



Plan Commission

Regular Meeting

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

Agenda

Tuesday, May 28, 2019

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 28, 2019** 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 Spectrum 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 22, 2019 Plan Commission meeting.
3. Staff recommendation and possible action regarding a Site Plan for a new playground, two softball diamonds with dugouts and concessions area, electrical conduit, and additional parking for the Westwood Elementary School and West De Pere Middle School at 1155 Westwood Drive (Parcel WD-D0022 & WD-D0220). Submitted by Dan Peplinski, Point of Beginning INC, authorized representative for School District of West De Pere, property owner.
4. Staff recommendation and possible action regarding a proposed extraterritorial Two Lot Certified Survey Map at 5813 Blake Road in the Town of Rockland (Parcel R-376). Submitted by Aaron P. Schroeder, PLS, CQM INC, authorized representative for Timothy J. & Lynn A. Jonet, property owners.*
5. Staff recommendation and possible action regarding a Site Plan for a new dental office and off-street parking areas at 221-233 S. Erie Street (Parcels ED-1112, ED-1113, ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.
6. Staff recommendation and possible action regarding a Rezoning Request from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*
7. Staff recommendation and possible action regarding a Conditional Use Permit request for a proposed new health and medical institution (dental office) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*
8. Consideration and staff recommendation regarding Planned Development District Pre Application Concept Meeting for proposed Notre Dame School at 100 S Huron Street (Parcel ED-1013). Submitted by Groth Design Group.
9. Presentation, discussion, and possible action regarding the DRAFT De Pere Zoning Code Rewrite, portion of Module 2 of 3, related to Districts and Uses, by Leslie Oberholzer, Codametrics, consultant.

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.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Dan Peplinski, Point of Beginning, Inc.

John Zegers, School District of West De Pere

Timothy & Lynn Jonet

Aaron P. Schroeder, CQM Inc.

Katie Nemitz, Design Unlimited

HNM LLC

Peter Schneider, Groth Design Group

Marv Wall, Notre Dame of De Pere

Leslie Oberholzer, Codametrics



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the April 22, 2019 Plan Commission meeting.

ATTACHMENTS:

- PC_Apr2019_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, April 22, 2019

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	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Present	
Mark Higgins	Board Member	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	
Steve Taylor	Commissioner	Present	

Also present: Development Services Director Kim Flom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the March 25, 2019 Plan Commission Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Higgins, Raasch, Schilling, Taylor

3. Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at 4609 Cottonwood Lane in the Town of Ledgeview (Parcel D-2027). Submitted by Steven M. Bieda, PLS, Mau & Associates LLP, authorized representative for Ryan Radue, Seville Properties LLC, property owner.*

City Planner Peter Schlein reviewed the extraterritorial CSM at 4609 Cottonwood Lane in the Town of Ledgeview. The CSM is proposed to be divided into four residential lots to allow for groups of single family residences. Staff recommended approval of the CSM, subject to three conditions outlined in the staff report. Mayor Walsh moved, seconded by Aldersperson Boyd, to approve the CSM. Upon vote, motion carried unanimously. Common Council is expected to take action on May 21, 2019.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Aldersperson
AYES:	Walsh, Boyd, Beiderwieden, Higgins, Raasch, Schilling, Taylor

4. Recommendation regarding a rezoning request from R-1 PDD (Single Family Residence District with a Planned Development District overlay) to R-2 PDD (Single and Two-Family Residence District with a Planned Development District overlay) at 1881 Southbridge Road (Parcel WD-1831), and the removal of a PDD overlay on City-Owned Parcel WD-L183-1-1. Submitted by Brandon Robaidek, EIT, authorized representative for Crosspoint Church INC, property owner of Parcel WD-1831.*

City Planner Peter Schlein reviewed the rezoning request for 1881 Southbridge Road. He explained the history of the parcel going back to 2007. The rezoning request will remove the PDD overlay that is expired and the strip of land that is owned by the City

will retain R-1 zoning. The larger parcel will be rezoned R-2 with a PDD overlay. Staff recommended approval subject to the condition that it meets all state and local regulations. Mayor Walsh moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. John Driscoll, who lives nearby, questioned why the development would be zoned R-2. Brandon Robaidek, the petitioner, stated that the developer plans on selling individual units, so the condos will be owner-occupied, not rentals. Mayor Walsh moved, seconded by Steve Taylor, to go back to regular order. Upon vote, motion carried unanimously. Alderperson Raasch moved, seconded by Alderperson Boyd, to approve the rezoning request. Upon vote, motion carried unanimously. The Common Council will take final action on the rezoning at the May 21, 2019 Council meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Higgins, Raasch, Schilling, Taylor

5. Recommendation regarding a Site Plan for a building addition for Romo INC at 800 Heritage Road (Parcel ED-F0100-1). Submitted by Skyler Witalison, Mach IV Engineering, authorized representative for Darling Investments LLC, property owner.

City Planner Peter Schleinz reviewed the site plan for a building addition at Romo Inc. The site plan was initially reviewed at the February Plan Commission meeting but was referred back to staff for further revisions. Peter reported that the variance for the outdoor storage area was approved by a unanimous vote earlier in the evening at the Board of Appeals meeting. Staff identified that all elements of the site plan have been addressed and recommended approval subject to the conditions in the staff report. Derek Beiderwieden moved, seconded by Steve Taylor, approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Higgins, Raasch, Schilling, Taylor

6. Recommendation regarding a Site Plan for a new building and parking garage called De Pere Brick Yard at 1091 N. Broadway Street (Parcel ED-1128-E-1-3). Submitted by Dave Hongisto, SISU Properties LLC, authorized representative for Nulund Group II LLC, property owner.

City Planner Peter Schleinz reviewed the site plan for a new building, De Pere Brick Yard, at 1091 N Broadway Street. The proposed three story building, located behind the existing Dairy Queen, will have commercial on the first floor, with seven residential units on the second and third floors. The building will consist of all brick, with a metal canopy and some vinyl cedar shake siding. The vinyl siding is not a permitted material, but can be approved by the Plan Commission on a case by case basis. Staff recommended approval of the site plan, subject to staff comments. Alderperson Raasch moved, seconded by Mayor Walsh, to open the meeting. Upon vote, motion carried unanimously. Discussion followed regarding the siding and if a different material could be used. Development Services Director Kim Flom commented that staff recommends approval of this material and doesn't have a problem with its use because it is minimal and an accent. The topic of conversation shifted to landscaping and Dave Hongisto stated that he is

agreeable to the landscaping that the City is recommending, particularly on the west and south. Discussion continued regarding parking. The petitioner stated that he is in favor of the 45 degree parking stalls rather than 90 degree parking stalls because it creates smoother traffic flow. Development Services Director Kim Flom added that the parking should be consistent within a row. The two stalls at the north end are perpendicular, so they should be changed to 45 degrees to remain consistent. Alderperson Raasch commented on the stand alone separate garage and why it is necessary. Staff suggested that the garage be shifted one stall to the east so that all three stalls are on one side of the garage. Mayor Walsh moved, seconded by Steve Taylor, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Alderperson Boyd, to approve the site plan, with the vinyl siding being allowed as an accent material, an updated landscaping plan being submitted, moving the garage down, and allowing the parking stalls to stay at a 45 degree angle. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Higgins, Raasch, Schilling, Taylor

7. Recommendation regarding a Site Plan for a drive-thru expansion and new garbage/recycling enclosure for Burger King at 1007 Main Avenue (Parcel WD-D0200-3 & part of WD-D0200-2). Submitted by Richard J. Fisher, Fisher and Associates LLC, authorized representative for Main Street De Pere LLC and T&S Land Development LLC, property owners.

City Planner Peter Schleinz reviewed the site plan for Burger King at 1007 Main Avenue. The proposal is to add a second lane to the drive-thru and rebuild a new dumpster on the west end of the property. Staff recommended approval of the site plan, subject to conditions outlined in the report. Planning staff included two suggestions, which are to remove the invasive Buckthorn trees and plant alternative plantings in their place, and to shorten or remove the concrete peninsula to allow for easier customer traffic flow. Mayor Walsh moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. The petitioners, Tom Prevost and Rich Fischer, addressed the commission. They stated that they do not want to shorten the curb island because they do not believe that it will impede traffic flow. However, they are willing to remove the Buckthorn trees and plant different trees. Mayor Walsh moved, seconded by Alderperson Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Alderperson Raasch, to approve the site plan with the landscaping change but leaving the island as is. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Higgins, Raasch, Schilling, Taylor

8. Recommendation regarding a Site Plan for a new playground, two baseball diamonds with dugouts and concessions area, electrical conduit, and additional parking for the Westwood Elementary School and West De Pere Middle School at 1155 Westwood Drive (Parcel WD-D0022 & WD-D0220). Submitted by Dan Peplinski, Point of Beginning INC, authorized representative for School District of West De Pere, property owner.

City Planner Peter Schleinz reviewed the site plan for baseball diamonds with dugouts and a concession stand for Westwood Elementary and West De Pere Middle School. Staff recommended approval, subject to conditions outlined in the staff report. Mayor Walsh stated that he is concerned about the lack of landscaping. He feels that there will be push back from neighbors, and that additional screening would help somewhat. His other concern is the possible lighting at the ball diamonds. He would like the addition of the lighting to be reviewed by the Plan Commission when and if the school decides to add it. Alderperson Boyd added that parking concerns is another issue. Mayor Walsh moved, seconded by Steve Taylor, to open the meeting. Upon vote, motion carried unanimously. The petitioners, Clint Sully and Dan Peplinski stated that the district has no plans to put in lighting in the near future. They added that they will accommodate the landscaping requirements. The district has also held listening sessions with the public and spoke one-on-one with two of the neighbors adjacent to the site. Mayor Walsh moved, seconded by Alderperson Raasch, to go back to regular order. Upon vote, motion carried unanimously. Alderperson Boyd requested guidance from planning staff before taking action on the item. Development Services Director Kim Flom stated that one option would be for the commission to refer it back to staff in order to solicit neighborhood feedback. Alderperson Boyd moved, seconded by Derek Beiderwieden, to refer the item back to staff. Before voting, the petitioners wished to speak again. Mayor Walsh moved, seconded by Alderperson Raasch, to open the meeting. Upon vote, motion carried unanimously. Clint Sully stated that the district has been in contact with some of the neighbors, but did not canvas the neighborhood. Development Services Director Kim Flom asked if they have any minutes from the meetings, or record of any comments made. Mr. Sully did not have any minutes or comments to share. Mayor Walsh moved, seconded by Alderperson Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh requested the motion be re-read. Kelly Barker stated the initial motion, which was Alderperson Boyd moved, seconded by Derek Beiderwieden, to refer the item back to staff in order to notify the neighbors before coming back to the May 28, 2019 Plan Commission meeting. Upon vote, motion carried unanimously.

RESULT: REFERRED BACK TO STAFF [UNANIMOUS]

Next: 5/28/2019 7:00 PM

MOVER: James Boyd, Alderperson

SECONDER: Derek Beiderwieden, Commissioner

AYES: Walsh, Boyd, Beiderwieden, Higgins, Raasch, Schilling, Taylor

9. Presentation, discussion and possible action regarding the DRAFT De Pere Zoning Code Rewrite, Module 1 of 3, by Kirk Bishop, Duncan Associates, consultant.

Due to time constraints for the consultant, this item was reviewed as item #3 of the agenda. The zoning code consultant, Kirk Bishop with Duncan Associates, provided an update on the zoning code rewrite project. He reviewed the preliminary part of the zoning ordinance which consists of the administrative and procedures module, Module 1, which includes five articles. There were no questions or comments from the Plan Commission members.

RESULT: NO ACTION

Adjournment

Mayor Walsh moved, seconded by Alderperson Raasch, to adjourn the meeting at 8:55 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Site Plan for a new playground, two softball diamonds with dugouts and concessions area, electrical conduit, and additional parking for the Westwood Elementary School and West De Pere Middle School at 1155 Westwood Drive (Parcel WD-D0022 & WD-D0220). Submitted by Dan Peplinski, Point of Beginning INC, authorized representative for School District of West De Pere, property owner.

ATTACHMENTS:

- Report to Plan Commission REVISED - Site Plan at 1155 Westwood DR - Westwood Elementary (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 14 May 2019 (PDF)
- Report to Plan Commission - ORIGINAL Site Plan Report from April PC Meeting (DOCX)

- ITEM 3:** Staff recommendation and possible action regarding a Site Plan for a new playground, two softball diamonds with dugouts and concessions area, electrical conduit, and additional parking for the Westwood Elementary School and West De Pere Middle School at 1155 Westwood Drive (Parcel WD-D0022 & WD-D0220). Submitted by Dan Peplinski, Point of Beginning INC, authorized representative for School District of West De Pere, property owner.

SITE MAP



REQUESTED ACTION: Site Plan approval

A proposed new playground, two softball diamonds, dugouts and concessions area, electrical conduit, and additional parking for an elementary and middle school with an adjacent residential neighborhood.

New trees are proposed in the following areas:

- 6 new trees at the west end of the proposed parking lot addition.
- 28 new trees at the west end of the proposed ball diamonds.
- 10 new trees at the south end of the proposed ball diamonds, in addition to 18 new trees that were proposed at the April Plan Commission meeting.

COMMON DESCRIPTION: 1155 Westwood Drive, located between 9th Street and Suburban Drive.

PARCEL NUMBERS: WD-D0022 & WD-D0220

EXISTING ZONING: R-1 (Single Family Residence District)

SURROUNDING LAND USES: Area has three schools with mostly single family residential on all sides.

COMPREHENSIVE PLAN: Institutional/Governmental Facilities, Parks and Recreational

APPLICANT / OWNER:	Dan Peplinski Point of Beginning INC Authorized representative 4941 Kirschling Court Stevens point, WI 54481	School District of West De Pere ATTN: John Zegers Property Owner 400 Reid Street, Suite W De Pere, WI 54115
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SITE HISTORY: Year 1938-2017 air photographs identify that the site remained in agricultural use until the 1970's when the elementary school was built with one ball diamond on the north side of Westwood Drive. By the early 1990's a second ball diamond was built next to the first. The middle school was built in the mid-late 1990's. Aside from some modifications to play areas and parking lots, the site plans remained relatively unchanged since that time.

STAFF REVIEW: NOTE: The Plan Commission reviewed this Site Plan on April 22, 2019 and referred the project to the May 28, 2019 meeting in order to allow time for the petitioner to hold a neighborhood meeting, due to Plan Commission concerns that the neighbors may be unaware that the softball diamonds could be illuminated in the future.

Because of that, this staff report covers activities that have occurred since the April Plan Commission meeting. Please refer to the April staff report for additional details on this project.

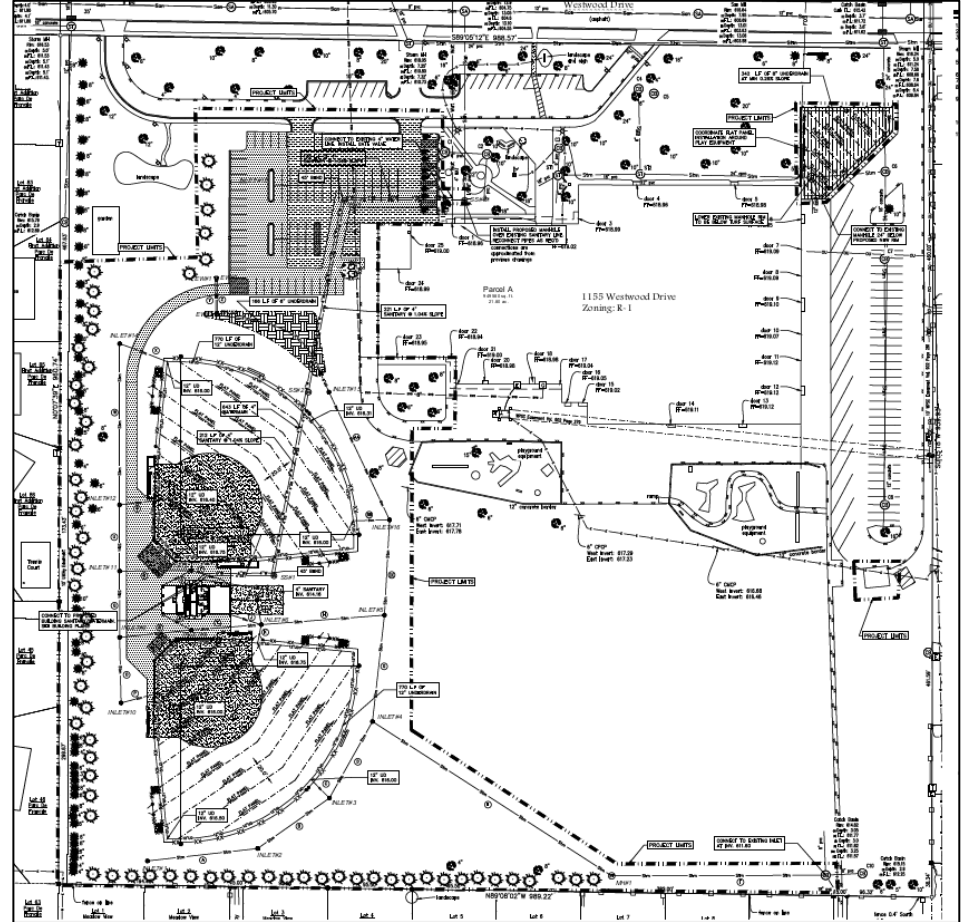
City staff sent notification letters to all property owners within 300' of the proposed project (over 80 correspondences). The petitioner held a neighbor meeting at City Hall on May 9, 2019 and one resident appeared, asking why the softball diamonds were rotated differently than what was shown to residents in the past as sunlight could impact the players' ability to see and the relocated walking path put visitors between the diamonds and his property. There was also a concern about foul balls hitting his house. The school identified the field orientation was proper for play, and measured the foul ball distance from his house to determine hitting the house was highly unlikely. The resident was satisfied.

Also, new trees are proposed in the following areas:

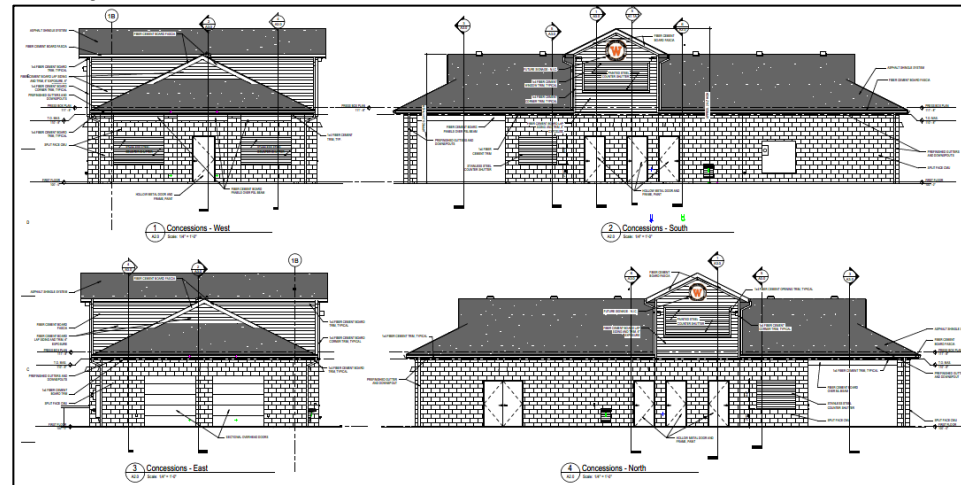
- 6 new trees at the west end of the proposed parking lot addition.
- 28 new trees at the west end of the proposed ball diamonds.

