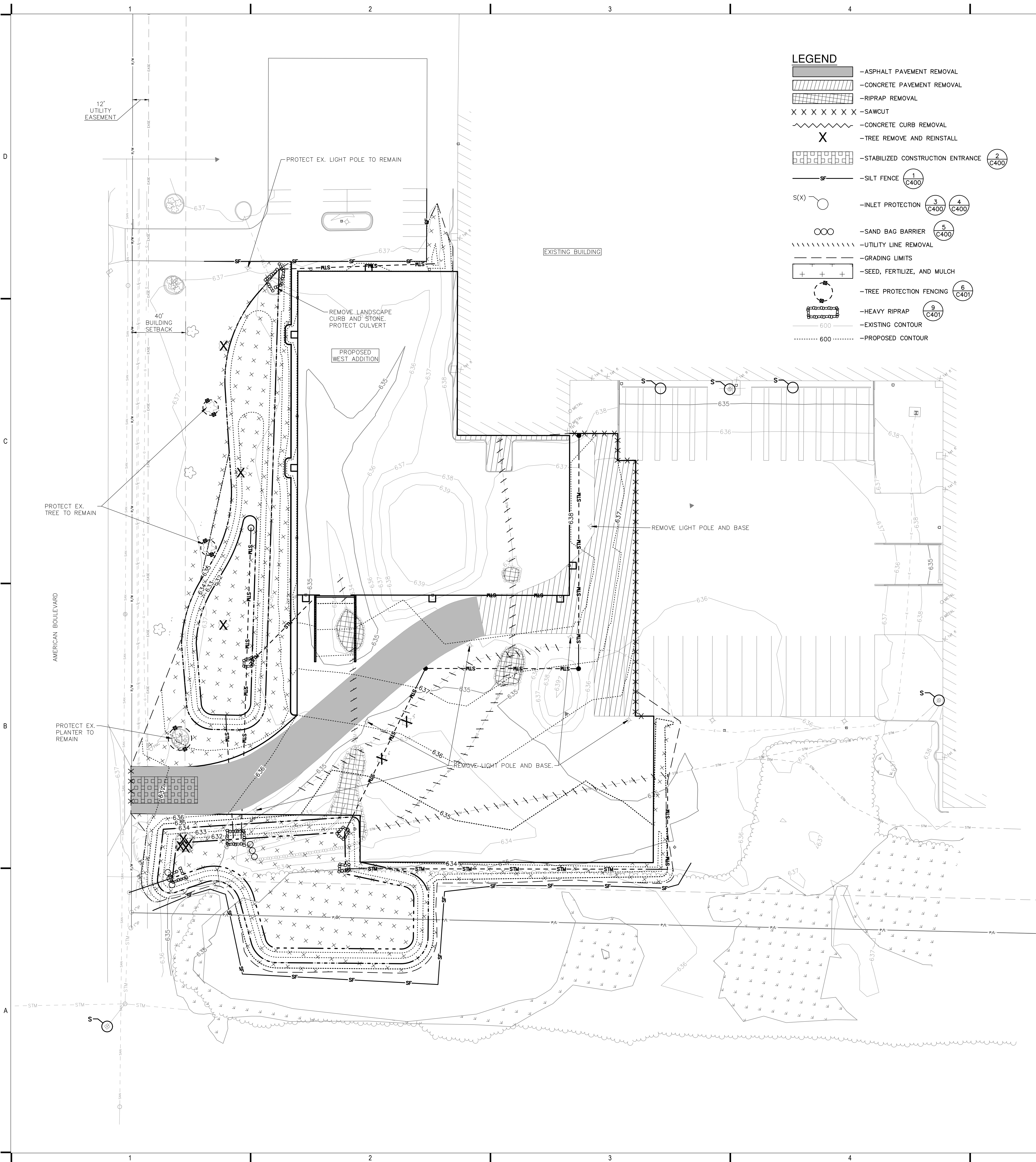
PROJECT INFORMATION:  
PROJECT NUMBER: 2017-2008.01  
DATE: 06-09-2017  
DRAWN BY: CEP  
CHECKED BY: KAH  
APPROVED BY: KAH  
SCALE: 1"=30'

SHEET TITLE:  
TOPOGRAPHIC SURVEY

SHEET NUMBER:

**C-100**





- LEGEND**
- ASPHALT PAVEMENT REMOVAL
  - CONCRETE PAVEMENT REMOVAL
  - RIPRAP REMOVAL
  - X X X X X X X - SAWCUT
  - CONCRETE CURB REMOVAL
  - X - TREE REMOVE AND REINSTALL
  - STABILIZED CONSTRUCTION ENTRANCE (2 C400)
  - SF - SILT FENCE (1 C400)
  - S(X) - INLET PROTECTION (3 C400, 4 C400)
  - OO - SAND BAG BARRIER (5 C400)
  - UTILITY LINE REMOVAL
  - GRADING LIMITS
  - + + + - SEED, FERTILIZE, AND MULCH
  - TREE PROTECTION FENCING (6 C401)
  - HEAVY RIPRAP (9 C401)
  - 600 - EXISTING CONTOUR
  - ..... 600 ..... - PROPOSED CONTOUR

**GENERAL NOTES**

1. THE BASE SURVEY WAS PREPARED BY GRAEF USA INC. IN MAY 2017. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL OBTAIN CITY OF DE PERE EXCAVATION PERMIT PRIOR TO BEGINNING WORK WITHIN THE RIGHT-OF-WAY. CONTACT 920-339-4060 FOR PERMITTING NEEDS. CONTRACTOR MUST CONTACT CITY OF DE PERE STAFF TO SCHEDULE A START DATE FOR WORK WITHIN THE RIGHT-OF-WAY.
5. UTILIZE DETENTION AREAS FOR SEDIMENT TRAPS DURING CONSTRUCTION. APPLY POLYMERS AS OUTLINED IN SPECIFICATIONS. REMOVE AND DISPOSE OF SEDIMENT PRIOR TO FINAL STABILIZATION OF DETENTION AREAS.

**REMOVAL NOTES**

1. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AND DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LINES NOTED FOR ABANDONMENT OR REMOVAL. EXISTING UTILITIES THAT ARE TO BE ABANDONED OR REMOVED SHALL BE RESPECTIVELY ABANDONED OR REMOVED TO THE LOCATIONS INDICATED ON THIS PLAN. ALL UTILITY STRUCTURES LOCATED ALONG REMOVED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
3. ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
4. CONCRETE CURB AND GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE REMOVED AT THE NEAREST JOINT.
5. ITEMS SCHEDULED FOR REMOVAL AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR SECURING THE JOB SITE TO PROTECT THE PUBLIC.
7. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS APPLICABLE TO DEMOLITION WORK INCLUDING BUT NOT LIMITED TO EROSION CONTROL, AIR POLLUTION, NOISE POLLUTION, AND WASTE DISPOSAL.
8. CONTRACTOR SHALL REPLACE PAVEMENT, CURB AND GUTTER, TREES, LAWN AREA, ANY ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEM THAT WAS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES AS DEEMED BY OWNERS REPRESENTATIVE THAT WAS NOT CALLED OUT FOR REMOVAL OR REPLACEMENT. CONTRACTOR SHALL REPLACE/REPAIR DAMAGED ITEM TO THE SATISFACTION OF OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
9. TREE PROTECTION FENCING LOCATIONS SHOWN ARE APPROXIMATE. ALL EXISTING TREES OUTSIDE OF GRADING LIMITS ARE INTENDED TO REMAIN. FINAL LOCATIONS OF FENCING SHALL BE DETERMINED IN THE FIELD AND AS IDENTIFIED ON CONSTRUCTION DETAILS. ADDITIONAL FENCING MAY BE REQUIRED. COORDINATE WITH OWNER'S REPRESENTATIVE. TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
10. SALVAGE ALL TREES AND SHRUBS, REMOVE AND REINSTALL AS SHOWN ON C200 OR TO PARCEL FRONTAGE ON AMERICAN BLVD. LANDSCAPE CONTRACTOR TO PROVIDE REINSTALLATION LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO REMOVING TREES/SHRUBS.

**EROSION CONTROL NOTES**

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF DEPERE, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
8. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
9. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF DEPERE OF ANY NEW STOCKPILE LOCATIONS.
10. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
11. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDING AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
16. OBTAIN PERMISSION IN WRITING FROM THE CITY OF DEPERE ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN. NOTIFY WDNR AT LEAST FIVE WORKING DAYS PRIOR TO IMPLEMENTING CHANGES TO THE EROSION CONTROL PLAN.
17. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE..

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PROJECT TITLE:  
FOLDING CARTON WEST ADDITION

2275 AMERICAN BLVD  
DE PERE, WI 54115

ISSUE:

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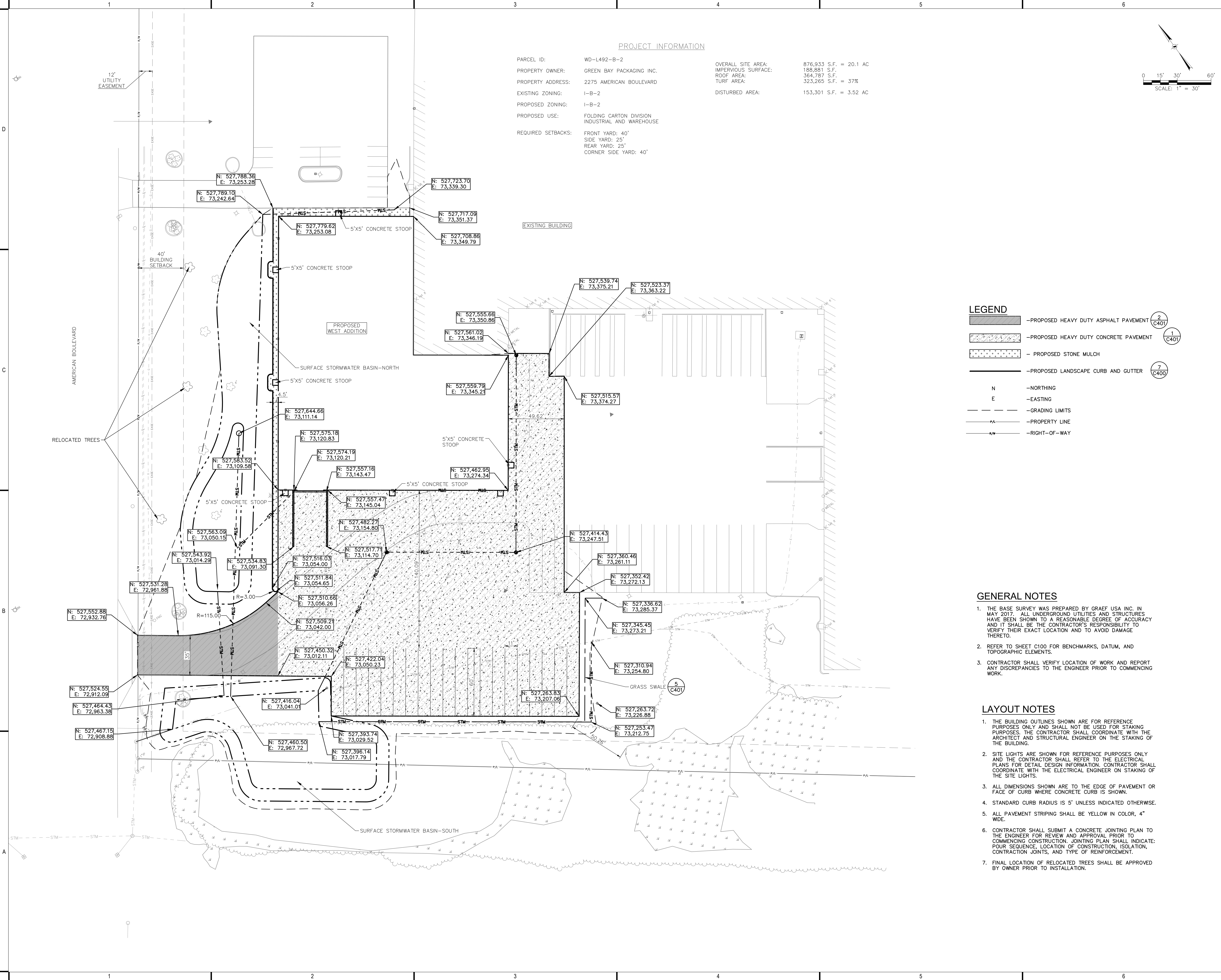
PROJECT INFORMATION:  
PROJECT NUMBER: 2017-2008.01  
DATE: 06-09-2017  
DRAWN BY: CEP  
CHECKED BY: KAH  
APPROVED BY: KAH  
SCALE: 1"=30'

SHEET TITLE:  
SITE DEMOLITION AND  
EROSION CONTROL PLAN

SHEET NUMBER:

**C-101**





PROJECT INFORMATION

PARCEL ID:	WD-L492-B-2	OVERALL SITE AREA:	876,933 S.F. = 20.1 AC
PROPERTY OWNER:	GREEN BAY PACKAGING INC.	IMPERVIOUS SURFACE:	188,881 S.F.
PROPERTY ADDRESS:	2275 AMERICAN BOULEVARD	ROOF AREA:	364,787 S.F.
EXISTING ZONING:	I-B-2	TURF AREA:	323,265 S.F. = 37%
PROPOSED ZONING:	I-B-2	DISTURBED AREA:	153,301 S.F. = 3.52 AC
PROPOSED USE:	FOLDING CARTON DIVISION INDUSTRIAL AND WAREHOUSE		
REQUIRED SETBACKS:	FRONT YARD: 40' SIDE YARD: 25' REAR YARD: 25' CORNER SIDE YARD: 40'		

LEGEND

	-PROPOSED HEAVY DUTY ASPHALT PAVEMENT (2 C401)
	-PROPOSED HEAVY DUTY CONCRETE PAVEMENT (1 C401)
	- PROPOSED STONE MULCH
	-PROPOSED LANDSCAPE CURB AND GUTTER (7 C400)
N	-NORTHING
E	-EASTING
	-GRADING LIMITS
	-PROPERTY LINE
	-RIGHT-OF-WAY

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF USA INC. IN MAY 2017. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR DETAIL DESIGN INFORMATION. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER ON STAKING OF THE SITE LIGHTS.
3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 5' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE YELLOW IN COLOR, 4" WIDE.
6. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.
7. FINAL LOCATION OF RELOCATED TREES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

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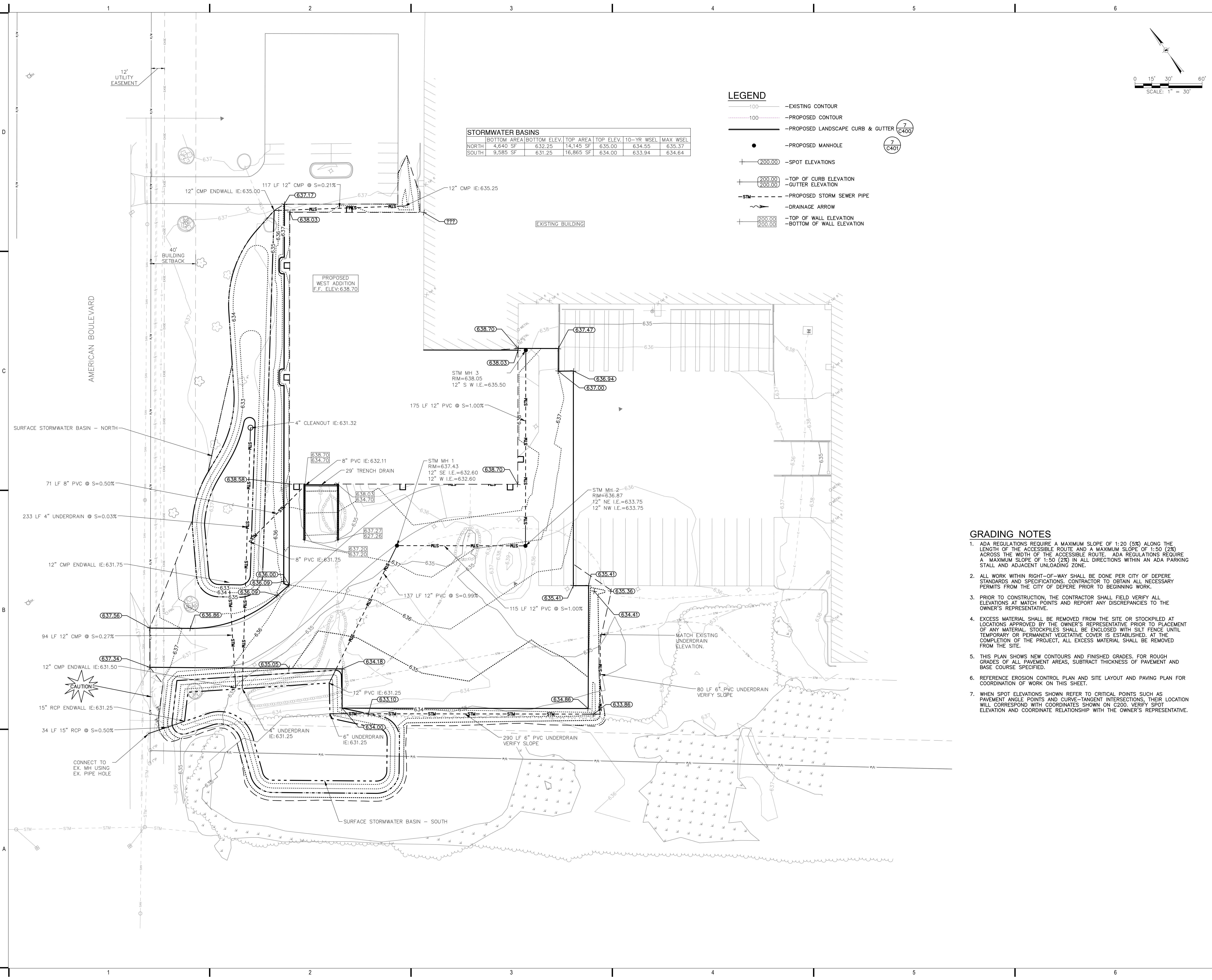
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SITE LAYOUT AND PAVING PLAN

SHEET NUMBER:

**C-200**





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DRAWN BY: CEP

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APPROVED BY: KAH

SCALE: 1"=30'

SHEET TITLE:

SITE GRADING AND  
DRAINAGE PLAN

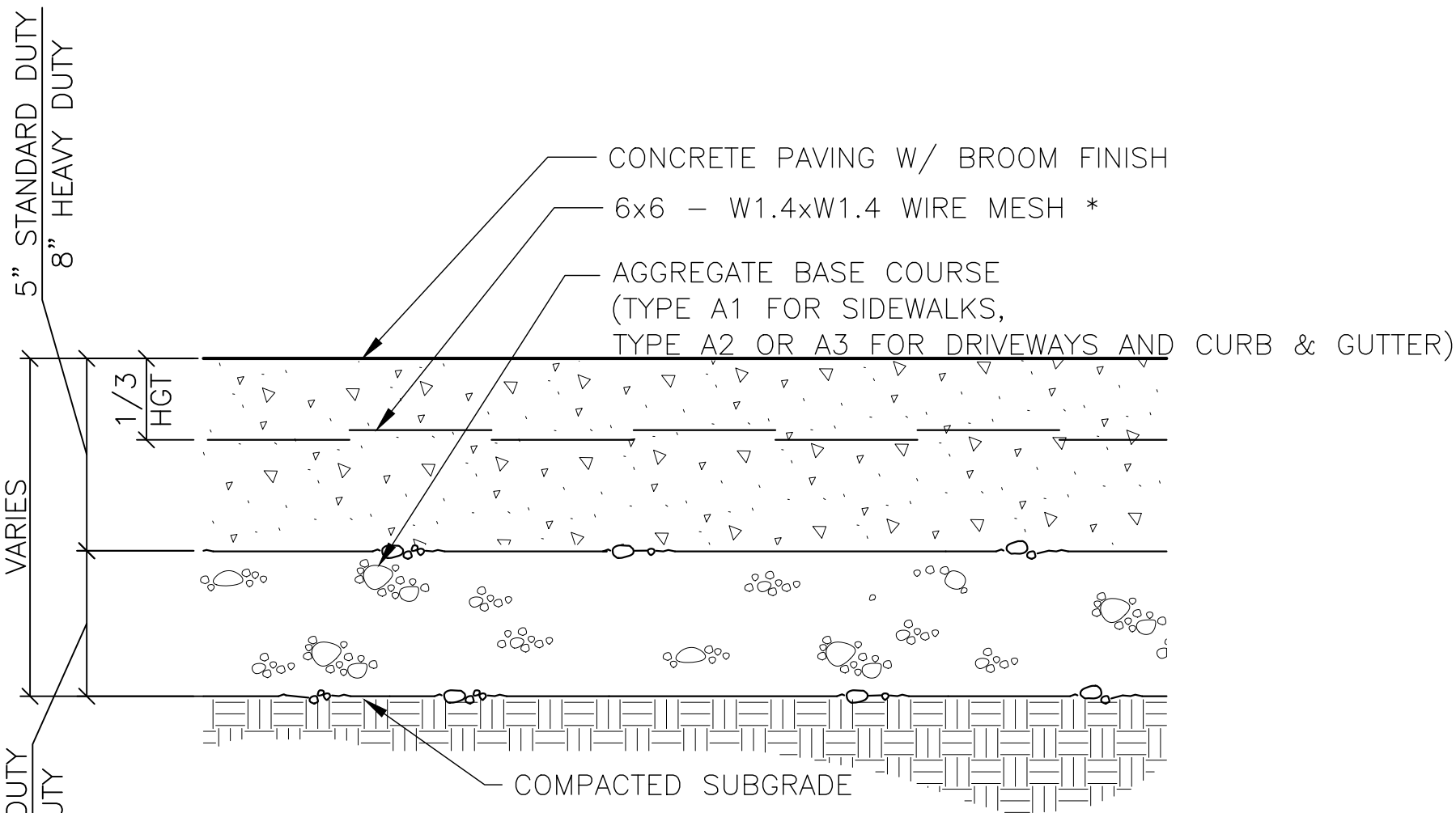
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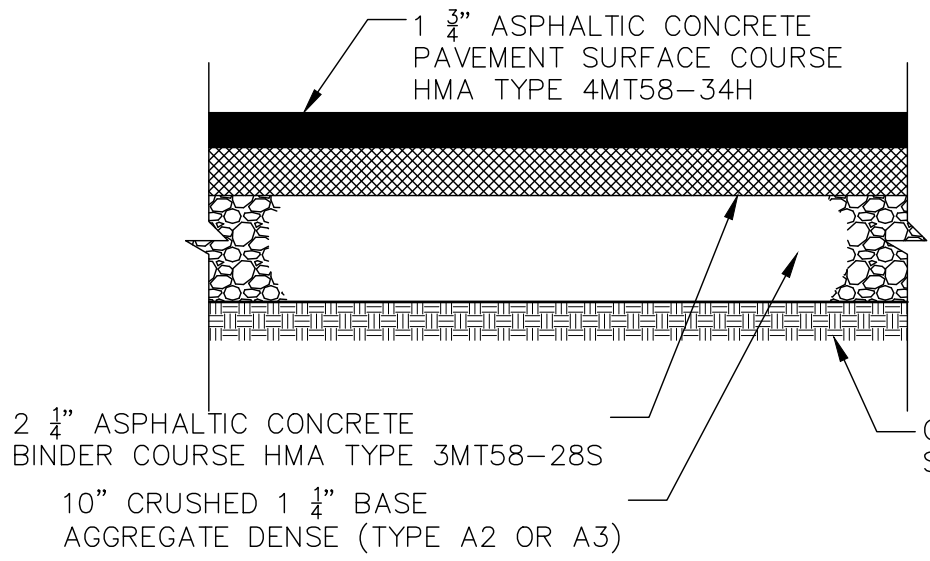




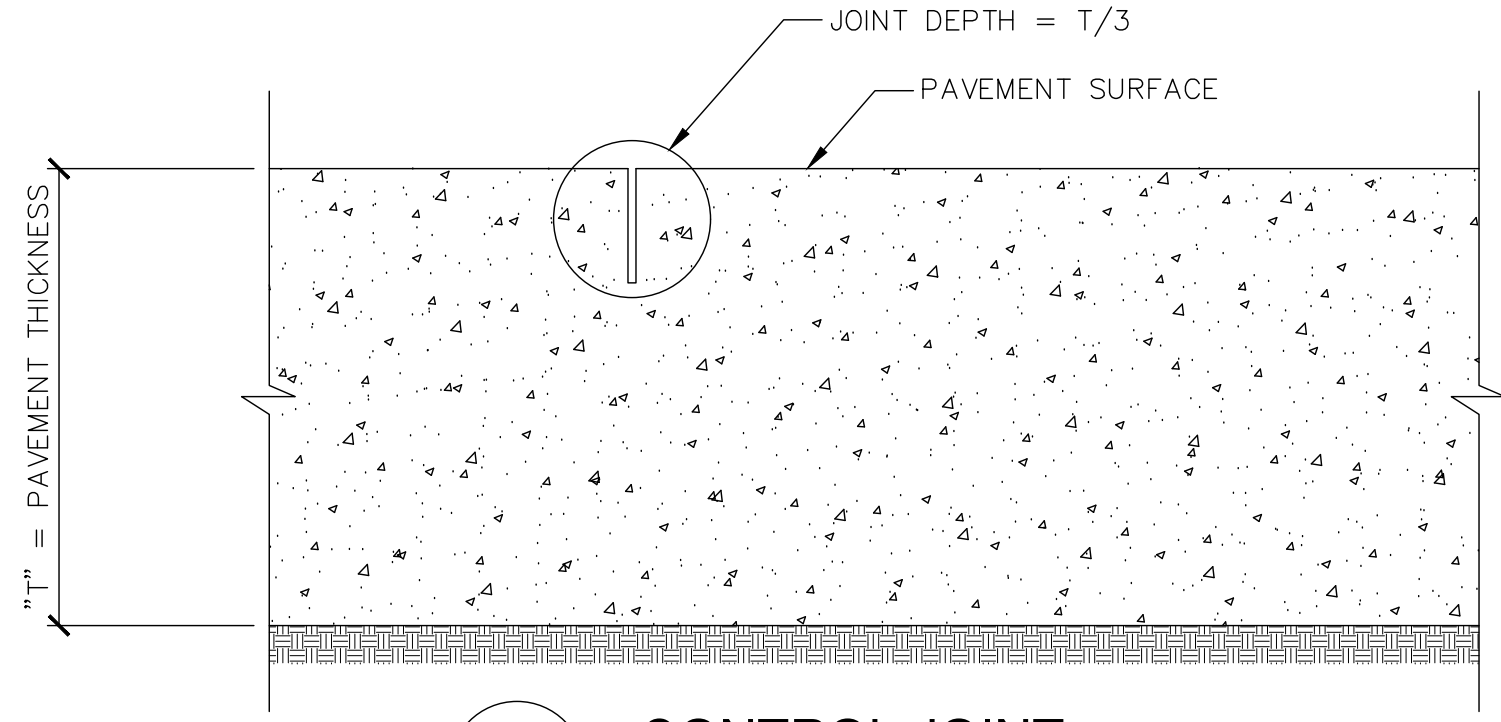




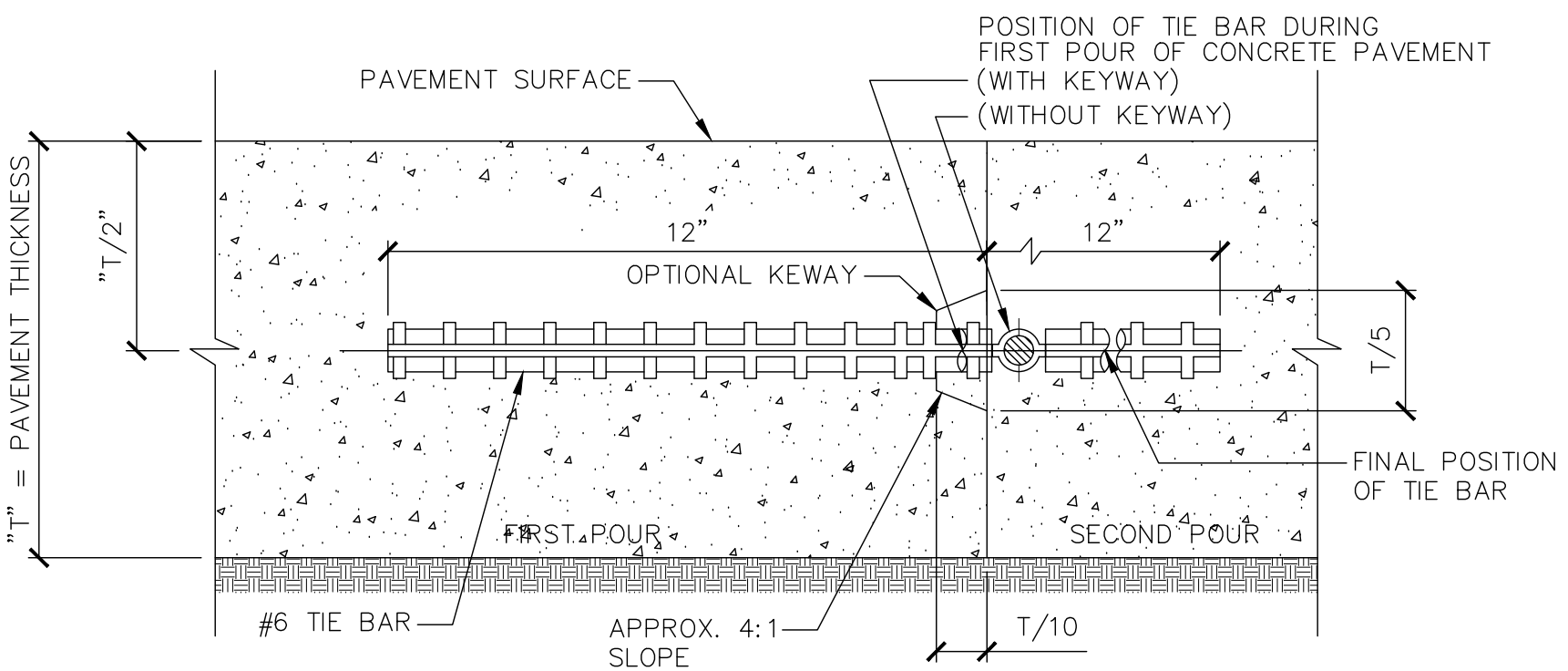
1 TYPICAL CONCRETE PAVEMENT  
C401 N.T.S.



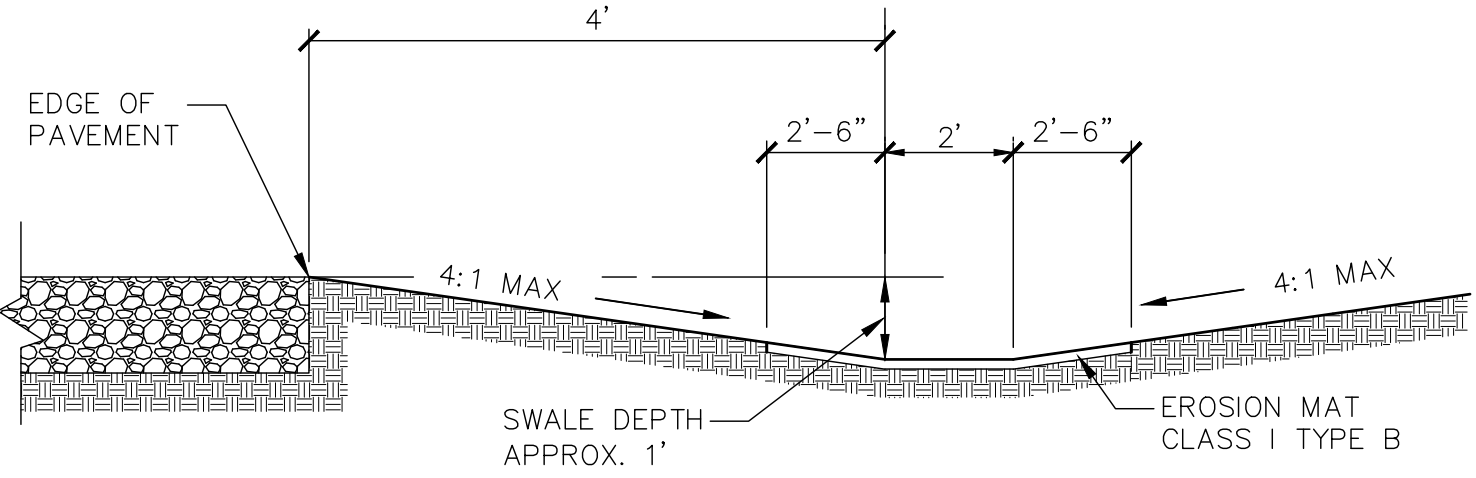
2 HEAVY-DUTY ASPHALT PAVING SECTION  
C401 N.T.S.



