Plan Commission

Regular Meeting

335 South Broadway

De Pere, WI 54115

http://www.de-pere.org

Agenda

Monday, December 16, 2013 | 7:30 PM | De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, 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 **December 16, 2013** at **7:30 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call.
2. Approval of the minutes of the October 29, 2013 Plan Commission meeting.
3. Review a Conditional Use Application for an Overnight Shelter Facility at 290 Reid Street (Pennings Building) in a Single & Two Family Residence (R-2) District. Applicant: St. Norbert College. *
4. Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive. Agent: Steve Bieda. *
5. Review the CSM Application for a two lot CSM on Grant Street and College Avenue. Applicant: City of De Pere.
6. Review the CSM Application for a two lot and single outlot CSM on Ravine Road. Applicant: Van Horn / City of De Pere. *
7. Elect Plan Commission Vice Chair.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, the previous day so that arrangements can be made.

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.

AGENDA SENT TO:

PLAN COMMISSION MEMBERS
ALDERPERSONS
BULLETIN BOARDS
NEWS MEDIA
313 MAIN AVENUE LLC
AJANGO PROPERTIES LLC
B S ENTERPRISES OF DE PERE LLC
KEITH E GAROT

HAWK HOLDINGS LLC
KEY PROPERTY MANAGEMENT LLC
GRETCHEN H LOCH
LUTSEY ENTERPRISES LLP
MASTERS PROPERTIES OF DE PERE LLC
NICK BROTHERS PARTNERSHIP
PHE WI LLC
REID STREET RETAIL LLC
SAINT NORBERT COLLEGE INC
THILMANY LLC
TILKENS FAMILY LTD PARTNERSHIP

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Approval of the minutes of the October 29, 2013 Plan Commission meeting.**

ATTACHMENTS:

- PC_Minutes_10-29-13_draft (PDF)

Plan Commission

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

Regular Meeting

Draft Minutes

Tuesday, October 29, 2013 7:00 PM De Pere City Hall Council Chambers

Attachment: PC_Minutes_10-29-13_draft (1720 : Approval of the minutes of the October 29, 2013 Plan Commission)

Call to Order

The meeting was called to order at 7:00 PM by Alderperson James Boyd

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Excused	
Larry Lueck	Alderperson	Present	
James Boyd	Alderperson	Present	
Derek Beiderwieden	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Elizabeth Runge	Commissioner	Present	
Jim Kalney	Commissioner	Absent	

Also present: City Planning Director Ken Pabich and members of the public.

Derek Beiderwieden motioned, seconded by Elizabeth Runge, to elect James Boyd as Chair Pro Tem. Upon vote, motion carried unanimously.

2. Approval of the minutes of the September 23rd, 2013 Plan Commission Meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

3. Presentation and review of corridor alternatives for WIS HWY 32 (Main St) by WisDOT. At the August Plan Commission meeting, WisDOT presented a series of alternatives for the Main Av corridor study. While some alternatives were eliminated at that meeting, the Plan Commission requested more detail regarding the two way pairs alternative for Main Av & Reid St. Chris Culotta from WisDOT, accompanied by engineers from MSA, attended the meeting to review alternatives and answer questions. Kevin Ruland from MSA summarized the two page matrix from the agenda packet to highlight each alternative.

James Boyd motioned, seconded by Derek Beiderwieden, to open the meeting to the public. Upon vote, motion carried unanimously.

Clifford Voight expressed his support for maintaining one way pairs on Reid St & Main Av.

John Vande Ven asked that the DOT make every effort to keep the railroad tracks quiet during construction. He also inquired if railroad crossings will have barriers installed.

Allyson Watson of Definitely De Pere voiced her opinion that the 2 way pairing offers better visibility for local businesses. She also stressed that the city can't afford to sacrifice bike lanes, pedestrian crossings, or parking.

Joe Nicks expressed his view these are very important decisions that will affect citizens for a long time. He voiced concern that what is being proposed here is inconsistent with the city master plan developed by RDG. He inquired if the Plan Commission could find

an alternative that will fit the master plan. He recommended preserving as many options as possible for the final decision slated for 2018.

Carla Nicks expressed her opinion that converting 3rd & 4th Sts to one way pairs is not a good option.

Joe Secor voiced his support for maintaining the one way pairs on Reid St & Main Av.

Rick Nell expressed his concern that the current configuration on Main Av is dangerous, and impedes business development. He feels it is important to slow down the decision making process. .

Nicole DeRuyter spoke in favor of making improvements in bike lanes and pedestrian traffic. She expressed concerned about losing the stoplight at 4th & Main. She personally does not cross at the midblock crossing because she doesn't feel safe.

Derek Beiderwieden motioned, seconded by Steve Taylor, to go back to regular order. Upon vote, motion carried unanimously.

Ken Pabich & Chris Culotta then addressed public comments and board members' questions. The consensus of the Plan Commission is to try to be proactive and document why certain alternatives were eliminated, so future council members won't question these decisions. They would like more information on the competing interests of bike lanes/pedestrian safety versus parking availability and speed control.

Ken suggested that the Commission defer the issue back to WisDOT, and ask them to apply minimum standards to see if that gains space, as well as specify the number of parking stalls lost with each option.

4. Review the Site Plan Application for a 16,493 sq ft building expansion at Belmark, 600 Heritage Road. Applicant: Boldt.
Ken Pabich reviewed the site plan application for the expansion of plant #3 at the Belmark site. The board unanimously approved the application with staff items being addressed.

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	James Boyd, Derek Beiderwieden, Steve Taylor, Elizabeth Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh
AWAY:	Larry Lueck

5. Review the Site Plan Application for a site plan modification for a 19,200 sq ft manufacturing facility on the northwest corner of American Blvd and Fortune Ave. Applicant: PEDS.
James Boyd motioned, seconded by Derek Beiderwieden, to open the meeting to the public.