- 10 new trees at the south end of the proposed ball diamonds, in addition to 18 new trees that were proposed at the April Plan Commission meeting.

Proposed site plan with new landscaping trees shown.



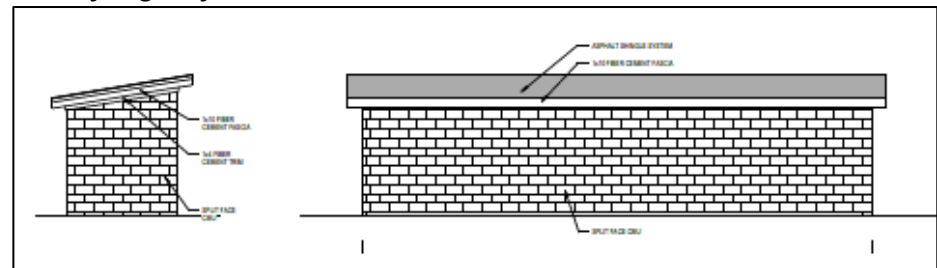
View of Concession Area.



Renderings of concession area.



View of dugout facades.



STAFF COMMENTS:

The following staff comments are conditions that need to be met, per City staff review, if the site plan is approved.

Engineering:

1. Confirmation that water will be metered prior to branching off to service the new pavilion will be needed.
2. Include Owner information and mailing address on cover sheet.
3. Sheet C101 - Striping shall be 4". Provide a chart for total parking stall and confirmation that ADA requirements are being met.
4. Sheet C102 - Bio-retention is spelled incorrectly.
5. Parking lot addition will need perimeter curbs to make sure water is being captured as planned.
6. City will need a SWMP for bio-retention pond.
7. Should show stockpiling locations on erosion control plan and required protection measures.
8. Will need WisDNR soil loss discharge calculations with corresponding map.
9. The bio-retention pond is only capturing runoff from the parking lot area. Storm water facilities will be needed to treat TSS, TP, and peak flow for the entire redevelopment of the softball diamonds and parking lot. At this time, the proposed bio-retention pond does not look to be capable of meeting these requirements:
 - a. New Development - 80% TSS
 - b. Redevelopment - 40% TSS
10. Additional comments may be provided in response to answers to above listed questions.
11. City will provide a stormwater maintenance agreement once the stormwater facilities are confirmed and approved.

Fire:

1. None.

Forestry:

1. No landscape plan was included for review.

Health:

1. None.

Planning:

1. On the Landscape Plan identify the type and size of trees being planted. Also identify the mature height of the tree, a planting/installation schedule, and a timeline/procedure for replacing landscaping that does not survive.

Inspection:

1. Provide an ADA accessible route to the ball diamond's seating and dugouts.
2. Any future signage should be submitted to Inspection to determine if a sign permit is required.

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.

Note: The site plan was reviewed by Plan Commission on April 22, 2019 but the project was referred back to staff without a recommendation in order to contact surrounding property owners about the proposed project..

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a new playground, two softball diamonds with dugouts and concessions area, electrical conduit, and additional parking at Westwood Elementary and West De Pere Middle School, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	CITY OF DE PERE RECEIVED APR 9 2019 PLANNING DEPT.	CITY OF DE PERE		Fee: \$ 305.00
		APPLICATION FOR SITE PLAN REVIEW		Receipt #: 141252
				Date: 4-9-19

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) Dan Peplinski	Authorized Representative Point of Beginning, Inc	Title Project Manager	
Mailing Address 4941 Kirschling Ct.	City Stevens Point	State WI	ZIP Code 54481
Email Address danp@pobinc.com	Phone Number (incl. area code) 715-344-9999	Fax Number (incl. area code) 715-344-9922	

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

Name (Ind. Org. or Entity) School District of West De Pere	Contact Person John Zegers	Title Superintendent	
Mailing Address 400 Reid St. Suite W	City De Pere	State WI	ZIP Code 54115
Email Address jzegers@wdpsd.com	Phone Number (incl. area code) 920-337-1393	Fax Number (incl. area code) 920-337-1398	

SECTION 3: Project or Site Location

Project Address/Description 1155 Westwood Dr., De Pere WI & 1177 South Ninth St. De Pere WI	Parcel No. WD-D022, WD-D0220
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SECTION 4: Project Information

Existing Zoning:	R-1		
Present Use of Parcel:	Educational		
Proposed Use of Parcel:	Educational		
Estimated Start Date:	6-1-2019	Estimated Completion Date:	9-1-2019

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) Dan Peplinski	Title Project Manager	Phone Number 715-344-9999
Signature of Applicant 		Date Signed 4-8-2019

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8316 : Staff recommendation and possible action regarding a Site Plan for a new playground, two softba)



Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

May 13th, 2019

City of De Pere
ATTN: Peter Schlein
335 South Broadway
De Pere, WI 54115

RE: West De Pere School District- Westwood Elementary School Concession Building/ Middle School Site Improvements Plan Re-Submittal

Dear Mr. Peter Schlein:

Attached, please find the revised drawings reflecting the changes per the previous city review comments. The revisions are as follows:

- Owner information/ address provided on sheet C101R.
- Water to be metered inside of new concessions building.
- Striping stated to be 4" wide, see sheet C101R.
- Total parking count with ADA stalls stated on sheet C101R.
- Bio-retention spelled correctly on sheet C102.
- Curbing is added along west edge of proposed parking lot to ensure storm water is collected within the parking lot.
- Conduit stated to be installed per sheet C102. NO stadium lighting at this time.
- SWMP is attached/ provided per city requirements.
- Stockpile locations are stated on erosion control plan sheet C103R with protected measures.
- SWMP is provided to state TSS removals.
- Storm water maintenance agreement has been forwarded to school for signing.
- Additional landscaping plantings have been provided on sheet C102.
- ADA route provided on sheet C102 for site access.

New Items

- The proposed playground will be synthetic turf in lieu of woodchips

Please call or email to discuss any items.

Sincerely,

Dan Peplinski, PLA, Project Manager

Enclosure

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 141252
		Date: 4-9-19

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) Dan Peplinski	Authorized Representative Point of Beginning, Inc	Title Project Manager	
Mailing Address 4941 Kirschling Ct.	City Stevens Point	State WI	ZIP Code 54481
Email Address danp@pobinc.com	Phone Number (incl. area code) 715-344-9999	Fax Number (incl. area code) 715-344-9922	

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

Name (Ind. Org. or Entity) School District of West De Pere	Contact Person John Zegers	Title Superintendent	
Mailing Address 400 Reid St. Suite W	City De Pere	State WI	ZIP Code 54115
Email Address jzegers@wdpsd.com	Phone Number (incl. area code) 920-337-1393	Fax Number (incl. area code) 920-337-1398	

SECTION 3: Project or Site Location

Project Address/Description 1155 Westwood Dr., De Pere WI & 1177 South Ninth St. De Pere WI	Parcel No. WD-D022, WD-D0220
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SECTION 4: Project Information

Existing Zoning:	R-1		
Present Use of Parcel:	Educational		
Proposed Use of Parcel:	Educational		
Estimated Start Date:	6-1-2019	Estimated Completion Date:	9-1-2019

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

SECTION 5: Certification and Permission

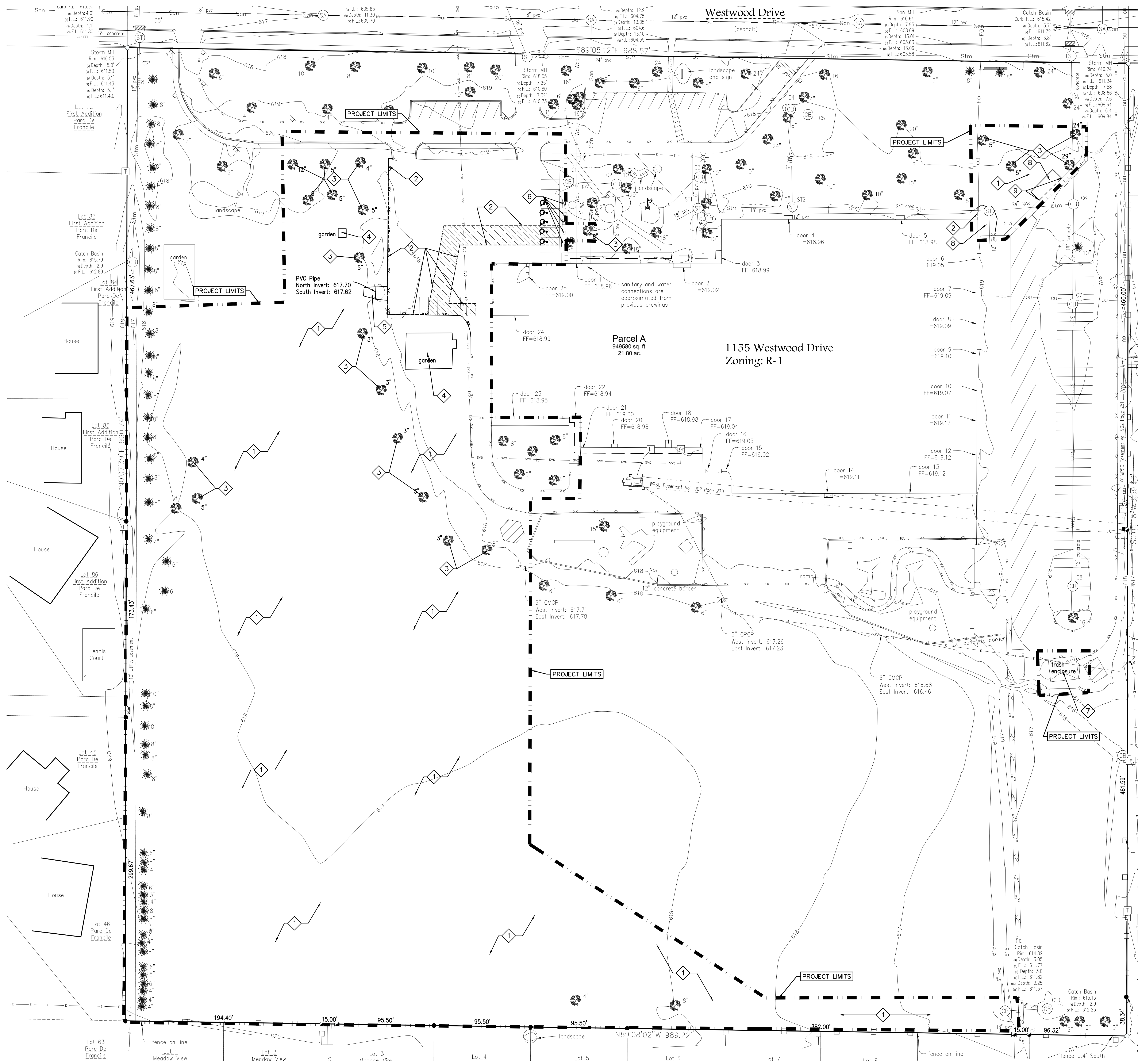
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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) Dan Peplinski	Title Project Manager	Phone Number 715-344-9999
Signature of Applicant 		Date Signed 4-8-2019

TO BE COMPLETED BY CITY STAFF

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



GENERAL NOTES:

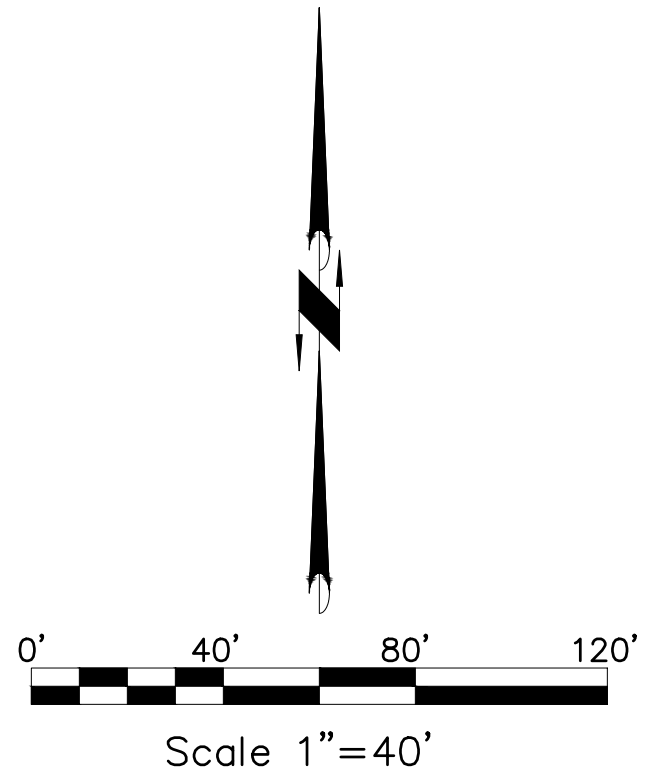
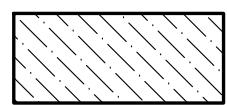
- 1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- 3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- 5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
- 6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
- 7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
- 8. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- 9. ALL CONTRACTORS SHALL KEEP CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE ON SITE IN AREAS OUTSIDE THE GENERAL LIMITS OF EVERYDAY CONSTRUCTION.
- 10. PROJECT LIMITS LINE LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE PLANS AND SPECIFICATIONS FOR ALL ITEMS THAT ARE TO BE PART OF THE PROPOSED CONSTRUCTION.

KEYNOTES:

- 1 STRIP / STOCKPILE TOPSOIL IN GENERAL TURF AREAS WHICH INHIBITS CONSTRUCTION. REMOVE ALL TOPSOIL UNDER PROPOSED HARD SURFACE AREAS. SEE GEOTECHNICAL REPORT FOR ANTICIPATED DEPTHS.
- 2 SAWCUT EXISTING PAVEMENT
- 3 GRUB/ REMOVE TREES
- 4 REMOVE GARDENS
- 5 REMOVE STORM PIPE W/ FLUME
- 6 REMOVE/ SALVAGE ADA SIGNS
- 7 REMOVE TRASH ENCLOSURE (CONCRETE PAD TO REMAIN)
- 8 REMOVE CONCRETE PAVEMENT
- 9 SAWCUT CONCRETE PAVEMENT

DEMOLITION HATCH PATTERNS:

REMOVE ASPHALT/ BASE COURSE



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T: 414.226.0200

Sheboygan
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Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Civil Engineering
Landscape Architecture
Land Surveying
5709 Westwood Drive, Suite D
Sheboygan, WI 53082

Project Title:
Westwood Elementary
Concessions Building and Dugouts
School District of West De Pere
1155 Westwood Drive, De Pere, WI 54115

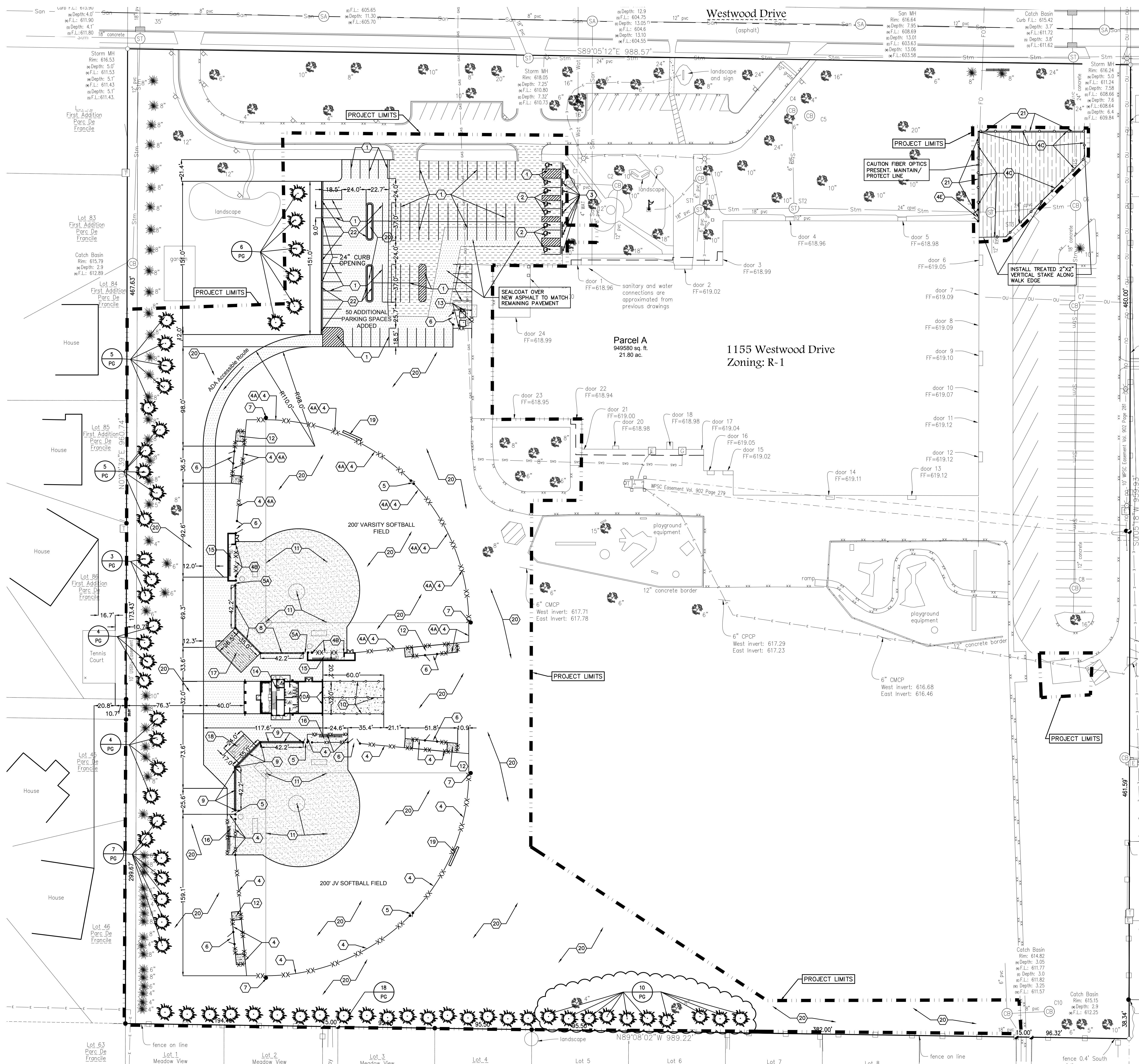
REVISIONS:
DATE DESCRIPTION

Project Number:
3273WC

Issued For:
Construction Documents
04/10/2019

Sheet Title:
Site Demolition Plan

Sheet Number:
C100



OWNER INFORMATION:

LAND OWNER: SCHOOL DISTRICT OF WEST DE PERE
400 REID ST. SUITE W
DE PERE, WI 54115

PARKING CAPACITY

ON-SITE PARKING: 185 TOTAL STALLS
8 ADA STALLS

GENERAL NOTES:

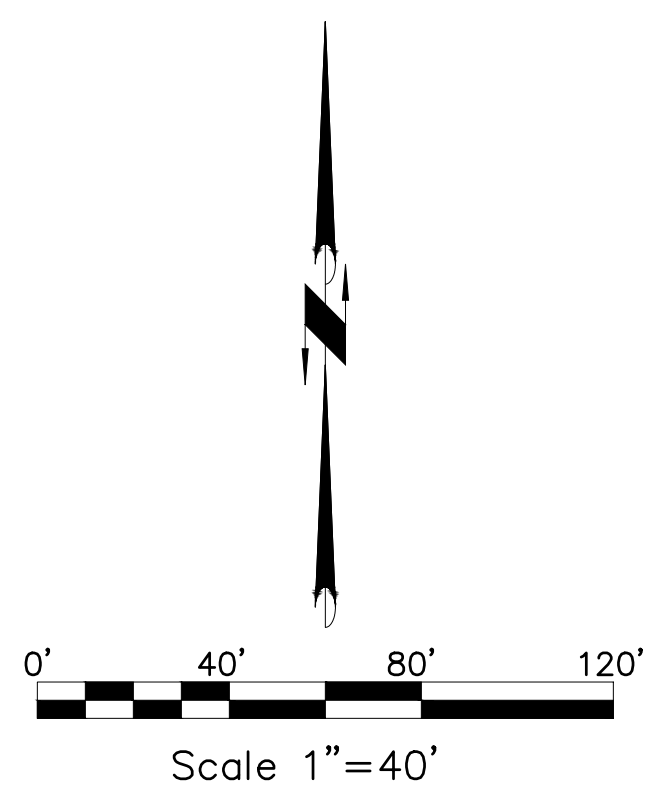
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL NEW CONCRETE PAVEMENT AND CURB ON ADJACENT STREET SHALL BE TIED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- NEW PARKING LOT 4" STRIPING
- HANDICAP PARKING STALL
- HANDICAP PARKING SIGN
- 6" STANDARD CHAINLINK FENCING
- 6" VINYL COATED CHAINLINK FENCING (ALTERNATE)
- 7" STANDARD CHAINLINK FENCING (BASE BID). VINYL COATED CHAINLINK FENCE (ALTERNATE)
- 4" FENCE - MONTAGE PLUS, 'MAJESTIC' ORNAMENTAL FENCE (INSTALL PER MANUFACTURERS SPECIFICATIONS)
- 12" W X 4" H DOUBLE SWING SERVICE GATE (INSTALL PER MANUFACTURERS SPECIFICATIONS)
- 4' W X 6' H PEDESTRIAN GATE
- 4' W X 7' H PEDESTRIAN GATE
- 12" W X 6' H DOUBLE SWING SERVICE GATE
- FOUL POLES
- 30' H BACKSTOP NETTING SYSTEM OVER 3' H MASONRY WALL. INSTALL PROTECTIVE PADDING ALONG FACE OF WALL. SEE ARCHITECTURAL PLANS FOR WALL CONSTRUCTION.
- 30' H BACKSTOP NETTING SYSTEM OVER 3' H VINYL COATED CHAINLINK FENCE. INSTALL 18" WIDE CONCRETE CURB BEHIND BACKSTOP
- BATTING CAGE NETTING SYSTEM. INSTALL IN 24" X 72" CONCRETE FOOTING MIN. FASTEN SYNTHETIC TURF TO CONCRETE WITH CONCRETE SCREW ANCHORS OR GLUE
- PROTECTIVE PITCHER'S SCREEN
- BASE PADS/ PITCHER'S RUBBER/ HOME PLATE
- BULL PEN AREAS
- NEW TRASH ENCLOSURE ON 6" CONCRETE PAD/ 6' HIGH CHAINLINK FENCE W/ VINYL SLATS
- CONCESSIONS/ RESTROOMS (SEE ARCHITECTURAL PLANS). CONDUITS STUBS ONLY TO BE PROVIDED FROM CONCESSIONS BUILDING. NO STADIUM LIGHTING PROPOSED.
- VARSITY MASONRY DUGOUTS W/ STORAGE (SEE ARCHITECTURAL PLANS)
- FENCED DUGOUTS W/ ROOF STRUCTURE/ BENCHES
- NEW 200 CAPACITY BLEACHERS ON 4" CONCRETE PAD
- RELOCATED PORTABLE BLEACHERS ON 4" CONCRETE PAD
- RELOCATED SCOREBOARD. PROVIDE NEW STEEL SUPPORTS W/ CONCRETE FOUNDATIONS
- SEED/FERTILIZE/MULCH ALL DISTURBED GREEN AREAS
- 6" X 12" CONCRETE PLAYGROUND CURBING W/ 2"x4" TREATED WOOD NAILER
- 18" CURB & GUTTER

SURFACE HATCH PATTERNS:

- PROPOSED 3.50" ASPHALTIC CONCRETE PAVEMENT W/ 6" BASE COURSE & 12" BREAKER RUN OVER GEOTEXTILE FABRIC
- PROPOSED 4" CONCRETE PAVEMENT W/ 6" BASE COURSE
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT W/ 6" BASE COURSE
- PROPOSED 6" INFIELD MATERIAL
- CRACK FILL/ SEALCOAT EXISTING ASPHALT PAVEMENT
- 1.125" SYNTHETIC TURF OVER SHOCK PAD/ DRAINAGE STONE/ SEPARATION FABRIC



Office Locations:

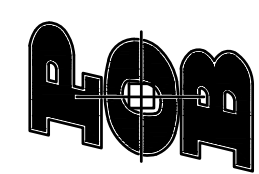
Davenport
220 Emerson Place, Suite 301
Davenport, Iowa 52801

Milwaukee
829 S. 1st Street
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5709 Wilson Drive, Suite D
Stevens Point, WI 54482



Project Title:
**Westwood Elementary
Concessions Building and Dugouts
School District of West De Pere
1155 Westwood Drive, De Pere, WI 54115**

REVISIONS:

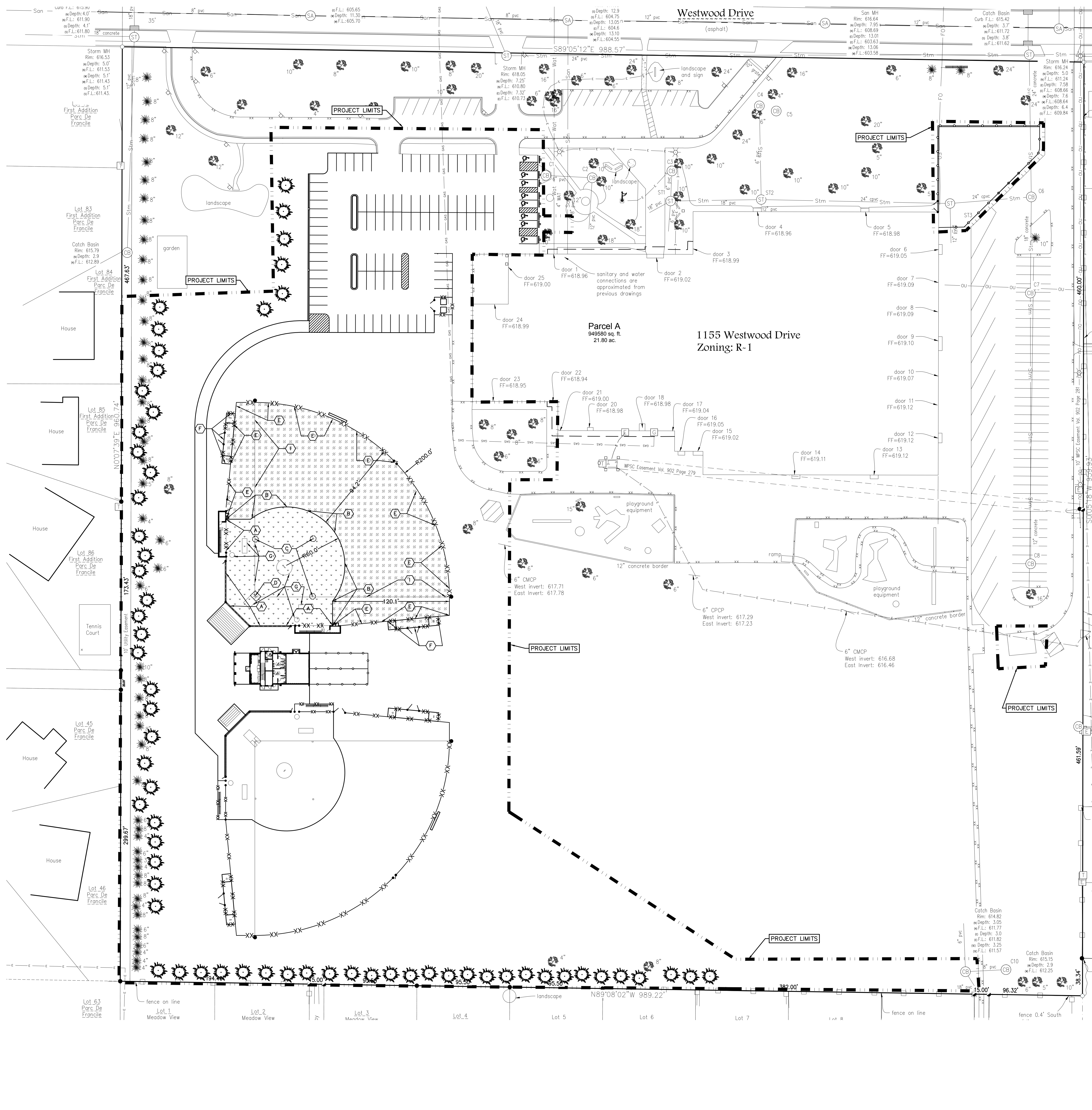
DATE	DESCRIPTION
12/28/2019	ADDENDUM 2

Project Number:
3273WC

Issued For:
Construction Documents
04/10/2019

Sheet Title:
Site Layout Plan

Sheet Number:
C101R



GENERAL NOTES:

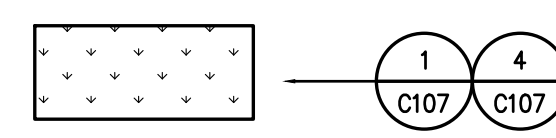
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
8. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.

KEYNOTES:

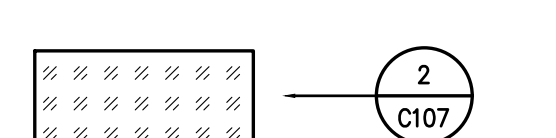
- A INSTALL 2" X 4" TREATED WOOD NAILER ALONG INFELD EDGE (ALTERNATE TURF INFELD BID) 4
C107
- B INSTALL 1" X 8" COMPOSITE NAILER W/ GRAVEL ALONG INFELD EDGE (ALTERNATE TURF INFELD BID) 1
C107
- C INSTALL 12" DEPTH OF DENSE GRADED BASE AROUND 3'R CENTER OF BASE PAD (ALTERNATE TURF INFELD BID)
- D INSTALL 12" DEPTH OF DENSE GRADED BASE AROUND 7' X 8.5' AREA AT HOME PLATE/ BATTER'S BOX (ALTERNATE TURF INFELD BID)
- E INSTALL 1" X 8" COMPOSITE BOARD NAILER W/ GRAVEL ALONG OUTFIELD EDGE (ALTERNATE TURF OUTFIELD BID) 2
C107
- F INSTALL 1" X 8" COMPOSITE BOARD NAILER W/ GRAVEL ALONG BULLPENS (ALTERNATE TURF OUTFIELD BID) 2
C107
- G INFELD LINE MARKINGS BY SYNTHETIC TURF CONTRACTOR (ALTERNATE TURF INFELD BID)
- I OUTFIELD LINE MARKINGS BY SYNTHETIC TURF CONTRACTOR (ALTERNATE TURF OUTFIELD BID)

SURFACE HATCH PATTERNS:

PROPOSED 2" SYNTHETIC TURF
OVER 1.5" FINISH STONE/
6" BASE STONE W/ GEOTEXTILE
FABRIC. (ALTERNATE TURF INFELD BID)



PROPOSED 2" SYNTHETIC TURF
OVER 1.5" FINISH STONE/
6" BASE STONE W/ GEOTEXTILE
FABRIC. (ALTERNATE TURF OUTFIELD BID)



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Construction Documents

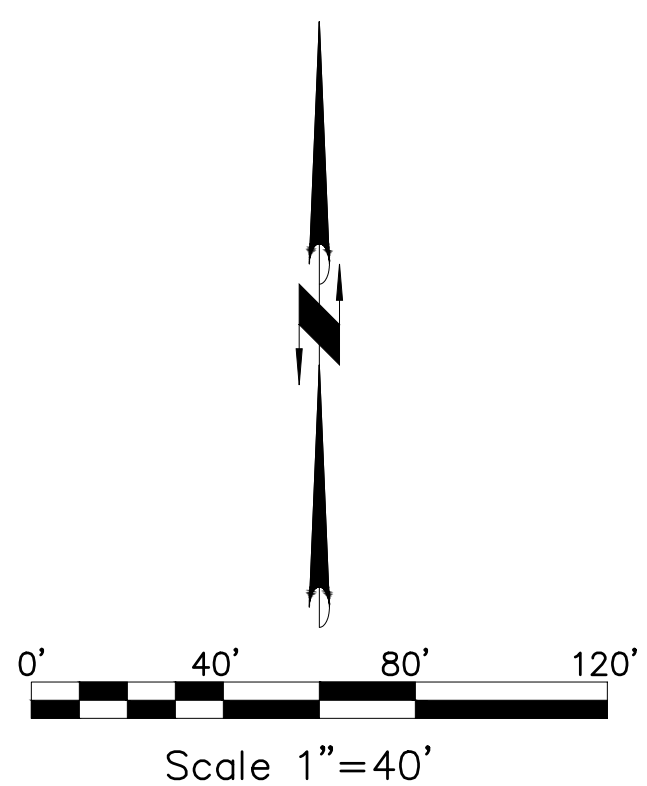
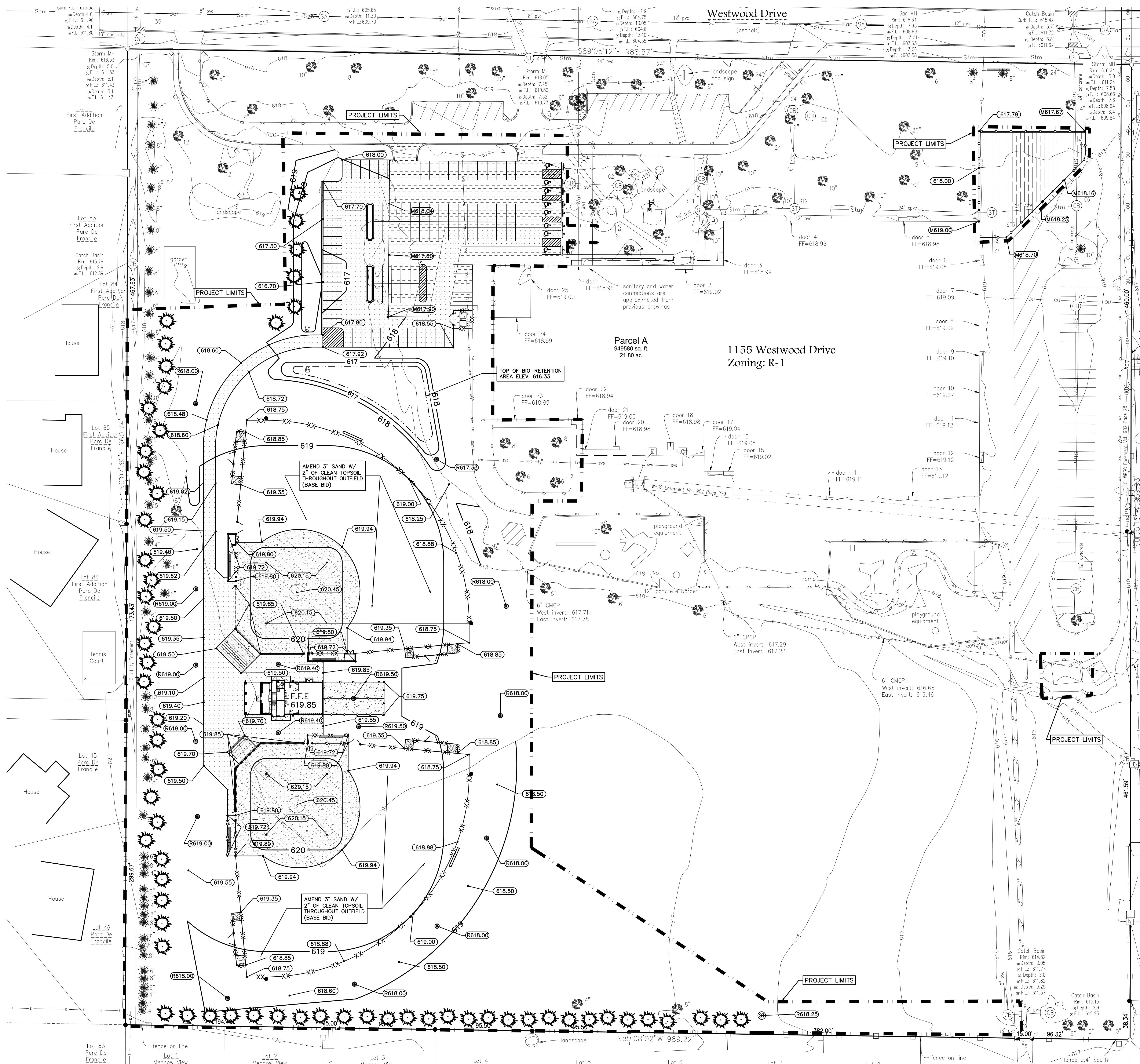
04/10/2019

Sheet Title:

**Site Synthetic
Turf Layout
Plan
(Alternate)**

Sheet Number:

C101.1



1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 619.85 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. ALL EXISTING UTILITIES AND STRUCTURES TO BE REMOVED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS UNLESS STATED PER PLAN.
6. SEE EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UTILITIES WITHIN THE RESPECTIVE AREAS OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT PROPOSED CULVERT ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. RIP RAP SHALL HAVE W8DOT TYPE HR FILTER FABRIC PLACED BENEATH.
11. EXISTING TOPSOIL SHALL BE REMOVED AND STORED UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA EXHIBITS STABLE, FIRM, PERMANENTLY STABLE PLANT COVER. CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE EXISTING TOPSOIL SHALL BE REMOVED AND STORED IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.