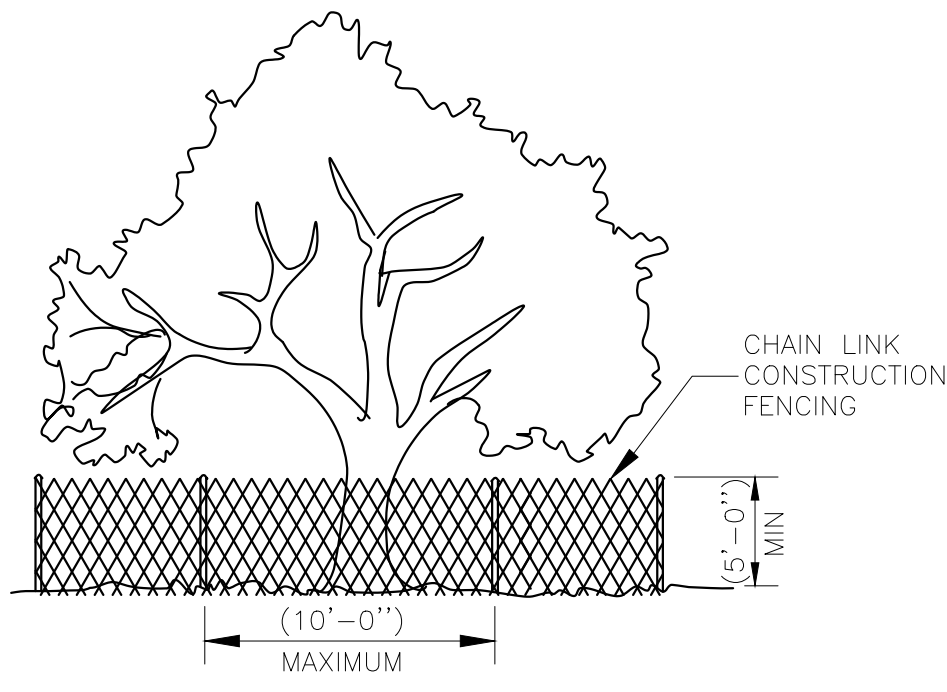
3 CONTROL JOINT  
C401



4 CONSTRUCTION JOINT  
C401 N.T.S.



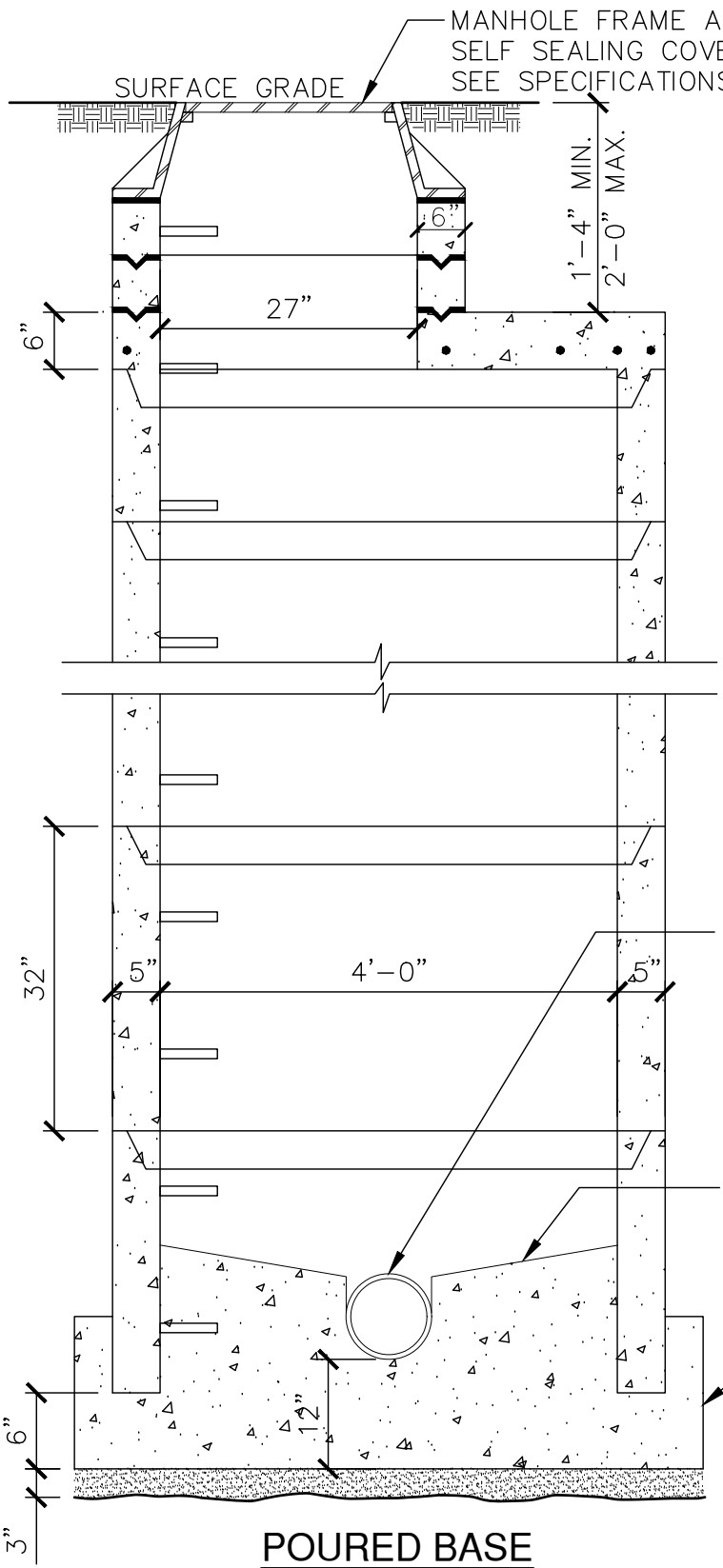
5 GRASS SWALE DETAIL  
C401 N.T.S.



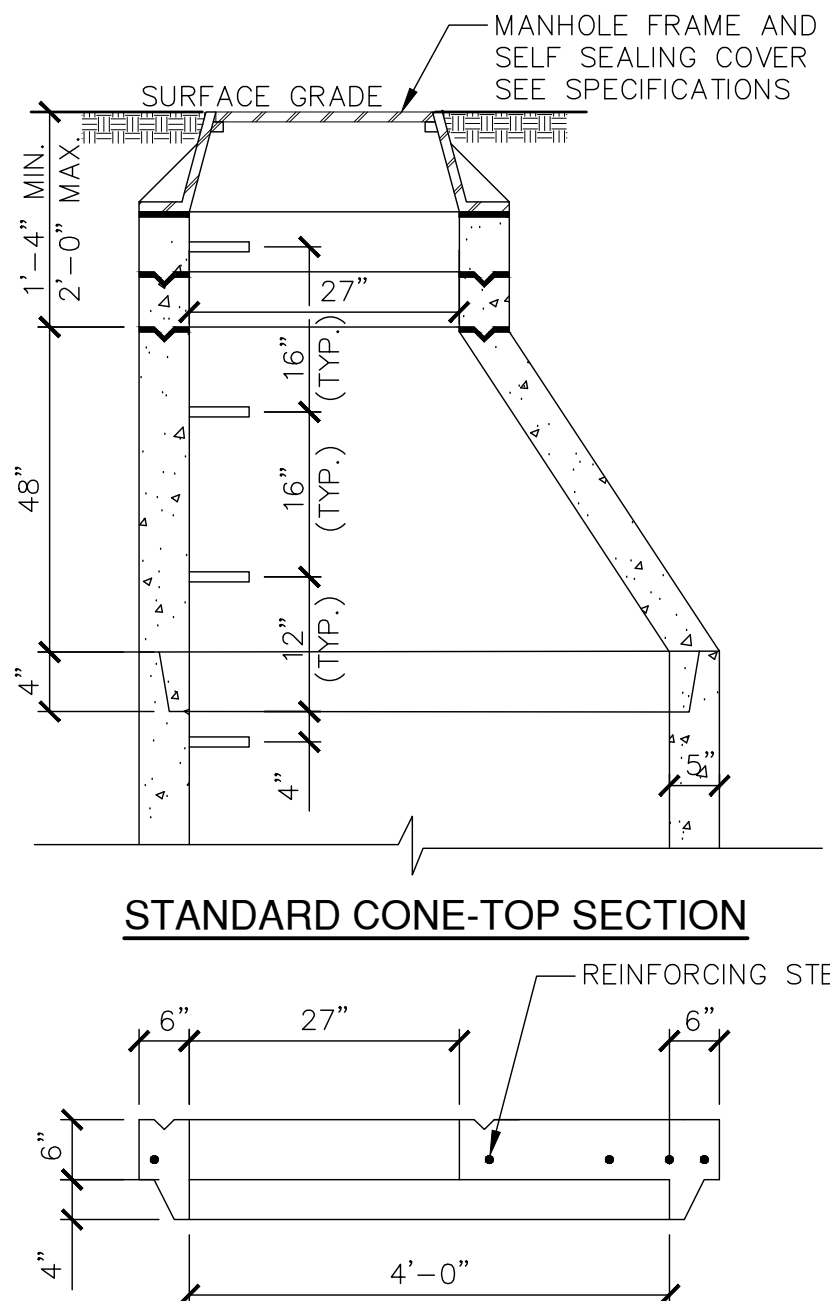
TREE PROTECTION FENCE

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
4. FENCES SHALL COMPLETELY SURROUND THE TREE, LOCATED AS SHOWN ON DRAWINGS; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT. ALL CONSTRUCTION INSIDE THE LIMITS OF TREE PROTECTION FENCING SHALL BE FIELD-COORDINATED WITH OWNER'S REPRESENTATIVE TO MINIMIZE ANY POTENTIAL DAMAGE TO THE TREES (I.E. SEEDING AND MINOR GRADING OPERATIONS).
5. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
7. NO LANDSCAPE TOPSOIL DRESSING/AMENDMENTS DEEPER THAN ONE (1) INCH SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
9. REFER TO SPECIFICATION 31 13 16 FOR ADDITIONAL INFORMATION.

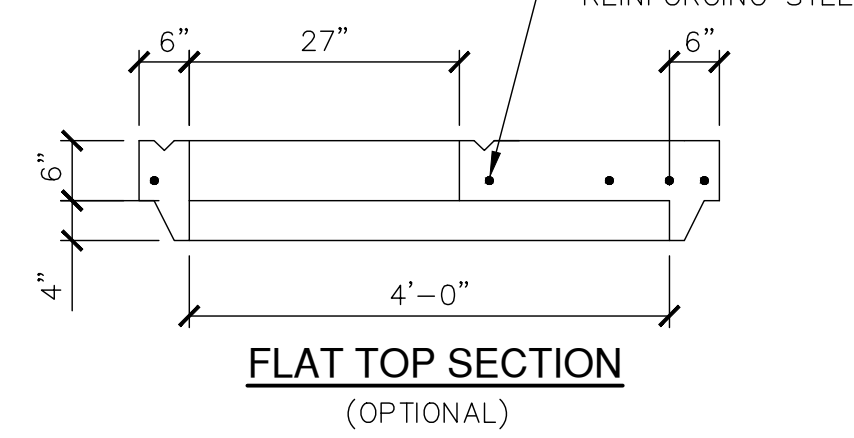
6 TREE PROTECTION DETAIL  
C401 N.T.S.



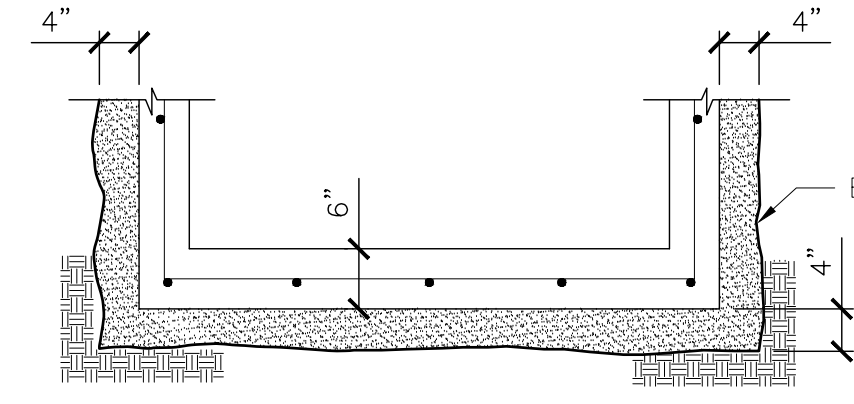
POURED BASE



STANDARD CONE-TOP SECTION



FLAT TOP SECTION (OPTIONAL)



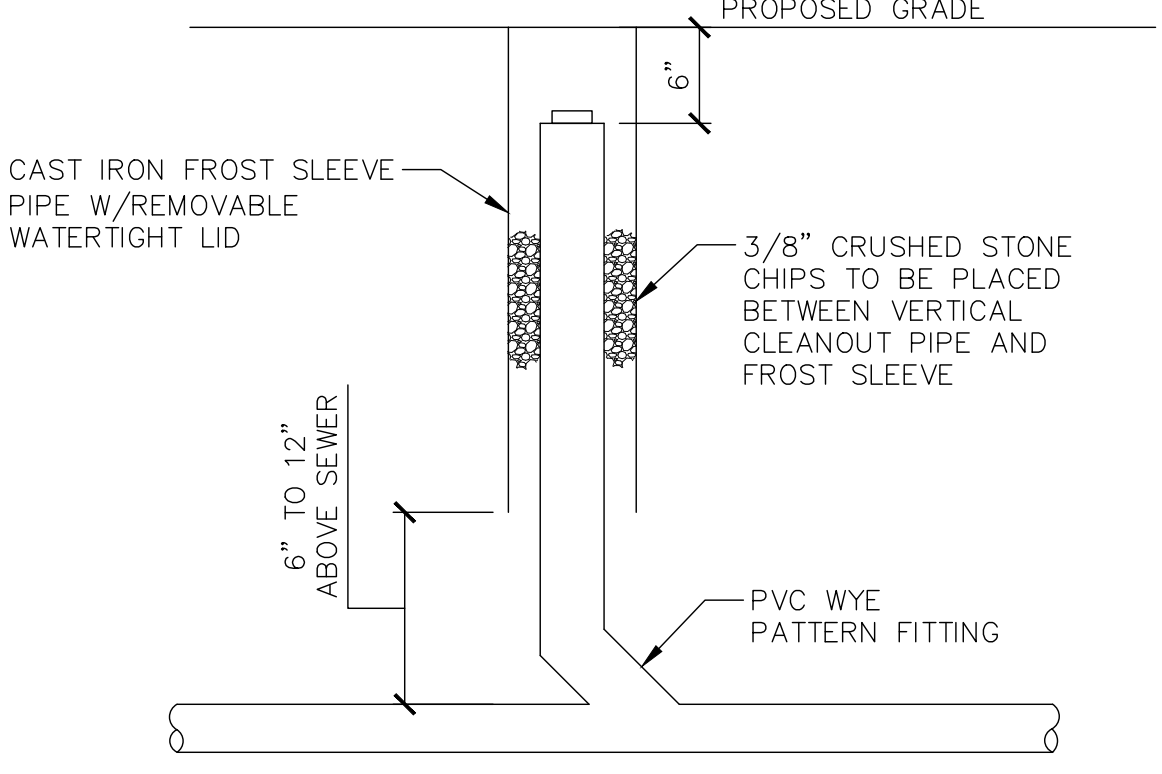
INTEGRAL BASE

GENERAL NOTES

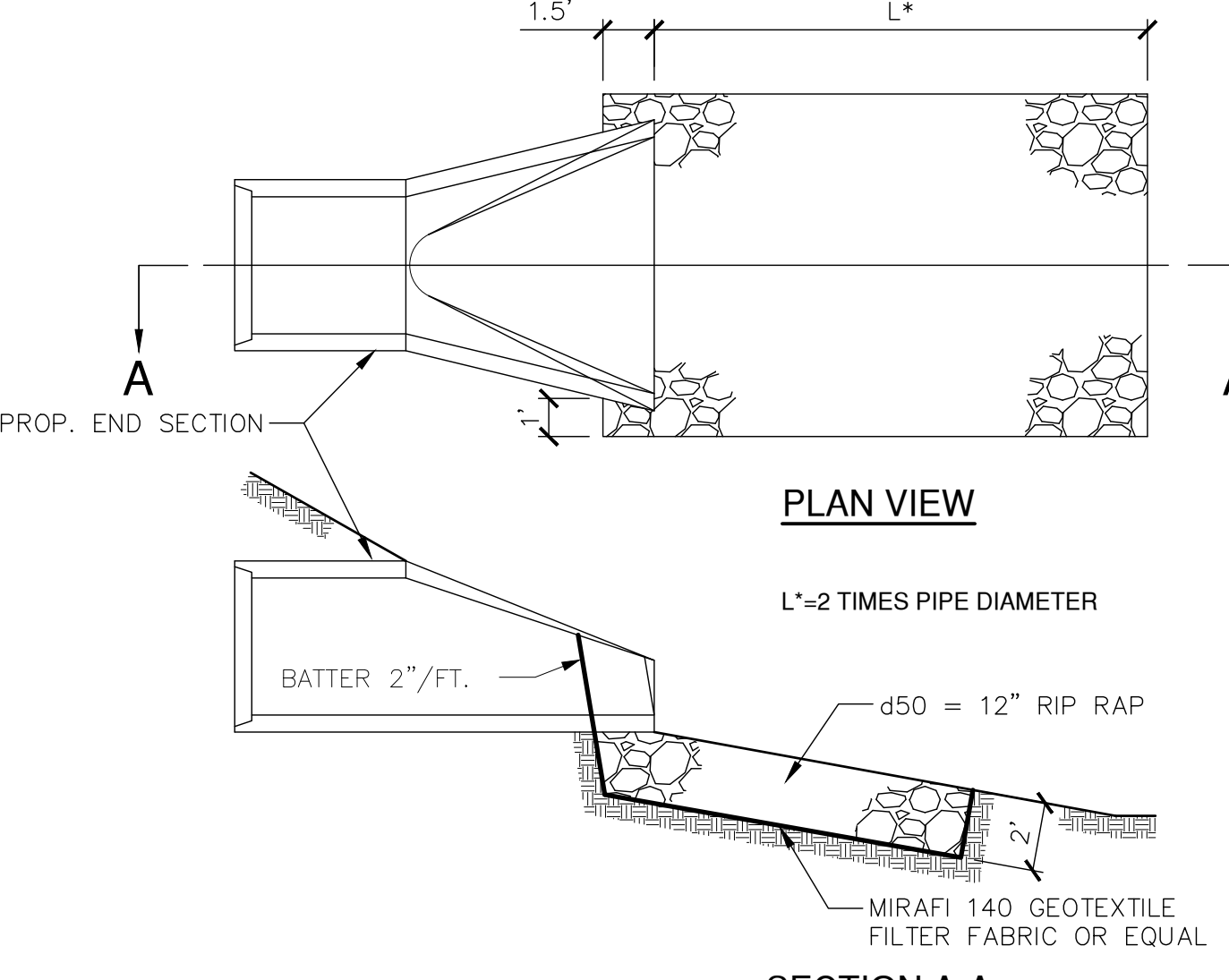
- FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.
- PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
- CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.
- 3" BEDDING MATERIAL (TYPE A7) REQUIRED UNDER BASE, MANHOLES TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL (TYPE A10 OR A7).

NOTE: ALL MANHOLES TO BE 4'-0" DIAMETER WITH 5" THICK WALLS.

7 PRECAST MANHOLE  
C401 N.T.S.



8 CLEANOUT EXTENSION TO GRADE  
C401 N.T.S.



9 PROPOSED RIP RAP AT STORM SEWER OUTFALL  
C401 N.T.S.

Gräef

1150 Springhurst Drive,  
Suite 201  
Green Bay, WI 54304-5947  
920 / 592 9440  
920 / 592 9445 fax

www.graef-usa.com

CLIENT:  
GREEN BAY PACKAGING



GREEN BAY  
PACKAGING



PROJECT TITLE:  
FOLDING CARTON WEST ADDITION

2275 AMERICAN BLVD  
DE PERE, WI 54115

ISSUE:

PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT INFORMATION:  
PROJECT NUMBER: 2017-2008.01  
DATE: 06-09-2017  
DRAWN BY: CEP  
CHECKED BY: KAH  
APPROVED BY: KAH  
SCALE: AS NOTED

SHEET TITLE:  
CONSTRUCTION DETAILS

SHEET NUMBER:

C-401





1150 Springhurst Drive,  
Suite 201  
Green Bay, WI 54304-5947  
920 / 592 9440  
920 / 592 9445 fax

www.graef-usa.com

CLIENT:



**GREEN BAY  
PACKAGING**

PROJECT TITLE:

ROLL STORAGE ADDITION

2275 AMERICAN BLVD  
DE PERE, WI 54115

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2017-2008.01

DATE: 06/09/2017

DRAWN BY: MJM

CHECKED BY: KB

APPROVED BY: KB

SCALE: AS NOTED

SHEET TITLE:

ELECTRICAL SITE PLAN CITY  
SUBMITTAL

SHEET NUMBER:

**E-003C**

EXTERIOR LIGHT FIXTURE SCHEDULE													
DES	LAMP DATA			SYSTEM WATTAGE	DESCRIPTION	LIGHT FIXTURE		VOLT	MOUNT	CEILING TYPE	DEPTH	OPTIONS / ACCESSORIES	ACCEPTABLE MANUFACTURERS
	TYPE	LUMENS	COLOR TEMP			MANUFACTURE	CATALOG SERIES						
OA	LED	18643.4	5000 K	194 W	SINGLE HEAD POLE MOUNTED	KIM	1SA-ARX25-D4-SKT0-UV-DB	277 V	PO	-	8 3/4"	-	-
OB	LED	22173.85	5000 K	139 W	BUILDING MOUNTED LIGHT FIXTURES	KIM	ARWX25-D4-SK50U-UV-DB	277 V	W	-	8 3/4"	-	-

NOTE: SEE SPECIFICATION SECTIONS FOR ADDITIONAL INFORMATION REGARDING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS / ACCESSORIES". MANUFACTURERS LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

CEILING TYPE ABBREVIATIONS:  
DW = DRYWALL  
ES = EXPOSED STRUCTURE  
LG = LAY-IN GRID  
P = PENDANT

PL = PLASTER  
PO = POLE  
R = RECESSED  
S = SURFACE

V = VARIES  
W = WALL MOUNTED

OPTIONS/ACCESSORIES:  
SG = SINGLE GASKETED DOOR FRAME  
SUSPENSION SYSTEM  
DG = DOUBLE GASKETED DOOR FRAME  
TG = TRIPLE-GASKETED DOOR FRAME, LENS, AND BODY  
WL = WET LOCATION CONSTRUCTION  
DL = DAMP LOCATION CONSTRUCTION

SS = STAINLESS STEEL TRIM AND DOOR FRAME  
CA = CLEAR ALZAK REFLECTOR  
GA = GOLD ALZAK REFLECTOR  
BA = BLACK ALZAK REFLECTOR  
BM = BLACK MILL-GROOVE BAFFLE

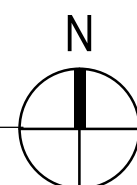
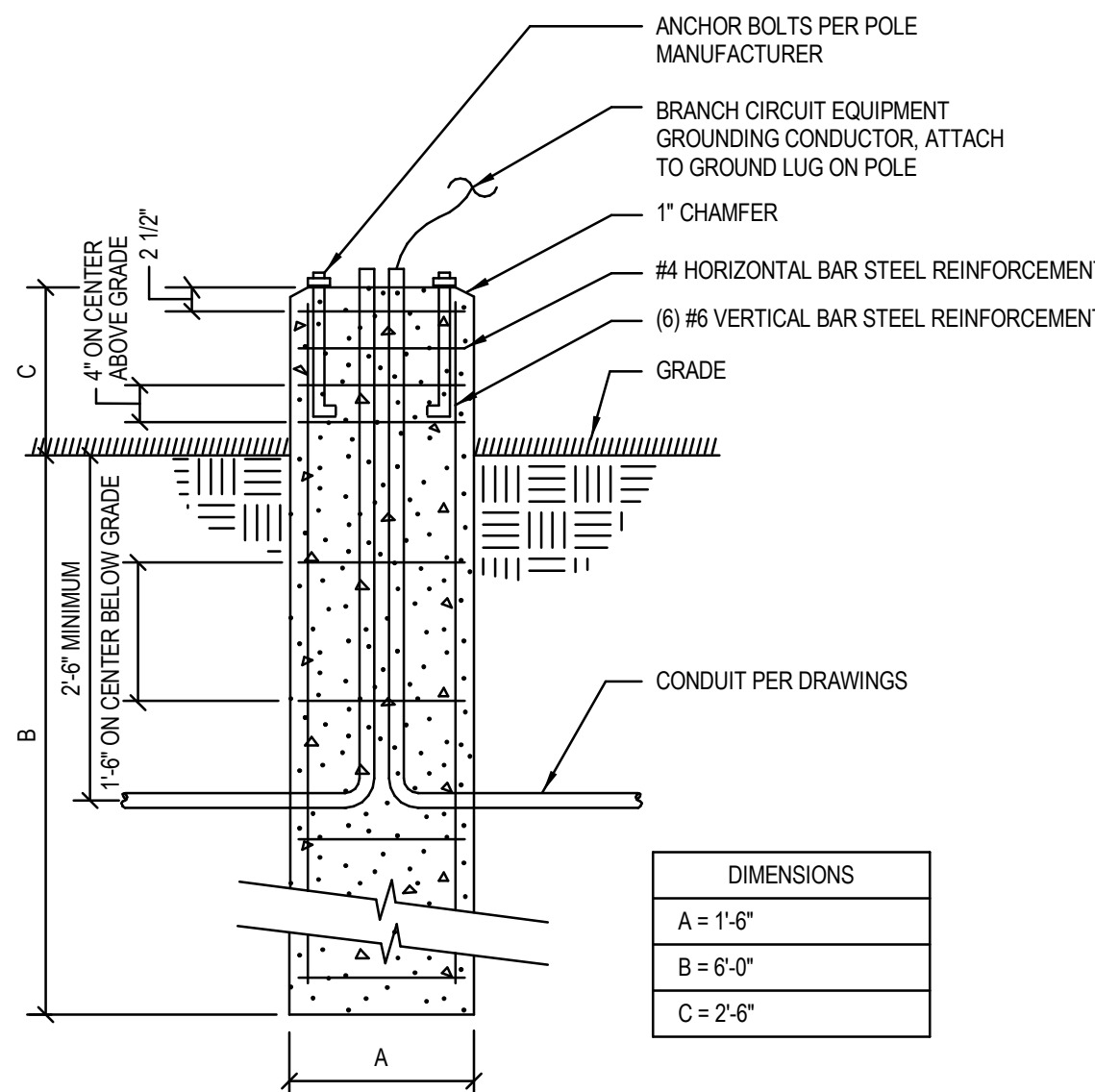
BP = AUXILIARY EMERGENCY BATTERY PACK  
WG = WIRE GUARD  
CH = CHAIN MOUNTING ACCESSORIES  
PA = PATTERN 12 ACRYLIC LENS - .125" MINIMUM THICKNESS  
PC = PHOTOCELL

NTC = TRIM SUITABLE WITH NARROW TEE CEILING  
CUS = CUSTOM PAINTED FINISH - COLOR AS SELECTED BY ARCH.  
IOC = INTEGRAL OCCUPANCY SENSOR  
DIM = DIMMABLE

LIGHT FIXTURE SCHEDULE NOTES:

1. NOT USED.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking Lot and sidewalk calcs	Illuminance	Fc	2.15	7.3	0.2	10.75



**SITE PLAN**

1" = 30'-0"

**POLE BASE DETAIL**

12" = 1'-0"

C:\Users\1877\Documents\20172008_01_E17 Mikeala Mohaupt\graef-usa.com.rvt  
6/9/2017 10:29:18 AM

Attachment: Site Plan - Preliminary - 12 Jun 2017 (9867 : Recommendation regarding a Site Plan for a building addition for Green Bay Packaging INC at 2275 Amr)



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

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**MEETING DATE:** June 26, 2017

**DEPARTMENT:** Plan Commission

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Site Plan for a building and parking lot addition for Krause Financial Services at 1234 Enterprise Drive in De Pere (Parcel ED-2072). Submitted by Mau & Associates LLP.

---

**ATTACHMENTS:**

- Report to Plan Commission - Site Plan at 1234 Enterprise DR (DOCX)
- Application Form (PDF)
- Site Plan - Summary Preliminary - 27 Jun 2017 (PDF)
- Site Plan - Preliminary - 27 Jun 2017 (PDF)
- Site Plan - Elevations Preliminary - 27 Jun 2017 (PDF)

- Item 5: Recommendation regarding a Site Plan for a building and parking lot addition for Krause Financial Services at 1234 Enterprise Drive in De Pere (Parcel ED-2072). Submitted by Mau & Associates LLP.

### SITE MAP



<b>REQUESTED ACTION:</b>	Site Plan approval.
	Building and parking lot addition.
<b>COMMON DESCRIPTION:</b>	1234 Enterprise Drive, located northwest from the Enterprise Drive and O'Keefe Road intersection.
<b>PARCEL NUMBERS:</b>	ED-2072
<b>EXISTING ZONING:</b>	I-1 (Industrial Park District)
<b>PROPOSED ZONING:</b>	None.
<b>SURROUNDING LAND USES:</b>	Industrial to the south, east, and west.
	Multi-family residential across the highway to the north and Fox River State Recreational Trail to the west.

**COMPREHENSIVE PLAN:** Industrial park. Also industrial park to south, east and west. Multi-family residential across the highway to the north.

**APPLICANT / OWNER**

Tonya Wagner, P.E.	Dale Krause, Owner
Authorized Representative	Krause Financial
Mau & Associates LLP	1234 Enterprise Drive
400 Security BLVD	De Pere, WI 54115
Green Bay, WI 54313	

**SITE HISTORY:** The existing 5,750 square foot facility is an office that provides financial services. In 2005 the original building was reviewed and approved by Plan Commission as an allowed business use in an industrial zoned area. The original site plan identified an expansion area at the north end of the building which has since been built.

The current proposal is a new 1,900 square foot addition that includes a 20 stall parking lot addition, all located at the northwest end of the existing building. The proposed addition and parking is visible to STH 54-57 at the rear of the property. There is no access to the highway.

**STAFF REVIEW** When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The site plan proposes a building addition and additional parking. Landscaping was addressed when the original site plan was developed in 2005, but the relocated vegetation is unclear on the new plan.

The rear corner setback along HWY 54-57 is properly shown at 50-feet; however, the City is working with WisDOT to reduce the setback down to 42-feet. The rear setback at either distance has no impact on this site plan, but it may if future expansions are requested. The side yard 25-foot setbacks need to be shown on the site plan and, like the rear setback, have no impact on the proposed design.

The exterior addition is proposed to be constructed of cut stone and cement board cedar siding split with brick accents to match the existing building. Building materials meet code.

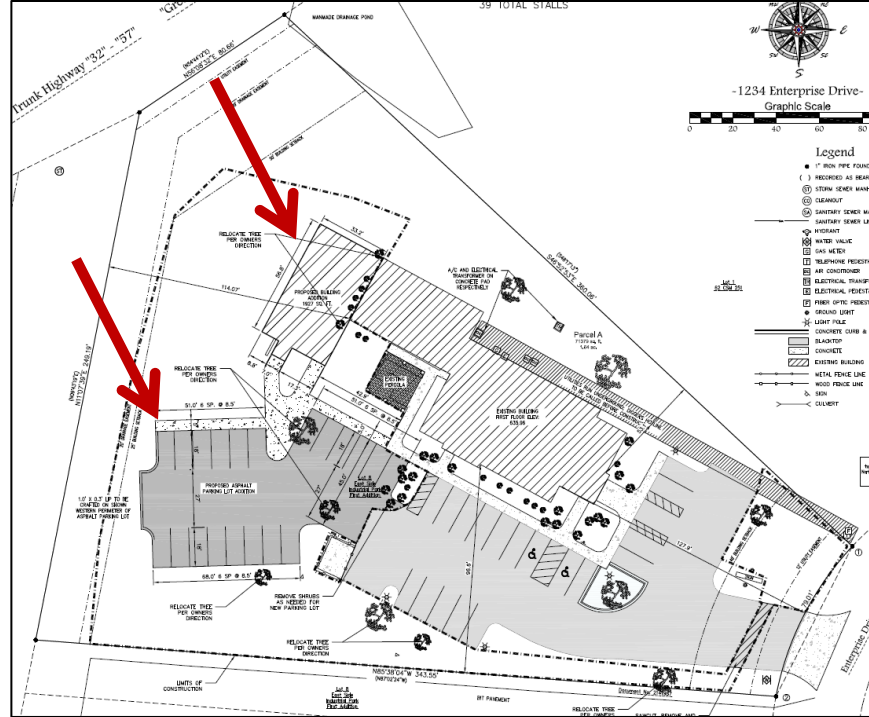
The site requires 24 parking stalls for office use. The existing site has 19 stalls and the proposed new site plan has 39 stalls. Parking requirements are met.

For employee benefit, a pedestrian connection to the Fox River State Recreation Trail is recommended, but not a plan approval requirement.

No new signage was proposed in the site plan. The site has an existing ground mounted sign on Enterprise drive that was reviewed in 2005.



**Existing Building Footprint with New Addition and Parking**



**West Building Addition Façade (view from new Parking Lot)**



**North Building Addition Façade (rear view from STH 32-57)**



The following staff comments are conditions that need to be met, per City staff review.

**STAFF COMMENTS:**

**Engineering:**

1. Provide a map of the critical route for flow off the site during construction to correspond with the WDNR Soil Loss & Sediment Discharge Calculation Tool. (SWMP)
2. Show City water main and water service to the property on all sheets.
3. Sheet 2 of 5: need to list striping as 4" Striping (TYP).

**Fire:**

1. Contact the fire chief for site plan comments prior to obtaining permits.

**Forestry:**

1. No landscape plan found.

**Health:**

1. None.

**Building & Planning:**

1. Identify the Code required number of parking stalls on Sheet 2 of 5 on the site plan. Offices require 4 spaces per 1,000 gross square feet of floor area (at least 24 for the site plan and 20 new stalls are proposed for a total of 39 stalls onsite).
2. On the front page with the Site Statistics information, add the Floor Area Ratio data.
3. On the site plan, include the zoning district being I-1 and identify the 25-foot side yard setbacks.
4. Include a landscaping plan page that clearly identifies the location, size, and species of trees. The landscaping plan must include at least 1 tree per 10,000 of lot area and 30% of the trees should be deciduous hardwood.
5. The grass area adjacent to the parking area at the front of the existing building appears to be in poor condition in air photographs and should be restored as part of the landscaping plan.
6. The new parking lot should be entirely framed with curbing or side walk. This establishes a border and prevents the parking lot from breaking up.

**RECOMMENDATIONS:**

- It is strongly recommended (not required) that the applicant pursue a Fox River Trail connection with Brown County/DNR for the benefit of employee access.

**REVIEW PROCESS:**

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

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the Site Plan request for a building and parking lot addition, which includes a storm water management plan, subject to the conditions listed in the 'Staff Comments' section of this report.



CITY OF DE PERE

JUN 12 2017

Fee: \$ 305.00

APPLICATION FOR  
SITE PLAN REVIEW

Receipt #: 123069

Date: 6-12-13

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) Krause Financial Services	Authorized Representative Mau & Associates, LLP	Title Agent	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address zholschuer.mau.associates@gmail.com	Phone Number (incl. area code) (920) 434-9670	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Krause Financial	Contact Person Dale Krause	Title Owner	
Mailing Address 1234 Enterprise Drive	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) (866) 605-7437	Fax Number (incl. area code)	

**SECTION 3: Project or Site Location**

Project Address/Description 1234 Enterprise Drive, De Pere, WI 54115	Parcel No. ED-2072
-------------------------------------------------------------------------	-----------------------

**SECTION 4: Project Information**

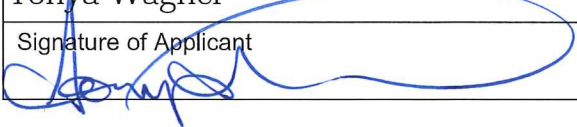
Existing Zoning:	Industrial-1		
Present Use of Parcel:	Financial Institution		
Proposed Use of Parcel:	Financial Institution		
Estimated Start Date:	July 3, 2017	Estimated Completion Date:	October 2, 2017

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

**SECTION 5: Certification and Permission**

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

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

Name of Owner/Authorized Representative (please print) Tonya Wagner	Title Professional Engineer	Phone Number (920) 434-9670
Signature of Applicant 		Date Signed 6/9/17

**TO BE COMPLETED BY CITY STAFF**

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



Letter of Intent to the City of De Pere  
Krause Financial  
Mau & Associates, LLP  
June 2nd, 2017

To whom it may concern,

The parcel at 1234 Enterprise Drive in the City of De Pere currently drains uncaptured to the west side of the property into a drainage easement along the Fox River Trail. The scope of this project is to construct a 1,927-sq. ft. building addition as well as a 6,211 sq. ft. addition to their parking lot. Some new sidewalks will also be constructed.