Developer Mark Soderland addressed the group and stated that neutral earth tones would be used on the exterior of the structure.

Larry Lueck motioned, seconded by Derek Beiderwieden, to go back to regular order. The board unanimously approved the application with staff items being addressed.

Attachment: PC_Minutes_10-29-13_draft (1720 : Approval of the minutes of the October 29, 2013 Plan Commission)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

6. Recommendation by the Plan Commission to approved the Precise Implementation Plan (PIP) for multi-family development at WD-D0021 (Scheuring Rd).
The board voted unanimously to approve the PIP & forward it to City Council.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

7. Review the CSM Application for a 3 lot CSM for parcel WD-D0021 (Scheuring Rd). Applicant: Nicolet Townhomes.
The board voted unanimously to approve the CSM with the following stipulation: the developer shall work with city staff to either modify the CSM, or modify the driveway flare in the Precise Implementation Plan.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Elizabeth Runge, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

8. Review the Site Plan Application for a 40,250 sq ft expansion at the Straubel Company, 1891 Commerce Dr. Applicant: Building Creations.
Ken Pabich reviewed the site plan application, which has been modified from the original presentation to the Plan Commission. The Commission must approve exceptions for use of material. The board voted unanimously to approve the site plan application with staff items being addressed.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Larry Lueck, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

9. Recommendation by the Plan Commission to approve as CSM Application for a 2 lot CSM and dedication for road right of way for parcel ED-344-102.
The board voted unanimously to approve the CSM application and forward it to City Council.

Attachment: PC_Minutes_10-29-13_draft (1720 : Approval of the minutes of the October 29, 2013 Plan Commission)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Steve Taylor, Commissioner
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

10. Review the Site Plan Application for building renovation at 950 Main Ave for future use by Dunkin' Donuts and open tenant space. Applicant: Mach IV.
The board unanimously approved the site plan application with staff items being addressed.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

11. Resolution #13-139, Extending for an Additional Six Months the Moratorium on Issuance of Sign Permits for Erecting, Constructing, Enlarging or Structurally Modifying Permanent Off-Premise Signs.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Lueck, Boyd, Beiderwieden, Taylor, Runge
ABSENT:	Jim Kalny
EXCUSED:	Michael J. Walsh

12. Review the new version of Chapter 98 Sign Ordinance.
No action taken; the board discussed the draft and will review at next month's meeting.

13. Review the new version of City of De Pere Design Guidelines.
No action taken; the board discussed the draft and will review at next month's meeting.

Adjournment

Elizabeth Runge motioned, seconded by Derek Beiderwieden, to adjourn at 9:26 pm.

Respectfully submitted,
Carey Danen

Attachment: PC_Minutes_10-29-13_draft (1720 : Approval of the minutes of the October 29, 2013 Plan Commission)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Review a Conditional Use Application for an Overnight Shelter Facility at 290 Reid Street (Pennings Building) in a Single & Two Family Residence (R-2) District. Applicant: St. Norbert College. ***

ATTACHMENTS:

- PC_Staff_Dec_Conditional_Use (PDF)
- SNC_Conditional_Use (PDF)

Item #3: **Review a Conditional Use Application for an Overnight Shelter Facility at 290 Reid Street (Pennings Building) in a Single & Two Family Residence (R-2) District. Applicant: St. Norbert College.**

A Conditional Use Application was submitted by St. Norbert College for an Overnight Shelter Facility at 290 Reid Street which is known as the Pennings Building. The conditional use is requesting that the facility be made available between the dates of January 8th through January 26th, 2014 as an overnight shelter for excess guests from St John Evangelist Homeless Shelter. A total of 16 beds would be made available. The property is zoned R-2 (Single & Two Family Residence) and Overnight Shelter Facilities are permitted as a conditional use. The table below summarizes some of the impact related to the new facility.

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

Recommendation

Staff would recommend approval of the conditional use with the following recommendations:

1. The building shall be equipped with the proper smoke and CO detectors.
2. The building shall be in compliance with code for residential occupants.
3. The numbers of beds would be limited to 16 beds.
4. Operation would be between January 8th and January 26th.
5. Hours of operation would be between 9p.m. and 6a.m. Daytime services would not be provided by St. Norbert College.
6. Services provided are limited to those related to a safe sleeping facility for guests.
7. The conditional use shall be forwarded to City Council.

Attachment: PC_Staff_Dec_Conditional_Use (1679 : Review the Conditional Use Application)

3.b

Attachment: SNC_Conditional_Use (1679 : Review the Conditional Use Application)

Print Form

Packet Pg. 10

CITY OF DE PERE

APPLICATION FOR CONDITIONAL USE

Fee: $ ~~245~~ 50.00

Receipt #: 8812

Date: 12-6-13

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: St. Norbert College

Mailing Address: 100 Grant St.; De Pere, WI 54115

Phone: 920-337-3181

Email: msa-division@snc.edu

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

Agent: Name: Dan Robinson

Mailing Address: St. Norbert College; 100 Grant St.; De Pere, WI 54115

Phone: 920-403-3079

Email: daniel.robinson@snc.edu

B. Property Information

Address/Location of Property: 290 3rd St.; De Pere, WI Parcel #: _____

Parcel Dimension: _____ Parcel Area: _____

Legal Description: _____

C. Land Use

Existing Zoning: R2 - single and family residence

Present Use of Parcel: educational

Proposed Use of Parcel: temporary emergency housing

Present Use of Adjacent Property: educational

A Conditional Use Permit is requested as authorized by the De Pere Zoning Code, Section(s): 14-38(2)

Owner Signature — Date: 12/3/13

Agent Signature — Date: 12/3/13

Attachment: SNC_Conditional_Use (1679 : Review the Conditional Use Application)

City of De Pere Conditional Use Permit application

-for St. Norbert College building at 290 Third St.; De Pere, WI

A. Conditional us approval for a temporary, emergency overnight shelter facility at 290 Third. St. The building would be used to provide overnight shelter (as needed) for guests of St. John the Evangelist Homeless Shelter during St. Norbert College's semester break.

