



Plan Commission

Regular Meeting

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

Agenda

Tuesday, May 29, 2018

7:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **May 29, 2018 at 7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Approval of the minutes of the April 30, 2018 Plan Commission meeting.
3. Annual Election of Vice Chair.
4. Review and recommendation for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid Street (Pennings Activity Center) in an R2 Residential District. Submitted by Steve Jakups on behalf of St. Norbert College. *
5. Review and recommendation for a Conditional Use Permit application for a day care center at 2073 Lawrence Drive (Lawrence Drive Office Complex) in an I-B-1 Industrial District. Submitted by Kirsten Conrad on behalf of Milestones Behavioral Pediatrics INC and VHC INC.*
6. Recommendation regarding a Site Plan for proposed new bank and parking area at 737-749 Main Avenue and 736 Reid Street in De Pere (Parcels WD-80-1, WD-81, WD-84-1, and WD-80). Submitted by Andrew Kerr, Rinka Chung Architecture, authorized Representative for Associated Bank.
7. Recommendation to amend Municipal Code Sections 14-48, 14-51 and 14-52 (Zoning - Industrial District) to allow uses that are compatible with adjoining properties and as approved by the Plan Commission as a permitted use in the I-B-1 (Industrial Business 1 District), and the I-B-2 (Industrial Business 2 District).

Adjournment

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

Agenda Sent To:

Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Steve Jakups, St. Norbert College

Kirsten Conrad, Milestones Behavioral Pediatrics Inc.
David Van Den Heuvel, VHC
Andrew Kerr, Rinka Chung Architecture
Bank Mutual

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: May 29, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the April 30, 2018 Plan Commission meeting.

ATTACHMENTS:

- PC_Apr2018_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, April 30, 2018

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

Also present: Development Services Director Kim Flom and members of the public.

2. Approval of the minutes of the March 26, 2018 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunder, Taylor

3. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5177 Tetzlaff Road in the Town of Rockland (Parcel R-269). Submitted by Steven E. Zeitler, PLS, authorized representative for Lynda Tetzlaff.*

Development Services Director Kim Flom reviewed the extraterritorial CSM in the Town of Rockland. She noted that, because this property partially falls within the City's urban reserve area, each lot must be at least ten acres in size. Staff recommended approval of the CSM, subject to the conditions listed in the staff report. This item will be reviewed by the Common Council at their May 16, 2018 meeting. Mayor Walsh moved, seconded by Amy Kunder, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Amy Kunder, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunder, Taylor

4. Review and recommendation for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid Street (Pennings Activity Center) in an R2 Residential District. Submitted by Steve Jakups on behalf of St. Norbert College. *

Development Services Director Kim Flom reviewed the request to amend the conditional use permit for an overnight shelter facility at St. Norbert College. The request is to extend the operation of the shelter by one month, from November 1 through April 30 annually to November 1 through June 2 annually. Derek Beiderwieden noted that he believed the original intent was to accommodate winter overthrow from St. John's shelter. He questioned why the shelter would need to extend it for an extra month in the spring when the winter months are the shelter's busiest time. Kim noted that per the letter submitted by the applicant, St. Norbert College, the college was contacted by the director of St. John's shelter requesting that the college house guests during the summer months. However, due

to the academic year, commencement, and summer camp activities at the college, it was determined that the college could only accommodate this request through June 2. Mayor Walsh also questioned the reason for the request, saying that the month they are asking to extend the permit is in spring, not winter. The applicant was not at the meeting to answer the Plan Commission's questions; therefore, the Plan Commission referred this item back to staff before making a decision. Larry Lueck requested that the item be brought to the May Plan Commission meeting and that a representative from St. Norbert College be in attendance to answer any questions. Larry Lueck moved, seconded by James Boyd, to refer the item back to staff. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
	Next: 5/29/2018 7:00 PM
MOVER:	Larry Lueck, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Taylor

5. Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland Avenue in De Pere (Parcel WD-68-1). Submitted by Mark VerHaag, Vice President, Representative for JACHNA LLC, Robert Mach, Mach IV, authorized Representative for FoxStar Investments LLC.

Development Services Director Kim Flom reviewed the site plan for an 1100 square foot addition at the Drift Inn. She reported that the addition will be comprised of a three foot masonry/stone base and mini rib vertical metal panels above the stone base. The vertical metal panels are typically not allowed on a building in the B-2 zoning district. However, in 2015, the Plan Commission approved the use of the metal panels on the original building. Because of this, they would like to use the metal panels on the addition so it is consistent with the rest of the building. Staff recommended approval of the site plan subject to the conditions outlined in the staff report. Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the site plan. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a Site Plan for a modified onsite storm water management system and additional pavement for Poolworks at 765 Lawrence Drive in De Pere (Parcel WD-D0216-4). Submitted by Ben Hamblin, McMahon Associates INC Project Engineer, authorized representative for Poolworks.

Development Services Director Kim Flom reviewed the site plan for a modified storm water management system and additional pavement for Poolworks. She noted that there are no changes proposed to the building. The proposal includes adding approximately 8000 square feet of pavement and the redesign and relocation of the stormwater management system. Staff recommended approval of the site plan, subject to the conditions outlined in the staff report. Kim added that the applicant has already submitted an updated site plan, which has addressed several of the conditions. Derek Beiderwieden moved, seconded by James Boyd, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Taylor

7. Recommendation regarding the proposed 61 Lot and one Outlot Preliminary Plat of "Pine Trail Crossing" at 2600-2700 BLK Ryan Road (Parcels ED-R27-1 & ED-R27-2). Submitted by Steven M. Bieda, Mau & Associates LLP, authorized representative for AGG LLC.*

Development Services Director Kim Flom reviewed the preliminary plat for Pine Trail Crossing. The proposed development includes 60 single family lots, one potential multi-family lot, and one outlot. These two parcels were recently annexed into the City of De Pere in January 2018. The applicant is requesting two variances for the development. The street frontages for 28 of the lots do not meet the required frontage of 85 feet. The first variance is requesting these lots to be no less than 80 feet wide. The second variance request is to reduce the side yard setback from 10 feet to 7 feet on 20 of the lots. Kim reported that both the Engineering and Building departments have reviewed the plat and are comfortable with the 7 foot side yard setback. She also noted that Trailside Estates, the subdivision to the north has several lots that are less than 85 feet wide, including some lots that are 75 feet wide. James Boyd asked if new subdivisions in the City are required to put in sidewalks and Kim replied yes. Because no park land is required of this project, the developer will be required to provide payment in lieu of dedication. Larry Lueck asked for clarification on the numbering of lots on the plat. Mayor Walsh moved, seconded by Steve Taylor, to open the meeting for public comments. Upon vote, motion carried unanimously. Steve Bieda, the representative for the project, addressed the board. He noted that although a few of the numbers are not in sequential order, the numbering is correct. By state statutes, the plat must be numbered this way. He did add that on the preliminary plat, Lot 8 must be changed to Outlot 2. This is for tax purposes for the owners, who will be using the outlot to gain driveway access to their house and agricultural fields, not for building purposes. Mayor Walsh moved, seconded by Derek Beiderwieden, to close the meeting. Upon vote, motion carried unanimously. Kim reminded the commission that this is a preliminary plat review, which will be reviewed by the Common Council at their meeting on May 1. Once the final plat is submitted, it will again be reviewed by both Plan Commission and Common Council before being recorded. Staff recommended approval of the preliminary plat, subject to the conditions outlined in the staff report. Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the preliminary plat, including the two variance requests and the change of Lot 8 to Outlot 2. Upon vote, motion carried unanimously.

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

8. Recommendation regarding a Site Plan for a storage shed for the Brown County Fairgrounds at 1500 Fort Howard Avenue in De Pere (Parcel WD-57). Submitted by Steve Corrigan, authorized Representative for the Brown County Fair Association and Brown County Parks.

Development Services Director reviewed the site plan request to build a 3200 square foot metal storage building on the grounds of the Brown County Fairgrounds. The shed is

designed to be able to be moved to a different location. Staff recommended approval of the site plan subject to conditions outlined in the staff report, along with the updated condition that no construction of any kind occur until De Pere receives a fully executed copy of the "Build, Donate and Lease Agreement" between Brown County and the Brown County Fair Association. Mayor Walsh moved, seconded by Amy Kunderling, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Amy Kunderling, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunderling, Taylor

9. Review and recommendation for a Proposed Right-Of-Way Vacation at 1022 Main Avenue in De Pere (Adjacent to Parcel WD-708-X-1-2). Submitted by City of De Pere.*

Development Services Director Kim Flom reviewed the right-of-way vacation for 1022 Main Avenue. She reported that the subject area is being redesigned with a roundabout, which would leave a portion of the street vacated. The vacated portion would then be attached to McDonald's, who is the adjacent property owner to the north. McDonald's desires the right-of-way for the site plan for their new building, which will utilize the area for heavy landscaping, a pedestrian/bicycle connection, and a drive lane near or within the right-of-way. This right-of-way vacation will be reviewed by the Common Council at their May 1, 2018 meeting, followed by a public hearing potentially on June 19, 2018. Derek Beiderwieden moved, seconded by Mayor Walsh, to approve the right-of-way vacation, subject to the condition that all existing easements remain in place. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Michael J. Walsh, Mayor
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunderling, Taylor

10. Review and recommendation for a Proposed Right-Of-Way Vacation at the 500 BLK S. 9th Street in De Pere (Adjacent to Parcels WD-D0217-3 & WD-D0218-2). Submitted by City of De Pere.*

Development Services Director Kim Flom reviewed the right-of-way vacation for the 500 BLK S. Ninth Street. If the vacation is approved by Council, the property would be split into two pieces and each piece would be attached to the two adjacent properties to the west. One of the property owners, Ray Hoffman, has approached the City with interest to build one or two duplex units on Parcel WD-D0218-2. However, the current size and dimension of the parcel makes it difficult to construct two duplex buildings that meet zoning code setbacks. With the addition of the vacated right-of-way, the parcel could be developed as requested. If approved, the Common Council will review this item at its May 16, 2018 meeting, followed by a public hearing potentially on July 17, 2018. Staff recommended approval of the right-of-way vacation, subject to two conditions:

1. All existing easements remain in place.
 2. Staff send notification letters for the right-of-way vacation public hearing that also includes information on the proposal to construct two duplex units on Parcel WD-D0218-2.
- Mayor Walsh moved, seconded by Steve Taylor, to approve the right-of-way vacation. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Walsh moved, seconded by Amy Kunding, to adjourn the meeting at 7:43 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: May 29, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Annual Election of Vice Chair.

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: May 29, 2018

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Review and recommendation for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid Street (Pennings Activity Center) in an R2 Residential District. Submitted by Steve Jakups on behalf of St. Norbert College. *

On April 30, 2018, the Plan Commission referred this item back to staff, in order to provide the petitioner an opportunity to attend and answer some questions about the proposal. Specifically, the Plan Commission noted that the intent of the request when granted in 2014 was to provide overflow capacity during the winter months. The Plan Commission wanted to confirm the St. Norbert facility was still providing only overflow and why overflow was needed during the month of May.

A copy of the staff report from the April meeting is attached. However, the petitioner has since requested additional changes to their application that include:

Timespan for revised Resolution before renewal is required--
Original (Resolution #14-107 Condition #3) was approved for Fall 2014 through Spring 2020.
Petitioner proposes to change to Fall 2014 through Spring 2025.

Dates of shelter operation for each season--
Original (Resolution #14-107 Condition #3) was approved for November 1st through April 30th.
Petitioner proposes to change to December 1st through February 1st and May 1st through June 7th. (This DOES NOT include the shelter operating from February 2 through April 30).

Additionally, recent changes to State Statutes have revised the public hearing notice required for a Conditional Use Permit from a Class I notice to a Class II notice. This results in a proposed public hearing and ordinance review date of June 19, 2018.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Conditional Use Permit application to change the following for the overnight shelter facility at 290 Reid Street:

1. Open dates changing from November 1st through April 30th to December 1st through February 1st and May 1st through June 7. (Shelter to be closed from February 2 through April 30).
2. Conditional Use Permit expiration date changing from Spring of 2020 to Spring of 2025.

NOTE: A representative from St. Norbert College plans on attending in case the Plan Commission has additional questions.

ATTACHMENTS:

- Mayor-PC Act 67 CUP Changes 5-29-18 (PDF)
- SNC Conditional Use - Plan Commission Report 04-2018 (DOCX)
- 2014 SNC PC Report (PDF)
- SNC Conditional Use Permit App 2018 (PDF)

CITY OF DE PERE

MEMO

To: Mayor Michael J. Walsh, Chair
 Members of the City Plan Commission
 From: Judith Schmidt-Lehman, City Attorney *Judy*
 RE: State Law Changes to Conditional Use Permit Review
 Date: May 29, 2018 (meeting date)

Effective November 29, 2017, state law on issuing conditional use permits (“CUP”) changed due to enactment of 2017 Wisconsin Act 67 (Act 67). The purpose of this memo is to provide guidance on how this new law affects the Plan Commission and Council decision making processes for CUP requests pending changes to the city’s zoning code [Chapter 14, De Pere Municipal Code (DPMC).]

CUPs are used by the City to permit a use otherwise not allowed in a zoning district if the Plan Commission and/or Council found it could do so and still protect adjoining property owners and the community at large. In deciding whether the proposed use would be allowed, the Plan Commission and Council apply standards found in the municipal code¹ and are allowed to attach conditions deemed necessary to protect the public interest.²

Act 67 imposed evidentiary standards for the Plan Commission/Council to use in evaluating the permit request and imposing conditions on the permit. Specifically, Act 67:

- *Requires that any condition imposed be related to the purpose of the ordinance and be based upon “substantial evidence.”*
- *Requires that the city’s decision to approve or deny be supported by “substantial evidence.”*

¹ §14-30(5) DPMC provides:

- (5) *Standards.* No conditional use shall be recommended by the Plan Commission unless such Commission shall find:
- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (b) That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;
 - (c) That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;
 - (d) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - (e) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

² §14-30(8) DPMC provides:

- (8) *Conditions and guarantees.* Prior to the granting of any conditional use, the Plan Commission may recommend, and the Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in subsection 5., above. In all cases in which conditional uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

- *Defines “substantial evidence” to mean facts and information other than merely personal preference or other speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a CUP and that a reasonable person would accept in support of a conclusion.*
- *Requirements and conditions must be:*
 - ✓ *Reasonable*
 - ✓ *Measurable to the extent practicable*
 - ✓ *May include limits on permit duration, transfer or renewal.*

Act 67 also removes the discretionary component in determining whether to approve the permit, and imposes the requirement that the city “shall” grant the permit if the applicant meets or agrees to meet all of the requirements and conditions specified in city ordinance or imposed by city.³

Lastly, Act 67 provides that, once granted, a CUP remains in effect as long as the conditions upon which the permit was issued are followed. This does not prohibit the city from imposing a condition as to the permit’s duration, transfer or renewal.⁴

In reviewing any CUP application before the Commission or Council, please refer to these new evidentiary and permit approval processes in guiding the Commission recommendation to the Council and in the Council decision on the application. We are still reviewing our current ordinance to determine what, if any, changes are necessary as a result of Act 67.

If you have any questions or concerns, please let me know.

cc: Alderperson Hansen
Alderperson Jennings
Alderperson Raasch
Alderperson Crevier
Alderperson Nelson
Alderperson Carpenter
Larry Delo, City Administrator
Kimberly Flom, Development Services Director

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³ Wis. Stats. §62.23(7)(de)2.a provides:

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

⁴ Wis. Stats. §62.23(7)(de)4 provides:

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

- ITEM 4:** Review and recommendation for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid Street (Pennings Activity Center) in an R2 Residential District. Submitted by Steve Jakups on behalf of St. Norbert College.

PROPOSED CONDITIONAL USE PERMIT LOCATION



- REQUESTED ACTION:** Conditional Use Permit Approval.
- COMMON DESCRIPTION:** Northeast corner of Reid Street and 3rd Street
- PARCEL NUMBER(S):** WD-905 and WD-934
- EXISTING ZONING:** R2 – Single & Two Family Residence
- APPLICANT/OWNER NAME:** St Norbert College
Steve Jakups – Sr. Director
of Campus Safety
100 Grant Street
De Pere, WI 54115
- SITE HISTORY:** The City Council approved a Conditional Use Permit for an overnight shelter facility at 290 Reid Street in 2014. The Conditional Use Permit allowed the building to operate as an overnight shelter every year between the dates of November 1 through April 30. The Conditional Use Permit extends through Spring of 2020 and noted that a new application is required by the fall of 2020 for overnight shelter operations to continue. Supporting documents that detail the current Conditional Use Permit are attached for review.

The applicant has submitted a request to change the annual dates of operation for the overnight shelter from November 1 to April 30 to November 1 to June 2. All other operations will remain the same. The request adds an additional month to the operations of the overnight shelter.

STAFF REVIEW:

The Staff report detailing the 2014 review is attached. Staff review does not indicate any negative impact for permitting the overnight shelter to operate for one additional month during the spring.

All property owners within 300 feet of the subject area have been notified of this application.

REVIEW PROCESS:

The Common Council will conduct a public hearing and review the Plan Commission recommendation, in the form of a resolution, after a Class 1 notice. That meeting is scheduled for May 15, 2018.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Conditional Use Permit application to change the dates for the overnight shelter facility at 290 Reid Street from November 1 to April 30 to November 1 to June 2.