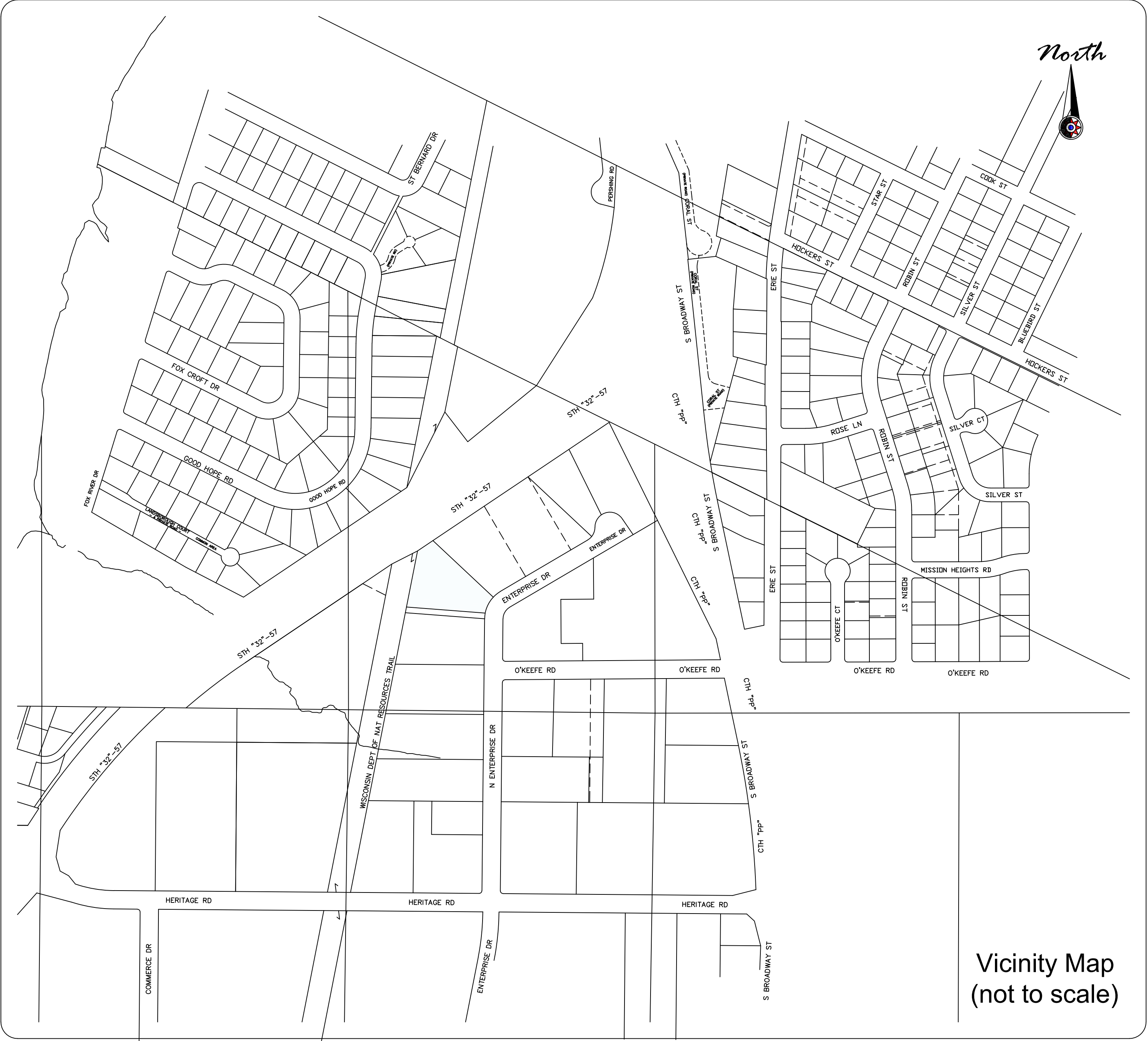
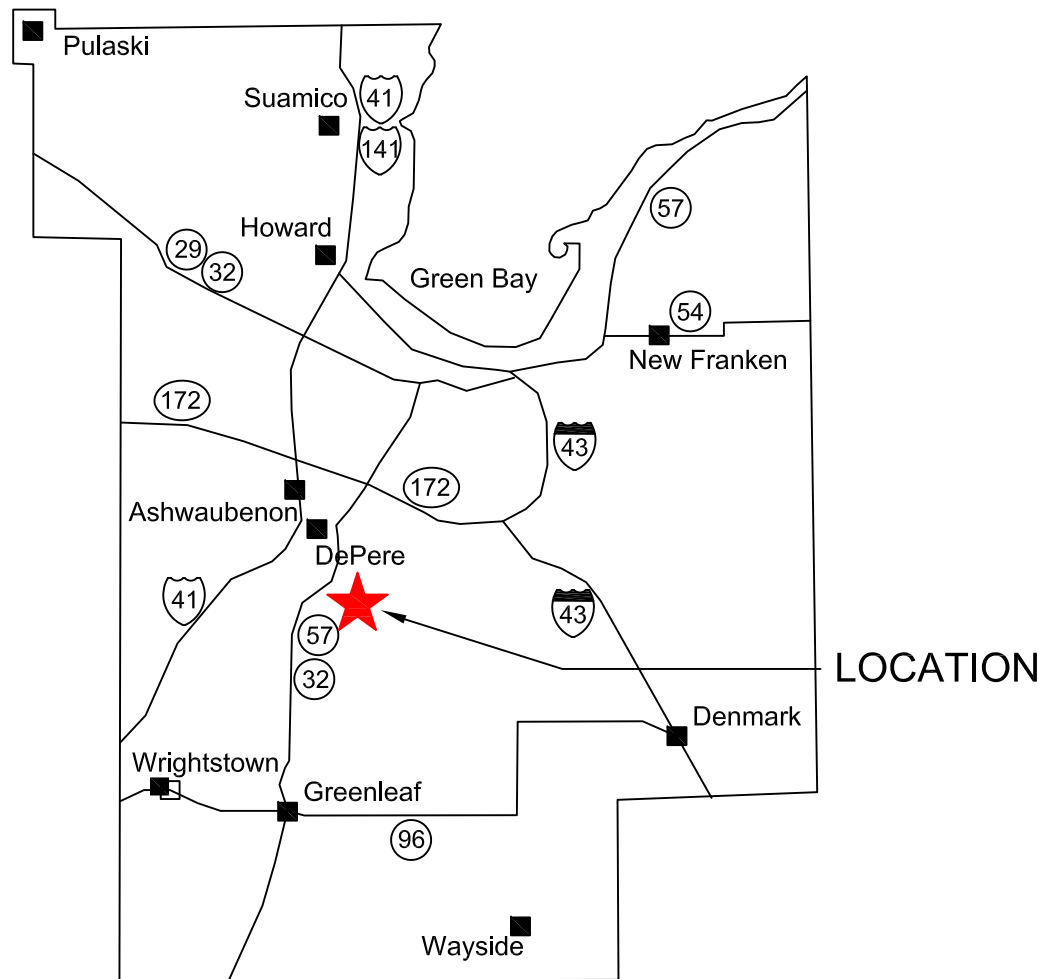
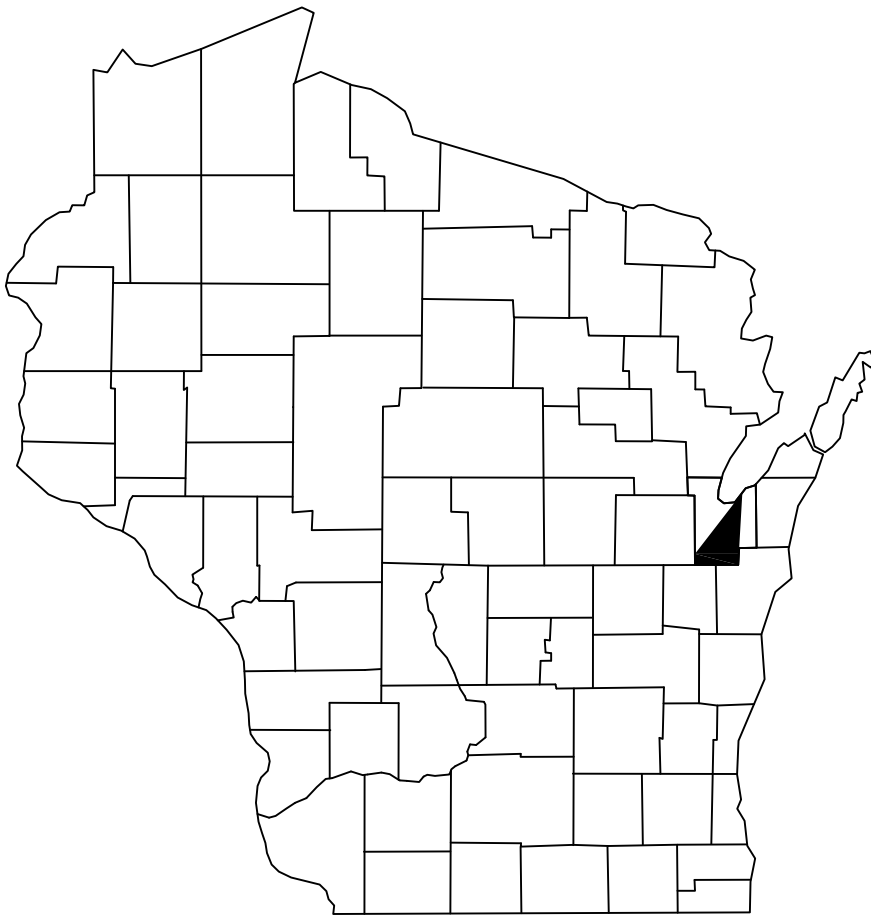
The City of De Pere has requested that, with this addition, as much storm water as possible be directed to their regional pond via city storm sewer. Due to numerous utilities north of the building, we are concentrating the capture of storm water to the south and east sides of the property. In addition to the new parking and sidewalk areas, we will be capturing the majority of the existing pavement and approximately ½ of the total roof area via new storm sewer that will tie into an existing 15" storm lateral. Also, some grass and pavement areas from parcel ED-2073 will also be drained to city storm sewer. Some grass areas and approximately ½ of the roof area will continue to be uncaptured to the west.

The storm water from the existing south parking lot currently sheets to the South. The new parking lot addition will slope to the Southwest, and the western perimeter of said asphalt addition will have a 1.0' x 0.3' lip to catch the storm water and force it to the Southwest corner of the parking lot. The parking lot runoff will then be directed to storm sewer by way of a swale. This swale widens up in order to contain the proper quantity of storm water required by the City of De Pere in order to adhere to the requirement that the site cannot release more than the 5-year storm flow rate into their storm sewer system. The new storm sewer will connect to the existing 15" lateral with a catch basin. The new catch basin will be capturing the front parking lot and grass areas. A 4 1/2" orifice will be placed within the catch basin to restrict the storm's flow to a 5-year storm event. Ultimately, the onsite storm sewer will flow into and be treated by the regional storm pond located to the Southwest of our parcel.

# Krause Financial

## by Corrigan Custom Built

### City of De Pere



Vicinity Map  
(not to scale)

### Project Information

Owner(s):	Krause Family Real Estate Holdings Inc.
Project Name:	Krause Financial
Project Description:	1900 sq. ft. building addition and 6200 sq. ft. parking lot addition
Project Address:	1234 Enterprise Drive, De Pere, WI 54115

### Contact Information

Owner(s):	Krause Financial 1234 Enterprise Drive De Pere, WI 54115 866-605-7437
Engineer:	Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Boulevard Green Bay, WI 54313 (920) 434-9670

Sheet Index:	1 of 5 Site Survey 2 of 5 Site Plan and Landscape Plan 3 of 5 Grading, Utility, and Erosion Control Plan 4 of 5 Notes & Details 5 of 5 Details
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#### SITE STATISTICS (BEFORE CONSTRUCTION)

SITE AREA - 71,380 SF
BUILDING 5,750 SF (8.1%)
PAVEMENT 13,157 SF (18.4%)
PERVIOUS 52,473 SF (73.5%)

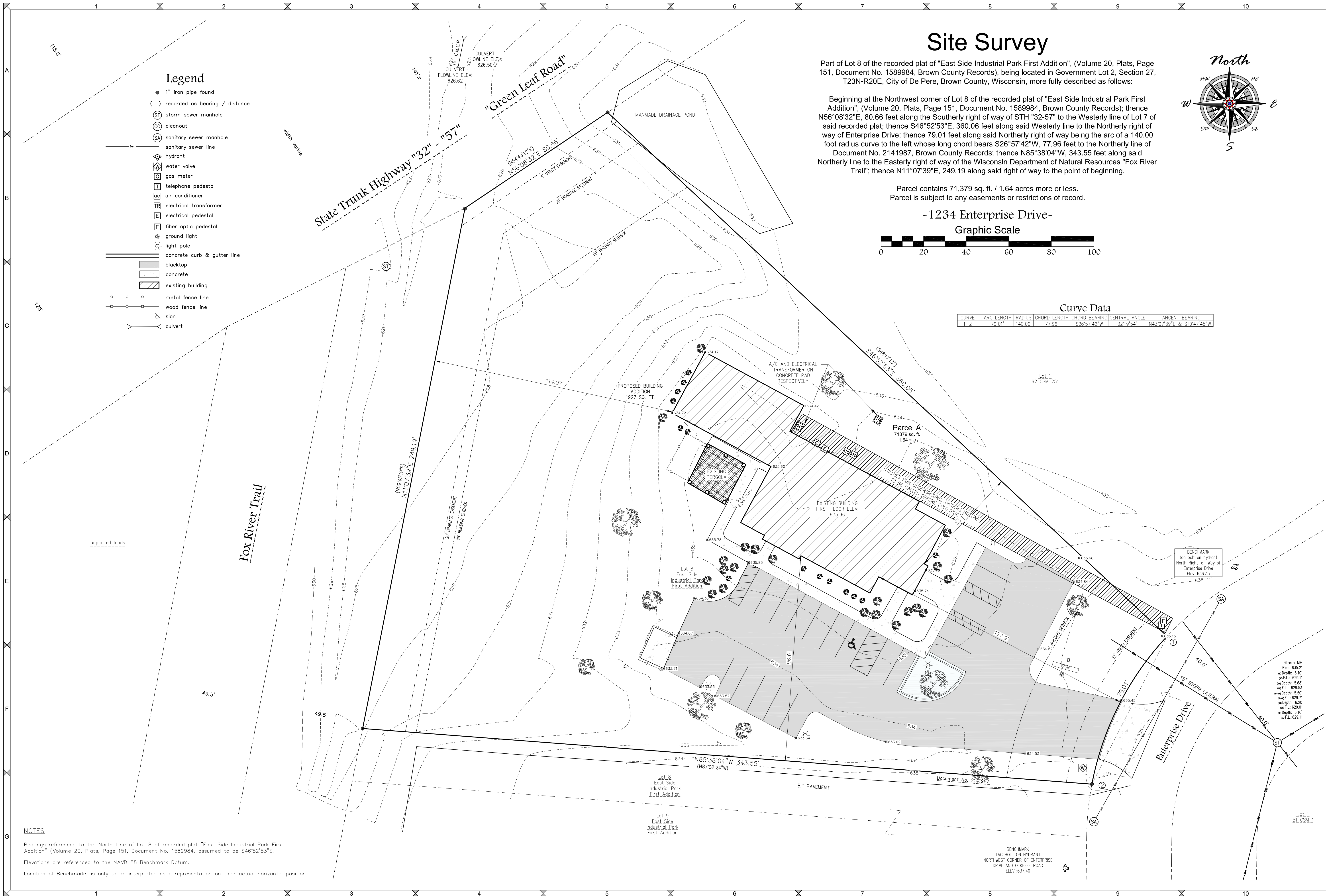
#### SITE STATISTICS (AFTER CONSTRUCTION)

SITE AREA - 71,380 SF
BUILDING 7,675 SF (10.8%)
PAVEMENT 20,532 SF (28.8%)
PERVIOUS 43,173 SF (60.5%)

*Mau & Associates*  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672







SCALE  
1"=20'

DRAWN BY  
ZRH

## Existing Site Survey

TAX PARCEL NO. ED-2072

*Mau & Associates, LLP*

# Associates, LLP

CIVIL &amp; WATER RESOURCE ENGINEERING

220-434-9670 Website: [www.mau-associates.com](http://www.mau-associates.com)  
400 Security Blvd, Green Bay, WI 54313

220-434-9670 Website: [www.mau-association.org](http://www.mau-association.org)  
400 Security Blvd, Green Bay, WI 54313

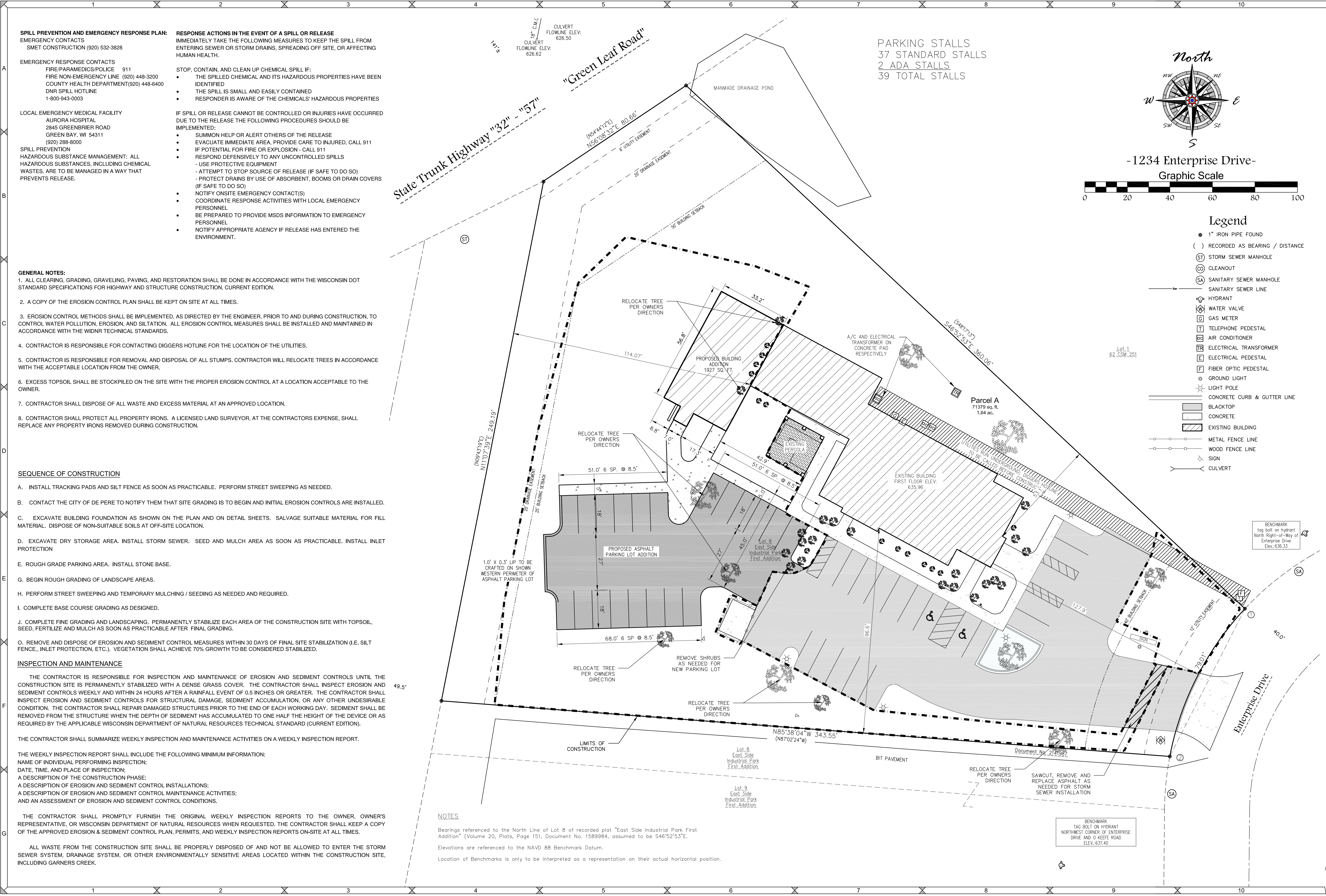
Krause Financial  
by Corrigan Cutom Built

PROJECT NO.  
C-4105

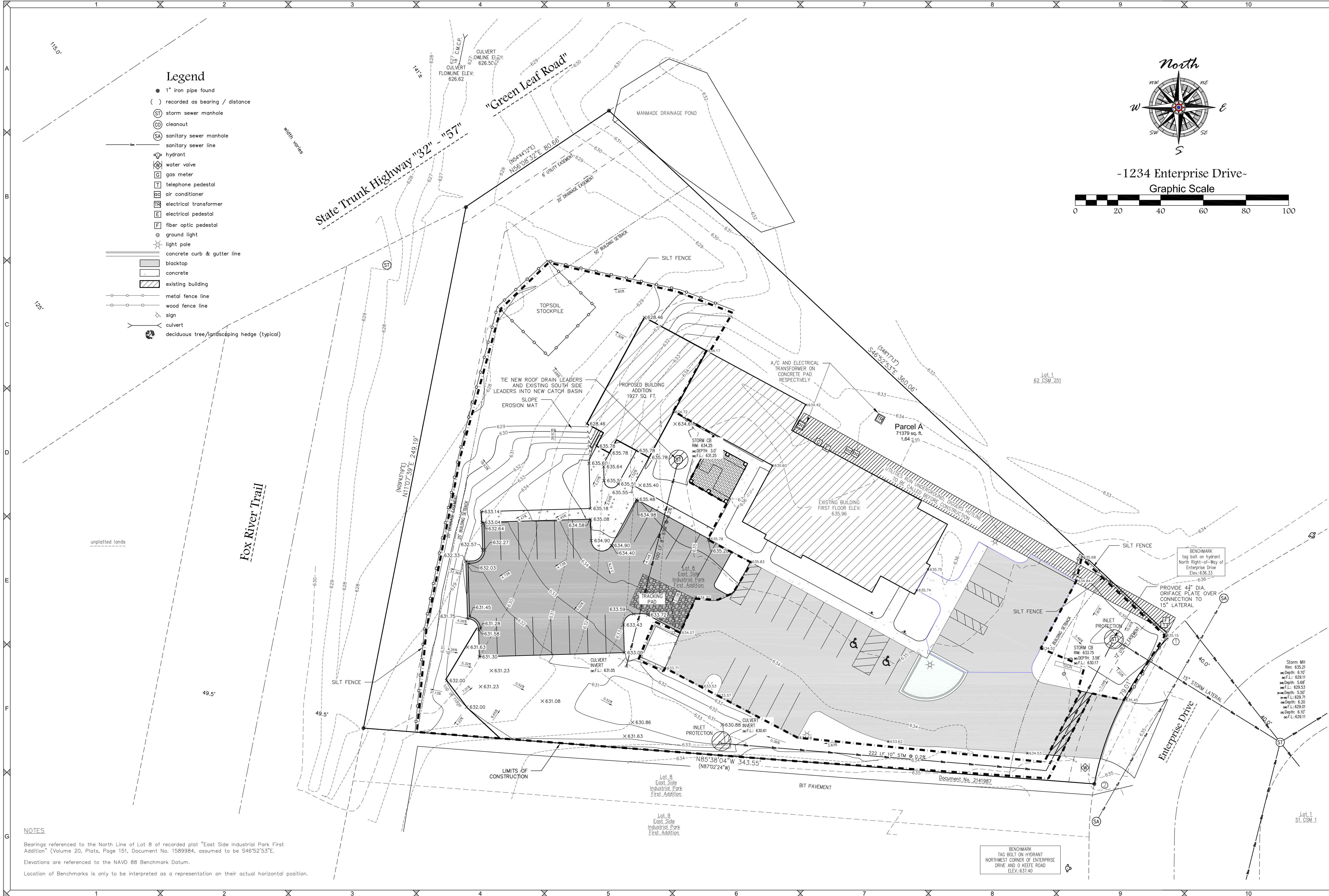
SHEET NO.  
1 of 5

DRAWING NO.  
**S-2777**

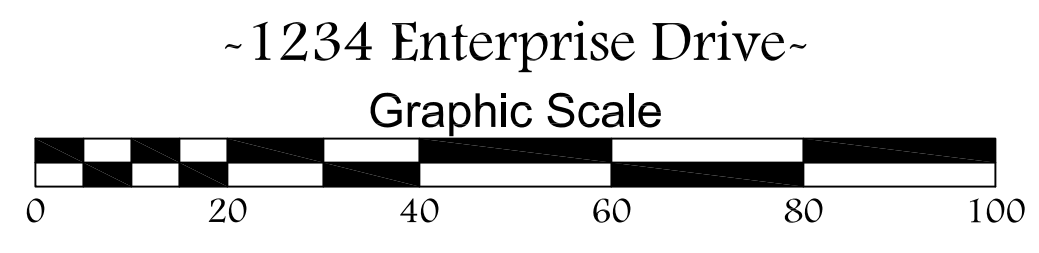
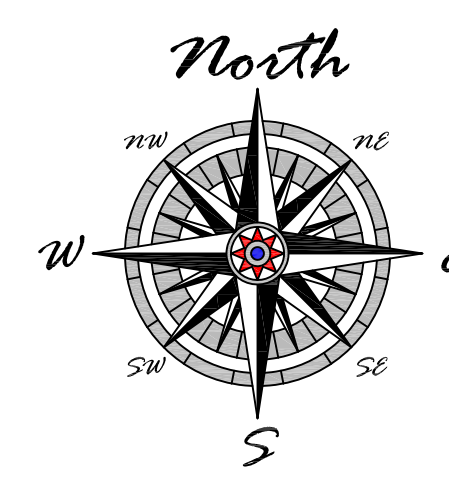








- Legend**
- 1" iron pipe found
  - ( ) recorded as bearing / distance
  - ST storm sewer manhole
  - CO cleanout
  - SA sanitary sewer manhole
  - sanitary sewer line
  - hydrant
  - water valve
  - G gas meter
  - telephone pedestal
  - air conditioner
  - electrical transformer
  - E electrical pedestal
  - fiber optic pedestal
  - ground light
  - light pole
  - concrete curb & gutter line
  - blacktop
  - concrete
  - existing building
  - metal fence line
  - wood fence line
  - sign
  - culvert
  - deciduous tree/landscaping hedge (typical)



**NOTES**

Bearings referenced to the North Line of Lot 8 of recorded plat "East Side Industrial Park First Addition" (Volume 20, Plats, Page 151, Document No. 1589984, assumed to be S46°52'53"E.

Elevations are referenced to the NAVD 88 Benchmark Datum.

Location of Benchmarks is only to be interpreted as a representation on their actual horizontal position.

SCALE  
1"=20'

DRAWN BY  
ZRH

TAX PARCEL NO. ED-2072

**Grading, Utility, and  
Erosion Control Plan**

File: C-4105Eng 053017.dwg    Data File: C-4105.ctb    Fieldwork Completed: 04/25/17

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670    Website: [www.mau-associates.com](http://www.mau-associates.com)  
400 Security Blvd, Green Bay, WI 54313

**Krause Financial  
by Corrigan Custom Built**

PROJECT NO.  
C-4105

SHEET NO.  
**3 of 5**

DRAWING NO.  
**S-2793**

Attachment: Site Plan - Preliminary - 27 Jun 2017 (5969 : Recommendation regarding a Site Plan for a building and parking lot addition for Krause Financial Se)







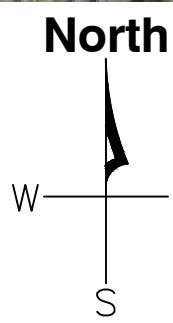
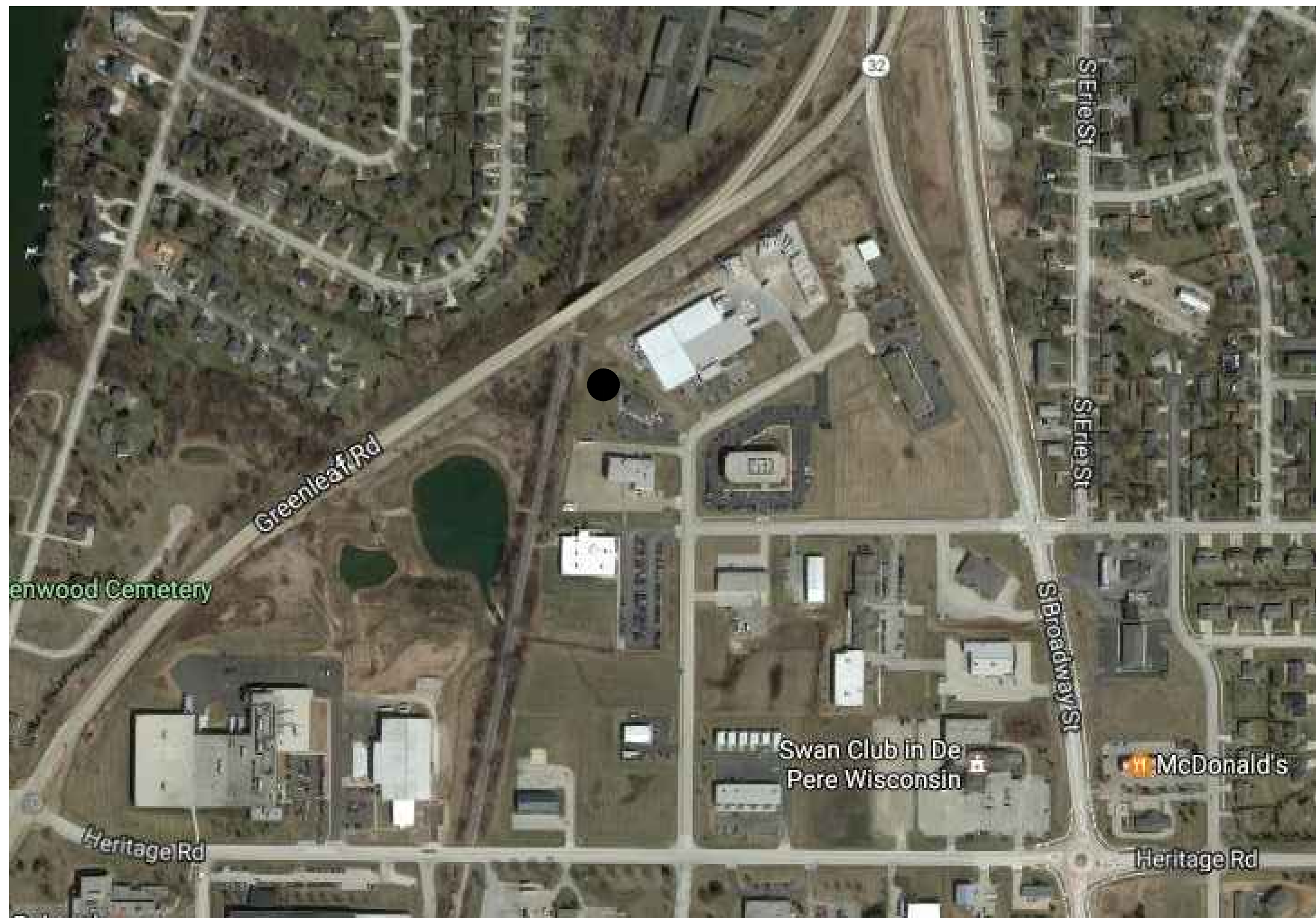




# KRAUSE FINANCIAL SERVICES

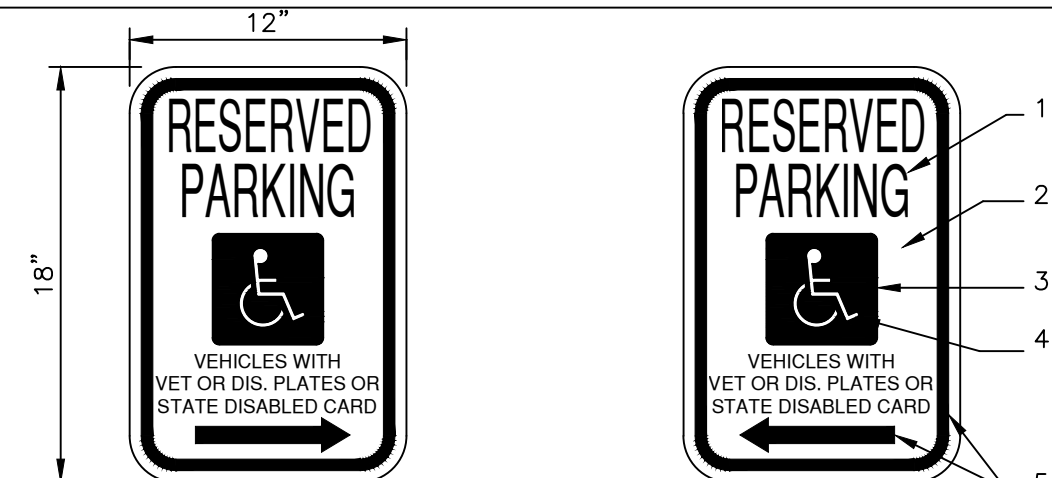
1234 ENTERPRISE DRIVE  
CITY OF DEPERE, WISCONSIN

SITE LOCATION MAP

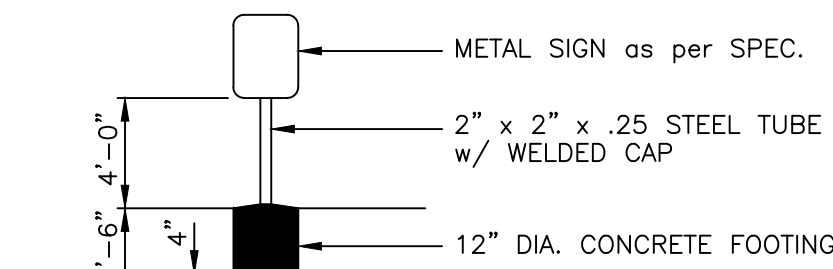


CITY OF DEPERE  
BROWN COUNTY, WISCONSIN

NOT TO SCALE



LEGEND:  
1-GREEN TEXT 2-WHITE FIELD 3-BLUE SYMBOL  
4-WHITE INTERNATIONAL SYMBOL 5-GREEN ARROW & BORDER



HANDICAP PARKING SIGN

no scale

## GENERAL

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

STATE OF WISCONSIN ADMINISTRATIVE CODE - CHAPTERS 50 - 64  
WISCONSIN STATE MECHANICAL CODE  
STATE OF WISCONSIN PLUMBING CODE  
NATIONAL ELECTRICAL CODE  
UNIFORM FIRE PROTECTION CODE