B. Location of project/building is 290 Third St.; De Pere, WI

C. *(see map created by City Planning department)*

D. St. Norbert College
100 Grant St.
De Pere, WI 54115

F. Plan preparation date – December 3, 2013

Q. Other needed information

a. ***Floor plan of use*** - The Pennings Activity Center would house 16 male guests in an emergency, overflow situation. These guests would sleep in the gymnasium on the lower level. They would have access to the bathroom facilities and lounge. The college security staff are housed on the 2nd floor of this building.

b. ***Number of beds to be provided*** – 16

c. ***Proposed dates of operation*** – January 8, 2013 through January 26, 2013

d. ***Proposed hours of operation*** – 9:00 PM-6:00 AM

e. ***Services to be provided*** - St. Norbert College would provide overflow sleeping accommodations and basic bathroom facilities. All other services offered to shelter guests would be done at the primary location (411 St. John St. Green Bay, WI). Guests would eat meals, shower, prepare for the day and meet with case managers at the primary location. The overflow site, located at St. Norbert College, would simply offer safe, warm and dry sleeping facilities for men when the shelter reaches it capacity of 84 and the 1st identified overflow site, located in Green Bay, reaches its capacity of 16.

f. ***Serviced provided during daytime hours*** - St. Norbert College would not offer services to homeless guests during daytime hours. The college would only serve as an overnight overflow accommodation site.

g. ***Transportation services provided*** - Shelter guests would be transported to and from the overflow site using taxi service or a contracted service through another nonprofit. Guests would be transported from St. John's primary site in Green Bay each evening and would be transported back to St. John' shelter each morning prior to exiting for the day.

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive. Agent: Steve Bieda. ***

ATTACHMENTS:

- PC_Staff_Dec_CSM_Bieda (PDF)
- Blackearth_CSM (PDF)

Item #4: **Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive. Agent: Steve Bieda.**

Steve Bieda has submitted a two lot CSM request on Black Earth Drive in the City. The original CSM was approved by the Plan Commission in January of 2013; however it was modified. Lot 1 is 3.67 acres (159,845 square feet) and lot 2 is 1.02 acres (44,550 square feet). There is an outlot on the CSM which is 0.2 acres (8,699 square feet). The outlot would be dedicated to the City of De Pere for park purposes. The City of De Pere Park Board has reviewed the dedication and has approved the dedication. The proposed lots match the code which is for Single Family Residential (R-1).

Recommendation:

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

1. CSM should state dedicated vs. deeded on page 1 of the CSM.
2. Thousand should be spelled Sausen on the owner's certificate.
3. Certificate for City of De Pere should be Shana Defnet, City Clerk.

Attachment: PC_Staff_Dec_CSM_Bieda (1680 : Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive.

Attachment: Blackearth_CSM (1680 : Review the CSM Application for a two lot and single outlot CSM at

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: Hillcrest Lumber Inc

Mailing Address: 2986 CTH PP DePere, WI 54115

Phone: 337-2450 Fax #: _____

E-Mail Address: _____

Signature: _____ Date: _____

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

Agent: Name: Steve Brieda - Mau & Associates

Mailing Address: 400 Security Blvd Green Bay

Phone: 434-9670 Fax #: 434-9672

E-Mail Address: sbrieda@mau-associates.com

Signature: _____ Date: 1-18-13

B. Property Information

Address/Location of Property: 674 Black Earth Dr.
River Park 7th Addition

Parcel #: ED-2513

NOTE: Please submit thirteen (13) copies of the CSM if property is located within the City or two (2) copies of the CSM if the property is located within the extraterritorial jurisdiction.

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

Signed: _____
Applicant/Agent

Dated: 1-18-13

Certified Survey Map

All of Lot 443 of the recorded plat, "River Park Seventh Addition," (Vol. 21, Plats, page 287, Document No. 1915508, Brown County Records), said plat being all of Lots 396–398 of the recorded plat of "River Park Sixth Addition," part of Private Claims 29, 30, & 41, East Side of Fox River, and all of the vacated Black Earth Road, all being in the City of De Pere, Brown County, Wisconsin

Graphic Scale: 100 50 0 100

Note: Outlot 1 to be deeded to the City of De Pere for park purposes.

Outlot 1 — 8,699 s.f. 0.20 acres

Lot 1 — 159,845 s.f. 3.67 acres — 42-CSM-295

Lot 2 — 44,550 s.f. 1.02 acres

Black Earth Drive

"River Park Seventh Addition"

"River Park Sixth Addition"

Lot 464 | Lot 465 | Lot 466 | Lot 467 | Lot 442 | Lot 444 | Lot 445 | Lot 443

Outlot 2

Flood Zone X | Flood Zone AE | Floodway Line | Floodplain Line | 100 Year Flood Elevation 591.24

25' Building Setback | 12' Utility Easement | Wetlands

Bearings referenced to the recorded plat of River Park Seventh Addition.