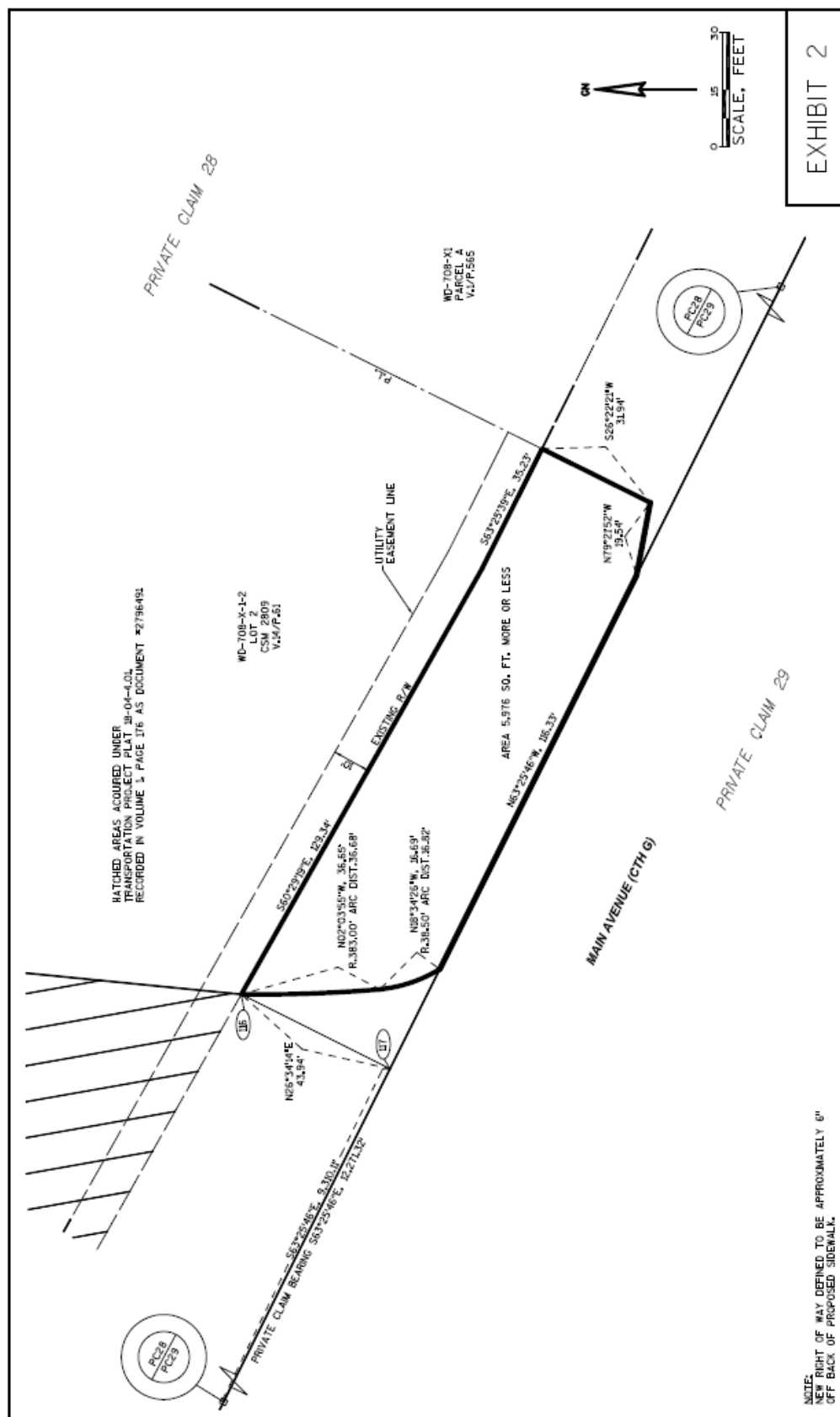
LEGAL DESCRIPTION

Part of Private Claim 28, West Side of the Fox River, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of Private Claim 29, West Side of the Fox River; thence S63°25'46"E along the north line of said Private Claim 29, West Side of the Fox River, 9310.11 feet to point 117 as shown on Transportation Project Plat (TPP) 18-04-4.01, recorded in Vol 1 TPP Pg. 176 as Doc # 2796491; thence N26°34'14"E, 43.94 feet to point 116 on the north right of way of CTH G as shown on said TPP, the point of beginning:

Thence along the existing north right of way of CTH G the following two courses: S60°29'19"E, 129.34 feet and S63°25'39"E, 35.23 feet; thence S26°22'21"W, 31.94 feet; thence N79°21'52"W, 19.54 feet to the said north line Private Claim 29, West Side of the Fox River; thence N63°25'46"W along said north line, 116.33 feet to a point on a curve with a radius of 38.50 feet and a chord bearing N18°34'26"W, 16.69 feet; thence northerly along the arc of said curve 16.82 feet to a point on a curve with a radius of 383.00 feet and a chord bearing N02°03'55"W, 36.65 feet; thence northerly along the arc of said curve 36.68 feet to said point 116, the point of beginning.

Said parcel containing 5,976 square feet, more or less.



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

MEETING DATE: September 22, 2014

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 Residential District. Applicant: St. Norbert College.*

ATTACHMENTS:

- PC_Staff_Memo_CU_SNC (PDF)
- SNC Conditional Use Permit application (PDF)

Attachment: 2014 SNC PC Report (6996 : Review of a Conditional Use Permit for an Overnight Shelter Facility *)

Item #4: Review a Conditional Use Application for an Overnight Shelter Facility at 290 Reid Street (Pennings Building) in a Single & Two Family Residential 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. A similar conditional use was approved by the Plan Commission and the City Council for the first part of 2014. The conditional use is requesting that the facility be made available between the dates of November 1st through April 30th, 2015 as an overnight shelter. The application also requests that the conditional use be valid for five years. 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 conditions:

1. The building shall be in compliance with building and fire code for residential occupants.
2. The numbers of beds would be limited to 16 beds.
3. Operation would be between November 1st through April 30th each year for a period of five years (Fall 2014 - Spring 2020; new application required before fall of 2020).
4. Hours of operation would be between 9 p.m. and 6 a.m. Daytime services would not be provided by St. Norbert College.
5. Services provided are limited to those related to a safe sleeping facility for guests.
6. The conditional use shall be forwarded to City Council.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	Fee: \$ 260.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) St. Norbert College	Authorized Representative Daniel Robinson	Title Sr. Advisor to the VP for MSA	
Mailing Address 100 Grant St.	City De Pere	State WI	ZIP Code 54115
Email Address daniel.robinson@snc.edu	Phone Number (incl. area code) 920-403-3079	Fax Number (incl. area code) 920-403-4092	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Pennings Activity Center; 290 Reid St.; De Pere, WI 54115	Parcel No.
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SECTION 4: Proposed Conditional Use

Existing Zoning:	R-2 - single family residence
Present Use of Parcel:	educational
Proposed Use of Parcel:	temporary emergency housing
Present Use of Adjacent Properties:	educational

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Eileen Jahnke	Title Vice President	Phone Number 920-403-3250
Signature of Applicant Eileen Jahnke		Date Signed 9-15-14

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

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

Attachment: SNC Conditional Use Permit application (2664 : SNC Conditional)
Attachment: 2014 SNC PC Report (6996 : Review of a Conditional Use Permit for an Overnight Shelter Facility *)

City of De Pere Conditional Use Permit application

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

- A. Overflow/Emergency overnight site for St. John the Evangelist Homeless Shelter
- B. Conditional use approval for a temporary, 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 between November 1-April 30, which match with the season the shelter is open. Our intention is to operate primarily during the semester break, but be available if an emergency arises where the Shelter is not available (e.g., loss of heat, etc.) We would also ask that the Conditional Use Permit be valid for a five-year period, and then be revisited at that point.
- C. Location of project/building is 290 Reid St.; De Pere, WI (*see map created by City Planning department*)
- D. Other needed information
 - a. **Existing site conditions** – The building is currently used for a variety of student activities, including athletic activities in the gymnasium. The building also houses the St. Norbert College Campus Safety department as well as the College's ROTC program.
- G. Other information considered pertinent by the Plan Commission
 - a. **Floor plan of use** - The Pennings Activity Center would house 16 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** – November 1-April 30th, matching the shelter's season of operation.
 - 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 when the shelter reaches its capacity of 84 and the 1st identified overflow site, located in Green Bay, reaches its capacity of 16. The space would also be available for up to 16 people if the main shelter is unavailable due to an emergency (e.g., loss of heat, etc.).
 - 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.

Attachment: SNC Conditional Use Permit application (2664 : SNC Conditional)

Attachment: 2014 SNC PC Report (6996 : Review of a Conditional Use Permit for an Overnight Shelter Facility *)

CITY OF DE PERE
RECEIVED

APR 13 2018

PLANNING DEPT.



CITY OF DE PERE

APPLICATION FOR
CONDITIONAL USE

Fee: \$ 305.00

Receipt #: 131433

Date: 4-13-18

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) <i>St Norbert College</i>	Authorized Representative <i>Steve Jakups</i>	Title <i>Sr. Director of Campus Safety</i>	
Mailing Address <i>100 Grant St.</i>	City <i>De Pere, WI 54115</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>Steve.Jakups@Snc.edu</i>	Phone Number (incl. area code) <i>(920) 403-1346</i>	Fax Number (incl. area code) <i>(920) 403-4020</i>	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
-----------------------------	------------

SECTION 4: Proposed Conditional Use

Existing Zoning:	<i>R-2 Single Family Residence</i>
Present Use of Parcel:	<i>Educational</i>
Proposed Use of Parcel:	<i>Temporary EMERGENCY HOUSING</i>
Present Use of Adjacent Properties:	<i>Educational</i>

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) <i>Steve Jakups</i>	Title <i>Sr. Director of Campus Safety</i>	Phone Number <i>(920) 403-1346</i>
Signature of Applicant <i>Steve Jakups</i>		Date Signed <i>03-16-2018</i>

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

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



100 Grant Street • De Pere, WI 54115-2099 • www.snc.edu/campusafety

March 16, 2018

City of De Pere
Clerk & Plan Commission
335 South Broadway
De Pere, WI 54115

Dear Clerk and Plan Commission Members,

On October 7, 2014, the City of De Pere Common Council reviewed and approved Resolution #14-107 authorizing a Conditional Use Permit for an overnight shelter facility at St. Norbert College in the Pennings Activity Center, 290 Reid Street, De Pere, WI. The permit was approved for housing no more than 16-overnight guests during the hours of 9:00 pm - 6:00 am, November 1 to April 30. A review of the occupancy activity over the past 4-years shows St. John the Evangelist Homeless Shelter located in Green Bay, requested and received nightly overflow shelter service for an average of 11- individuals, usually during the month of January, which traditionally is the coldest month of the winter. This year the shelter did not file a request for guest housing with the College. During the overnight stays, guests were supervised by a member of the shelter team who stayed overnight. The Campus Safety Department is also located in the Pennings Activity Center and staffs at least 2 – professionally trained officers during the overnight hours. The officers are able to provide service and assist with the shelter supervisor's requests for unruly behavior or possible medical issues. Neither our security staff or the shelter supervisor have experienced behavior or medical issues while guests were housed at the Pennings Activity Center. Furthermore, the campus safety staff reported the guests were very friendly, appreciative and well-mannered.

Recently, the College was contacted by Ms. Alexia Wood, Executive Director of St. John the Evangelist Homeless Shelter and Micah Center, asking if it would be possible for the College to house guests during the summer months. The College's administration met and discussed the request, taking into consideration end of the academic year testing activities, commencement and summer camp and conference events. It was decided if a new Conditional Use Permit would be granted or if the current permit revised, the College could welcome up to 6 - guests per night during a period from May 15 – June 1. *2018*

I am enclosing a New Conditional Use Permit Application and a copy of the 2014 application and permit for your review. It is the hope of the College; the city plan commission and city council will review and grant the Conditional Use Permit or extend the 2014 document so we can continue to provide services to a very worthwhile organization. If you have questions please feel free to contact me at your convenience.

Sincerely,

Steve Jakups
Sr. Director of Campus Safety
St. Norbert College
100 Grant St.
De Pere, WI 54115
Steve.jakups@snc.edu
(920) 403-1346

RESOLUTION #14-107

AUTHORIZING AND APPROVING A CONDITIONAL USE PERMIT
(Overnight Shelter Facility at 290 Reid Street;
St. Norbert College Pennings Building)

WHEREAS, the Common Council of the City of De Pere has reviewed the recommendation of the City Plan Commission regarding the granting of a conditional use as described below and has determined that the matter be scheduled for public hearing and decided by the Common Council; and

WHEREAS, the City Clerk-Treasurer has published a Notice of Public Hearing regarding the proposed conditional use and, pursuant thereto, a Public Hearing has been held at the City Hall Council Chambers on the 7th day of October, 2014 at 7:35 p.m., whereupon the Common Council heard all interested parties, their agents and attorneys;

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

That the Common Council does hereby find and determine that an application for a conditional use permit has been made by a party in interest in accordance with §14-30, De Pere Municipal Code, further, that the standards relating to the conditional use as set forth in §14-30(3), De Pere Municipal Code, have been or will be complied with and that the Common Council does therefore and hereby, pursuant to §14-30(6), De Pere Municipal Code, authorize and grant a conditional use permit as provided at §14-39(2)(a), De Pere Municipal Code, for purposes of permitting within the R-2 Single and Two Family Residence District, an overnight shelter facility at 290 Reid Street subject to the following conditions:

1. The building shall be in compliance with building and fire code for residential occupants.
2. The number of beds is limited to 16.
3. Permitted days of operation are between November 1st through April 30th each year for a period of five years (Fall 2014 – Spring 2020); new application required before fall of 2020.
4. The hours of operation permitted are between 9 PM and 6 AM. Daytime services or activities are not provided or permitted at this site.

5. The services provided on this site are limited to those related to providing a safe sleeping facility for guests.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 7th day of October, 2014.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana L. Defnet, Clerk-Treasurer

Ayes: _____

Nays: _____

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

MEETING DATE: May 29, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Review and recommendation for a Conditional Use Permit application for a day care center at 2073 Lawrence Drive (Lawrence Drive Office Complex) in an I-B-1 Industrial District. Submitted by Kirsten Conrad on behalf of Milestones Behavioral Pediatrics INC and VHC INC.*

ATTACHMENTS:

- Mayor-PC Act 67 CUP Changes 5-29-18 (PDF)
- Day Care Conditional Use - Plan Commission Report 05-29-2018 (DOCX)
- Application Form (PDF)
- Petitioner Letter - Conditional Use Submittal Requirements (PDF)
- Existing Building Floorplan Map (PDF)

CITY OF DE PERE

MEMO

To: Mayor Michael J. Walsh, Chair
 Members of the City Plan Commission
 From: Judith Schmidt-Lehman, City Attorney *Judy*
 RE: State Law Changes to Conditional Use Permit Review
 Date: May 29, 2018 (meeting date)

Effective November 29, 2017, state law on issuing conditional use permits (“CUP”) changed due to enactment of 2017 Wisconsin Act 67 (Act 67). The purpose of this memo is to provide guidance on how this new law affects the Plan Commission and Council decision making processes for CUP requests pending changes to the city’s zoning code [Chapter 14, De Pere Municipal Code (DPMC).]

CUPs are used by the City to permit a use otherwise not allowed in a zoning district if the Plan Commission and/or Council found it could do so and still protect adjoining property owners and the community at large. In deciding whether the proposed use would be allowed, the Plan Commission and Council apply standards found in the municipal code¹ and are allowed to attach conditions deemed necessary to protect the public interest.²

Act 67 imposed evidentiary standards for the Plan Commission/Council to use in evaluating the permit request and imposing conditions on the permit. Specifically, Act 67:

- *Requires that any condition imposed be related to the purpose of the ordinance and be based upon “substantial evidence.”*
- *Requires that the city’s decision to approve or deny be supported by “substantial evidence.”*

¹ §14-30(5) DPMC provides:

- (5) *Standards.* No conditional use shall be recommended by the Plan Commission unless such Commission shall find:
- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (b) That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;
 - (c) That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;
 - (d) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - (e) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

² §14-30(8) DPMC provides:

- (8) *Conditions and guarantees.* Prior to the granting of any conditional use, the Plan Commission may recommend, and the Council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in subsection 5., above. In all cases in which conditional uses are granted, the City Council shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

- *Defines “substantial evidence” to mean facts and information other than merely personal preference or other speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a CUP and that a reasonable person would accept in support of a conclusion.*
- *Requirements and conditions must be:*
 - ✓ *Reasonable*
 - ✓ *Measurable to the extent practicable*
 - ✓ *May include limits on permit duration, transfer or renewal.*

Act 67 also removes the discretionary component in determining whether to approve the permit, and imposes the requirement that the city “shall” grant the permit if the applicant meets or agrees to meet all of the requirements and conditions specified in city ordinance or imposed by city.³

Lastly, Act 67 provides that, once granted, a CUP remains in effect as long as the conditions upon which the permit was issued are followed. This does not prohibit the city from imposing a condition as to the permit’s duration, transfer or renewal.⁴

In reviewing any CUP application before the Commission or Council, please refer to these new evidentiary and permit approval processes in guiding the Commission recommendation to the Council and in the Council decision on the application. We are still reviewing our current ordinance to determine what, if any, changes are necessary as a result of Act 67.

If you have any questions or concerns, please let me know.

cc: Alderperson Hansen
Alderperson Jennings
Alderperson Raasch
Alderperson Crevier
Alderperson Nelson
Alderperson Carpenter
Larry Delo, City Administrator
Kimberly Flom, Development Services Director

J:\Law\Memos\Mayor-PC Act 67 CUP Changes5-29-18.docx

³ Wis. Stats. §62.23(7)(de)2.a provides:

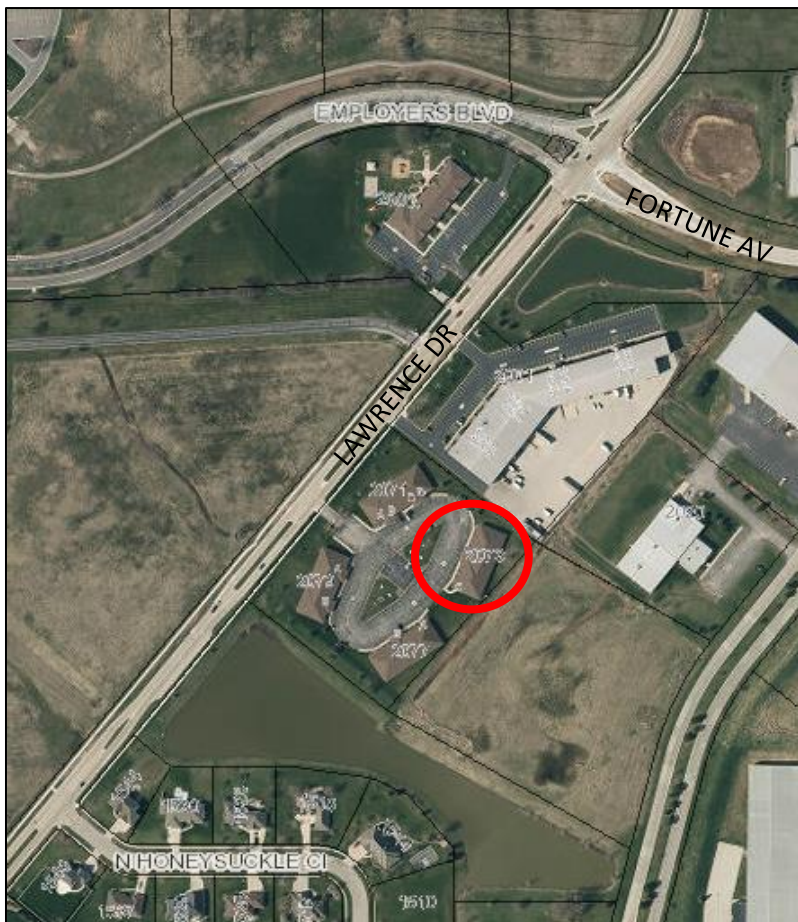
2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

⁴ Wis. Stats. §62.23(7)(de)4 provides:

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

- ITEM #5:** Review and recommendation for a Conditional Use Permit application for a day care center at 2073 Lawrence Drive (Lawrence Drive Office Complex) in an I-B-1 Industrial District. Submitted by Kirsten Conrad on behalf of Milestones Behavioral Pediatrics INC and VHC INC.*

PROPOSED CONDITIONAL USE PERMIT LOCATION



REQUESTED ACTION:	Conditional Use Permit Approval.	
COMMON DESCRIPTION:	2073 Lawrence Drive, located south from the Fortune Avenue & Employers Boulevard intersection	
PARCEL NUMBER(S):	WD-1047	
EXISTING ZONING:	I-B-1 – Industrial-Business-1 District	
APPLICANT/OWNER NAME:	Milestones Behavioral Pediatrics INC Kirsten Conrad, Representative 830 Roth Road De Pere, WI 54115	VHC INC David Van Den Heuvel, CEO, Owner 3090 Holmgren Way Green Bay, WI 54304

SITE HISTORY:

The site was proposed for development in phases as a four-to-five building office complex in 1997. The subject 9,455 square foot building was added to the site in 2001. A fifth building has never been added to the site. The site was used for agricultural purposes prior to development.

The applicant has submitted a Conditional Use Permit request to allow for a day care center within the subject building, which is zoned I-B-1 District. The proposed use is expected to occur within approximately 5,975 square feet of the building with future expansion into the entire building.