## NOTES

- ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT. WATER HEATER SHALL BE ELECTRIC. TOILET ROOM FINISHES (ALL) SHALL BE IMPERVIOUS TO WATER.
- 
- 
- EXTERIOR DOORS AND WINDOWS TO BE FOAMED.
- VERIFY BACKING FOR CABINETRY DURING FRAMING.
- ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CURRENT PUBLICATIONS OF THE ACI.
- LOC., SIZE, & INSTALL. FOR ALL ANCHORS, SLEEVES, HANGERS, INSERTS, OPG'S., ETC., SHALL BE COORDINATED WITH ALL APPLICABLE TRADES.
- REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
- FABRICATION SHALL BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION, AND NOTIFY ARCHITECT & OWNER OF ANY INTERFERENCES.
- CONTRACTORS SHALL PROVIDE ALL BARRICADES, FENCES, SAFETY EQUIP., AND PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

## BUILDING DATA

<b>BUILDING SIZE</b>	
EXISTING OFFICE BUILDING	= 5,695 SQ. FT.
EXISTING UNOCCUPIED BASEMENT	= 1,461 SQ. FT.
<b>PROPOSED OFFICE ADDITION</b>	<b>= 1,953 SQ. FT.</b>
<b>PROPOSED BASEMENT ADDITION</b>	<b>= 1,893 SQ. FT.</b>

<b>TYPE OF CONSTRUCTION</b>	
TYPE VB - (STORIES - 1) / (AREA - 9,000 SQ. FT. PER FLOOR)	
NON-SPRINKLERED	

<b>GROUP</b>	
SECTION 304 - BUSINESS GROUP B (NON-SEPARATED USES)	
BUSINESS GROUP B	

<b>EXIT ACCESS TRAVEL DISTANCE</b>	
200' EXIT ACCESS TRAVEL DISTANCE	

<b>RESTROOM FIXTURES</b>	
EXISTING (1) MENS RESTROOM	(1) WC (1) LAV
EXISTING (1) WOMENS RESTROOM	(1) WC (1) LAV
EXISTING (1) D.F.	(1) EXISTING SERVICE SINK
EXISTING (1) UNISEX	(1) WC (1) LAV

PROPOSED (2) RESTROOM (2) WC (2) LAV

<b>AREA OF DISTURBANCE</b>	
DISTURBED AREA - (SEE SITE PLAN)	

<b>ZONING</b>	
PER LOCAL AND COUNTY ZONING ORDINANCES	

## CONTRACTOR / CONSULTANT INFORMATION

OWNER	GENERAL CONTRACTOR	ARCHITECT / ENGINEER
FRAUSE FINANCIAL SERVICES DALE KRAUSE 1234 ENTERPRISE DRIVE DEPERE, WI 54115 PHONE: (888) 605-4222 FAX: (877) 523-0783	OWNERS STEVE & DON CORRIGAN CORRIGAN'S C.B.S., INC. 4424 DICKINSON ROAD DE PERE, WI 54115 PHONE: (920) 336 - 2588 FAX: (920) 336 - 4052 DESIGNER / DRAFTER JR PROJECT MANAGER DK / JR	BAY ARCHITECTS DAVID R. VAN LANEN 3019 HOLMGREN WAY GREEN BAY, WI 54304 PHONE: (920) 337 - 9400 FAX: (920) 337-9416
ELECTRICAL	PLUMBING	HVAC
- - - - PHONE: (920) FAX: (920)	- - - - PHONE: (920) FAX: (920)	- - - - PHONE: (920) FAX: (920)

## CONSTRUCTION INDEX of SHEETS

TITLE SHEET	REFLECTED CEILING & LIGHTING PLAN	STRUCTURAL
<input checked="" type="checkbox"/> TS01 TITLE SHEET & BUILDING INFO.	<input type="checkbox"/> - -	<input checked="" type="checkbox"/> S02 CONC. FOUNDATION & FOOTING PLAN
CIVIL	<input checked="" type="checkbox"/> A50 ADA DETAILS & MISC. INFO.	<input type="checkbox"/> - -
<input type="checkbox"/> C01 SITE PLAN	<input type="checkbox"/> - -	<input type="checkbox"/> - -
<input type="checkbox"/> - -	<input type="checkbox"/> - -	<input checked="" type="checkbox"/> S10 STRUCTURAL PLAN & DETAILS
<input type="checkbox"/> - -	<input type="checkbox"/> - -	<input type="checkbox"/> - -
ARCHITECTURAL	<input type="checkbox"/> - -	<input type="checkbox"/> - -
<input checked="" type="checkbox"/> A10 FLOOR PLAN	<input type="checkbox"/> - -	<input type="checkbox"/> - -
<input checked="" type="checkbox"/> A11 OVERALL FLOOR PLAN	<input type="checkbox"/> - -	<input type="checkbox"/> - -
<input checked="" type="checkbox"/> A11.1 OVERALL BASEMENT PLAN	<input type="checkbox"/> - -	<input type="checkbox"/> - -
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<input checked="" type="checkbox"/> A22 OVERALL BUILDING ELEVATIONS	<input type="checkbox"/> - -	<input type="checkbox"/> - -
<input checked="" type="checkbox"/> A30 BUILDING SECTION	<input type="checkbox"/> - -	<input type="checkbox"/> - -
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Fax (920) 337-9416

PROFESSIONAL SEAL(S)

PROJECT INFO.  
OFFICE ADDITION  
**KRAUSE FINANCIAL SERVICES**  
1234 ENTERPRISE DRIVE  
DEPERE, WI 54115

## REVISIONS

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DATE 03/01/17

DRAWING NO. 03-017

SALES BY -

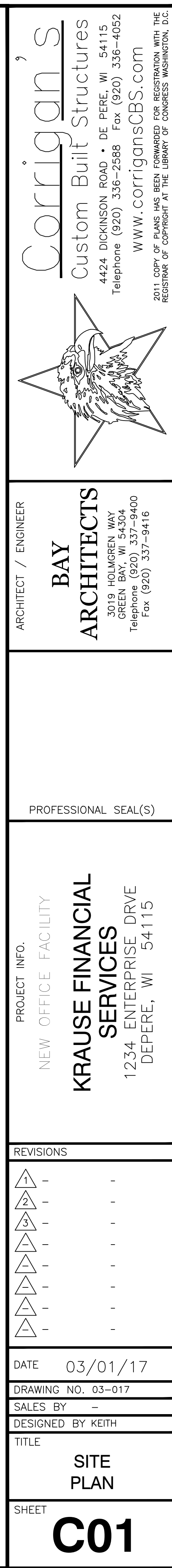
DESIGNED BY KEITH

TITLE

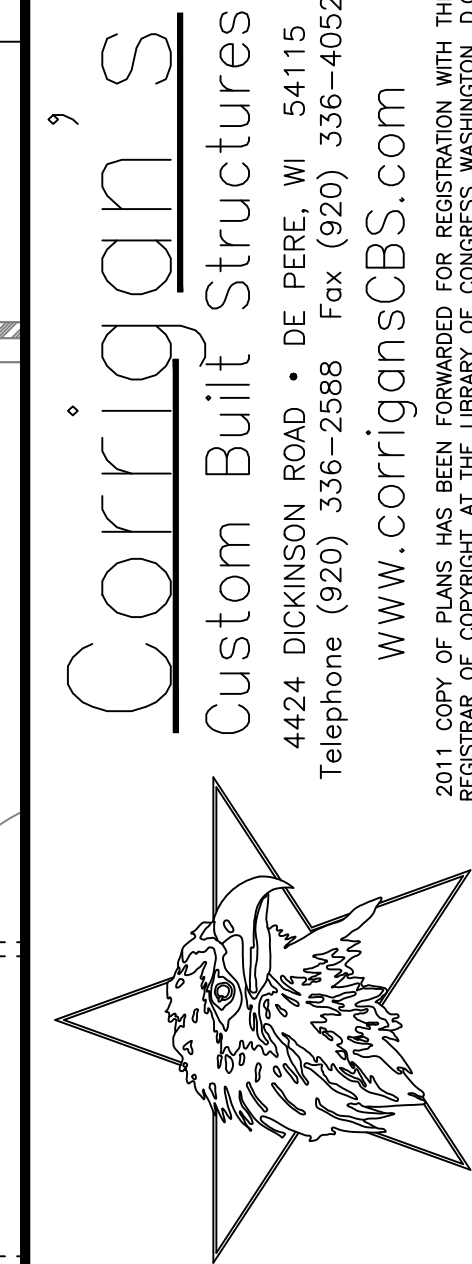
**TITLE SHEET**

SHEET  
**TS01**









ARCHITECT / ENGINEER

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ARCHITECTS**

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PROFESSIONAL SEAL(S)

PROJECT INFO.

OFFICE ADDITION

**KRAUSE FINANCIAL  
SERVICES**

1234 ENTERPRISE DRIVE  
DEPFRE WI 54115

[illegible]

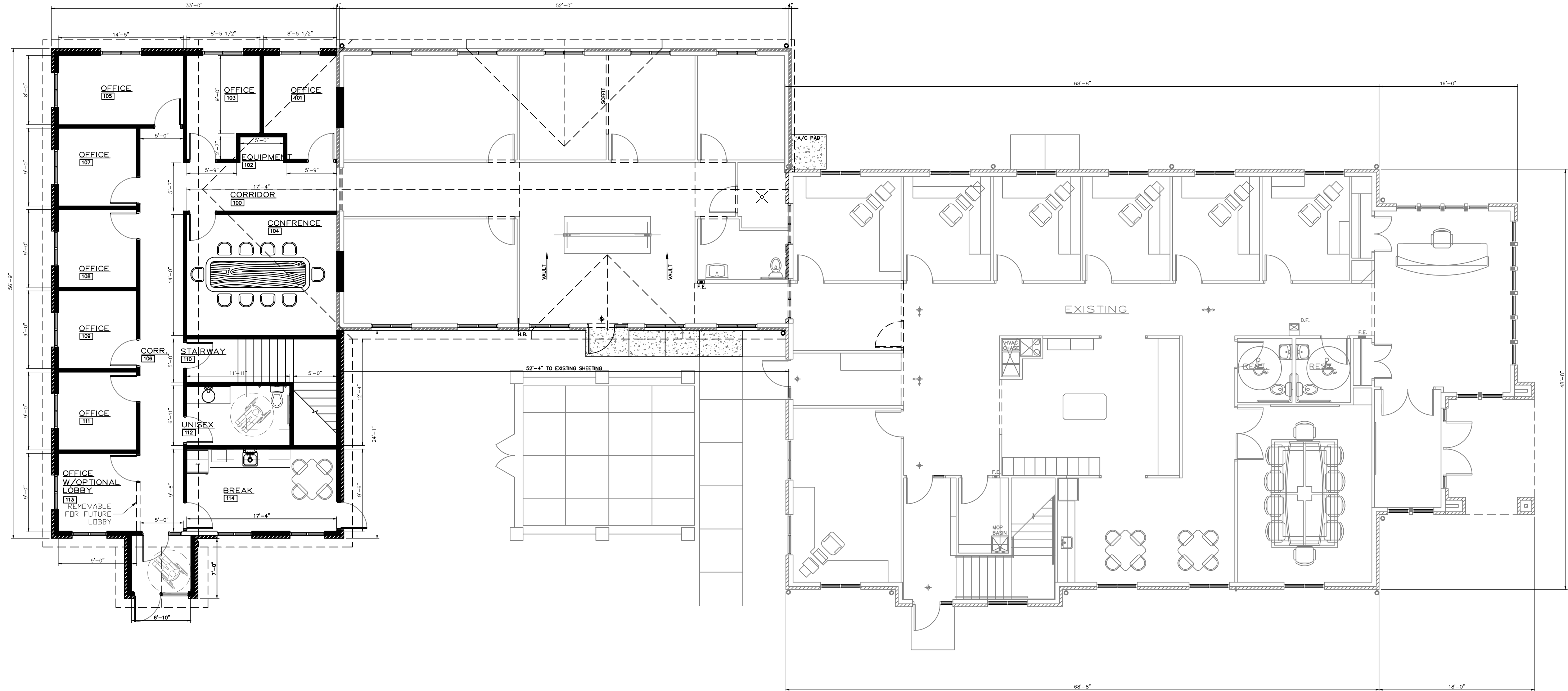
DATE	03/01/17
DRAWING NO.	03-017
SALES BY	-
DESIGNED BY	KEITH

## FLOOR PLAN

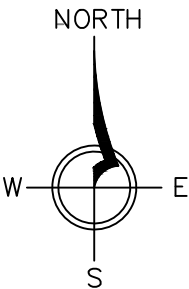
SHEET

# A11





OVERALL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS		
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DATE	03/01/17
DRAWING NO.	03-017
SALES BY	-
DESIGNED BY	KEITH

OVERALL  
FLOOR PLAN

SHEET

A11

ARCHITECT / ENGINEER

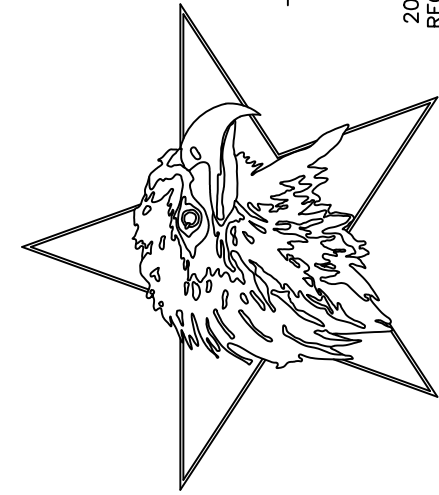
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PROFESSIONAL SEAL(S)

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OFFICE ADDITION

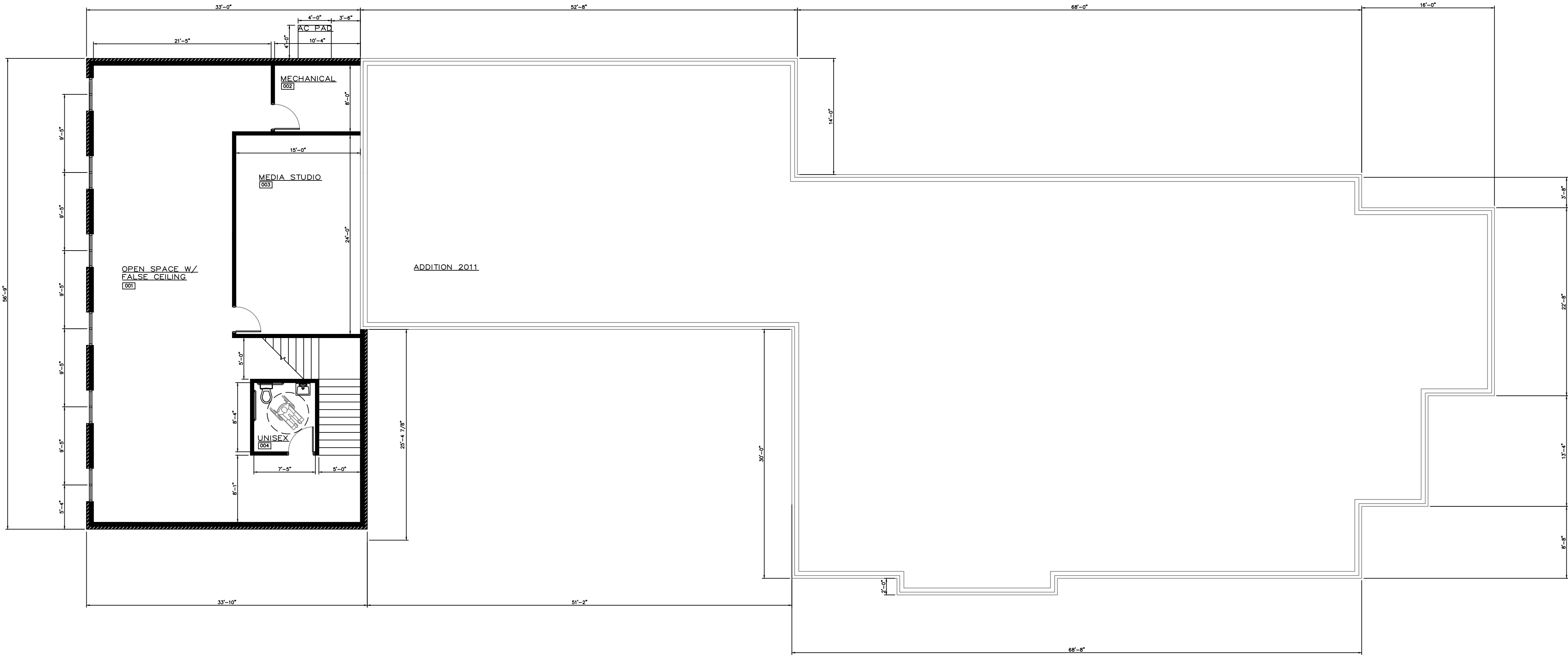
KRAUSE FINANCIAL  
SERVICES  
1234 ENTERPRISE DRIVE  
DEPERE, WI 54115



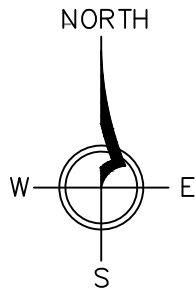
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PERE, WISCONSIN





OVERALL BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS		
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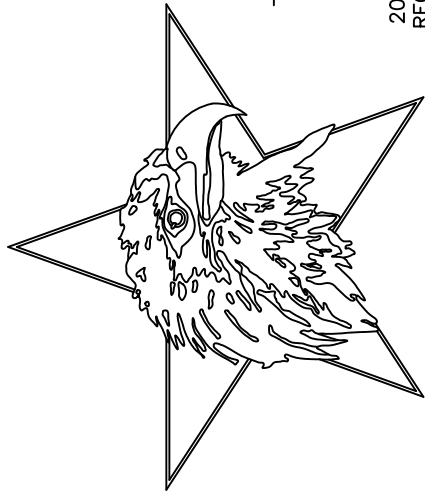
OVERALL  
BASEMENT  
PLAN

SHEET  
**A11.1**

PROJECT INFO.  
OFFICE ADDITION  
**KRAUSE FINANCIAL  
SERVICES**  
1234 ENTERPRISE DRIVE  
DEPERE, WI 54115

PROFESSIONAL SEAL(S)

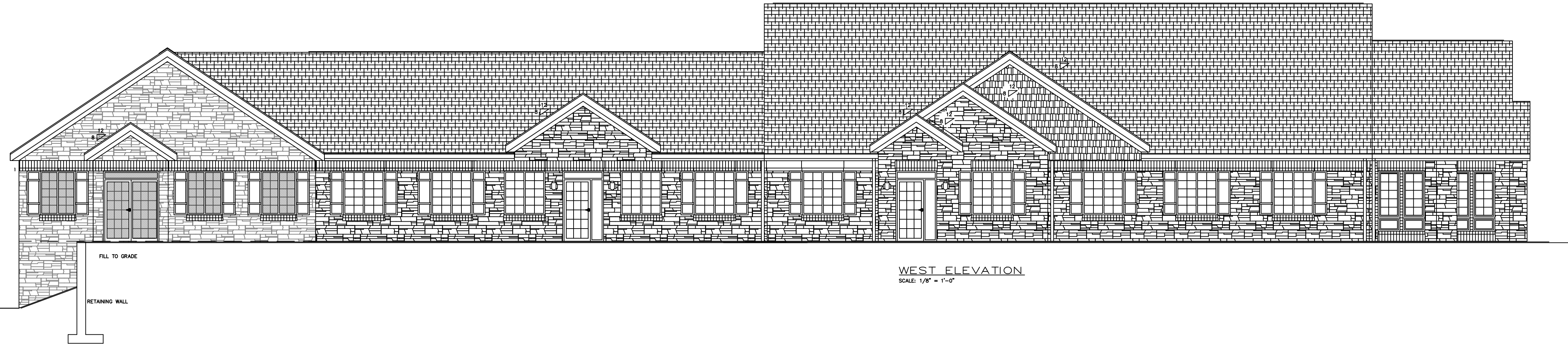
ARCHITECT / ENGINEER  
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ARCHITECTS**  
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GREEN BAY, WI 54304  
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Fax (920) 337-9416



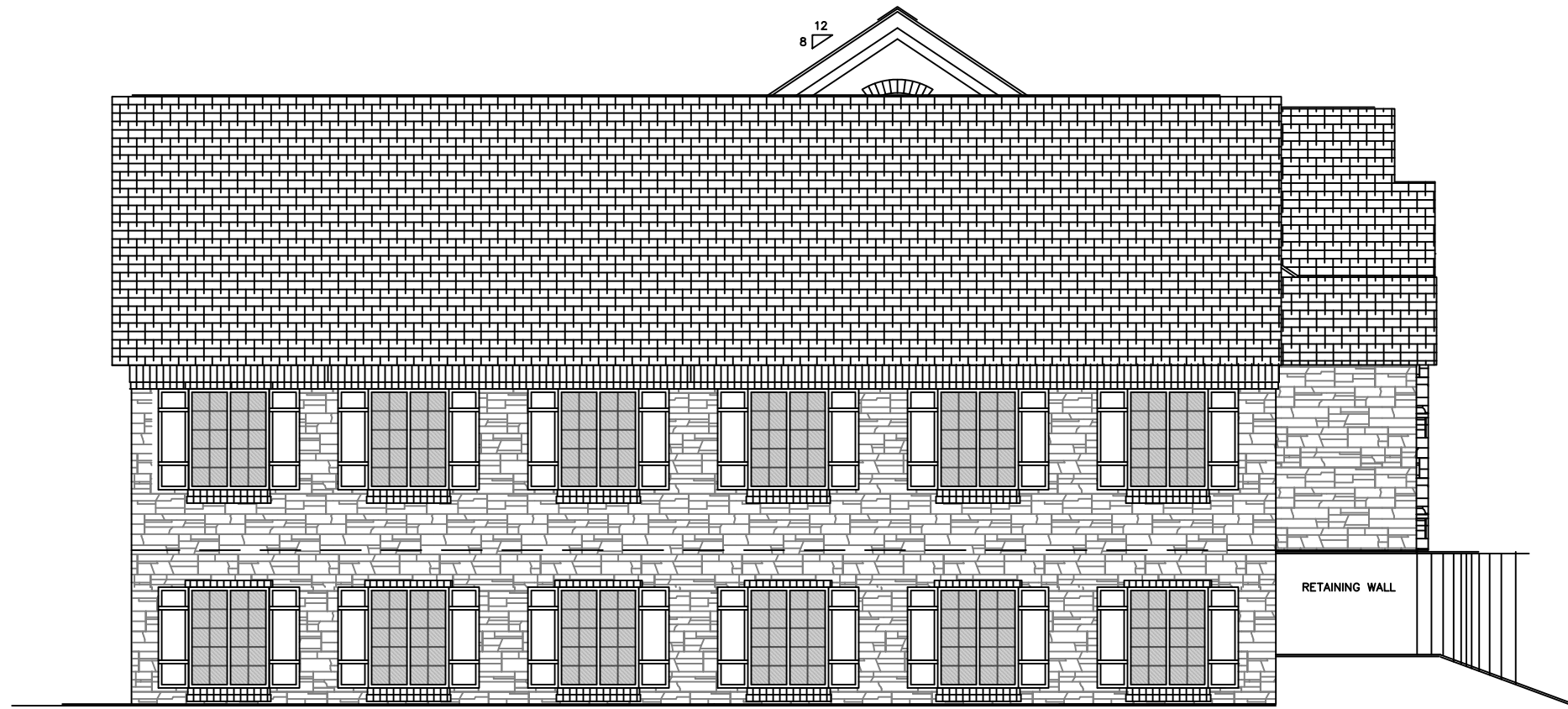
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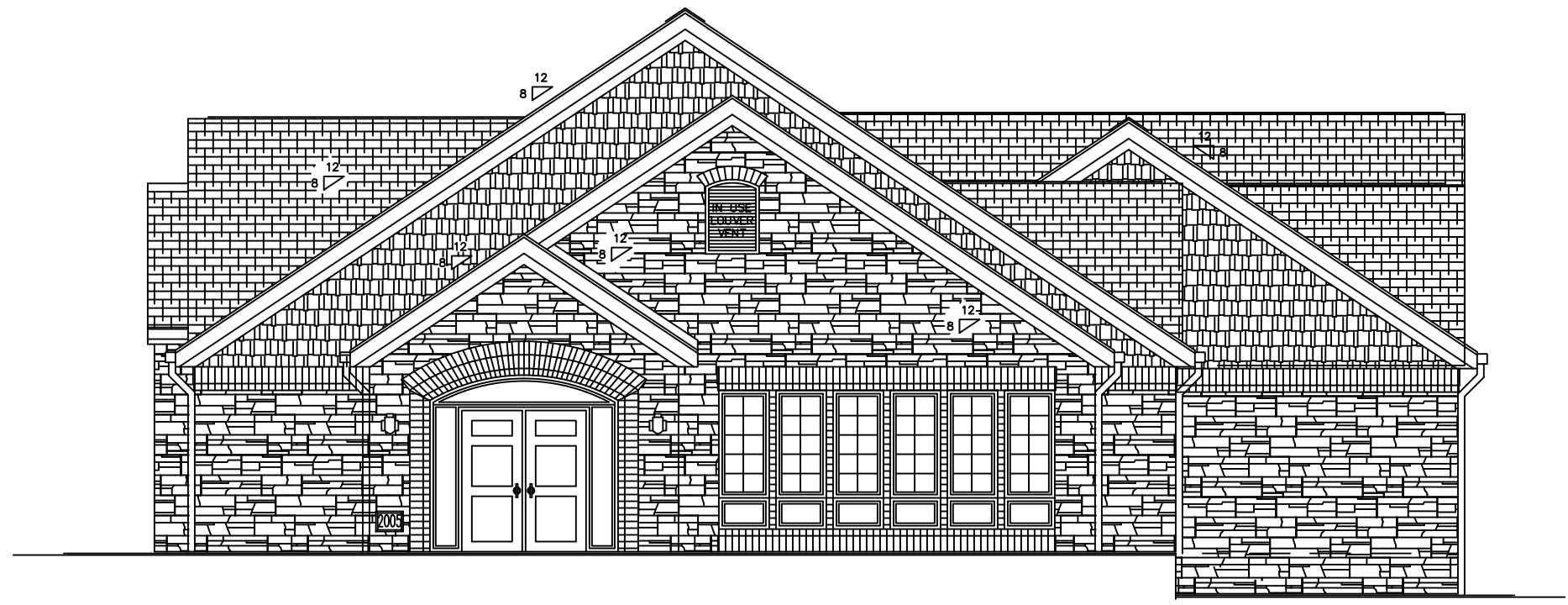




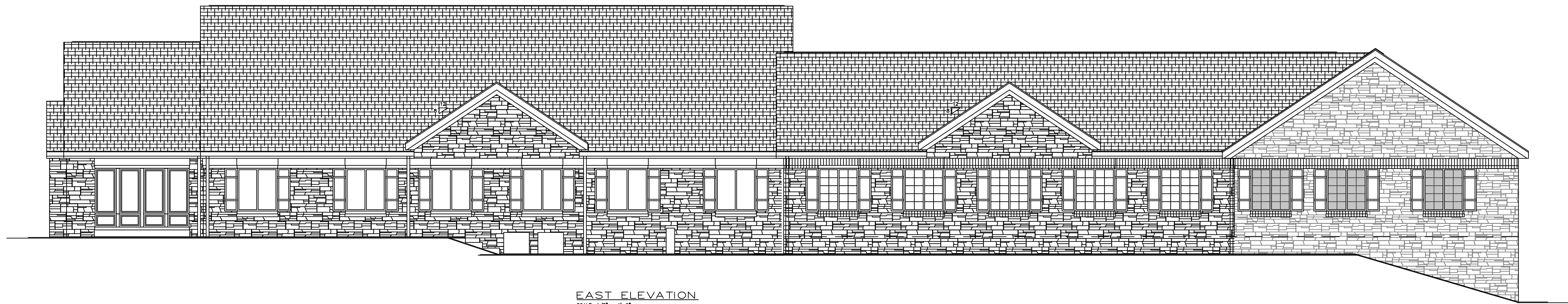
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



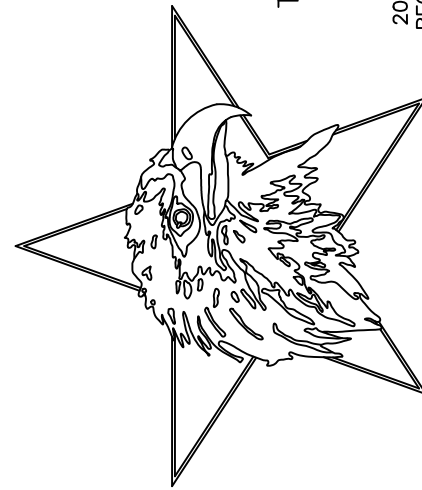
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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PROFESSIONAL SEAL(S)

PROJECT INFO.  
OFFICE ADDITION  
**KRAUSE FINANCIAL**  
**SERVICES**  
1234 ENTERPRISE DRIVE  
DEPERE, WI 54115

REVISIONS		
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DATE 03/01/17

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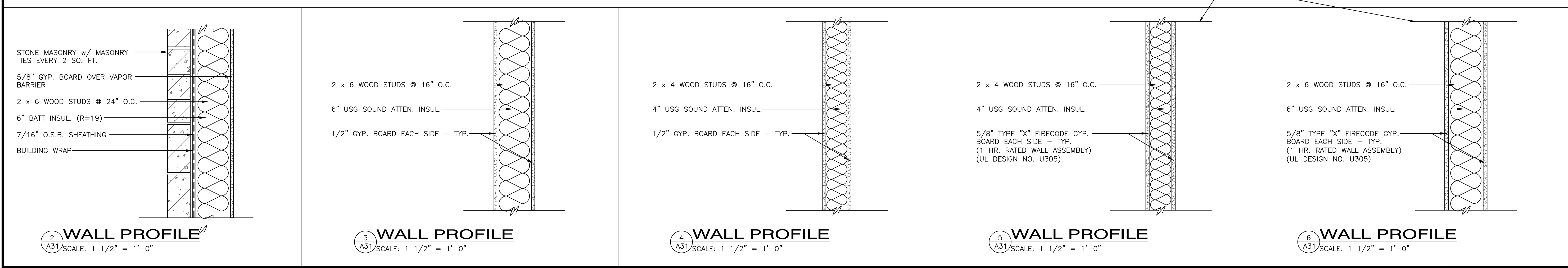
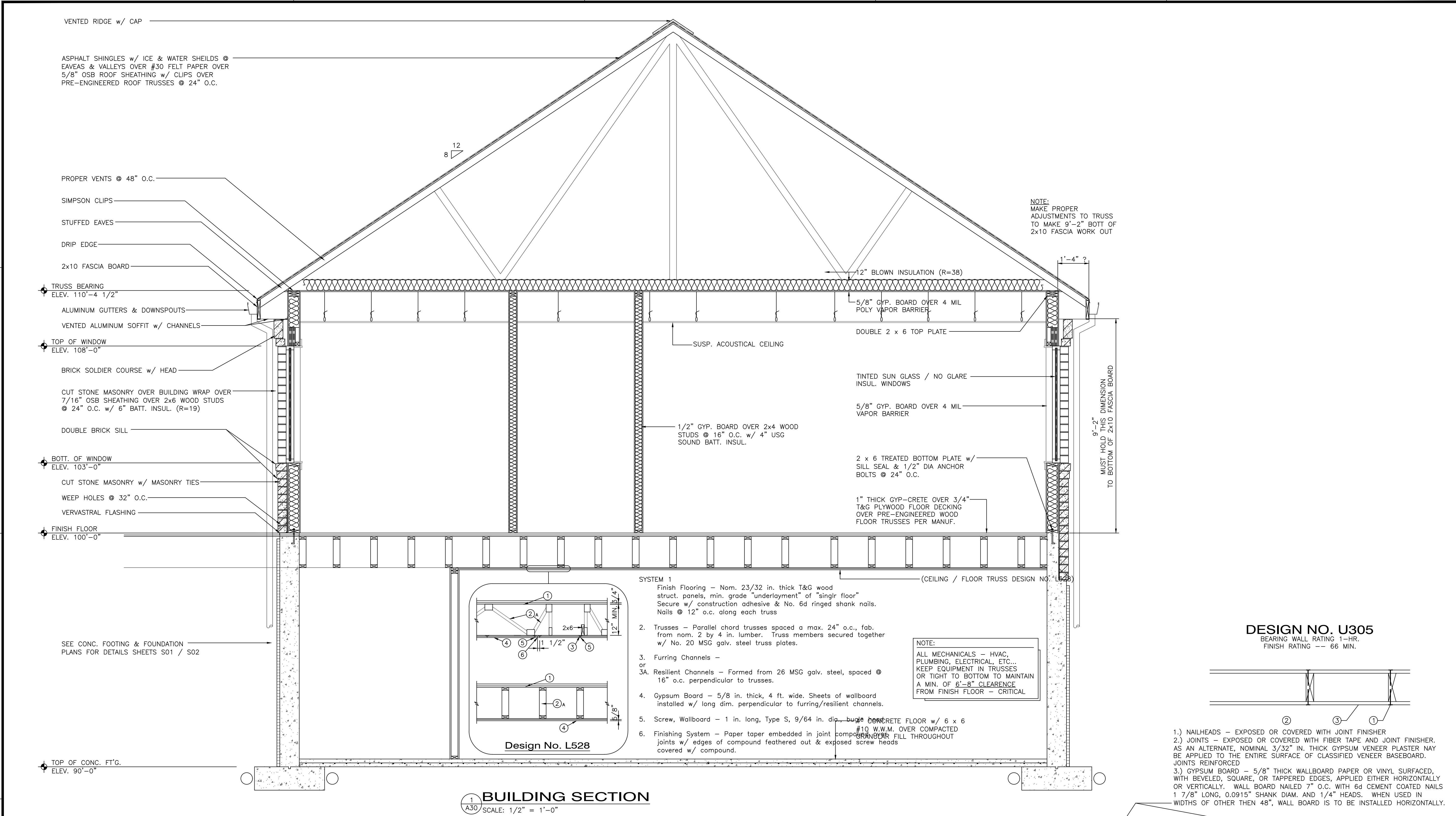
SALES BY -