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- Brown County Monument – type noted

January 18, 2013
Revised: November 12, 2013

Client: Greg Thousand Drafted By: JMP Tax Parcel Number: ED-2513 File: m-15998CSM Lot 443 110513.dwg	Scale: 1"=100'	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672	Sheet One of Four Project No.: M-15998 Drawing No.: L-8389

Attachment: Blackearth_CSM (1680 : Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive. Agent: Ste)

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 443 of the recorded plat, "River Park Seventh Addition", (Vol. 21, Plats, page 287, Document No. 1915508, Brown County Records), said plat being all of Lots 396–398 of the recorded plat of "River Park Sixth Addition", part of Private Claims 29, 30, & 41, East Side of Fox River, and all of the vacated Black Earth Road, all being in the City of De Pere, Brown County, Wisconsin.

Parcel contains 213,094 square feet / 4.89 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 City of De Pere dividing and mapping the same.

January 17, 2013
Revised: November 12, 2013

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/appointed City of De Pere Treasurer and Brown County Treasurer, we hereby certify that the records in our 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

_____
Shana L. Defnet Date
De Pere City Treasurer

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1–4	280.94	180.00	253.28	N19°58'33"W	89°25'28"	
1–2	112.68	180.00	110.85	S46°45'14"E	35°52'04"	
2–3	123.84	180.00	121.42	S09°06'35"E	39°25'16"	
3–4	44.42	180.00	44.30	S17°40'07"W	14°08'08"	

NOTES:

1) The approximate 100 year flood elevation is 591.24 according to FEMA FIRM Map 55009C0259, dated August 18, 2009. Property falls within Flood Zone AE.

2) Outlot 1 is dedicated to the City of De Pere for public access.

3) Lots 1–2 and Outlot 1 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the local municipality Zoning Administrator's Office prior to any development activity.

Sheet Two of Four
Project No.: M-15998
Drawing No.: L-8389

Attachment: Blackearth_CSM (1680 : Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive. Agent: Ste)

OWNER'S CERTIFICATE

As Owners, Greg Thousand & Tina Cody, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

City of De Pere

_____ _____
Greg Thousand Tina Cody

Personally came before me this _____ day of _____, 20__, the above named owners, to me known to be 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 per recorded plat

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 abutting a street 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.

4) An 8 foot tree planting easement is provided on the front and side of each lot fronting on street with a width of 60 feet or less.

5) The City of De Pere requires the installation of sidewalks on all of the following lots and streets: Lots 399 thru 403, 409 thru 411, 423 thru 426, 485 thru 490 and Lot 474 abutting East River Drive, Lots 426 thru 433 and 435 thru 440 abutting Yahara Circle, Lot 433 abutting Pecatonica Court, Lots 490, 475 and 440 thru 455 abutting Tenmile Drive, Black Earth Drive and Charles Street. Sidewalk installation shall be completed prior to issuance of an occupancy permit.

6) Lots 1–2 and Outlot 1 contain and environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres ore greater, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark – whichever is greater, navigable waterways, and all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of the Natural Resources.

Grant of Easement per recorded plat:

There is hereby granted jointly to the City of De Pere, Wisconsin, a municipal corporation, Wisconsin Public Service Corporation, and the Wisconsin Telephone Company, both public utilities, and their successors and assigns, a perpetual right–of–way over and across and the easement in all lands designated herein as "Utilities Easement" for the purpose of constructing, installation, and maintenance of the water distribution systems, sanitary and storm sewers, drainage swales, gas and electric distribution systems, telephone systems, and cable television systems. No habitable structures or accessory buildings shall be constructed within or upon said easements. All grades, either constructed or established within said easements, shall not be disturbed or altered. This easement is perpetual.

January 18, 2013
Revised: November 12, 2013

Sheet Three of Four
Project No.: M-15998
Drawing No.: L-8389

Attachment: Blackearth_CSM (1680 : Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive. Agent: Ste)

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does herby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of _____, Owner(s). IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at _____, _____, this ___ day of _____, _____.

(name of bank) (name of property owner(s)) (name of bank) (print name #1 above) (print title #1 above) (print name #2 above) (print title #2 above) (city) (state) (day) (month) (year)

_____ (signature #1)
_____ (print name #1)
_____ (print title #1)

_____ (signature #2)
_____ (print name #2)
_____ (print title #2)

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

Personally came before me this ___ day of _____, _____, 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.

(day) (month) (year)

_____ Notary Public

My Commission Expires _____ [STATE OF WISCONSIN]

ss

[COUNTY OF BROWN]

Development Covenants per recorded plat:

1) This subdivision is part of a Planned Unit Development approved by the City of De Pere and under Article XIII, Section 14.56 of the Code of Ordinances of the City of De Pere.
2) Separate document will be recorded which contain restrictive covenants, development requirements and/or other associated agreements and documents pertaining to the subdivision.

Land Use per recorded plat

1) Lots 399–425 are Zero Lot Line Development.
2) Lots 426–442 & 444–481 are for Single Family Conventional Development.
3) Lot 443 is for Multi–Family Development.

Building Location Control

1) Minimum setback from street right–of–way.
a) 25' from Garage Door.
b) 20' from Garage Sidewall.
c) 20' from Living Area
d) 10' from Rear Lot Line except with written variance from the Zoning Board of Appeals.

2) Minimum sideyard and separation of building.

Land Use	Side Yards	Building Separation
a) zero lot line	0 feet	10 feet
b) Conventional	15 feet total 5 feet minimum	15 feet

January 18, 2013
Revised: November 12, 2013

Sheet Four of Four
Project No.: M-15998
Drawing No.: L-8389

Attachment: Blackearth_CSM (1680 : Review the CSM Application for a two lot and single outlot CSM at 647 Black Earth Drive. Agent: Ste)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Review the CSM Application for a two lot CSM on Grant Street and College Avenue. Applicant: City of De Pere.**

ATTACHMENTS:

- PC_Staff_Dec_CSM_City_of_DePere (PDF)
- City_Grant_CSM (PDF)

Item #5: **Review the CSM Application for a two lot CSM on Grant Street and College Avenue. Applicant: City of De Pere.**

Dennis Riem, on behalf of the City, has completed a two lot CSM. Lot 1, which fronts Grant Street, is 1.11 acres (48,290 square feet) and lot 2, which fronts College Ave, is 0.72 acres (31,226 square feet). The lots are owned by the City Redevelopment Authority and are being reconfigured to match the proposed development that was approved by the Plan Commission.

