PUBLIC NOTICE OF MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that a regular meeting of the **Plan Commission** of the City of De Pere will be held on June 25, 2012 at 7:00 p.m. in the City Hall Council Chambers, 2nd floor of City Hall, 335 South Broadway, De Pere, WI 54115.

**** Items with an asterisk require City Council Approval***

AGENDA FOR SAID MEETING:

Roll call.

1. Approve the minutes of the regular meeting of the Plan Commission on May 29, 2012.

2. Review the Site Plan request for a 4,528 sq. ft. building for Utech, Inc., 1537 American Court, Parcel WD-1622. Agent: Patrick Kuehl.

3. Review the project request for Metal Storm, 2258 American Blvd., Parcels WD-1137-1 and WD-L492-B. Applicant: David Meister.

    A. Review a Site Plan request for a 38,960 square foot industrial building.
    B. Review the CSM request for a two lot CSM located on American Blvd., Parcel WD-1137 and part of Parcel WD-L492-B. Surveyor: Steve Beida. *

4. Review the project request for a redevelopment project at 500 Main Avenue. Agent: John Verstegen.

    A. Review the preliminary Site Plan request for a 17,400 square foot mixed use building.
    B. Review the Conditional Use Application to allow for apartments on the second and third floor. *

5. Review the CSM request for a three lot CSM, located on Southbridge Road, Parcels WD-D0033, WD-D0036, and WD-D0037. Surveyor: Steve Beida. *

6. Review Precise Implementation Plan amendment on behalf of Agripartners Cooperative to erect a billboard, 1221 Grant Street, Parcels WD-D0217-1 and WD-D0217-4. Agent: Larry Sidman. *

7. Review Precise Implementation Plan amendment on behalf of CVS Pharmacy to change the height of the ground mount sign on 800 East Main Street. Agent: Cindy Pruzinsky. *

8. Review the Annexation Request for Parcel R-27. Owner Brian and Peggy Dorn. *

9. Review the CSM request for an extraterritorial 4 lot CSM in the Town of Lawrence. Surveyor: Dave Chrouser. *

10. Review new construction material that could be considered for use in the City Business Parks.

11. Future agenda items.

12. Adjournment.

Ken Pabich
Director of Planning and Economic Development

Notice is hereby given that a majority of the members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject(s) over which they have decision-making responsibility.

Any person wishing to attend this meeting who, because of disability, requires special accommodation should contact the City Administrator at 339-4044.

AGENDA SENT TO:
PLAN COMMISSION MEMBERS
ALDERPERSONS
BULLETIN BOARDS
NEWS MEDIA
DACC
TOWN OF LEDGEVIEW
TOWN OF LAWRENCE
TOWN OF ROCKLAND

ITEM 2:

PATRICK KEUHEL	REL	4664 GOLDEN PARK CT	HOBART, WI 54155
MELISSA BOROWICZ	UTECH	3313 S PACKERLAND DR SUITE D	DE PERE, WI 54115
STEVE DIEDRICH	EDA	4300 N RICHMOND ST	APPLETON, WI 54913

ITEM 3:

MARK SODERLUND	FISRT CHOICE	1251 SCHEURING RD	DE PERE WI 54115
RANDY LISKA	METAL STORM	999 GLORY RD	GREEN BAY, WI 54304
CARPENTER ARCHITECT	LLOYD CARPENTER	2663 MAPLE HILL DR	GREEN BAY, WI 54313

ITEM 4:

GERALD VAN DYN HOVEN		P.O. BOX 526	FREMONT, WI 54940
JOHN VERSTEGEN	TOTAL PROJECT MANAG.	3405 WIGGINS WAY	GREEN BAY, WI 54311
DAN ROARTY	DIMENSION IV	211 N BROADWAY	GREEN BAY, WI 54303
RAYMOND E & AUDREY G NUSSBAUM		1110 W FRANKLIN ST	APPLETON WI 54914-3862
CASEY LADOWSKI SR		1200 GLENEAGLES	LAKE GENEVA WI 53147-4913
KEITH M & DONNA J WILLEMS		128 N SIXTH ST	DE PERE WI 54115-2212
JANET S RINCON		1500 RAVINE DR	GREEN BAY WI 54313
PHILLIP & NANCY BURKARD		1620 GRACE ST	DE PERE WI 54115-3312
MATTHEW R & PAULETTE CRULL		20513 BARGENE WY	GERMANTOWN MD 20874
F & J PROPERTIES LLC	C/O FREDERICK W BENNETT	2130 FOX FIELD CT	DE PERE WI 54115-9138
NEW DEVELOPERS LLC		300 N BROADWAY STE 2B	GREEN BAY WI 54303
MARQUETTE CENTRE LLC	C/O MARK A BARTELS	444 REID ST STE 200	DE PERE WI 54115-2100
SHAUN & JENNIFER MCKEEFRY		4830 STEELHEAD RN	OCONTO WI 54153-9372
BANK MUTUAL		4949 W BROWN DEER RD	MILWAUKEE WI 53223-2421
BANK MUTUAL		4949 W BROWN DEER RD	MILWAUKEE WI 53223-2421
STEVEN T FINLAY		555 MAIN AV #101	DE PERE WI 54115-2231
MELODY R GOTTOWSKI		555-102 MAIN AV	DE PERE WI 54115-2231
PAUL A & JILL SULLIVAN		555-103 MAIN AV	DE PERE WI 54115-2231
ANN L HARE		555-104 MAIN AV	DE PERE WI 54115-2231
LINDA L STEENO		555-107 MAIN AV	DE PERE WI 54115-2206
RONALD J & LINDA M WATERMOLEN		555-108 MAIN AV	DE PERE WI 54115-9436
STEVEN G WARD		555-109 MAIN AV	DE PERE WI 54115-9436
SUSAN A MINTEN		555-112 MAIN AV	DE PERE WI 54115-9436
LISA & DAN ZHU GUO		555-113 MAIN AV	DE PERE WI 54115-2233
MATTHEW C FLYNN		555-114 MAIN AV	DE PERE WI 54115-9436
THOMAS & JEAN GANNON		555-115 MAIN AV	DE PERE WI 54115-9436
T ALLAN & BETTY A PEARSON		555-116 MAIN AV	DE PERE WI 54115-9436
WARREN J & MARILYN R HAGANES		555-203 MAIN AV	DE PERE WI 54115-2234
JONATHAN R RYAN		555-204 MAIN AV	DE PERE WI 54115-2234
EDWARD Y & SIRI WASANA LIN		555-205 MAIN AV	DE PERE WI 54115-2234
KHALED BOUBENIDER		555-206 MAIN AV	DE PERE WI 54115-2234
ROBERT E & JESSICA D PRATEL		555-208 MAIN AV	DE PERE WI 54115-2235
AMBER M MICHAELS		555-210 MAIN AV	DE PERE WI 54115-2235
JOHN & MICHELENE A VANDEVEN		555-211 MAIN AV	DE PERE WI 54115-2236
KHALED BOUBENIDER		555-214 MAIN AV	DE PERE WI 54115-2236
THILMANY LLC		600 THILMANY RD	KAUKAUNA WI 54130
BENJAMIN J STEELE		741 36 3/10 RD	PALISADE CO 81526-9770
FEDERAL NATIONAL MORTGAGE ASSOC		ONE S WACKER DR #1400	CHICAGO IL 60606
PIONEER CREDIT UNION	ATTN: FINANCE	PO BOX 2526	GREEN BAY WI 54306-2526
WAYNE E MILLER		PO BOX 5164	DE PERE WI 54115-5164
SARAH N ROYER		PO BOX 5973	DE PERE WI 54115-5973
DEPERE WEST DEVELOPMENT LLC		PO BOX 6022	DE PERE WI 54115-6022

ITEM 5:

STEVE BIEDA	MAU & ASSOC	400 SECURITY BLVD	GREEN BAY, WI 54313
JOE GEGARE	SOUTHBRIDGE PROPERTIES	111 N WASHINGTION #400	GREEN BAY, WI 54301
JERRY SEVICK	FOTH	2737 S Ridge RAD SUITE 700	GREEN BAY, WI 54307

ITEM 6:

LARRY SIGMAN	JONES SIGN	1711 SCHEURNIG RD	DE PERE, WI 54115
	AGRIPARTNERS	1221 GRANT ST	DE PERE, WI 54115
RAYMOND J HOFFMAN		1140 ALDRIN ST	DE PERE WI 54115-1258
BERO BERO & BEAR LLC		1190 GRANT ST	DE PERE WI 54115-1365
ROBERT J & BARBARA R KRZEWINA		1197 GRANT ST	DE PERE WI 54115-1364
STEVEN & RENEE VER HAAGH		1199 GRANT ST	DE PERE WI 54115-1364
HAROLD A NACKERS		1200 GRANT ST	DE PERE WI 54115-1365
BYRNE TRUST		1216 RENKINS CT	DE PERE WI 54115-1378
MARIE VIEAU LE		1218 GRANT ST	DE PERE WI 54115-1304

THUY DUNG VO & TOM NGUYEN		14008 CHAMPLAIN CT	FONTANA CA 92336
V H C INC		3090 HOLMGREN WY	GREEN BAY WI 54304-5736
AGRI PARTNERS CO OP		438 RYAN ST	BRILLION WI 54110-1038
CREATIVE BUSINESS RENTALS LLC		505 LAWRENCE DR	DE PERE WI 54115-3906
JAMES P & SAMANTHA J GROWE		603 S NINTH ST	DE PERE WI 54115-3825
DOUBLE D INVESTMENT REAL ESTATE LLC		625 LAWRENCE DR	DE PERE WI 54115-3908
WILLIAM J & SANDRA M KAYSER		627 S NINTH ST	DE PERE WI 54115-3825
MARTINWOOD LLC		PO BOX 11387	GREEN BAY WI 54307-1387

ITEM 7:

DOUG MERRITT	PROFESSIONAL PERMITS	115 S Main Suite 203	MISHAWAKA, IN 46544
CINDY PRUZINSKY	CVS		
PETER J & SARA D JUNTUNEN		115 S EIGHTH ST	DE PERE WI 54115-1315
RYAN L & JENNIFER L DEL MARCELLE		146 EAST RIVER DR	DE PERE WI 54115-3780
CHRISTOPHER WIRTH		1567 BRUCE LN	GREEN BAY WI 54313-5527
STEVE & BARBARA NOHR		1638 TIFFANY CT	DE PERE WI 54115
JAMES R THIEM		209 N EIGHTH ST	DE PERE WI 54115-1512
CHERYL M FRAWLEY		2159 EARLY ST	GREEN BAY WI 54304-4854
CARLYN H COOPER		218 N EIGHTH ST	DE PERE WI 54115-1513
HAROLD & CAROLYN PEETERS		3134 PIONEER DR	GREEN BAY WI 54313
HAROLD & CAROLYN PEETERS		3134 PIONEER DR	GREEN BAY WI 54313
KENNETH W & BARBARA A DEQUAINE		5289 OAK ORCHARD RD	ABRAMS WI 54101-9759
DAVID J & JUNE MILLER & JO ANN M ZASTROW		734 OAK ST	DE PERE WI 54115-1531
TAMMIE L PEROCK		741 OAK ST	DE PERE WI 54115-1530
K K B PROPERTIES LLC		746 MAIN AV	DE PERE WI 54115-1333
PETER J RIETVELD		746 OAK ST	DE PERE WI 54115-1531
SUZETTE D FRANKLIN		749 OAK ST	DE PERE WI 54115-1530
SUZETTE D FRANKLIN		749 OAK ST	DE PERE WI 54115-1530
JAMES E CLANCY & SHANNON E WILKINS		807 PINE ST	DE PERE WI 54115-1536
KJB DEVELOPMENT LLC		808 BAYLAND CT	GREEN BAY WI 54304-4743
EMILY A & ZACHARY J PAUL		812 OAK ST	DE PERE WI 54115-1535
RICHARD T & DIANE M BALDWIN		813 PINE ST	DE PERE WI 54115-1536
AMY E MERCURE		816 OAK ST	DE PERE WI 54115-1533
JEROME J PAUWELS		822 MAIN AV	DE PERE WI 54115-1335
ELMER G SCHILL		823 OAK ST	DE PERE WI 54115-1532
GARY A & GAIL M SEES		826 OAK ST	DE PERE WI 54115-1533
RONALD F & KRISTINA R NULPH		827 OAK ST	DE PERE WI 54115
GERALD E & BARBARA S HANSFORD		828 MAIN AV	DE PERE WI 54115-1335
LAURETTA MC KEE		828 OAK ST	DE PERE WI 54115-1533
BENJAMIN L BACKUS		829 PINE ST	DE PERE WI 54115-1536
MARY E & JAMES T JONES		831 OAK ST	DE PERE WI 54115-1532
LORI A DUPUIS		834 OAK ST	DE PERE WI 54115-1533
MATTHEW R SCHNEIDER		837 OAK ST	DE PERE WI 54115-1532
NEAL D GUZEK		837 PINE ST	DE PERE WI 54115-1536
WILLIAM K ELLIOTT		839 PINE ST	DE PERE WI 54115-1536
JOHNSON BANK		840 MAIN AV	DE PERE WI 54115-1335
DANIEL R & JENNIFER M LAUNER		840 OAK ST	DE PERE WI 54115-1533
PJ S OF DE PERE LLP		841 MAIN AV	DE PERE WI 54115-1334
PATRICIA L WILLEMS		843 OAK ST	DE PERE WI 54115-1532
JOSEPH K HENRIGILLIS		844 OAK ST	DE PERE WI 54115-1533
JOEL F & LORI L SMITS		985 ALDRIN ST	DE PERE WI 54115
M & B BUILDINGS LLC		N1048 WOOD LN	PULASKI WI 54162
CVS 2214 WI LLC		ONE CVS DR	WOONSOCKET RI 02895-1532
BANK MUTUAL		PO BOX 245034	MILWAUKEE WI 53224-9534
WS ENTERPRISES LLC		PO BOX 9753	GREEN BAY WI 54308-9753

ITEM 8:

STEVE BIEDA	MAU & ASSOC	400 SECURITY BLVD	GREEN BAY, WI 54313
BRIAN & MARY DORN		2730 RYAN RD	DE PERE, WI 54115

ITEM 9:

STEVE BIEDA	MAU & ASSOC	400 SECURITY BLVD	GREEN BAY, WI 54313
	CB De Pere LLC	1350 AVENUE OF AMERICAS	NEW YORK, NY 10019

DRAFT

CITY PLAN COMMISSION MEETING

May 29, 2012
De Pere, Wisconsin

The Plan Commission of the City of De Pere, Wisconsin, met in regular session in the Council Chambers of City Hall.

Mayor Michael Walsh called the meeting to order at 7:00 p.m. Roll call was taken and the following members were present: Thomas Walsh, Derek Beiderwieden, James Kalny, Mayor Walsh. Member(s) excused: Elizabeth Runge, Alderperson Larry Lueck, Alderperson James Boyd. Also present: City Planning Director Kenneth Pabich and Planning Intern Susan Foote.

1. James Kalny moved, seconded by Derek Beiderwieden, to approve the minutes of the April 23, 2012 meeting as presented. Upon vote, motion carried unanimously.

2. Review the Site Plan Request for a 17,200 square foot expansion for De Pere Cabinet, 1745 East Matthew Drive, Parcel WD-D0048-2. Agent: Chris Heyrman.

Mayor Walsh moved, seconded by James Kalny to approve the Site Plan Request. Upon vote, motion carried unanimously.

3. Review the Site Plan Request for a 7,000 square foot expansion for Bayside Machine, 2257 American Boulevard, Parcel WD-1371. Agent: Bill Bos.

Derek Beiderwieden moved, seconded by Thomas Walsh, to approve the Site Plan Request. It was noted that Bayside will continue to be allowed to use metal panels on the expansion walls, however, it is expected that Bayside will bring the building up to code within three (3) years. Upon vote, motion carried unanimously.

4. Review the Site Plan Request for a 21,168 square foot expansion for Amerilux, 1212 Enterprise Drive, Parcel ED-2070. Agent: David O'Brien.

Mayor Walsh moved, seconded by James Kalny, to open the meeting to the public. Upon vote, motion carried unanimously.

Shawn Mueller, Bayland Buildings, P.O. Box 13571, Green Bay, and Brian Peters, Amerilux, 1212 Enterprise Drive, De Pere. Brian indicated he did not have a date when the office expansion might occur, and indicated they are looking to put an attached building on the lot, and that's why the driveway is graveled. Once the building is up, they would blacktop the remaining lot. If they blacktopped it right now, they would have to rip it up and take it out when they added the new building.

James Kalny moved, seconded by Thomas Walsh, to return to regular session. Upon vote, motion carried unanimously.

Mayor Walsh moved, seconded by Thomas Walsh, to approve the Site Plan Request. It was noted that Amerilux will continue to be allowed to use metal panels on the expansion walls,

however, it is expected that Amerilux will bring the building up to code within three (3) years (or be asked to retro-fit the building), and to remove the gravel and pave the parking lot. Upon vote, motion carried unanimously.

5. Review the Vacation Request to vacate five feet of right of way from the west side of Fifth Street north of Main Avenue. Requestor: City of De Pere.

James Kalny moved, seconded by Mayor Walsh, to open the meeting to the public. Upon vote, motion carried unanimously.

Melanie Gutowski, 555 Main Avenue, De Pere, asked the Plan Commission where the easement was located.

Mayor Walsh moved, seconded by James Kalny, to return to regular session. Upon vote, motion carried unanimously.

Derek Beiderwieden moved, seconded by Thomas Walsh, to approve the Vacation Request. Upon vote, motion carried unanimously.

6. Review the amendment of Chapter 14 of the De Pere Zoning Code to include rummage sale regulations.

Mayor Walsh moved, seconded by Thomas Walsh, to approve the amendment. Upon vote, motion carried unanimously.

7. Presentation on Traditional Neighborhood Design (TDN).

Planning Intern Susan Foote presented Traditional Neighborhood Design concepts to the Plan Commission. Susan indicated the State of Wisconsin has taken steps and shown its support of this Smart Growth philosophy by requiring all cities and villages with a residential population over 12,500 to incorporate ordinances that permit these types of developments. Characteristics of a TDN:

- Buildings are closer to the streets
- Minimal front yard setbacks
- Multiple street connections for residents to walk and bike
- More front porches
- No more cookie-cutter type houses
- Houses will have more character;
- Varied architectural design
- Garages are placed in the rear; more alleyways
- Absence of driveways
- Preserve green space

No action was taken.

8. Review the extraterritorial CSM Request for a one lot CSM, located in the Town of Ledgeview, Parcel D-417-4. Surveyor: Zeitler.

Mayor Walsh moved, seconded by Thomas Walsh, to approve the CSM. Upon vote, motion carried unanimously.

9. Future Agenda Items.

There was no discussion.

10. Adjournment.

Mayor Walsh moved, seconded by Derek Beiderwieden, the Plan Commission adjourned the meeting at 8:15 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Lori Phillips
Recording Secretary

Item #2: Review the Site Plan request for a 4,528 sq. ft. building for Utech, Inc., 1537 American Court, Parcel WD-1622. Agent: Patrick Kuehl.

Overview	The project shows a proposed 4,528 square foot office building and 7,386 square feet of sidewalk and parking lot area. The proposed building and driveway would be located on American Court to the South. The parking lot shows a total of 15 parking stalls for full and compact vehicles and 1 stall reserved for handicap parking.			
Public Works	Does the project meet the City Storm water regulations?	☐ Yes	☒ No	☐ NA
	Sewer properly connected?	☒ Yes	☐ No	☐ NA
	Water properly connected?	☒ Yes	☐ No	☐ NA
	Access properly designed (driveway and sidewalks)?	☒ Yes	☐ No	☐ NA
	Are there any issues with easements or right-of-ways?	☐ Yes	☒ No	☐ NA
	Are there other items that need to be addressed?	☐ Yes	☒ No	☐ NA
	Required Actions: Sanitary Sewer 1. Complete connection under to the lateral under observation of the City Building Inspector. Water Main 2. All taps to the City water main are to be completed under the observation of City personnel. 3. Revise the water detail on Sheet 5 to eliminate the high point shown on the water service. 4. Identify existing valve on 6" water service Storm Water Management/Storm Sewer 5. Medium riprap with geotextile fabric type MR required at the outfall. Driveways and Sidewalk: 6. Revise the curb head removal detail to the attached City standard. The curb head is to be profile cut. Site Grading: 7. Revise the 634 contour on Sheet 4 to 636. 8. Provide a drainage swale on the east property line to minimize storm water flow off site.			
Forestry & Parks	Does the project meet the City Landscaping Regulations?	☐ Yes	☒ No	☐ NA
	Required Actions: 1. The project will need to meet the requirements of the City Forester.			
Fire	Does the project meet City Fire Codes?	☐ Yes	☒ No	☐ NA
	Required Actions: 1. Provide complete details of use for all areas of structure. Provide building detail including interior arrangement. 2. Separation of hazards/uses may be required. 3. Provide exit/emergency lighting throughout the means of egress. 4. Provide fire extinguishers at maximum 75' travel distances from any point. Locate extinguishers towards the exits. 5. Exterior address must be visible from the approach side of the building.			
Planning & Building Inspection	Does the project meet the design regulations (exterior building elevations/materials)?	☐ Yes	☒ No	☐ NA
	Does the project meet the City setback requirements?	☒ Yes	☐ No	☐ NA
	Does the project meet the City parking requirements?	☒ Yes	☐ No	☐ NA
	Does the project meet the City lighting requirements?	☒ Yes	☐ No	☐ NA
	Is the refuse properly sited and screened?	☒ Yes	☐ No	☐ NA
	Does the signage meet the City code?	☒ Yes	☐ No	☐ NA
	Are there other items that need to be addressed?	☒ Yes	☐ No	☐ NA
	Required Actions: 1. The drawings show the use of cement board siding on the side and rear elevations. This is not material that is permitted in the CE-O district, unless approved by the Plan Commission. Staff would recommend that this material be limited in use for this project. 2. A monument sign is shown; however detailed plans will need to be submitted and approved by staff.			

Recommendations

Staff in Planning, Zoning, Fire and Public Works Departments reviewed the site plan. Based on these reviews, planning staff would recommend the following:

1. The cement board siding will need to be replaced with an approved material.
2. Detailed plans for the monument sign will need to be submitted and pre-approved by staff.
3. Addressing and implementing any requirements submitted by Zoning, Forestry, Fire and Public Works Departments.
4. Meeting all other state and local regulations.

	CITY OF DE PERE **APPLICATION FOR SITE PLAN REVIEW**	**Fee:** **$ 245.00** Receipt #: 73546 Date: 6-19-12

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Utech Consulting, Inc., Attn Melissa Borowicz
Mailing Address: 3313 S. Packerland Drive, Suite D
Phone: 920-983-0707 De Pere, WI 54115
Email: Melissa@utech-consulting.com

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: Robert E Lee + Associates, Inc. Attn. Patrick Kuehl
Mailing Address: 4664 Golden Pond Park Ct, Hobart, WI 54155
Phone: (920) 544-4453
Email: pkuehl@releeinc.com

B. Property Information

Address/Location of Property: 1537 American Ct Parcel #: WO-1622
Parcel Dimension: +/- 250' x 275' Parcel Area: 1.578 Acres
Legal Description: Southbridge Business Park, 2nd Addition, Lot 19

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section14.60.

Melissa C. B[illegible] 6/8/12
Owner Signature Date

Patrick A Kuehl 6/19/12
Agent Signature Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.

PROPOSED BUILDING FOR UTECH CONSULTING
CONSOLIDATED CONSTRUCTION CO., INC.
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

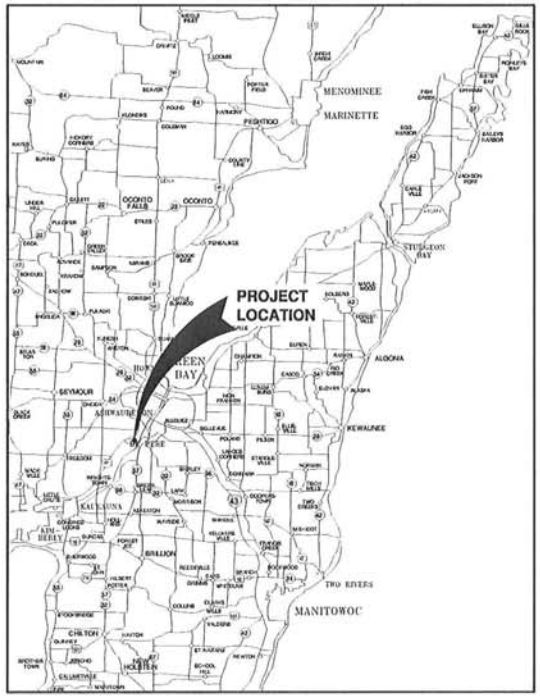
ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

NOTE:
ALL DRAWINGS CONTAINED IN THIS SET HAVE BEEN REDUCED TO HALF SIZE.

WISCONSIN
PATRICK KUEHL
33076
SHERWOOD, WISCONSIN
PROFESSIONAL ENGINEER

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

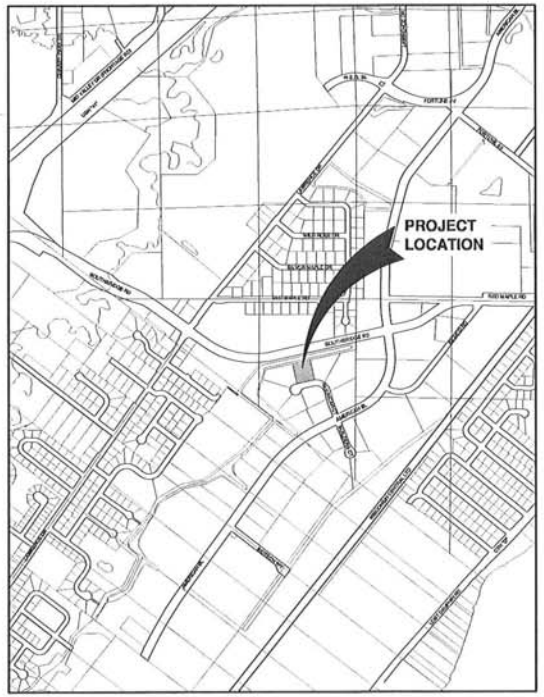
NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.