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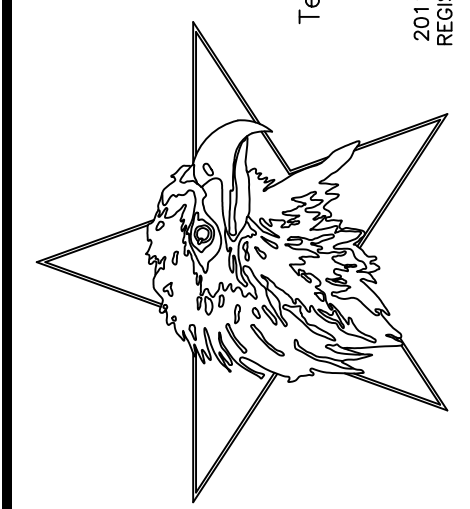
TITLE  
**OVERALL BLD'G.**  
**ELEVATIONS**

SHEET  
**A22**





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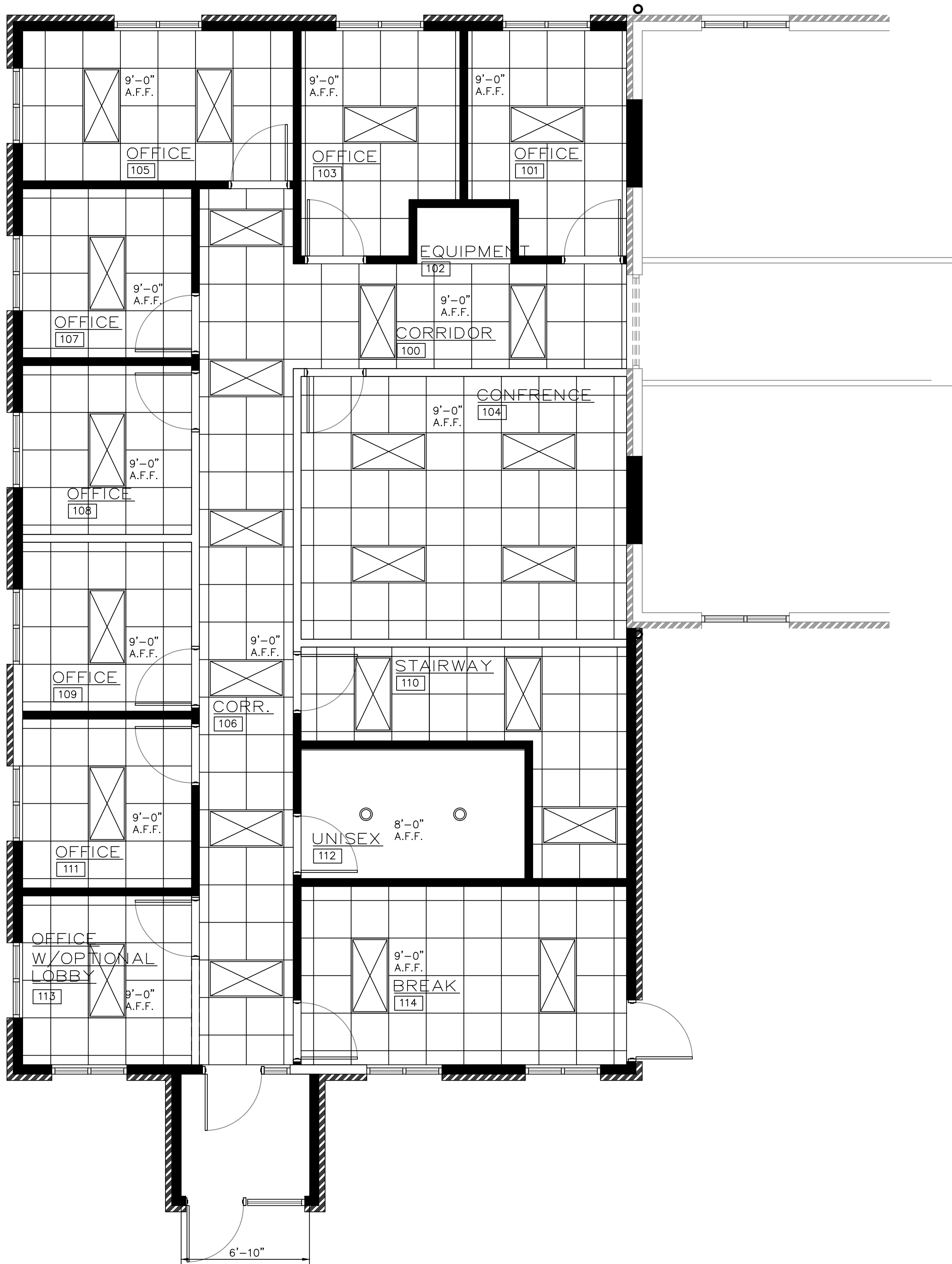
PROFESSIONAL SEAL(S)

PROJECT INFO.  
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**KRAUSE FINANCIAL SERVICES**  
1234 ENTERPRISE DRIVE  
DEPERE, WI 54115

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DATE 03/01/17  
DRAWING NO. 03-017  
SALES BY -  
DESIGNED BY KEITH  
TITLE  
**BUILDING SECTION**  
SHEET  
**A30**

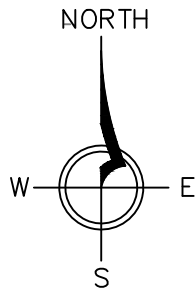




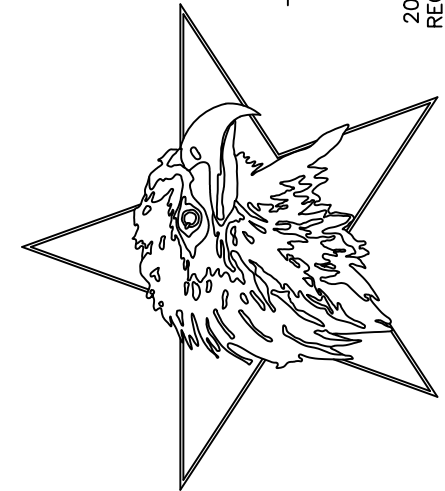
FIRST FLOOR RCP PLAN  
SCALE: 1/4" = 1'-0"



BASEMENT RCP PLAN  
SCALE: 1/4" = 1'-0"



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PROFESSIONAL SEAL(S)

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1234 ENTERPRISE DRIVE  
DEPERE, WI 54115

REVISIONS

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DATE 03/01/17  
DRAWING NO. 03-017  
SALES BY -  
DESIGNED BY KEITH

RCP PLANS

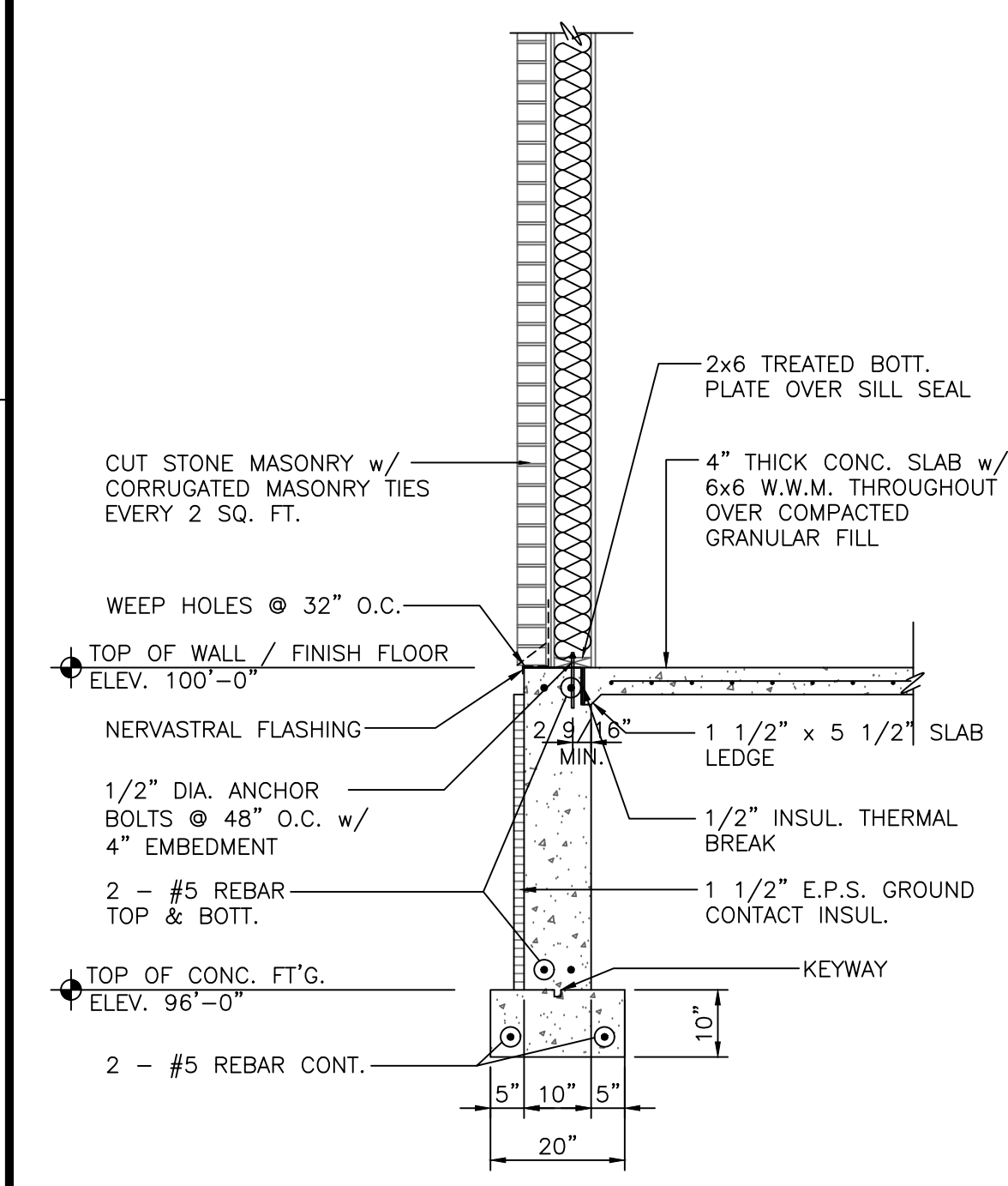
SHEET

**A40**

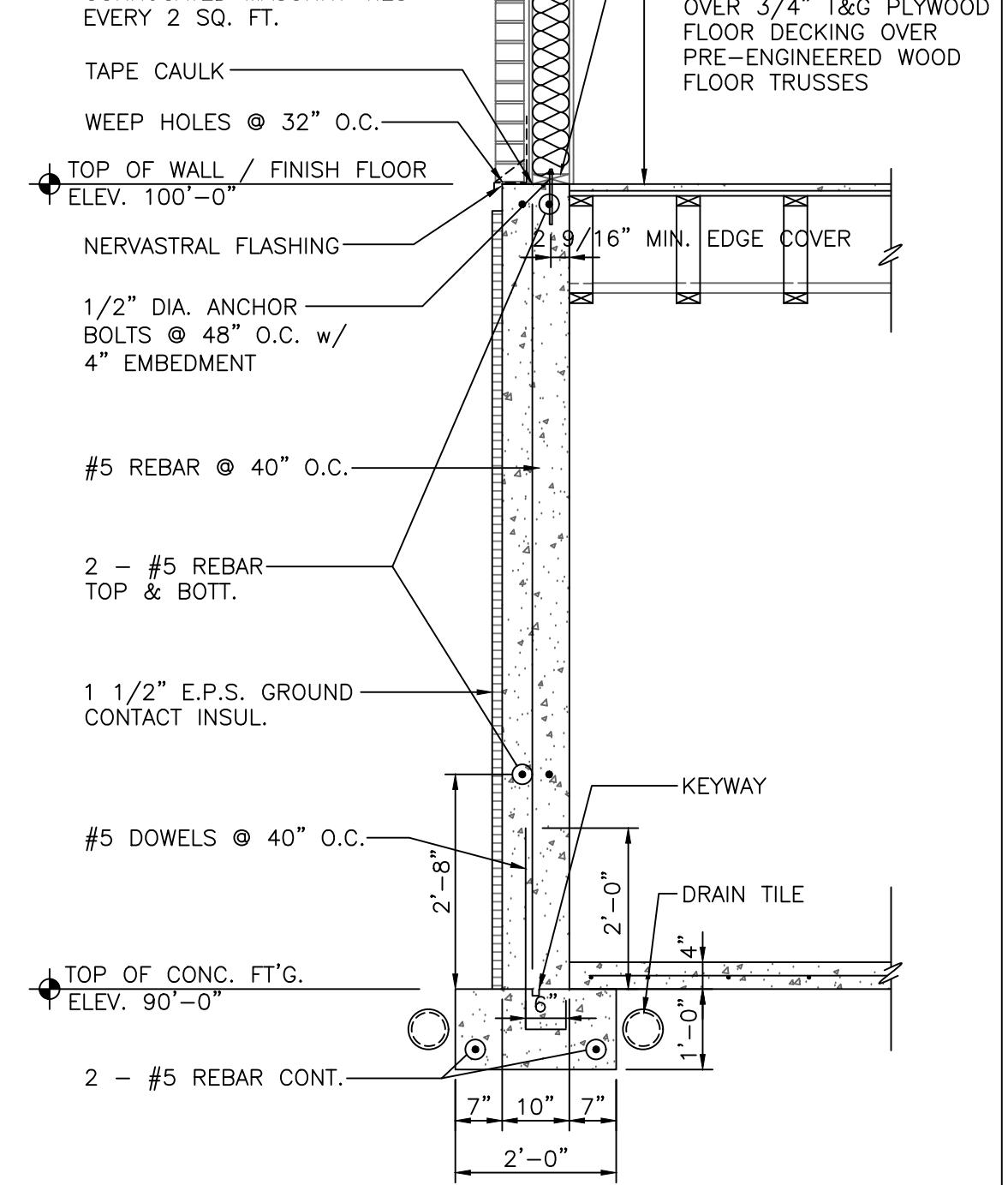




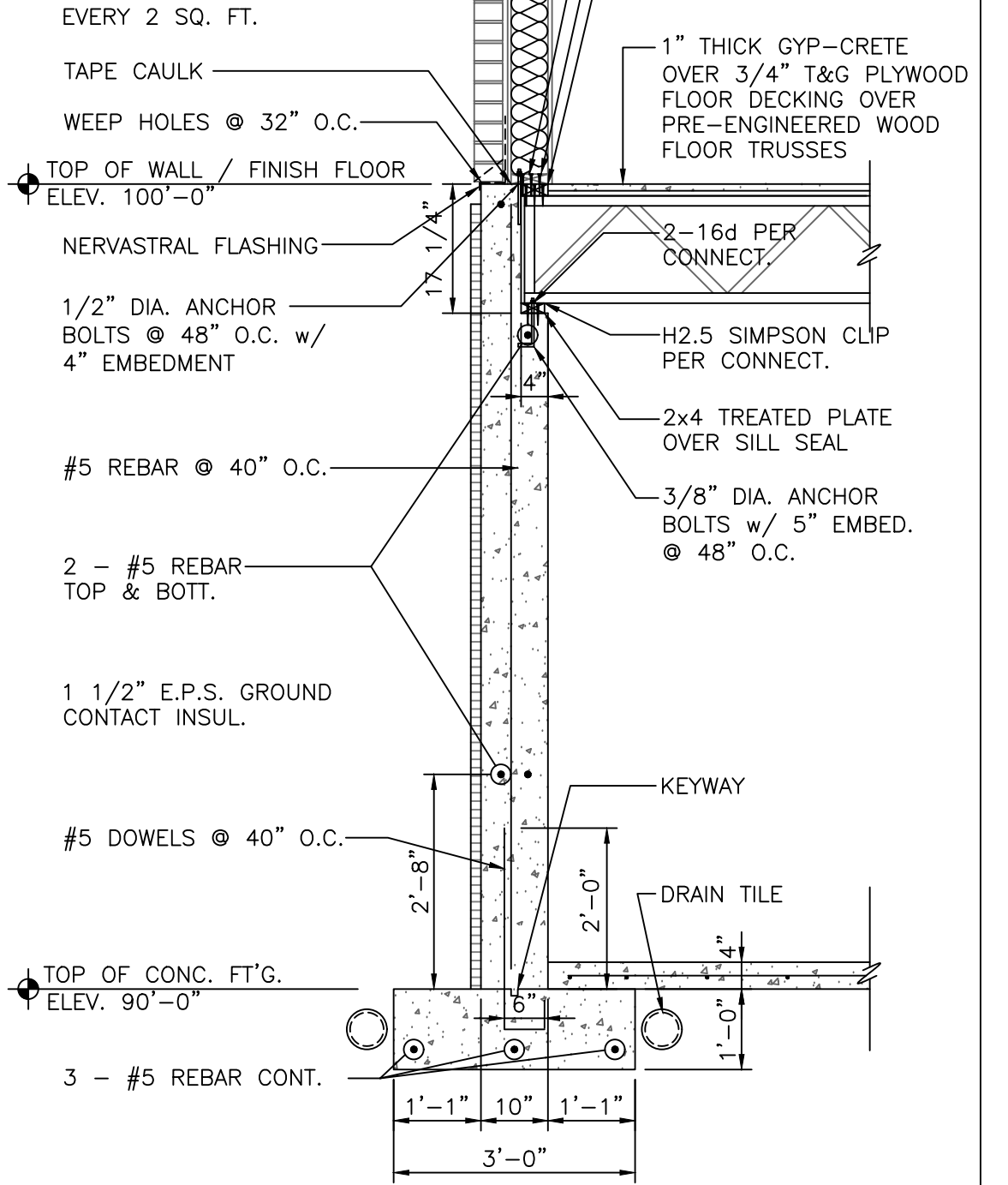




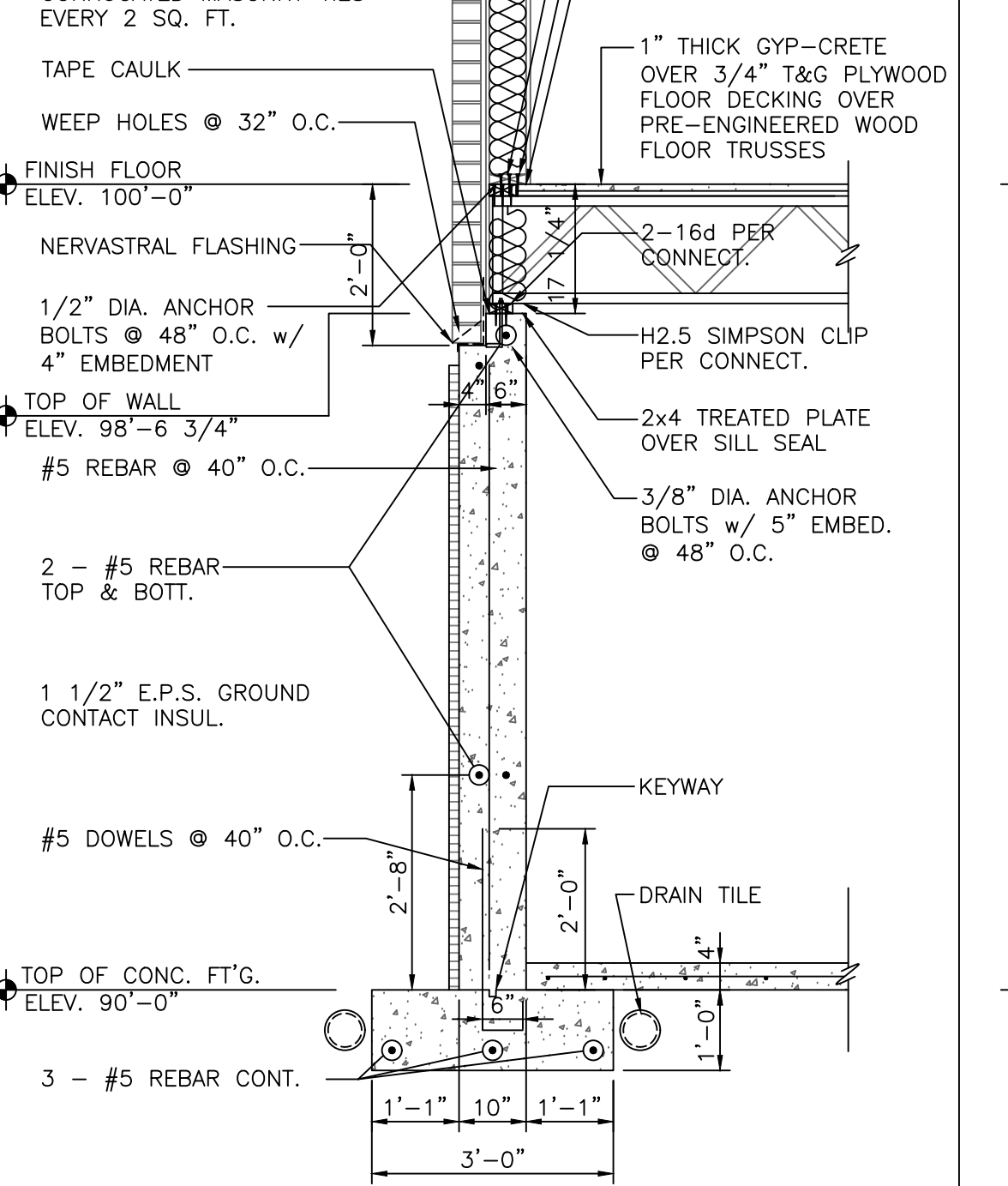
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S02 SCALE: 1/2" = 1'-0"



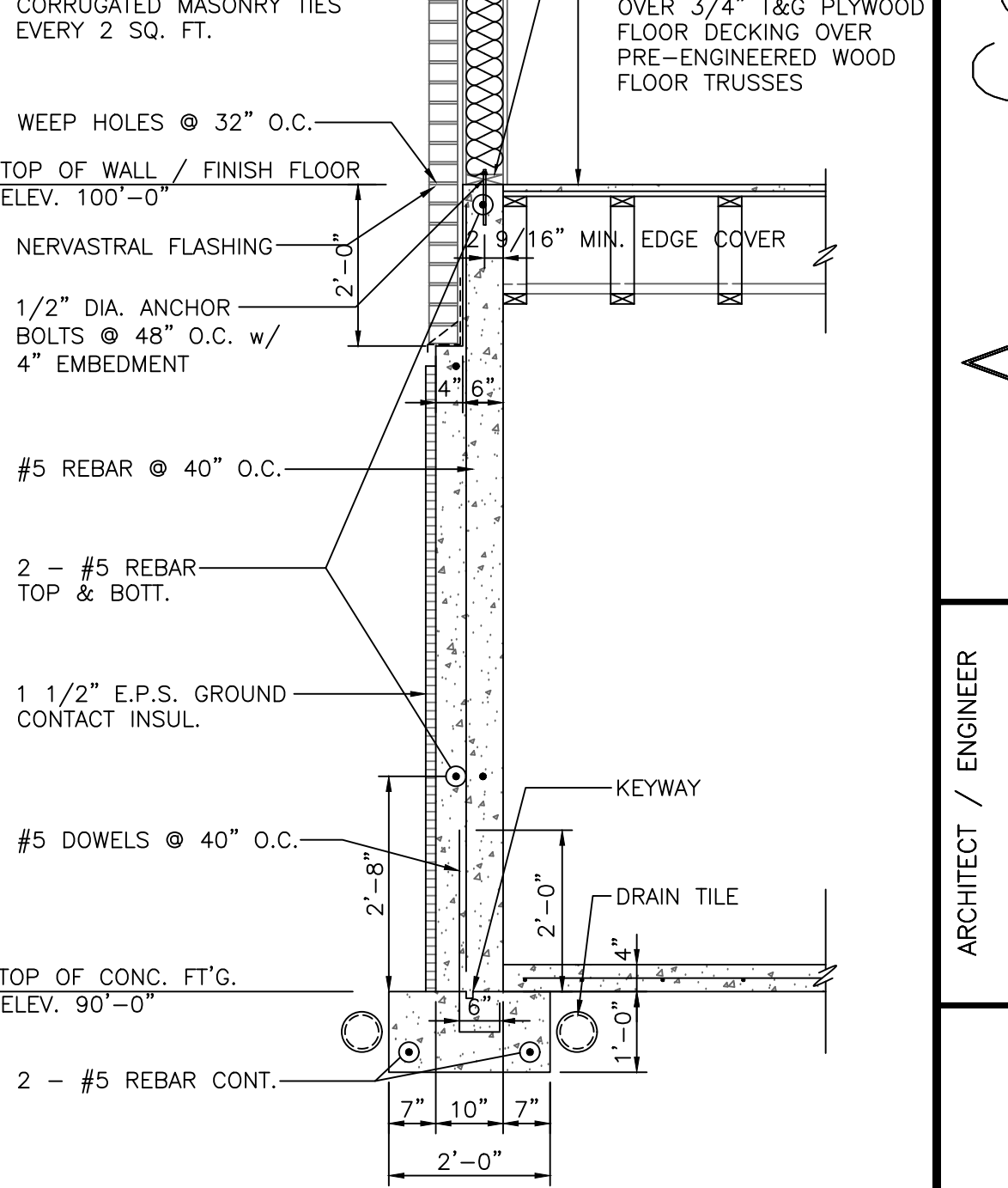
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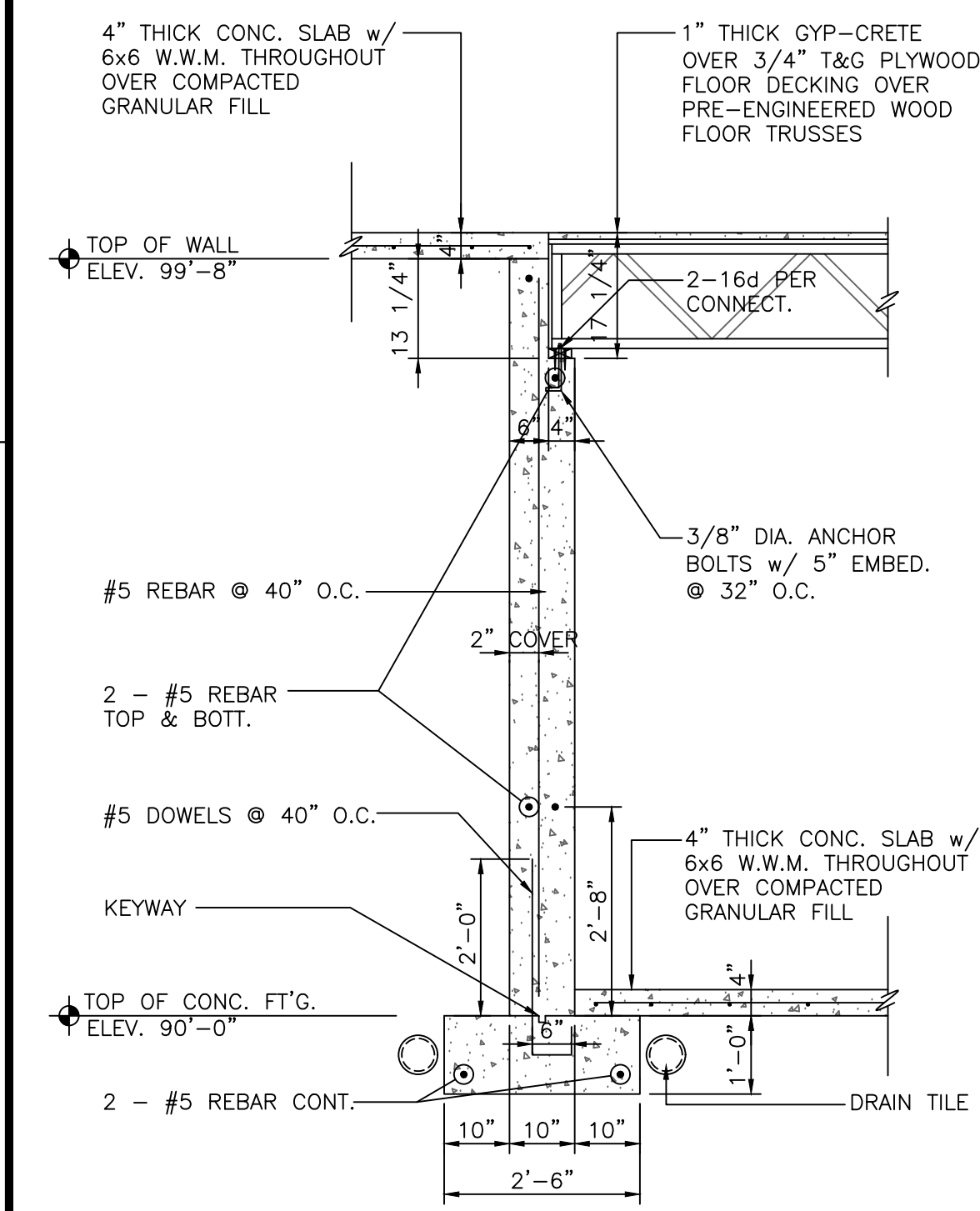
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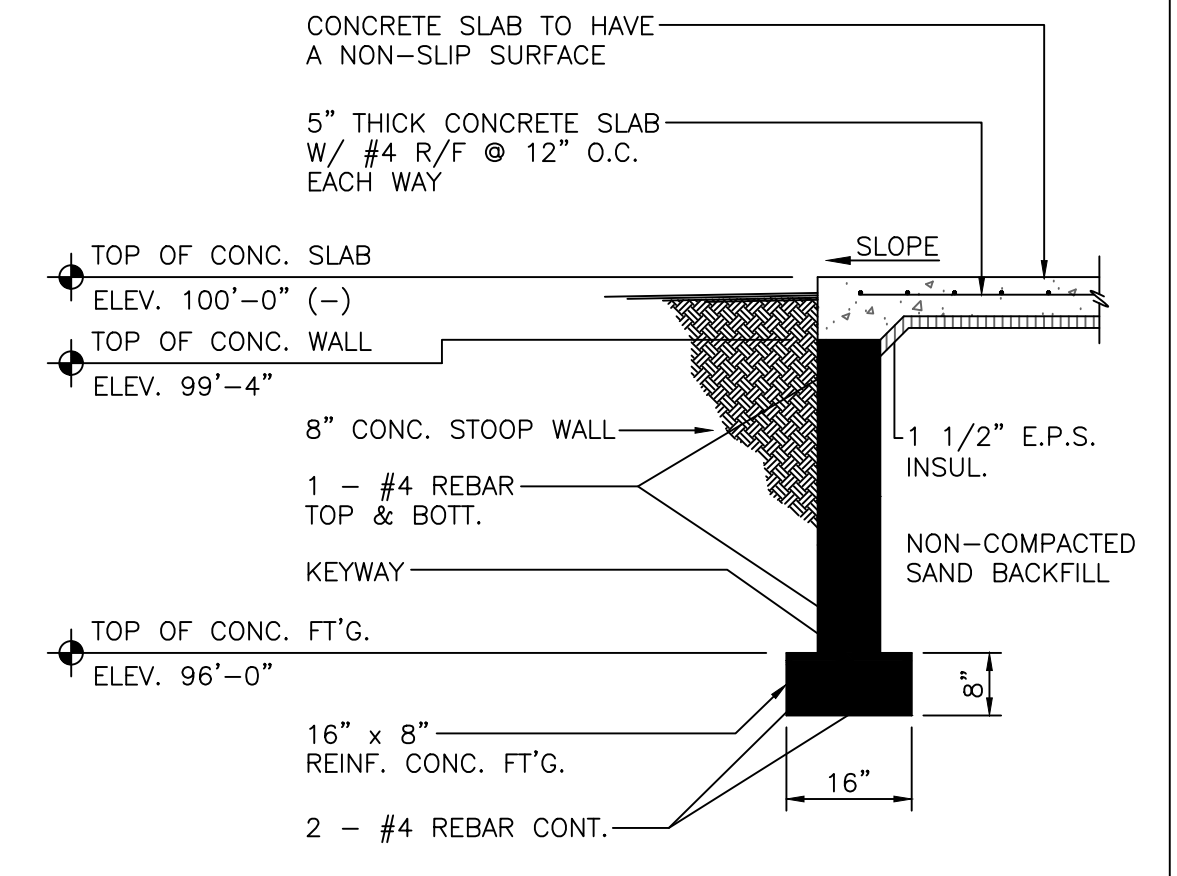
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S02 SCALE: 1/2" = 1'-0"



5 FT'G. & FND. DETAIL  
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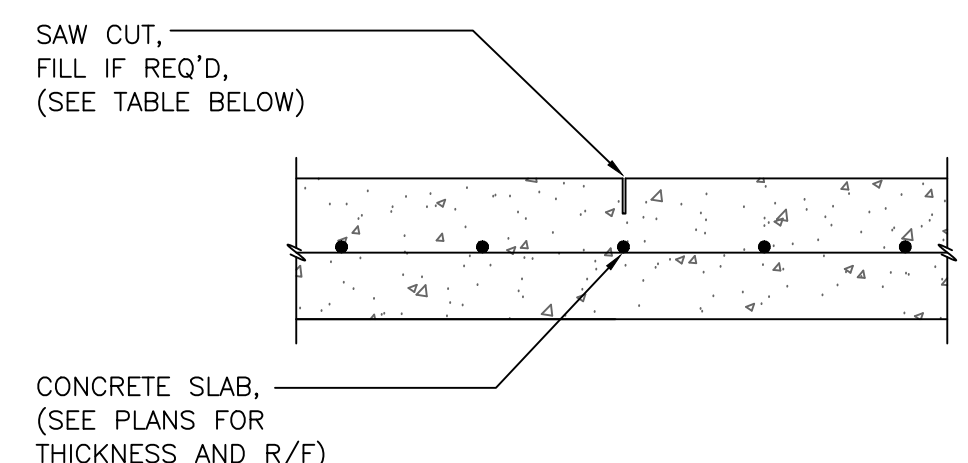


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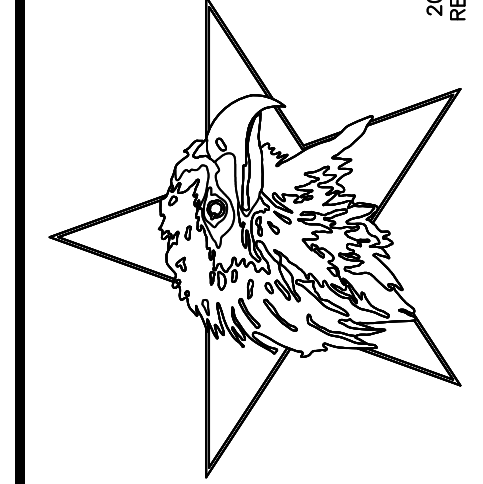
7 FT'G. & FND. DETAIL  
S02 SCALE: 1/2" = 1'-0"

SLAB THICKNESS	SAW CUT
5" or less	1/8" x 1 1/4"
6"	1/8" x 1 1/2"
7" and 8"	1/8" x 2"
9"	1/8" x 2 1/2"