STAFF REVIEW:

A document, written by the petitioner to summarize their conditional use submittal requirements is attached with this report. The petitioner plans on renting areas A and B of the building (see attached floorplan) and later expanding into area C when the attendee population exceeds 15. The capacity for the facility, when the entire building is utilized, is expected to be approximately 35. The petitioner proposes to provide outpatient therapy for children with autism and other developmental delays. Per our Code, this use would be considered a day care center, which would require a conditional use permit.

In order for a conditional use to be recommended by the Plan Commission, the following standards must be addressed, per Municipal Code 14-30(5):

- a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b) That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;
- c) That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- d) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- e) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

The following are staff findings related to the above standards:

- The proposed use is specifically for a day care facility that provides

outpatient therapy for children with autism and other developmental delays. The day care facility will operate Monday through Friday only, from 7:30am – 6:30pm. The business is proposed to open by mid-August 2018 with a capacity of approximately 35 children. The request is utilizing an existing structure and onsite parking, so impacts to the public are minimal.

- The I-B-1 District is designed to allow for day care centers complimentary to businesses and industries located in the De Pere Business Park. It is likely that the day care center will not be exclusive to Business Park employees only; the facility is able to serve both employees and nearby residents. Because the site is an existing building, and the next nearest off-site building (loading docks/garage bays) is over 90-feet away, impacts to adjacent properties are minimal.
- The building, access drives, storm water drainage, etc. already exists as the site was developed in phases between 1997 and 2001.
- Ingress and egress to American Boulevard already exists as the driveway, drive lanes, and parking lot on the site was developed, starting in 1997.
- The design of the existing site conforms with the City of De Pere Municipal Code and was approved as a site plan in 1997. A day care center is allowed in the I-B-1 District as a conditional use, if approved by the City of De Pere.

In addition to the staff review and report to Plan Commission, all property owners within 300 feet of the subject area have been notified of this application. Two of five residential properties on the north side of N. Honeysuckle Circle were greater than 300 feet away. To prevent confusion among neighbors with the appearance of “missed” properties, the two properties were also added to the notification list by staff.

REVIEW PROCESS:

The Common Council will conduct a public hearing and review the Plan Commission recommendation, in the form of a resolution, after a Class II notice. That meeting is scheduled for June 19, 2018.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Conditional Use Permit application to allow a day care center that provides outpatient therapy for children with autism and other developmental delays at 2073 Lawrence Drive. The hours of operation of the facility are Monday through Friday only, from 7:30am – 6:30pm. The capacity of the facility is approximately 35 children.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	Fee: \$ 305.00
		Receipt #: 132399
		Date: 5-14-18

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Milestones Behavioral Pediatrics, Inc	Authorized Representative Kirsten Conrad	Title Owner	
Mailing Address 830 Roth Road	City De Pere	State WI	ZIP Code 54115
Email Address kirstenc125@gmail.com	Phone Number (incl. area code) (920) 737-5325	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) VHC Inc	Contact Person David Van Den Heuvel3	Title CEO	
Mailing Address 3090 Holmgren Way	City Green Bay	State WI	ZIP Code 54304
Email Address	Phone Number (incl. area code) (920) 336-7278	Fax Number (incl. area code) (920) - 336-7516	

SECTION 3: Project or Site Location

Project Address/Description 2073 Lawrence Drive, De Pere WI 54115- Commercial Building	Parcel No. WD-1047
---	-----------------------

SECTION 4: Proposed Conditional Use

Existing Zoning:	1-B-1
Present Use of Parcel:	Vacant/Office Complec
Proposed Use of Parcel:	Center based out patient treatment/child care
Present Use of Adjacent Properties:	C-EO, 1-B-1 (Business and other child care facilities)

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) see attached letter	Title	Phone Number
Signature of Applicant		Date Signed

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

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

CONDITIONAL USE SUBMITTAL REQUIREMENTS

A. Name of project/development.

Milestones Behavioral Pediatrics

B. Summary of the Conditional Use and general operation of proposed use.

The space of the building would be used for outpatient therapy for children with autism and other developmental delays. The hours of operation would be from 7:30am-6:30pm Monday through Friday.

C. Written responses to the Conditional Use Standards: a. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; b. That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood; c. That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided; d. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and e. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

The establishment will be used to provide a much needed and beneficial service to the community. Applied Behavior Analysis, the type of therapy that will be provided in the space, is the only treatment recommended by the Surgeon General for the treatment of autism. Currently, the closest center based treatment facilities in the area are in Howard and Kimberly. By providing services in De Pere, the children will have more access to therapy and spend less time commuting to be given these services. Additionally, these services will greatly benefit the community, by

allowing children with autism and other developmental delays to gain different social and safety skills. The focus of therapy is increase the skill sets these children need to be functionally independently in their communities. Focus would be on increasing communication skills, decreasing aggressive or unsafe behaviors, working on forming and maintaining friendships, and daily living and adaptive skills. By providing local access to this type of therapy, the community itself will benefit. Finally, as a Board Certified Behavior Analyst, I am held to a high moral and ethical code. I will always seek to provide services in the least restrictive environment and in the most effect manner, meaning I, or anyone else providing services under me, will never use physical force, confinement, punishment or aversive techniques. The children attending Milestones will learn through positive experiences, and they will only learn skills that will directly benefit themselves and their community. By allowing Milestones the ability to be a part of the De Pere community, all the members of the community will benefit in numerous ways. There will be an increase in available services, an increase in awareness and acceptance, and an increase in valuable members of the community. The projected location is off a well maintained and busy road, where several large businesses are already established. This will make pick and drop off for parents convenient, especially if they are employed in this area. There is also adequate parking for both staff and parents provided already at this location in a private parking lot located off the main road, preventing any build up or traffic congestion on public roads. The building and the area fit all the current needs of Milestones. Milestones and it's owner plan to embellish the community, and to give back where and when it can.

D. If applicable, scale site map of project/development. If site plan review is required for the project, all efforts should be made to review the site plan and conditional use permit request at the same Plan Commission meeting.

Please see attached floorplan.

E. Project timeline.

The projected timeline would be to begin offering services at the center Mid-August/Beginning of September. By starting up during this time, Milestones would be

available to support children and schools during the back to school time, and provide them access to services they may not otherwise be able to receive.

F. Other information as requested by staff that would be considered pertinent by the Plan Commission.

Currently, the autism diagnosis rate is 1 in 59 children, which recently grew from 1 in 64. There is only one other center based program available in Brown County at this time, with locations in Bellevue and Howard. Based off the US Census, there are roughly 6,099 children in the city of De Pere. Using statistics alone, there are 104 children in our city with an autism diagnosis. By offering these services within their own neighborhoods, they have a greater chance of having access to services at the critical time and making large gains. The autism rate continues to grow, and it would be our best interest as a community to embrace this and provide the services that are desperately needed locally. By doing so, we will be supporting not only this population of people directly, but also their families, their current and future teachers, and other community helpers such as firemen and police officers.

VHC Inc.

3090 Holmgren Way
Green Bay, WI 54304

An Investment Company

Phone: 920/336-7278

Fax: 920/336-7516

May 11, 2018

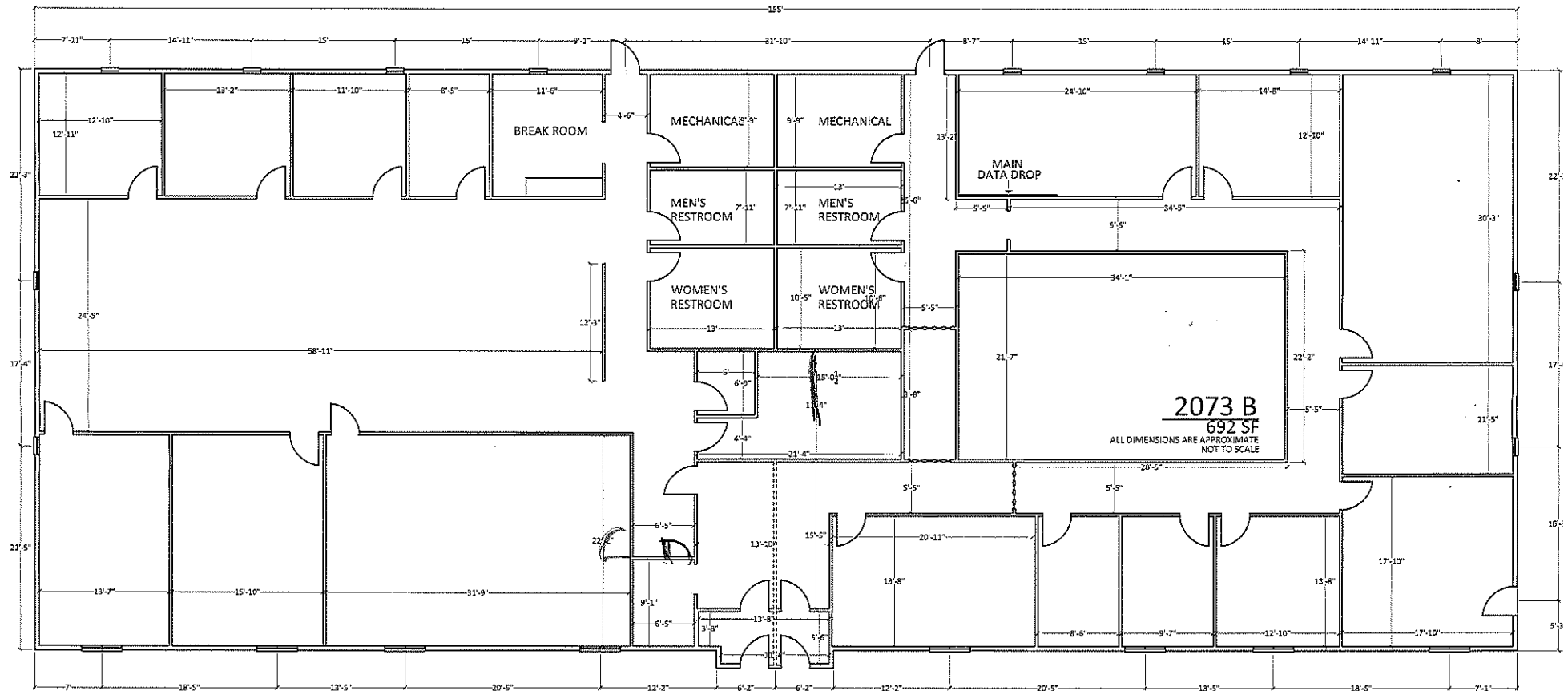
To whom it may concern:

VHC Inc. has no issues with renting space to Milestones Behavioral Pediatrics, Inc. at 2073 Lawrence Drive De Pere, WI.

Sincerely,



VHC Inc.



2073 A (BOLD)
5,265 SF
 ALL DIMENSIONS ARE APPROXIMATE
 NOT TO SCALE

2073 C
3,374 SF
 ALL DIMENSIONS ARE APPROXIMATE
 NOT TO SCALE

===== PROPOSED WALL TO CREATE
 SECONDARY ENTRY
 --- DEMO WALL IF SECONDARY
 ENTRY OPTION IS CHOSEN

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: May 29, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

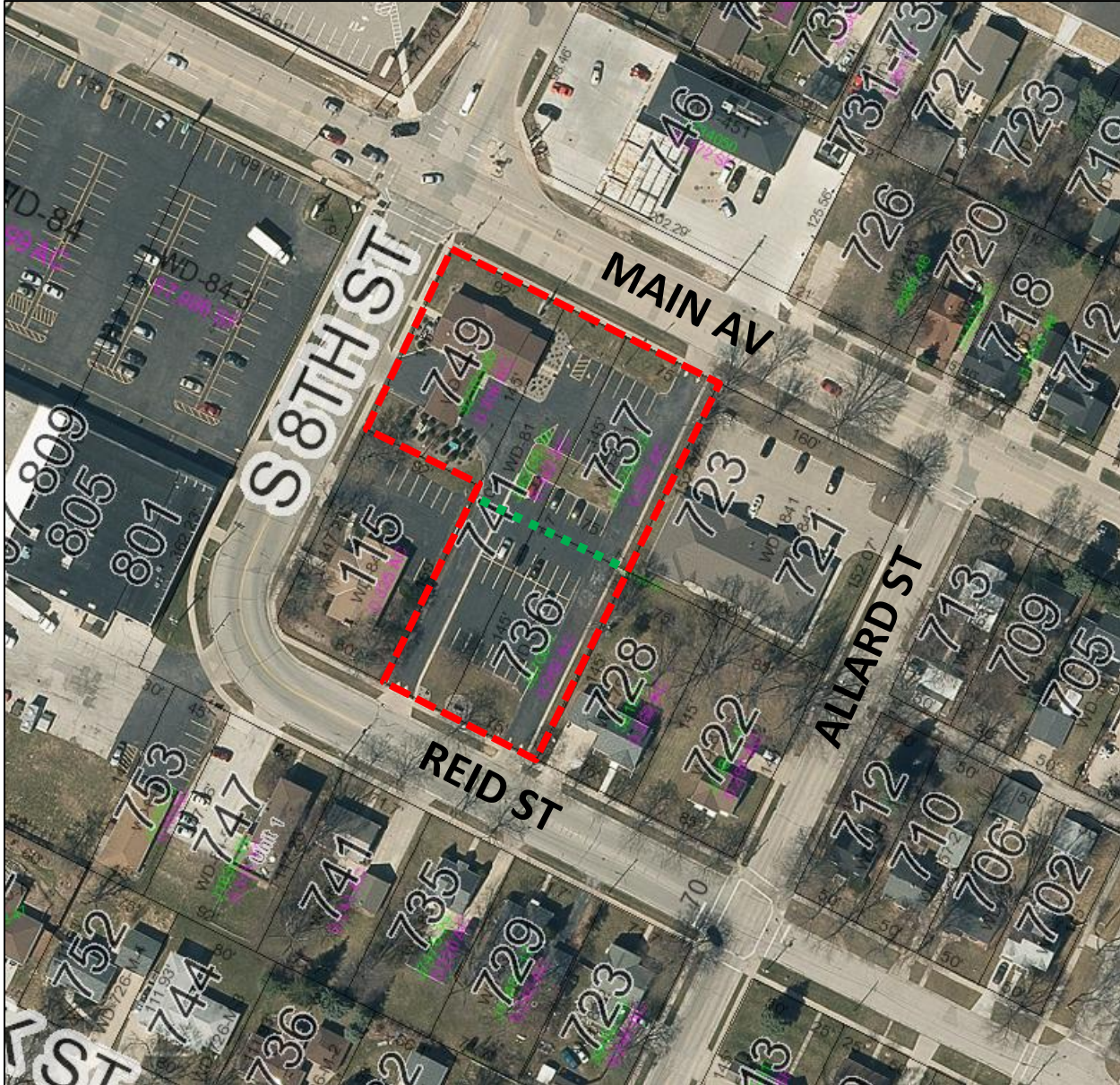
SUBJECT: Recommendation regarding a Site Plan for proposed new bank and parking area at 737-749 Main Avenue and 736 Reid Street in De Pere (Parcels WD-80-1, WD-81, WD-84-1, and WD-80). Submitted by Andrew Kerr, Rinka Chung Architecture, authorized Representative for Associated Bank.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1749 Main AV - Associated Bank (DOCX)
- Complete Site Plan Set - PRELIMINARY - 15 May 2018 (PDF)
- Application Form (PDF)

- ITEM 6:** Recommendation regarding a Site Plan for proposed new bank and parking area at 737-749 Main Avenue and 736 Reid Street in De Pere (Parcels WD-80-1, WD-81, WD-84-1, and WD-80). Submitted by Andrew Kerr, Rinka Chung Architecture, authorized Representative for Associated Bank.

SITE MAP



REQUESTED ACTION: Site Plan approval

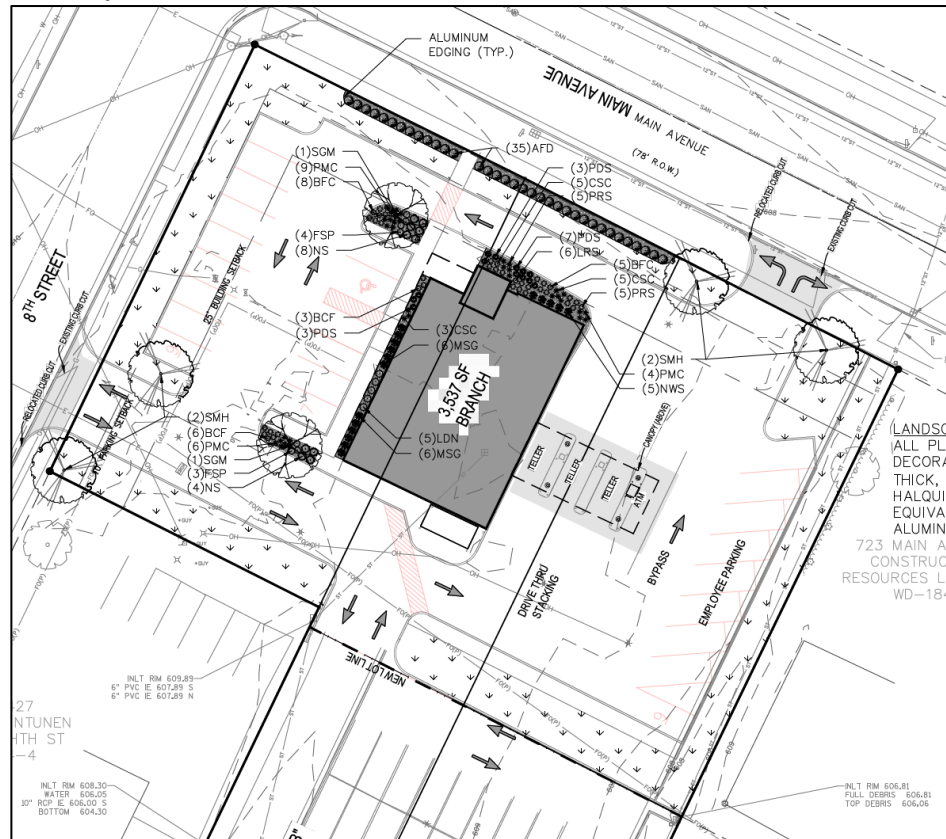
The removal of an existing bank and the construction of a new bank.

COMMON DESCRIPTION: 737-749 Main Avenue and 736 Reid Street, located southeast from the Main Avenue and 8th Street intersection.