EXISTING CONTOUR 612

PROPOSED CONTOUR 613

PROPOSED SPOT ELEVATION
614.00

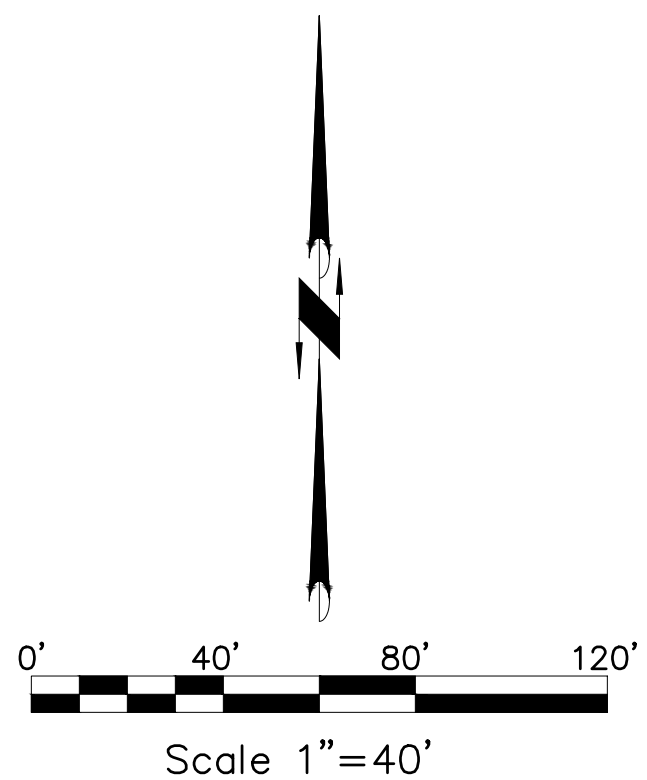
PROPOSED RIM ELEVATION
R610.00

PROPOSED MATCH ELEVATION
(CONTRACTOR TO VERIFY)
M1080.00

PROPOSED ENDWALL STRUCTURE
WITH RIP RAP
 8
C107

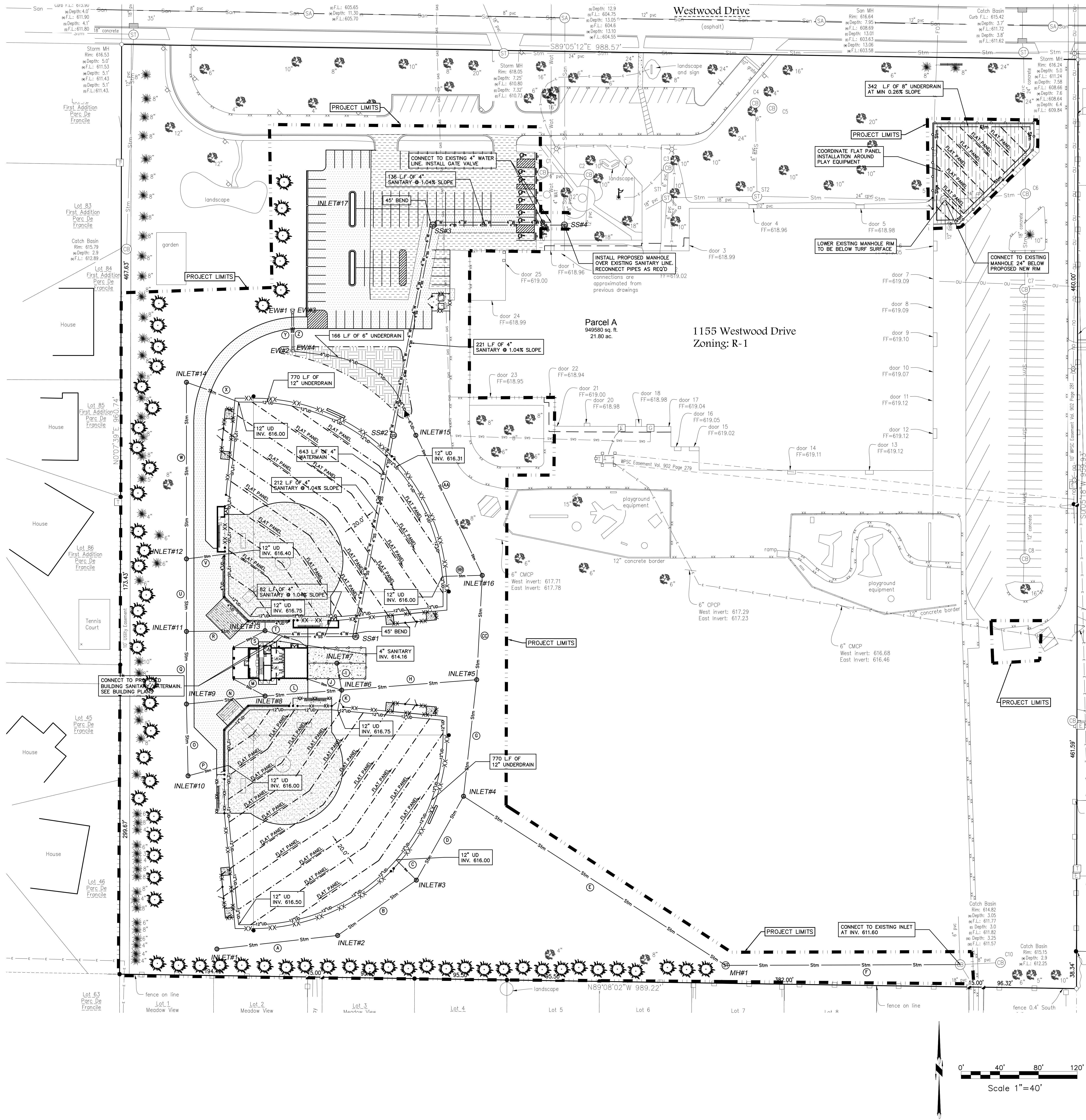
PROPOSED STORM SEWER MANHOLE
 14
C106

PROPOSED STORM INLET
 14
C106

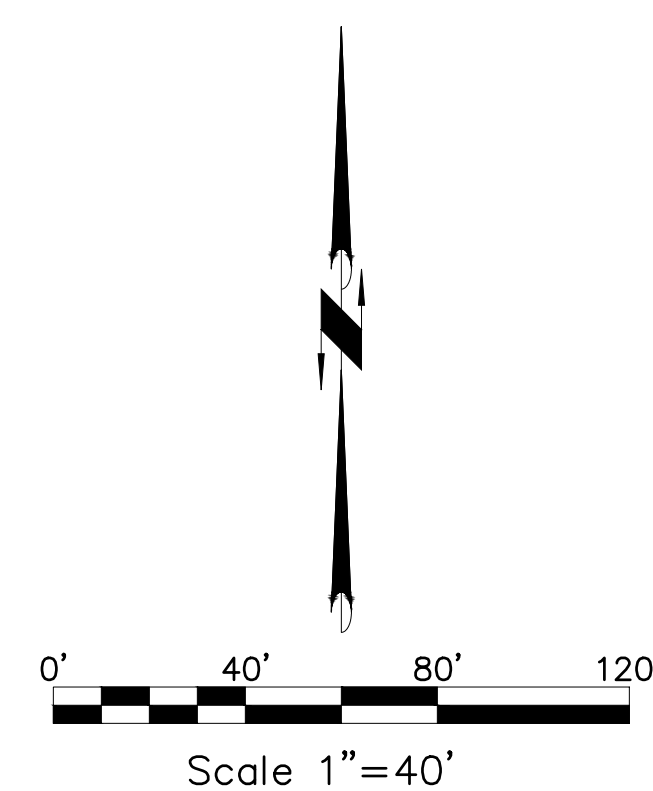
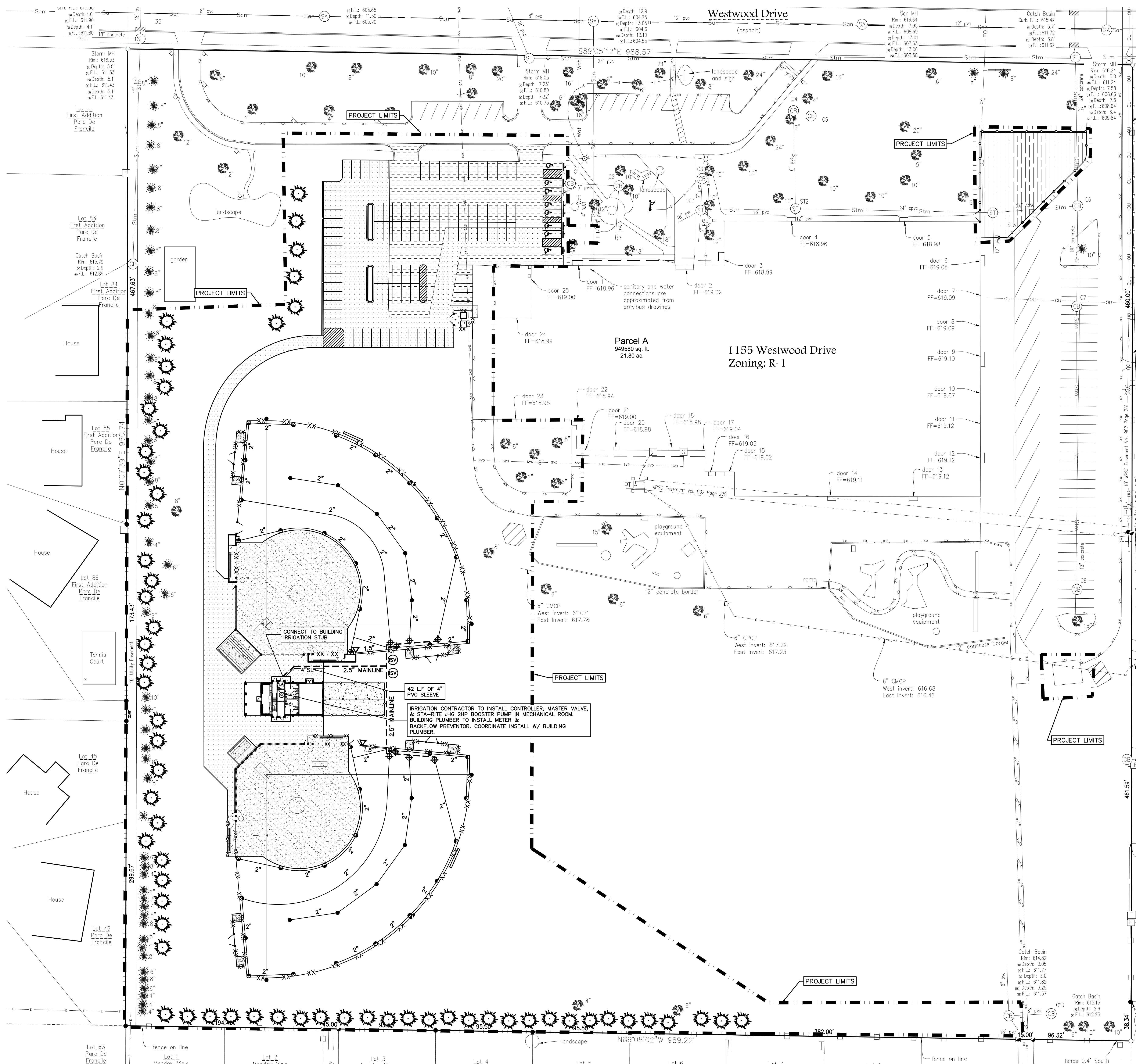


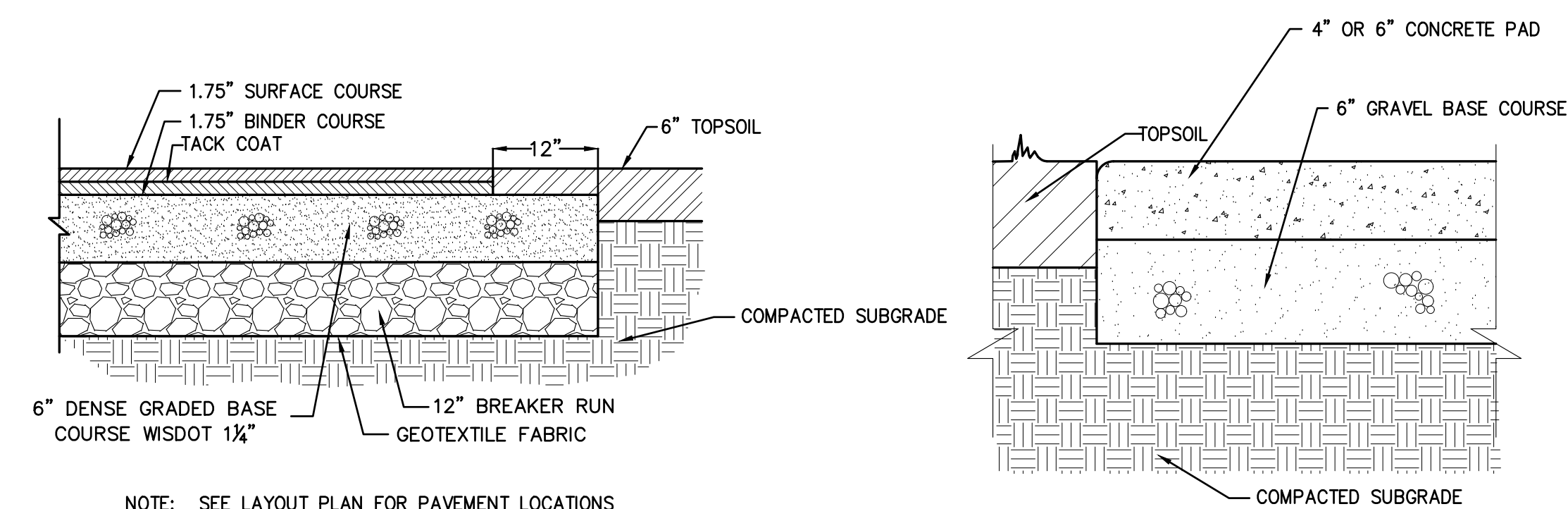
1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD OF TWENTY (20) CALENDAR DAYS.
6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.

PIPE #	FROM STRUCTURE	TO STRUCTURE	LENGTH	SLOPE	PIPE SIZE	COMMENTS	PIPE #	FROM STRUCTURE	TO STRUCTURE	LENGTH	SLOPE	PIPE SIZE	COMMENTS
A	INLET#1	INLET#2	126	0.52%	12"	SOLID WALL	T	ROOF GUTTER	INLET#13	47	0.52%	6"	SOLID WALL
B	INLET#2	INLET#3	100	0.52%	12"	SOLID WALL	U	INLET#12	INLET#11	75	0.26%	12"	SOLID WALL
C	12" UD	INLET#3	30	3.33%	12"	SOLID WALL	V	12" UD	INLET#12	44	0.91%	12"	SOLID WALL
D	INLET#3	INLET#4	100	0.52%	12"	SOLID WALL	W	INLET#14	INLET#12	182	0.26%	12"	SOLID WALL
E	INLET#4	MAN#1	322	0.20%	24"	SOLID WALL	X	12" UD	INLET#14	58	0.91%	12"	SOLID WALL
F	MAN#1	EX. INLET	242	0.20%	24"	SOLID WALL	Y	EW#1	EW#2	34	0.50%	6"	SOLID WALL
G	INLET#5	INLET#4	121	0.20%	24"	SOLID WALL	Z	EW#3	EW#4	34	0.50%	6"	SOLID WALL
H	INLET#6	INLET#5	140	0.52%	15"	SOLID WALL	AA	INLET#15	INLET#16	160	0.20%	12"	SOLID WALL
I	INLET#7	INLET#6	28	1.04%	12"	SOLID WALL	BB	12" UD	INLET#16	41	2.43%	12"	SOLID WALL
J	ROOF GUTTER	INLET#6	37	0.52%	6"	SOLID WALL	CC	INLET#16	INLET#5	108	0.20%	15"	SOLID WALL
K	12" UD	INLET#6	21	8.33%	12"	SOLID WALL							
L	INLET#8	INLET#6	79	0.52%	15"	SOLID WALL							
M	ROOF GUTTER	INLET#8	37	0.52%	6"	SOLID WALL							
N	INLET#9	INLET#8	82	0.52%	12"	SOLID WALL							
O	INLET#10	INLET#9	74	0.52%	12"	SOLID WALL							
P	12" UD	INLET#10	43	0.58%	12"	SOLID WALL							
Q	INLET#11	INLET#9	75	0.52%	12"	SOLID WALL							
R	INLET#13	INLET#11	81	0.26%	12"	SOLID WALL							
S	ROOF GUTTER	INLET#13	37	0.52%	6"	SOLID WALL							



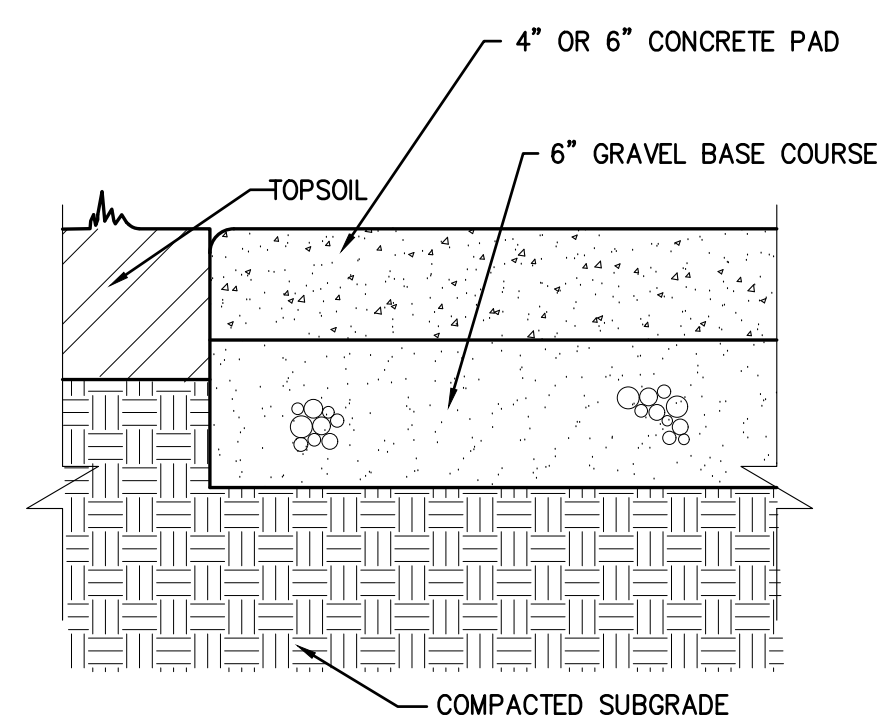
1. ALL PVC PIPE/ LATERAL FITTINGS SHALL BE SOLVENT WELD AS REQUIRED.
2. ISOLATION VALVES SHALL BE A BRONZE TYPE THREADED VALVE WITH CROSS HANDLES OR EQUALLY APPROVED.
3. SOME AREAS DRAWN MAY BE SCHEMATIC AND SHOWN OUTSIDE APPLICABLE LIMITS FOR EASE OF PLAN READING. INSTALL IRRIGATION LINES AS DEEMED APPROPRIATE IN THE FIELD.