8 SAW CUT EXP. JOINT  
S02 SCALE: 1/2" = 1'-0"

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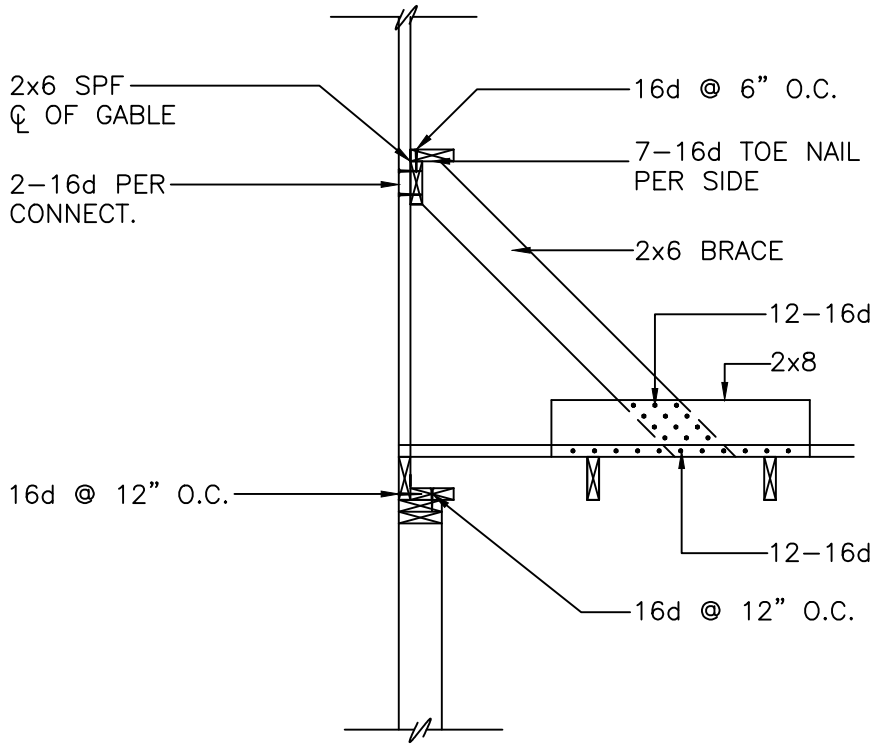
PROFESSIONAL SEAL(S)

PROJECT INFO.  
OFFICE ADDITION  
**KRAUSE FINANCIAL SERVICES**  
1234 ENTERPRISE DRIVE  
DEPERE, WI 54115

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -

DATE 03/01/17  
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SALES BY -  
DESIGNED BY KEITH  
TITLE  
**FOUNDATION DETAILS**  
SHEET  
**S02**





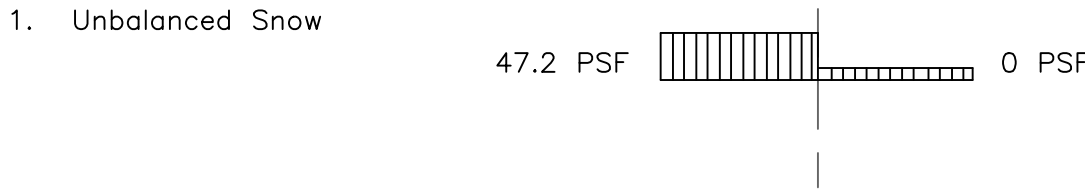
GB  
NO SCALE

DESIGN LOADS

1. Snow Load Ground snow Pg= 40 PSF  
Ce= 1 Ct= 1.1  
Is= 1 Cs= 1  
Snow load Pf = Pg $\times$ 0.7 $\times$ Is $\times$ CexCt $\times$ Cs = 28.0 PSF
- Roof Dead Load  
Roof Shingles 3 PSF  
Sheathing 2 PSF  
Insulation 2 PSF  
Wood Trusses 4 PSF  
Mechanical 2 PSF  
Electrical 2 PSF  
Miscellaneous 2 PSF  
TOTAL DEAD LOAD 17 PSF
- First / Second Dead Floor Load  
Flooring / GYP crete 16 PSF  
Wood Trusses 4 PSF  
3/4" Plywood 3 PSF  
Ceiling 1 PSF  
Mechanical 2 PSF  
Misc/ Electrical 1 PSF  
TOTAL DEAD LOAD 27 PSF
- Second Floor Live Load UDL Conc. Load  
Retail / Office 50 PSF lbs. 1607.1#11  
Corridors 80 PSF lbs. 1607.1#9  
Stairs 100 PSF 300 lbs. 1607.1#35
2. Seismic Requirements Site Class D  
Ie= 1.0 SDS=.11 SD1=.05  
Use Group I  
Seismic Design Category= A  
Seismic Base Shear= 3400 lbs  
Seismic resisting system = Bearing wall system -  
K) Light framed construction w/ shear walls -wood  
Seismic analysis procedure= Not required per IBC 1616.6 - Exception 1.
3. Wind Load  
Per ASCE 7-98 Simplified

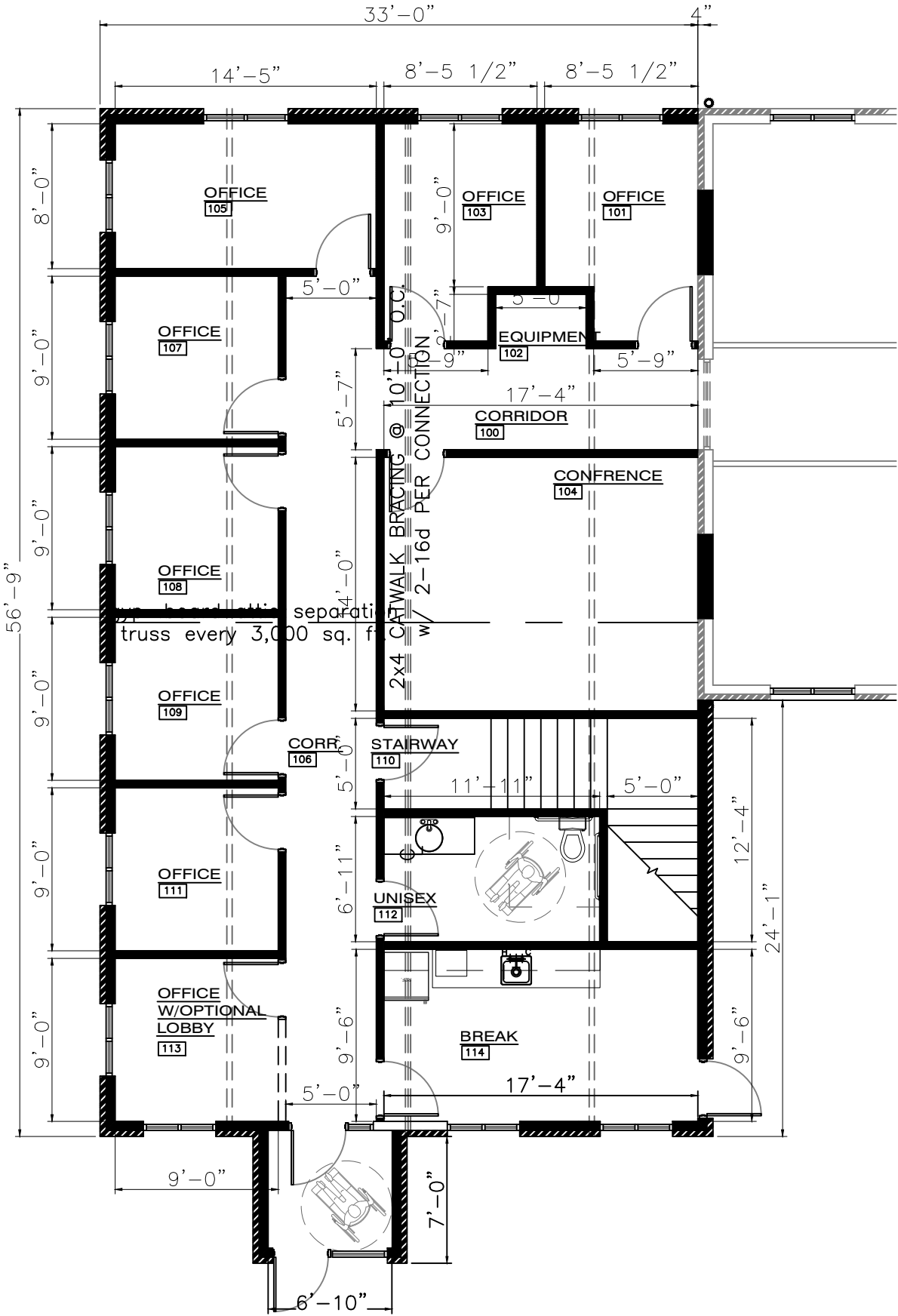
W	End Zone	Pressure	R	End Zone			
A	Transverse	14.0 PSF	O	Transverse	- 16.0 PSF	- 16.0 PSF	
	Longitudinal	14.0 PSF		Longitudinal	- 16.0 PSF	- 16.0 PSF	
L	Interior Zone		O	Transverse	- 16.0 PSF	- 16.0 PSF	
	Transverse	14.0 PSF		Longitudinal	- 16.0 PSF	- 16.0 PSF	
S	Longitudinal	14.0 PSF	F	Transverse	- 16.0 PSF	-	
				Longitudinal	- 16.0 PSF	-	

SNOW LOAD PATTERNS



SPECIFIED MATERIAL STRENGTHS

1. Poured-in-Place Concrete, f'c  
Floors 3000 PSI @ 28 days 1" Stone  
Foundations 3000 PSI @ 28 days 1 1/2" Stone  
Exposed 3000 PSI @ 28 days Air Entrained 5-7%
2. Reinforcing Steel ASTM A615, 2E10**6
3. Welded Wire Fabric ASTM A185
4. Structural Steel (unless otherwise noted) ASTM A-992
5. Steel Tubing ASTM A500, Grade B
6. Miscellaneous ASTM A-36
7. Bolts for Structural Connections ASTM A325, Type N
8. Anchor Bolts ASTM A307
9. Masonry Grout, f'c 2500 PSI @ 28 days
10. Masonry Running Bond, f'm 1350 PSI
11. Timber - #1/ #2 SPF or Equal  
Timber Studs, Headers and Sills  
Fb = 875 PSI  
Fv = 70 PSI  
Fc = 1125 PSI  
E = 1.4E10**6  
Parallams - by TrusJoist McMillan or equal  
Fb = 2900 PSI  
Fv = 290 PSI  
Fc = 2900 PSI  
E = 2 E10**6  
1.9E Microlams LVL - by TrusJoist McMillan or equal  
Fb = 2600 PSI  
Fv = 285 PSI  
Fc = 2510 PSI  
E = 1.9 E10**6  
Floor Joists - By manufacture or equal per span and load tables
12. Allowable Soil Bearing Pressure 2000 PSF Presumed  
Soil Classification =sandy clay - presumed

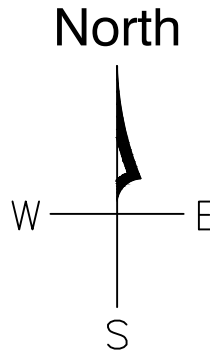


HEADER SCHEDULE			
TAG	HEADER	SHOULDER	KING
H-1	3-PLY 2x10 DF 3 ROWS 16d @ 6" O.C. PER PLY	1-PLY 2x6 SPF #1,2	1-PLY 2x6 SPF #1,2
H-2	3-PLY 2x12 DF 3 ROWS 16d @ 6" O.C. PER PLY	2-PLY 2x6 SPF #1,2 2 ROWS 16d @ 6" O.C.	1-PLY 2x6 SPF #1,2

SHEETING	
S-1	7/16" OSB APA RATED 8d @ 3" O.C. EDGE & 6" O.C. FIELD - NO BLOCKING U.N.O.
S-2	7/16" OSB APA RATED 10d @ 3" O.C. EDGE & 6" O.C. FIELD - BLOCK ALL EDGES w/ 2-PLY 2X6 @ EDGES
S-3	1/2" GYP. BOARD w/ 6d WALL BOARD NAILS @ 4" O.C.

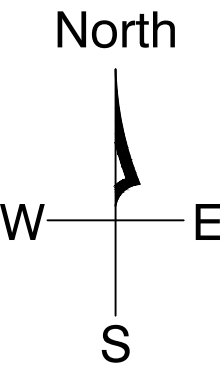
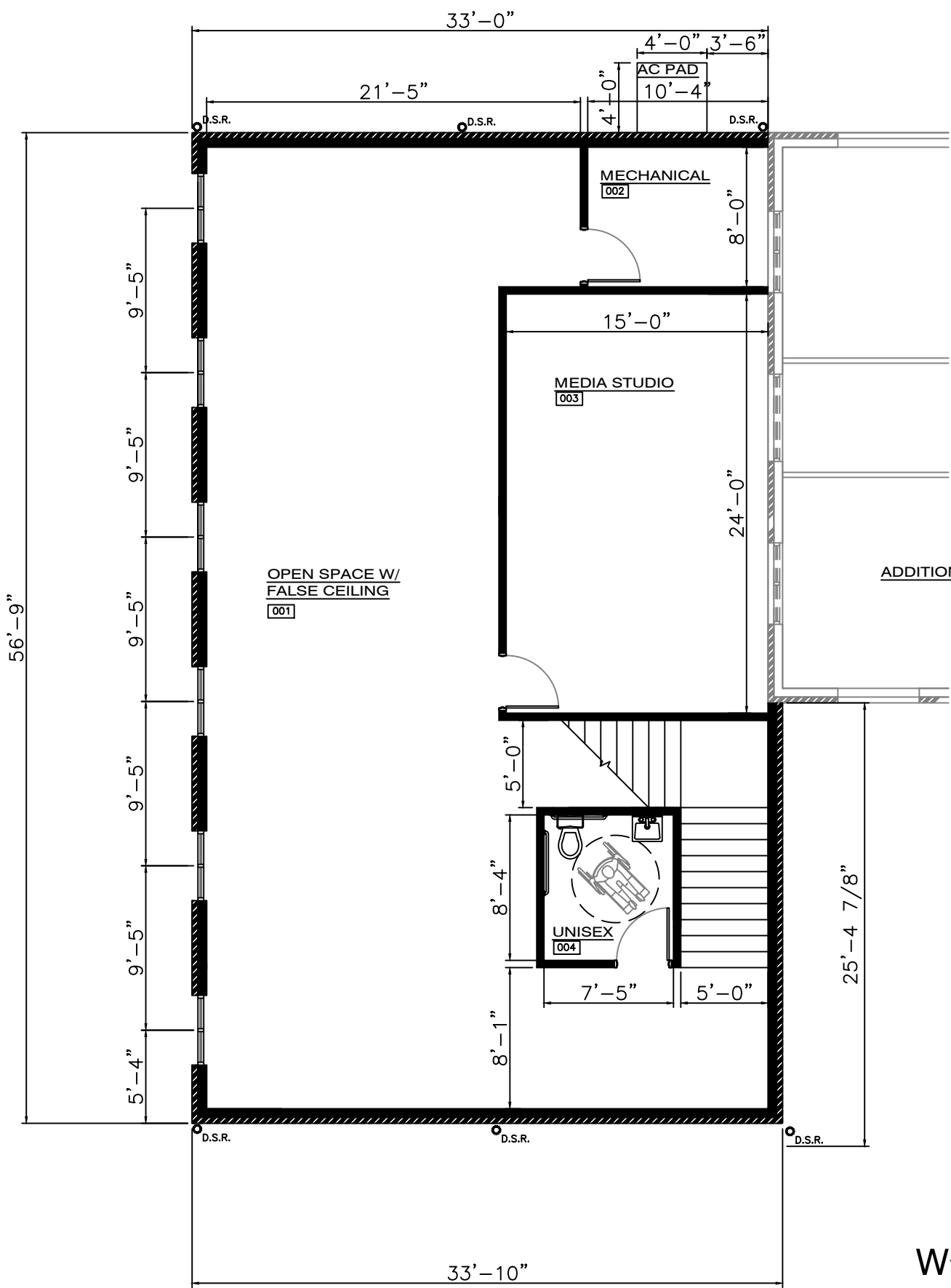
HOLD DOWNS	
(SEE MANUF. SPECS. FOR INSTALLATION)	
P-1	SIMPSON HD2A w/ 2-PLY 2x6 POST
P-2	SIMPSON PHD5 - SDS3 w/ 2-PLY 2x6 POST
DRAG STRUT	
D-1	SIMPSON DSC4 - SDS3

TYPICAL STUDDING	
2x6 SPF #1,2 @ 24" O.C. - ALIGN w/ TRUSSES	



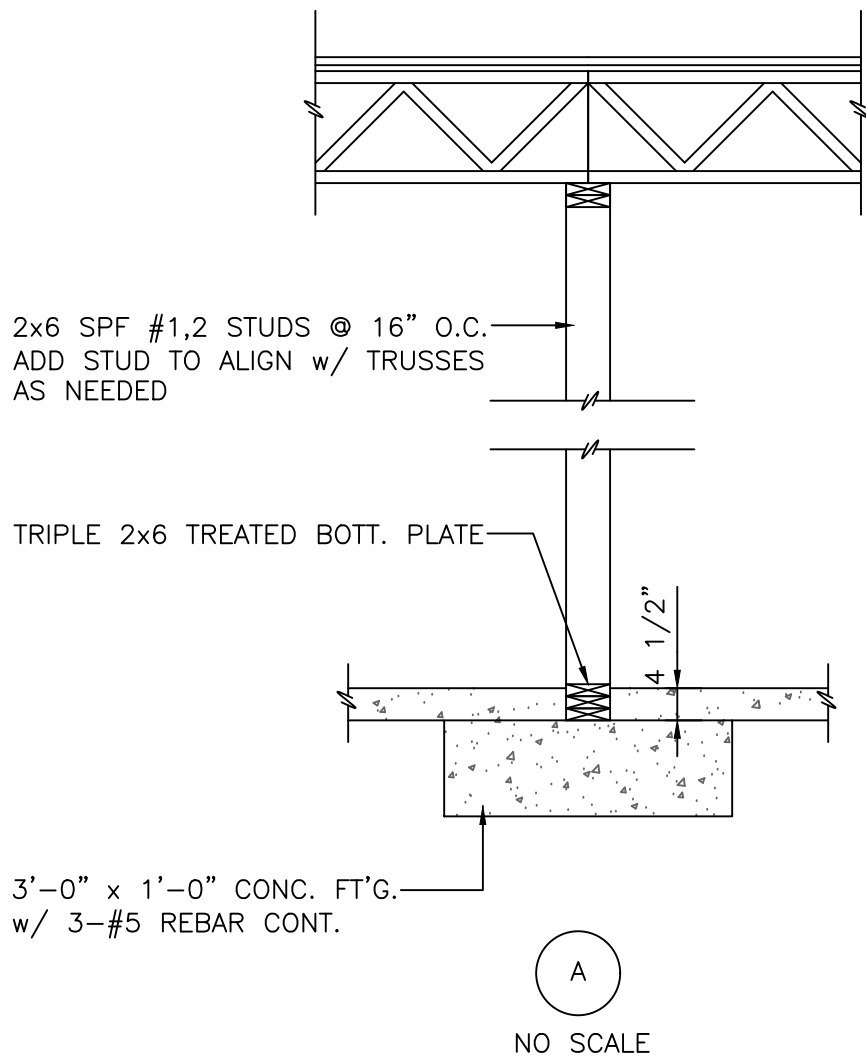
STRUCTURAL PLAN

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

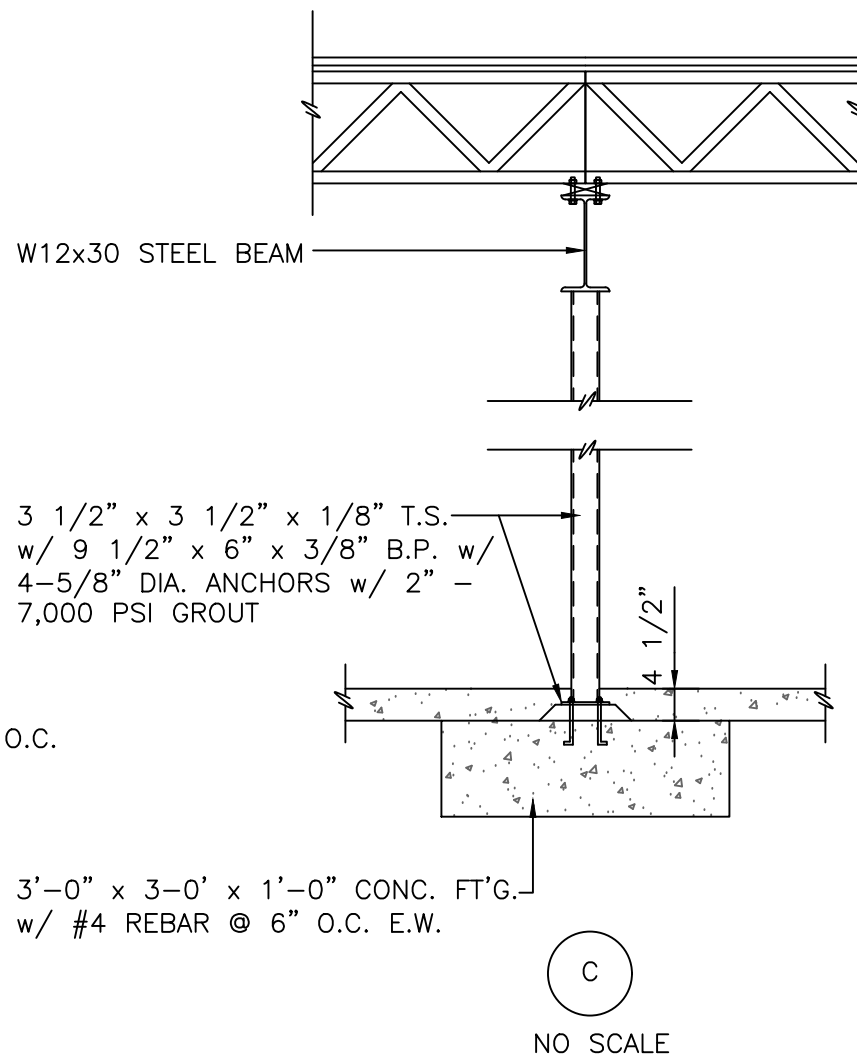
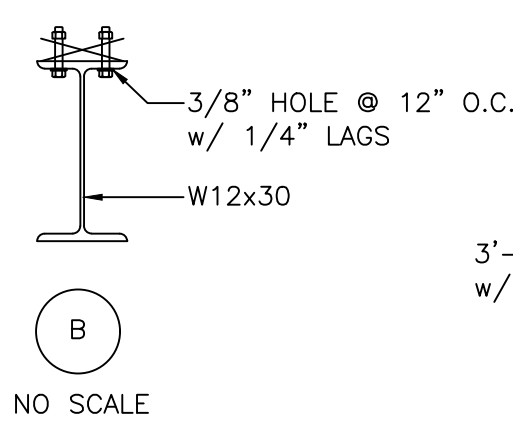


STRUCTURAL PLAN

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



NOTE:  
COLUMN C-1  
3 1/2" x 3 1/2" x 1/8" T.S.  
w/ 9 1/2" x 6" x 3/8" B.P. w/  
4-5/8" DIA. ANCHORS w/ 2" -  
7,000 PSI GROUT  
CONC. FOOTING  
3'-0" x 3'-0" x 1'-0" CONC. FT'G.  
w/ #4 REBAR @ 6" O.C. E.W.



ARCHITECT / ENGINEER

BAY  
ARCHITECTS

3019 HOLMGRN WAY  
GREEN BAY, WI 54304  
Telephone (920) 337-9400  
Fax (920) 337-9416

PROFESSIONAL SEAL(S)

PROJECT INFO.  
OFFICE ADDITION

KRAUSE FINANCIAL  
SERVICES  
1234 ENTERPRISE DRIVE  
DEPERE, WI 54115

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

DATE 03/01/17

DRAWING NO. 03-017

SALES BY -

DESIGNED BY KEITH

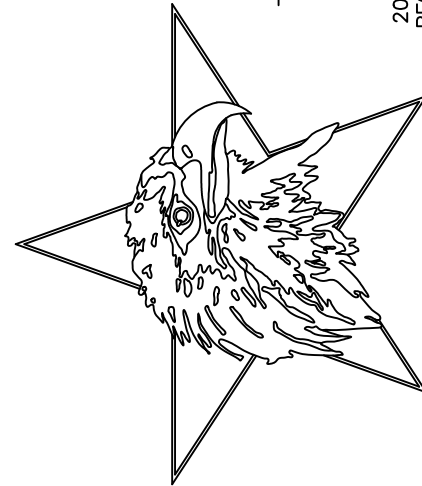
TITLE

STRUCTURAL  
PLAN

SHEET

S10

Corrigan's  
Custom Built Structures  
4424 DICKINSON ROAD • DE PERE, WI 54115  
Telephone (920) 336-2588 Fax (920) 336-4052  
www.corrigansCBS.com



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REGISTER OF COPYRIGHT AT THE LIBRARY OF CONGRESS WASHINGTON, D.C.



## City of De Pere, Wisconsin

**Request For Plan Commission Action**

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**MEETING DATE:** June 26, 2017

**DEPARTMENT:** Plan Commission

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a rezoning request from B-2 (General Business District, with PDD) to R-3 (General Residence District) at 1015 N. Broadway Street (Parcel ED-1128-E-8). Submitted by Mau & Associates LLP.*

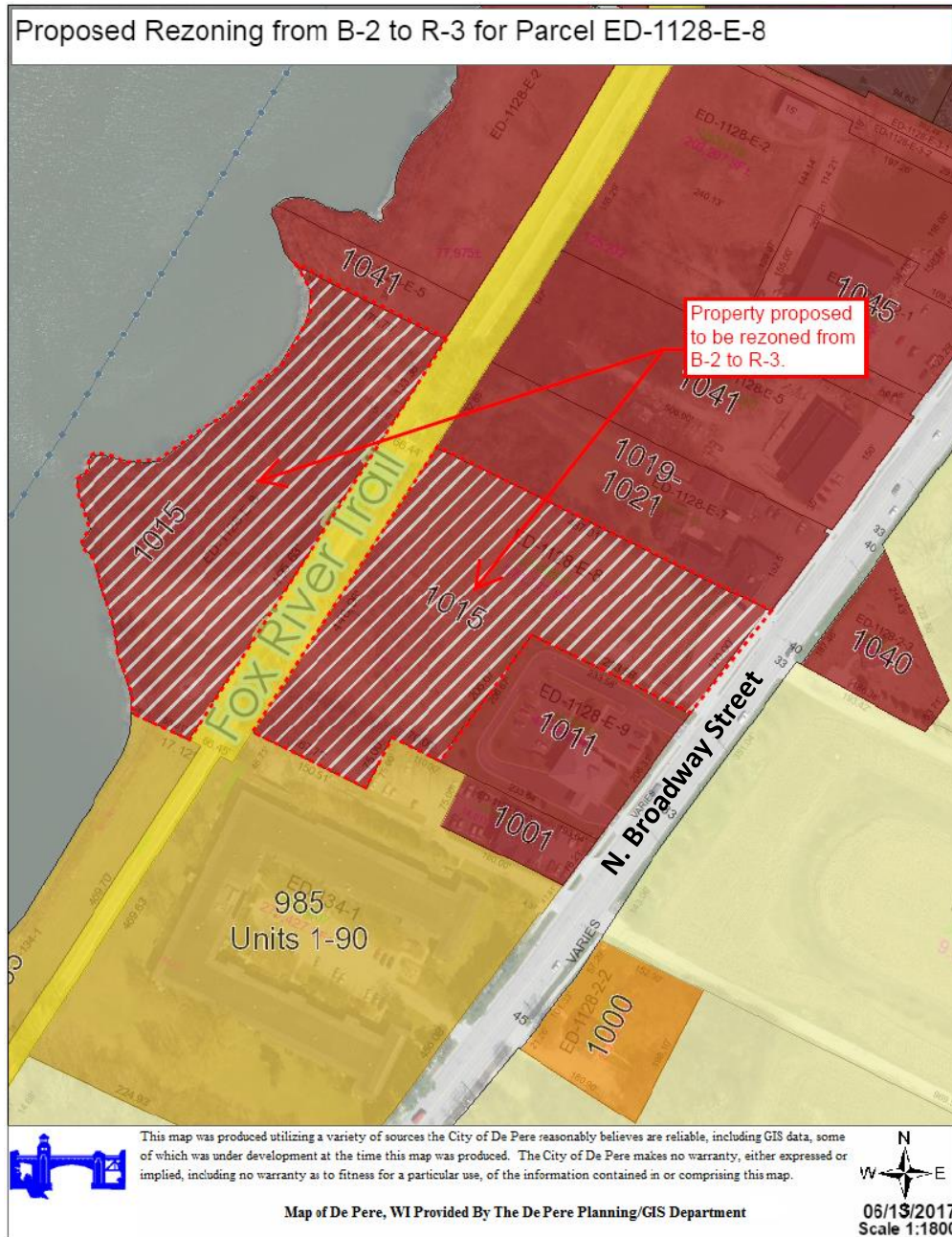
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**ATTACHMENTS:**

- Report to Plan Commission - Rezoning ED-1128-E-8 (DOCX)
- Application Form (PDF)
- Rezoning Map - with street names (PDF)
- Site Footprint (PDF)

- Item 6: Recommendation regarding a rezoning request from B-2 (General Business District, with PDD) to R-3 (General Residence District) at 1015 N. Broadway Street (Parcel ED-1128-E-8). Submitted by Mau & Associates LLP.*

### SITE MAP



**REQUESTED ACTION:** Rezoning Request.

Rezone Parcel ED-1128-E-8 from B-2 (General Business District, with PDD) to R-3 (General Residence District, without PDD).

**COMMON DESCRIPTION:** 1015 N. Broadway Street, located between Broadway Street and the Fox River.



<b>PARCEL NUMBERS:</b>	ED-1128-E-8	
<b>EXISTING ZONING:</b>	B-2 (General Business District, with PDD)	
<b>PROPOSED ZONING:</b>	R-3 (General residence District, without PDD) <i>Note – The PDD overlay is to be eliminated.</i>	
<b>SURROUNDING LAND USES:</b>	Greenspace with retail and vacant residential to the north. Multi-family apartments to the south. Vacant to the east. Fox River waterway to the west.	
<b>COMPREHENSIVE PLAN:</b>	Multi-Family Residential	
<b>APPLICANT / OWNER:</b>	Steven M. Bieda, PLS, Representative Mau & Associates LLP 400 security BLVD Green Bay, WI 54313	Brad Hutjens, Executive VP, CCO Nicolet National Bank 111 N. Washington ST Green Bay, WI 54301
<b>SITE HISTORY:</b>	Year 1938 air photographs identify two buildings on the property near N. Broadway street. By 1960 two buildings were added further to the rear of the property. By 2005 all buildings on the property were removed. In 2006, the vacant property was zoned B-2 with a Planned Development District (PDD) overlay in anticipation of a Precise Implementation Plan (PIP) being submitted for development on the site to allow for two three story mixed-use buildings with parking for condo/office/retail uses. To date, a PIP has never been submitted to the City for the general development of the property. The property remains open and undeveloped.   The 2010 Comprehensive Plan identified both the existing land use and future land use as multi-family residential for the subject property.   A developer is interested in purchasing the property for the purpose of developing twelve residential units in a condominium plat. Site plans will be submitted to the Plan Commission in the future if the property is rezoned. Although the site plan is not part of the rezoning review, a sample of the site footprint was included with the rezoning application and is attached to the report to Plan Commission.	
<b>REVIEW:</b>	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 proposed uses in the Comprehensive Plan and surrounding land uses, including matching existing uses to the east and south.   Due to the compliance with the 2010 Comprehensive Plan, an R-3 zoning category (without a PDD) is appropriate for the concept condominium development that is interested in the rezoning.   The property includes some frontage along Broadway. The frontage is flanked by commercial zoning to the north and south. The businesses in this area function primarily as neighborhood commercial that benefit from the Fox River	

State Recreational Trail access and activity. It is unlikely that this section of Broadway will grow into a robust commercial corridor. However, developing the Broadway frontage as a commercial or mixed-use project would be an acceptable land use from a planning practice perspective. Similarly, redevelopment of existing commercial businesses in this area to more mixed use buildings would also be an appropriate land use.