Recommendation:
Staff would recommend approval of the CSM.

Attachment: PC_Staff_Dec_CSM_City_of_DePere (1682 : Review the CSM Application for a two lot CSM on Grant Street and College Avenue.

Attachment: City_Grant_CSM (1682 : Review the CSM Application for a two lot CSM on Grant Street and orm

	CITY OF DE PERE **APPLICATION FOR CSM REVIEW**	**Fee: $ 300.00** Receipt #: — Date: 12-9-13

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Redevelopment Authority

Mailing Address: 335 S Broadway

Phone: 920-337-4043 Fax #: —

Email: —

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

Agent: Name: NA

Mailing Address: _____

Phone: _____ Fax #: _____

Email: _____

B. Property Information

Address/Location of Property: Grant & College

Parcel #: WD-657-1 & WD-657-2

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.

RDA
Owner Signature

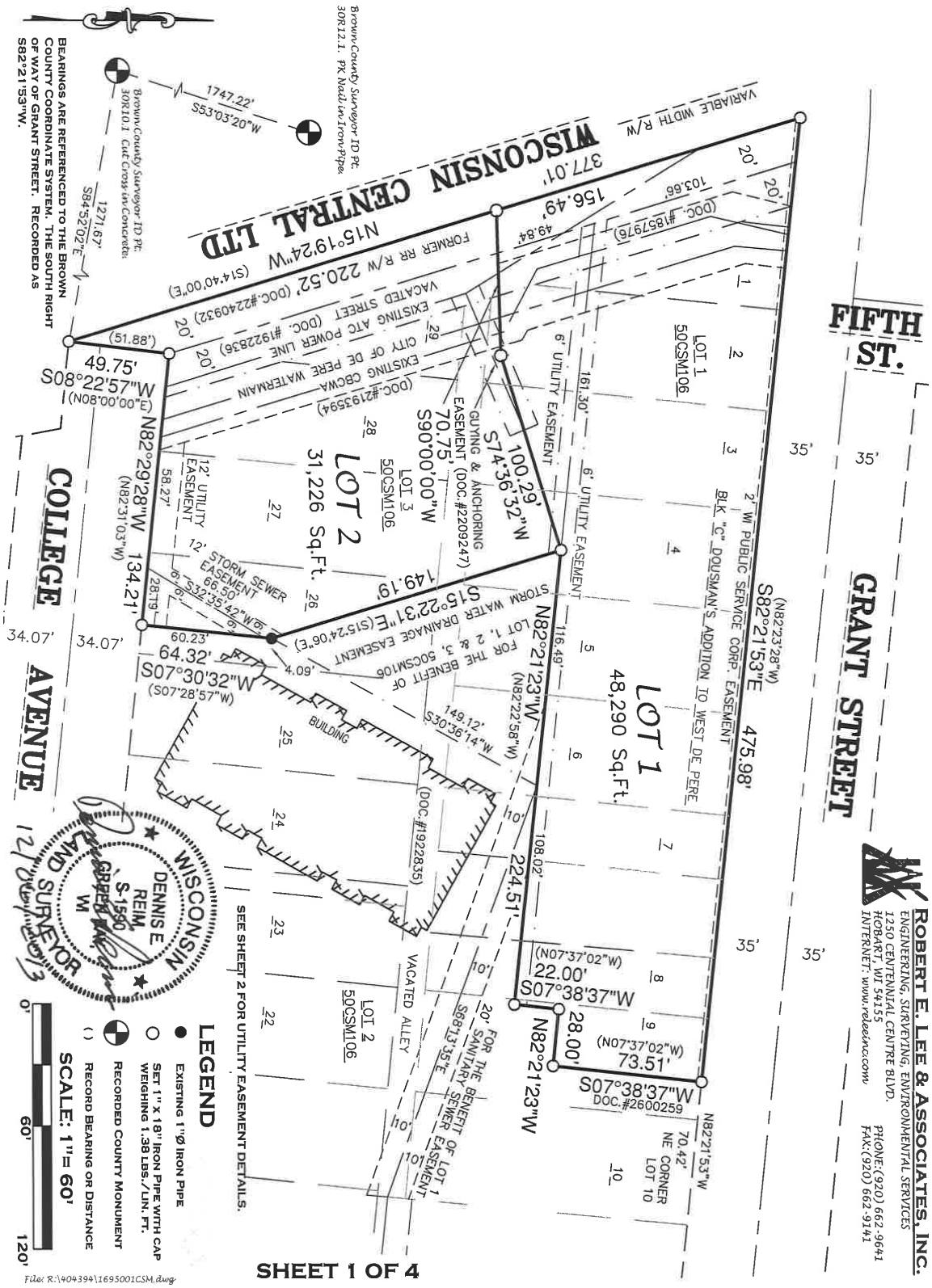
12-9-13
Date

Agent Signature

Date

CERTIFIED SURVEY MAP

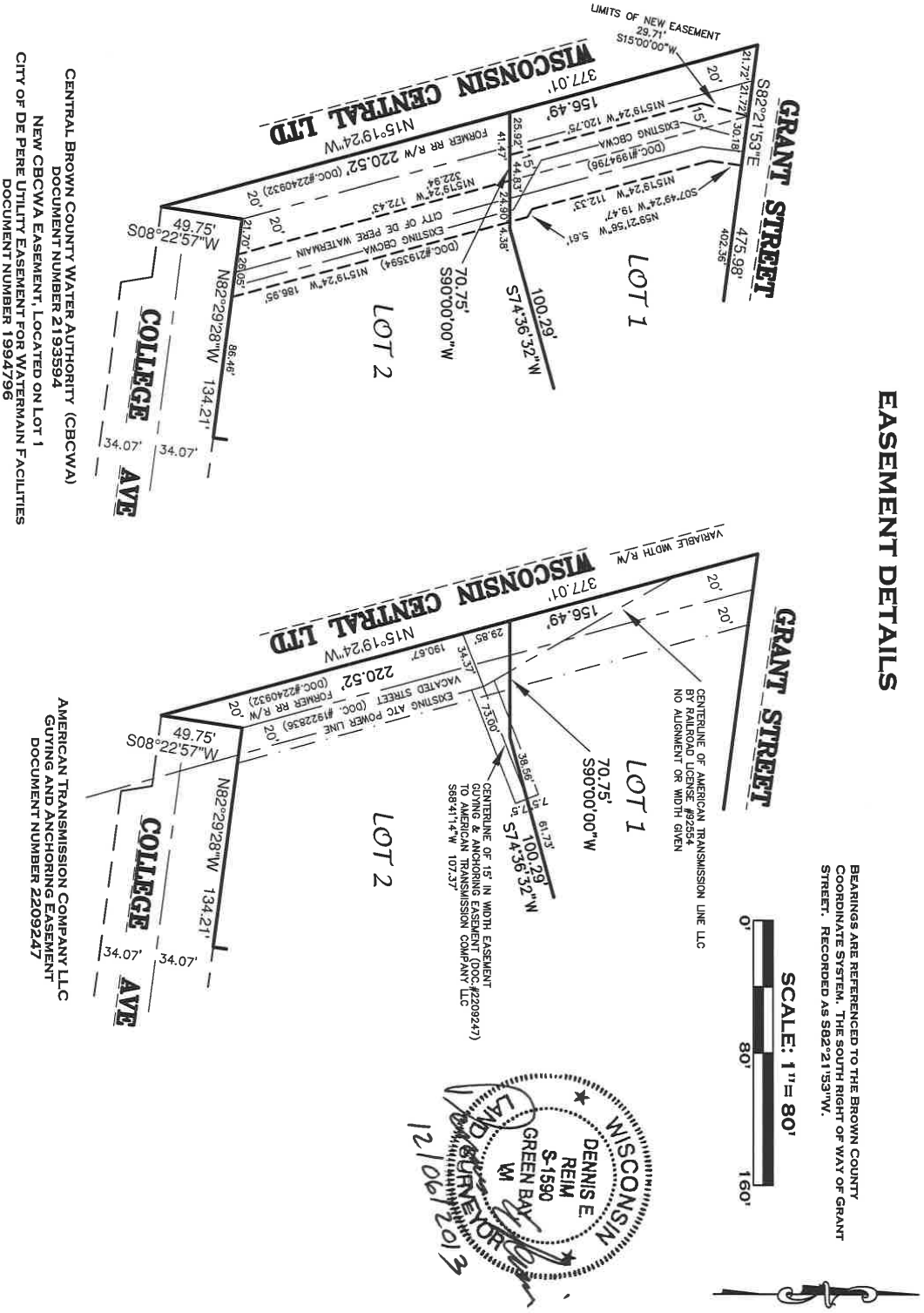