- Banks and financial institutions, including drive-in facilities (permitted)
- Lot Size: After lot lines are reconfigured—
 - Main Avenue Lot: ~32,200 s.f. (meets 2,000 s.f. minimum)
 - Reid Street Lot: ~18,700 s.f. (meets 2,000 s.f. minimum)
- Front Yard Setback: ~33 feet (meets 25 foot minimum requirement)
- Corner side Yard Setback: ~80 feet (meets 25 foot minimum requirement)
- Interior Side Yard Setback: ~95 feet (meets 0 foot minimum requirement)
- Rear Yard Setback: ~45 feet (meets 0 foot minimum requirement)
- Building Height: 1 story at ~28.3 feet (allowed height N/A)
- Floor Area Ratio: 0.11 (maximum allowed 2.8)
- Minimum Landscaping: 6 trees with building and street front vegetation (requires 4 trees)

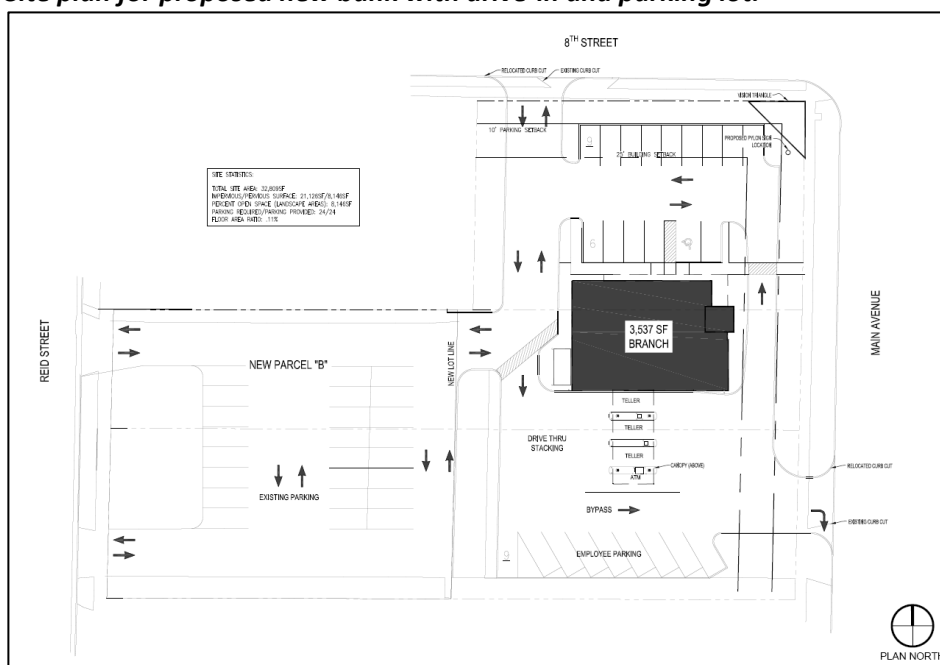
Although the landscaping requirement has been met with 6 trees, the Commission may wish to request a significant addition of landscaping at the corner and along 8th street to soften and screen the view of the parking lot, as has been required for many recent site plans along Main Avenue.

Landscape Plan

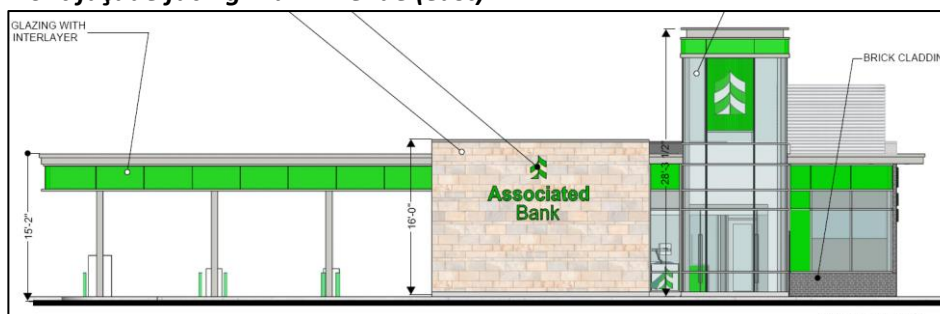


Area	Required Stalls	Provided Stalls
Employee Parking	9	9
Visitor Parking	<i>undefined</i>	15
Drive-In	4 sets of 3 (12 total)	Not Shown
TOTAL	9 Auto Stalls 12 Drive-in	26 Auto Stalls Drive-in not shown

Site plan for proposed new bank with drive-in and parking lot.



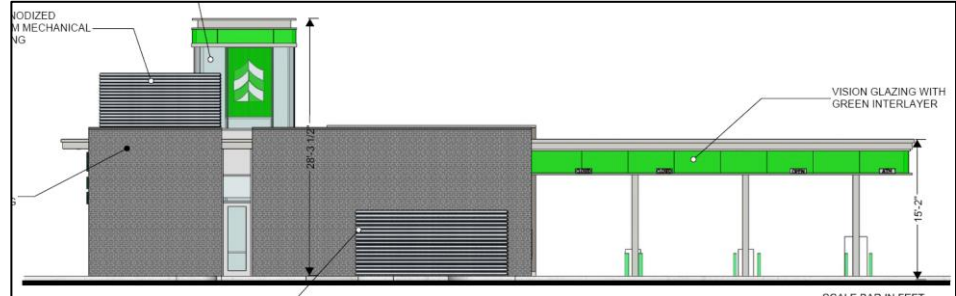
Front façade facing Main Avenue (east).



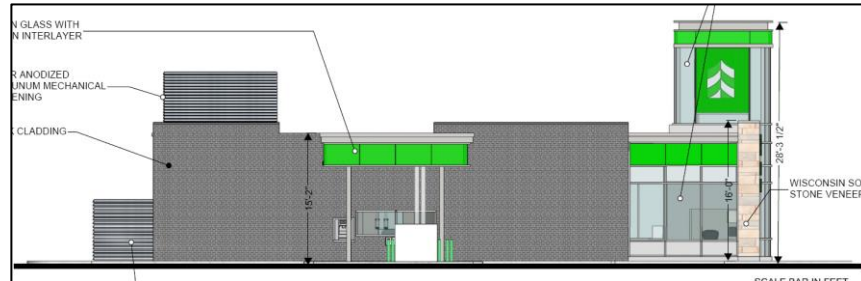
Side façade facing 8th Street (north).



Rear façade facing Reid Street (west).



Interior side façade facing adjacent Property (south).



STAFF COMMENTS:

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

Engineering:

1. Submit the following information:
 - a. Cover sheet
 - b. Removal Plan
 - c. Utility Plan – need to show the utilities extending to service the new building (I will provide redline)
 - d. Storm water facilities plan
 - e. Paving Plan with contours
 - f. Erosion Control Plan
 - g. Photometric Lighting Plan
2. Additional comments and conditions will be provided to the petitioner by Engineering staff after review of the above referenced information.

Fire:

1. None.

Forestry:

1. None.

Health:

1. None.

Planning:

1. Printed copies of site plan do not match the listed scales.
2. Parcels must be combined to eliminate conflicts with setbacks.
3. HVAC screening and dumpster screening (anodized aluminum) must be changed to reflect a masonry material that is being used on the site plan (brick or stone veneer).
4. Parking lot in rear (at Reid Street and next to residential zoning to east) is not changing so it is not required to be screened from adjacent residential, but additional screening/landscaping is strongly recommended.
5. The site plan requires at least four trees in the Landscape Plan. Six trees are shown, meeting the criteria. However, additional trees and landscaping should be placed at the corner and between 8th Street and the parking lot to soften and screen the view of the parking lot.
6. Approval of signage on the building is not part of the site plan review; separate signage application must be made to the Inspection staff. However, sign locations must be identified on the site plan. The site plan appears to identify one pole sign at the corner and two wall mounted signs. The pole sign must be no more than 100 square feet and no more than 20 feet tall. The structure shall be designed to incorporate design details, materials, and colors of the associated building. Poles shall be shrouded and integrated into the overall sign design. Sign panels shall not extend more than two feet beyond the width of the architectural support elements. The wall signs are based on the linear footage of street frontage on each facade (no more than approximately 45-50 square feet on Main Avenue side and approximately 60-70 square feet on the 8th Street side).
7. Provide scaled measurements for building size, parking stalls, drive lanes, and landscaping areas.
8. Provide a breakdown for the required parking within the Site Statistics, including the number of needed employee stalls (1 per employee) and the number of visitor parking. Also identify the location of the reservoir waiting stalls for each drive thru lane (there must be at least three per lane - each 20 feet long).
9. Identify location of loading berth(s).
10. Additional comments and conditions may be provided to the petitioner by Planning staff after review of the additional information that was requested by Engineering.

Inspection:

1. Label the dumpster enclosure location on the site plan.
2. Two handicap stalls are required for the parking lot. The plan identifies only one stall.

The above conditions must be addressed via revised submittals and staff review and approval prior to issuance of a site plan approval memo.

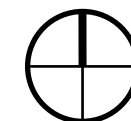
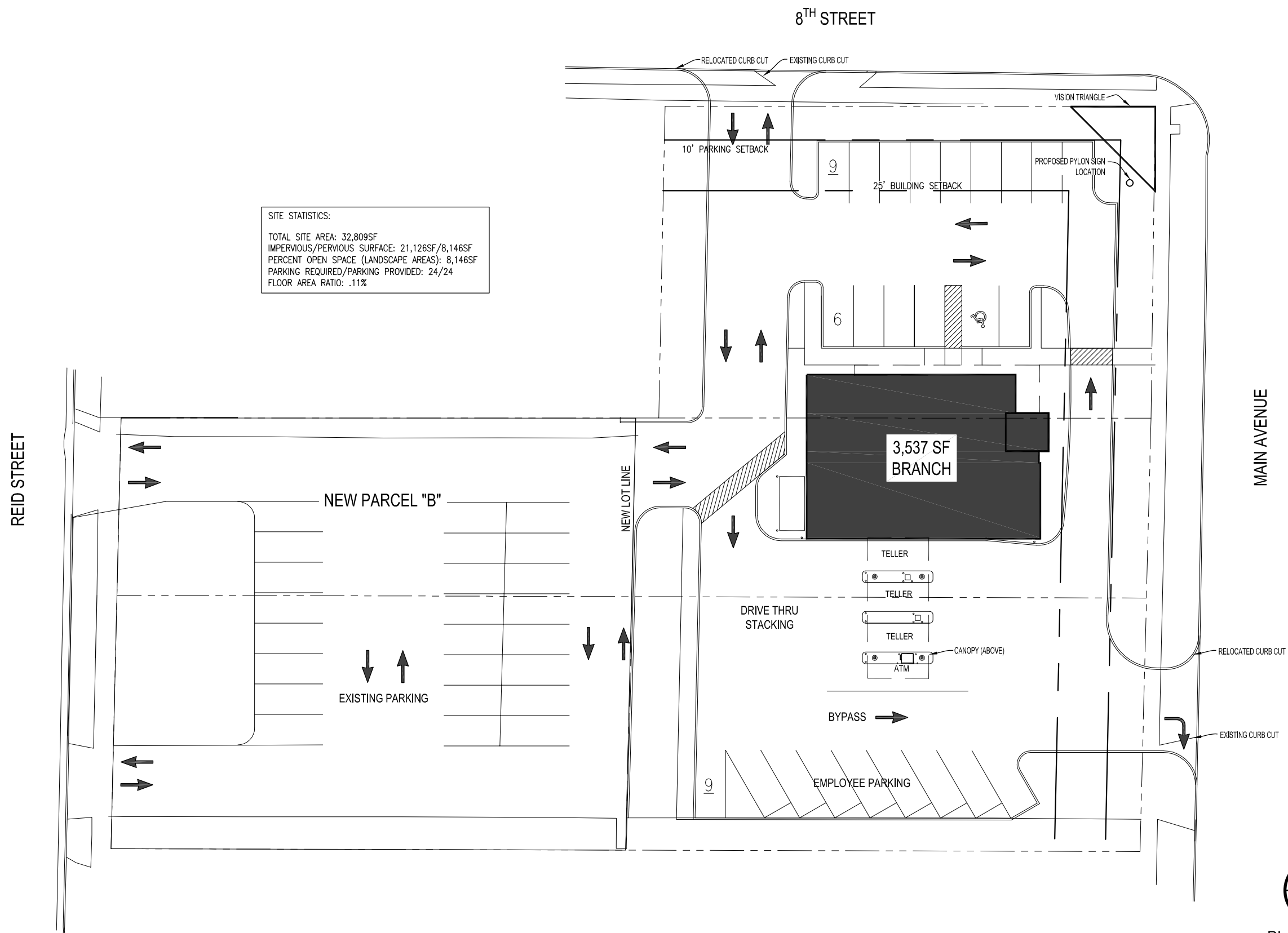
REVIEW PROCESS:

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

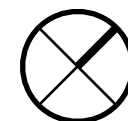
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Site Plan request for a new bank and parking area at 737-749 Main Avenue and 736 Reid Street, subject to compliance with the staff comments noted in this report

ASSOCIATED BANK - WEST DE PERE

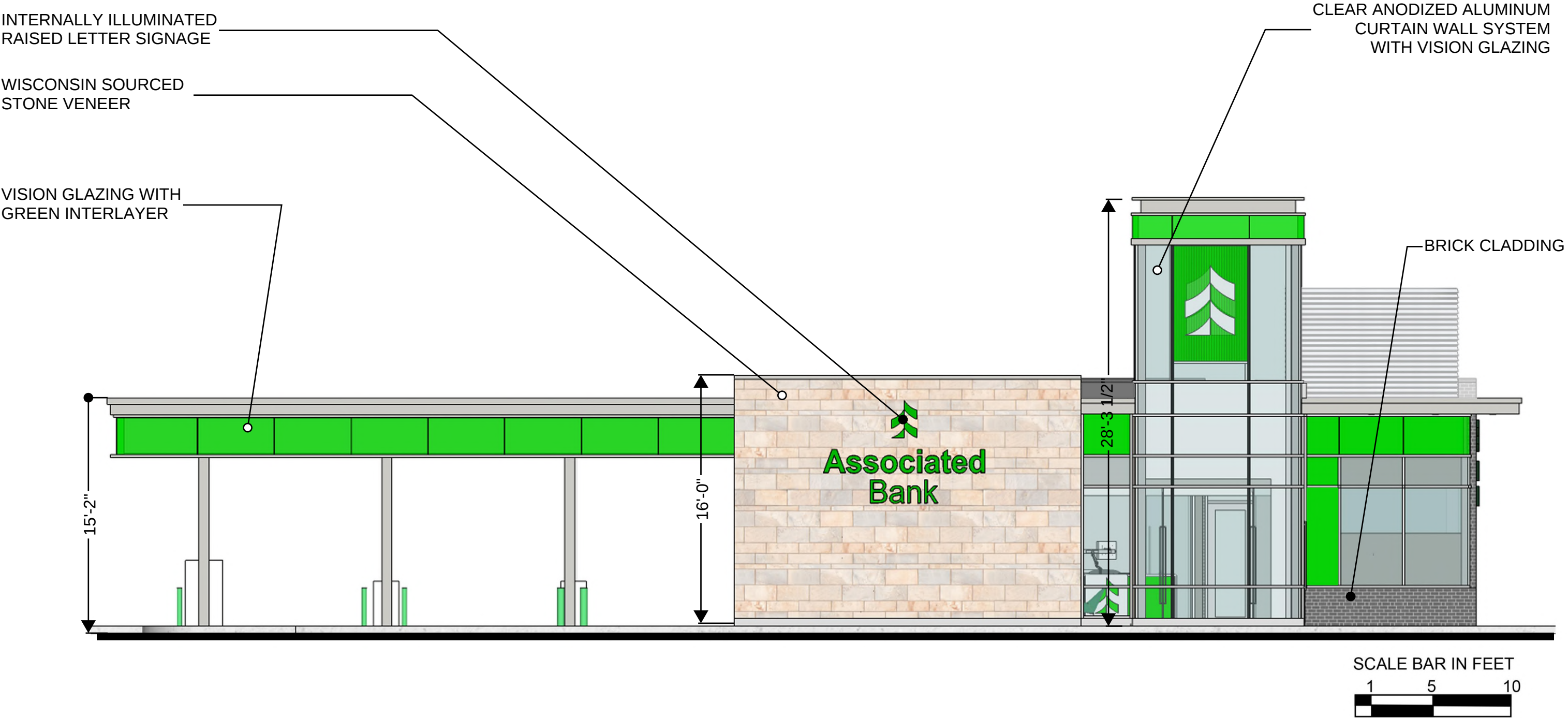


PLAN NORTH



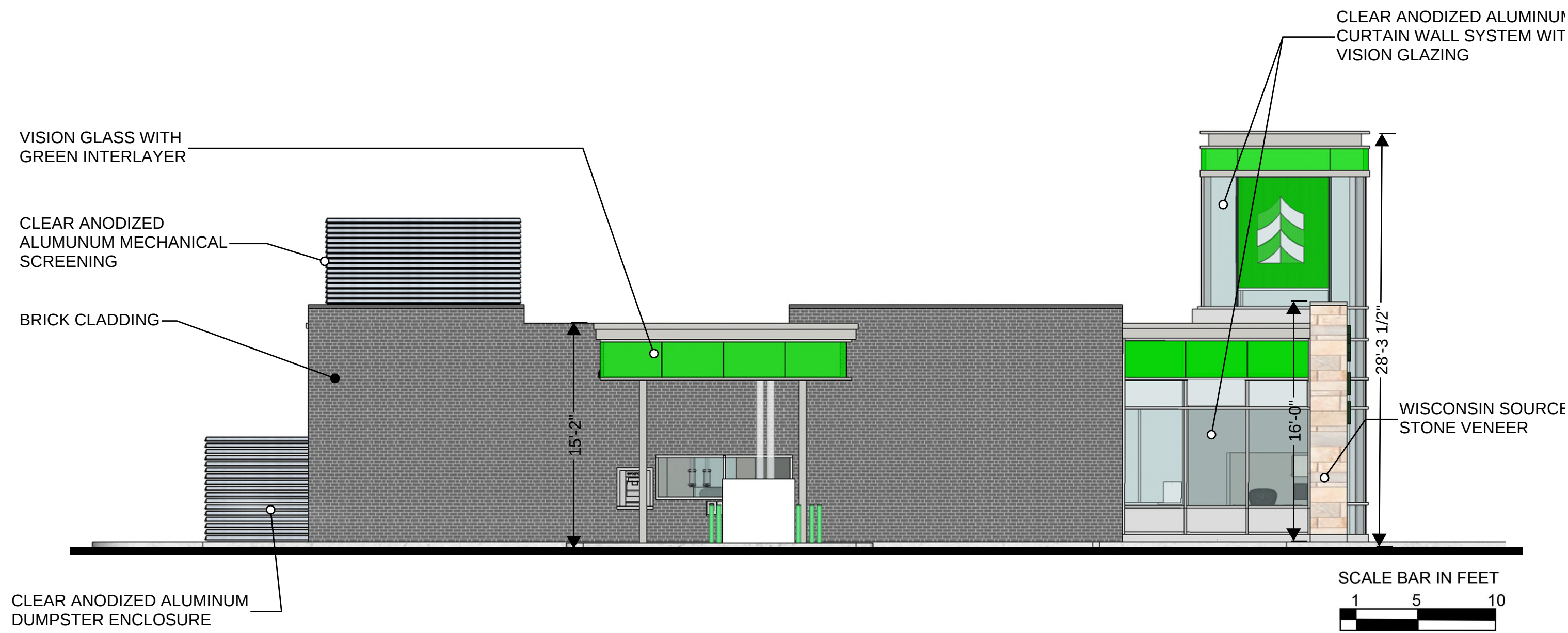
TRUE NORTH

ASSOCIATED BANK - WEST DE PERE



EAST ELEVATION

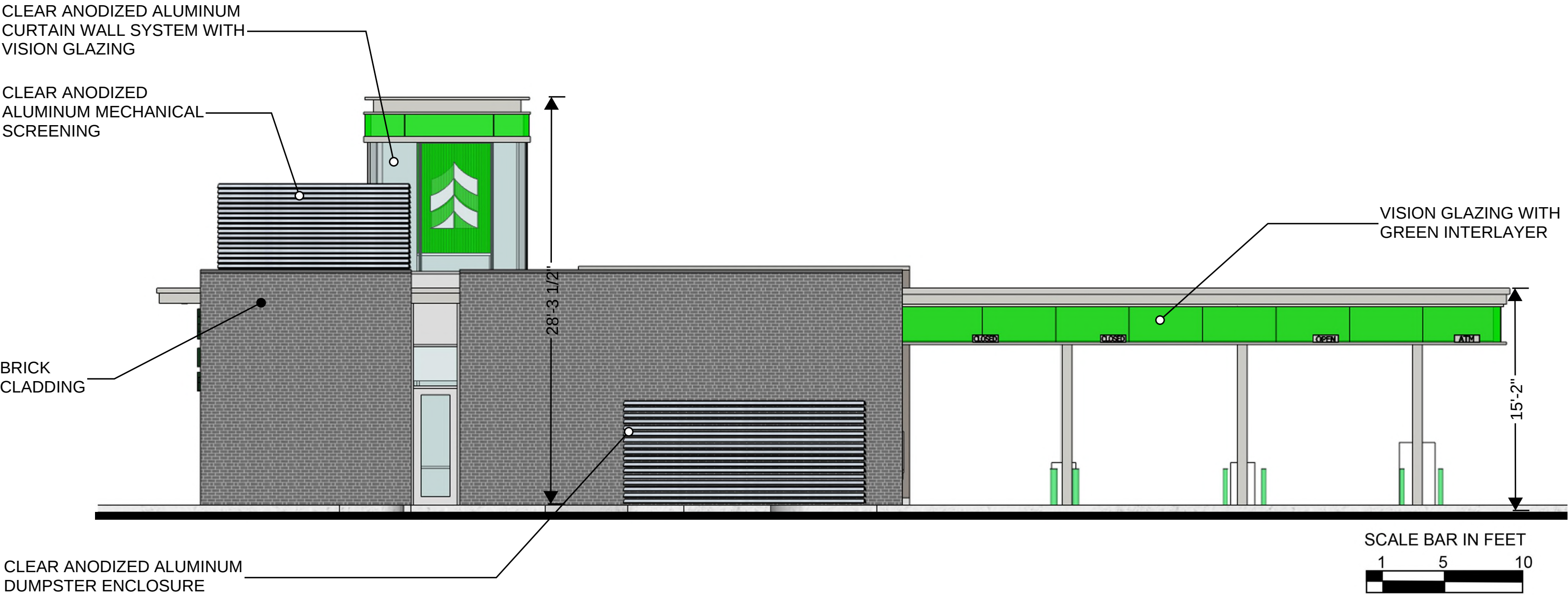
ASSOCIATED BANK - WEST DE PERE



SOUTH ELEVATION

Attachment: Complete Site Plan Set - PRELIMINARY - 15 May 2018 (7009 : Recommendation regarding a Site Plan for proposed new bank and