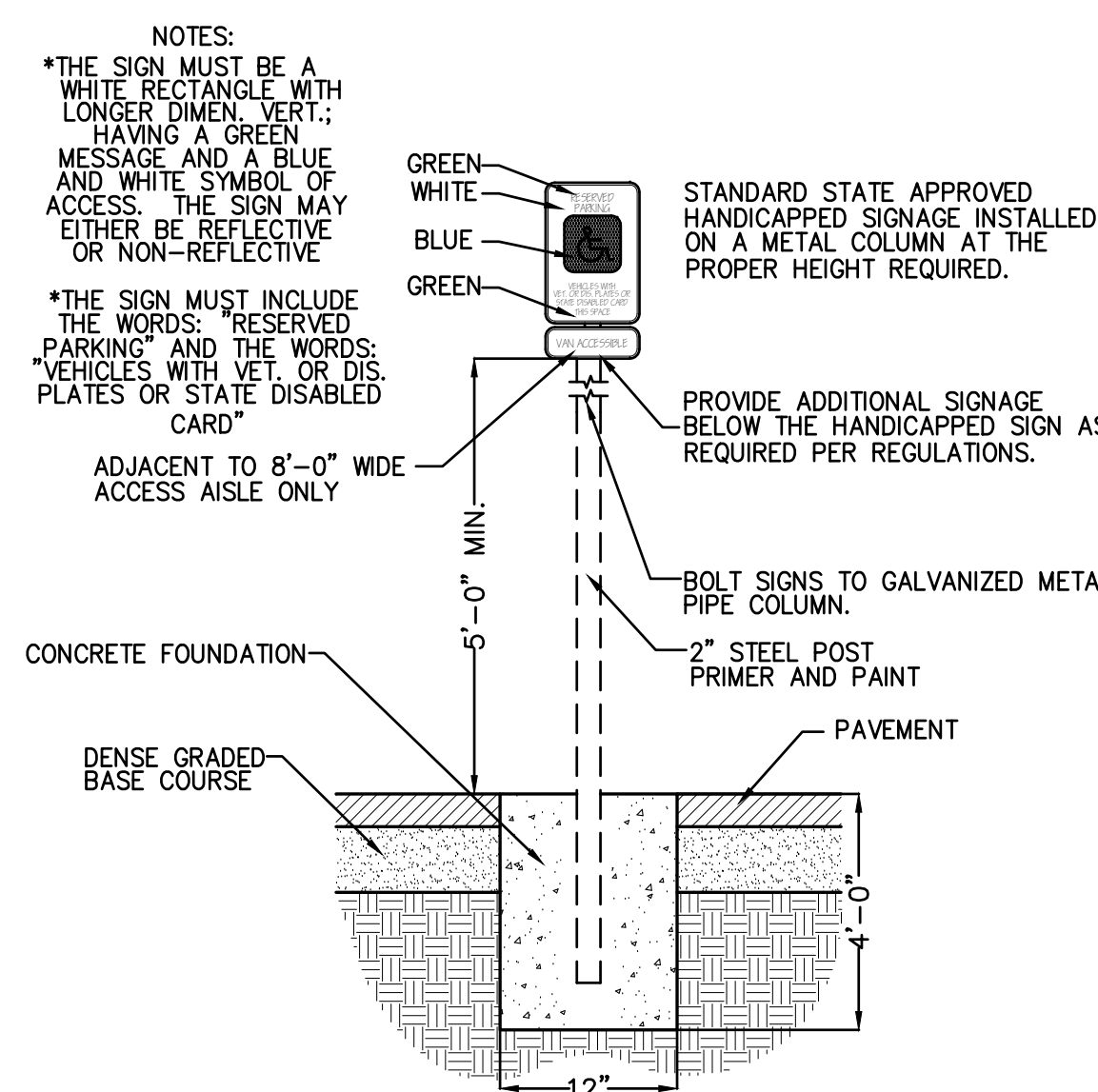


NOTE: SEE LAYOUT PLAN FOR PAVEMENT LOCATIONS

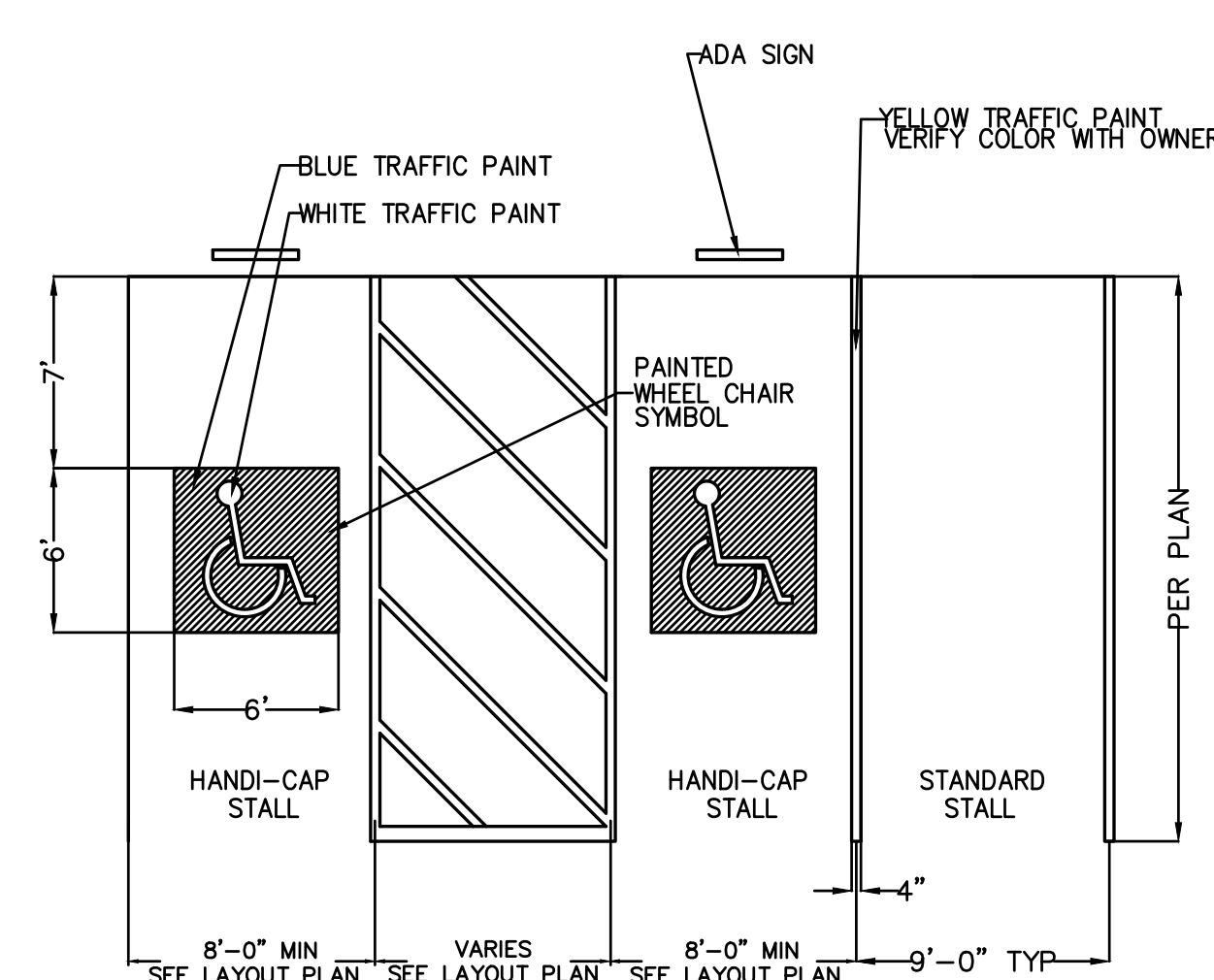
ASPHALT PAVEMENT W/ BREAKER RUN

1
C106NOTE: SEE LAYOUT PLAN FOR PAVEMENT LOCATIONS
SEE SPECIFICATIONS FOR JOINT PLACEMENT. PROVIDE LIGHT BROOM FINISH
6\"/>