PART OF LOT 1, ALL OF LOT 3, CERTIFIED SURVEY MAP 7353, BEING RECORDED IN VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 106, BEING LOCATED IN LOTS 1-10 AND LOTS 20-29, BLOCK C, OF THE RECORDED PLAT OF DOUSMAN'S ADDITION TO WEST DE PERE, AND THE VACATED ALLEY ADJACENT TO SAID LOTS (DOC. #1922835), ALSO INCLUDING VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 117, MAP NUMBER 2545, AND THE 20' VACATED STREET (DOC. #1857976 & 1922836), AND A 20' STRIP ADJACENT TO THE WISCONSIN CENTRAL LTD. RAILROAD BEING PARCEL NO. 2, DESCRIBED IN DOCUMENT NUMBER 2240932, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO.

PART OF LOT 1, ALL OF LOT 3, CERTIFIED SURVEY MAP 7353, BEING RECORDED IN VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 106, BEING LOCATED IN LOTS 1-10 AND LOTS 20-29, BLOCK C, OF THE RECORDED PLAT OF DOUSMAN'S ADDITION TO WEST DE PERE, AND THE VACATED ALLEY ADJACENT TO SAID LOTS (DOC. #1922835), ALSO INCLUDING VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 117, MAP NUMBER 2545, AND THE 20' VACATED STREET (DOC. #1857976 & 1922836), AND A 20' STRIP ADJACENT TO THE WISCONSIN CENTRAL LTD. RAILROAD BEING PARCEL NO. 2, DESCRIBED IN DOCUMENT NUMBER 2240932, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