ASSOCIATED BANK - WEST DE PERE



WEST ELEVATION

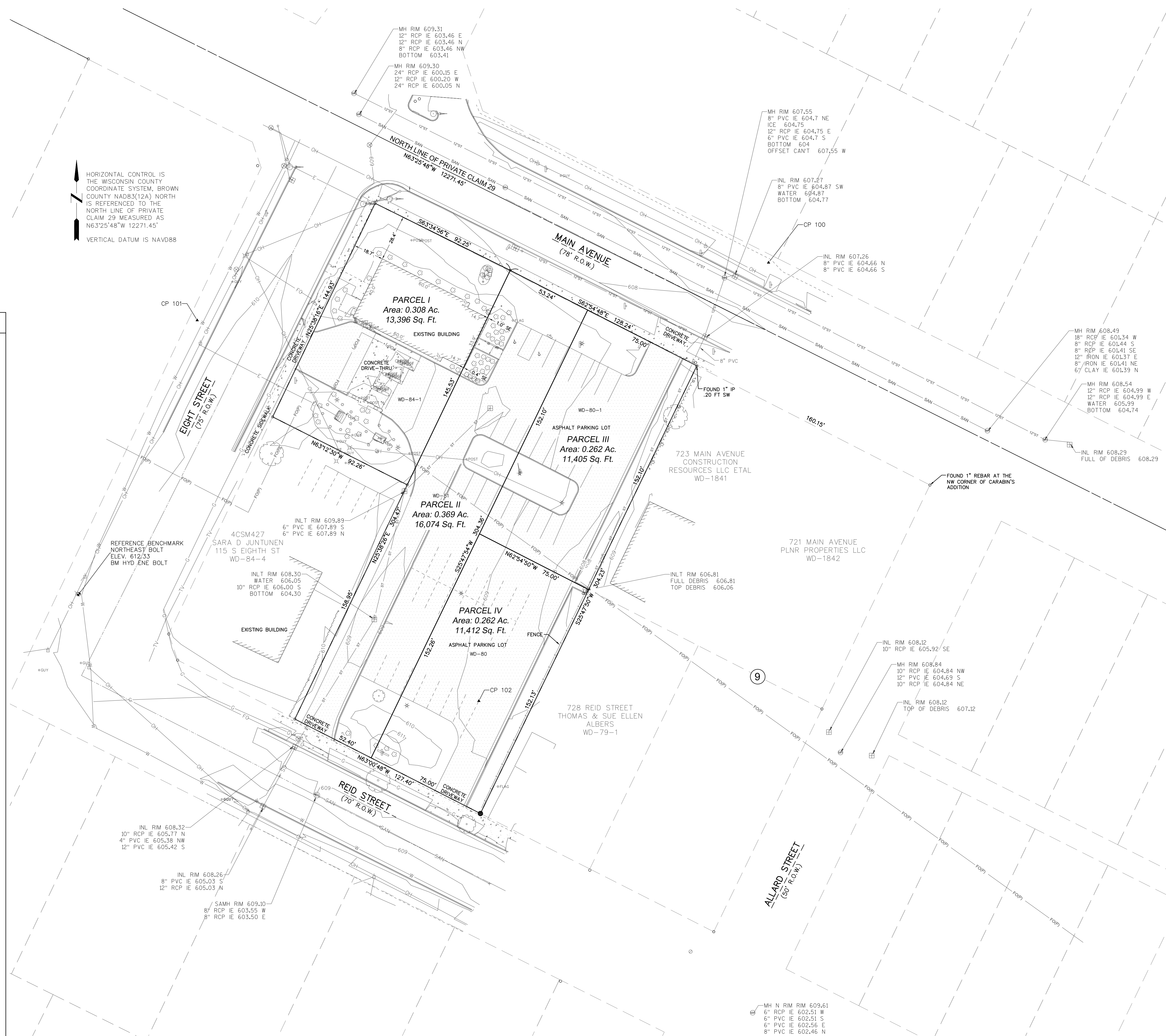
ASSOCIATED BANK - WEST DE PERE



NORTH ELEVATION

ALTA/NSPS LAND TITLE SURVEY

PART OF LOT "A" AND LOT "B" OF ASSESSOR'S SUBDIVISION OF 1925 OF LOT 103 OF ASSESSOR'S SUBDIVISION IN THE CITY OF DE PERE, BROWN COUNTY, STATE OF WISCONSIN.



LEGEND

✱	= BENCH MARK
▲	= CONTROL POINT
⌘	= CHISELED MARK FOUND
✱	= CUT CROSS SET
○	= 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
●	= 1-1/4" O.D. x 18" LONG IRON PIPE SET, WEIGHING 1.68 LBS./FT.
□	= 5/8" O.D. REBAR FOUND, UNLESS OTHERWISE INDICATED
■	= SECTION CORNER MON.
△	= FOUND MAG/PK
▲	= SET MAG NAIL
(R.A.)	= RECORDED AS
O.D.	= OUTSIDE DIAMETER
⊗	= WATER VALVE
⊕	= FIRE HYDRANT
○ BORE	= SOIL BORING
970.90	= SPOT ELEVATION
⊕	= BUSH, SHRUB
●	= POLE/POST/BOLLARD
○	= BOULDER
WM	= WINDMILL
⊕	= PULLBOX
(M)	= MANHOLE TYPE NOTED
(S)	= SANITARY SEWER MANHOLE
(S)	= STORM SEWER MANHOLE
(E)	= ELECTRIC MANHOLE
(T)	= TELEPHONE MANHOLE
(W)	= WATER MANHOLE
⊗	= UTILITY METER
†	= SPRINKLER
⊕	= GUY WIRE POLE
✱	= LIGHT POLE
⊕	= PEDESTAL
⊕	= POWER POLE
⊕	= POWER/LIGHT POLE
⊕	= TRAFFIC SIGNAL
⊕	= CURB STOP
⊕	= INLET
⊕	= CURB INLET
⊕	= GAS VALVE
⊕	= LIGHT POLE WITH MAST
⊕	= TREE (CONIFEROUS) DRIP LINE SCALABLE
⊕	= TREE (DECIDUOUS) DRIP LINE SCALABLE
□	= FOUND REBAR
○	= CLEANOUT
⊕	= FLAG POLE
⊕	= UTILITY MARKER POST
⊕	= WELL
⊕	= MONITORING WELL
⊕	= SIGN ON POST
⊕	= PARKING METER
⊕	= UTILITY CONTROL BOX
⊕	= UNKNOWN UTILITY VALVE
FL. EL.	= FIRST FLOOR ELEVATION
⊕	= BUILDING OUTLINE
---	= 3 --- = MINOR CONTOUR
---	= 5 --- = MAJOR CONTOUR
---	= FENCE
---	= BEAM GUARD
---	= CHAINLINK FENCE
---	= WOODED AREA/SHRUB EDGE
---	= WATER MAIN
---	= STORM SEWER
---	= SANITARY SEWER
---	= COMBINED SEWER
---	= NATURAL GAS MAIN
---	= UNDERGROUND TELEPHONE
---	= UNDERGROUND ELECTRIC
---	= OVERHEAD UTILITY LINES
---	= UNDERGROUND FIBER OPTIC
---	= UNDERGROUND CABLE TV
---	= BUREAU OF ELEC. SERV. CI. M.L.
---	= STEAM LINE
---	= COMMUNICATION CONDUIT
---	= ASPHALT SURFACE
---	= CONCRETE SURFACE
---	= WETLANDS

LEGAL DESCRIPTION PROVIDED PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-895415-MKE, EFFECTIVE DATE: MARCH 19, 2018 AT 7:30 A.M.

PARCEL I
THAT PART OF PARCEL "B" OF ASSESSOR'S SUBDIVISION OF 1925 OF LOT 103 OF ASSESSOR'S SUBDIVISION IN THE CITY OF NICOLET, NOW CITY OF DE PERE, WEST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF MAIN STREET 288.08 FEET NORTH 64° WEST OF THE NORTHWEST CORNER OF CARABIN'S SECOND ADDITION; THENCE NORTH 64°13' WEST ALONG THE SOUTH LINE OF MAIN STREET 92 FEET; THENCE SOUTH 24°40'30" WEST 145 FEET; THENCE SOUTH 64°13' EAST 92 FEET; THENCE NORTH 24°40'30" EAST 145 FEET TO THE POINT OF COMMENCEMENT.

TAX PARCEL NO. WD-84-1
PROPERTY ADDRESS: 749 MAIN AVENUE, DE PERE, WI 54115

PARCEL II
THAT PART OR PARCEL OF LOT "A" OF ASSESSOR'S SUBDIVISION OF 1925 OF LOT 103 OF ASSESSOR'S SUBDIVISION OF LANDS IN THE CITY OF NICOLET (NOW A PART OF THE CITY OF DE PERE) WEST SIDE OF FOX RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOTS "A" 235 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT "A" AT A PLACE OF BEGINNING; RUNNING THENCE SOUTH A DISTANCE OF 304 FEET ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A"; RUNNING THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" TO THE WEST LINE OF SAID LOT "A"; RUNNING THENCE NORTH ON THE WEST LINE OF SAID LOT "A" A DISTANCE OF 304 FEET TO THE NORTHWEST CORNER OF SAID LOT "A"; RUNNING THENCE EAST ON THE NORTH LINE OF SAID LOT "A" TO THE PLACE OF BEGINNING, BEING ALL THAT PART OF THE NORTH 304 FEET OF SAID LOT "A", EXCEPT THE EAST 235 FEET THEREOF.

TAX PARCEL NO. WD-81
PROPERTY ADDRESS: 741 MAIN AVENUE, DE PERE, WI 54115

PARCEL III
THE NORTHERLY 145 FEET OF THE WESTERLY 75 FEET OF THE EAST 235 FEET OF THE NORTH 304 FEET (EXCEPT THE SOUTH 14 FEET OF THE NORTH 159 FEET CONVEYED TO THE CITY OF DE PERE FOR AN ALLEY) OF SUBDIVISION "A" OF ASSESSOR'S SUBDIVISION OF 1925 OF LOT 103 IN ASSESSOR'S SUBDIVISION OF LANDS IN THE CITY OF NICOLET, NOW PART OF THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN AND THAT PART OF THE N 1/2 OF THE VACATED ALLEY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO SAID LOT AS VACATED IN RESOLUTION IN JACKET 5128 RECORDS, IMAGE 28.

TAX PARCEL NO. WD-80-1
PROPERTY ADDRESS: 737 MAIN STREET, DE PERE, WI 54115

PARCEL IV
THE SOUTH 145 FEET OF THE WEST 75 FEET OF THE EAST 235 FEET OF THE NORTH 304 FEET OF SUBDIVISION "A" OF ASSESSOR'S SUBDIVISION OF 1925 OF LOT 103 IN ASSESSOR'S SUBDIVISION OF LANDS IN THE CITY OF NICOLET AND THE SOUTH 1/2 OF VACATED ALLEY LYING NORTHERLY OF AND ADJACENT TO SAID PREMISES, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

TAX PARCEL NO. WD-80
PROPERTY ADDRESS: 736 REID STREET, DE PERE, WI 54115

SURVEYOR'S CERTIFICATE:

- To:
1. ASSOCIATED BANK
2. FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on.

Dated this 22nd day of FEBRUARY, 2018.

Brian E. Sandberg
Brian E. Sandberg
March 28, 2018

S-2500

SCHEDULE B-II NOTES: (7) (Corresponds with B-II Exceptions on the map)

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. POSSIBLE STORM SEWER EASEMENTS ALONG WEST LINE OF PARCEL III AND IV.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. NONE
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING, DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. AS SHOWN, BUILDING ENCROACHMENT ON PARCEL II FROM PARCEL I.
- NOT SURVEY RELATED.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NONE
- NOT SURVEY RELATED.
- NOT SURVEY RELATED.
- PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES. NONE
- EASEMENTS, IF ANY, OF THE PUBLIC OR ANY SCHOOL DISTRICT, UTILITY, MUNICIPALITY OR PERSON, AS PROVIDED IN SECTION 66.1005(2)(A) OF THE STATUTES, FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS OR SERVICE IN THAT PORTION OF THE CAPTIONED PREMISES WHICH WERE FORMERLY A PART OF ALLEY, NOW VACATED.
RESOLUTION #76-43 RECORDED OCTOBER 1, 1976, IN JACKET 647, IMAGE 7, DOCUMENT NO. 843729.
RESOLUTION NO. 8L-85 RECORDED DECEMBER 3, 1981, IN JACKET 5128, IMAGE 28, AS DOCUMENT NO. 970100.
- UTILITY EASEMENT GRANTED TO WISCONSIN PUBLIC SERVICE CORPORATION AND WISCONSIN TELEPHONE COMPANY
RECORDED: OCTOBER 12, 1977
JACKET: 1595
IMAGE: 1
DOCUMENT NO.: 872844
- NOT SURVEY RELATED

TABLE A NOTES

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (As shown)
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. Part of 508 W. Wisconsin Ave.
- Flood Zone classification is in Zone X per FIMA Panel 55009C0254f, effective on 08/18/2009
- Gross land area (and other areas if specified by the client). (As shown)
- (b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements. Identify the date and source of the report or letter.
- (a) Exterior dimensions of all buildings at ground level.
(b) Square footage of:
(1) Existing building is approximately 2,898 sq. ft.
(c) Building height at main entrance 16.20'
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). (As shown)
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. 59 parking spaces plus 2 disabled.
- Location of utilities existing on or serving the surveyed property as determined by:
 - Markings and prints requested by surveyor, Diggers Hotline tickets as shown
- Names of adjoining owners according to current tax records. (As shown)
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. (None)
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conduction the fieldwork. (None)
- If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plot or map. If no markers were observed, the surveyor shall so state. (None)
- Include on plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).

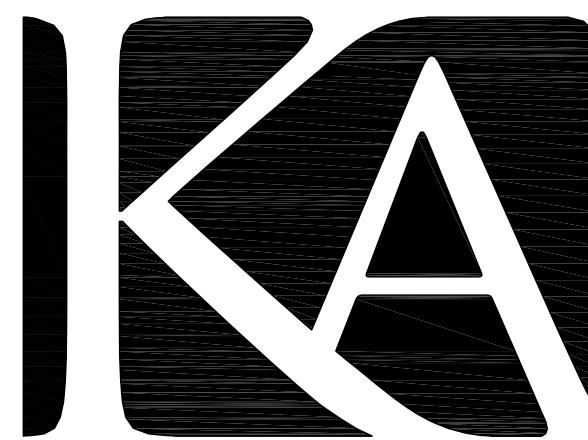
CONTROL TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	543436.71	82759.082	608.24	PK
101	543401.441	82409.574	610.63	PK
102	543168.5	82581.864	608.72	PK
RBM	543233.849	82337.159	612.33	BM HYD ENE BOLT

Note:
Underground Utilities Located by:

DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20180603638, 20180603639, 20180603653,
20180603654, 20180603660 and 20180603661

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.751.7200 Fax: 414.351.4117

www.kapurengineers.com

PROJECT:

**ASSOCIATED BANK
DE PERE**

LOCATION:

**749 MAIN AVENUE,
DE PERE, WISCONSIN**

CLIENT:

ASSOCIATED BANK

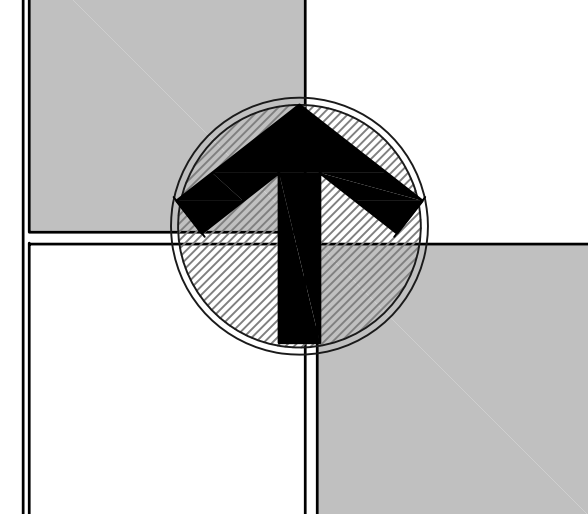
RELEASE:

FINAL

REVISIONS:

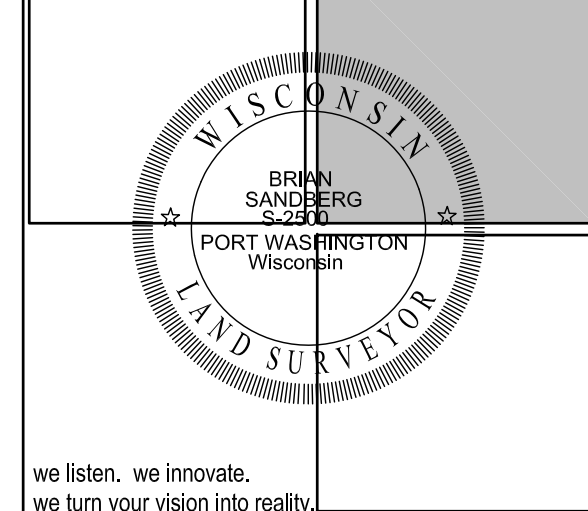
#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1" = 30"
0 10 20 30 40 50 60
IF NOT ONE INCH ADJUST
SCALE ACCORDINGLY

SEAL:



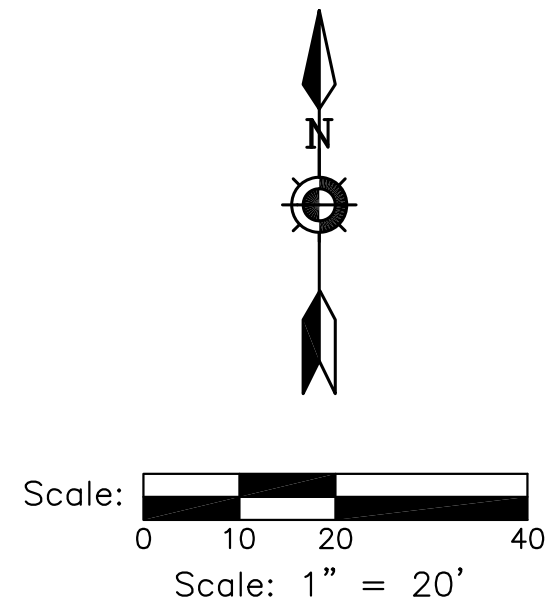
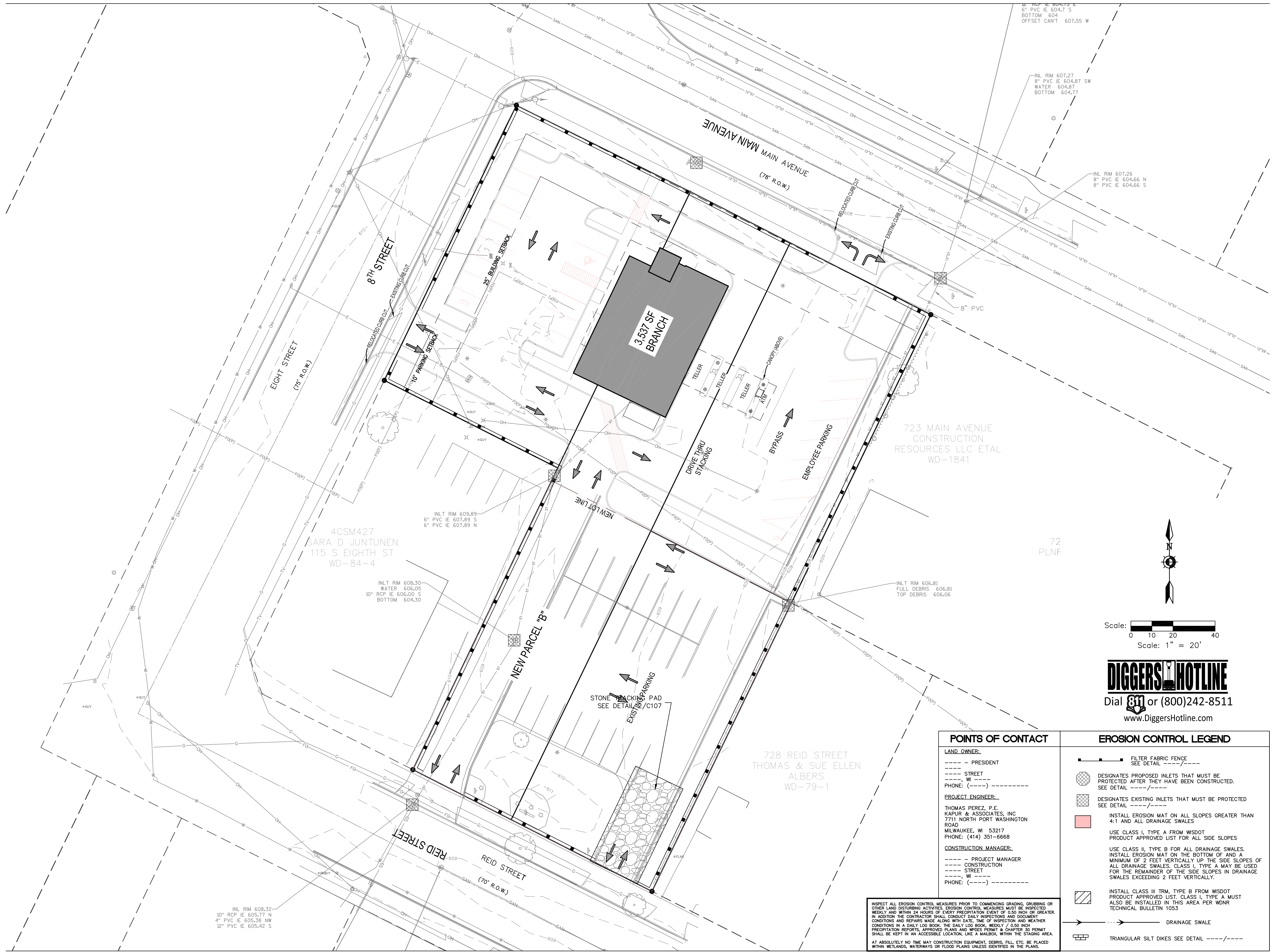
SHEET:

**ALTA/NSPS
LAND TITLE
SURVEY**

DRAWN BY: IM
CHECKED BY:
APPROVED BY: BS
PROJECT NUMBER: 18.0166.01

SHEET NUMBER:

1



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

POINTS OF CONTACT
LAND OWNER:
----- PRESIDENT
----- STREET
----- WI -----
PHONE: (-----)
PROJECT ENGINEER:
THOMAS PEREZ, P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON
ROAD
MILWAUKEE, WI 53217
PHONE: (414) 351-6668
CONSTRUCTION MANAGER:
----- PROJECT MANAGER
----- CONSTRUCTION
----- STREET
----- WI -----
PHONE: (-----)

EROSION CONTROL LEGEND	
	FILTER FABRIC FENCE SEE DETAIL -----
	DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. SEE DETAIL -----
	DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED SEE DETAIL -----
	INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
	USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
	USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
	INSTALL CLASS III TRM, TYPE B FROM WSDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDMR TECHNICAL BULLETIN 1053
	DRAINAGE SWALE
	TRIANGULAR SILT DIKES SEE DETAIL -----

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR
OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED
WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER.
IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT
CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER
CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH
PRECIPITATION REPORTS, APPROVED PLANS AND WPES PERMIT & CHAPTER 30 PERMIT
SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.
AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED
WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

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AB Cost Center: 81214
AB Branch No.: 81214
RCA Project No.: 81214
Sheet Title
**SITE EROSION
CONTROL PLAN**

Sheet No.
C106

749 MAIN AVENUE
WEST DE PERE, WI 54115
Issue Date 05/14/2018

EROSION CONTROL MEASURES

- CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST MNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/consr_standards.html
- INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PLACED IN THE CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER MNR TECHNICAL STANDARD 1060 AS FOLLOWS:
ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EROSION CONTROL MEASURES PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE FULL PLEASE REFER TO THIS WEBSITE: <http://wisconsin.dnr.gov/Documents/dohg-bus/ang-consultants/consult-recees/Tools/pd/pd-7-14.pdf>
- INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/8 INCH OR GREATER DURING A 24-HOUR PERIOD.
- PLACEMENT OF SOIL MATERIAL, DEBRIS, SOLIDS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
- SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C. WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS, ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
- DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPERE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.
- INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTED BY THE MNR.
- A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER MNR TECHNICAL STANDARD 1057 AS FOLLOWS:
 - AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.
 - THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED. TRACKING PADS WILL BE UNDERLAIN WITH W8DOT TYPE R GEOTEXTILE FABRIC.
 - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.
 - VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
 - ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.
 - THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/8 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER MNR TECHNICAL STANDARD 1056 AS FOLLOWS:
 - SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE END OF THE FENCE AS SHOWN ON THE PLAN SHEET.
 - INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 - SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
 - THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
 - SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
 - WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
 - A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 - SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 8 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY DEEPER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - ON THE TERMINAL ENDS OF THE SILT FENCE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
 - GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
 - SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
 - WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING CONTACT AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
 - THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
 - SILT FENCE SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/8 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 - SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
- A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
- LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/8 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

- OBTAIN PLAN APPROVAL FROM THE CITY OF KENOSHA, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
- CONSTRUCTION IS SCHEDULED TO BEGIN IN SUMMER OF 2018, DEPENDING ON WEATHER & GROUND CONDITIONS.
- A GRAVEL TRACKING PAD UNDERLAIN WITH W8DOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS, RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
- SILT FENCE AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
- SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
- CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
- TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
- UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
- AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
- FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER MNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO MNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
- AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
- THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENTATION/STORM WATER POND SHALL BE DREGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE STORM WATER POND IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
- IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
- BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER MNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
- WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE. HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND MNR.

TABLE 1 - MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DCC # 3800-2015-06

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE MNR.

- THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED MNR TECHNICAL STANDARD NUMBER 1061.
- A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS, OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
- A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MILLION BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNWARD FLOW AND APPARAIL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
- POLYMER APPROVED BY THE MNR MEETING MNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE MNR BEFORE USE ON-SITE FOR MNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND MNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND MNR'S APPLICATION RATES FOR THE POLYMER, WITH THE MNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
- A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
- A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
- IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
- DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - MAINTENANCE ACTIVITIES
 - NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER, DATE AND TIME APPLIED, WEATHER CONDITIONS DURING APPLICATION, METHOD OF APPLICATION.

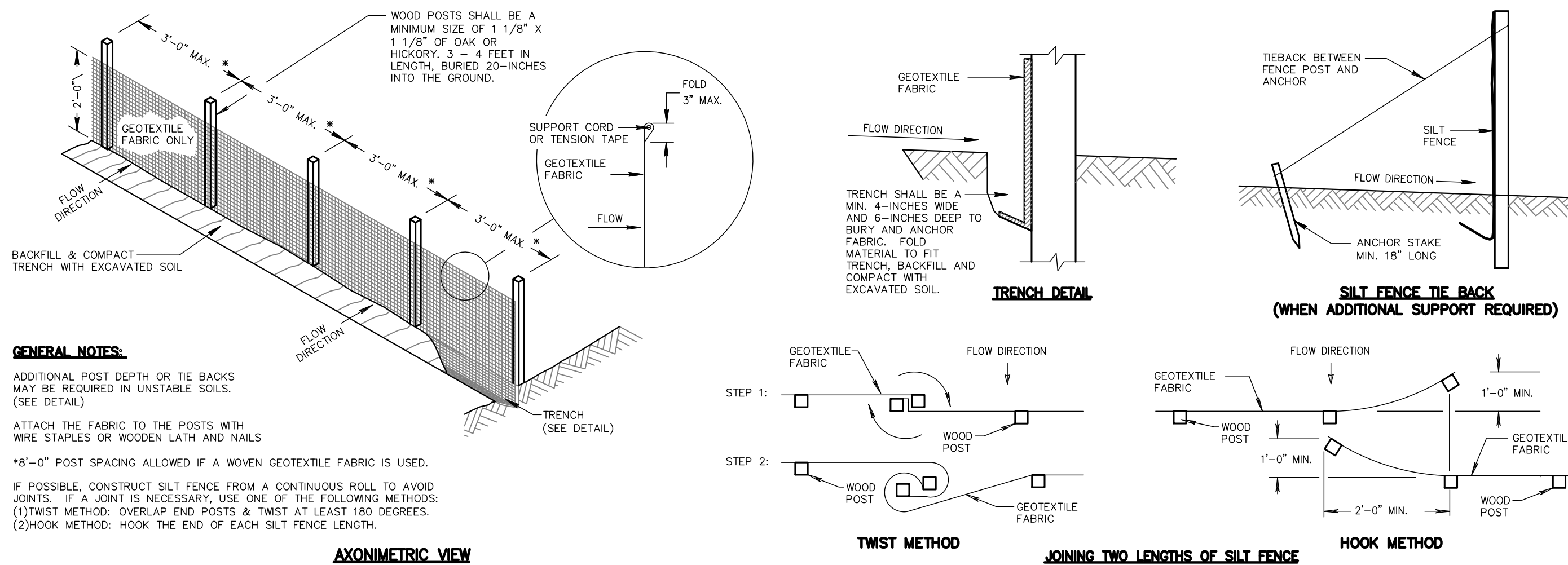
THIS LOG NEEDS TO BE KEPT ON SITE FOR MNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

MNR TECHNICAL STANDARD 1061 FOR DEWATERING – <http://dnr.wi.gov/topic/stormwater/documents/dewatering-1061.pdf>
MNR TECHNICAL STANDARD 1051 FOR POLYMER – <http://dnr.wi.gov/topic/stormwater/documents/gpr1051.pdf>

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION RECORDS, APPROVED PLANS W8DOT PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR / USACE.



AXONOMETRIC VIEW

1 FILTER FABRIC SILT FENCE DETAIL

N.T.S.

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL PORTS OF INGRESS OR EGRESS. IN ANY CASE, SHALL NOT BE LESS THAN 15 FEET WIDE. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

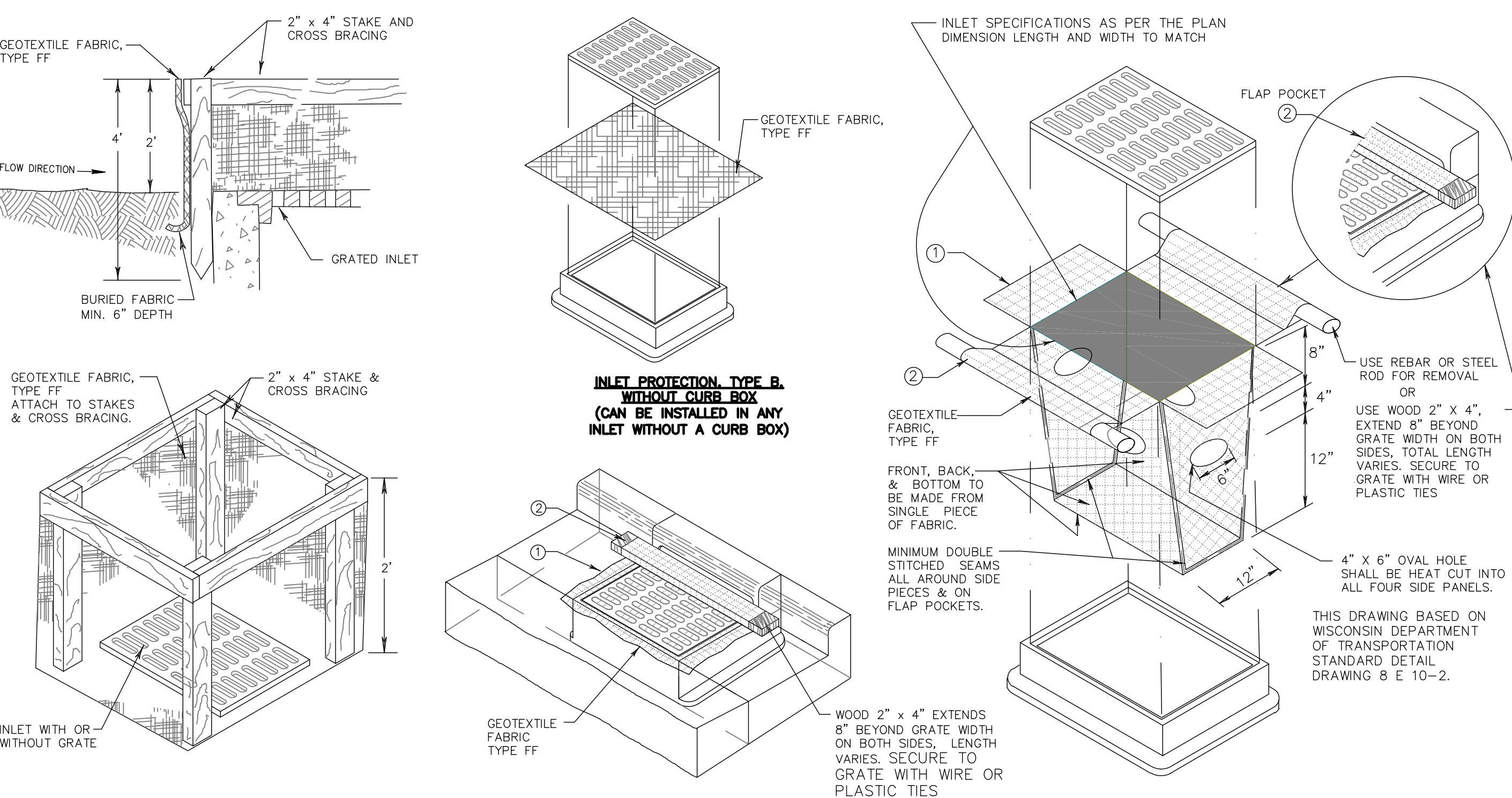
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



INLET PROTECTION, TYPE C, WITH CURB BOX

INLET PROTECTION, TYPE D, (CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX)

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE FOR MAINTENANCE OR REMOVAL. 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

UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP 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 MAY ONCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

3 INLET PROTECTION DETAIL

N.T.S.

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL 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.