VICINITY MAP

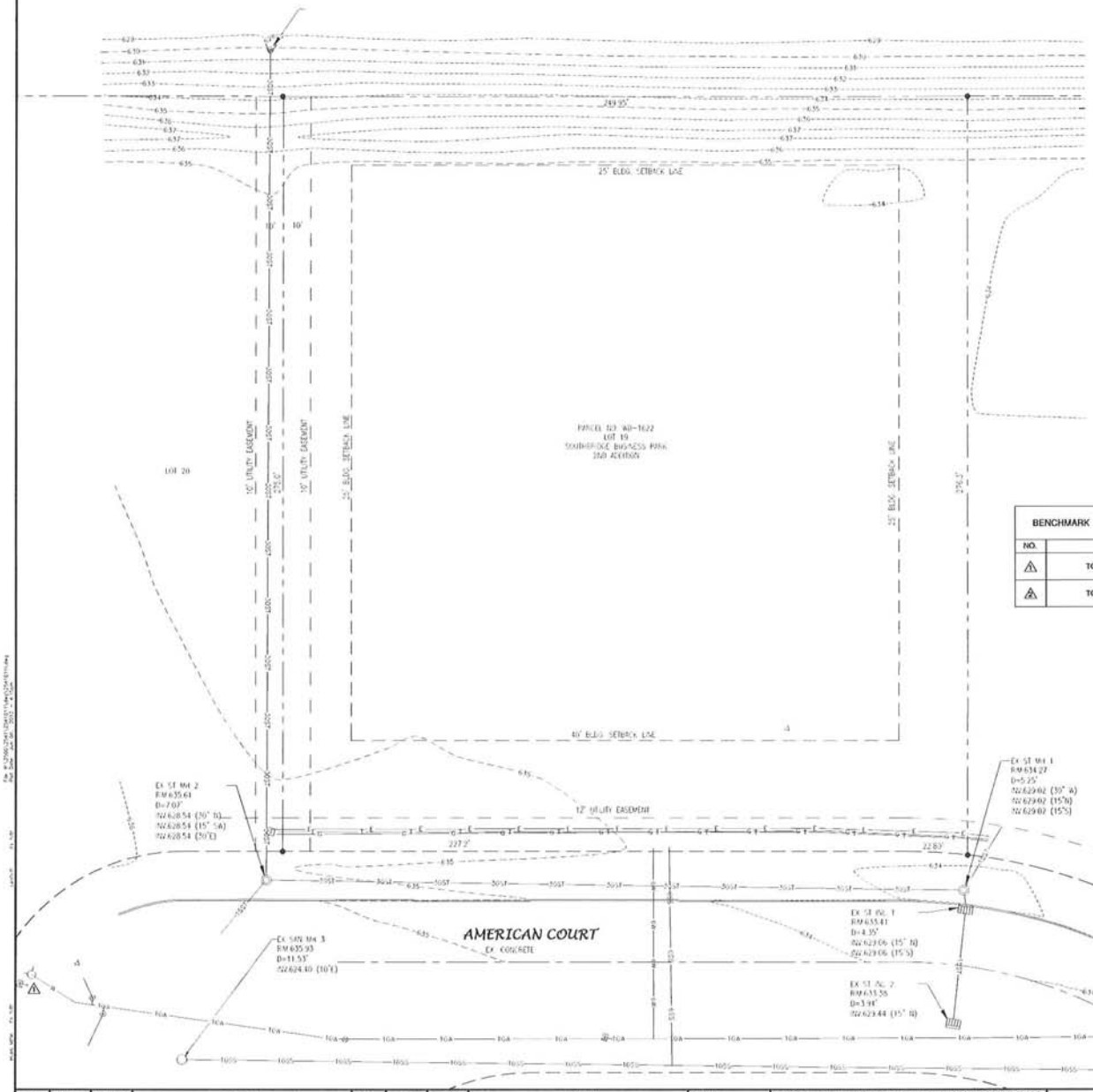
INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE AND UTILITY PLAN
4	GRADING AND EROSION CONTROL PLAN
5	MISCELLANEOUS DETAILS
6	MISCELLANEOUS DETAILS
7	EROSION CONTROL - INLET PROTECTION AND MISCELLANEOUS DETAILS
8	EROSION CONTROL- SHEET FLOW DETAILS



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	CHECKED	JOB	DESIGNED PJK	PROPOSED BUILDING FOR UTECH CONSULTING CONSOLIDATED CONSTRUCTION CO., INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	LOCATION MAPS AND INDEX TO DRAWINGS	DATE 6/2012	FILE 3541811C	JOB NO. 3541811	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 4664 GOLDEN POND PARK COURT HOBART, WI 54155 INTERNET: www.releeinc.com PHONE:(920) 662-9641 FAX:(920) 662-9141	SHEET NO. 1



UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE, GBMSD, WISCONSIN PUBLIC SERVICE CORP., AT & T, AND TIME WARNER CABLE.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 20122014760, DATED 5/17/12, VISIBLE OBSERVATION (5/21/12) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

DIGGERS HOTLINE
CALL 811 OR
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

WATER/SANITARY/STORM SEWER:	SANITARY SEWER:	GAS & ELECTRIC:	TELEPHONE:	CABLE TV:
DEPARTMENT OF PUBLIC WORKS CITY OF DE PERE 925 SIXTH ST. DE PERE, WI 54155 (920)339-8076	GBMSD 2231 QUINCY ST. GREEN BAY, WI 54302 (920)432-4893	WISCONSIN PUBLIC SERVICE 600 NORTH ADAMS ST. P.O. BOX 19002 GREEN BAY, WI 54307 (920)433-1373	SBC 205 S. JEFFERSON ST. GREEN BAY, WI 54301 (920)433-4147	TIME WARNER CABLE 1001 KENNEDY AVE. KIMBERLY, WI 54136 (920)831-9207

OWNER INFORMATION:

UTECH CONSULTING
3313 S. PACKERLAND DRIVE
SUITE D
DE PERE, WI 54115

(920) 983-0707

CONTACT: MELISSA BEROWICZ

CONTRACTOR INFORMATION:

CONSOLIDATED CONSTRUCTION CO., INC.
4300 N. RICHMOND STREET
APPLETON, WI 54911

(920) 882-54911

CONTACT: JEREMY WALKER

BENCHMARK	BENCHMARK ESTABLISHED BY ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.
1	TOP OF NUT ON HYDRANT	638.50
2	TOP OF NUT ON HYDRANT	637.35

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- SANITARY MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- POST
- IRON PIPE/ROD
- PK NAIL

- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EX. CURB & GUTTER
- TREE/BRUSH LINE
- EX. CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- EX. SANITARY SEWER (SIZE NOTED)
- EX. FORCEMAIN (SIZE NOTED)
- EX. STORM SEWER (SIZE NOTED)
- EX. WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: JOB
DESIGNED: PJK

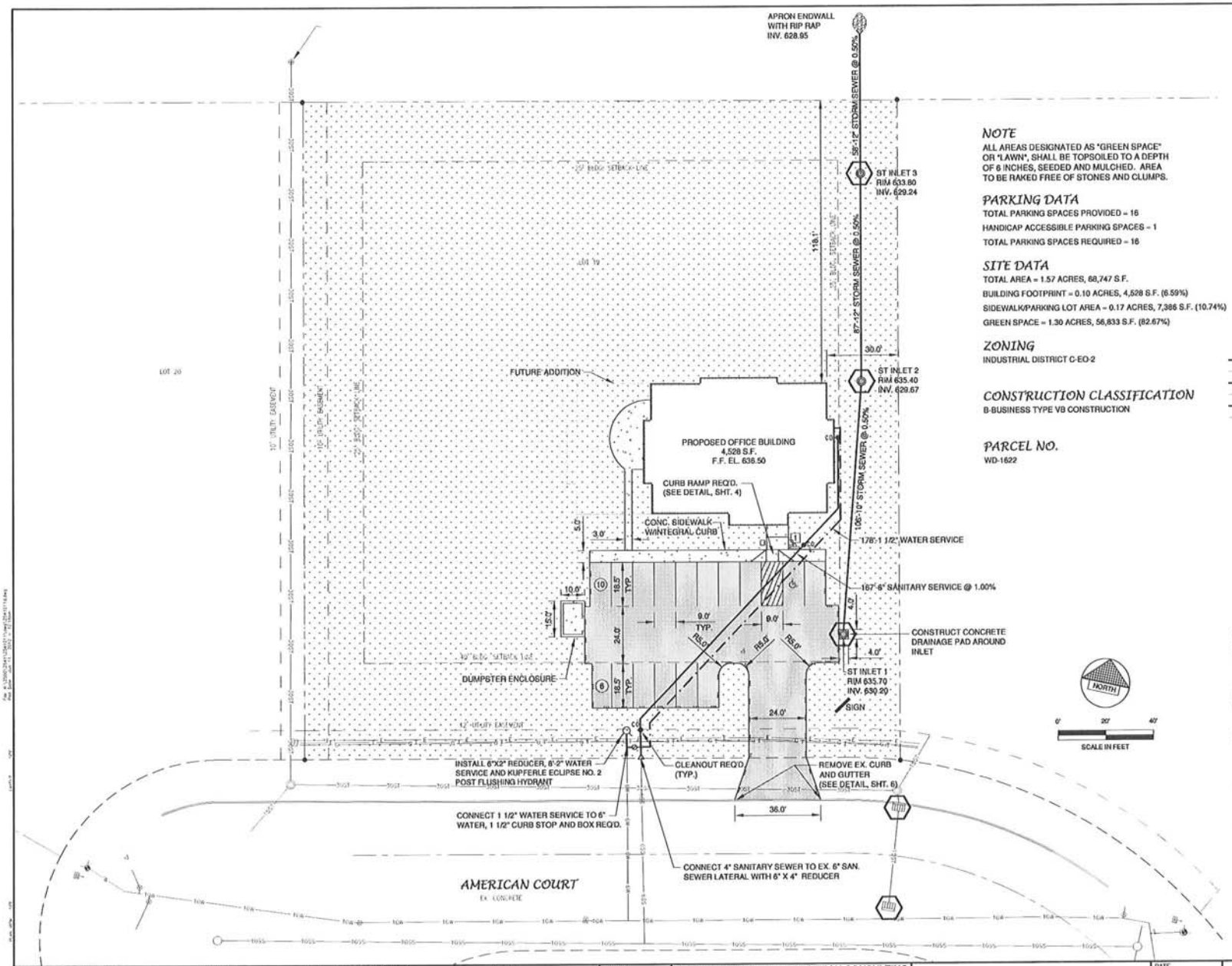
PROPOSED BUILDING FOR UTECH CONSULTING
CONSOLIDATED CONSTRUCTION CO., INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EX. SITE CONDITIONS

DATE: 5/2012
FILE: 2541011T
JOB NO. 2541011

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4664 GOLDEN POND PARK COURT
HOBART, WI 54155
INTERNET: www.releeinc.com
PHONE:(920) 662-9641
FAX:(920) 662-9141

SHEET NO. 2



NOTE

ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING SPACES PROVIDED = 16

HANDICAP ACCESSIBLE PARKING SPACES = 1

TOTAL PARKING SPACES REQUIRED = 16

SITE DATA

TOTAL AREA = 1.57 ACRES, 68,747 S.F.

BUILDING FOOTPRINT = 0.10 ACRES, 4,528 S.F. (6.59%)

SIDEWALK/PARKING LOT AREA = 0.17 ACRES, 7,386 S.F. (10.74%)

GREEN SPACE = 1.30 ACRES, 56,833 S.F. (82.67%)

ZONING

INDUSTRIAL DISTRICT C-EO-2

CONSTRUCTION CLASSIFICATION

B-BUSINESS TYPE VB CONSTRUCTION

PARCEL NO.

WD-1622

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GREEN SPACE
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- FIRE LANE — PAINTED FIRE LANE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING SIGN
- (12) INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL CURB RADII ARE TO THE FACE OF CURB.

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		STORM MANHOLE
		OPEN STORM MANHOLE
		STORM INLET
		STORM INLET MANHOLE

[1]

[2] STOP

PLUMBING DATA

DRAINAGE FIXTURE UNITS = 29

WATER FIXTURE UNITS = 28

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. SANITARY SEWER CLEAN OUTS ARE TO BE LOCATED 100' O.C. MAX.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LEP
CHECKED: JDS
DESIGNED: PJH

PROPOSED BUILDING FOR UTECH CONSULTING
CONSOLIDATED CONSTRUCTION CO., INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SITE AND UTILITY PLAN

DATE: 5/2013
FILE: 2541010
JOB NO. 2541011

Robert E. Lee & Associates, Inc.
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4664 GOLDEN POND PARK COURT
HOBART, WI 54155
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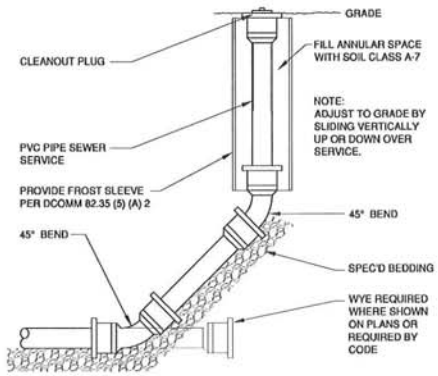
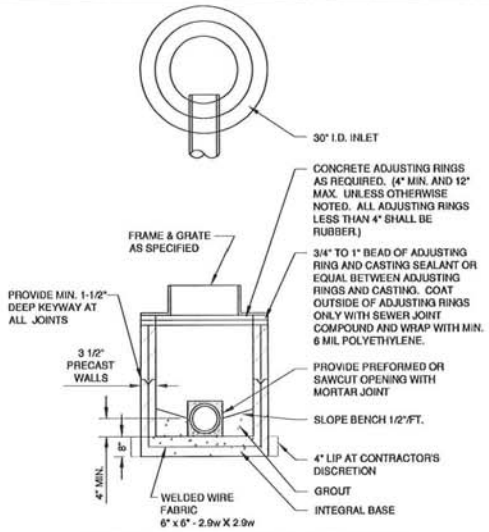
SHEET NO. 3

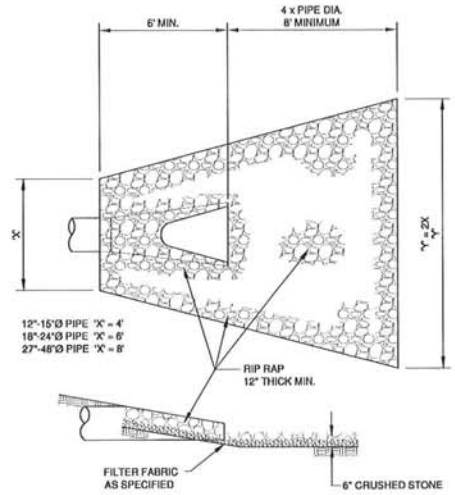


CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)

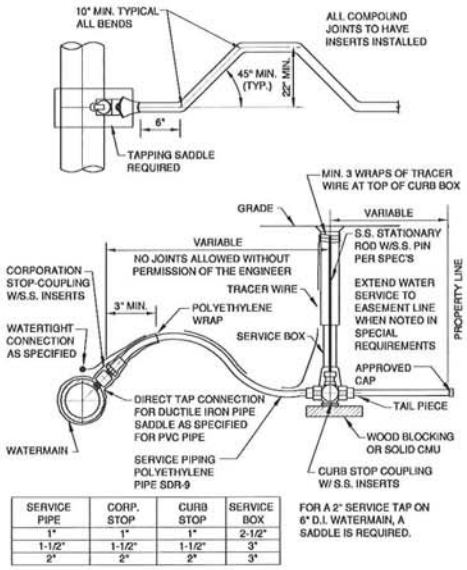


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'C' STORM INLET



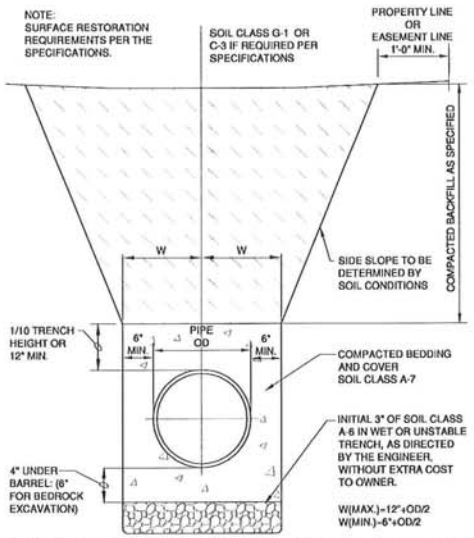
ENDWALL RIP RAP DETAIL



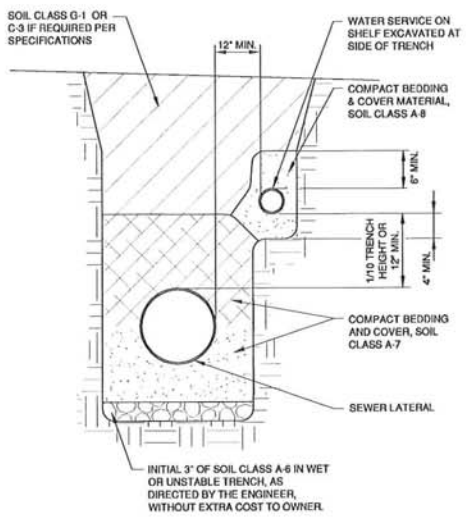
SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING
(POLYETHYLENE)



HDPE /PVC SEWER & WATERMAIN & FORCEMAIN
BEDDING & TRENCH SECTION



SEWER & WATER LATERALS
IN COMMON TRENCH

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: JDD
DESIGNED: PJK

PROPOSED BUILDING FOR UTECH CONSULTING
CONSOLIDATED CONSTRUCTION CO., INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 6/2012
FILE: DETAILS
JOB NO.: 2949011

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4664 GOLDEN POND PARK COURT
HOBART, WI 54155
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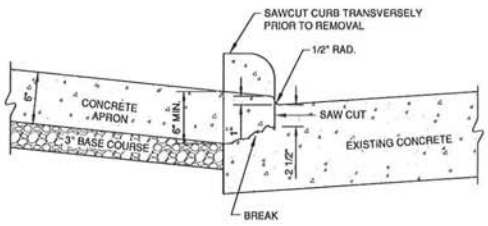
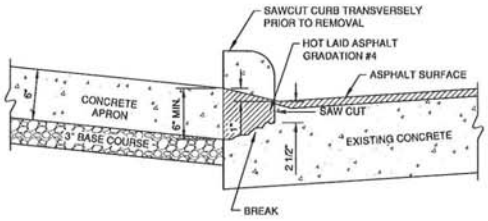
SHEET NO. 5

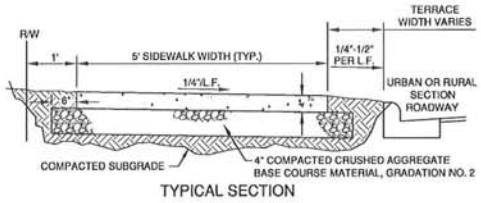


CURB REMOVAL FOR DRIVEWAY OPENING WITH CONCRETE APRON ON CONCRETE SURFACE STREETS



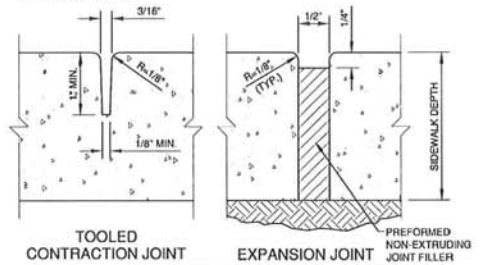
CURB REMOVAL FOR DRIVEWAY OPENING WITH CONCRETE APRON ON ASPHALT OVER CONCRETE SURFACE STREETS

CURB REMOVAL DETAIL



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

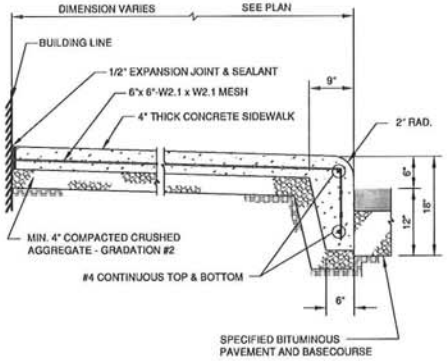


TOOLED CONTRACTION JOINT

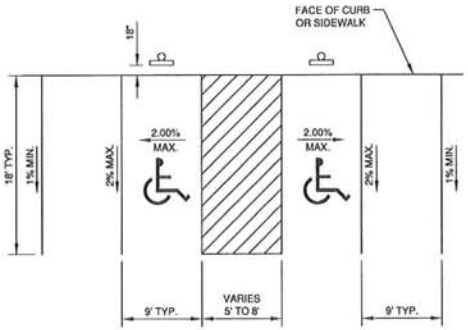
EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

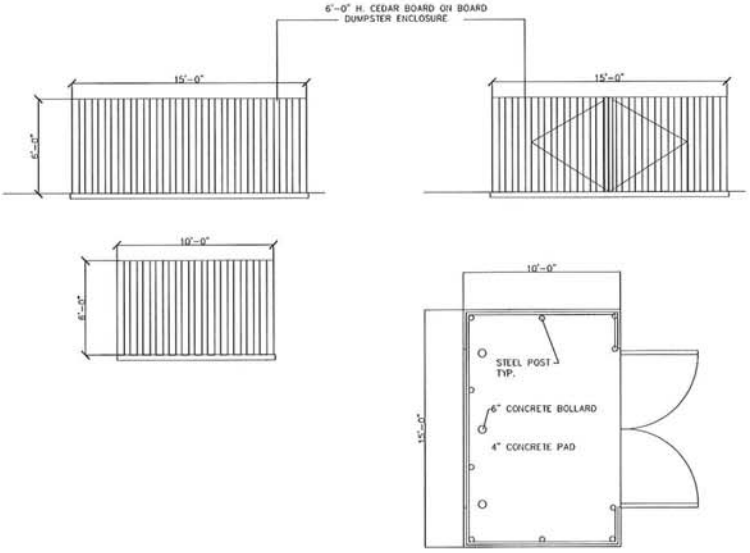
SIDEWALK DETAIL



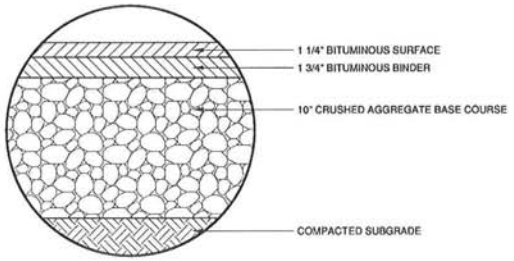
SIDEWALK WITH INTEGRAL CURB



TYPICAL ACCESSIBLE PARKING STALL LAYOUT



DUMPSTER ENCLOSURE DETAIL



PAVEMENT DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: JGB
DESIGNED: PJK

PROPOSED BUILDING FOR UTECH CONSULTING
CONSOLIDATED CONSTRUCTION CO., INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 4/2018
FILE DETAILS
JOB NO. 2141911

Robert E. Lee & Associates, Inc.
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HOBART, WI 54155
INTERNET: www.releeinc.com
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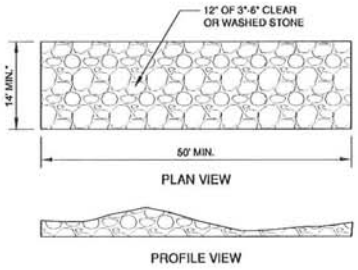
FAX:(920) 662-9141



*14' MIN. OR FULL WIDTH OF THE EGRESS POINT. REFERENCE WDNR TECHNICAL STANDARD 1057.

TRACKING PAD DETAIL
(IF APPLICABLE)

INLET PROTECTION NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4".

INSTALLATION NOTES:
TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

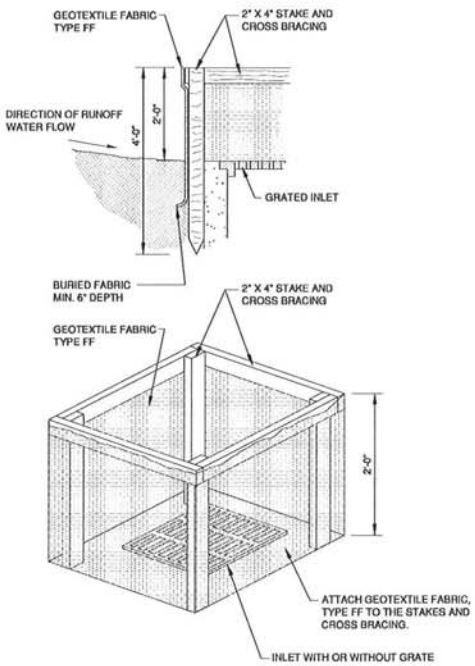
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

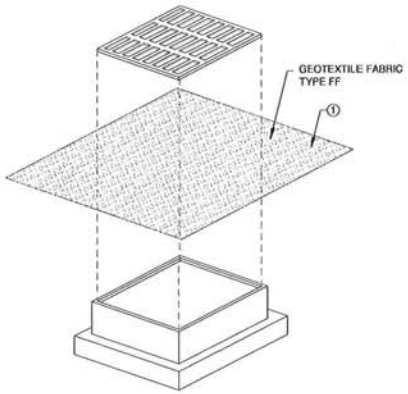
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

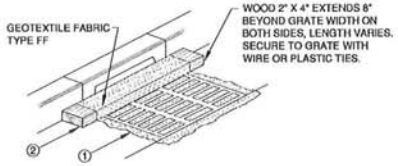
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



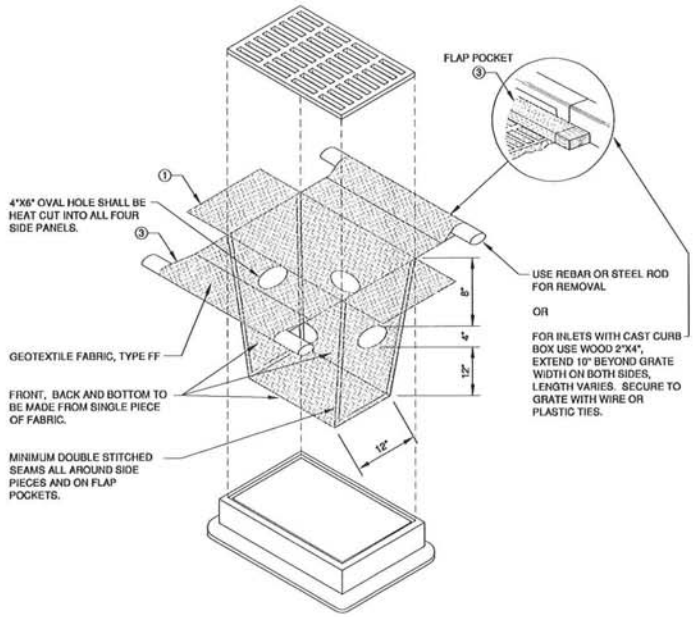
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT CURB BOX AS PER NOTE "2")

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: JDB
DESIGNED: PHK

PROPOSED BUILDING FOR UTECH CONSULTING
CONSOLIDATED CONSTRUCTION CO., INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION AND
MISCELLANEOUS DETAILS