EASEMENT DETAILS



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Packe

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Dennis E. Reim, Registered Land Surveyor, do hereby certify that under the direction of Ken Pabich I have surveyed, divided and mapped a parcel of land located in part of Lot 1, all of Lot 3 of Certified Survey Map No. 7353 being recorded in Volume 50 of Certified Survey Maps, Page 106, being located in Lots 1-10 and Lots 20-29, Block C, of the recorded plat of Dousman's Addition to West De Pere, and the vacated alleys adjacent to said Lots (Doc. #1922835), also including Volume 12 of Certified Survey Maps, Page 117, Map No. 2545, and the 20 foot vacated street (Doc. # 1857976 &1922836), and a 20 foot strip adjacent to the Wisconsin Central Ltd. Railroad being Parcel No. 2, described in Document Number 2240932, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at Brown County Survey Control Monument 30R10.1;
thence S84°52'02"E, 1271.67 feet to the southerly corner of lands described in Document No. 2240932, the POINT OF BEGINNING;
thence N15°19'24"W, 377.01 feet along the westerly line of lands described in Document No. 2240932 to the westerly extension of the north line of Certified Survey Map No. 7353;
thence S82°21'53"E, 475.98 feet along said north line to the west line of lands described in Document No. 2600259;
thence S07°38'37"W, 73.51 feet along the westerly line of land described in Document No. 2600259;
thence N82°21'23"W, 28.00 feet;
thence S07°38'37"W, 22.00 feet along the westerly line of said Document No. 2600259 to the south line of said Lot 1, Certified Survey Map No. 7353;
thence N82°21'23"W, 224.51 feet to the northeast corner of Lot 3, said Certified Survey Map No. 7353;
thence S15°22'31"E, 149.19 feet to the east corner of said Certified Survey Map No. 7353;
thence S07°30'32"W, 64.32 feet along the east line of said Lot 3 to the south line of Certified Survey Map No. 7353;
thence N82°29'28"W, 134.21 feet along said south line to the west line of a street vacated in Document No. 1922836;
thence S08°22'57"W, 49.75 feet along the west end of College Avenue as described in Document No. 2240932 to the POINT OF BEGINNING.

Parcel contains 79,516 square feet or 1.82 acres of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and platting regulations of the City of De Pere in the surveying and mapping of the same.

Dated this 6th day of December, 2013.

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

Packe

CERTIFIED SURVEY MAP

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 sidewalk.

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 the survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

CORPORATE OWNERS CERTIFICATE

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

_____ _____

De Pere Redevelopment Authority
(print name)

_____

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this_____day of_____, 201__, the above named owners to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

DE PERE PLAN COMMISSION

Approved by the City of De Pere Plan Commission this_____day of_____, 201__.

_____

Kenneth Pabich

WISCONSIN
DENNIS E
REIM
S-1590
GREEN BAY,
WI
LAND SURVEYOR
12/16/2013

r:\survey\0404394cert.docx1

Packe

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Review the CSM Application for a two lot and single outlot CSM on Ravine Road. Applicant: Van Horn / City of De Pere. ***

ATTACHMENTS:

- PC_Staff_Dec_CSM_VanHorn (PDF)
- Klubertanz_City_CSM (PDF)

Item #6: **Review the CSM Application for a two lot and single outlot CSM on Ravine Road. Applicant: Van Horn / City of De Pere.**

Les Van Horn, on behalf of Cleo and Ron Klubertanz and the City of De Pere, has completed a two lot CSM. Lot 1, which fronts Ravine Road, is 4.835 acres (210,595 square feet) and lot 2, which also fronts Ravine Road, is 2.429 acres (105,815 square feet). The outlot is 2.943 acres (128,195 square feet) and is planned to be sold to the City of De Pere and would provide for the future extension of Commerce Drive.

Recommendation:

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

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

Attachment: PC_Staff_Dec_CSM_VanHorn (1683 : Review the CSM Application for a two lot and single outlot CSM on Ravine Road. Applicant:

	CITY OF DE PERE **APPLICATION FOR CSM REVIEW**	**Fee: $ 300.00** Receipt #: — Date: 12-9-13

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Cleo & Ron Klubertanz

Mailing Address: 561 Rolling Dr De Pere

Phone: — Fax #: —

Email: _____

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

Agent: Name: Les Van Horn

Mailing Address: 932 Kellogg St Green Bay

Phone: _____ Fax #: _____

Email: _____

B. Property Information

Address/Location of Property: Rolling Rd

Parcel #: D-69

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.