FINISHED SIDE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHEN REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

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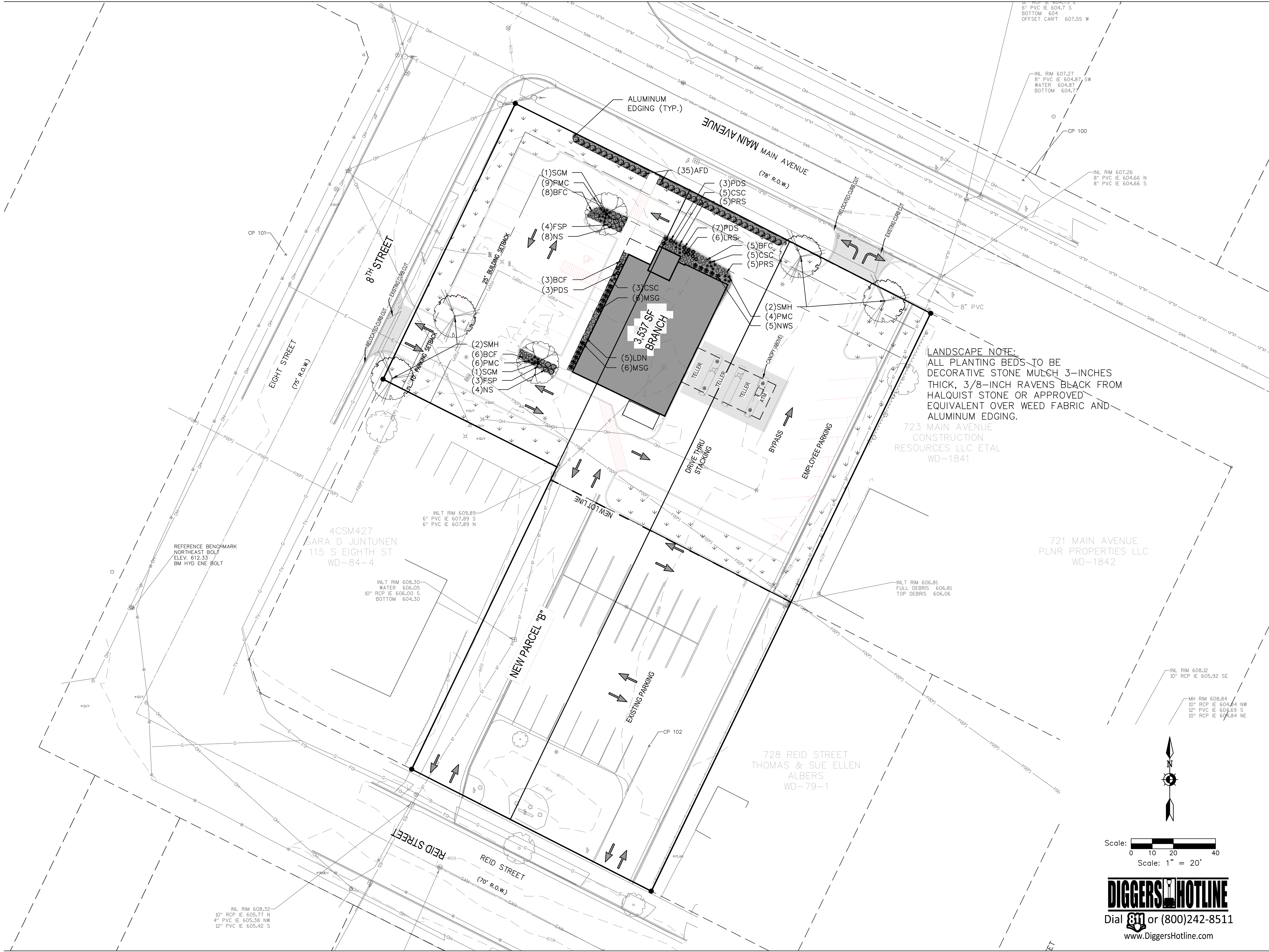
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AB Cost Center: 81214
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Sheet Title

SITE DETAILS

Sheet No.

C107



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AB Cost Center: 81214
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SITE LANDSCAPE
PLAN
Sheet No.
L101

Scale: 0 10 20 40
Scale: 1" = 20'

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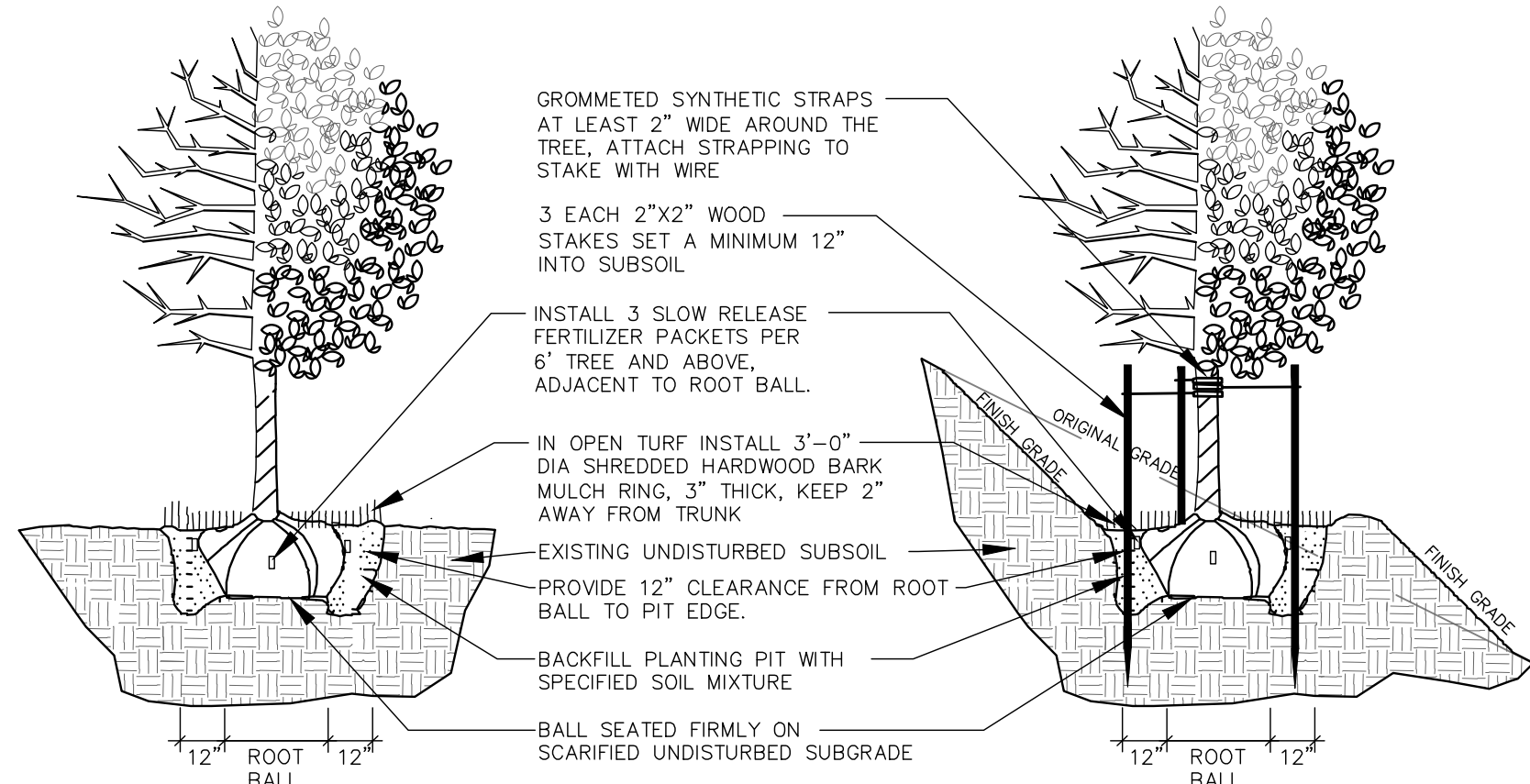
Attachment: Complete Site Plan Set - PRELIMINARY - 15 May 2018 (7009 : Recommendation regarding a Site Plan for proposed new bank and parking area at 737-749 Main Avenue a)

Plant Schedule						
	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in ft. (Height/Spread)
Deciduous Trees						
	SGM Acer freemanii 'Sienna' PP11,322	Sienna Glen Maple	2	Per Plan	2.5" caliper B&B	40-50'/35-40'
	SMH Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	4	Per Plan	2.5" caliper B&B	50-80'/35'
Deciduous Shrubs						
	AFD Cornus stolonifera 'Farrow'	Artic Fire Dogwood	35	Per Plan	24" tall	3-4'/3-4'
	FSP Spiraea fritschiana	Fritsch Spirea	10	Per Plan	18" tall	2-3'/2-3'
	LDN Physocarpus opulifolius 'Donna May' PP22,634	Little Devil Ninebark	5	Per Plan	24" tall	3-4'/3-4'
Evergreen Shrubs						
	NS Picea abies 'Nidiformis'	Nest Spruce	10	Per Plan	#5 cont.	2-3'/4-6'
Perennials						
	BFC Echinacea 'Burgundy Fireworks' PPAF	Burgundy Fireworks Coneflower	22	Per Plan	1 gal.	12-18"/18-24"
	CSC Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	13	Per Plan	1 gal.	24-30"/18-24"
	NWS Panicum virgatum 'Northwind'	Northwind Switchgrass	5	Per Plan	1 gal.	5-6'/3-4'
	PDS Sporobulus heterolepsis	Prairie Dropseed	13	Per Plan	1 gal.	2'/18"
	PMC Echinacea x 'CBG Cone 2' PP18,546	Pixie Meadowbrite Coneflower	25	Per Plan	1 gal.	14-20"/12-18"
	PRS Geun triflorum	Prairie Smoke	10	Per Plan	1 gal.	12-16"/22"
	LRS Perovskia atriplicifolia "Lisslitt" PP22,845	Lacey Blue Russian Sage	6	Per Plan	1 gal.	18-20"/24-36"
	MSG Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	12	Per Plan	1 gal.	3-4'/2-3'
NOTE: Installation contractor is responsible for verifying plant count from plan. Plant quantities take precedence over list.						

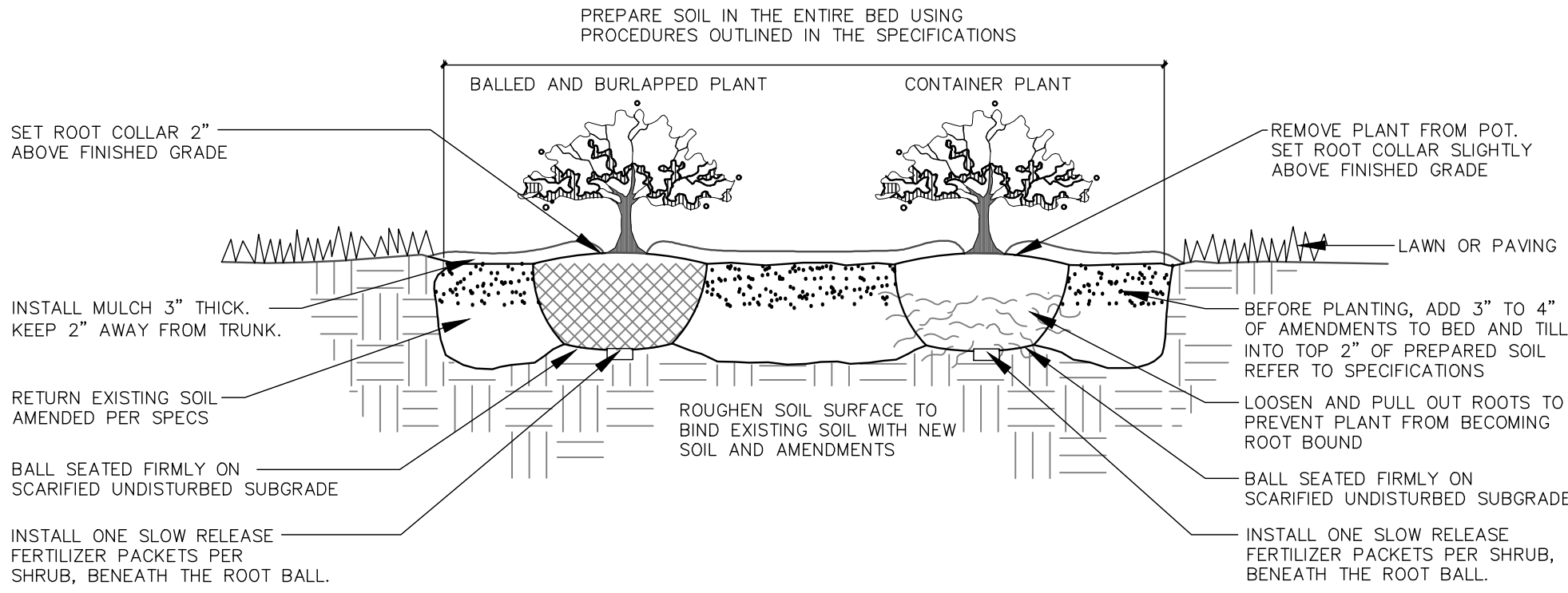
1 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- STONE MULCH TO BE ¾-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE OR APPROVED EQUIVALENT. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF 3/8-INCH RAVENS BLACK CRUSHED STONE MULCH OVER TYPAR WEED FABRIC AND ALUMINUM EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES IN LAWN AREAS. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

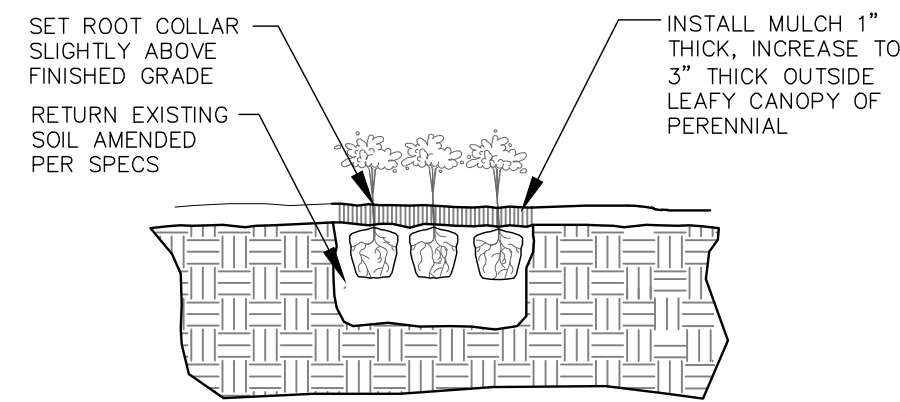
2 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



5 PERENNIAL PLANTING
N.T.S.



Associated Bank

KAPUR & ASSOCIATES, INC
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117

www.kapurengineers.com

ASSOCIATED BANK

749 MAIN AVENUE
WEST DE PERE, WI 54115

Issue Date 05/14/2018

AB Cost Center: 81214
AB Branch No.:
RCA Project No.: 81214
Sheet Title

SITE LANDSCAPE
DETAILS

Sheet No.

L102

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) RINKA CHUNG ARCHITECTURE	Authorized Representative ANDREW KERR	Title SR PROJECT ARCHITECT	
Mailing Address 756 N MILWAUKEE, SUITE 250	City MILWAUKEE	State WI	ZIP Code 53202
Email Address AKERR@RINKACHUNG.COM	Phone Number (incl. area code) 414-431-8101	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) ASSOCIATED BANK	Contact Person DOUG HARBER	Title	
Mailing Address 2655 Campus Drive	City Plymouth	State MN	ZIP Code 55441
Email Address DOUGLAS.HARBER@ASSOCIATEDBANK.COM	Phone Number (incl. area code) 763-694-2806	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description ASSOCIATED BANK DE PERE	Parcel No. WD-80 WD-81 WD-81-1 WD-84-4
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SECTION 4: Project Information

Existing Zoning:	B-2 (ALL PARCELS)		
Present Use of Parcel:	BRANCH BANK		
Proposed Use of Parcel:	BRANCH BANK		
Estimated Start Date:	JULY 2018	Estimated Completion Date:	MARCH 2019

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) ANDREW KERR	Title SR PROJECT ARCHITECT	Phone Number 414-431-8101
Signature of Applicant 		Date Signed 5/14/18

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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Attachment: Application Form (7009 : Recommendation regarding a Site Plan for proposed new bank and parking area at 737-749 Main Avenue

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: May 29, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Recommendation to amend Municipal Code Sections 14-48, 14-51 and 14-52 (Zoning - Industrial District) to allow uses that are compatible with adjoining properties and as approved by the Plan Commission as a permitted use in the I-B-1 (Industrial Business 1 District), and the I-B-2 (Industrial Business 2 District).

ATTACHMENTS:

- PC Report Industrial Districts 5-2018 (DOCX)
- Industrial Park ZA 5-2018 (PDF)

ITEM 7: **Recommendation to amend Municipal Code Sections 14-48, 14-51 and 14-52 (Zoning - Industrial District) to allow uses that are compatible with adjoining properties and as approved by the Plan Commission as a permitted use in the I-B-1 (Industrial Business 1 District), and the I-B-2 (Industrial Business 2 District).**

REQUESTED ACTION: Amendments to Municipal Code Section 14-46.

SUMMARY: Update the I-B-1 (Industrial Business 1 District), and the I-B-2 (Industrial Business 2 District) to include uses approved by the Plan Commission utilizing the same language that is already in place for the I-1 (Industrial Park District), I-2 (Limited Industrial District) and the I-3 (General Industrial District).

APPLICANT/OWNER NAME: City of De Pere

REQUEST SUMMARY & ANALYSIS: In order to increase flexibility and accommodate a greater range of land uses in the industrial parks, we propose updating the I-B-1 and I-B-2 Zoning Districts to allow for uses as approved by the Plan Commission.

The I-1 Industrial Park District already includes the following language under permitted uses:

Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission.

This language also already applies to the I-2 and I-3 Districts because those districts permit anything that is permitted in I-1.

This amendment is intended to increase flexibility in order to encourage growth in our industrial parks during the time frame when we are undergoing the zoning code rewrite and also addressing the details of the recently passed State laws that affect Conditional Use Permits.

The impetus for this change stems from a request to accommodate an indoor recreation facility in the West Industrial Park. These facilities are currently permitted as Conditional Uses in the I-2 and I-3 Districts.

The attached document shows proposed revisions to the Industrial District Sections of the zoning code, summarized as follows:

- 1) Add the 'other uses that can be operated....and is approved...by the Plan Commission' language that currently exists in the I-1 Industrial Park District (and by default applies to I-2 and I-3) to

the list of permitted uses for the I-B-1 (Industrial Business 1 District, 14-51), and the I-B-2 (Industrial Business 2 District, 14-52).

- 2) Remove 'Recreational areas, buildings or community centers' from the conditional use permit list in the I-2 Limited Industrial District (14-48). This use type will now fall under review per the above language.

REVIEW PROCESS

Zoning Code Amendments follow this process:

Plan Commission Review
Class II Public Hearing Notice
Public Hearing and Ordinance at Common Council

This item is anticipated to be published for the June 19, 2018 Common Council meeting.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed amendments to Municipal Code Sections 14-48, 14-51 and 14-52 related to conditional uses in the I-2 District and permitted uses in the I-B-1 and I-B-2 Districts and as shown on the document attached to this staff report.

ARTICLE VIII. - INDUSTRIAL DISTRICT

14-47. - I-1 Industrial park district.

The I-1 Industrial Park District is a special or exclusive type of planned industrial area designed and equipped to accommodate a community of both light and heavy industrial activities which require large parcels of property, which are compatible with the use and occupancy of adjoining properties and which, by their character, should be remote from residential and business development, and which are found not to be obnoxious, unhealthful, or offensive by reason of potential emission or transmission of noise, vibration, smoke, dust, odors, heat, or toxic or noxious matter.

(1) *Permitted uses.*

(a) Uses permitted in the I-1 District are subject to the following conditions:

- 1) Dwelling units and lodging rooms other than custodian quarters are not permitted.
- 2) All business, servicing, processing, manufacturing, operation, and storage (except for motor vehicles in operable condition) shall be conducted within a completely enclosed building structure.
- 3) The parking or storage of operable motor vehicles, if not within an enclosed building structure, shall be effectively screened by shrubbery or solid wall or fence (including solid entrance and exit gates) of not less than six (6) feet and not more than eight (8) feet in height.

(b) The following general uses are permitted in the I-1 District:

- 1) Assembly plants
- 2) Freight terminals
- 3) Laboratories
- 4) Manufacturing plants
- 5) Railroad facilities
- 6) Warehouses
- 7) Wholesaling of merchandise when incidental to the principal use
- 8) Public utilities
- 9) Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission.