DATE: 5/2013
FILE: EROSION CONTROL
JOB NO.: 2541011

Robert E. Lee & Associates, Inc.
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HOBART, WI 54155
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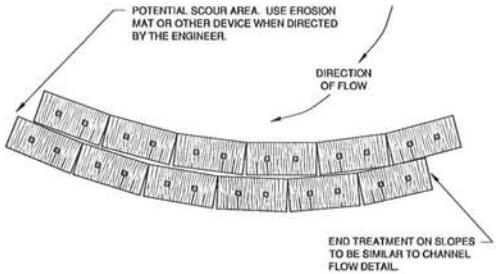
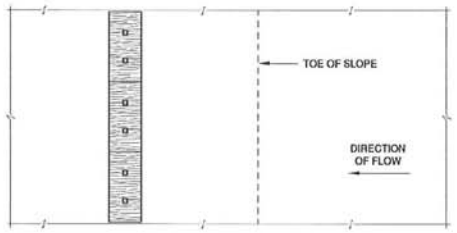
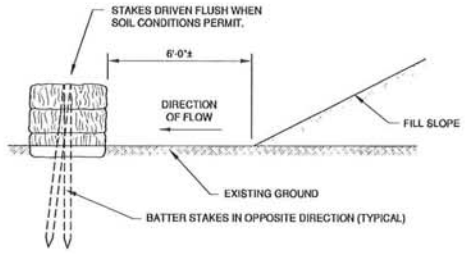
SHEET NO. 7



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

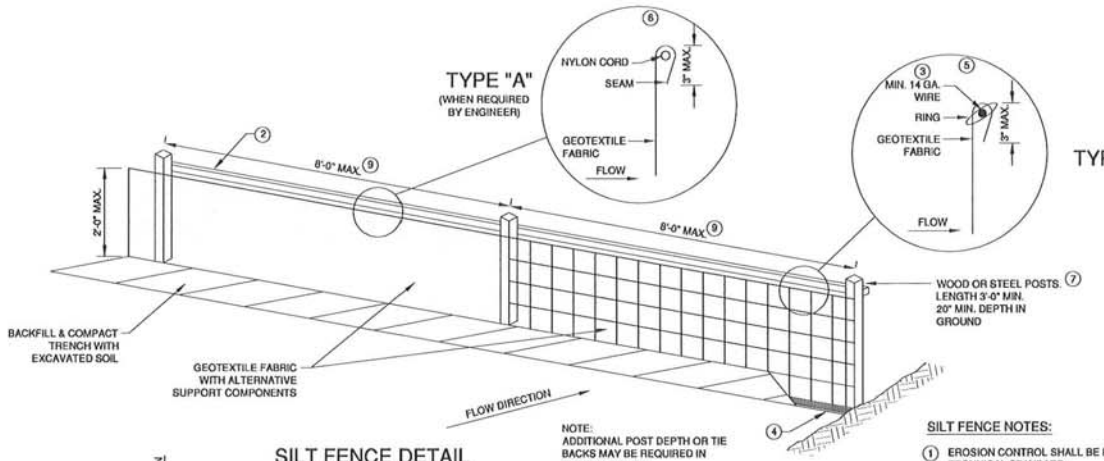


PLAN VIEW



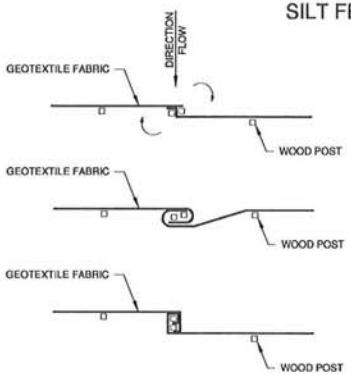
FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

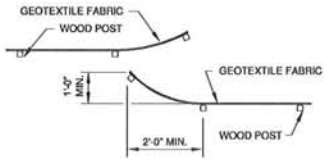


SILT FENCE DETAIL

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

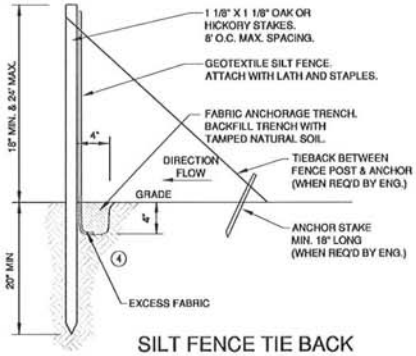


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD.
2. CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
8. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE DNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS, LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, THE CONTRACTOR SHALL INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE PER WEEK AND BEFORE ALL IMMINENT RAINS.
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5 INCH OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: JDB
DESIGNED: PHK

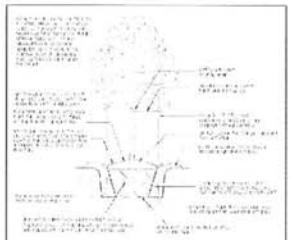
PROPOSED BUILDING FOR UTECH CONSULTING
CONSOLIDATED CONSTRUCTION CO., INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

DATE: 6/2013
FILE: EROSION CONTROL
JOB NO. 2541011

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
4564 GOLDEN POND PARK COURT
HOBART, WI 54155
PHONE:(920) 662-9641
INTERNET: www.releeinc.com
FAX:(920) 662-9141

SHEET NO. 8

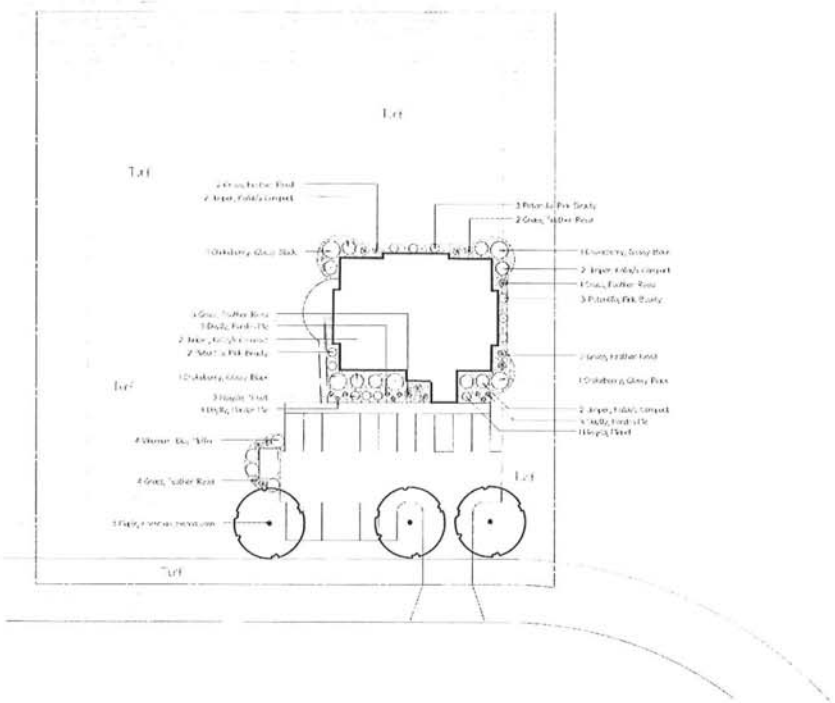


DECIDUOUS TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

PERENNIAL PLANTING DETAIL

Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	Acer rubrum 'Sensa'	Maple, Freeman, Sensation	25" Cal.
Conifers			
8	Juniperus chinensis 'Kaby Compact'	Juniper, Kaby's Compact	5 Gal
Shrubs			
4	Aronia melanocarpa var. elata	Chokeberry, Glossy Black	7 Gal
6	Pistacia lentiscus 'Pink Beauty'	Pistachio, Pink Beauty	5 Gal
4	Viburnum dentatum 'Chicago'	Viburnum, Blue Muffin	5 Gal
4	Hydrangeia Mixed	Hydrangeia Mixed	2 Gal
Ornamental Grasses			
8	Calamagrostis acutiflora 'Karl Foerster'	Grass, Feather Reed	2 Gal
Perennials and Annuals			
8	Hemerocallis 'Stella Mix'	Daylily, Pardon Me	1 Gal

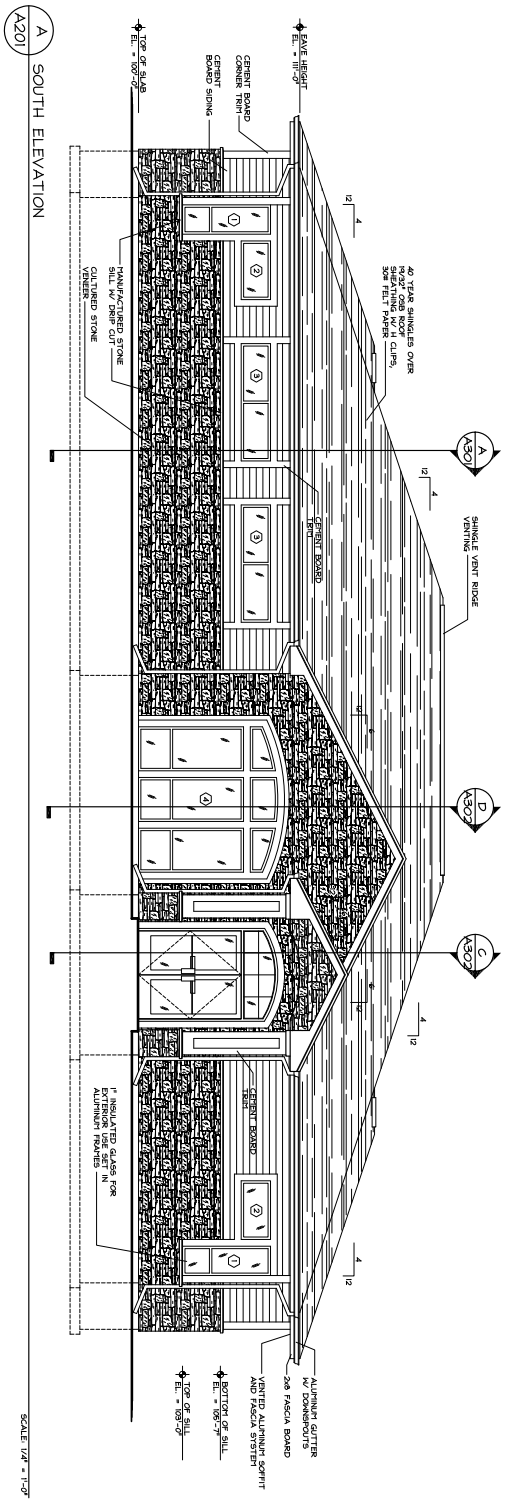


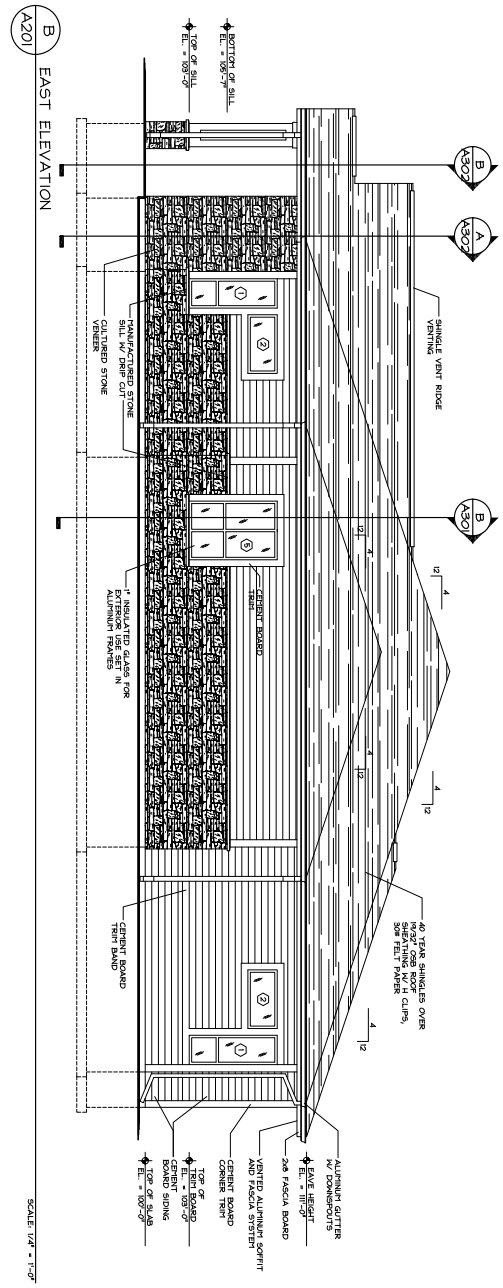
Landscape Notes:
- Planting beds to be edged with Ace 6" Diamond black plastic edging or similar.
- All beds to be mulched with 15" Mississippi River Stone and will be lined with weed barrier.
- Plant material quality will be in accordance with the Standards for Nursery Stock set by the American Nurserymen Association.
- Trees that are not located in a planting bed will be mulched within a 3' diameter mulch ring at 3.5" of depth. Mulch must be installed in a fashion to not bury the flare of the trunk of the tree.
- All designated turf areas to be fine graded and hydroseeded.

THE SHARPER EDGE LANDSCAPING

2756 Little Rapids Rd
De Pere, NJ 54115
920-403-8462

UTSCH Project





Date:	Description:
06-08-2012	ISSUED FOR BIDDING

Project #: 1002018601
Drawn By: ACM
Issue Date: 06-08-2012
Issue #: 1

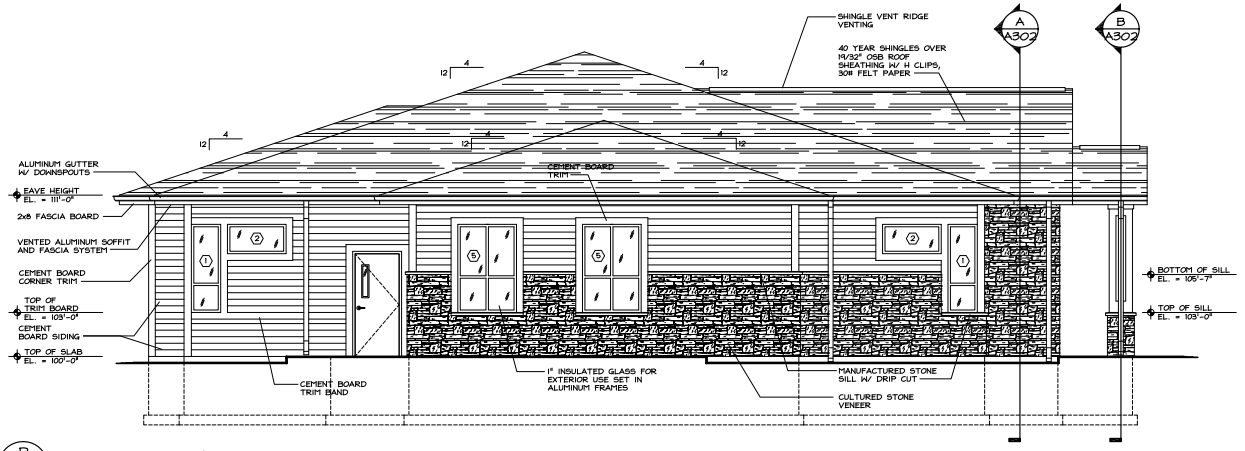
A201
ELEVATIONS

Proposed Building for:

UTECH CONSULTING

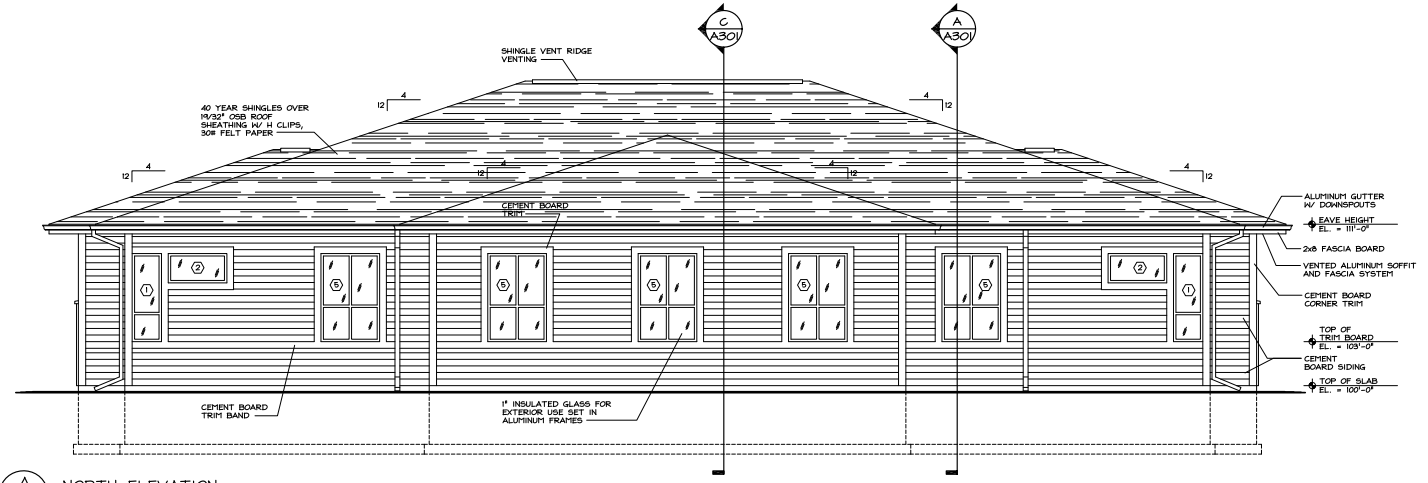
De Pere, Wisconsin

CONSOLIDATED CONSTRUCTION CO.
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccclnc@consolidated-const.com



B A202 WEST ELEVATION

SCALE: 1/4" = 1'-0"



A A202 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-8774
Fax: 920-739-3933
www.consolidated-const.com
ccinc@consolidated-const.com

CONSOLIDATED CONSTRUCTION CO.

Proposed Building for:

UTECH CONSULTING

De Pere, Wisconsin

Date:	Description:
06-08-2012	ISSUED FOR PERMITS

Project #: 1002018601

Drawn By: ACM

Issue Date: 06-08-2012

Issue #:

A202

ELEVATIONS

PROPOSED RENDERING FOR UTECH CONSULTING

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CONSOLIDATED
CONSTRUCTION CO.

Item #3: Review the project request for Metal Storm, 2258 American Boulevard, Parcels WD-1137-1 and WD-L492-B. Applicant: David Meister.

A. Review a Site Plan request for a 38,960 square foot industrial building.

Overview	The project shows a proposed 38,960 square foot building and 43,113 square foot paved/concrete area which includes 49 parking stalls, 2 handicap stalls, and a semi-dock loading area. It is also proposed to install bollards or guardrails to separate the SW parking stalls from the building.			
Public Works	Does the project meet the City Stormwater regulations?	☒ Yes	☐ No	☐ NA
	Sewer properly connected?	☒ Yes	☐ No	☐ NA
	Water properly connected?	☒ Yes	☐ No	☐ NA
	Access properly designed (driveway and sidewalks)?	☒ Yes	☐ No	☐ NA
	Are there any issues with easements or right-of-ways?	☐ Yes	☒ No	☐ NA
	Are there other items that need to be addressed?	☐ Yes	☒ No	☐ NA
	Required Actions: Sanitary Sewer 1. Show the proposed sanitary sewer lateral. 2. Complete connection under to the lateral under observation of the City Building Inspector. Water Main 3. Show the proposed water service. 4. All taps to the City water main are to be completed under the observation of City personnel. 5. Provide a detail on the water service connection to the existing water main. 6. Coordinate water main work for the water main stubbed west of American Boulevard. The water main will need to be plugged and abandoned at the cross. Storm Water Management/Storm Sewer 7. Medium riprap with geotextile fabric type MR required at the outfall. 8. Provide a detail on the connection for the 12" storm sewer to the 15" storm sewer. 9. Provide storm calculations for the storm sewer discharges to American Boulevard. The storm sewer is designed for a 5-year rain event. Driveways and Sidewalk: 10. The curb head is to be profile cut per the City detail. 11. Provide dimensions on the driveway at the right-of-way and the curb opening. 12. Provide a concrete apron within the right-of-way. A minimum depth of 8" is recommended for the concrete. Site Grading: 13. None			
Forestry & Parks	Does the project meet the City Landscaping Regulations?	☐ Yes	☒ No	☐ NA
	Required Actions: 1. The project will need to meet the requirements of the City Forester. 2. Trees should be added to the south property line along the driveway.			
Fire	Does the project meet City Fire Codes?	☒ Yes	☐ No	☐ NA
	Required Actions: 1. Provide complete detailed plans for construction review; provide details of use for all areas of structure. Provide detailed plans prior to start of construction. 2. Separation of hazards/use may be required. Provide floor arrangement for inside structure. Detail any hazardous substances/operations anticipated within the structure. 3. Provide details for the means of egress throughout the structure. Provide exit/emergency lighting throughout the means of egress. 4. No smoking and floor loading signage may be required 5. Provide fire extinguishers at maximum 75' travel distances, locate extinguishers towards the exits. 6. Provide sprinkler system drawings with calcs and cut sheets for approval prior to installation. 7. Provide fire alarm system drawings for approval prior to installation of any system. 8. Install a key box for fire department access.			

Planning & Building Inspection	Does the project meet the design regulations (exterior building elevations/materials)?	☐ Yes ☒ No ☐ NA
	Does the project meet the City setback requirements?	☒ Yes ☐ No ☐ NA
	Does the project meet the City parking requirements?	☒ Yes ☐ No ☐ NA
	Does the project meet the City lighting requirements?	☒ Yes ☐ No ☐ NA
	Is the refuse properly sited and screened?	☐ Yes ☐ No ☒ NA
	Does the signage meet the City code?	☒ Yes ☐ No ☐ NA
	Are there other items that need to be addressed?	☐ Yes ☒ No ☐ NA
	Required Actions: 1. The elevations show the use of all metal panels on the west elevation since it is an expansion wall. This is permitted with Plan Commission approval with a timetable for compliance. (usually 3 years) 2. The north wall has extensive use of metal panels. Staff would recommend that this elevation be re-designed to break up this expanse. Staff would also recommend the addition of more trees that will help break up the elevation. 3. Staff would recommend the addition of trees on the south elevation to also help breakup the elevation. 4. For the north and south elevation, staff is working with the builder to see if the metal siding can be upgraded to a better product. 5. Refuse is not shown. If it required, it needs to be properly enclosed and landscaped. 6. All lighting fixtures need to be night sky compliant and downward facing. Fixtures on the west elevation need to be properly shielded.	

Recommendations

Staff in Planning, Zoning, Fire and Public Works Departments reviewed the site plan. Based on these reviews, planning staff would recommend the following:

1. Addressing and implementing any requirements submitted by Zoning, Forestry, Fire and Public Works Departments identified above.
2. Plan Commission needs to approve the use of metal.
3. Meeting all other state and local regulations.

Print Form

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 245.00

Receipt #: _____

Date: June 19,2012

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Mark Soderlund

Mailing Address: 1251 Scheuring Rd

Phone: _____

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: _____

Mailing Address: _____

Phone: _____

Email: _____

B. Property Information

Address/Location of Property: American Blvd Parcel #: WD-1137-1

Parcel Dimension: _____ Parcel Area: _____

Legal Description: See Attached CSM

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section14.60.

Mark Soderlund
Owner Signature

June 19, 2012
Date

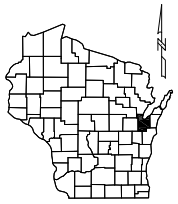
_____
Agent Signature

_____
Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.

METAL STORM, INC.

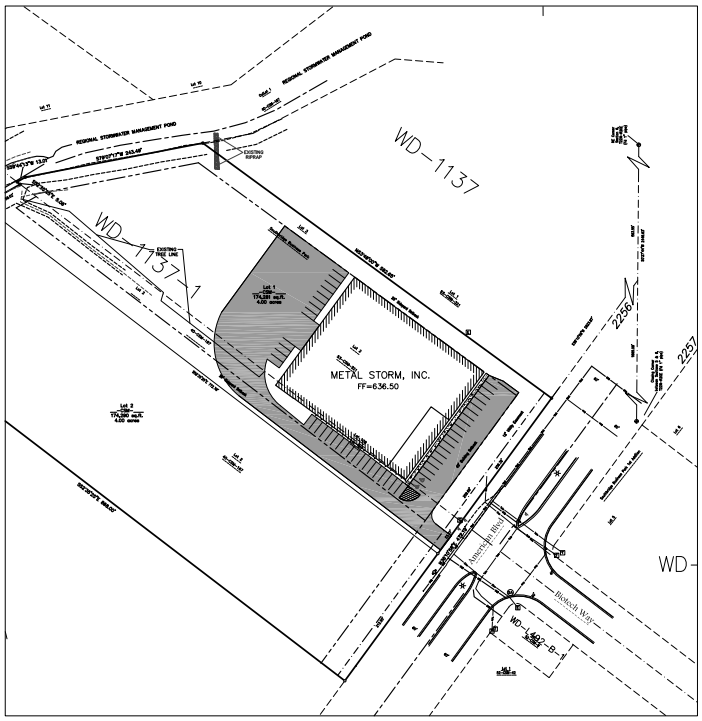
City of DePere
Brown County, Wisconsin
(Tax Parcel Number: WD-1137-1, WD-L492-B)



All of Lot 2, Volume 53, Certified Survey Maps, Page 321, Map No. 7787, Document No. 2361584, being part of Lot 3, Southbridge Business Park, and part of Lot 2, Volume 40, Certified Survey Maps, page 167, Map No. 6087, Document No. 1740762, both Brown County Records, being in part of Lots 107 and 108, Williams Grant Subdivision, T22N-R20E, in the City of De Pere, Brown County, Wisconsin

Location Map

Owner:
Metal Storm, Inc.
999 Glory Road
Green Bay, WI 54304
(920)330-9135



Index of Sheets

C1.0 TITLE SHEET
C2.0 SITE LAYOUT PLAN
C3.0 GRADING & SITE UTILITY PLAN
C4.0 EROSION CONTROL PLAN
C5.0 NOTES & DETAILS
1 of 1 SITE SURVEY

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

UTILITY STATEMENT
The underground utilities shown have been located from field survey information and existing as-built drawings. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Except shown hereon, there are no visible easements, benefiting or burdening the premises or right-of-way across the land or any other unrecorded easements or rights-of-way of which the surveyor has been advised. (DIGGERS HOTLINE 1-800-242-8511)

TITLE SHEET

METAL STORM, INC.