_____ 12-9-13

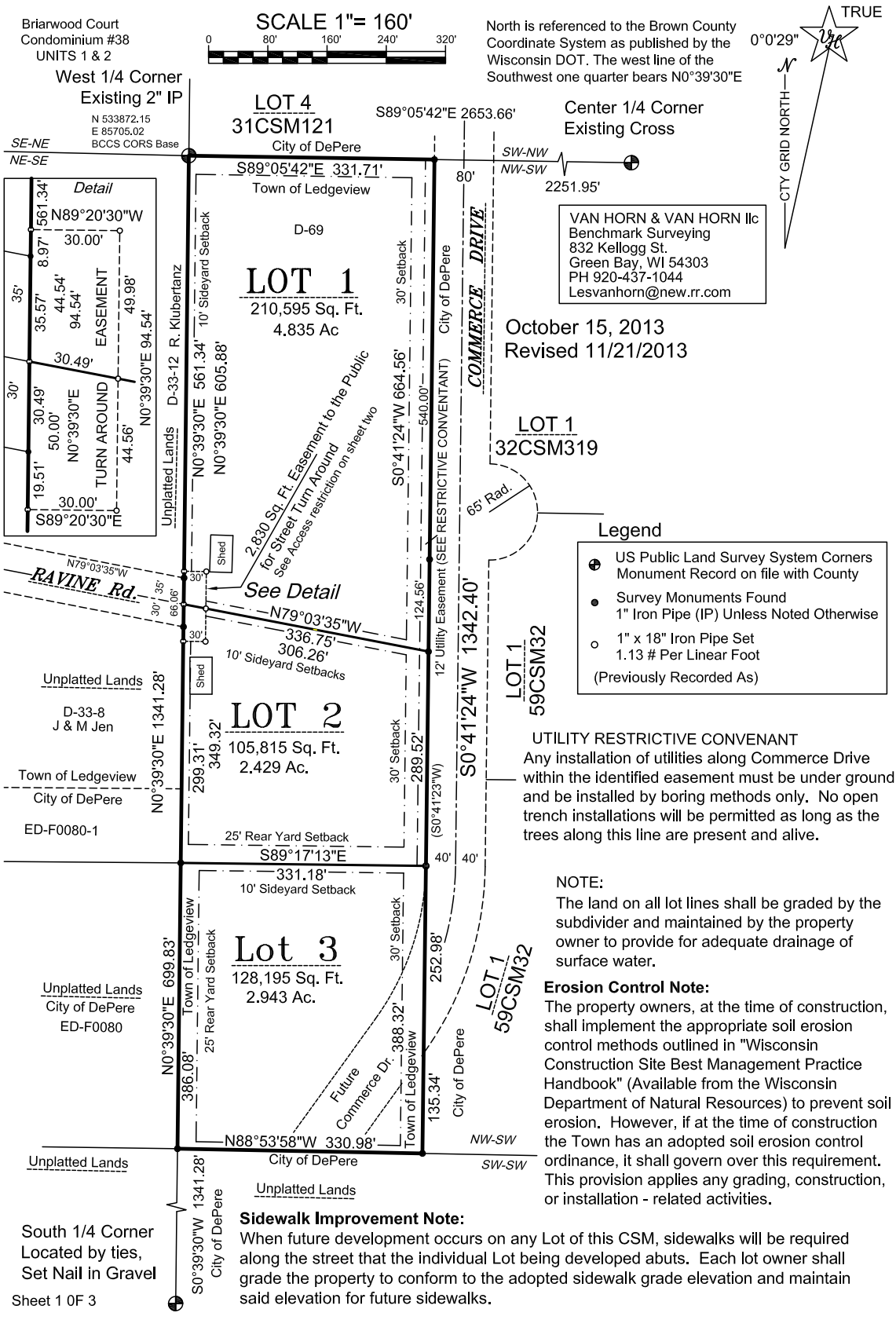
Owner Signature Date

Les Van Horn

Agent Signature Date

CERTIFIED SURVEY MAP

Part of the Northwest 1/4 of the Southwest 1/4, Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin



UTILITY RESTRICTIVE CONVENANT

Any installation of utilities along Commerce Drive within the identified easement must be under ground and be installed by boring methods only. No open trench installations will be permitted as long as the trees along this line are present and alive.

NOTE:

The land on all lot lines shall be graded by the subdivider and maintained by the property owner to provide for adequate drainage of surface water.

Erosion Control Note:

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (Available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies any grading, construction, or installation - related activities.

Sidewalk Improvement Note:

When future development occurs on any Lot of this CSM, sidewalks will be required along the street that the individual Lot being developed abuts. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

Packe

Surveyors Certificate

I, Leslie D. Van Horn, Professional Land Surveyor #1237, do hereby certify that I have surveyed, divided and mapped part of the Northwest 1/4 of the Southwest 1/4, Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin bounded and described as follows: Beginning at the West 1/4 corner of Section 34; thence S89°05'42"E 331.71 feet along the north line of the Southwest 1/4 to the east line of the lands described in Jacket 13935 Image 40, also being the east line of Commerce Drive; thence S0°41'24"W 1342.40 feet to an existing 1 inch iron pipe at the southeast corner of the lands described in Jacket 13935 Image 40, also being the west line of Commerce Drive and the extension thereof; thence N88°53'58"W 330.98 to an existing 1 inch iron pipe at the southwest corner of the lands described in Jacket 13935 Image 40, also being the southwest corner of the Northwest 1/4 of the Southwest 1/4; thence N0°39'30"E 1341.28 feet along the west line of the Northwest 1/4 of the Southwest 1/4 to the Point of Beginning, containing 444,600 square feet, or 10.207 acres more or less, subject to any easements and restrictions of record.

I do further certify that I have made such survey by the direction of the owners as listed hereon; that this plat is a correct representation of all the exterior boundaries of the land surveyed and the division thereof; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, the Subdivision Ordinances for Brown County and the Town of Ledgeview in surveying, dividing and mapping the same.

Owners Certificate

As owners, we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented heron. We also certify that this map is required by ss236.10 or ss236.12 to be submitted to the Town of Ledgeview, the City of De Pere and Brown County for approval or objection.

_____ _____

Cleo J. Klubertanz Dated Ronald C. Klubertanz Dated

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this_____day of_____2013, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public Dated My Commission Expires

Town of Ledgeview

By action of the Town of Ledgeview:

1) We agree that the property owner will not be assessed for the construction of the turnaround at the end of Ravine Road in exchange for the easement of the public right-of-way.

2) Access to Ravine Road shall be limited to two (2) single-family residences, and non-residential land uses or operations shall be prohibited to access Raviine Road.

Approved by the Town of Ledgeview this _____ day of _____,2013

_____

Packe

City of De Pere

Approved by the City of De Pere this _____ day of _____,2013

_____

Karen Simons, Village Clerk

Brown County Treasurer

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

_____

Kerry M. Blaney Dated

Brown County Planning Commission

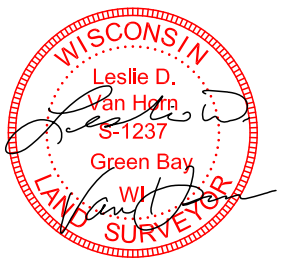
Approved by the Brown County Planning Commission

this_____day of_____,2013

_____

Peter Schleinz, Senior Planner

October 15, 2013



_____

Register of Deeds

Packe

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Planning**
FROM:	**Ken Pabich**
SUBJECT:	**Elect Plan Commission Vice Chair.**