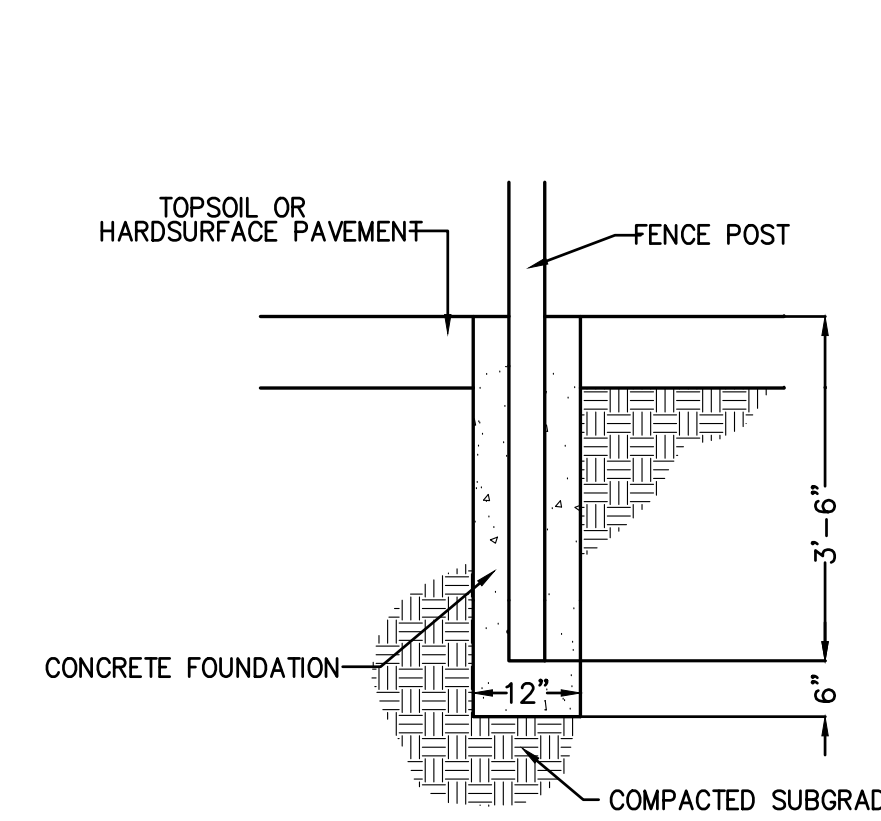
CONCRETE PAVEMENT

2
C106

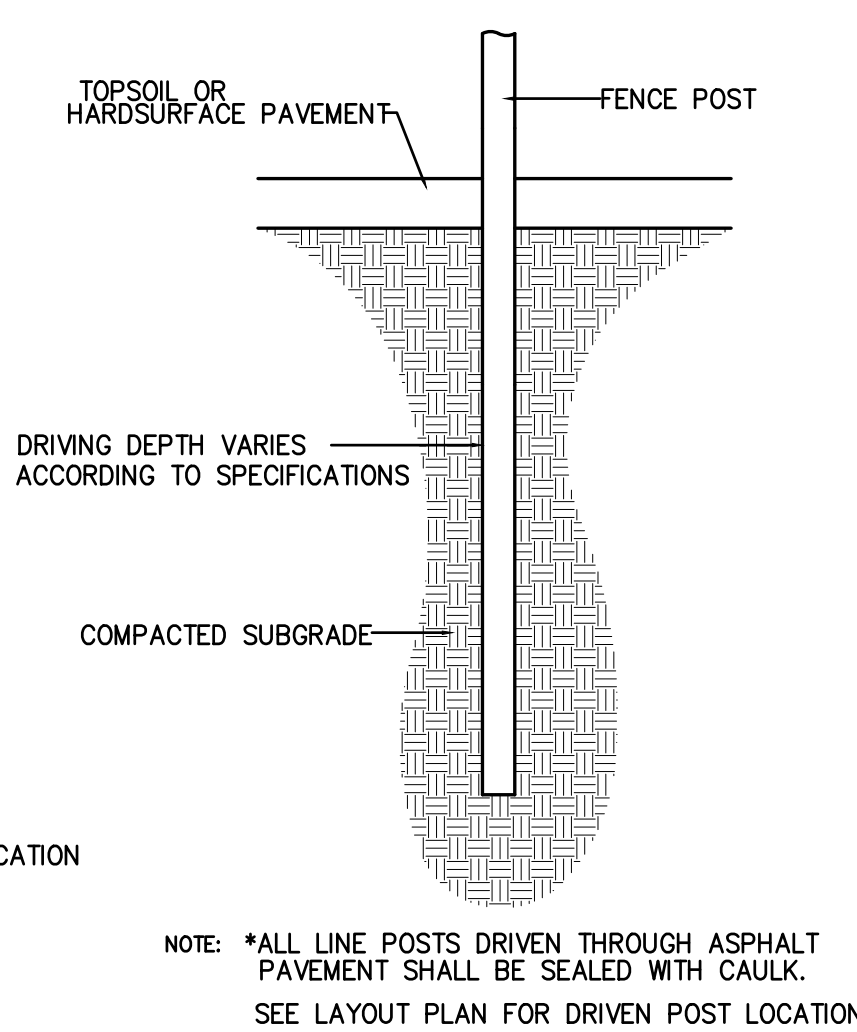
ADA PARKING SIGN

3
C106

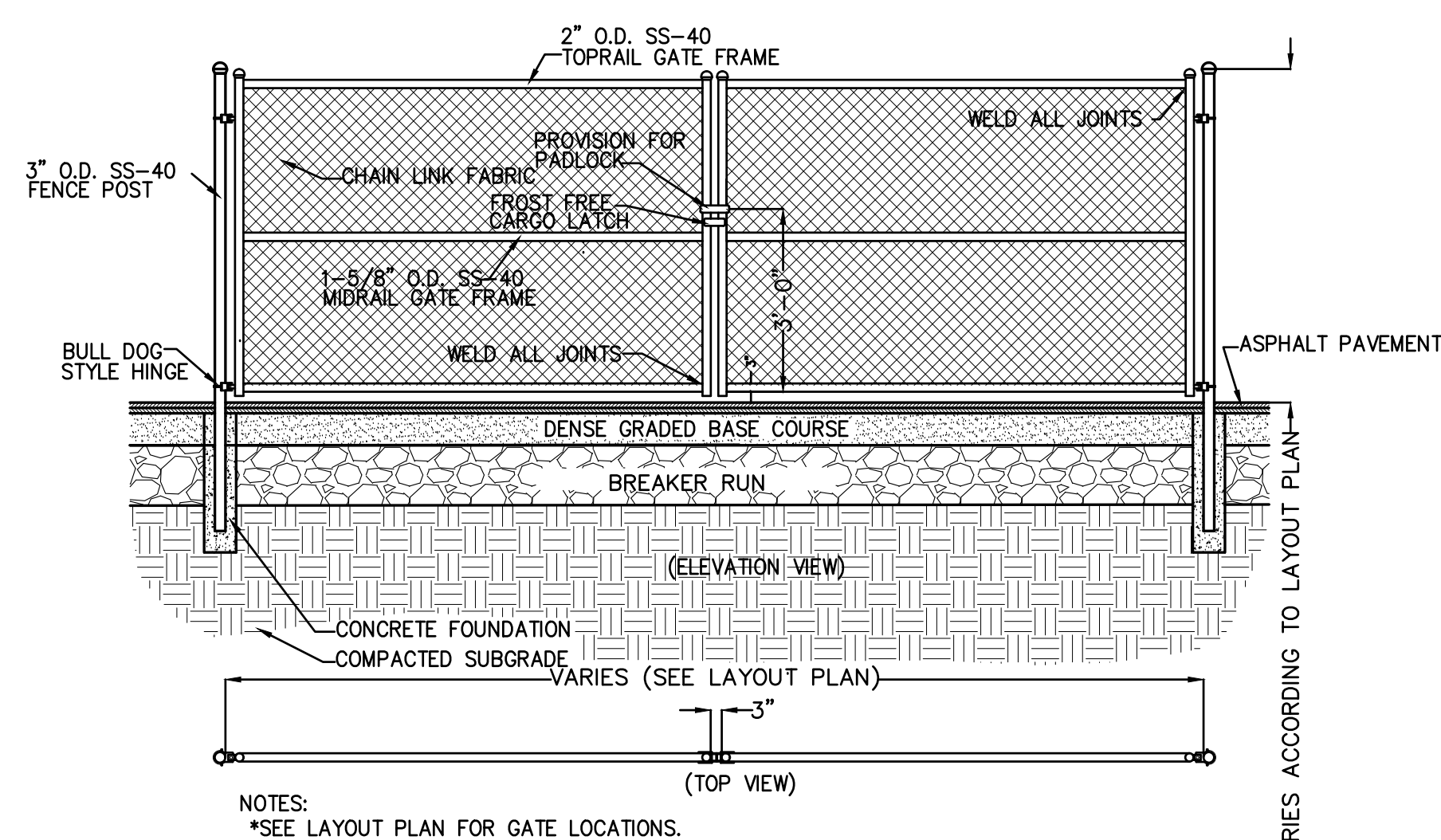
PARKING LOT STRIPING

4
C106

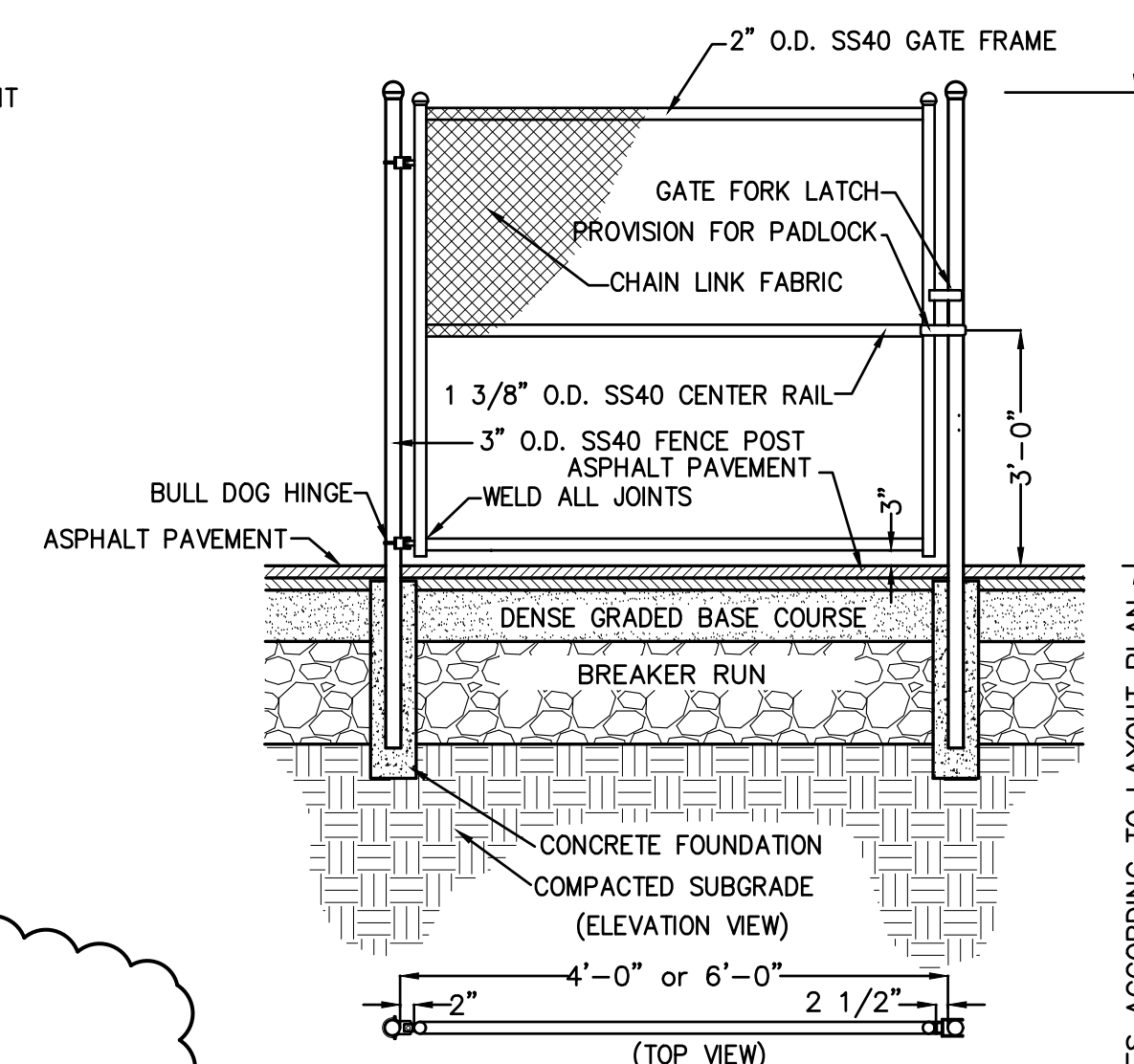
TERMINAL/ CORNER FENCE POST

5
C106

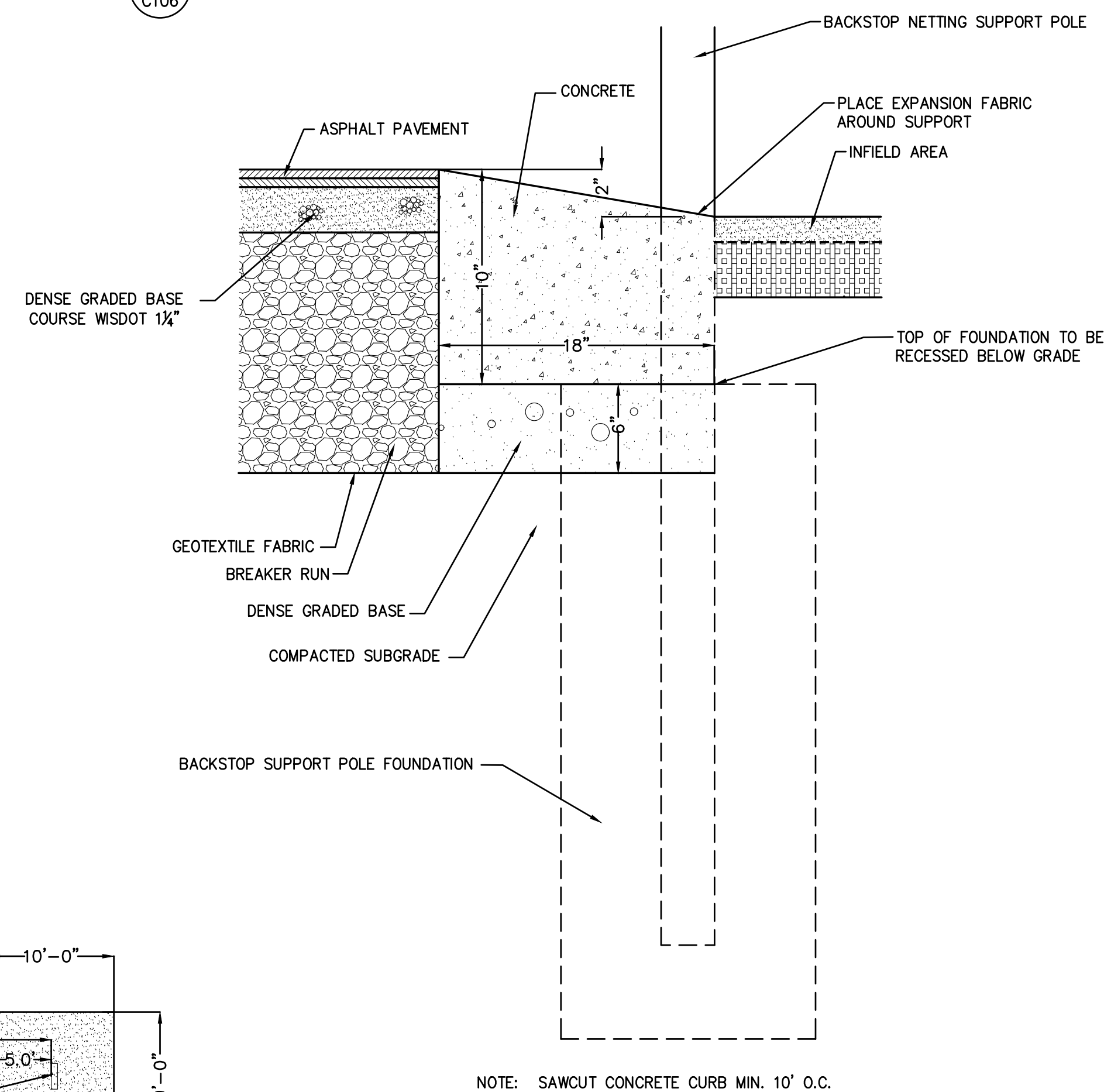
DRIVEN LINE POST

6
C106NOTES:
*SEE LAYOUT PLAN FOR GATE LOCATIONS.

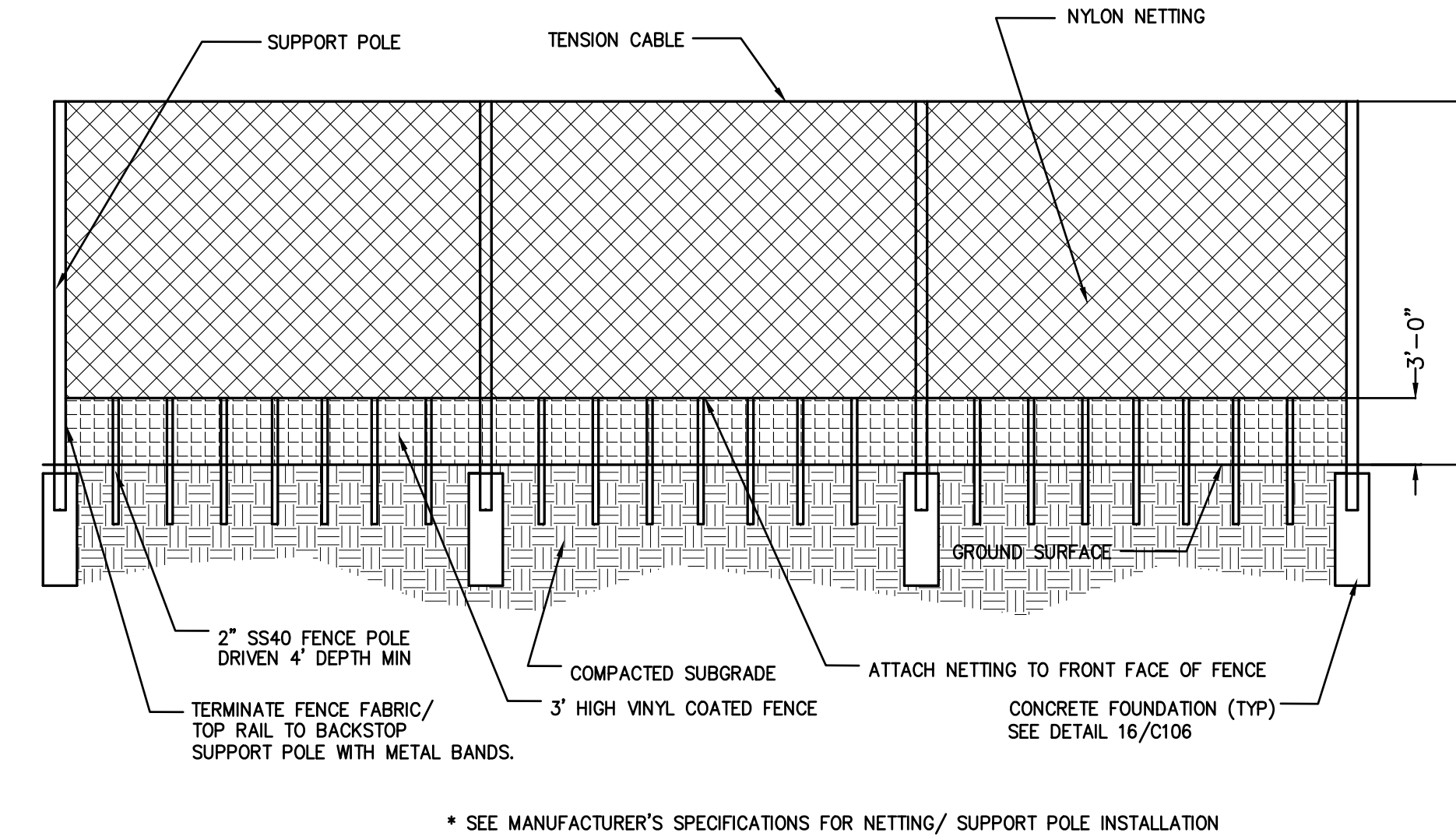
SERVICE GATE

7
C106NOTES:
*SEE LAYOUT PLAN FOR GATE LOCATIONS.

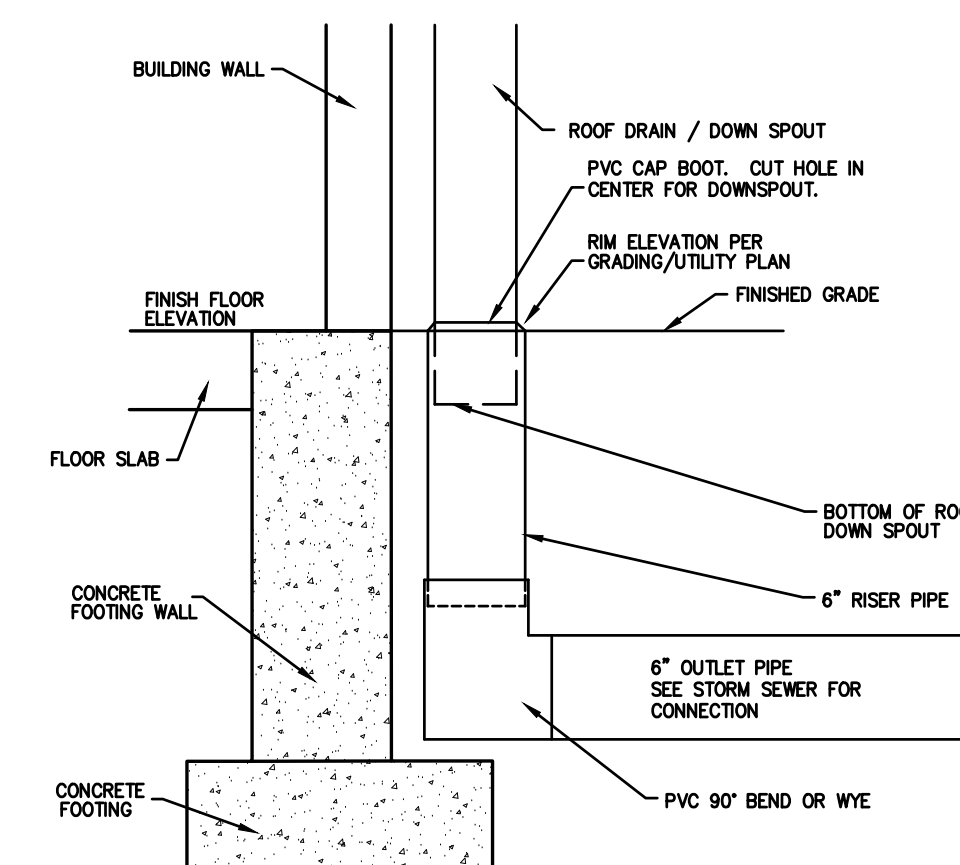
PEDESTRIAN GATE

8
C106

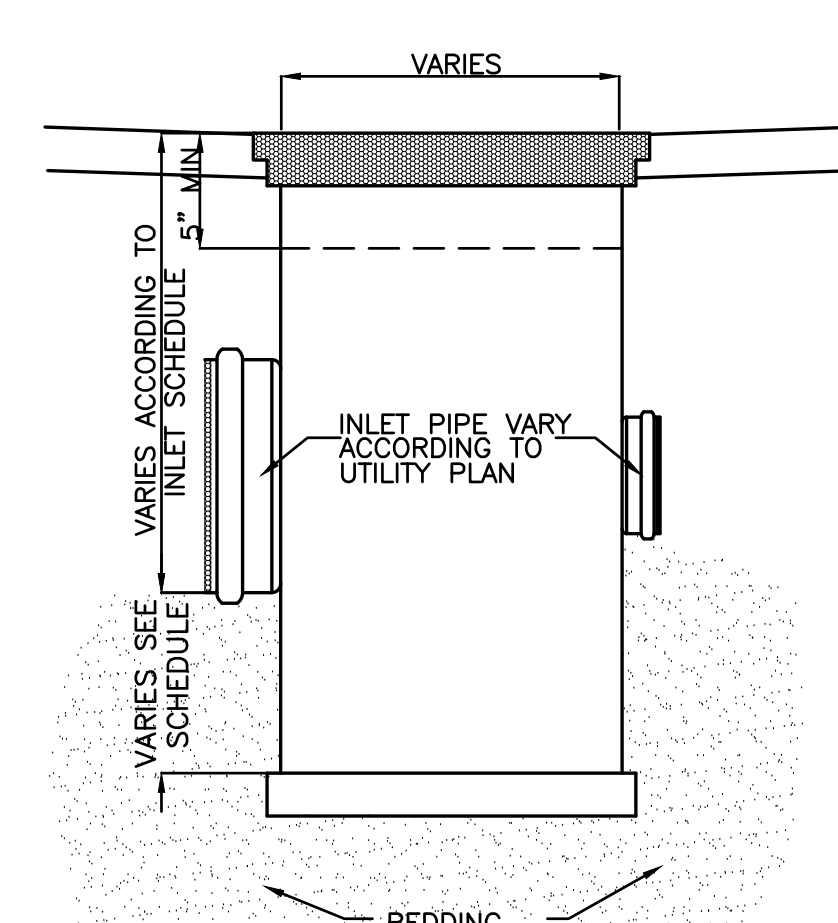
CONCRETE PERIMETER CURB ALONG JV SOFTBALL BACKSTOP

11
C106

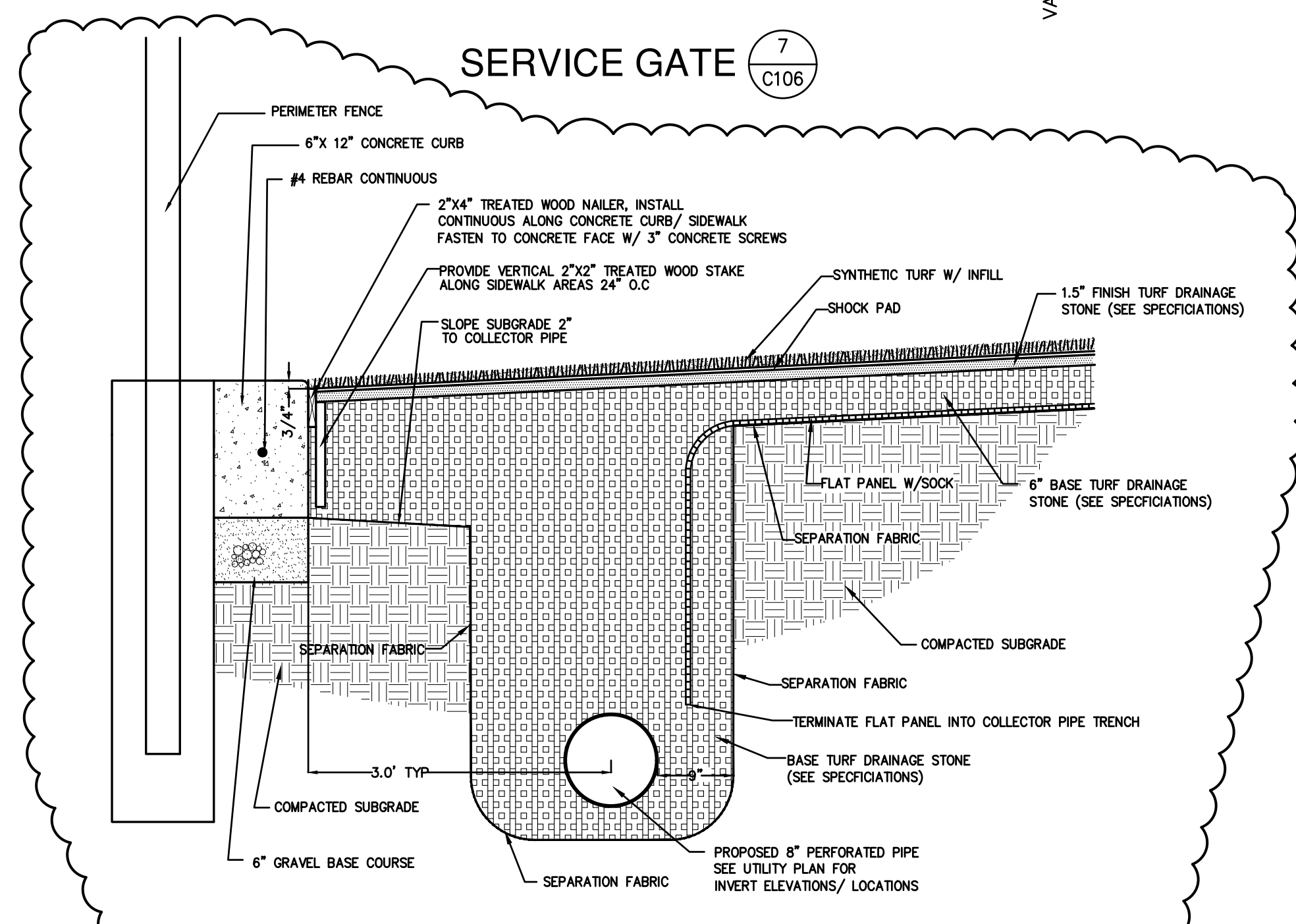
BACKSTOP NETTING/ CHAINLINK FENCING JV SOFTBALL BACKSTOP CONNECTION

12
C106

DOWNSPOUT COLLECTOR

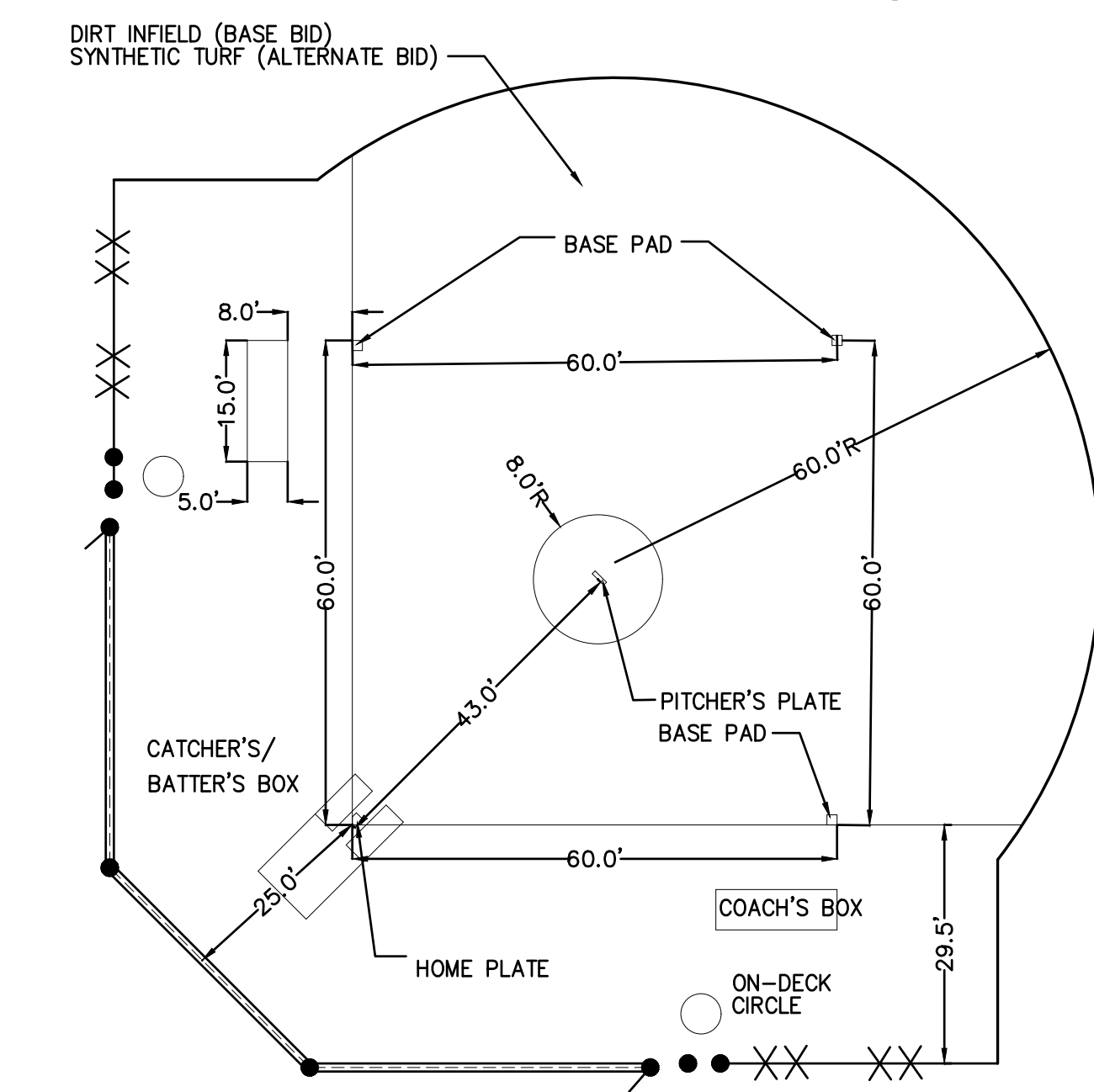