DATE:	ISSUED FOR:	DESIGNED BY: DJM	DRAWN BY: DJM	CHECKED BY: DJM

DATE 06-14-12

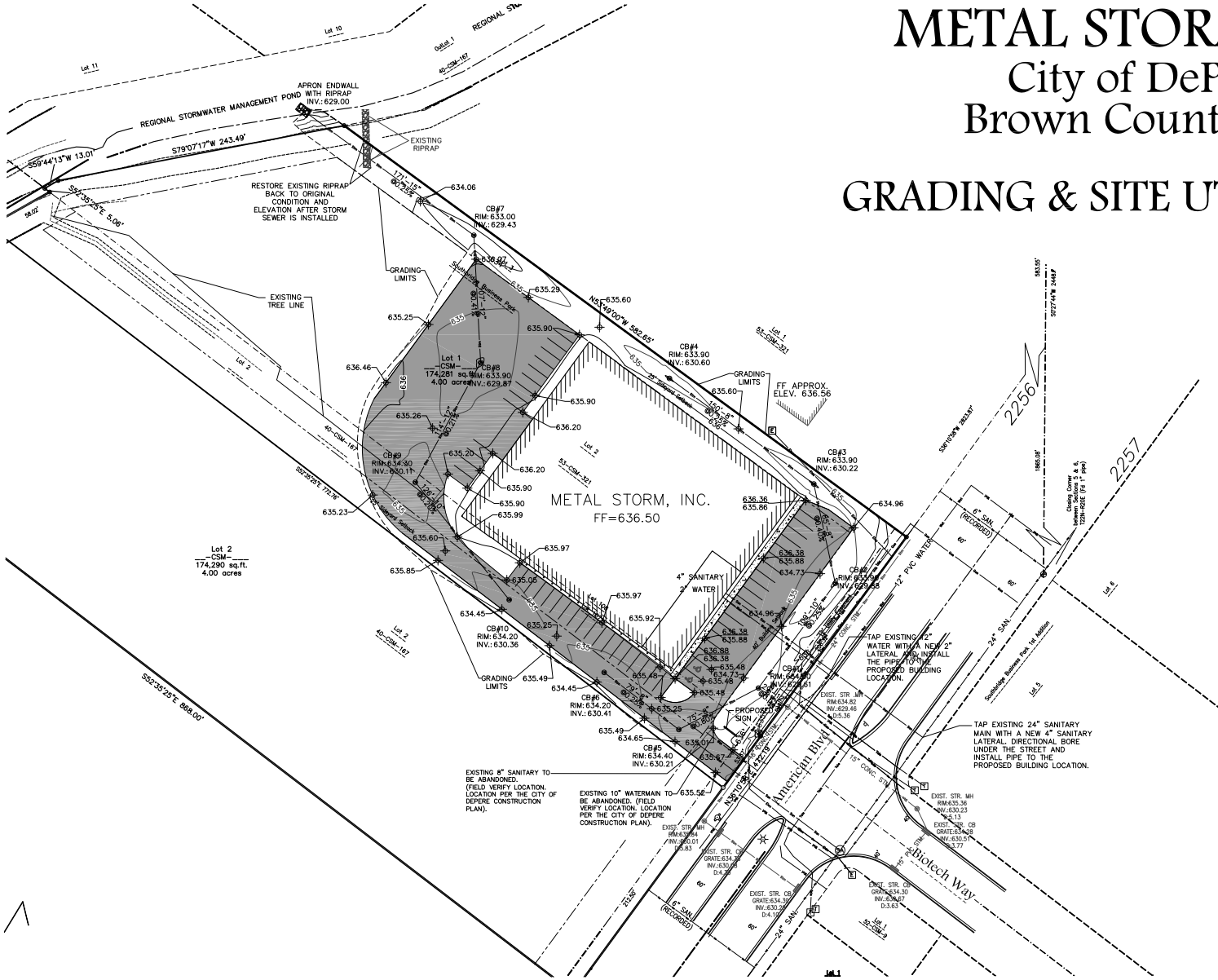
PROJECT NO. M-8912

SHEET NO. C1.0

DRAWING NO. S-

METAL STORM, INC.
City of DePere
Brown County, WI

GRADING & SITE UTILITY PLAN



Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9870 Fax: 920-434-9872

UTILITY STATEMENT
The existing utilities shown hereon have been located from field survey information and existing as-built drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Additionally, the surveyor is the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground telephone, electric, cable TV or gas lines or structures. Prior to commencement of excavation, the contractor is required to contact all utility companies operating in the area, a minimum of three working days in advance of excavation. Contact DIGGERS HOTLINE 1-800-242-8511

GRADING & SITE UTILITY PLAN

METAL STORM, INC.

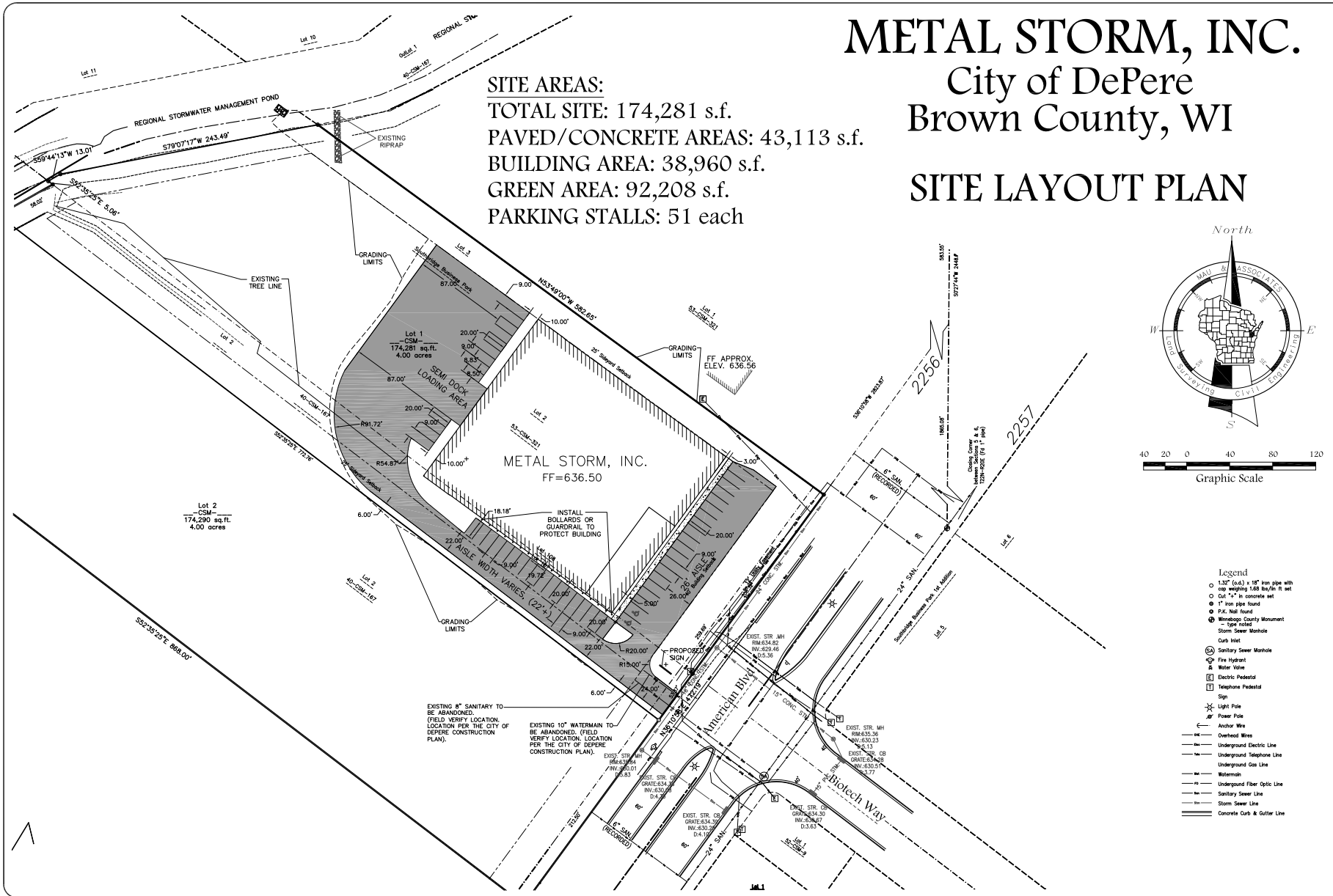
ISSUED FOR:	DATE:	DRAWN BY:	CHECKED BY:
ADD SIGN & SEWER & WATER LOCATIONS	06-15-12	DJM	

SCALE 1"=40'
DATE 06-14-12
PROJECT NO. M-8912
SHEET NO. C3.0
DRAWING NO. S-

METAL STORM, INC.
City of DePere
Brown County, WI

SITE LAYOUT PLAN

SITE AREAS:
TOTAL SITE: 174,281 s.f.
PAVED/CONCRETE AREAS: 43,113 s.f.
BUILDING AREA: 38,960 s.f.
GREEN AREA: 92,208 s.f.
PARKING STALLS: 51 each



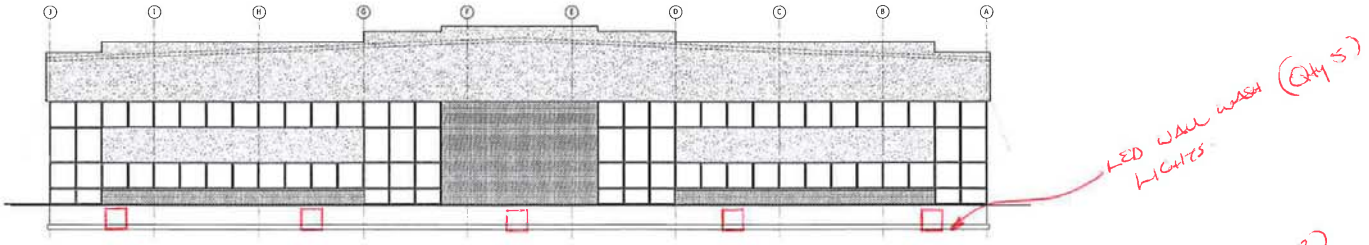
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-8676 Fax: 920-434-8672

UTILITY STATEMENT
Utility locations shown hereon have been located from field survey information and existing as-built drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Before excavation begins, the contractor shall contact each utility company and request an exact field location of their utilities. (DIGGERS HOTLINE 1-800-242-8511)

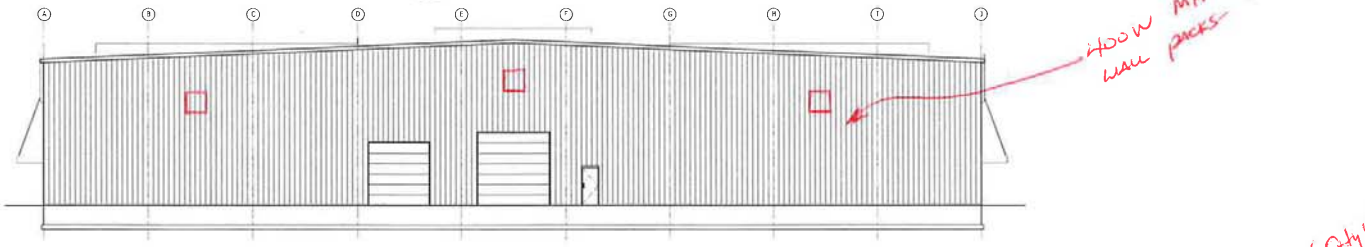
SITE LAYOUT PLAN
METAL STORM, INC.

ISSUED FOR:	DATE:	DRAWN BY:	CHECKED BY:
ADD SIGN & SEWER & WATER LOCATIONS	06-18-12	DNJ	

SCALE 1"=40'
DATE 06-14-12
PROJECT NO. M-8912
SHEET NO. C2.0
DRAWING NO. S-



1 A201 FRONT ELEVATION
3/32" = 1'-0"



2 A201 REAR ELEVATION
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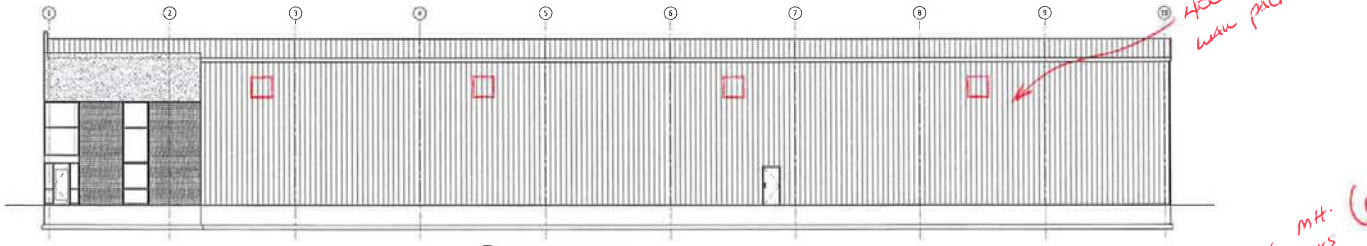
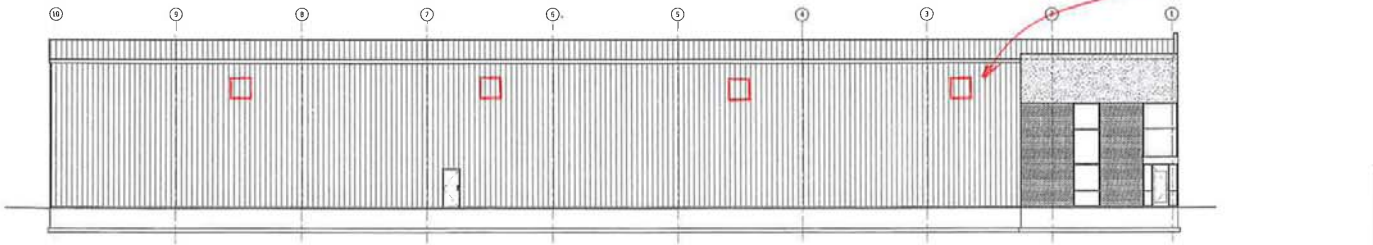


3 A201 SIDE ELEVATION
3/32" = 1'-0"



4 A201 SIDE ELEVATION
3/32" = 1'-0"

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPENCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

PROPOSED BUILDING FOR:
METAL STORM
DE PERE, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
OFFICE (920) 434-0753 - FAX (920) 434-6000 - CELL (920) 655-3829
LCARPENTERARCH@ATT.NET

DATE: 6-4-12
FILE:
JOB:
SHEET: A201

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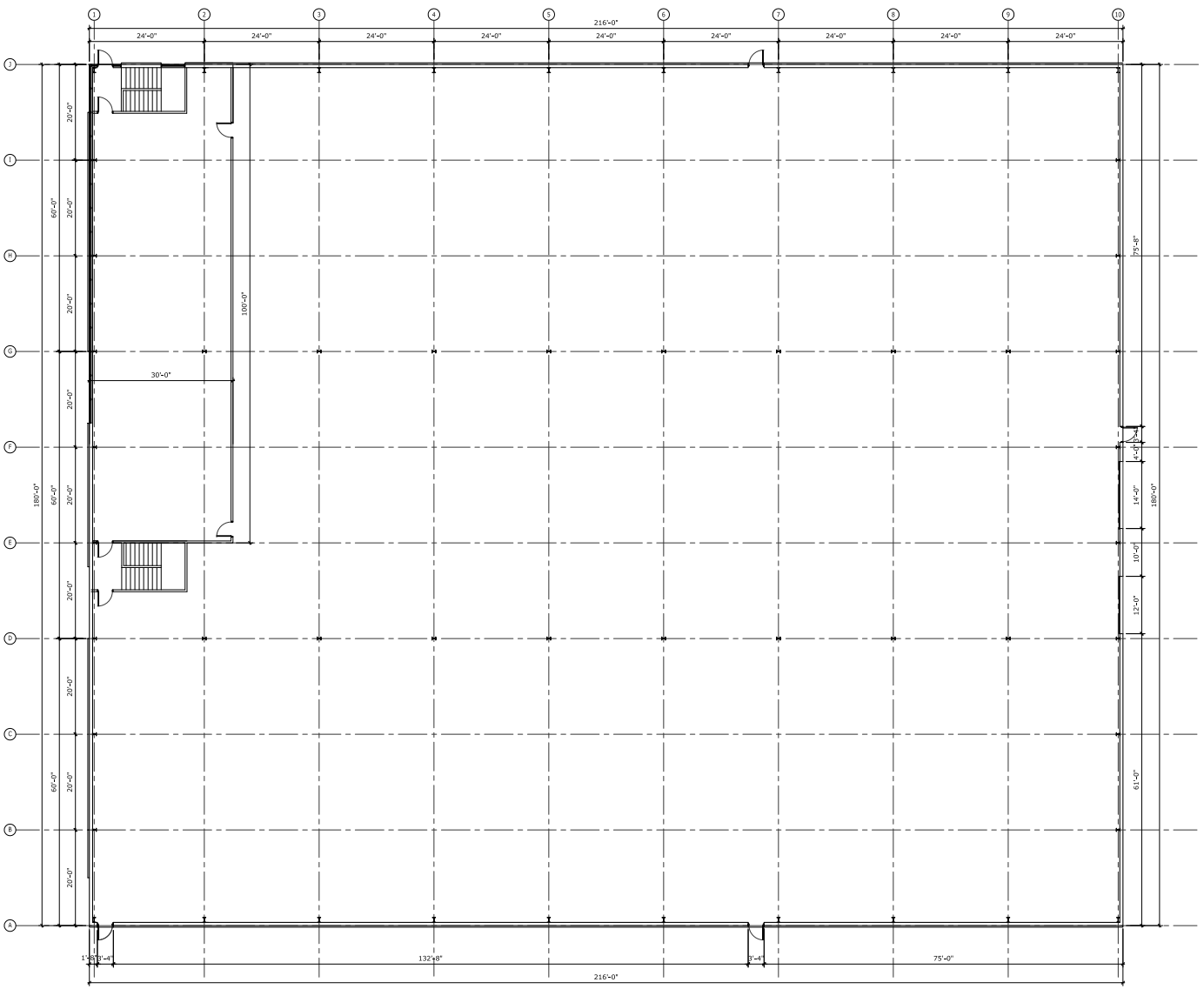

1 A101 FLOOR PLAN
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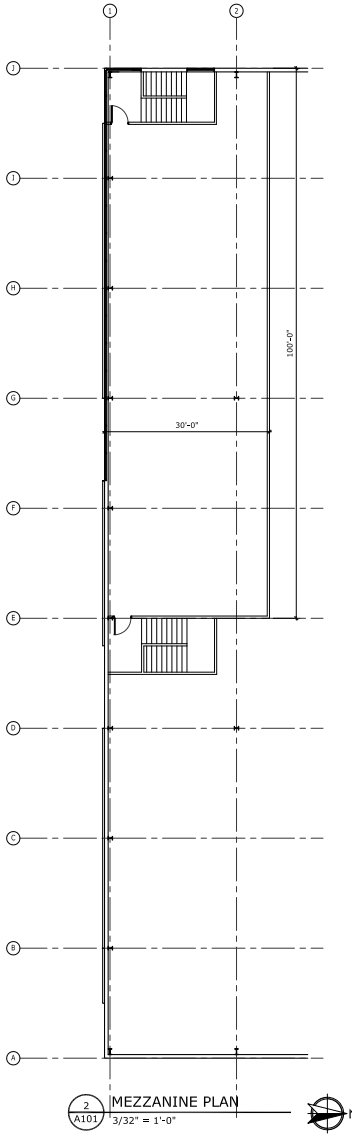

2 A101 MEZZANINE PLAN
3/32" = 1'-0"

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPENCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

PROPOSED BUILDING FOR:
METAL STORM
DE PERE, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
OFFICE (920) 434-0753 - FAX (920) 434-6000 - CELL (920) 655-3829
LCARPENTERARCH@ATT.NET

DATE: 6-12-12
FILE:
JOB:
SHEET:
A101

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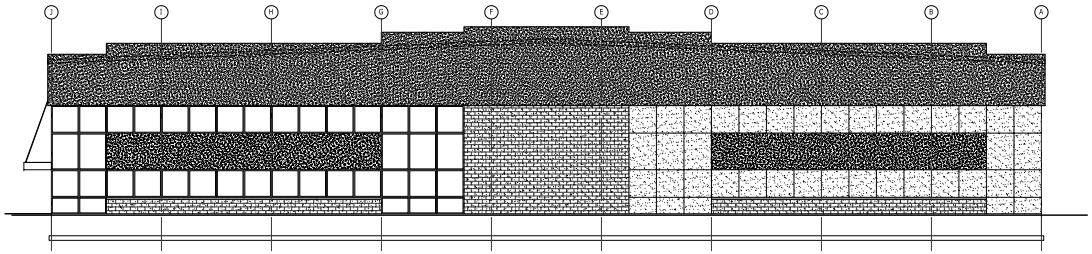
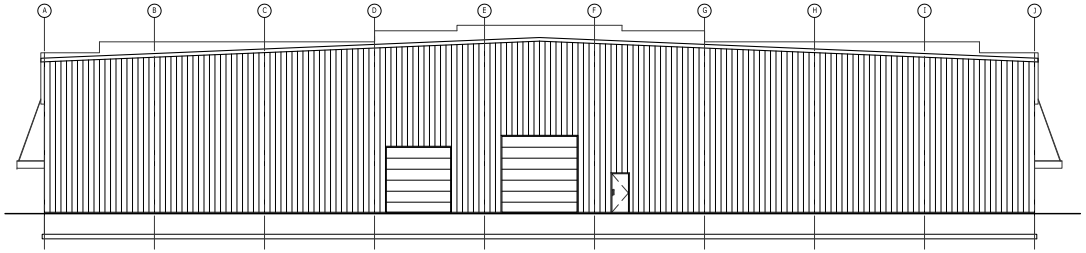
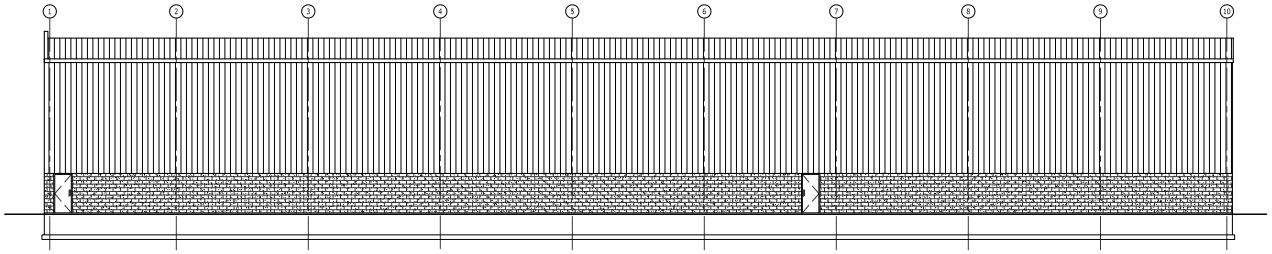


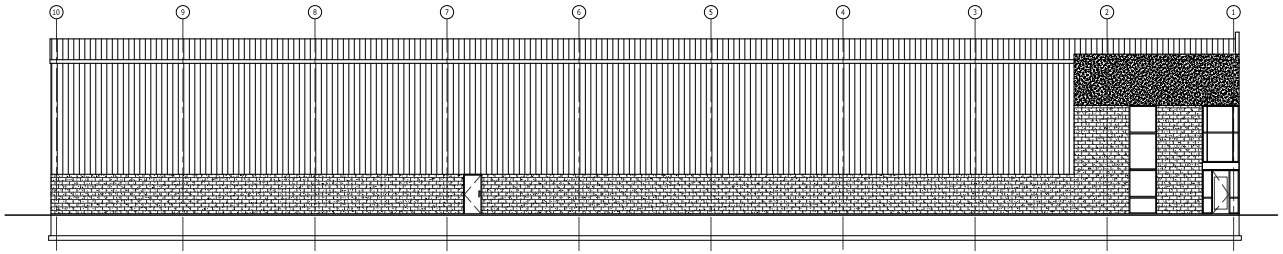
1 A201 FRONT ELEVATION
3/32" = 1'-0"



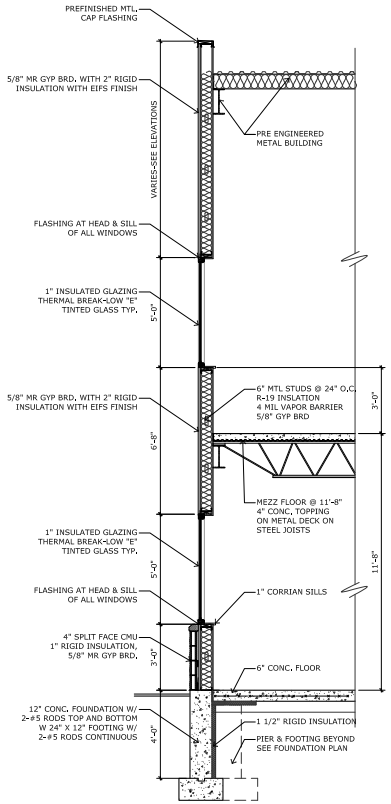
2 A201 REAR ELEVATION
3/32" = 1'-0"



3 A201 SIDE ELEVATION
3/32" = 1'-0"



4 A201 SIDE ELEVATION
3/32" = 1'-0"



5 A201 FRONT WALL SECTION
3/8" = 1'-0"

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPENCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

PROPOSED BUILDING FOR:
METAL STORM
DE PERE, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
OFFICE (920) 434-0753 - FAX (920) 434-6000 - CELL (920) 655-3829
LCARPENTERARCH@ATT.NET

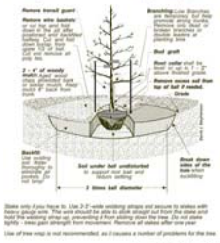
DATE: 6-12-12
FILE:
JOB:
SHEET:
A201

Filename: GLOBAL.dwg Plotted: 6/13/2012 2:47:45 PM Plot Device: Bluebeam PDF Page Setup: — Plotted by: Steve Wesolek

STAINLESS STEEL WITH BACK LUMINATING LIGHT SHINING UPWARDS.

Planting Details

Proper Tree Planting Diagram



PLANTING SPECIFICATIONS:

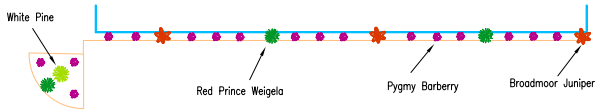
1. All plant material shall conform to **American Standard for Nursery Stock.** All planting, mulching and staking should be in accordance with WDNR recommendations and current proper practices.
2. Reasonable care shall be exercised during excavation, planting, filling, grading, and cleanup, to protect from damage all existing trees, shrubs, and other specified vegetation, and other site features, improvements, structures, and utilities.
3. Planting shall be done within the following dates:
   - deciduous trees and shrubs April 15 to June 30 - OR - September 1 to November 1
   - evergreen trees and other April 15 to June 30 - OR - August 15 to October 1.
4. Mulching material shall consist of aged or composted wood chips or shredded bark and shall be free of material injurious to plant growth. Wood chips shall be ¾ inch nominal thickness with at least 50 percent having an area of not less than 1 square inch and no piece having an area of more than 6 square inches.
5. Water shall be provided by the Contractor and be suitable for irrigation and free from ingredients harmful to plant life.
6. The Contractor shall notify Digger's Hotline to verify location of underground utilities before ecavation begins. The Contractor shall be responsible for assuring that utility marking is complete before excavation begins. The Contractor shall be responsible for all damage resulting form neglect or failure to comply with this requirement.
7. The Contractor shall guarantee all plants to be healthy and in flourishing condition for two years form the date of acceptance. The Contractor shall remove and replace, without cost, and as soon as weather conditions permit, and within a specified planting period, all plants not in a healthy and flourishing condition as determined by the Owner any time during the guarantee period. Replacements shall be subject to all requirements stated in this specification.

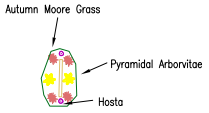
Note: If any City street trees are to be impacted by construction, the City Forester (Dan Meichar /Phone: 1-920-339-8362) must be notified.