**REVIEW PROCESS:**

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. If recommended for approval, a public hearing will be held at the Council meeting prior to review of the rezoning by the Common Council on July 18, 2017.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the rezoning request, which includes the elimination of an outdated PDD overlay, subject to the following:

1. Meets all state and local regulations.



CITY OF DE PERE  
RECEIVED

JUN 13 2017

Print Form

	<b>CITY OF DE PERE</b>   <b>APPLICATION FOR REZONING</b>	Fee: \$ 305.00
		Receipt #: 123094
		Date: 6-13-17

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

**SECTION 1: Applicant / Permittee Information**

Applicant Name (Ind., Org. or Entity) Mau & Associates	Authorized Representative Steve Bieda	Title R.L.S.	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) Nicolet National Bank	Contact Person Brad Hutjens	Title Executive VP, CCO	
Mailing Address 111 N Washington Street	City Green Bay	State WI	ZIP Code 54301
Email Address bhutjens@nicoletbank.com	Phone Number (incl. area code) 920-617-5335	Fax Number (incl. area code)	

**SECTION 3: Project or Site Location**

Project Address/Description  1015 N Broadway Street	Parcel Number(s):  ED-1128-E-8
-----------------------------------------------------------	--------------------------------------

**SECTION 4: Proposed Rezoning Use**

Existing Zoning:	B-2		
Proposed Zoning:	R-3		
Adjacent Zoning: North B-2	Adjacent Zoning: South R-3	Adjacent Zoning: West B-2	Adjacent Zoning: East R-1
Present Use of Parcel	Vacant		
Proposed Use of Parcel	Condominium		

**SECTION 5: Certification and Permission**

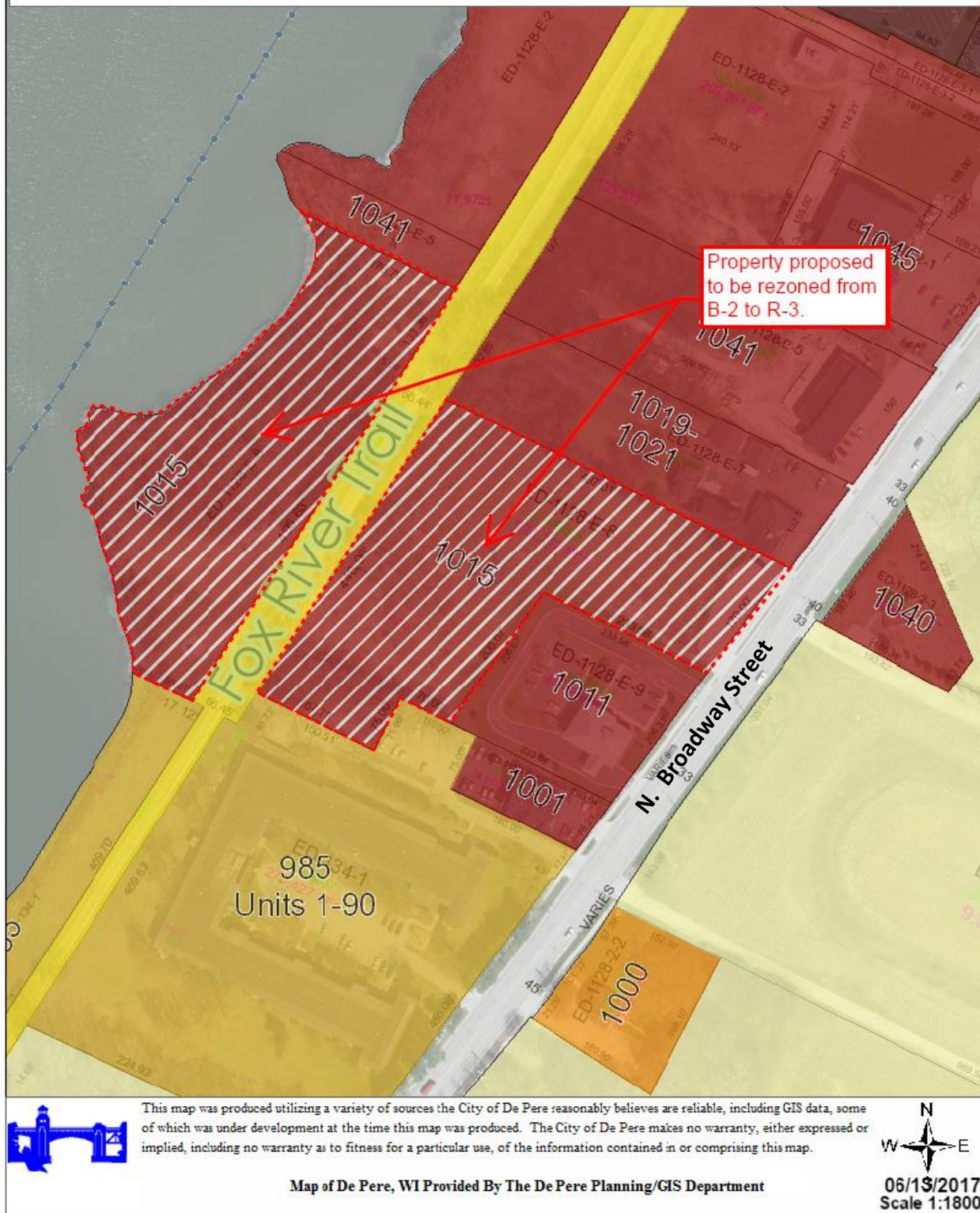
**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance 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) Brad Hutjens	Title Executive VP, CCO	Phone Number 920-617-5335
Signature of Applicant 		Date Signed 6/9/17

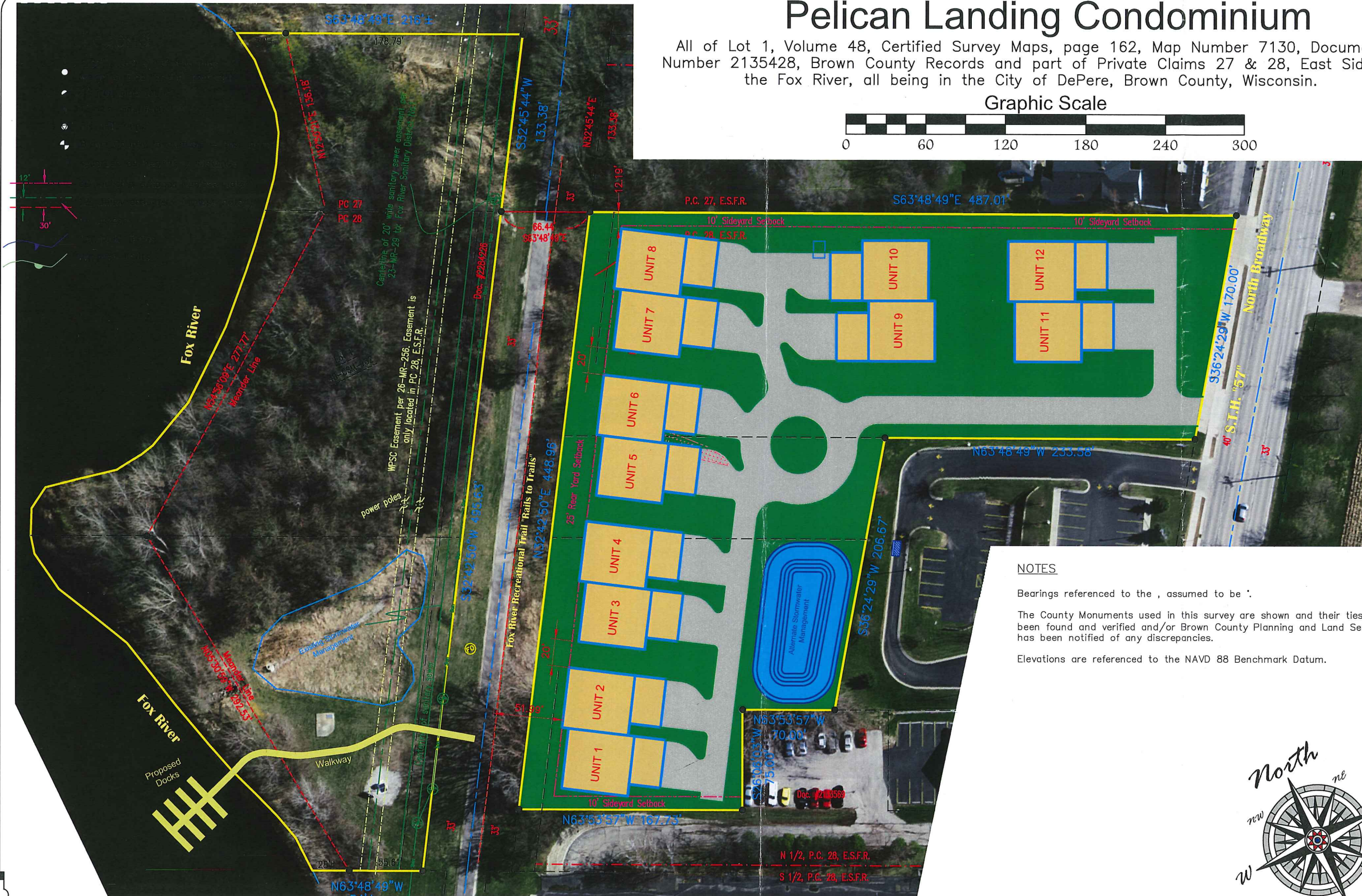
Attached additional sheets if necessary.

# Proposed Rezoning from B-2 to R-3 for Parcel ED-1128-E-8





All of Lot 1, Volume 48, Certified Survey Maps, page 162, Map Number 7130, Document Number 2135428, Brown County Records and part of Private Claims 27 & 28, East Side of the Fox River, all being in the City of DePere, Brown County, Wisconsin.

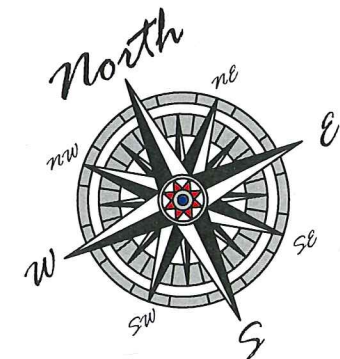


NOTES

Bearings referenced to the , assumed to be :

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

Elevations are referenced to the NAVD 88 Benchmark Datum.



CEL NO. Tax Parcel Number  
**Gryboski Builders**

*Mau & Associates, LLP*

## LAND SURVEYING & PLANNING

CIVIL &amp; WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: [www.mau-associates.com](http://www.mau-associates.com)

400 Security Blvd, Green Bay, WI 54313

TAX PARCEL NO. Tax Parcel Number

File: G-5617Condo 042417.dwg  
Data File: #-XXXX.txt  
Fieldwork Completed: xx/xx/xx



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

---

**MEETING DATE:** June 26, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Final Plat of Grande Ridge Estates at 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*

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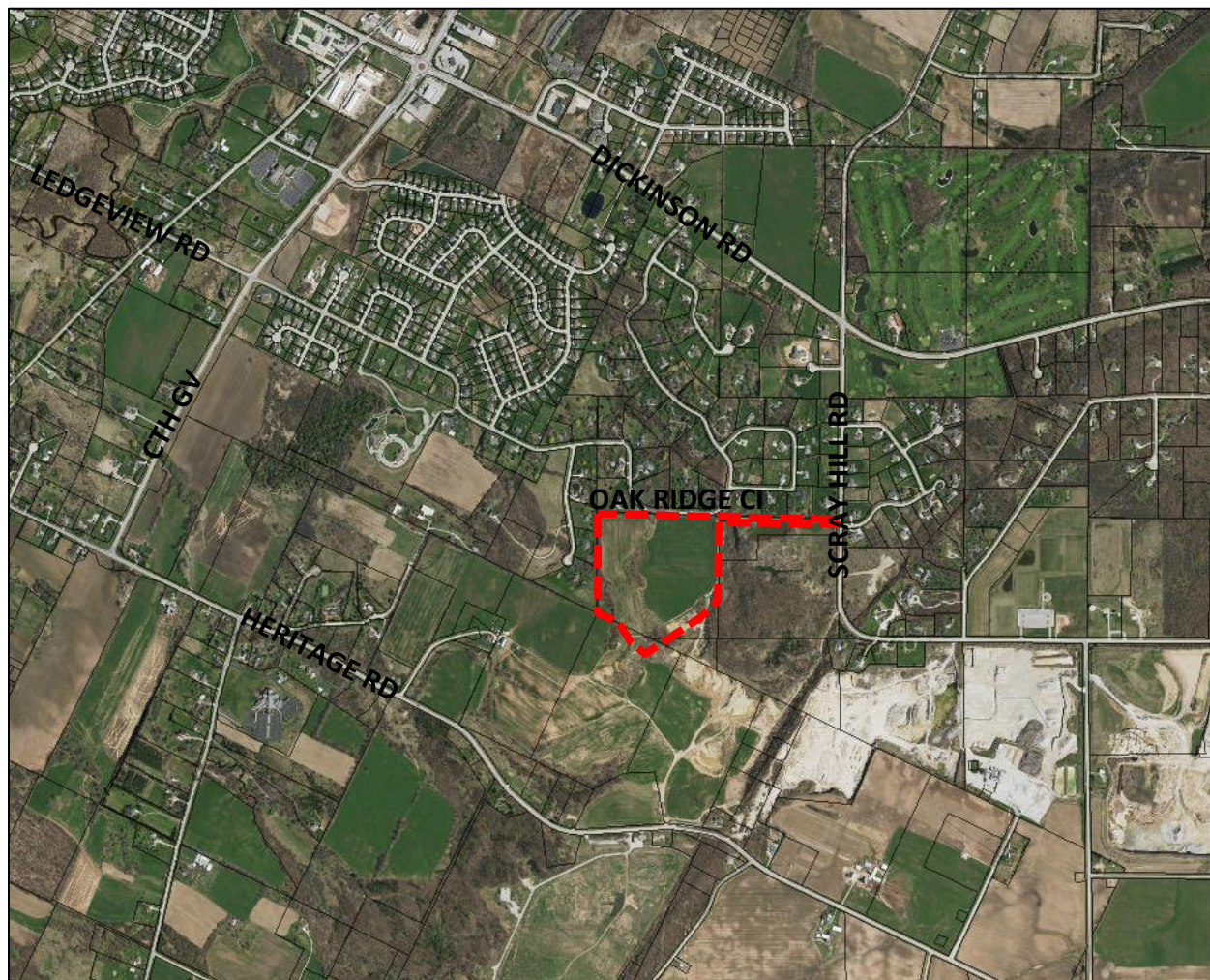
**ATTACHMENTS:**

- Extraterritorial Final Plat - Grande Ridge Estates - Plan Commission Report (DOCX)
- Application Form (PDF)
- Final Plat (PDF)

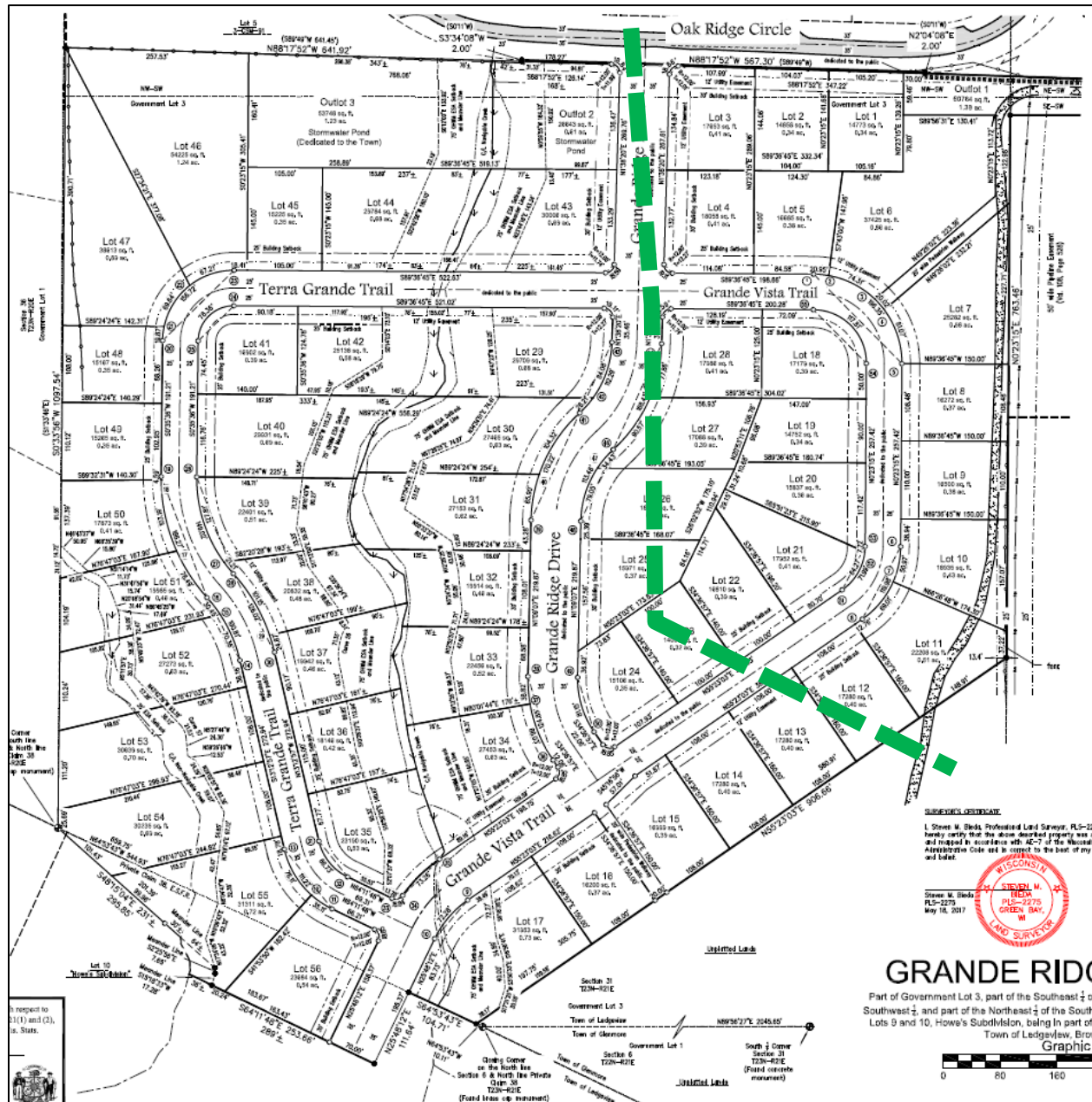


- Item 7: Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Final Plat of Grande Ridge Estates at 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*

SITE MAP



### PROPOSED FINAL PLAT AREA



#### REQUESTED ACTION:

Extraterritorial Final Plat Approval.

*NOTE: Due to an extraterritorial review authority that must be shared with the Village of Bellevue, the City of De Pere has the authority to review ONLY the portion of the extraterritorial plat that is on the west (left) side of the green dashed line in the above graphic.*

#### COMMON DESCRIPTION:

4400 BLK Oak Ridge Circle in the Town of Ledgeview generally located east from Scray Hill Road and south from Dickinson Road.



<b>PARCEL NUMBER(S):</b>	D-207, D-450, D-451
<b>EXISTING ZONING:</b>	Located in Town of Ledgeview.
<b>PROPOSED ZONING:</b>	None.
<b>SURROUNDING LAND USES:</b>	Residential to the north, natural and agricultural to the south, east, and west.
<b>COMPREHENSIVE PLAN:</b>	Not identified because site is an extraterritorial area.
<b>APPLICANT NAME:</b>	Steven M. Bieda, PLS, Authorized Representative Mau & Associates LLP 400 Security BLVD Green Bay, WI 54313
<b>SITE HISTORY:</b>	After a review of air photographs, it was evident that the property and nearby areas were used for agricultural purposes, but have been transitioning to residential uses. The site is near the escarpment in Ledgeview and near non-metallic mining operations located to the southeast.   The land division falls within the sewer service area, with the exception of part of Lots 54, 55, and 56. When the Plan commission reviewed the plat as a preliminary, City staff forwarded a concern regarding the lots being partially outside of the sewer service area to the Brown County Planning Commission for evaluation as the County enforces the Sewage Plan. City staff also discussed the concern with the property owner's agent.   The site has environmentally significant areas (ESA), including potential steep slopes, a non-navigable waterway, and a navigable waterway. The ESA concerns on the plat have been addressed by the Brown County Planning Commission.   De Pere reviews only the west (left) part of the proposed plat (41 lots and outlots) because of an overlapping extraterritorial review jurisdiction shared with the Village of Bellevue. According to State Statutes, an equidistant line between communities is established when jurisdictions overlap and one municipality exercises review authority, depending on which side of the line the plat ultimately falls on. In rare cases such as this, the plat is bisected by the equidistant line, which means that both municipalities review the plat, but each municipality reviews only one side of the line.   The plat, in its entirety, is reviewed by Brown County and the Town of Ledgeview.

**STAFF REVIEW:**

When reviewing a final plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

The preliminary plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. Lot sizes appear to be sufficient and street frontages are acceptable. The site is mostly inside of the sewer service area.

Staff is concerned about increased traffic that may be felt within the city due to this and other plats developing. Although the plat cannot be rejected for this reason, future traffic pattern studies should be considered by developers so future residents find the areas to be appealing places to live without traffic congestion.

**REVIEW PROCESS:**

For extraterritorial final plat petitions, the Plan Commission either approves, rejects, or approves the final plat with conditions. The subject final plat must also be approved by the Common Council due to being an extraterritorial review, potentially on Wednesday, July 5, 2017.

**STAFF RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including the Town of Ledgeview, Village of Bellevue, and Brown County Planning Commission.
2. It is recommended that future traffic pattern studies be considered by developers so future potential residents find the areas to be appealing places to live without traffic congestion.
3. Due to Lots 54, 55, and 56 being partially outside of the Town of Ledgeview Sewer Service Area it is recommended that the lots be added to the Sewer Service Area so as to allow public sewer and water services for the residential lots.





CITY OF DE PERE  
APPLICATION FOR  
PLAT REVIEW

Fee: \$ 195.00  
Receipt #: 122333  
Date: 5-19-17

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) Landmark Real Estate	Authorized Representative Steve Bieda	Title Managing Partner - Mau & Associates, LLP	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) Van Straten Farm of Ledgeview	Contact Person Ron Van Straten	Title	
Mailing Address 3551 Wayne Lane	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

**SECTION 3: Project or Site Location**

Project Address/Description Oak Ridge Circle	Parcel No. D-207, D-450, D-451
-------------------------------------------------	-----------------------------------

**SECTION 4: Plat Review**

Review Type:	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
Fee:	Preliminary Plat Fee: \$278 + (____ # of lots x \$68) Final Plat Fee: \$195	\$ 195.00
Present Use of Parcel:	Agriculture	
Proposed Use of Lots:	R-1	

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

**SECTION 5: Certification and Permission**

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

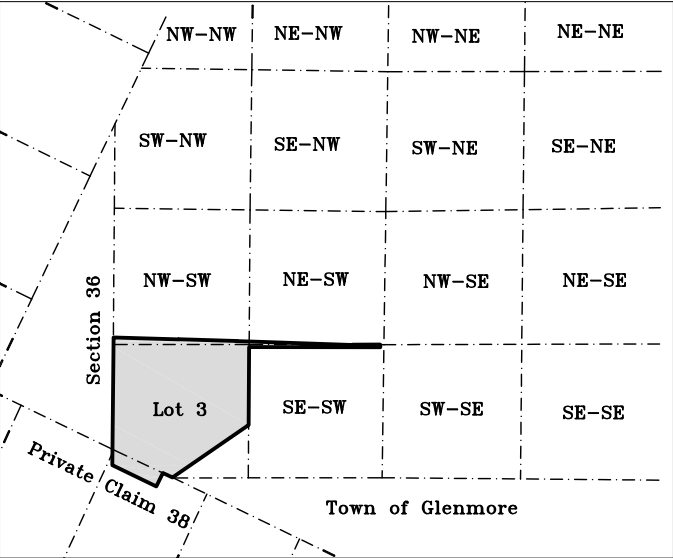
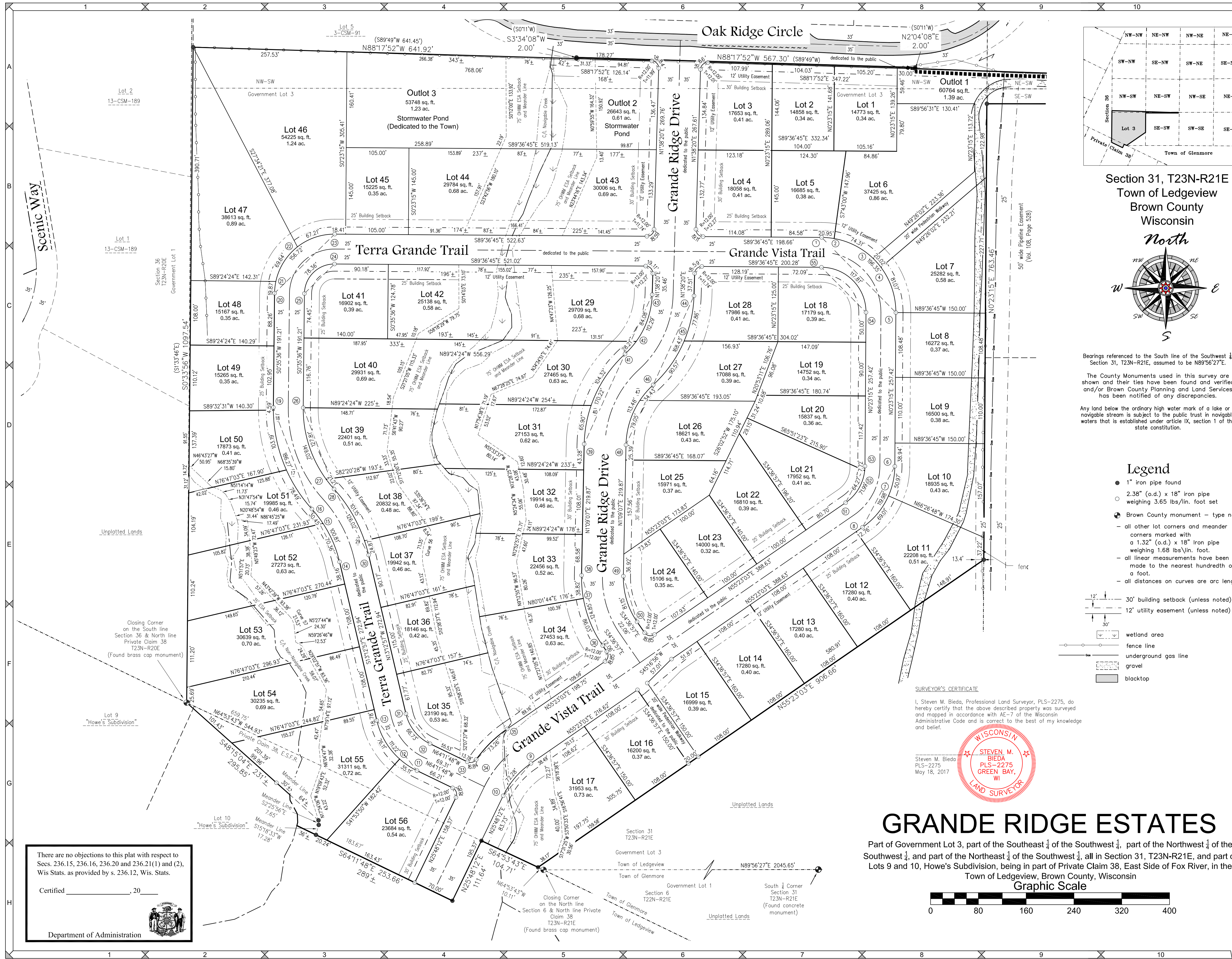
**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Steve Bieda	Title Managing Part	Phone Number 920-434-9670
Signature of Applicant 		Date Signed May 18, 2017

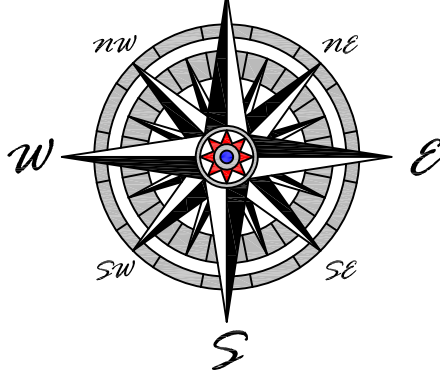
**TO BE COMPLETED BY CITY STAFF**

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





Section 31, T23N-R21E  
Town of Ledgeview  
Brown County  
Wisconsin



Bearings referenced to the South line of the Southwest 1/4, Section 31, T23N-R21E, assumed to be N89°56'27"E.

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

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

- Legend**
- 1" iron pipe found
  - 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
  - ⊕ Brown County monument – type noted
  - all other lot corners and meander corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
  - all linear measurements have been made to the nearest hundredth of a foot.
  - all distances on curves are arc lengths.
  - 30' building setback (unless noted)
  - 12' utility easement (unless noted)
  - ▨ wetland area
  - fence line
  - ▨ underground gas line
  - ▨ gravel
  - ▨ blacktop

**SURVEYOR'S CERTIFICATE**

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.



# GRANDE RIDGE ESTATES

Part of Government Lot 3, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, and part of the Northeast 1/4 of the Southwest 1/4, all in Section 31, T23N-R21E, and part of Lots 9 and 10, Howe's Subdivision, being in part of Private Claim 38, East Side of Fox River, in the Town of Ledgeview, Brown County, Wisconsin



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

Certified _____, 20____

Department of Administration

SCALE  
1"=80'

DRAWN BY  
JMB

TAX PARCEL NO. D-207, D-45-1, D-451

Final Plat

Section 31, T23N-R21E  
Town of Ledgeview  
Brown County  
Wisconsin

North

File: V-16410Final 051217.dwg Data File: V-16410.txt Fieldwork Completed: 05/19/2017

**Mau & Associates, LLP**

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: [www.mau-associates.com](http://www.mau-associates.com)

400 Security Blvd, Green Bay, WI 54313

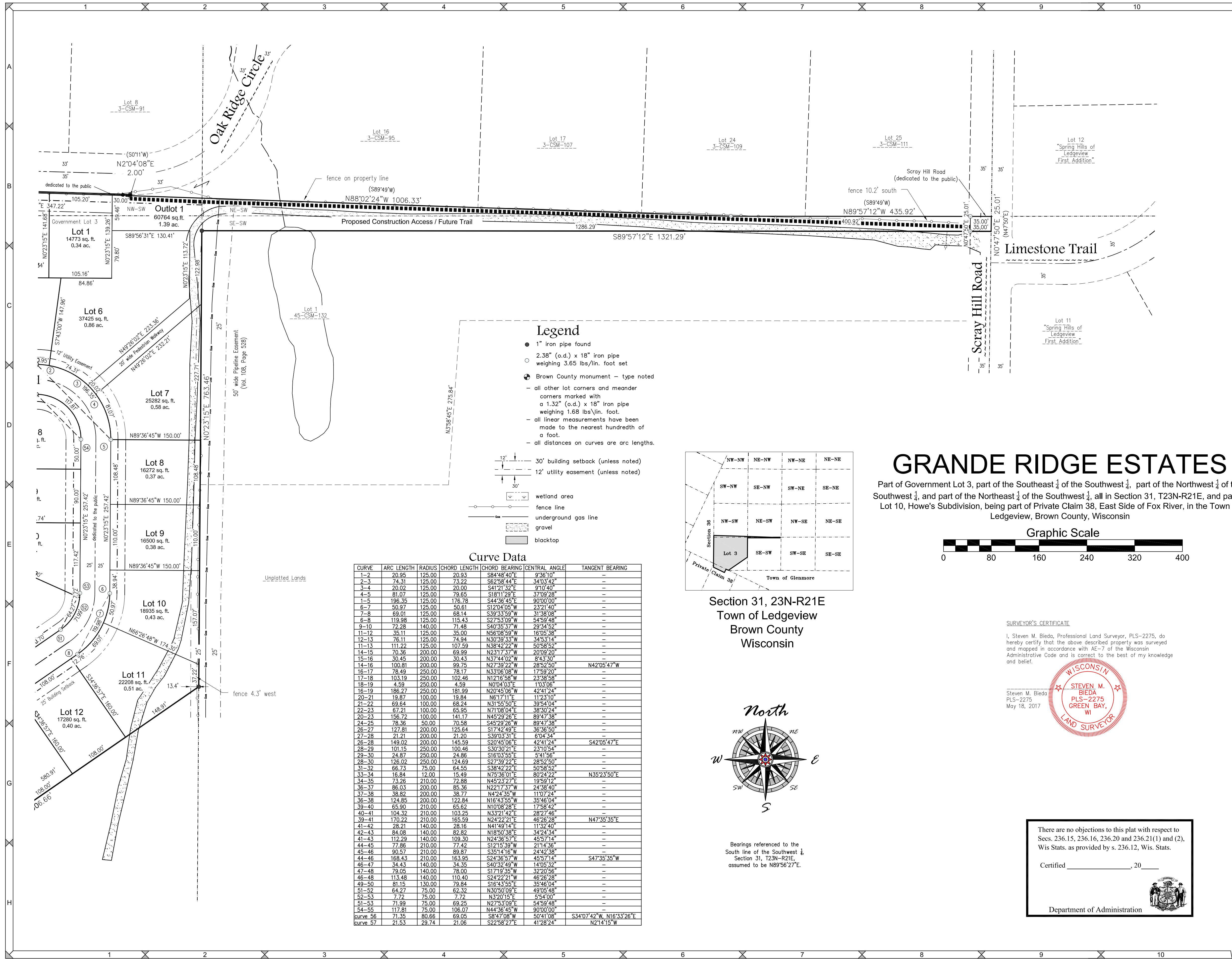
**AGG, LLC**

PROJECT NO.  
V-16410

SHEET NO.  
1 of 3

DRAWING NO.  
P-2334





SCALE  
1"=80'

DRAWN BY  
JMB

TAX PARCEL NO. D-207, D-45-1, D-451

Final Plat

FILED  
05/19/2017  
Fildonk Completed: 05/19/2017  
Data File: V-16410.Final 05/12/17.dwg

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

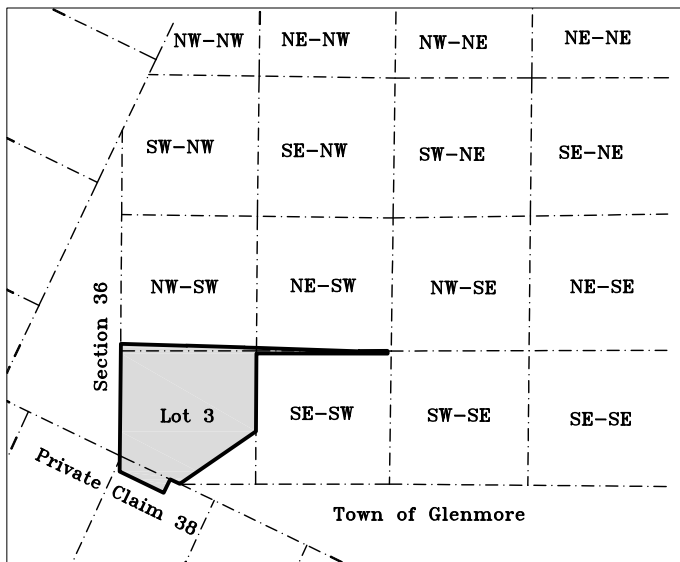
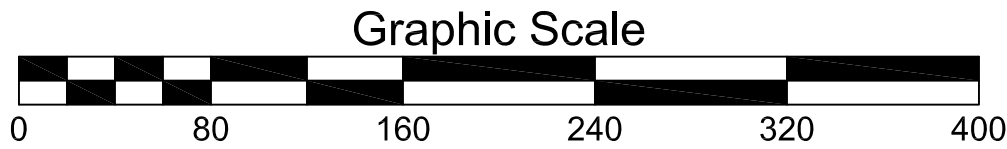
**AGG, LLC**

PROJECT NO.  
V-16410

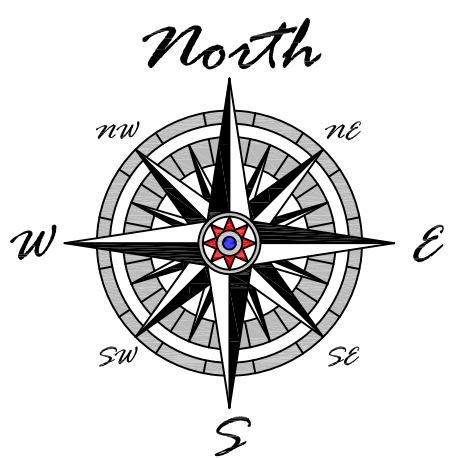
SHEET NO.  
2 of 3

DRAWING NO.  
P-2334

**GRANDE RIDGE ESTATES**  
Part of Government Lot 3, part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , all in Section 31, T23N-R21E, and part of Lot 10, Howe's Subdivision, being part of Private Claim 38, East Side of Fox River, in the Town of Ledgeview, Brown County, Wisconsin



Section 31, T23N-R21E  
Town of Ledgeview  
Brown County  
Wisconsin

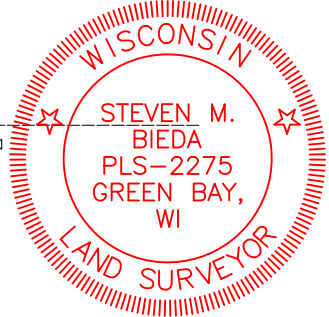


Bearings referenced to the  
South line of the Southwest  $\frac{1}{4}$   
Section 31, T23N-R21E,  
assumed to be N89°56'27"E.