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C106

DRAIN BASIN

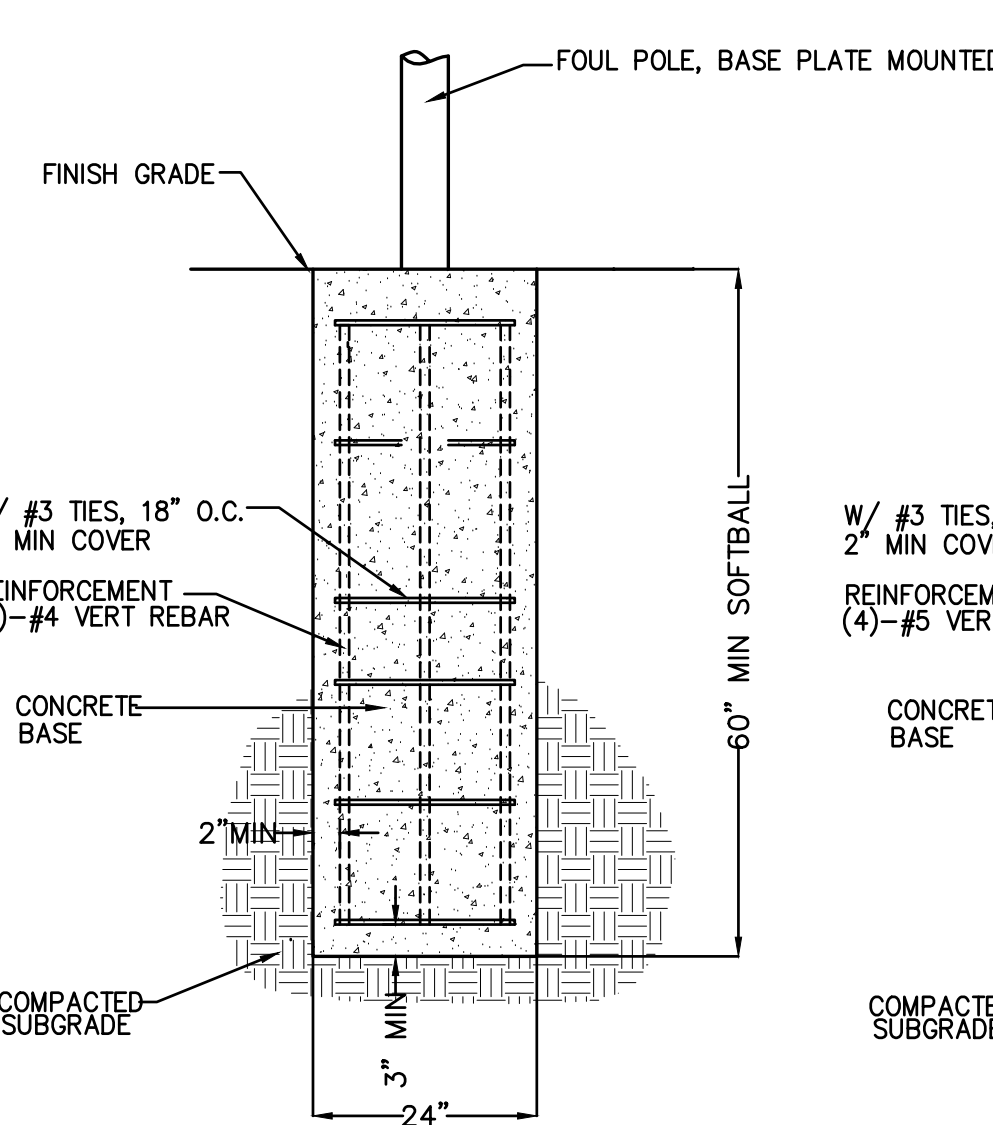
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C106

NOTE: SAWCUT CONCRETE CURB MIN. 10\"/>

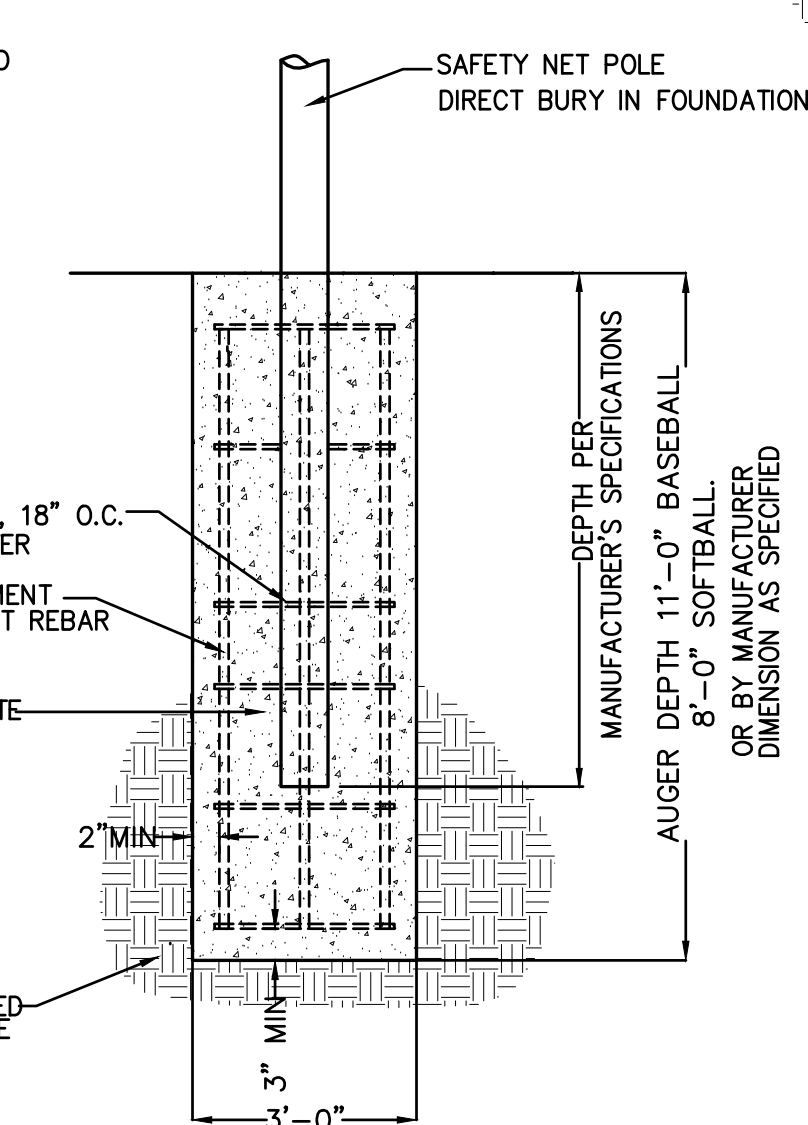
SYNTHETIC TURF SURFACE PLAY AREA STORM DRAINAGE

9
C106NOTE: SEE LAYOUT PLAN FOR BACKSTOP DETAILS
CHALK MARKINGS BY OWNER IN DIRT AREA.
MARKINGS IN SYNTHETIC TURF BY TURF CONTRACTOR

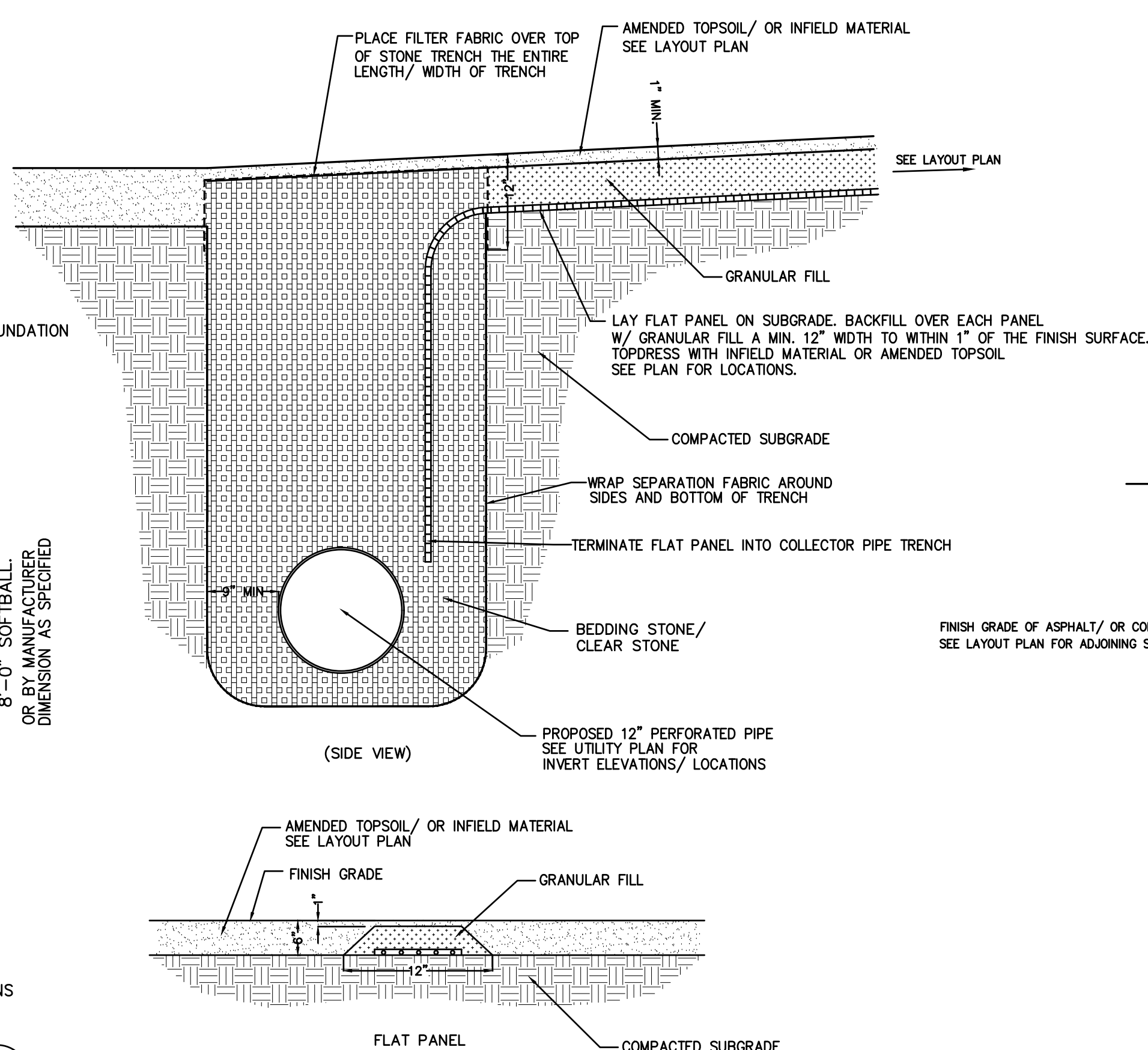
INFIELD LAYOUT

15
C106NOTE: SEE MANUFACTURER'S SPECIFICATIONS FOR
OTHER RECOMMENDED INSTALLATION INSTRUCTIONS

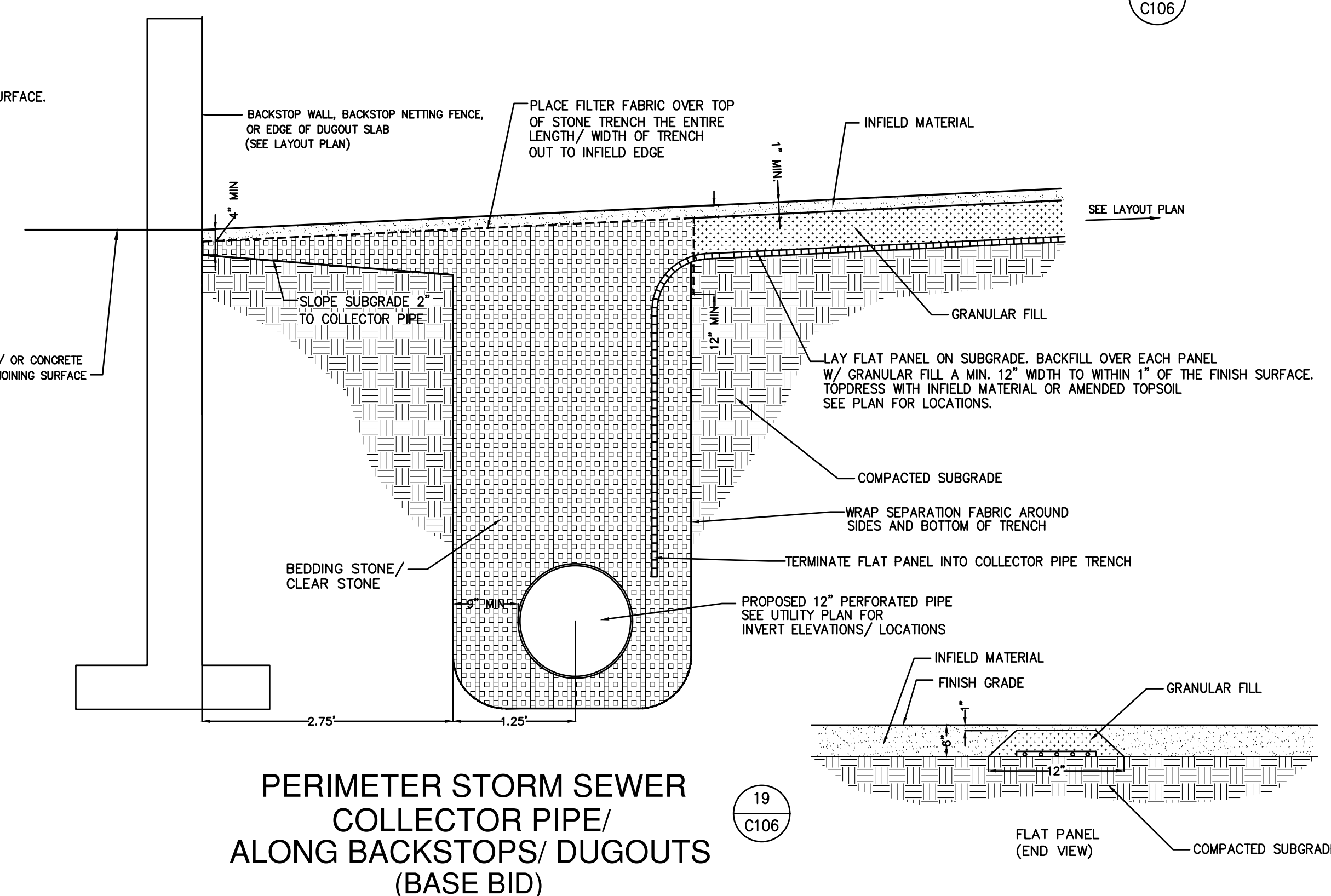
FOUL POLE FOUNDATION

16
C106NOTE: SEE MANUFACTURER'S SPECIFICATIONS FOR
OTHER RECOMMENDED INSTALLATION INSTRUCTIONS

BACKSTOP NETTING FOUNDATION

17
C106

FLAT PANEL UNDERDRAIN IN GENERAL GRASS OUTFIELD/ DIRT INFELD AREAS (BASE BID)