Planting Schedule

		Total	Coniferous/Deciduous/Shrub	Size
	Hostas	2	S	1 Gallon
	Broadmoor Juniper	3	S	18" min.
	Pyramidal Arborvitae	2	D	6' Tall min.
	Autumn Moore Grass	4	S	1 Gallon
	Red Prince Weigela	3	S	2'-3' Tall
	Pygmy Barberry	17	S	18" min.
	Autumn Blaze Maple	2	D	2"+ cal.
	White Pine	6	C	6' Tall min.

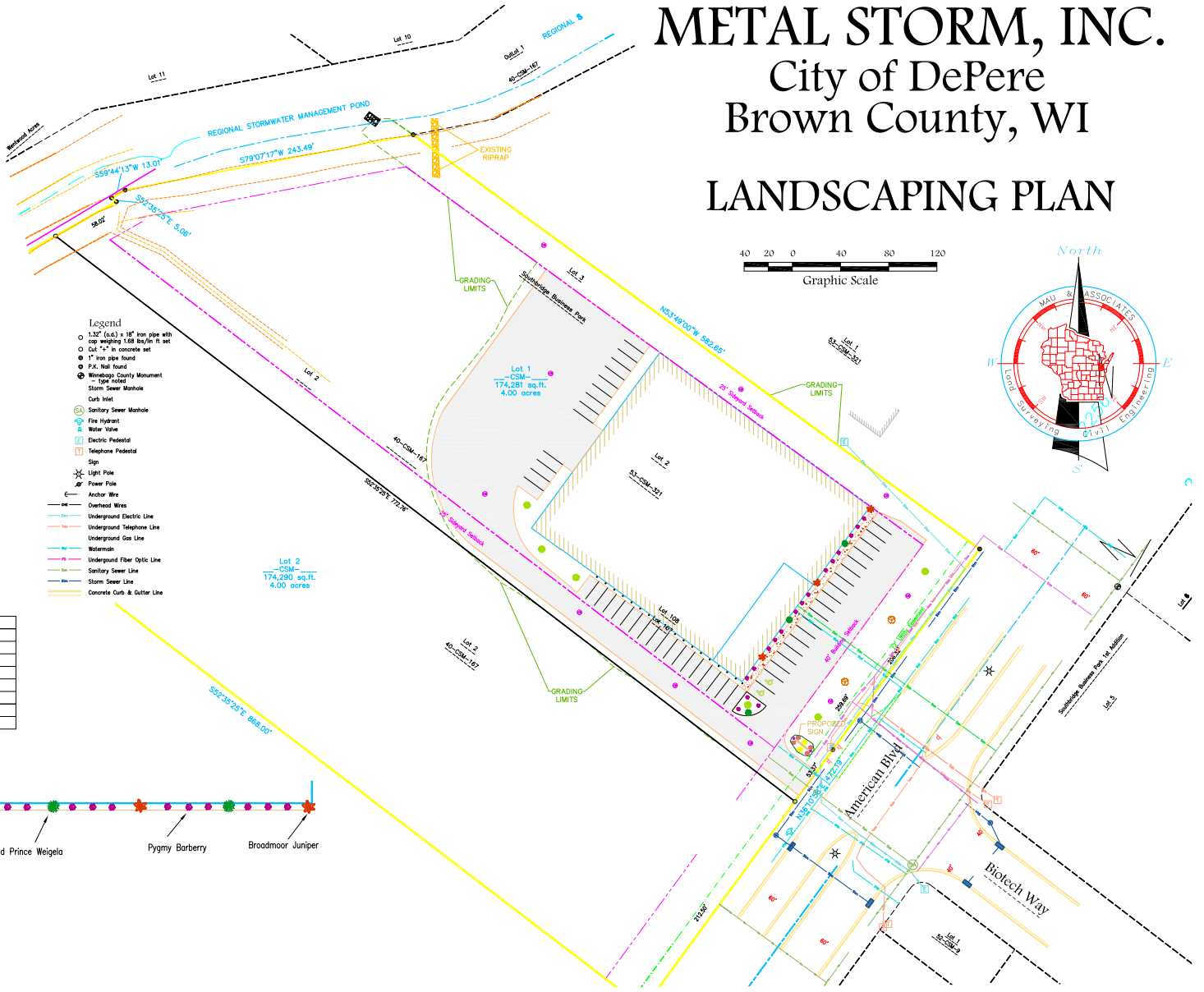
NOTES:
1. There will be a total of 4 Street trees planted.





METAL STORM, INC.
City of DePere
Brown County, WI

LANDSCAPING PLAN



Legend

- 1.33" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- Cut "+" in concrete set
- 1" iron pipe found
- P.K. Nail found
- Winnebago County Monument – type noted
- Storm Sewer Manhole
- Curb Inlet
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Electric Pedestal
- Telephone Pedestal
- Sign
- Light Pole
- Power Pole
- Anchor Wire
- Overhead Wires
- Underground Electric Line
- Underground Telephone Line
- Underground Gas Line
- Watermain
- Underground Fiber Optic Line
- Sanitary Sewer Line
- Storm Sewer Line
- Concrete Curb & Gutter Line

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54315
Phone: 920-434-9670 Fax: 920-434-9672

UTILITY STATEMENT
The location of utilities shown have been located from field survey information and existing as-built drawings. The surveyor does not guarantee that the utilities shown comprise all such utilities in the area (unless indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Before excavation begins, the excavator must contact all utilities. Digger's Hotline (1-800-242-8511) is the State's one-call notification system to which most utilities are required to belong. Those utilities which are not members of the one-call system must be contacted directly. (DIGGERS HOTLINE 1-800-242-8511)

LANDSCAPING PLAN

METAL STORM, INC.

DATE:	
ISSUED FOR:	
DESIGNED BY: DNA	
DRAWN BY: DNA	
CHECKED BY:	
SCALE: 1"=40'	
DATE: 06-19-12	
PROJECT NO. M-8912	
SHEET NO. C5.0	
DRAWING NO. S-2101	

Item #3: Review the project request for Metal Storm, 2258 American Boulevard, Parcels WD-1137-1 and WD-L492-B. Applicant: David Meister.

B. Review the CSM request for a two lot CSM located on American Boulevard, Parcel WD-1137 and part of Parcel WD-L492-B. Surveyor: Steve Bieda.

Steven Bieda, registered surveyor has submitted the CSM that creates two lots located on American Boulevard, across from Biotech Way. Lot 1 is 174,281n sq. ft. and Lot 2 is 174,290 sq. ft., both are 4.0 acres.

Recommendations

Based on the findings above, staff would recommend approval of the CSM subject to the following:

1. The CSM be forwarded to the City Council for approval.
2. The CSM must meet all state and local regulations and changes required by the County.

CITY OF DE PERE

APPLICATION FOR CSM REVIEW

Fee: $ 300.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: City of DePere

Mailing Address: _____

Phone: _____ Fax #: _____

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: Steve Bieda - Mau + Associates

Mailing Address: 400 Security Blvd, GB, WI 54313

Phone: 434-9670 Fax #: 434-9672

Email: sbieda@mau-associates.com

B. Property Information

Address/Location of Property: American Blvd; Lot 2, 53-CSM-321 & part of Lot 2, 40-CSM-167, Section 6, T22N-R20E

Parcel #: WD-1137-1; WD-2492-B

NOTE: 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.

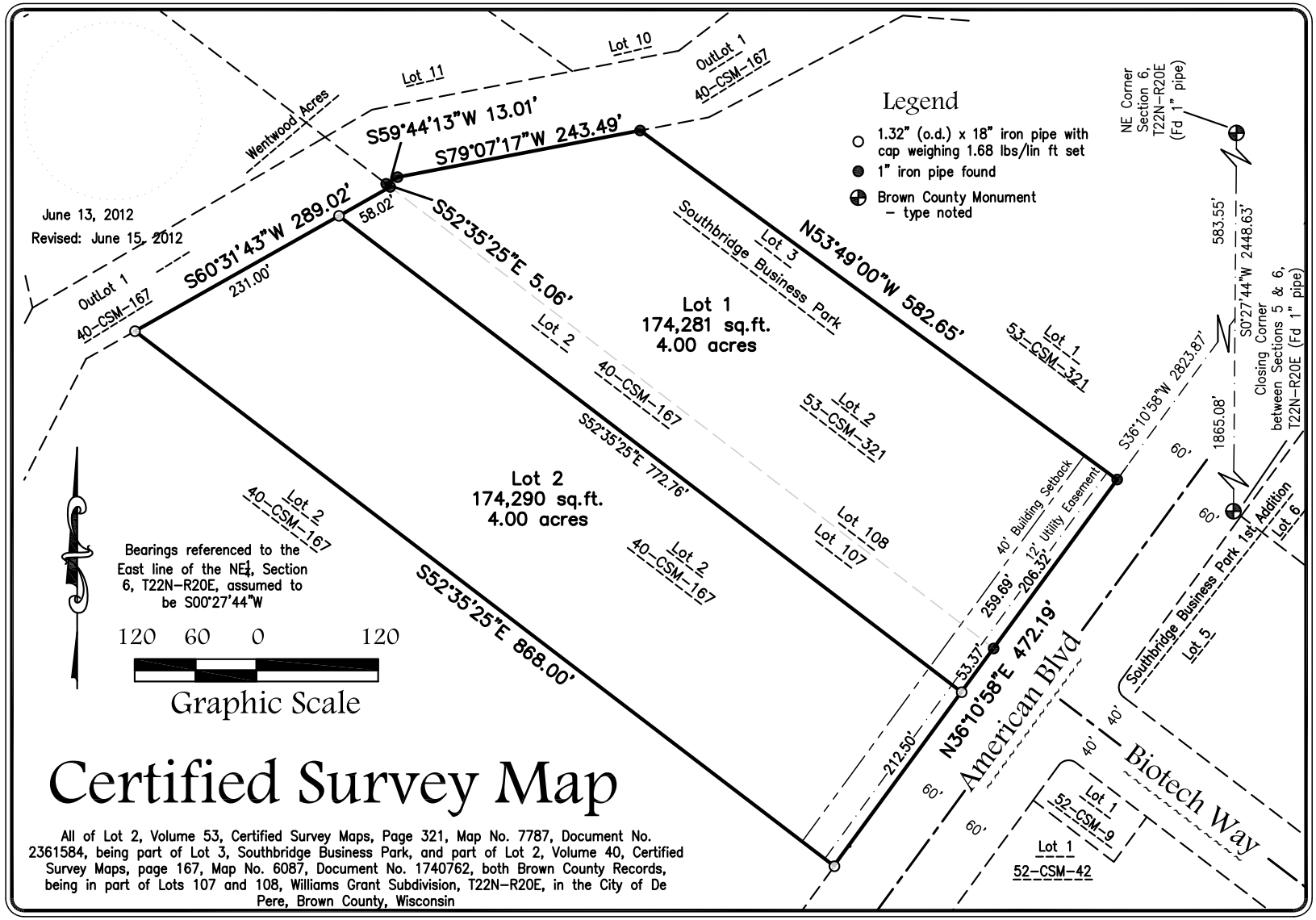
A CSM Review is requested as authorized by the De Pere Municipal Code, Chapter 46.

_____ _____

Owner Signature Date

_____ 6/15/12

Agent Signature Date



Certified Survey Map

All of Lot 2, Volume 53, Certified Survey Maps, Page 321, Map No. 7787, Document No. 2361584, being part of Lot 3, Southbridge Business Park, and part of Lot 2, Volume 40, Certified Survey Maps, page 167, Map No. 6087, Document No. 1740762, both Brown County Records, being in part of Lots 107 and 108, Williams Grant Subdivision, T22N–R20E, in the City of De Pere, Brown County, Wisconsin

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

Sheet One of Three
Project No.: M-8912
Drawing No.:L-8187

Scale: 1"=120'

Tax Parcel Number
WD-1137-1, WD-L492-B

Client:City of De Pere
Drafted By: JMP
File: M-8912CSM 061212.dwg

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S–2275, do hereby certify that I have surveyed, divided and mapped all of Lot 2, Volume 53, Certified Survey Maps, Page 321, Map No. 7787, Document No. 2361584, being part of Lot 3, Southbridge Business Park, and part of Lot 2, Volume 40, Certified Survey Maps, page 167, Map No. 6087, Document No. 1740762, both Brown County Records, being in part of Lots 107 and 108, Williams Grant Subdivision, T22N–R20E, in the City of De Pere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northeast Corner of Section 6, T22N–R20E, thence S00°27'44"W, 583.55 feet along the East line of the Northeast $\frac{1}{4}$, said Section; thence S36°10'58"W, 2823.87 feet along the North right–of–way and its extension of American Blvd to the point of beginning; thence N53°49'00"W, 582.65 feet along the North line of Lot 2, Volume 53, Certified Survey Maps, Page 321, Map No. 7787, Document No. 2361584, Brown County Records; thence S79°07'17"W, 243.49 feet along a West line of said Lot 2; thence S59°44'13"W, 13.01 feet along a West line of said Lot 2; thence S52°32'25"E, 5.06 feet; thence S60°31'43"W, 289.02 feet along a West line of Lot 2, Volume 40, Certified Survey Maps, page 167, Map No. 6087, Document No. 1740762, Brown County Records; thence S52°35'25"E, 868.00 feet to said North right–of–way; thence N36°10'58"E, 472.19 feet along said North right–of–way to the point of beginning.

Parcel contains 348,571 square feet / 8.00 acres more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, and the City of De Pere in surveying, dividing and mapping the same.

June 13, 2012
Revised: June 15, 2012

CERTIFICATE FOR THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20__.

_____
Ken Pabich
Director of Planning

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Kerry M. Blaney Date
Brown County Treasurer

OWNER'S CERTIFICATE

As Owners, We hereby certify that we caused the land described and easements granted on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We understand that the City will discontinue any public improvements upon discovery or notice of any other condition requiring abnormal public improvement costs. We further acknowledge that the City's action or inaction in this regard shall not be construed as an admission of liability for hazardous waste clean–up or burial site preservation costs.

_____
Michael J. Walsh
Mayor–City of De Pere

Personally came before me this ____ day of _____, 20__, the above named Owners, to me known to the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

RESTRICTIVE COVENANTS

1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

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____.

Cathy Williquette Lindsay, Register of Deeds

June 13, 2012

Sheet Three of Three
Project No.: M-8912
Drawing No.: L-8187

Item #4: Review the project request for a redevelopment project at 500 Main Avenue. Agent: John Verstegen.

A. Review the preliminary Site Plan request for a 17,400 square foot mixed use building.

The developer is proposing to redevelop 500 Main Avenue with a mixed use development. The initial concept was presented to the City's Redevelopment Authority in March 2012. The new project would be a three story building with commercial tenant space on the first floor and apartments on the second and third floor. To make the project work, the existing buildings on 500 Main Avenue and 111 North Fifth Street would be taken down. The City is in the process of creating a new Tax Finance District that would include this project.

The developer is presenting the preliminary plans to both the Redevelopment Authority and the Plan Commission for comment and discussion. The goal is to have the final set of plans reviewed by the Plan Commission in July. Since the plans are preliminary at this time, staff will not be making any formal comments or recommendations. A summary of the project will be presented at the meeting.

Recommendation
None at this time.

Print Form

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 245.00

Receipt #: _____

Date: June 19,2012

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Gerald Van Dyn Hoven

Mailing Address: PO BOX 526 Fremont, WI 54940

Phone: _____

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: _____

Mailing Address: _____

Phone: _____

Email: _____

B. Property Information

Address/Location of Property: 500 Main Parcel #: WD-389-2-1

Parcel Dimension: _____ Parcel Area: _____

Legal Description: THAT PRT OF LOTS 1-4 BLK 8 & THAT PRT OF LOT 1 BLK 10 OF DEPERE IRON WORKS REPLAT OF DEPERE CO'S ADDN AS DESC IN J9421-26 EX 2280449

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section14.60.

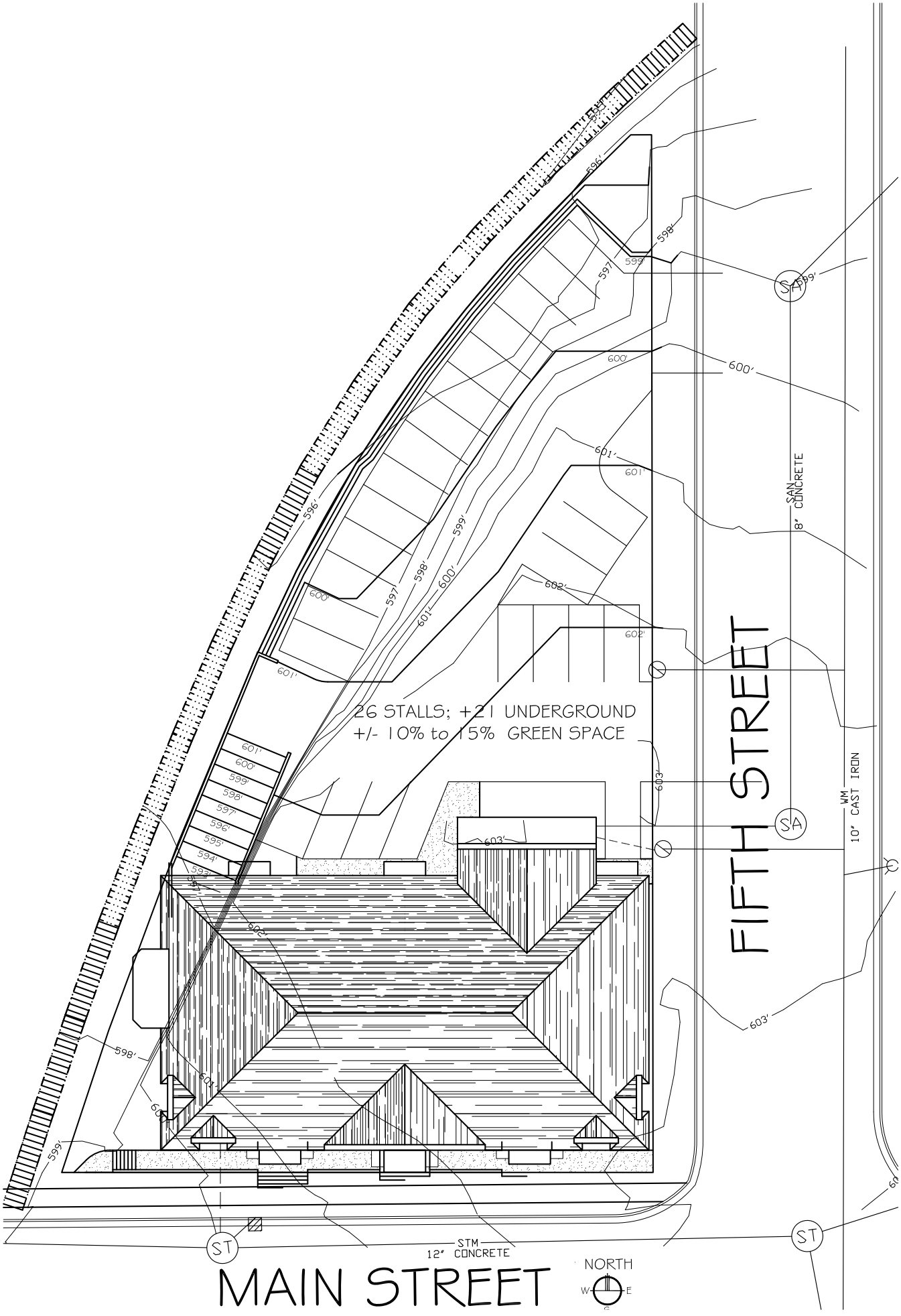
Gerald Van Dyn Hoven
Owner Signature

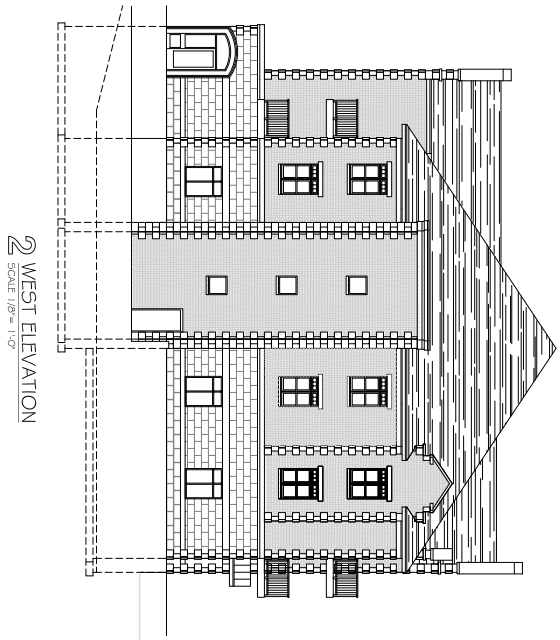
June 19, 2012
Date

_____
Agent Signature

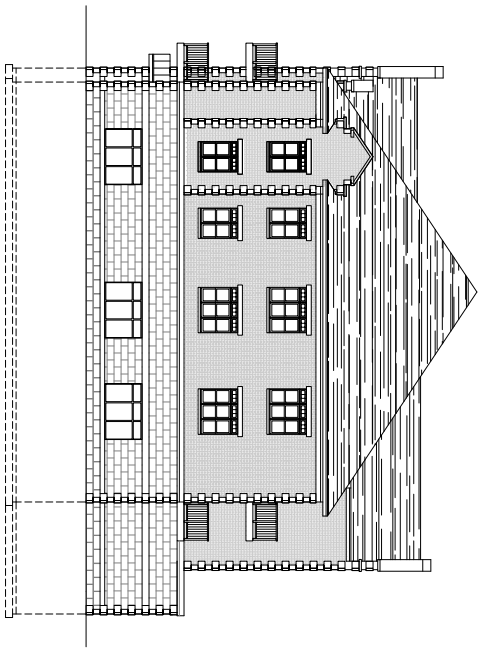
_____
Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.

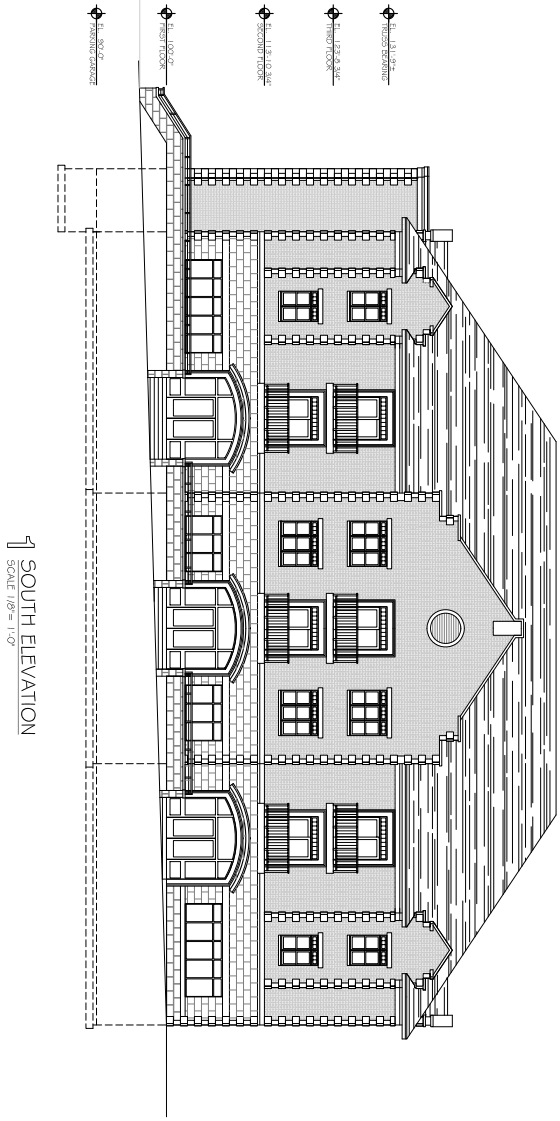

26 STALLS; +21 UNDERGROUND
+/- 10% to 15% GREEN SPACE
FIFTH STREET
MAIN STREET
SAN
8" CONCRETE
WM
10" CAST IRON
STM
12" CONCRETE
NORTH
SA
ST
596'
597'
598'
599'
600'
601'
602'
603'



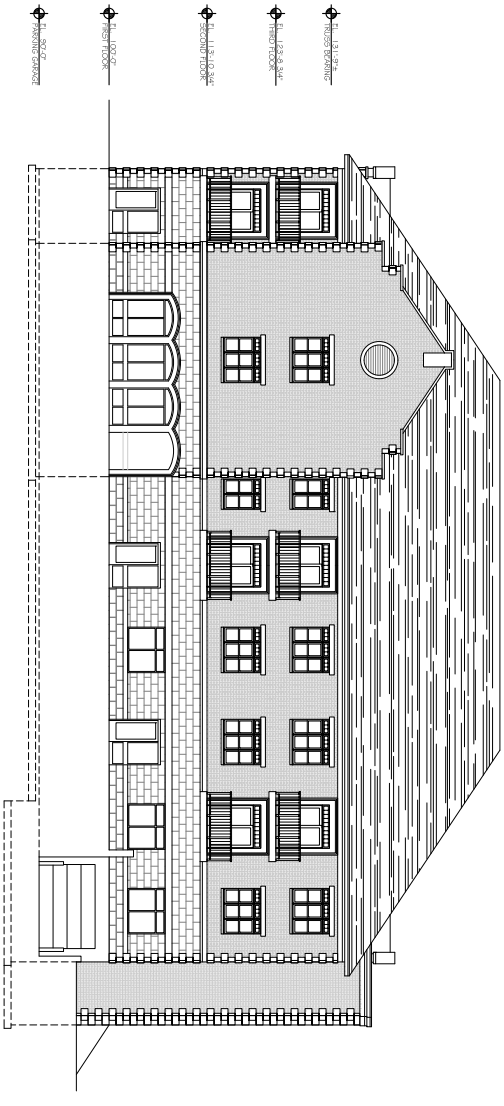
2 WEST ELEVATION
SCALE 1/8" = 1'-0"