**SURVEYOR'S CERTIFICATE**

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Steven M. Bieda  
PLS-2275  
May 18, 2017



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

Certified _____, 20____

Department of Administration









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

---

<b>MEETING DATE:</b>	<b>June 26, 2017</b>
<b>DEPARTMENT:</b>	<b>Plan Commission</b>
<b>FROM:</b>	<b>Peter Schlein</b>
<b>SUBJECT:</b>	<b>Review and recommendation for a Proposed Right-Of-Way Vacation for a public street at the 300 BLK N. Wisconsin Street and an alley to the east in De Pere (Adjacent Parcels – ED-874, ED-878, ED-880, and ED-881). Submitted by City of De Pere.*</b>

---

This report is one of three related proposals for the subject area--

1. Right-of-Way vacation to vacate unneeded/unused street and alley:
  - * Plan Commission review on June 26, 2017.
  - * Common Council initial review on July 5, 2017.
  - * Common Council final review on August 15, 2017.
2. Release of Easement to relocate utilities:
  - * Board of Public Works review on July 10, 2017.
  - * Common Council review on August 15, 2017.
3. Certified Survey Map to divide land:
  - * Plan Commission review on June 26, 2017.
  - * Common Council review on August 15, 2017.

**ATTACHMENTS:**

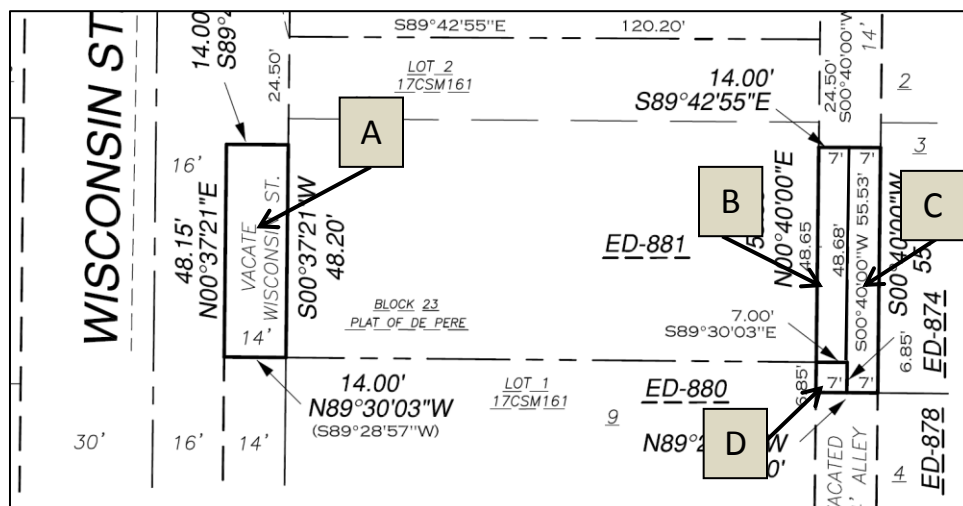
- Right-Of-Way Vacation - N Wisconsin & Alley - Plan Commission Report (DOCX)
- Application Form - Street Vacation (PDF)
- Exhibit Map (PDF)

- ITEM 8:** Review and recommendation for a Proposed Right-Of-Way Vacation for a public street at the 300 BLK N. Wisconsin Street and an alley to the east in De Pere (Adjacent Parcels – ED-874, ED-878, ED-880, and ED-881). Submitted by City of De Pere.*

**SITE MAP**



**PROPOSED RIGHT-OF-WAY VACATION**



**REQUESTED ACTION:** Right-Of-Way Vacation Approval.*

**COMMON DESCRIPTION:** 300 BLK N. Wisconsin Street and alley to the east, located north from William Street and south from Cass Street.



<b>PARCEL NUMBER(S):</b>	None. Adjacent Parcels – ED-874, ED-878, ED-880, and ED-881
<b>EXISTING ZONING:</b>	B-1 (Central Business District)
<b>PROPOSED ZONING:</b>	None.
<b>SURROUNDING LAND USES:</b>	Parking, business and residential to the north.  Business to the south.  Business loading area and residential to the east.  Parking and business to the west.
<b>COMPREHENSIVE PLAN:</b>	Commercial
<b>APPLICANT NAME:</b>	City of De Pere
<b>SITE HISTORY:</b>	After a review of air photographs, the property has been used for residential purposes up to and past 1978. By 1992 air photos indicate that the properties, adjacent to the right-of-way, were developing into a commercial area similar to what is seen today.   In 2017, the Common Council approved property acquisition terms for New Leaf Cooperative Market to purchase and develop a portion of Parcel ED-881 in Downtown De Pere. The approval included direction to staff to complete the required land division mechanisms to create the fee parcel (CSM, Right of Way Vacation, Utility Easement Release).   In order to accommodate the development, and make practical use of the right-of-ways for parts of Wisconsin Street and the alley, a right of way vacation is proposed. Similar right-of-way vacations occurred for the buildings to the south.   If the right-of-way is vacated, the right-of-way will be split and attached to adjacent property on each side of the right-of-way.
<b>STAFF REVIEW:</b>	When reviewing a right-of-way vacation, staff utilizes the vacation process identified in Wisconsin State Statutes 66.103 and 66.105. The role of the Plan Commission in the process is determining if such a vacation is necessary, and if so, recommending to the Common Council that the right-of-way be vacated. The following are factors for consideration:       • The vacated portion of Wisconsin Street (Piece A) will allow the land to be attached to an adjacent parcel. The vacation will also allow the property line to properly align with the property line to the south. Presently, there is a 14-foot front yard jog between the two properties that would be corrected. New Leaf Cooperative Market would still be required to provide pedestrian access in front of the new building if the street were vacated.

- This portion of Wisconsin Street is constructed as, and functions, as more of a parking lot drive aisle rather than a public street.
- The vacation of the portion of the alley (Pieces B, C, & D) will eliminate unused right-of-way and allow the property to be attached to three adjacent private properties. Presently, the alley dead ends, which makes public services somewhat challenging. The City proposes to connect the alley to the proposed publicly owned drive aisle that will be located on the north side of the new building.

If vacated, the pieces of right-of-way will connect to the following properties:

- Piece A will connect to Parcel ED-881
- Piece B will connect to Parcel ED-881
- Piece C will connect to Parcel ED 874
- Piece D will connect to Parcel ED-880

For this vacation, there are three adjacent owners that will potentially receive vacated portions of right-of-way, including the City of De Pere (Pieces A & B), Terese A. Dwyer (Piece C), and Paul D. Algrem (Piece D). All three owners have been notified in advance of the Plan Commission meeting, which exceeds notification requirements of the State Statutes for right-of-way vacations.

**REVIEW PROCESS:**

The Common Council will review the Plan Commission recommendation twice, first as a resolution on July 5, 2017 and then with a public hearing and resolution on August 15, 2017 where adjacent property owners will again be notified.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL and forwarding the right-of-way vacation to the Common Council for final approval without conditions.



## LEGAL DESCRIPTIONS

### ~~VACATED WISCONSIN STREET → (Piece A--attach to ED-881)¶~~

Part of Wisconsin Street located in Block 23, Original Plat of De Pere being in Private Claim 32, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows:¶

¶  
Commencing at a Meander Corner on the north line of Private Claim 32, East Side of Fox River;¶  
thence S63°36'39"E, 788.53 feet on said north line to the east right of way of Wisconsin Street;¶  
thence S00°37'21"W, 87.55 feet on said east right of way to the northwest corner of Lot 2, Volume 17 of Certified Survey Maps, Page 161, Map Number 3230, Document Number 1106081;¶  
thence S00°37'21"W, 24.50 feet on said east right of way to the Point of Beginning;¶  
thence S00°37'21"W, 48.20 feet on said east right of way to the southwest corner of said Lot 2;¶  
thence N89°30'03"W, 14.00 feet;¶  
thence N00°37'21"E, 48.15 feet;¶  
thence S89°42'55"E, 14.00 feet to the Point of Beginning.¶

¶  
Said parcel contains 674 square feet of land more or less. ¶

### ~~VACATED PUBLIC ALLEY → (Piece B--attach to ED-881)¶~~

Part of a Public Alley located in Block 23, Original Plat of De Pere being in Private Claim 32,, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows:¶

¶  
Commencing at a Meander Corner on the north line of Private Claim 32, East Side of Fox River;¶  
thence S63°36'39"E, 788.53 feet on said north line to the east right of way of Wisconsin Street;¶  
thence S00°37'21"W, 87.55 feet on said east right of way to the northwest corner of Lot 2, Volume 17 of Certified Survey Maps, Page 161, Map Number 3230, Document Number 1106081;¶  
thence S89°42'55"E, 120.20 feet to the northeast corner of said Lot 2;¶  
thence S00°40'00"W, 24.50 feet on the east line of said Lot 2 to the Point of Beginning;¶  
thence S89°42'55"E, 7.00 feet to the centerline of public alley;¶  
thence S00°40'00"W, 48.68 feet on said centerline to the south line of said Lot 2 extended easterly;¶  
thence N89°30'03"W, 7.00 feet on said south line to the west line of public alley;¶  
thence N00°40'00"E, 48.65 feet to the Point of Beginning.¶

¶  
Said parcel contains 340 square feet of land more or less. ¶

**VACATED PUBLIC ALLEY → (Piece C --- attach to ED-874) ¶**

Part of a Public Alley located in Block 23, Original Plat of De Pere being in Private Claim 32,, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows: ¶

¶  
 Commencing at a Meander Corner on the north line of Private Claim 32, East Side of Fox River; ¶  
 thence S63°36'39"E, 788.53 feet on said north line to the east right of way of Wisconsin Street; ¶  
 thence S00°37'21"W, 87.55 feet on said east right of way to the northwest corner of Lot 2, Volume 17 of Certified Survey Maps, Page 161, Map Number 3230, Document Number 1106081; ¶  
 thence S89°42'55"E, 120.20 feet to the northeast corner of said Lot 2; ¶  
 thence S00°40'00"W, 24.50 feet on the east line of said Lot 2; ¶  
 thence S89°42'55"E, 7.00 feet to the centerline of public alley, the Point of Beginning; ¶  
 thence S89°42'55"E, 7.00 feet to the east line of public alley; ¶  
 thence S00°40'00"W, 55.56 feet on said east line to the north line of vacated alley; ¶  
 thence N89°27'37"W, 7.00 feet on said north line to the centerline of public alley; ¶  
 thence N00°40'00"E, 55.53 feet on said centerline to the Point of Beginning. ¶

¶  
 Said parcel contains 389 square feet of land more or less. ¶

**VACATED PUBLIC ALLEY → (Piece D --- attach to ED-880) ¶**

Part of a Public Alley located in Block 23, Original Plat of De Pere being in Private Claim 32,, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows: ¶

¶  
 Commencing at a Meander Corner on the north line of Private Claim 32, East Side of Fox River; ¶  
 thence S63°36'39"E, 788.53 feet on said north line to the east right of way of Wisconsin Street; ¶  
 thence S00°37'21"W, 87.55 feet on said east right of way to the northwest corner of Lot 2, Volume 17 of Certified Survey Maps, Page 161, Map Number 3230, Document Number 1106081; ¶  
 thence S89°42'55"E, 120.20 feet to the northeast corner of said Lot 2; ¶  
 thence S00°40'00"W, 73.15 feet to the southeast corner of said Lot 2 to the Point of Beginning; ¶  
 thence S89°30'03"E, 7.00 feet to the centerline of public alley; ¶  
 thence S00°40'00"W, 6.85 feet on said centerline to the north line of vacated alley; ¶  
 thence N89°27'37"W, 7.00 feet on said north line to the west line of public alley; ¶  
 thence N00°40'00"E, 6.85 feet to the Point of Beginning. ¶

¶  
 Said parcel contains 48 square feet of land more or less. ¶



	<b>CITY OF DE PERE</b>   <b>APPLICATION FOR ROW VACATION</b>	Fee: <del>\$ 305.00</del>
		Receipt #: None
		Date: 31 May 2017

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 Peter Schlein	Title City Planner	
Mailing Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-pere.org	Phone Number (incl. area code) 920.339.4043 x2	Fax Number (incl. area code) 920.330.9491	

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

Name (Ind. Org. or Entity) City of De Pere	Contact Person Peter Schlein	Title City Planner	
Mailing Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-pere.org	Phone Number (incl. area code) 920.339.4043 x2	Fax Number (incl. area code) 920.330.9491	

#### SECTION 3: Right of Way Requested to be Vacated

Name of ROW:	a) 14-foot wide by 48.15-foot long section of Wisconsin Street adjacent to ED-881.
Legal Description to be Vacated: (Please attach map)	b) 14-foot wide by 48.68-foot long section of unnamed alley adjacent to ED-881.
	Legal descriptions and map attached.

#### SECTION 4: Reason of Vacation

Reason for Requesting Vacation of ROW:	Related to New Leaf project.
----------------------------------------	------------------------------

#### SECTION 5: Certification and Permission

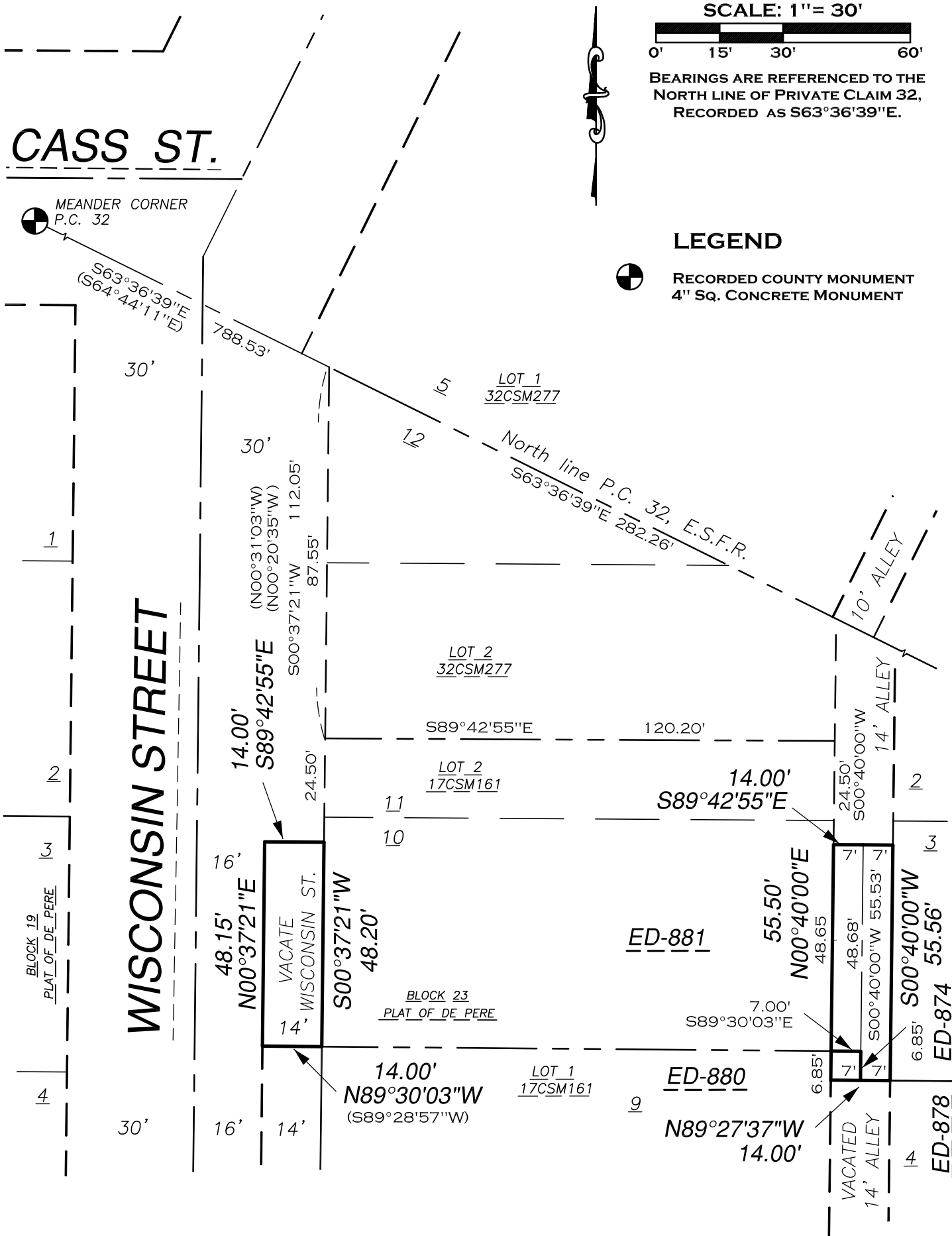
**Certification:** I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

Name of Owner/Authorized Representative (please print) City of De Pere / Peter Schlein	Title City Planner	Phone Number 920.339.4043 x2
Signature of Applicant 		Date Signed 30 May 2017

Attachment: Application Form - Street Vacation (5975 : Review and recommendation for a Proposed Right-Of-Way Vacation for a public street

# EXHIBIT: ALLEY AND STREET VACATION

PART OF BLOCK 23, THE ORIGINAL PLAT OF DE PERE, PRIVATE CLAIM 32,  
EAST SIDE OF FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



**Attachment: Exhibit Map (5975 : Review and recommendation for a Proposed Right-Of-Way Vacation for a public street at the 300 BLK N.)**



**ROBERT E. LEE & ASSOCIATES, INC.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
1250 CENTENNIAL CENTRE BOULEVARD  
HOBART, WI 54155  
PHONE: (920) 662-9641  
INTERNET: [WWW.RELEEINC.COM](http://WWW.RELEEINC.COM) FAX: (920) 662-9141

FILE: R:\0400\0404\0404422\DWG\0404422 VACATE.DWG

**SHEET 1 OF 1**

Packet Pg. 113



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

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**MEETING DATE:** June 26, 2017

**DEPARTMENT:** Plan Commission

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N. Wisconsin Street in De Pere (Parcel ED-881). Submitted by City of De Pere.*

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This report is one of three related proposals for the subject area--

1. Right-of-Way vacation to vacate unneeded/unused street and alley:
  - * Plan Commission review on June 26, 2017.
  - * Common Council initial review on July 5, 2017.
  - * Common Council final review on August 15, 2017.
2. Release of Easement to relocate utilities:
  - * Board of Public Works review on July 10, 2017.
  - * Common Council review on August 15, 2017.
3. Certified Survey Map to divide land:
  - * Plan Commission review on June 26, 2017.
  - * Common Council review on August 15, 2017.

**ATTACHMENTS:**

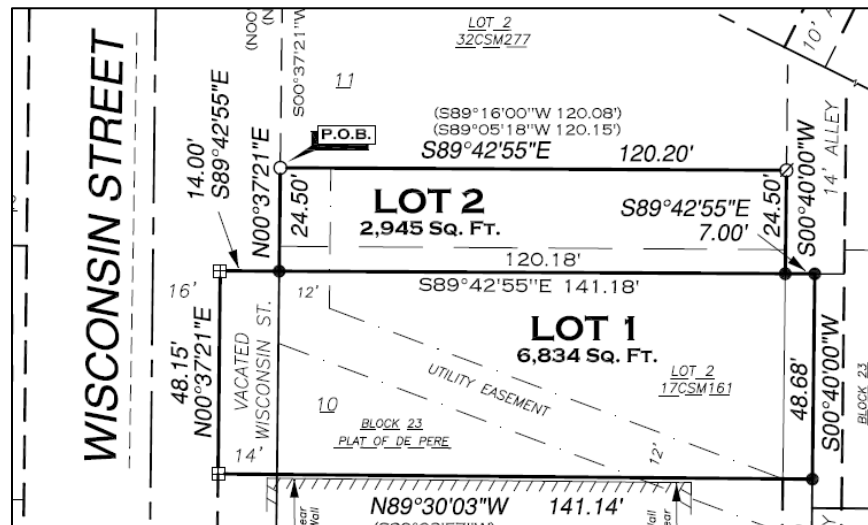
- City CSM - Wisconsin ST - Plan Commission Report (DOCX)
- Application Form - CSM (PDF)
- Preliminary CSM (PDF)

- ITEM 9: Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N. Wisconsin Street in De Pere (Parcel ED-881). Submitted by City of De Pere.*

**SITE MAP**



**PROPOSED CERTIFIED SURVEY MAP AREA**



**REQUESTED ACTION:** City Certified Survey Map Approval.*

**COMMON DESCRIPTION:** 300 BLK N. Wisconsin Street, located north from William Street and south from Cass Street.



<b>PARCEL NUMBER(S):</b>	ED-881	
<b>EXISTING ZONING:</b>	B-1 (Central Business District)	
<b>PROPOSED ZONING:</b>	None	
<b>SURROUNDING LAND USES:</b>	Parking, business and residential to the north. Business to the south. Business loading area and residential to the east. Parking and business to the west.	
<b>COMPREHENSIVE PLAN:</b>	Commercial	
<b>APPLICANT / OWNER:</b>	City of De Pere	City of De Pere
	<i>(Surveyor: Dennis E. Reim, PLS)</i>	
<b>SITE HISTORY:</b>	After a review of air photographs, the property has been used for residential purposes up to and past 1978. By 1992 air photos indicate that the properties were developing into a commercial area similar to what is seen today.   In 2017, the Common Council approved property acquisition terms for New Leaf Cooperative Market to purchase and develop a portion of Parcel ED-881 in Downtown De Pere. The approval included direction to staff to complete the required land division mechanisms to create the fee parcel (CSM, Right-of-Way Vacation, Utility Easement Release). The attached CSM reflects this direction.       • Lot 1 to become the fee parcel. Before construction, the applicant would be required to combine Lot 1 with Parcel ED-880.     • Lot 1 includes part of Wisconsin Street and an alley that will be considered for right-of-way vacation by the Plan Commission on June 26, 2017 and by the Common Council on August 15, 2017.     • Lot 2 to be reconstructed as a drive lane to connect the municipal parking lot to the existing alley and maintain access to the privately owned stalls to the north.     • An easement that cuts diagonally across lot 1 must be rerouted to cut across Lot 2 via a release of easement that will be considered by Board of Public works on July 10, 2017, and by Common Council on August 15, 2017.                    ○ If the CSM is approved by Plan Commission and Common Council, the CSM will be recorded AFTER a related right-of-way vacation and release of easement are approved and recorded.     ○ All three documents can be recorded AFTER any physical items within the easements are relocated.	

The 0.22 acre area outlined in the Site Map graphic is part of two lots that are now used for public parking. The two proposed lots will have frontage on N. Wisconsin Street, even after any right-of-way vacation occurs. Proposed Lot 1 has 62.15 feet of frontage on N. Wisconsin Street and proposed Lot 2 has 24.5 feet of frontage on N. Wisconsin Street. The area is located inside the City's sewer service area. There are no environmentally sensitive areas on the property.

**STAFF REVIEW:**

When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Creating two lots for a proposed commercial expansion and a drive lane with sidewalk does not impact the Comprehensive Plan negatively. The site is inside of the sewer service area. The proposed lot size, street frontage, and setback meet acceptable City requirements.

**REVIEW PROCESS:**

For City Certified Survey Map petitions, the Plan Commission either approves, rejects, or approves the map with conditions. The Certified Survey Map must also be approved by the Common Council due to the parcel being City owned. The anticipated Common Council review date is August 15, 2017.

**STAFF RECOMMENDATION:**

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

1. Meeting all other state regulations, local regulations, and suggested revisions from Brown County Property Listing.
2. All vacated right-of-way areas in the alley will remain as utility easements.
3. All vacated right-of-way areas in Wisconsin Street will not remain as utility easements.



	<b>CITY OF DE PERE</b>   <b>APPLICATION FOR</b>   <b>CSM REVIEW</b>	Fee: <del>\$ 368.00</del>
		Receipt #: None
		Date: 31 May 2017

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 Peter Schlein	Title City Planner	
Mailing Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-dere.org	Phone Number (incl. area code) 920.339.4043 x2	Fax Number (incl. area code) 920.330.9491	

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

Name (Ind. Org. or Entity) City of De Pere	Contact Person Peter Schlein	Title City Planner	
Mailing Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-pere.org	Phone Number (incl. area code) 920.339.4043 x2	Fax Number (incl. area code) 920.330.9491	

#### SECTION 3: Project or Site Location

Project Address/Description 300 BLK N. Wisconsin / Two Lot land division with vacated street and alley added.	Parcel No. ED-881
------------------------------------------------------------------------------------------------------------------	----------------------

#### SECTION 4: CSM Information

Existing Zoning:	B-1, General Business District
Present Use of Parcel:	Parking lot
Proposed Use of Lots:	Lot 1 = Building addition for grocery store (Lot 1), Lot 2 = Drive lane and sidewalk.

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

#### SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) City of De Pere / Peter Schlein	Title City Planner	Phone Number 920.339.4043 x2
Signature of Applicant 		Date Signed 31 May 2017

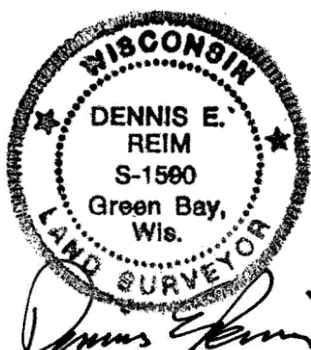
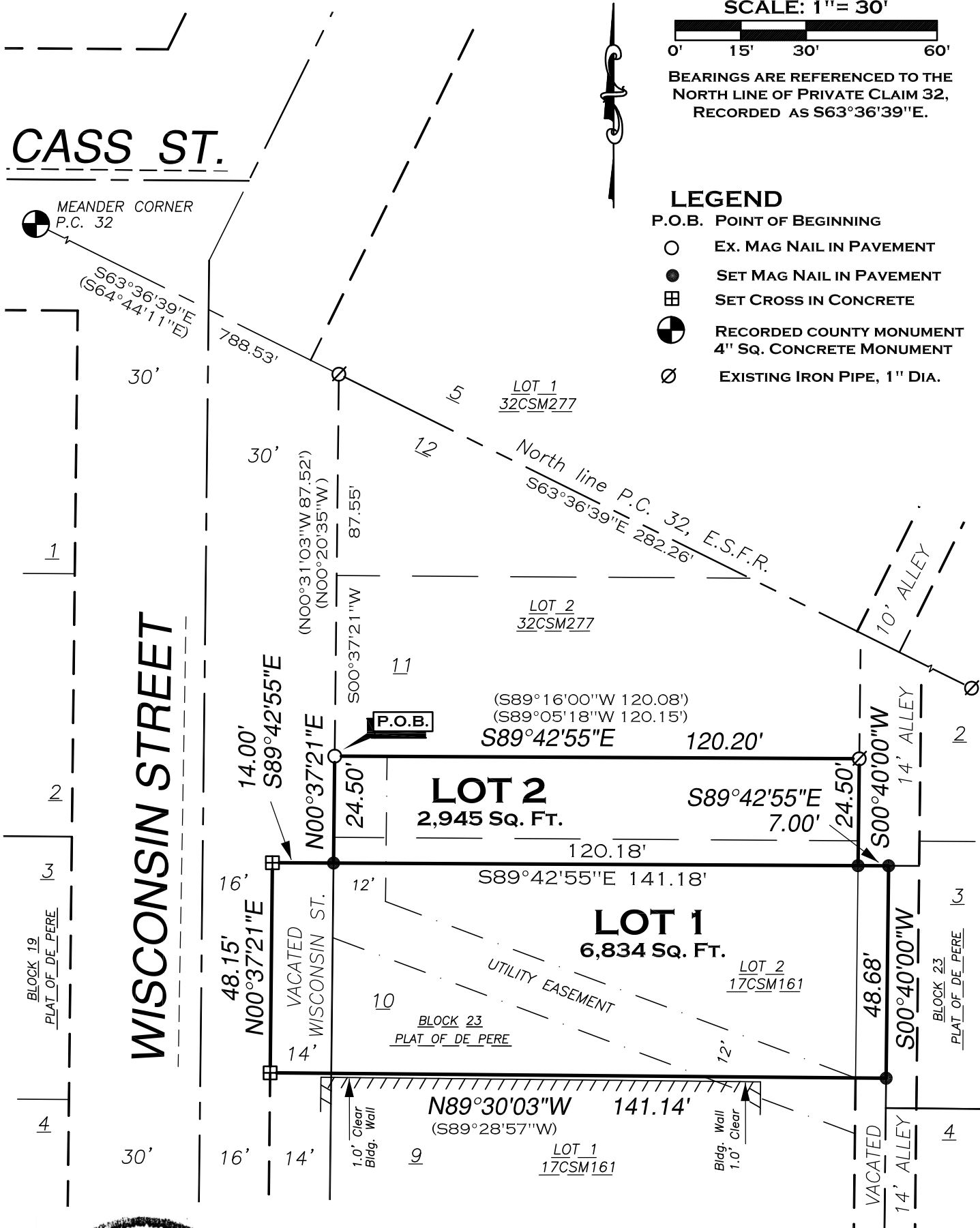
#### TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form - CSM (5973 : Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N.

# CERTIFIED SURVEY MAP

ALL OF LOT 2, VOLUME 17 OF CERTIFIED SURVEY MAPS, PAGE 161, MAP NUMBER 3830.  
DOCUMENT NUMBER 1106081, BEING PART OF LOT 10 AND 11, BLOCK 23, PART OF VACATED  
ALLEY AND VACATED WISCONSIN STREET, ALL BEING IN THE ORIGINAL PLAT OF DE PERE,  
PRIVATE CLAIM 32, EAST SIDE OF FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



**ROBERT E. LEE & ASSOCIATES, INC.**  
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HOBART, WI 54155  
PHONE: (920) 662-9641  
INTERNET: WWW.RELEEINC.COM FAX: (920) 662-9141

FILE: R:\0400\0404\0404422\dwg\0404422CSM.DWG

**SHEET 1 OF 3**

**Packet Pg. 119**

Attachment: Preliminary CSM (5973 : Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N. Wisconsin Street)



# CERTIFIED SURVEY MAP

## SURVEYOR'S CERTIFICATE:

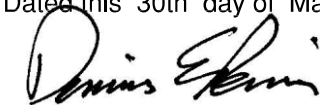
I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that by the order and under the direction of Peter Schlein, City Planner, City of De Pere, I have surveyed, divided, dedicated and mapped a parcel of land being all of Lot 2, Volume 17 of Certified Survey Maps, Page 161, Map Number 3830, Document Number 1106081, being part of Lot 10 and 11, Block 23, part of Vacated Alley, Document Number !????, part of Vacated Wisconsin Street, Document Number 1????, all being in the Original Plat of De Pere, Private Claim 32, East Side of Fox River, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at a Meander Corner on the north line of Private Claim 32, East Side of Fox River;  
thence S63°36'39"E, 788.53 feet on said north line to the east right of way of Wisconsin Street;  
thence S00°37'21"W, 87.55 feet on said east right of way to the northwest corner of said Lot 2, the Point of Beginning;  
thence S89°42'55"E, 120.20 feet to the northeast corner of said Lot 2;  
thence S00°40'00"W, 24.50 feet on the east line of said Lot 2;  
thence S89°42'55"E, 7.00 feet to the centerline of vacated alley;  
thence S00°40'00"W, 48.68 feet on the centerline of vacated alley to the easterly extension of the south line of said Lot 2;  
thence N89°30'03"W, 141.14 feet on said south line extended westerly to the west line of vacated Wisconsin Street;  
thence N00°37'21"E, 48.15 feet on said west line to the north line of vacated Wisconsin Street;  
thence S89°42'55"E, 14.00 feet on said north line to the east right of way of Wisconsin Street;  
thence N00°37'21"E, 24.50 feet on said east right of way to the Point of Beginning.

Said parcel contains 9,779 square feet or 0.22 acres of land more or less.

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

Dated this 30th day of May, 2017.



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



## RESTRICTIVE COVENANTS

1. The land on all lot lines of all lots shall be graded by the subdivider and maintained by the abutting property owners to provide for the adequate drainage of surface water.
2. Owners of all lots shall grade areas abutting streets to conform to the established sidewalk grade elevation and shall maintain the grade elevation for future sidewalks.
3. The land in the rear and the sides of all lots shall not be graded in such a manner as to interfere with the drainage of storm water.

Attachment: Preliminary CSM (5973 : Recommendation regarding a Proposed Two Lot Certified Survey Map at the 300 BLK N. Wisconsin Street)



CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

As Owner's, we hereby certify that we caused the land described on this plat to be surveyed, divided, and mapped as represented on the plat. We also certify that this plat is required by S-236.10 or S236.12 to be submitted to the following for approval or objection: CITY OF DE PERE

CITY OF DEPERE  
A MUNICIPAL CORPORATION

MICHAEL WALSH, MAYOR DATE

ATTEST:  
SHANA D. LEDVINA  
CLERK-TREASURER

STATE OF WISCONSIN)  
BROWN COUNTY) SS

Personally came before me this day of , 2017 the above named Michael Walsh, Mayor and Shana D. Ledvina, Clerk-Treasurer, of the City of De Pere, Wisconsin to me known to be the same person's who executed the foregoing instrument and acknowledged the same.

Notary Public, , State of .  
My commission expires

CITY BOARD APPROVAL CERTIFICATE

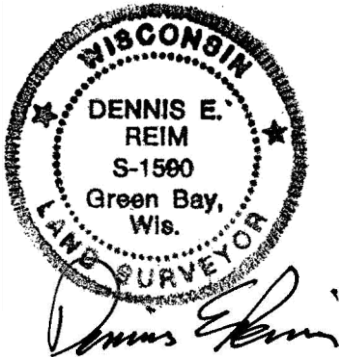
Approved by the City of De Pere this day of , 2017.

Shana D. Ledvina, Clerk-City of De Pere

TREASURER'S CERTIFICATE

As duly appointed City of De Pere Treasurer, I hereby certify that the records in my office show no unpaid tax sales and no unpaid or special assessments affecting any of the lands included in this plat, as of the date listed below.

Shana D. Ledvina, Treasurer-City of De Pere



Office of the Register of Deeds  
Brown County, Wisconsin

Received for Record, 20

at o'clock M and recorded as

Document # in

Volume of on Page

Cheryl Burkin, Register of Deeds



ROBERT E. LEE & ASSOCIATES, INC.  
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