(2) *Permitted accessory uses.*

(a) The following accessory uses, if justified as to need by the developer, will be allowed:

- 1) Cafeterias
- 2) Offices

(3) *Conditional uses.*

(a) The following conditional uses may be allowed in the I-1 District, subject to the provisions of Section 14-30, provided that such uses and the operation thereof is determined not to be obnoxious, unhealthful, or offensive:

- 1) Day care centers that are complimentary to businesses and industries located in the Industrial Park

- 2) Forge plants
- 3) Foundries
- 4) Primary metal industries
- 5) Metal refineries
- 6) Rolling mills
- 7) Pet grooming, kennels, and pet day care facilities

(4) *Prohibited uses.*

(a) The following uses shall be prohibited in the I-1 District:

- 1) Acid manufacture
- 2) Automobile or machinery wrecking, salvaging, or rebuilding
- 3) Cement, lime, gypsum, or plaster of Paris manufacture
- 4) Distillation of bones
- 5) Explosive manufacture, processing, or storage
- 6) Junk yards
- 7) Petroleum or coal products, manufacture, storage, or processing
- 8) Smelting of tin, copper, zinc, or iron ores
- 9) Manufacture, processing, storage, or distribution of animals or animal byproducts, rendering plants, slaughter houses, meat packing, gelatine, glue, soap, or fertilizer plants
- 10) All permitted or conditional uses in the R-1, R-2, R-3, R-4, B-1, B-2, and B-3 Districts except as provided in Section 14-47(3)(a) above.
- 11) Mini-warehouses which are defined as facilities divided into units for multiple lease or rent for storage of goods

(b) The prohibited uses in the I-1 District shall not be interpreted to be limited to those uses listed in subsection a, above, because of enumeration; and other use found and determined to be noxious, unhealthful, or offensive, may be prohibited by the City Council.

- (5) *Yards, unoccupied.* All front and exterior side yard setback areas shall be open and unoccupied by structures of any kind, open storage of materials or parking of vehicles; except for landscaping and landscaping structures, including walls and identity signs when incorporated as a landscape feature, entrance ways, and flagpoles.
- (6) *Transitional yards.* Where a side or rear lot line in an I-1 District coincides with a side or rear lot line in an adjacent Residence District, a yard shall be provided along such side or rear lot line not less than fifty (50) feet in depth and shall contain landscaping and planting suitable to provide an effective screen.
- (7) *Signs.* Signs shall be permitted subject to the regulations provided in Chapter 98.
- (8) *Off-street parking requirements.* Off-street parking facilities shall be provided as required by Section 14-55 and Section 14-56.
- (9) *Off-street loading requirements.* Off-street loading facilities shall be provided as required by Section 14-57 and, further, shall not be permitted on the street side of any building unless effectively screened by landscaping or shrubbery or a solid fence.
- (10) *Floor area ratio.* In the I-1 District, the floor area ratio shall not exceed .6.

(Ord. No. 06-17, §§ 1, 2, 6-20-2006)

14-48. - I-2 Limited Industrial District.

The I-2 Limited Industrial District is designed to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard, and nuisance free environment.

(1) *Permitted uses.*

(a) Uses permitted in the I-2 District are subject to the following conditions:

- 1) Dwelling units and lodging rooms, other than custodian's quarters, are not permitted.
- 2) All business, servicing, or processing, except for off-street parking and off-street loading, shall be conducted within completely enclosed buildings, unless otherwise indicated hereinafter.
- 3) All storage, except motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by shrubbery or by a solid wall or fence (including solid entrance and exit gates) not less than six (6) feet nor more than eight (8) feet in height.

(b) The following uses are permitted in the I-2 District:

- 1) Any use permitted in the I-1 Industrial Park District.
- 2) Accessory uses, incidental to an on the same lot as the principal use.
- 3) Bakeries.
- 4) Bedding manufacturing.
- 5) Boot and shoe manufacturing.
- 6) Building materials sales and storage.
- 7) Carpet manufacturing.
- 8) Cartage facilities.
- 9) Cloth products manufacturing.
- 10) Contractors, architects, and engineer offices, shops, and yards.
- 11) Cosmetic production.
- 12) Dairy products.
- 13) Electronic and scientific precision instruments manufacturing.
- 14) Feed and seed sales.
- 15) Fur processing.
- 16) Glass products production and sales.
- 17) Greenhouses wholesale.
- 18) Laboratories research and testing.
- 19) Laundries.
- 20) Light machinery products - appliances, business machines, etc.
- 21) Lithographing.
- 22) Offices of labor organizations.
- 23) Mail order houses.
- 24) Musical instruments manufacture.

- 25) Orthopedic and medical appliance manufacture.
- 26) Parking lots, other than accessory, and subject to the provisions of the Off-Street Parking Ordinance.
- 27) Pottery and ceramics manufacture.
- 28) Printing and publishing establishments.
- 29) Public utility and service uses.
- 30) Radio and television stations and towers.
- 31) Rope, cord, and twine manufacture.
- 32) Sign manufacture.
- 33) Sporting goods manufacture.
- 34) Wearing apparel manufacture.

(2) *Conditional uses.*

- (a) The following conditional uses may be allowed in the I-2 District, subject to the provisions of Section 14-30:

- 1) Any use allowed as a conditional use in the I-1 District.
- 2) Private or commercial heliports and associated facilities.
- 3) Food manufacture, packaging, and processing.
- 4) Insulating materials manufacture.
- 5) Machine shops.
- 6) Paper products manufacture.

~~7) Recreational areas, buildings, or community centers.~~

~~87) Restaurants.~~

~~98) Trade Schools.~~

~~109) Warehousing, storage, and distribution facilities.~~

~~110) Woodworking and wood products.~~

~~1211) Other manufacturing, assembling, processing, storage, or commercial uses determined by the Plan Commission to be of the same general character as the uses permitted in Subsection (1) above, and are not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, or glare or heat.~~

~~1312) Accessory uses, incidental to and on the same zoning lot as the principal use.~~

- (3) *Transitional yards.* Where a side or rear lot line in an I-2 District coincides with a side or rear lot line in an adjacent Residence District, a yard shall be provided along such side or rear lot line not less than fifty (50) feet in depth and shall contain landscaping and planting suitable to provide an effective screen.
- (4) *Signs.* Signs shall be permitted subject to the regulations provided in Chapter 98.
- (5) *Off-street parking requirements.* Off-street parking facilities shall be provided as required by Sections 14-55 and 14-56.
- (6) *Off-street loading requirements.* Off-street loading facilities shall be provided as required by Section 14-57.
- (7) *Floor area ratio.* In the I-2 District, the floor area ratio shall not exceed 1.5.

14-49. - I-3 General industrial district.

The I-3 General Industrial District is designed to accommodate those heavy industrial activities which, by their character, should be relatively remote from residential and business development and found not to be noxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, or glare or heat.

(1) *Permitted uses.*

(a) Uses permitted in the I-3 District are subject to the following conditions:

- 1) Dwelling units and lodging rooms, other than custodian's quarters, are not permitted.
- 2) All business, servicing, or processing within three hundred (300) feet of a Residence or Business District shall be conducted within completely enclosed buildings.

(b) The following uses are permitted in the I-3 District:

- 1) Any use permitted in the I-2 District.
- 2) Abrasive manufacture.
- 3) Bottling companies.
- 4) Brick and structural clay products manufacture.
- 5) Feed mills.
- 6) Food manufacture, packaging, and processing.
- 7) Foundries and forge plants.
- 8) Freight terminals.
- 9) Grain storage and processing.
- 10) Graphite products manufacture.
- 11) Gypsum manufacture.
- 12) Heavy machinery production.
- 13) Linoleum manufacturing.
- 14) Machine shop.
- 15) Metal stamping.
- 16) Paint products manufacture.
- 17) Paper products manufacture.
- 18) Plastics manufacture.
- 19) Rubber processing or manufacture.
- 20) Steel manufacture.
- 21) Stone products manufacture.
- 22) Wastewater treatment plants, municipal.
- 23) Woodworking and wood products.

(2) *Conditional uses.*

(a) The following conditional uses may be allowed in the I-3 District, subject to the provisions of Section 14-30:

- 1) Any use allowed as a conditional use in the I-2 District.

- 2) Asphalt products manufacture.
- 3) Chemical processing and manufacturing.
- 4) Concrete mixing plants.
- 5) Electroplating.
- 6) Junk and auto salvage.
- 7) Leather tanning or processing.
- 8) Meat packing.
- 9) Metal reduction and refinement.
- 10) Petroleum products storage or processing.
- 11) Soap manufacture.
- 12) Other manufacturing, processing, or storage uses determined by the Plan Commission to be of the same general character as the use permitted in subsection (1), above.
- 13) Sexually oriented adult entertainment establishments subject to definition and licensing requirements contained in Section 110-5, De Pere Municipal Code, and the following conditions:
 - a) The submittal, review, and approval of a site plan prepared in accordance with the requirements contained in Section 14-60, Development and Design Standards in Certain Districts, of the De Pere zoning ordinance.
 - b) No more than one (1) sexually oriented adult entertainment establishment shall be located on any one parcel, and such establishment shall be at least 1,500 feet from any other sexually oriented adult entertainment establishment. Further, no sexually oriented adult entertainment establishment shall be permitted within 1,000 feet of the following:
 - i. Any land zoned residential;
 - ii. Any historic site identified on the "National Register", or an adopted historic district;
 - iii. Any public or private elementary or secondary school or licensed nursery school or day care center;
 - iv. A church or established place of worship;
 - v. A public park or parkway.
 - c) Signs advertising any of the aforementioned sexually oriented adult entertainment uses shall conform with the requirements of Chapter 98 of the De Pere Municipal Code with the exception, however, that no tower or portable signs or billboards shall be permitted on the premises, and with further exception that signs will inform only of the establishment name and address and will not depict specified sexual activities and/or specified anatomical areas as defined in the ordinance, and provided further that there shall be no flashing or traveling lights located outside the building. The location and wording of such sign shall be shown on the site plan required by Section 14-23 of the De Pere zoning ordinance and submitted contemporaneously with the request for the conditional use.
 - d) Adequate parking shall be provided in a lighted area as required by Sections 14-55 and 14-56 of the De Pere zoning ordinance. Such parking provision shall be

shown on the site plan required by Section 14-23 of the De Pere zoning ordinance and submitted contemporaneously with the request for conditional use.

- e) Lighting shall be provided so as to illuminate the entire exterior of the building. Such lighting shall be shown on the site plan required by Section 14-23 of the De Pere zoning ordinance and submitted contemporaneously with the request for a conditional use.
 - f) There shall be no display windows on the premises.
 - g) The owner and/or operator of the sexually oriented adult entertainment establishment shall agree to comply with all federal, state, and local laws and ordinances, including obscenity, liquor, and cabaret laws and shall further ensure that minors are not permitted on the premises. Solicitation for the purposes of prostitution shall be strictly prohibited.
 - h) In the case of sexually oriented adult cabaret establishments, there shall be compliance with Section 110-5 of the De Pere Municipal Code relating to noise; and the hours of operation for such establishments shall be limited to the same hours of operation for bars and taverns located within the City of De Pere.
 - i) In the case of sexually oriented adult motion picture theaters (outdoors), the establishment shall comply with the standards set forth in Section 110-5 of the De Pere Municipal Code pertaining to noise. Furthermore, sexually oriented adult entertainment outdoor motion picture theaters shall confine their hours of operation to those hours of operation established for bars and taverns within the City of De Pere. Sexually oriented outdoor motion picture theaters shall also have the viewing screen located in such a fashion as to not be visible from any road, street or highway, or residential zoning district up to 1,000 horizontal feet away; and the premises shall be surrounded by fencing which is impervious to sight and at least 8 feet in height. All theaters shall be in compliance with Section 134.46, Wisconsin Statutes [Wis. Stats. § 134.46].
 - j) Prior to the granting of a conditional use permit, an inventory of the surrounding areas and population shall be made by the City Planning Department, along with a study of the proposed development and plans for the area so as to enable the Plan Commission to make appropriate findings relating to the effect of the establishment of such a use in that area.
- (3) *Transitional yards.* In the I-3 District, the regulations governing transitional yards in the I-2 District shall apply.
 - (4) *Signs.* Signs shall be permitted subject to the regulations provided in Chapter 98.
 - (5) *Off-street parking requirements.* Off-street parking facilities shall be provided as regulated in Sections 14-55 and 14-56.
 - (6) *Off-street loading requirements.* Off-street loading facilities shall be provided as required in Section 14-57.
 - (7) *Floor area ratio.* In the I-3 District, the floor area ratio shall not exceed 3.0.
 - (8) *Lot requirements.*

I-1 Industrial Park District
I-2 Limited Industrial District
I-3 General Industrial District

			Minimum Lot	Minimum Yard Setbacks		
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	Use	Area Sq. Ft.	Width Feet	Front Feet	Interior Side Feet	Corner Side Feet	Rear Feet	Max. Bldg. Height Feet	Floor Area Ratio
1.	I-1 Industrial Park District:								
	a. Permitted Uses			40	25	40	25*	35**	0.6
	b. Conditional Uses			40	25	40	25*	35**	0.6
2.	I-2 Limited Industrial District:								
	a. Permitted Uses			30	15	30	15		1.5
	b. Conditional Uses			30	15	30	15		1.5
3.	I-3 General Industrial District:								
	a. Permitted Uses								3.0
	b. Conditional Uses	AS REQUIRED BY PLAN COMMISSION							3.0

*Except when adjoining a residential zone, in which case a minimum of fifty (50) feet is required. Rear yard requirements may be reduced upon receiving prior express approval of the Zoning Board of Appeals in situations where existing railroad facilities represent the rear lot line and such facilities are required to be closer to the proposed building or buildings than these regulations permit.

**Buildings may extend above such height if an additional one (1) foot of front yard and side yard is provided for each foot exceeding thirty-five (35) feet. No building shall exceed seventy-five (75) feet in height.

14-51. - I-B-1, Industrial-Business-1 District.

The purpose of this district is to provide a special and exclusive area designated to accommodate office and industrial activities which require large parcels of land (minimum lot size of 5 acres) and are compatible with the use and occupancy of adjoining properties and which, by their character, are found not to be noxious, unhealthy or offensive by reason of potential emissions or transmission of noise, vibration, smoke, dust, odors, heat, or toxic or noxious matter.

(1) *Permitted uses.*

- (a) Any use permitted in the C-EO District.
- (b) Any of the following uses, provided they are found not to be noxious, unhealthy, or offensive by reason of potential emissions or transmission of noise, vibration, smoke, dust, odor, heat, or toxic or noxious matter:

- 1) Manufacturing facilities as defined in the Standard Industrial Classification Manual issued by the Executive Office of the President, Office of Management and Budget, 1989 edition.
- 2) Assembly plants.
- 3) Laboratories.
- 4) Distribution Centers.
- 5) Wholesaling of merchandise when incidental to a permitted use.
- 6) Public utilities.
- 7) Attached accessory uses, including offices, cafeterias, and display area justified as to need and approved by the Plan Commission.

8) Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission.

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(2) *Conditional uses.*

- (a) Office complexes consisting of one or more of the above listed permitted uses.
- (b) Day care centers complimentary to businesses and industries located in the De Pere Business Park.
- (c) Health services, specifically industry group numbers 801, 802, 803, and 804.

(3) *Prohibited uses.* The following uses are specifically prohibited within the De Pere Business Park:

- (a) All residential uses, including manufactured/mobile home parks.
- (b) Automobile or machinery wrecking, salvaging or rebuilding.
- (c) Cement, lime, gypsum or plaster of paris manufacturing.
- (d) Distillation of bones.
- (e) Explosive manufacture, processing or storage.
- (f) Excavation of building or construction materials other than in the normal course of building construction or site preparation.
- (g) Junk yards.
- (h) Manufacture, processing, storage or distribution of animals or animal by-products, rendering plants, slaughter houses, meat packing, gelatin, glue, soap or fertilizer plants.
- (i) Petroleum or coal products manufacture, storage or distribution.
- (j) Smelting of tin, copper, zinc or iron ores.
- (k) Bulk sales, storage or display of lumber or other building materials.
- (l) Retail sales to the general public.

(4) *Density.*

- (a) Minimum Lot Size: 5 acres (217,800 square feet).
- (b) Minimum Frontage: 300 feet.
- (c) Minimum Building: Gross Floor Area: 45,000 square feet.

- (d) Maximum Floor Area Ratio: 0.5.
- (5) *Setbacks.*
 - (a) Front - 50 feet.
 - (b) Rear - 30 feet.
 - (c) Side - 30 feet.
 - (d) Corner Side - 50 feet.
- (6) *Required setbacks, unoccupied.* All required side yard setback areas shall be open and unoccupied by structures of any kind or open storage of materials, except for landscaping and landscaping structures, including walls and identity signs when incorporated as a landscape feature, entrance ways, and flagpoles.
- (7) *Maximum height.* The maximum height of buildings shall be reviewed with consideration given to the following:
 - (a) Adequate air and light to adjacent properties.
 - (b) The potential for damage to adjacent properties.
 - (c) Consistency with the heights of adjacent development.
- (8) *Other requirements.* Site and landscaping plan procedures, building and performance standards, fencing, lighting, off-street parking, off-street loading, and other applicable regulations as required by Section 14-60 (Development and Design Standards in Certain Districts).

14-52. - I-B-2, Industrial-Business-2 District.

The purpose of this district is to provide a special and exclusive area designated to accommodate office and industrial activities which require small parcels (minimum lot size of one (1) acre) of land and are compatible with the use and occupancy of adjoining properties and which, by their character, are found not to be obnoxious, unhealthy or offensive by reason of potential emissions or transmission of noise, vibration, smoke, dust, odors, heat, or toxic or noxious matter.

- (1) *Permitted uses.* Any of the following uses provided they are found not to be obnoxious, unhealthy or offensive by reason of potential emissions or transmission of noise, vibration, smoke, dust, odor, heat, or toxic or noxious matter.
 - (a) Any use permitted in the C-EO District.
 - (b) Manufacturing facilities as defined in the Standard Industrial Classification Manual issued by the Executive Office of the President, Office of Management and Budget, 1987 edition.
 - (c) Assembly plants.
 - (d) Laboratories.
 - (e) Distribution centers.
 - (f) Wholesaling of merchandise when incidental to a permitted use.
 - (g) Accessory uses, including offices, cafeterias, and display areas justified as to need by the developer and approved by the Plan Commission.

(h) Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission.

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- (2) *Conditional uses.*
 - (a) Day care centers complimentary to businesses and industries located in the De Pere Business Park.
 - (b) Health services, specifically industry group numbers 801, 802, 803, and 804.
- (3) *Prohibited uses.* Those uses prohibited in the I-B-1 District are specifically prohibited.
- (4) *Density.*
 - (a) Minimum Lot Size: 1 acre (43,560 square feet).
 - (b) Minimum Frontage: 150 feet.
 - (c) Minimum Building Gross Floor Area: 5,000 square feet.
 - (d) Maximum Floor Area Ratio: 0.5.
- (5) *Setbacks.*
 - (a) Front - 40 feet.
 - (b) Side - 25 feet.
 - (c) Rear - 25 feet.
 - (d) Corner Side - 40 feet.
- (6) *Required setbacks, unoccupied.* All required side yard setback areas shall be open and unoccupied by structures of any kind or open storage of materials, except for landscaping and landscaping structures, including walls and identity signs when incorporated as a landscape feature, entrance ways, and flagpoles.
- (7) *Maximum height.* The maximum height of buildings shall be reviewed with consideration given to the following:
 - (a) Adequate air and light to adjacent properties.
 - (b) The potential for damage to adjacent properties.
 - (c) Consistency with the heights of adjacent development.
- (8) *Other requirements.* Site and landscaping plan procedures, building and performance standards, fencing, lighting, off-street parking, off-street loading, and other applicable regulations as required by Section 14-60, De Pere Municipal Code (Development and Design Standards in Certain Districts).