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



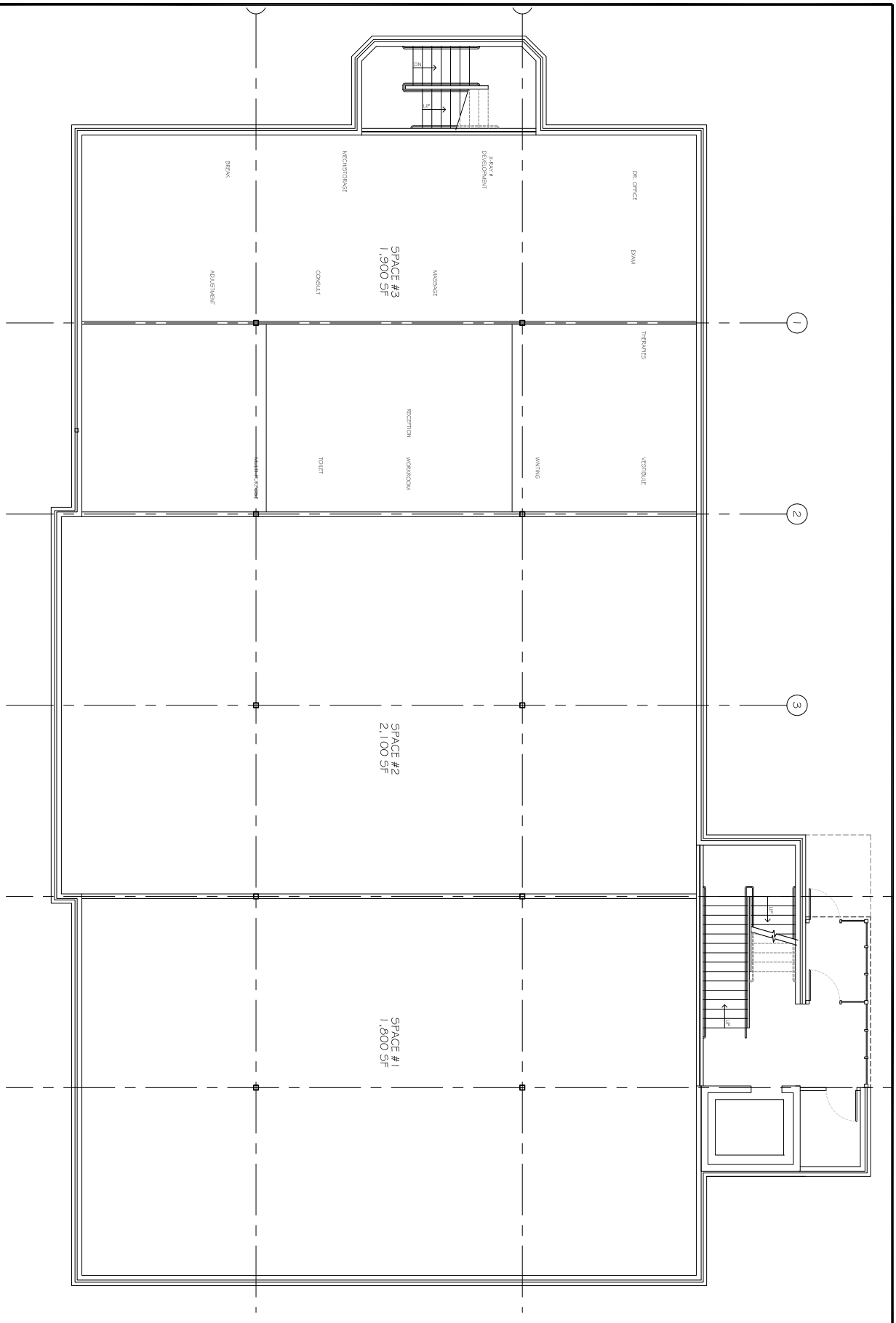
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



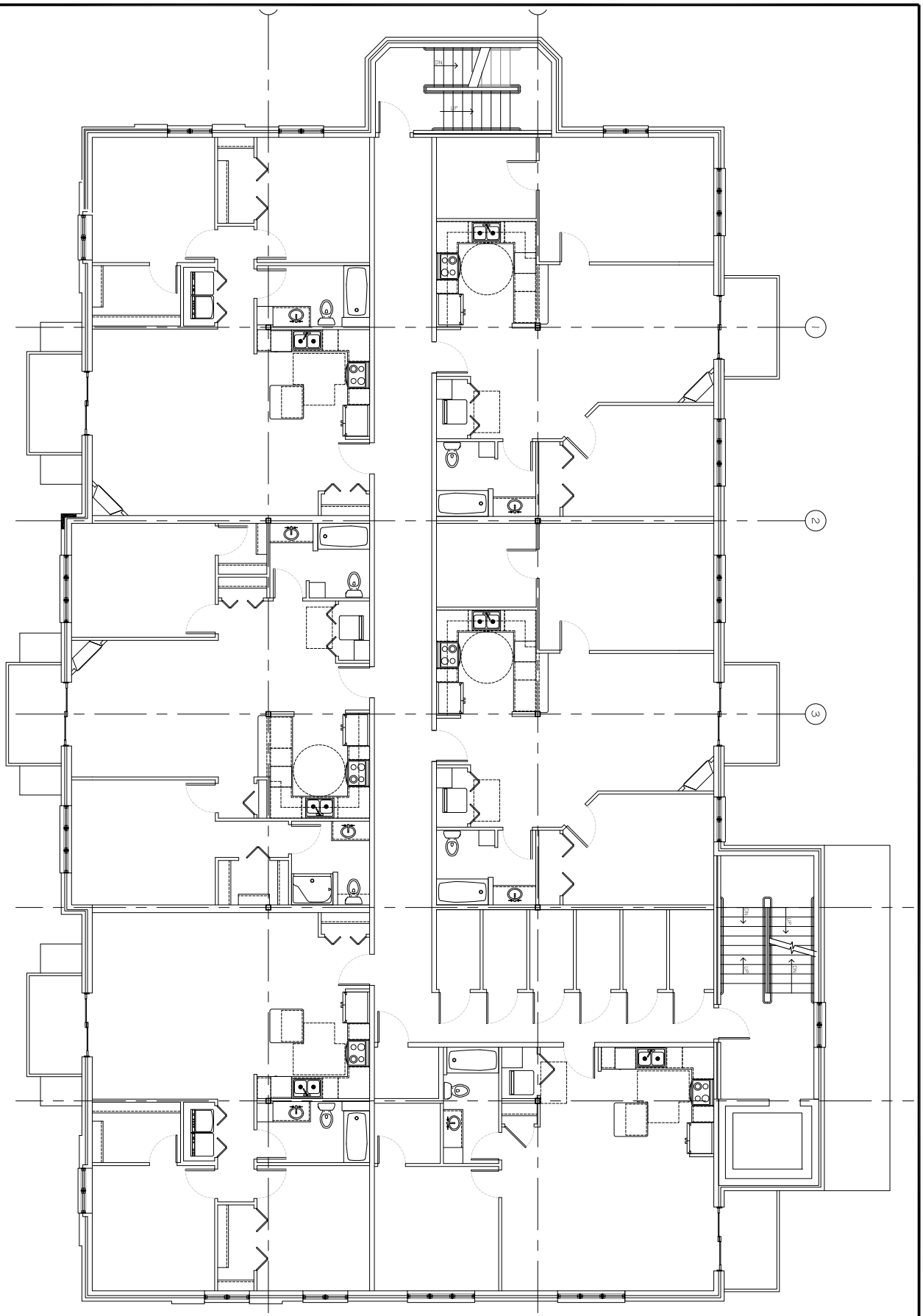
4 NORTH ELEVATION
SCALE 1/8" = 1'-0"

5A	PROPOSED BUILDING: MIXED USE PROJECT NAME: MAIN @ 5TH De Pere, Wisconsin JOB NO. X FILE: X DATE: XXX JON VERSTEGEN - ARCHITECT		REVISED: 1	

TOTAL PROJECT MANAGEMENT INC.
For Total Client Satisfaction
3405 Wiggins Way
Green Bay, WI 54311
Phone: (920) 406-9903
Fax: (920) 406-9913
email: jonv.tpm@sbcglobal.net



A2	PROPOSED BUILDING: MIXED USE PROJECT NAME: MAIN @ 5TH De Pere, Wisconsin JOB NO.: X FILE: X DATE: XXX JON VERSTEGEN - ARCHITECT		REVISED: 1	TOTAL PROJECT MANAGEMENT INC For Total Client Satisfaction 3405 Wiggins Way Green Bay, WI 54311 Phone: (920) 406-9903 Fax: (920) 406-9913 email: jonv.tpm@sbcglobal.net

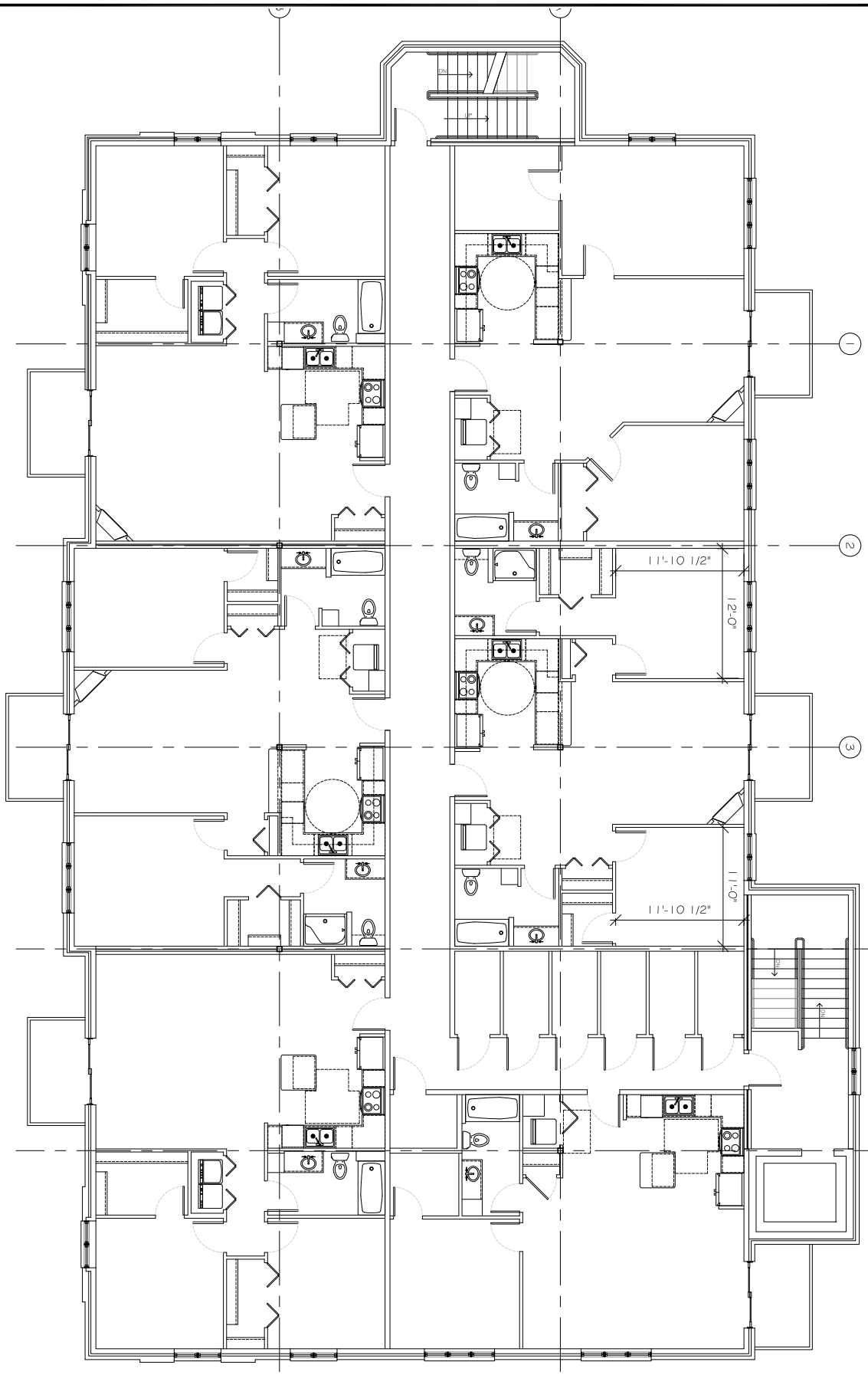


3A

PROPOSED BUILDING: MIXED USE
PROJECT NAME: MAIN @ 5TH
De Pere, Wisconsin
JOB NO. X FILE: X DATE: XXX
JON VERSTEGEN - ARCHITECT

REVISED:
1

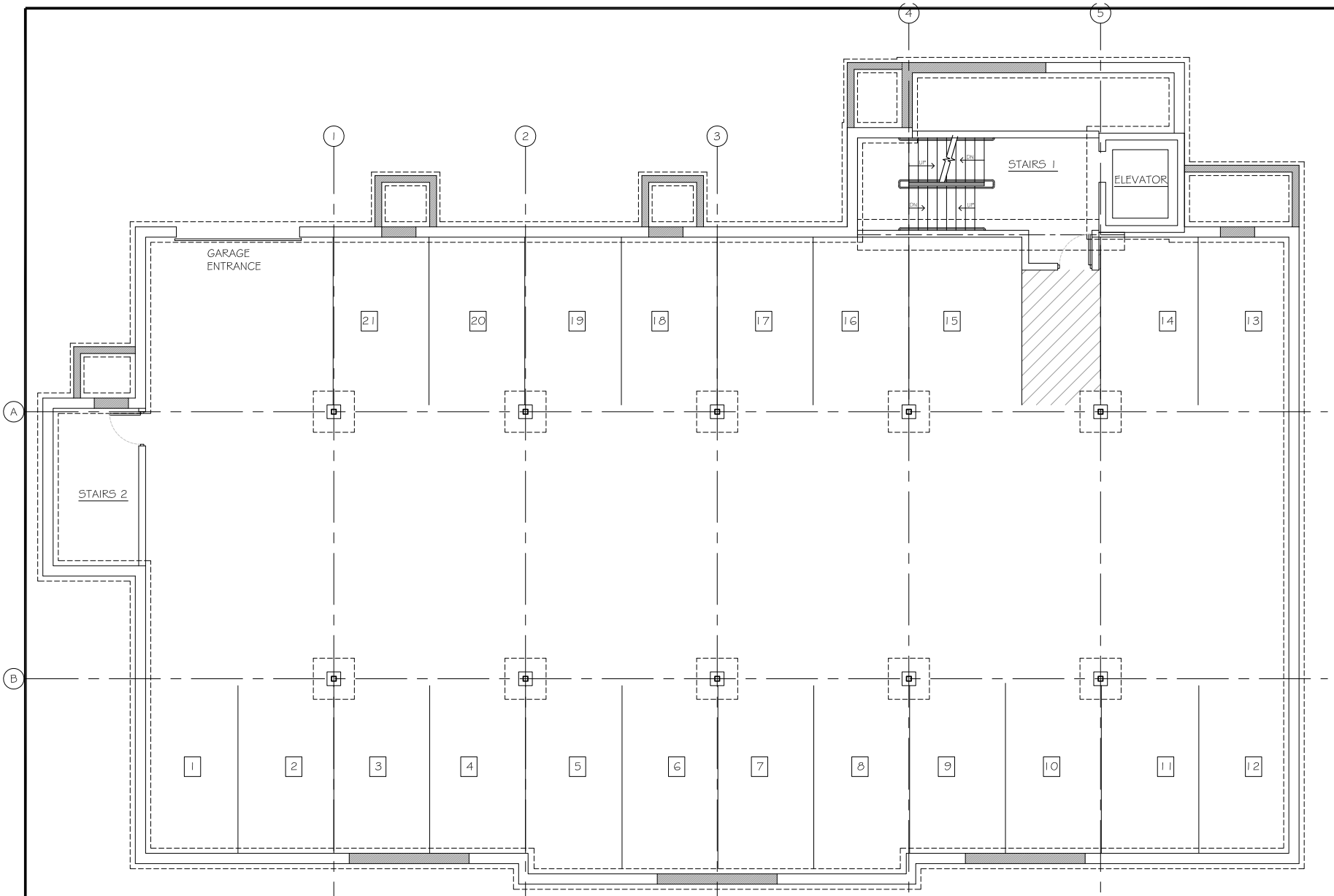
TOTAL PROJECT MANAGEMENT INC
For Total Client Satisfaction
3405 Wiggins Way
Green Bay, WI 54311
Phone: (920) 406-9903
Fax: (920) 406-9913
email: jonv.tpm@sbcglobal.net



PROPOSED BUILDING: MIXED USE
PROJECT NAME: MAIN @ 5TH
De Pere, Wisconsin
JOB NO. X FILE: X DATE: XXX
JON VERSTEGEN - ARCHITECT

REVISED:
1

TOTAL PROJECT MANAGEMENT INC.
For Total Client Satisfaction
3405 Wiggins Way
Green Bay, WI 54311
Phone: (920) 406-9903
Fax: (920) 406-9913
email: jonv.tpm@sbcglobal.net



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

TOTAL PROJECT MANAGEMENT INC.
For Total Client Satisfaction
3405 Wiggins Way
Green Bay, WI 54311
Phone: (920) 406-9903
Fax: (920) 406-9913
email: jonv.tpm@sbcglobal.net

REVISED:

PROPOSED BUILDING: MIXED USE
PROJECT NAME: MAIN @ 5TH
De Pere, Wisconsin
JOB NO. X FILE: X DATE: XXX
JON VERSTEGEN - ARCHITECT

S 2.0

Item #4: Review the project request for a redevelopment project at 500 Main Avenue. Agent: John Verstegen.

B. Review the Conditional Use Application to allow for apartments on the second and third floor.

A Conditional Use Application submitted by the owner is requesting residential occupancy on the second and third floor of the building. Under the City Code, residential uses above the first floor in a B-1 district are permitted by conditional use. The owner wants to provide two (2) one bedroom and ten (10) two bedroom apartments.

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

The primary issue with residential occupancy in the downtown is the provision of parking. The code requires 1.75 parking stalls for a two bedroom unit and 1.5 for a one bedroom unit. This project would require 21 stalls for the apartments. The owner is planning to provide underground parking which will provide 23 total stalls.

Recommendations

Staff would recommend approval of the conditional use with no conditions. The conditional use will be forwarded to the City Council.

Print Form

CITY OF DE PERE

APPLICATION FOR CONDITION USE

Fee: $ 245.00

Receipt #: 73597

Date: 6/19/12

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Gerald G. Vandyhoven

Mailing Address: 100 Wolf River Drive; P.O. Box 526; Fremont, WI 54940

Phone: (920) 209-5825

Email: jerryvdh@yahoo.com

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: Daniel J. Roarty (Idea House Inc. dba Dimension IV)

Mailing Address: 211 N. Broadway, Suite 204 Green Bay, WI 54303

Phone: (920) 431-3444

Email: djroarty@dimension-iv.com

B. Property Information

Address/Location of Property: See attached pages. Parcel #: WD-389-2, WD-389-2-1, WD-389-3 (portion)

Parcel Dimension: See attached pages. Parcel Area: See attached pages.

Legal Description: See attached pages.

C. Land Use

Existing Zoning: B1

Present Use of Parcel: Chiropractic office, vacant business

Proposed Use of Parcel: Mixed use (residential + business/restaurants

Present Use of Adjacent Property: Multi family, Pioneer Credit, Christ the Rock Church, vacant commercial, Thilmany Paper

A Conditional Use Permit is requested as authorized by the De Pere Zoning Code, Section(s): _____

Owner Signature — Date: 6/15/2012

Agent Signature: Daniel J. Roarty — Date: 6/18/2012

6/15/12 BROWN COUNTY LAND RECORDS SYSTEM 11:20:02
DISPLAY LEGAL RECORDS LRSPG108

PARCEL NO: **WD-389-2-1** RECORDS AVAILABLE: **B**
RECORD TYPE: **BOTH** **B** Enter type and CMD 2 for new type
TAX YEAR: **0000** (IF "R" TYPE ENTER TAX YEAR ALSO)

ACREAGE: **9,279 SQ FT** **.213 AC M/L** **9,279 SQ FT**

THAT PRT OF LOTS 1-4 BLK 8 & THAT PRT OF LOT 1 BLK 10
OF DEPERE IRON WORKS REPLAT OF DEPERE CO'S ADDN AS DESC
IN J9421-26 EX 2280449 END OF LEGAL DESCRIPTION

500 Main

CMD 1 - Return to previous screen ROLL KEYS - Display rest of legal

6/15/12 BROWN COUNTY LAND RECORDS SYSTEM 11:21:27
DISPLAY LEGAL RECORDS LRSPG108

PARCEL NO: **WD-389-2** RECORDS AVAILABLE: **B 0**
RECORD TYPE: **BOTH** **B** Enter type and CMD 2 for new type
TAX YEAR: **0000** (IF "R" TYPE ENTER TAX YEAR ALSO)

ACREAGE: **5,664 SQ FT** **.130 AC M/L** **5,664 SQ FT**

PRT OF LOTS 4-9 BLK 8 OF DEPERE IRON WORKS REPLAT
OF DEPERE CO'S ADDN AS DESC IN 2280450
END OF LEGAL DESCRIPTION

111 N. Fifth

CMD 1 - Return to previous screen ROLL KEYS - Display rest of legal

Item #5: Review a CMS request for a three-lot CSM, located on Southbridge Road, Parcels WD-D0033, WD-D0036, and WD-D0037. Surveyor: Steve Bieda

Steve Bieda, registered surveyor has submitted a CSM that would create three lots and one outlot located on Southbridge Road. The lots are 2.4, 10.91 and 29.2 acres respectively. Outlot 1 is 5.4 acres. Lot 2 will be the future location for Foth. Lot 1 will be for future development and Lot 3 would most likely require additional land division. The outlot will be used for a regional detention pond and future trail.

Recommendations

Based on the findings above, staff would recommend approval of the CSM subject to the following:

1. The CSM be forwarded to the City Council for approval.
2. The CSM must meet all state and local regulations and changes required by the County.

	CITY OF DE PERE **APPLICATION FOR CSM REVIEW**	**Fee:** $ 300.00 Receipt #: 73544 Date: 6-19-12

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: South Bridge Properties LLC

Mailing Address: 111 N. Washington St. #400, G.B 54301

Phone: _____ Fax #: _____

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: Steve Bieda - Mau & Associates

Mailing Address: 400 Security Blvd G.B, WI 54313

Phone: 434-9670 Fax #: 434-9672

Email: sbieda@mau-associates.com

B. Property Information

Address/Location of Property: Part of Government Lots 1 & 2, Section 31, T23N-R20E

Parcel #: WD-D0033; WD-D0036; WD-D0037

NOTE: 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.

A CSM Review is requested as authorized by the De Pere Municipal Code, Chapter 46.

_____ 6/15/12

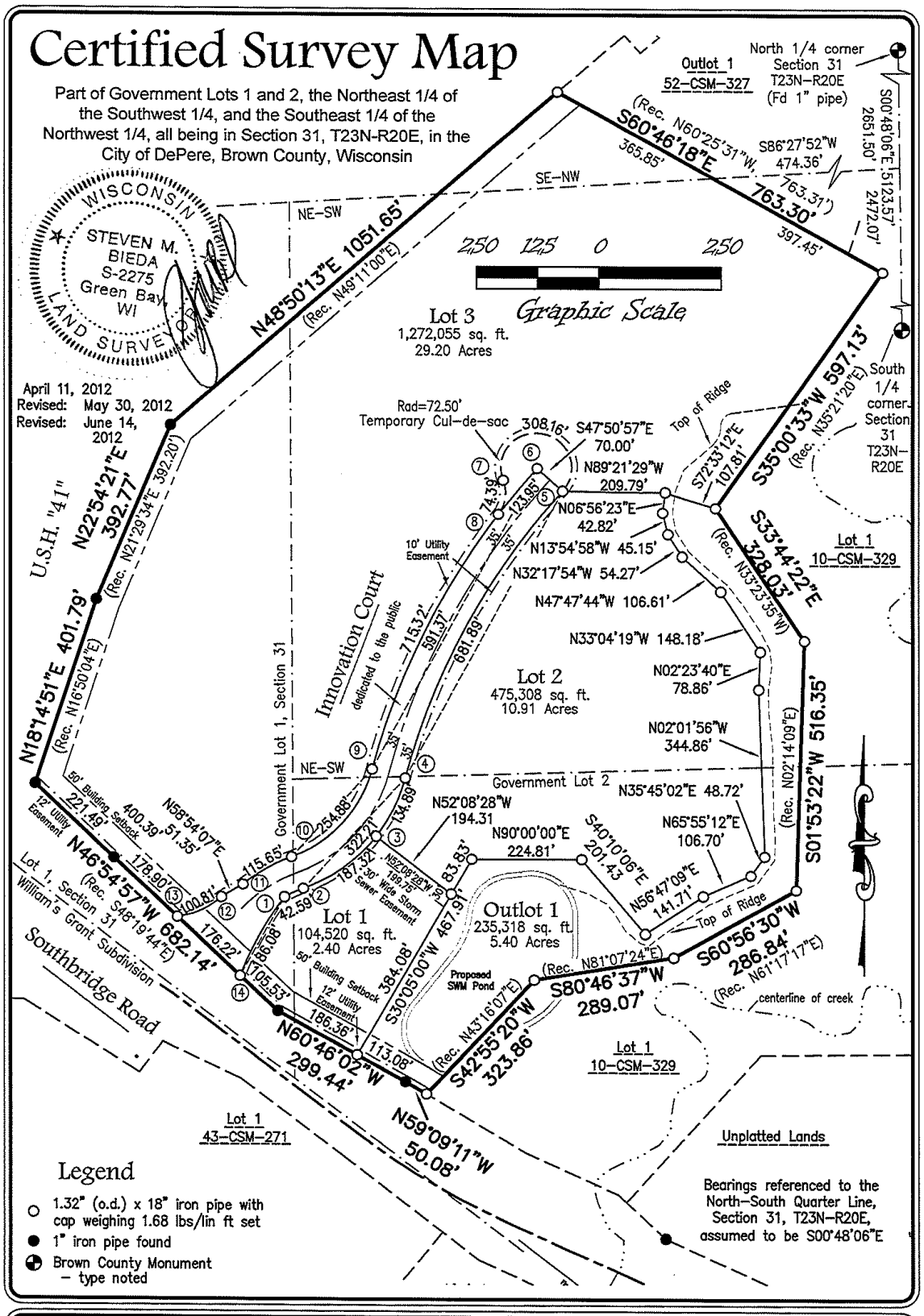
Owner Signature Date

_____ _____

Agent Signature Date

Certified Survey Map

Part of Government Lots 1 and 2, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4, all being in Section 31, T23N-R20E, in the City of DePere, Brown County, Wisconsin



Client: Commercial Horizons Drafted By: JMP File: P-21205CSM 041012.dwg	Scale: 1"=250' Tax Parcel Number WD-D0037;WD-D0036; WD-D0033	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	Sheet One of Four Project No.: P-21205 Drawing No.: L-8114

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S–2275, do hereby certify that I have surveyed, divided and mapped Part of Government Lots 1 and 2, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4, all being in Section 31, T23N–R20E, in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner, Section 31, T23N–R20E; thence S00°48'06"E, 2651.50 feet along the East line of the Northwest 1/4, said Section; thence S86°27'52"W, 474.36 feet along the South line of said Northwest 1/4, to the point of beginning; thence S60°46'18"E, 397.45 feet along the South line and its extension of Outlot 1, Volume 52, Certified Survey Maps, page 327, Map No. 7671, Document No. 2318068 Brown County Records; thence S35°00'33"W. 597.13 feet; thence S33°44'22"E, 328.03 feet; thence S01°53'22"W, 516.35 feet; thence S60°56'30"W, 286.84 feet; thence S80°46'37"W, 289.07 feet; thence S42°55'20"W, 323.86 feet to the North right–of–way of Southbridge Road; thence N59°09'11"W, 50.08 feet along said North right–of–way; thence N60°46'02"W, 299.44 feet along said North right–of–way; thence N46°54'57"W, 682.14 feet along said North right–of–way to the East right–of–way of U.S.H. "41"; thence N18°14'51"E, 401.79 feet along said East right–of–way; thence N22°54'21"E, 392.77 feet along said East right–of–way; thence N48°50'13"E, 1051.65 feet along said East right–of–way; thence S60°46'18"E, 365.85 feet along the South line of said Outlot 1 to the point of beginning.

Parcel contains 2,180,758 square feet / 50.06 acres more or less.
Road dedication contains 93,557 square feet / 2.15 acres more or less.
Parcel subject to any easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of De Pere in surveying, dividing and mapping the same.

April 11, 2012
Revised: May 30, 2012
Revised: June 14, 2012

CERTIFICATE FOR THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20___.

_____
Ken Pabich
Director of Planning

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Kerry M. Blaney Date
Brown County Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

South Bridge Properties LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented hereon. South Bridge Properties LLC does further certify that this Certified Survey Map is required to be submitted to City of De Pere for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said South Bridge Properties LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

_____

Member

Personally came before me this _____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

_____

Notary Public
Brown County, Wisconsin

My Commission Expires _____

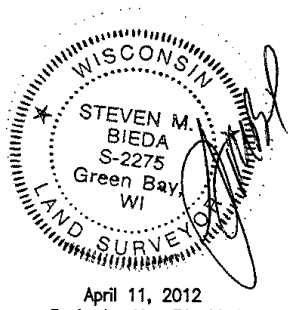
STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

RESTRICTIVE COVENANTS

1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.



April 11, 2012
Revised: May 30, 2012
Revised: June 14, 2012

CONSENT OF CORPORATE MORTGAGEE

_____ (name of bank), a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of _____ (name of property owner(s)), Owner(s).

IN WITNESS WHEREOF, _____ (name of bank) has caused these presents to be signed by _____ (print name #1 above), its _____ (print title #1 above) and countersigned by _____ (print name #2 above) its _____ (print title #2 above), at _____ (city), _____ (state), this ___ (day) day of _____ (month), _____ (year).

(signature #1) _____ (signature #2) _____

(print name #1) _____ (print name #2) _____

(print title #1) _____ (print title #2) _____

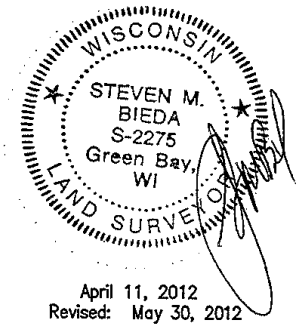
Personally came before me this ___ (day) day of _____ (month), _____ (year), the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____
Notary Public
My Commission Expires _____

STATE OF WISCONSIN]
] ss
COUNTY OF BROWN]

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1–2	42.59	265.00	42.54	N65°17'33"E	9°12'28"	N69°53'47"E,S60°41'19"W
2–3	187.32	335.00	184.89	N53°52'39"E	32°02'16"	
2–4	322.21	335.00	309.93	N42°20'33"E	55°06'28"	N14°47'19"E
3–4	134.89	335.00	133.98	N26°19'25"E	23°04'12"	
4–5	681.89	1427.87	675.43	N28°28'11"E	27°21'44"	N42°09'03"E
5–7	308.16	72.50	123.28	N79°36'55"W	243°31'56"	
7–8	74.39	72.50	71.17	S08°00'50"W	58°47'26"	N21°22'53"W
8–9	591.37	1497.87	587.53	S26°05'56"W	22°37'14"	N37°24'33"E
9–6	715.32	1497.87	708.54	N28°28'11"E	27°21'44"	N42°09'03"E
8–6	123.95	1497.87	123.92	N39°46'48"E	4°44'30"	
9–10	254.88	265.00	245.17	S42°20'33"W	55°06'28"	N14°47'19"E
10–11	115.65	335.00	115.08	N60°00'22"E	19°46'50"	N69°53'47"E,S50°06'57"W
1–14	186.08	667.35	185.48	N29°18'55"E	15°58'34"	N37°18'12"E,S21°19'38"W
12–13	100.81	164.67	99.25	N65°43'00"E	35°04'40"	N48°10'40"E,S83°15'20"W



April 11, 2012
Revised: May 30, 2012
Revised: June 14, 2012

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* ____.

Cathy Williquette Lindsay, Register of Deeds

Sheet Four of Four
Project No.: P-21205
Drawing No.: L-8114

Item #6: Review a Precise Implementation Plan amendment on behalf of Agri-Partners Cooperative to erect a billboard, 1221 Grant Street, Parcels WD-D0217-1 and WD-D0217-4. Agent: Larry Sidman.

Larry Sidman from Jones Sign has submitted a request on behalf of Agri-Partners Cooperative for an amendment to the Precise Implementation Plan for parcels WD-D0217-1 and WD-D0217-4 in order to erect a billboard. While the City did pass a moratorium on billboard signs, the permit for this site was turned into the City before the moratorium was in effect.

While the applicant does point out a discrepancy in our documentation for the zoning, it is clear from the application and approvals in both 1986 and 2003 that the Precise Implementation Plan included both parcels in question. This information was presented to the City Attorney who concurs with staff's interpretation.

Based on these facts, staff reviewed the application based on the merit of our PDD zoning. The purpose of the PDD zoning is to:

"Purpose and intent. The purpose of the Planned Development District and regulations applicable thereto is to promote the maximum benefit from coordinated area site planning, diversified location of structures, mixed compatible uses, provide for a safe and efficient system of pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and ensure adequate standards of construction and planning. It is intended that the Planned Development District encourage and facilitate the conservation of open space and other natural features such as woods, streams, and wetlands as integral elements of the environmental design, to the end of achieving improved environmental quality in future development of the community. These regulations are established to permit latitude in the development of building sites within the District if such development is found to be in accordance with the purpose and intent of this ordinance and is found not to be hazardous, harmful, offensive, or otherwise adverse to the environment, to property values or character of the neighborhood, or to the health, safety, and general welfare of the community. The Planned Development District is intended to encourage a means of effectuating desirable development, redevelopment, and rehabilitation in the City of De Pere."

Based on these standards, staff does not feel that an additional billboard sign at this location meets the intent of the zoning. Given the improvements on US 41, improvements on Lawrence Drive, and improvements on the intersection at Grant and Lawrence, staff feels that the proposed signage does not meet the standards for the PDD. Staff also feels the lack of a billboard will not negatively impact the day-to-day operations of Agri-Partners.

Recommendations

Staff does not recommend approval of the proposed signage as an amendment to the Precise Implementation Plan as approved in 2003.

JONES SIGN

1711 Scheuring Road
De Pere, WI 54115
Tel: 920-983-6700
Fax: 920-983-9145
www.jonessign.com

June 8, 2012

Mr. Ken Pabich

City of De Pere Planning Department

335 S. Broadway

De Pere, WI 54115

Dear Mr. Pabich

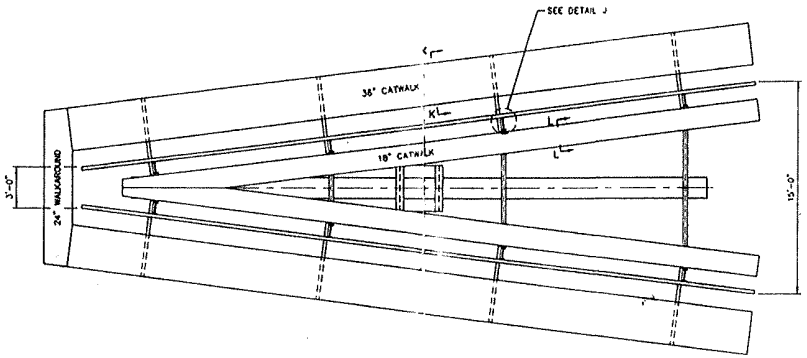
Pursuant to our meeting of June 7, 2012 along with Dave Hongisto City of De Pere Building Inspector I was advised to request an amendment to the parcels of land owned by Agripartners Cooperative to allow a billboard sign to be erected in a PDD Zone. The parcel ID #s for the property are WD-D0217-1 and WD-D0217-4 City of De Pere records. When I originally applied for the sign permit which was a matter of right allowed in Highway 41 Corridor District B pursuant to the sign ordinance, it was discovered that the City Zoning Map was marked incorrectly per Dave Hongisto. When I asked Mr. Hongisto if the legal description from ordinance #86-31 matched the legal description of either parcel Agripartners owned it did not.

This is the reason Jones Sign is requesting the amendment for Agripartners property and appreciate being given the opportunity to come before the City of De Pere Planning Board.

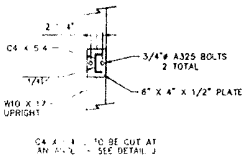
Sincerely,

Larry Sidman/Jones Sign

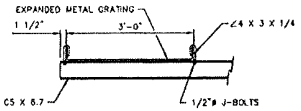
Marinette Marine Corporation
The Lead Shipyard For the U.S. Navy LCS Freedom Class
MMC
a FINCANTIERI company
Employment Opportunities: www.MarinetteMarine.com
OC405S
JONES



PLAN VIEW



SECTION K-K



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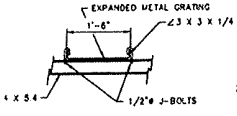
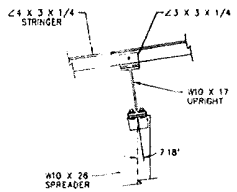
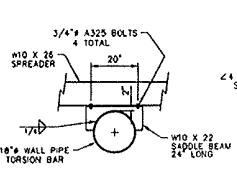


SECTION L-L



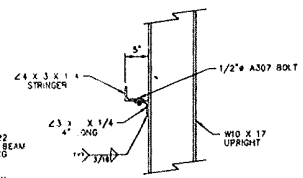
SIGN PANEL NOT SHOWN FOR CLARITY

DETAIL J

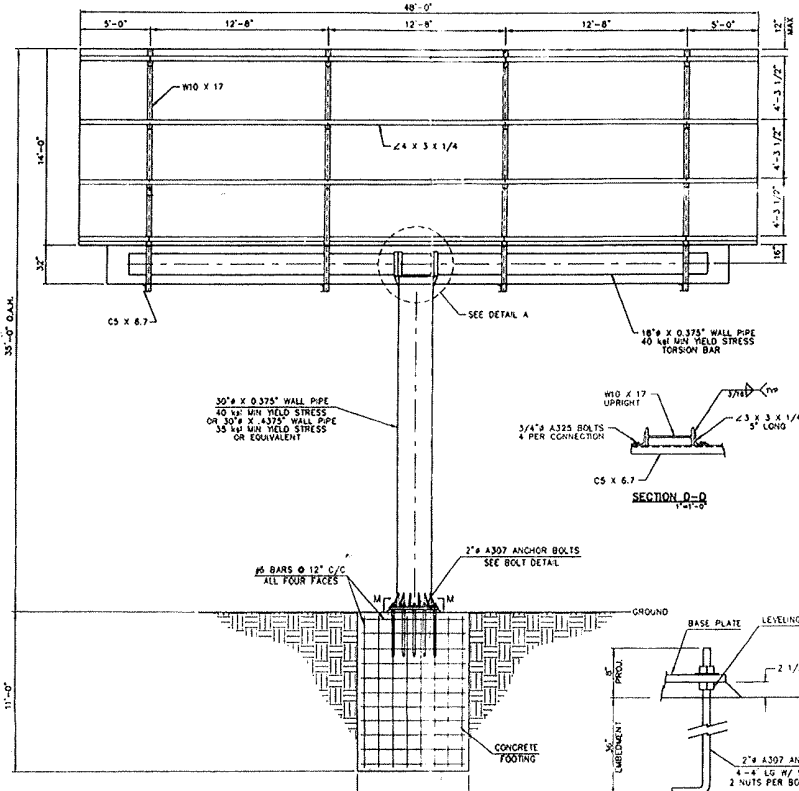


CUT HOLE IN SADDLE BEAM, SLEEVE TORSION BAR THROUGH AND WELD ALL AROUND

DETAIL C

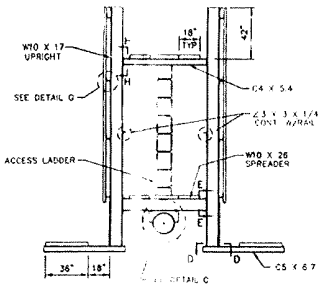


DETAIL Q

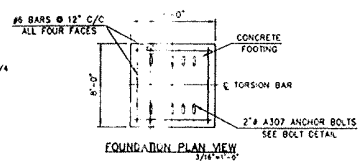


ELEVATION VIEW

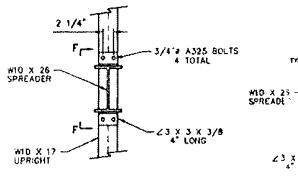
SECTION D-D



SIDE VIEW



FOUNDATION PLAN VIEW



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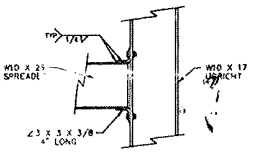
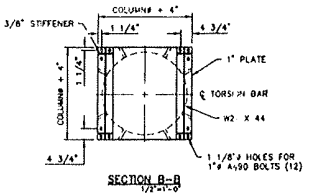
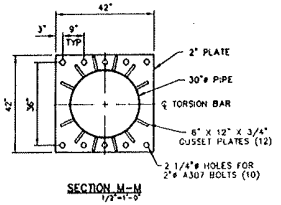


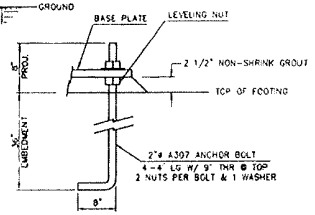
SECTION F-F



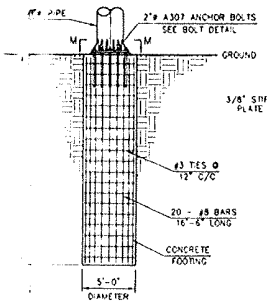
SECTION B-B



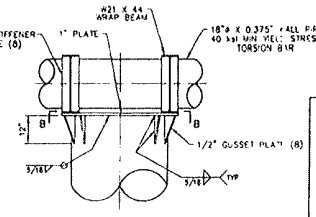
SECTION M-M



ANCHOR BOLT DETAIL
NTS



OPTIONAL AUGER FOOTING



CUT HOLE IN WRAP BEAM, SLEEVE TORSION BAR THROUGH AND WELD ALL AROUND

DETAIL A

GENERAL NOTES:

1. All design, fabrication, installation and construction shall conform to the following specifications, unless specifically noted otherwise on the drawing.
   - The 1998 BOCA Building Code
   - The Wisconsin Administrative Building Code
   - American Concrete Institute Building Code Requirements for Reinforced Concrete (318-95).
   - American Institute of Steel Construction, inc Manual of Steel Construction (9th Edition).
   - American Welding Society ANSI/AWS D1.1-98 Structural Welding Code - Steel
2. All steel components shall be as listed below, unless noted otherwise:
   - All rolled shapes, plates and bars shall be ASTM A36, or equal.
   - All standard pipe shall be ASTM A53, Type S, Grade B, or equal.
   - All large diameter pipe, made of rolled and welded steel plate, shall be of certified, tested material. All seams shall be welded continuously with full-penetration welds.
   - All structural tubing shall be ASTM A500, Grade B, or equal.
   - All bolted connections shall be made with ASTM A325 Bolts, or equal.
   - All anchor bolts shall be ASTM A307, or equal.
   - All welds shall be made with E70XX electrode, or equal.
   - All exposed materials shall be properly protected from weathering and/or corrosion.
3. All field welds shall be made by a welder certified in the specified position
4. All concrete shall have a minimum compressive strength at 28 days of 3000 psi.
   - Signage may be installed on the structure after a minimum curing time of 7 days, provided the curing process has been properly maintenanced in accordance with ACI 318-95.
5. All reinforcement steel shall have a minimum yield strength of 60,000 psi and shall conform to ASTM A615. All reinforcement steel shall be placed in accordance with ACI 318-95.
   - All reinforcement steel shall be provided with a minimum concrete cover of 3" when concrete is cast against earth.
   - Reinforcement steel shall not be 'tack' welded at crossing points.
6. The structure has been designed to withstand a maximum design wind load of 30.00 psf.
7. The foundation has been designed assuming the following soil conditions:
   - Allowable Lateral Bearing Pressure of 500 psf/ft (This value is used for cube and auger footings.)
   - 500 psf/ft corresponds to a medium clay, dense sand, or equal.
   - If soil conditions other than those assumed are encountered (including soft soils, unstable or collapsing soils, organic materials, or groundwater) cease excavation immediately and contact the engineer so that the foundation design can be re-evaluated.
8. If existing and proposed conditions are not as detailed in this design drawing the installer shall notify the engineer immediately.

NOTICE:
CORNERSTONE ENGINEERING, INC IS RESPONSIBLE FOR STRUCTURAL COMPONENTS SHOWN ONLY

JAMES E. WRIGHT, JR.

PROFESSIONAL ENGINEER

NPE # 33193-006

FABRICATED STRUCTURES, INC.
P.O. Box 966 - Manchester, MO 63011

14' x 48' Center-Mounted 15' Vee Billboard
@ 35'-0" Overall Height - Abrams, Wisconsin

CORNERSTONE ENGINEERING, INC.
104 B MAIN ST. P.O. Box 1029
MADISONVILLE, TN 37354
PH (423) 420-1741 FAX (423) 420-1747

Project # 000176	Dwg # 00234	Date: 02/04/00
Drawn By BAB	Scale 1/4"=1'-0"	Sheet 1 of 1

Item #7: Review the Ground Sign Request for CVS/Caremark on 800 E. Main Avenue. Agent: Cindy Pruzinsky.

Cindy Pruzinsky from CVS has submitted a request to amend the Precise Implementation Plan (PIP) which would change the ground mount sign from the originally approved 24 feet to a 35 foot sign (Please see the attached design). The sign would be located on the corner of Eighth Street and Main Avenue.

Without the PDD zoning overlay, the code would allow a sign to be 35 feet in height, which is why CVS is applying for the change. However, this site was approved under the PDD overlay and signage was an issue that was expressed by the neighbors and addressed by the Plan Commission during the approval process.

As part of the request, CVS provided an inventory of signage along the corridor. From the information, you will see that some signage closer to the highway does have higher heights that are at or above 35 feet. As you move further to the east, you will see that the signage along the corridor drops down to 25 feet in height or lower.

Based on this information and also the design presented, staff feels that this signage does not meet the intent of the PDD zoning overlay. In addition, staff feels that it was a significant issue that was discussed by the Plan Commission and the surrounding residents. Based on these extensive reviews, a consensus was reached on the best design which was ultimately approved by the City Council.

Recommendations

Staff does not recommend approval of the newly proposed freestanding sign for CVS. Based on staff analysis of the new proposed dimensions, it is not deemed a necessary change from the original dimensions approved in the original PIP and the City Council.

May 23, 2012

City of DePere
Mr. Ken Pabich, Planning & Economic
Development Director
335 S. Broadway
De Pere, WI 54115

RE: CVS/pharmacy
[800 E. Main Street]

Mr. Pabich:

Thank you for your continued assistance with our new development. It is our goal to partner with the City and be a good corporate neighbor in every community we select for retail operation. Upon further review and internal site audit analysis we determined the approved freestanding sign height is not adequate for the site-specific condition and the built environment within the Main Street corridor.

We respectfully request consideration by the City Plan Commission to revisit the dimensional aspects of our primary freestanding identification sign located at the hard corner of 8th and Main Streets. The contribution from both public and private interest is substantial to ensure the appropriate wayfinding and positive traffic flow within the development and the surface streets surrounding the development.

Enclosed with this correspondence you will find a sign audit performed by Lemberg Electric limited to businesses along the Main Street corridor. The performance and findings determined the requested sign height of thirty-five (35) feet is consistent within the built environment and existing conditions found within the commercial corridor.

Internal research identified the approved sign area of one hundred and one (101) square feet with a clearance of ten foot- six inches (10'-6") will remain and is appropriate for the number of travels lanes and posted road speed at 8th & Main Streets respectively.

Again, we appreciate the opportunity to work with the Plan Commission and the City of DePere. Please contact me or Doug Merritt at 574-257-2954 with any questions.

Sincerely,

Cindy Pruzinsky

Cindy Pruzinsky
CVS/Caremark
Construction Project Manager

CC: Velmier Corporation, Jim Collier
The Icon Companies, James Campbell
Professional Permits, Doug Merritt

CVS pharmacy

NWC Main & 8th
De Pere, WI

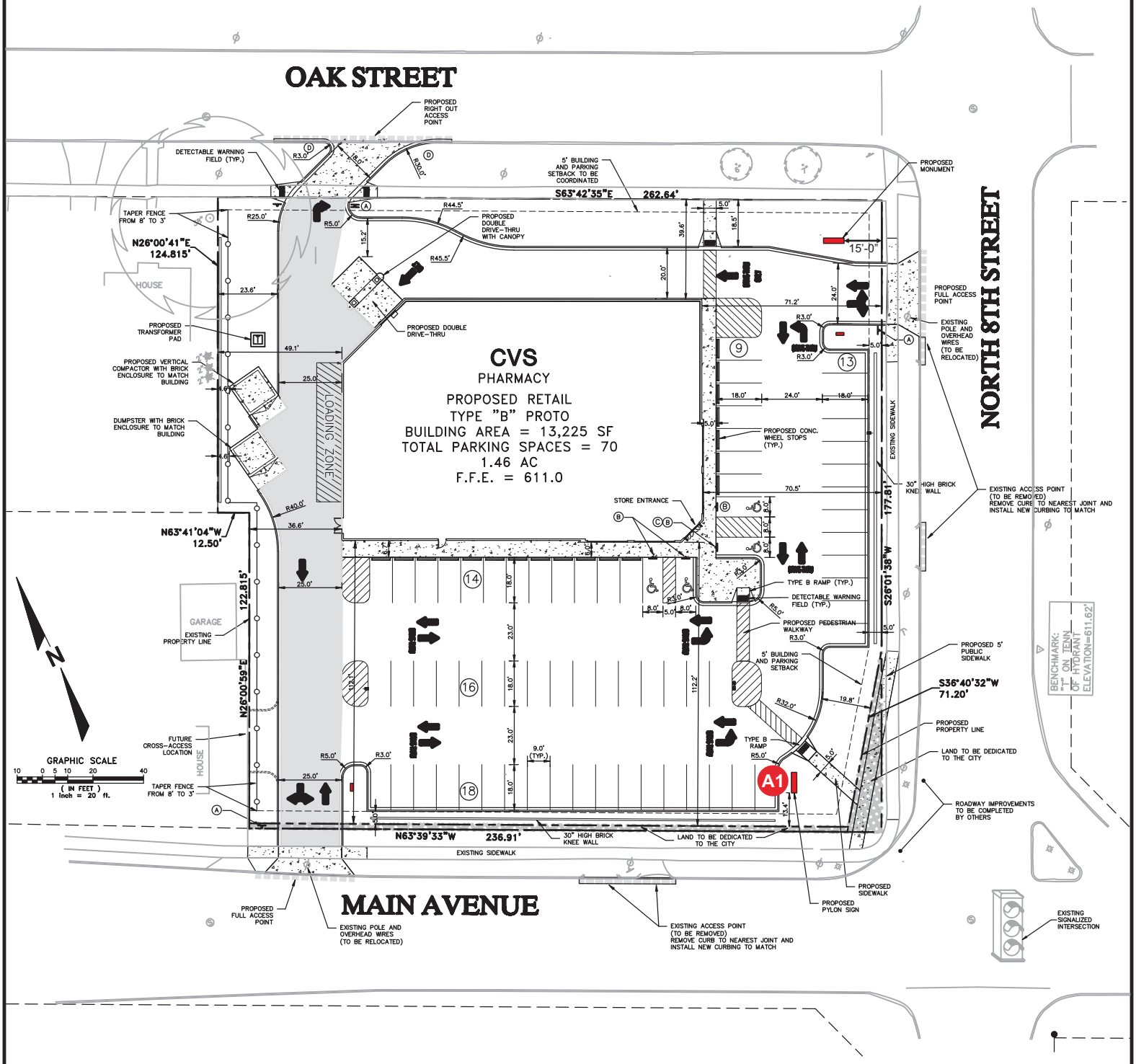
Prepared for CVS By:

icon Identity Solutions

1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

CVS/pharmacy®

PROPOSED SIGN PLACEMENT



* Site plan is for general sign location only.

icon Identity Solutions

1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

NWC Main & 8th
De Pere, WI

Date: 5/23/2012
Revisions:

CVS/pharmacy®

APPROVED FREESTANDING SIGN

A1

Qty. 1
101 Sq. Ft.

icon Identity Solutions

1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

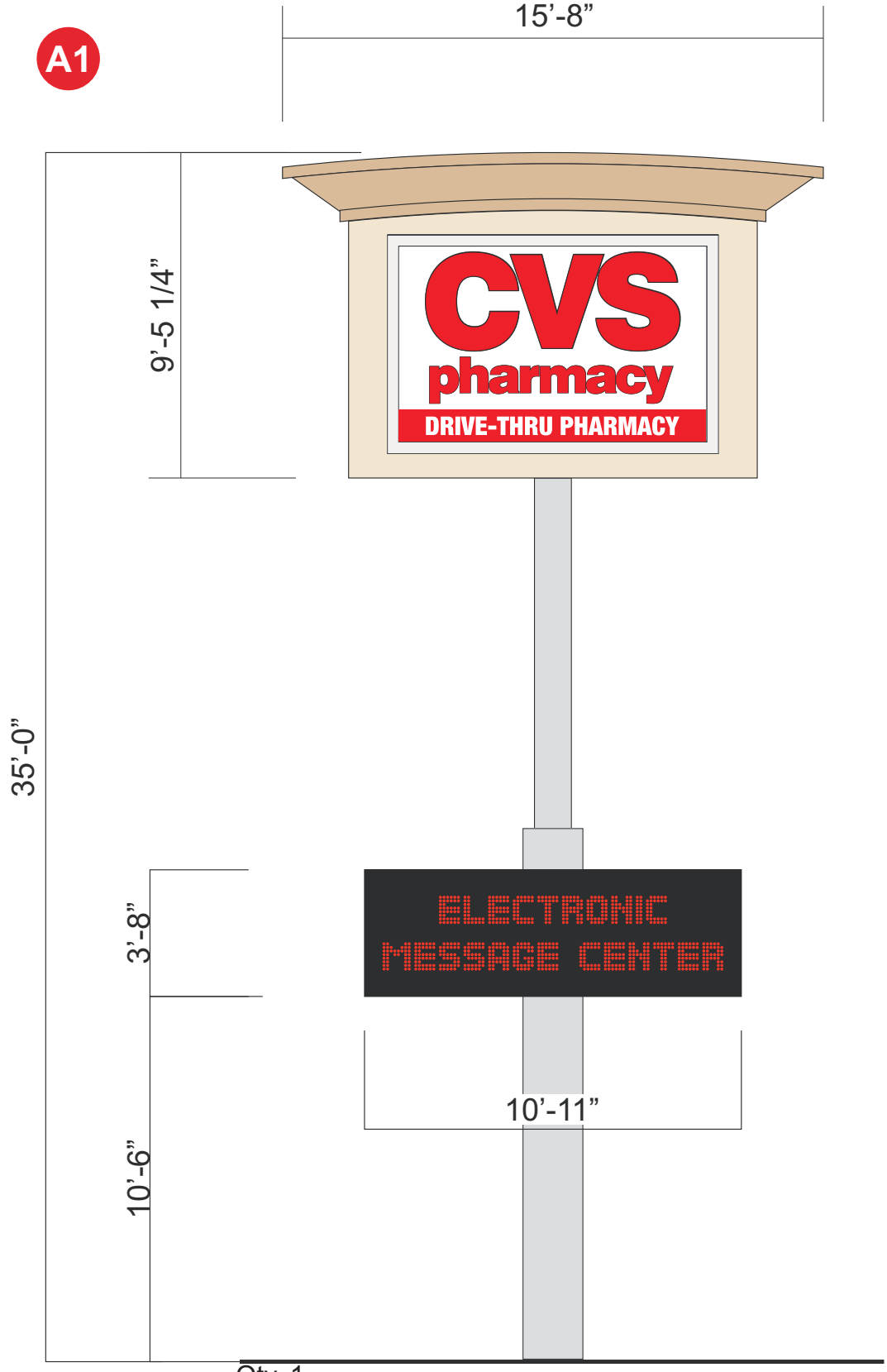
NWC Main & 8th
De Pere, WI

Date: 5/23/2012
Revisions:

CVS/pharmacy®

PROPOSED FREESTANDING SIGN

A1



Qty. 1
101 Sq. Ft.

icon Identity Solutions

1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

NWC Main & 8th
De Pere, WI

Date: 5/23/2012
Revisions:

Papa Johns Sign 12’ x 5’; 25’-0” OAH

Shell Sign 16’ x 5’; 30’-0” OAH

Walgreens Sign 16’ x 5’; 25’-0” OAH

McDonalds Sign 16’; 50’-0” OAH
Burger King Sign 12’; 40’-0” OAH

Mobil Sign 10’ x 5’; 25’-0” OAH

icon
Identity Solutions

1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

NWC Main & 8th
De Pere, WI

Date: 5/23/2012
Revisions:

Item #8: Review the Annexation Request for Parcel R-27. Owners Brian and Peggy Dorn.

The City of De Pere has received the following attached petition for direct annexation by unanimous approval of approximately 3.84 acres of land from the Town of Rockland. The property is located on the 2730 Ryan Road.

Comprehensive Plan
This annexation would be consistent with the City of De Pere Comprehensive Plan as single family residential district.

Municipal Services
The services that will need to be provided to this area should it be annexed are listed below. For each service, an assessment of the City's ability to provide this service is noted.

1. Municipal Water Service – Parcel would be required to hook up once service is provided.
2. Sanitary Sewer - Parcel would be required to hook up once service is provided.
3. Storm Sewer - The annexed area will be incorporated into the City's Storm Water Management Plan.
4. Road Service – Ryan Road services the property.
5. Weed Cutting – Not applicable.
6. Snow Plowing – The City already provides snow plowing.
7. Solid Waste Collection - The City of De Pere will be responsible for garbage and recycling pick up. This service can be extended from existing services currently provided in the area.
8. Street Lighting – Lighting not required.
9. Sidewalks – Sidewalks would be added once the site is developed or further improved.
10. Parks - A four-acre neighborhood park is located within the Trail Side Estates Subdivision. The next closest park is Optimist Park which is located approximately 1.5 miles to the north. In addition, the property is located near the Fox River Trail.
11. Police - The City of De Pere Police Department currently provides 24-hour services throughout the City and this area.
12. Fire/Rescue - The City of De Pere Fire/Rescue Department currently provides 24-hour services throughout the City and this area.

Land Use
Parcel is currently used as single family residential.

Recommendations
Based upon the conformance of the petitioned area to the City of De Pere Comprehensive Plan, the ability of the City to adequately provide services to the area without adversely affecting existing levels of services and if the State Department of Administration finds that the annexation is in the public interest; it is recommended that the area be annexed. It is further recommended that a zoning classification of R-1, Single Family Residence District be established for the proposed annexation. It is further recommended that the Plan Commission's recommendation be forwarded to the De Pere Common Council for the required action.

Request for Annexation Review

Wisconsin Department of Administration

Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703

608-264-6102 Fax: 608-267-6917
wimunicipalboundaryreview@wi.gov

Petitioner Information

Name: Brian + Peggy Dorn

Address: 2730 Ryan Rd

Depere, WI 54115

Email: —

Office use only:

1. Town where property is located: Rockland
2. Petitioned City or Village: City of Depere
3. County where property is located Brown
4. Population of the territory to be annexed 2
5. Area (in acres) of the territory to be annexed 3.84
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel) R-27

920-680-7637
Petitioner's phone #

920-336-7380
Town Clerk's phone #

920-339-4050
City/Village Clerk's phone #

Contact Information if different than petitioner:

Representative's Name and Address:

N/A

Phone

E-mail

Surveyor or Engineering Firm's Name and Address:

Mau+Associates, LLP

Steve Bieda

400 Security Blvd. Green Bay, WI 54313

Phone 920-434-9670

E-mail sbieda@mau-associates.com

Required Items to be provided with submission (to be completed by petitioner):

1. Legal Description meeting the requirements of s.66.0217 (c) [see attached annexation guide]..... ☒
2. Map meeting the requirements of s. 66.0217 (g) [see attached annexation guide]..... ☒
3. Signed Petition or Notice of Intent to Circulate is included ..... ☐
4. Indicate Statutory annexation method used:
   - Unanimous per s. 66.0217 (2), or,..... ☒
   - Direct by one-half approval per s. 66.0217 (3)..... ☐
5. Check or money order covering review fee [see reverse for fee calculation] ..... ☒

(2011)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable acreage fee

Initial Filing Fee (required with the first submittal of the petition only)		$ 350.00
2 acres or less	$200	
2.01 acres or more	$350	

Acreage Fee.....		$ 600.00
2 acres or less.....	$200	
2.01 to 10 acres.....	$600	
10.01 to 50 acres.....	$800	
50.01 to 100 acres.....	$1,000	
100.01 to 200 acres.....	$1,400	
200.01 to 500 acres.....	$2,000	
Over 500 acres.....	$4,000	

TOTAL FEE DUE (Add the Filing Fee to the Acreage Fee)..... $ 950.00

Attach check or money order here, payable to: **Department of Administration**

THE DEPARTMENT WILL NOT PROCESS AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED BY THE REQUIRED FEE.

THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION 66.0217 WISCONSIN STATUTES

We, the undersigned constituting all of the owners of the real property in which 2 electors reside in the following territory of the Town of Rockland, Brown County, Wisconsin, laying contiguous to the City of De Pere petition the Common Council of the City of De Pere to annex the territory described in the attached Exhibit A and shown on the attached Scale Map marked Exhibit B, to the City of De Pere, Brown County, Wisconsin.

We, the undersigned elect that this annexation shall take effect to the fullest extent consistent with outstanding priorities of the other annexation, incorporation or consolidation proceedings, if any.

Property Owner
Brian Dorn

18 JUN 12
Date

Address or Description of Parcel:
2730 Ryan Rd., De Pere WI 54115

Property Owner
Peggy L. Dorn

6-18-12
Date

ACKNOWLEDGEMENT

The current population of the territory is 1700.

STATE OF WISCONSIN)

) SS

COUNTY OF BROWN)

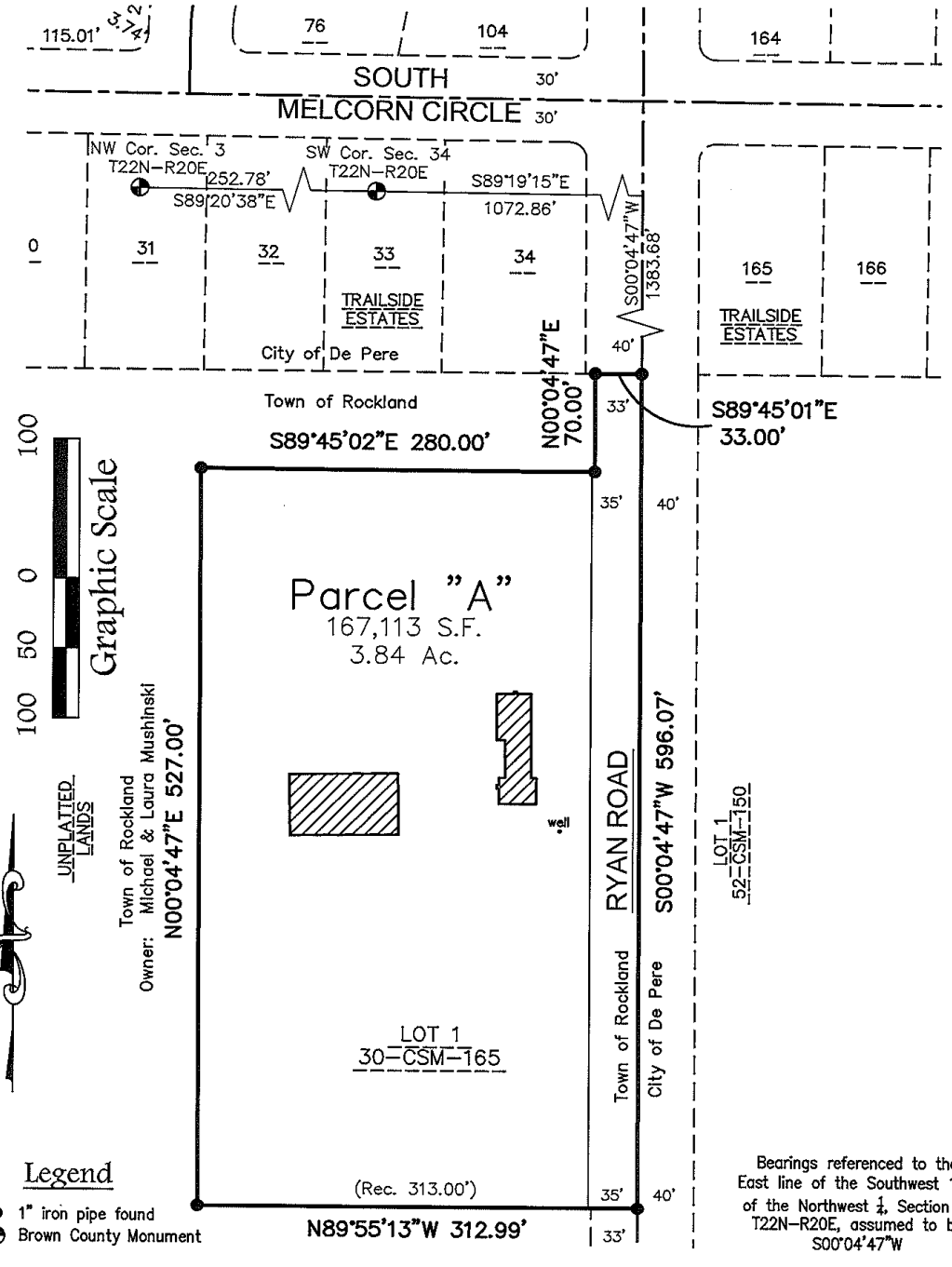
STEVEN M. BIEDA NOTARY PUBLIC STATE OF WISCONSIN

Personally came before me this 18th day of June, 12, the above named Brian Dorn, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

* Steven M. Bieda
Notary Public, State of Wisconsin
My Commission: 1-11-15

Annexation Exhibit

Part of the Southwest 1/4 of the Northwest 1/4,
Section 3, T22N-R20E, Town of Rockland, Brown
County, Wisconsin



Client: Dorn, Brian Drafted By: SMB File: D-16511Annexiation 060712.dwg	Scale: 1"=100' Tax Parcel Number R-27	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	Sheet One of Two Project No.: D-16511 Drawing No.: L-8178

LEGAL DESCRIPTION:

Part of the Southwest ¼ of the Northwest ¼, Section 3, T22N–R20E, Town of Rockland, Brown County, Wisconsin more fully described as follows;

Commencing at the Northwest corner of Section 3, T22N–R20E, thence S89°20'38"E, 252.78 feet along the north line of said Northwest ¼, Section 3; thence S89°19'15"E, 1072.86 feet along said line; thence S00°04'47"W, 1383.68 feet along the east line of said Northwest ¼ Northwest ¼, Section 3 to the point of beginning; thence continuing S00°04'47"W, 596.07 feet along the east line of the Southwest 1/4–Northwest ¼, also being the centerline of Ryan Road; thence N89°55'13"W, 312.99 feet along the south line of Lot 1, Volume 30, Certified Survey Maps, Page 165, Map No. 4713, Document No. 1400920, Brown County Records and its extension; thence N00°04'47"E, 527.00 feet along the west line of said Certified Survey Map; thence S89°45'02"E, 280.00 feet along the north line of said Certified Survey Map; thence N00°04'47"E, 70.00 feet along the west right–of–way of Ryan Road; thence S89°45'01"E, 33.00 feet to the point of beginning.

Parcel Contains 167,113 square feet/3.84 Acres more or less.
Parcel subject to any easements and restrictions of record.

CERTIFICATE FOR THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20___.

_____
Ken Pabich
Director of Planning

ANNEXATION CERTIFICATE

I, Lawrence Delo, City Administrator of the City of De Pere, County of Brown, State of Wisconsin, DO HEREBY CERTIFY that the following described territory was detached from the Town of Rockland, County of Brown, and was annexed to said City of De Pere pursuant to Section 66.0217(2) of the Wisconsin Statutes, by an ordinance adopted by the Common Council at a regular meeting held _____, 20___. And said population of said territory is 2. And that the same is true and complete copy of said ordinance as adopted. Dated this ___ day of _____, 20___.

_____
Lawrence Delo, City Administrator

Item #9: Review the CSM request for an extraterritorial 4 lot CSM in the Town of Lawrence. Surveyor: Dave Chrouser.

The attached extraterritorial CSM is proposing 4 new lots in the Town of Lawrence south of Scheuring Road. The lots are 1.35, 4.22, 1.53 and 2 acres respectively. The CSM does show the proper natural area designations and it meets the requirements of the City code.

Recommendations

Based on the findings above, staff would recommend approval of the CSM subject to the following:

1. The CSM be forwarded to the City Council for approval.
2. The CSM must meet all state and local regulations and changes required by the County.

Print Form

	CITY OF DE PERE **APPLICATION FOR CSM REVIEW**	**Fee:** $ 300.00 Receipt #: 73545 Date: 6.19.22

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: CB De Pere LLC

Mailing Address: 1350 Avenue of Americas NewYork, 10019

Phone: _____ Fax #: _____

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: David Chrouser - Mau & Associates

Mailing Address: 400 Security Blvd

Phone: 434-9670 Fax #: 434-9672

Email: dchrouser@mau-associates.com

B. Property Information

Address/Location of Property: Part of the NE¼-NW¼, Section 31, T23N-R20E, Town of Lawrence

Parcel #: L-275-C

NOTE: 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.

A CSM Review is requested as authorized by the De Pere Municipal Code, Chapter 46.

_____ _____

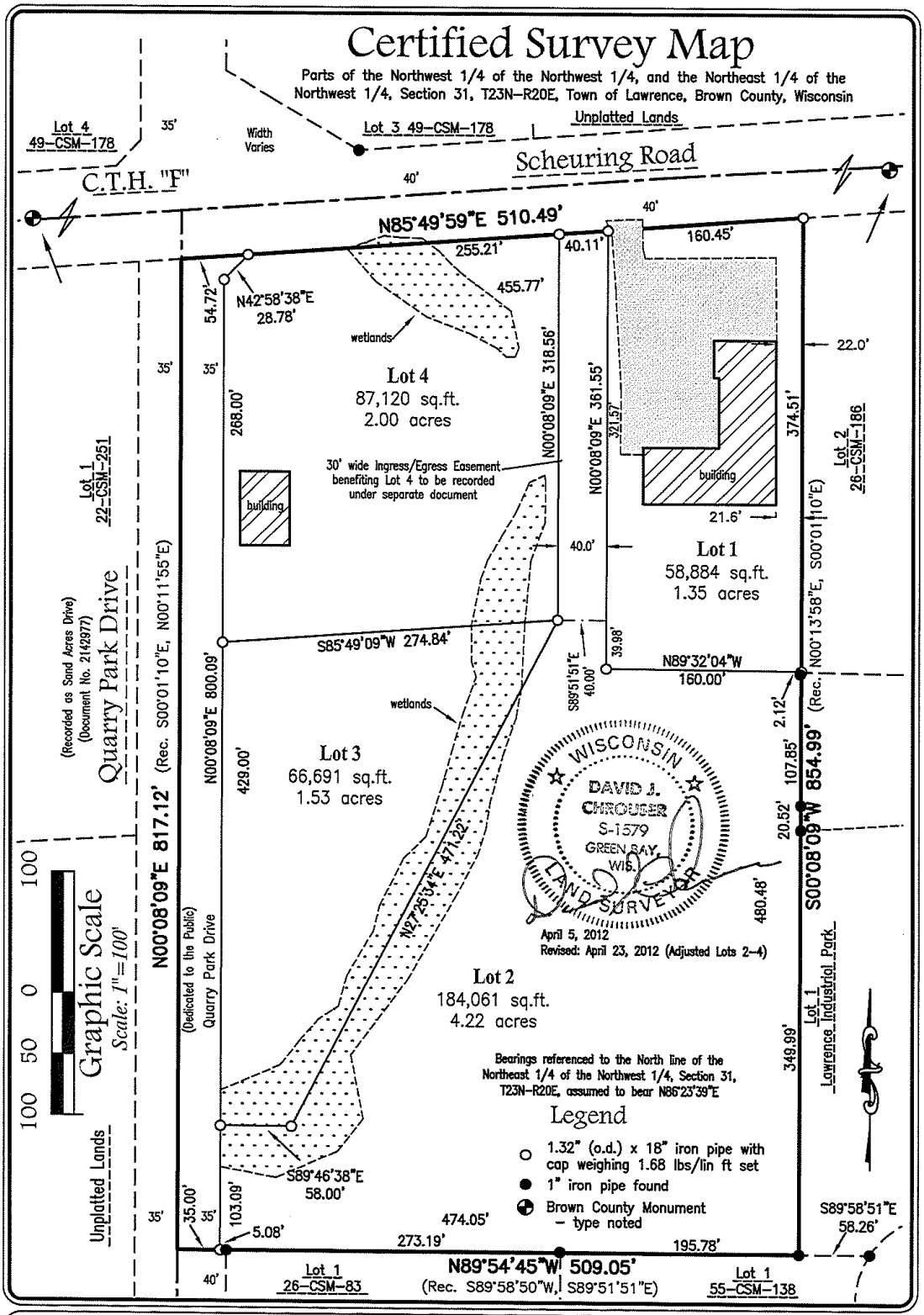
Owner Signature Date

_____ _____

Agent Signature Date

Certified Survey Map

Parts of the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4, Section 31, T23N–R20E, Town of Lawrence, Brown County, Wisconsin



Client: Trimont Realty/CB DePere Inc. Drafted By: JMP File: L-2912CSM 032212.dwg	Scale: 1"=100' Tax Parcel Number L-275-C	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	Sheet One of Four Project No.: L-2912 Drawing No.: L-8108

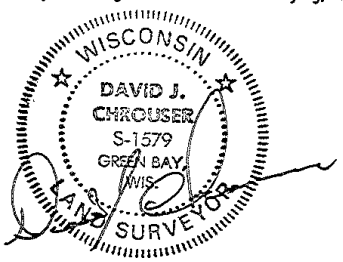
SURVEYOR'S CERTIFICATE

I, David J. Chrouser, Registered Land Surveyor, S-1579, do hereby certify that I have surveyed, divided and mapped parts of the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4, Section 31, T23N-R20E, Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner, Section 31, T23N-R20E; thence S86°23'39"W, 822.22 feet along the North line of the Northeast 1/4 of the Northwest 1/4, Section 31, T23N-R20E; thence S00°08'09"W, 35.45 feet to the South right-of-way of Scheuring Road, a.k.a. C.T.H. "F" and the point of beginning; thence S00°08'09"W, 854.99 feet along a previously surveyed and monumented line; thence N89°54'45"W, 509.05 feet along a previously surveyed and monumented line, to the centerline of Quarry Park Drive; thence N00°08'09"E, 817.12 feet along the West line of Document No. 1925834, Brown County Records and said centerline to said South right-of-way; thence N85°49'59"E, 510.49 feet along said South right-of-way, to the point of beginning.

Parcel contains 425,594 square feet / 9.77 acres more or less.
Road dedication contains 28,837 square feet / 0.66 acres more or less.
Parcel subject to any easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Lawrence, the City of De Pere, and the Brown County Planning Commission in surveying, dividing and mapping the same.



April 5, 2012
Revised: April 23, 2012 (Adjusted Lots 2-4)

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission this _____ day of _____, 20___.

_____
Peter Schleinz
Senior Planner

CERTIFICATE FOR THE TOWN OF LAWRENCE

Approved for the Town of Lawrence this _____ day of _____, 20___.

_____
Jennifer Messer Schmidt
Town Clerk

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer and the Town of Lawrence, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Kerry M. Blaney Date
Brown County Treasurer

_____
Jennifer Messer Schmidt
Town of Lawrence Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

CB DEPERE LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented hereon. CB DEPERE LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission, The City of De Pere, and the Town of Lawrence for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said CB DEPERE LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20___.

_____

Member

Personally came before me this _____ day of _____, 20___, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

_____

Notary Public My Commission Expires _____

_____ County, _____

STATE OF _____]

] SS

COUNTY OF _____]

RESTRICTIVE COVENANTS

1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

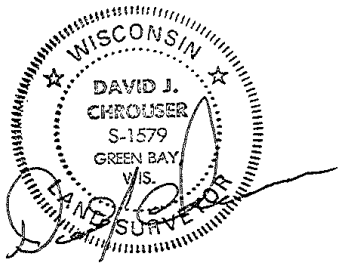
3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

CERTIFICATE FOR THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20___.

_____

Ken Pabich
Director of Planning



April 5, 2012
Revised: April 23, 2012 (Adjusted Lots 2–4)

CONSENT OF CORPORATE MORTGAGEE

_____ (name of bank), a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of _____ (name of property owner(s)), Owner(s).

IN WITNESS WHEREOF, _____ (name of bank) has caused these presents to be signed by _____ (print name #1 above), its _____ (print title #1 above) and countersigned by _____ (print name #2 above), its _____ (print title #2 above), at _____ (city), _____ (state), this ___ (day) day of _____ (month), _____ (year).

(signature #1) _____ (signature #2) _____

(print name #1) _____ (print name #2) _____

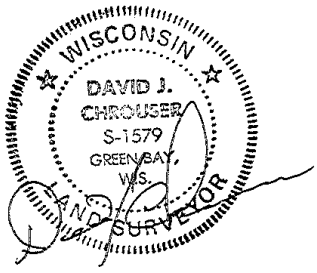
(print title #1) _____ (print title #2) _____

Personally came before me this ___ (day) day of _____ (month), _____ (year), the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____
Notary Public

My Commission Expires _____

STATE OF WISCONSIN]
] ss
COUNTY OF BROWN]



April 5, 2012
Revised: April 23, 2012 (Adjusted Lots 2–4)

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* ____.

Cathy Williquette Lindsay, Register of Deeds

Sheet Four of Four
Project No.: L-2912
Drawing No.: L-8108

Item #10: Review new construction material that could be considered for use in the City Business Parks.

In spring of 2012, new energy standards were adopted by the State of Wisconsin. These standards require that buildings meet new energy efficiency performance measures. To meet these standards, traditional brick construction would need to be insulated in the brick and it would also require additional insulation on the inside wall. These changes are a good step forward in energy savings and sustainability; however it also creates significant cost increase to new construction.

As an offset, the building industry has seen significant changes in the types of materials that can be used for construction. Staff would like to present some materials to the Plan Commission for consideration in how it might be used. For our existing code, we have the following under Chapter 14.59(6) General Building and Performance Standards:

(c) Building exterior. C-EO, Corporate-Executive Office District; I-B-1, Industrial Business 1; I-B-2, Industrial Business 2; I-1, Industrial Park; I-2, Limited Industrial; I-3, General Industrial Districts; and Highway 41 Corridor; Districts A and B. Colors, materials, finishes, and building form shall be coordinated in a consistent manner on the front, side, and rear exterior walls. Materials shall be one of the following:

1) Hard burned clay brick color and texture to be approved.

2) Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick type units with marble aggregate or split face or broke off concrete block. There shall be no exposed concrete block on the exterior of any building. Any concrete masonry units that have a gray cement color shall be coated.

3) Concrete may be poured in place, tilt-up or pre-cast. Poured in place and tilt-up walls shall have a finish of stone, a texture or a coating. Textured finishes, except in special cases, shall be coated. Pre-cast units which are not uniform in color shall be coated. Coating shall be an approved cementatious or epoxy type with a ten (10) year minimum life expectancy.

4) Natural stone.

5) Glass curtain walls.

6) Metal siding may be used only in combination with one of the approved materials and with approval of the Plan Commission. Metal siding may be utilized only on the side and rear building walls that do not face an adjacent street. The first 25 feet of any building side wall or 25 percent of the side wall surface, whichever is greater, and 25 percent of the rear wall (excluding door, window or other openings, shall be constructed of the materials listed under (1) through (5), above. Any metal siding proposed for use shall be entirely coated with a colorfast, abrasion and corrosion resistant, long life (minimum of 20 years) finish that is resistant to chemicals, withstands temperature extremes, and has a low permeability. Such panels shall be insulated (facing shall carry a U.L. Approval), have a vapor barrier and have a minimum 8 foot (from floor) interior wear wall. Any material utilized to attach the metal siding to the building shall be concealed or the utilization of shadow panels or semi-concealed fastener panels with fasteners painted to match the panels shall be required.

a) In the I-1, I-2, and I-3 Districts, metal siding may be used for entire side and rear building walls with approval by the Plan Commission.

7) Other materials approved by the City Plan Commission.

8) *The building exterior requirements of this Section are intended to be minimum requirements and more stringent requirements may be imposed by the Plan Commission, taking into consideration public interests such as coordinating a consistent appearance and quality of construction with adjacent structures, the size of the proposed structure, the topography of the site, and the proximity of the structure to public rights-of-way.*

Item #7 above provides the Plan Commission the ability to approve alternative materials. Staff will be presenting several options that could be considered for use. These products represent a "hybrid version" of what might be considered metal panels, Efis or concrete masonry. The difference is in how the material is designed and how they help meet the new energy efficiency requirements. These new materials, if properly used, can also preserve the overall design standards for the Business Park.

Staff is proposing that these materials could be used in various uses for the front elevation of buildings. The idea would be to allow the use of the product while still pushing for a quality-designed building. For example, a front elevation could use all brick for the office areas and then use the hybrid products for the manufacturing portion of the elevation. In addition, the Plan Commission could promote the use of the material as a method to increase the overall standards for metal siding use on the side and rear elevations.

Recommendations

Staff is recommending that the use of these new materials can be suggested to the developer. We would still need to ensure the product has a warranty, and that it would be properly maintained. Staff is not recommending a change in the code at this time until we have a better understanding on how the new materials can be used.