18
C106

PERIMETER STORM SEWER COLLECTOR PIPE/ ALONG BACKSTOPS/ DUGOUTS (BASE BID)

19
C106

Office Locations:

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Stevens Point, WI 54482

Project Title:
PROPOSED SITE PLAN
Concessions Building and Dugouts
West De Pere School District
1155 Westwood Drive, De Pere, WI 54115

REVISIONS:

DATE	DESCRIPTION
8/26/2019	ADDENDUM 2

Project Number:

3273

Issued For:

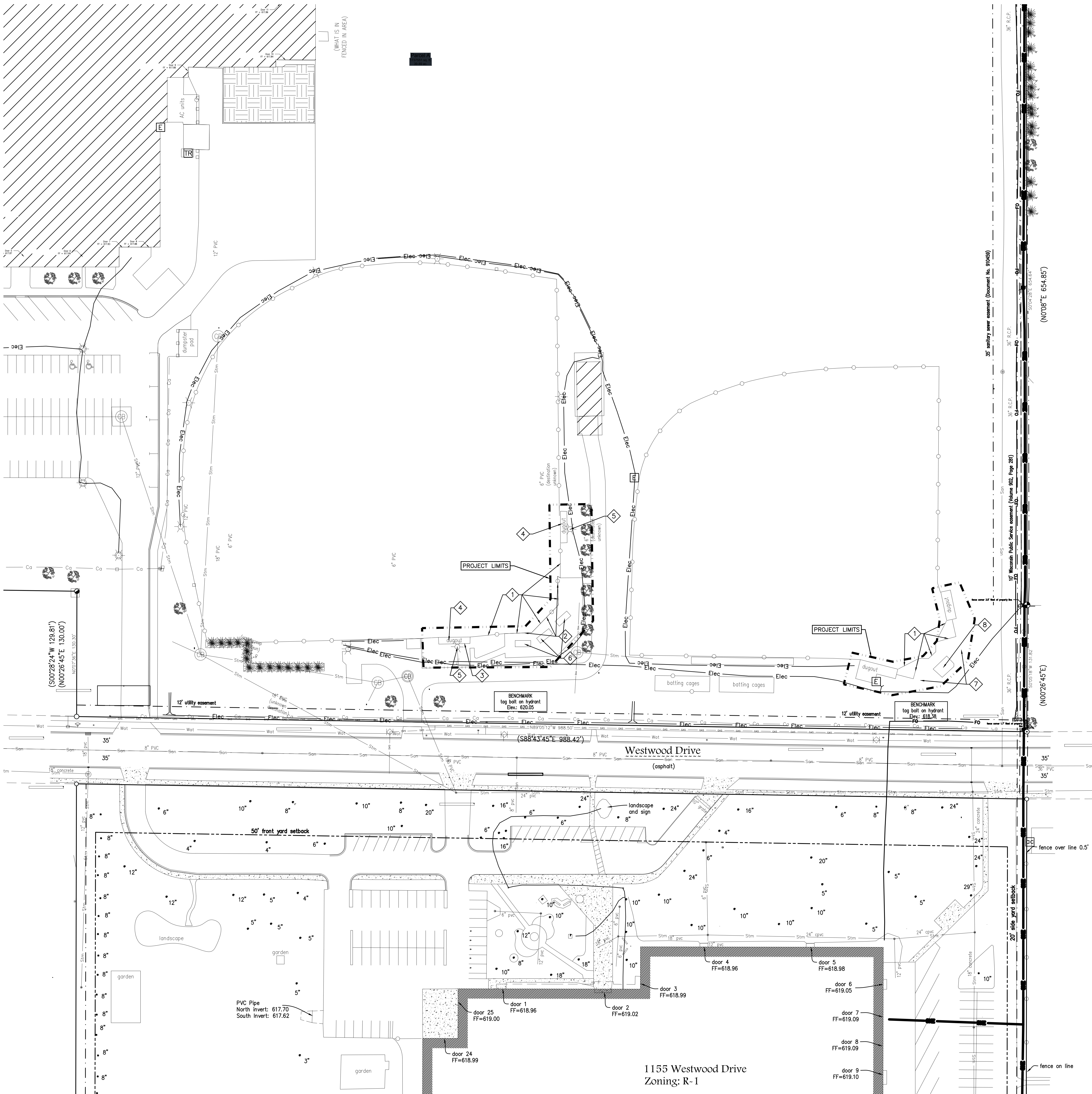
**Construction
Documents**
04/10/2019

Sheet Title:

**Site
Details**

Sheet Number:

C106R

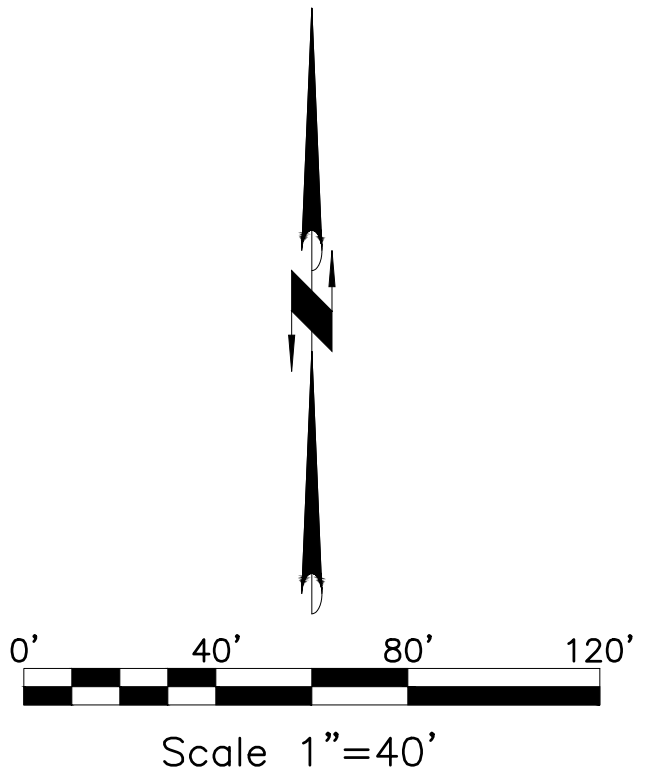


GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
9. ALL CONTRACTORS SHALL KEEP CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE ON SITE IN AREAS OUTSIDE THE GENERAL LIMITS OF EVERYDAY CONSTRUCTION.
10. PROJECT LIMITS LINE LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE PLANS AND SPECIFICATIONS FOR ALL ITEMS THAT ARE TO BE PART OF THE PROPOSED CONSTRUCTION.

KEYNOTES:

- 1 REMOVE CHAINLINK BACKSTOP FENCE
- 2 REMOVE EXISTING SPEAKER SYSTEM ON CHAINLINK BACKSTOP
- 3 MAINTAIN WATER SPOUT AT EXISTING DUGOUT
- 4 REMOVE MASONRY DUGOUTS/ FOUNDATIONS
- 5 MAINTAIN STADIUM LIGHTS
- 6 REMOVE/ SALVAGE EXISTING ALUMINUM BLEACHERS
- 7 STRIP/ REMOVE TOPSOIL IN PROPOSED CONCRETE AREA
- 8 REMOVE CONCRETE SLAB/ GRAVEL



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Stevens Point, WI 54482

Project Title:
Westwood Elementary
Concessions Building and Dugouts
School District of West De Pere
1155 Westwood Drive, DePere, WI 54115

REVISIONS:

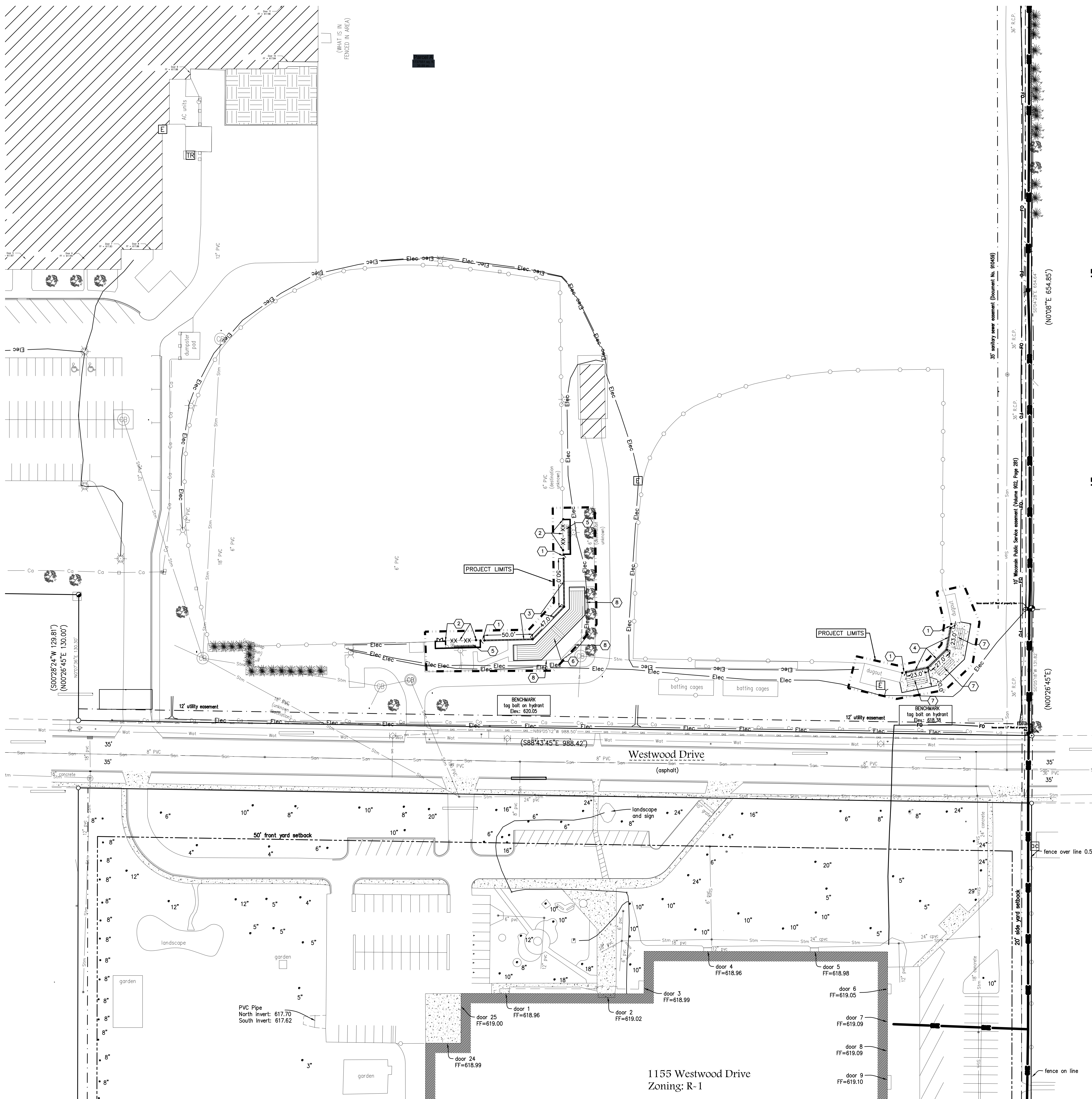
DATE	DESCRIPTION
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Project Number:
3273WC

Issued For:
Construction Documents
04/10/2019

Sheet Title:
Baseball Field
Site Demolition Plan
(Alternate)

Sheet Number:
C200



GENERAL NOTES:

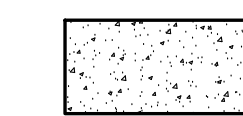
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
8. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. ALL NEW CONCRETE PAVEMENT AND CURB ON ADJACENT STREET SHALL BE TIED IN ACCORDANCE WITH DETAILS.
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

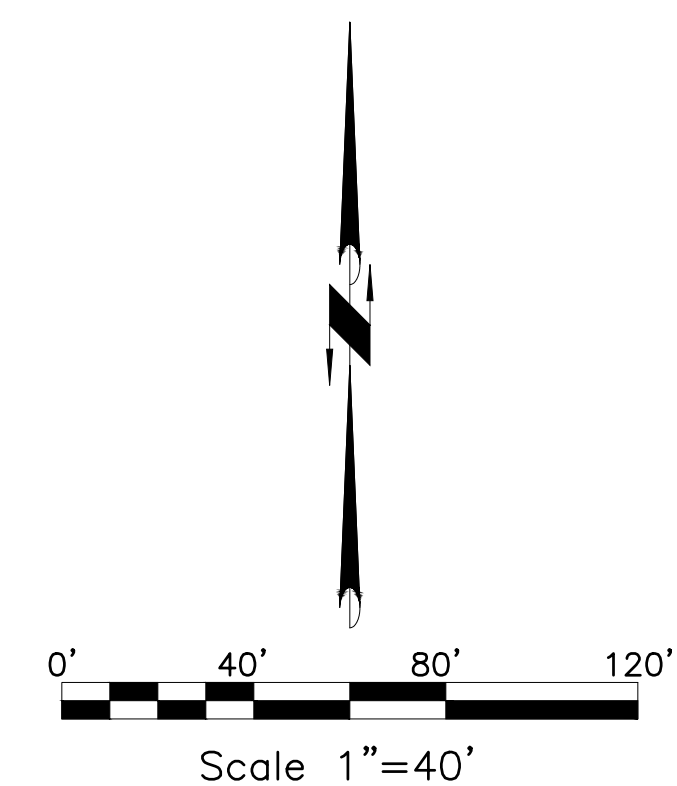
- ① 4"W X 7"H VINYL COATED PEDESTRIAN GATE 8
C106
- ② 7"H VINYL COATED CHAINLINK FENCE 5
C106 6
C106
- ③ 35" H BACKSTOP NETTING SYSTEM OVER 3' H MASONRY WALL. INSTALL PROTECTIVE PADDING ALONG FACE OF WALL. SEE ARCHITECTURAL PLANS FOR WALL CONSTRUCTION.
- ④ 35" H BACKSTOP NETTING SYSTEM OVER 3' H VINYL COATED CHAINLINK FENCE 12
C106
- ⑤ VARSITY MASONRY DUGOUTS (SEE ARCHITECTURAL PLANS)
- ⑥ NEW 500 CAPACITY BLEACHERS
- ⑦ RELOCATED PORTABLE BLEACHERS ON NEW 4" CONCRETE PAD
- ⑧ EXISTING EDGE OF CONCRETE PAVEMENT

SURFACE HATCH PATTERNS:

PROPOSED 4" CONCRETE
PAVEMENT W/ 6" BASE
COURSE



2
C106



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Project Title:
**Westwood Elementary
Concessions Building and Dugouts
School District of West De Pere
1155 Westwood Drive, DePere, WI 54115**

REVISIONS:

DATE	DESCRIPTION

Project Number:

3273WC

Issued For:

**Construction
Documents
04/10/2019**

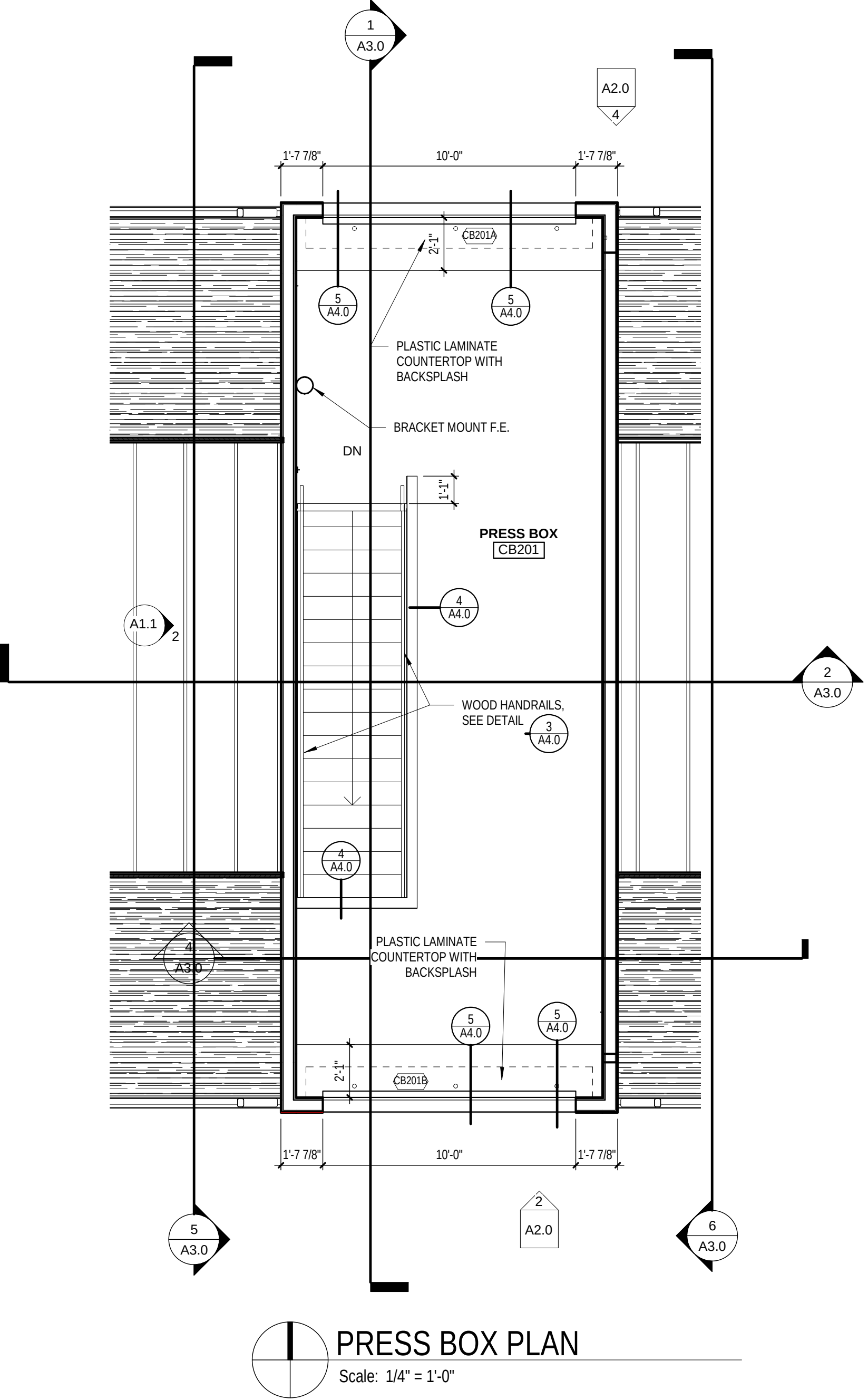
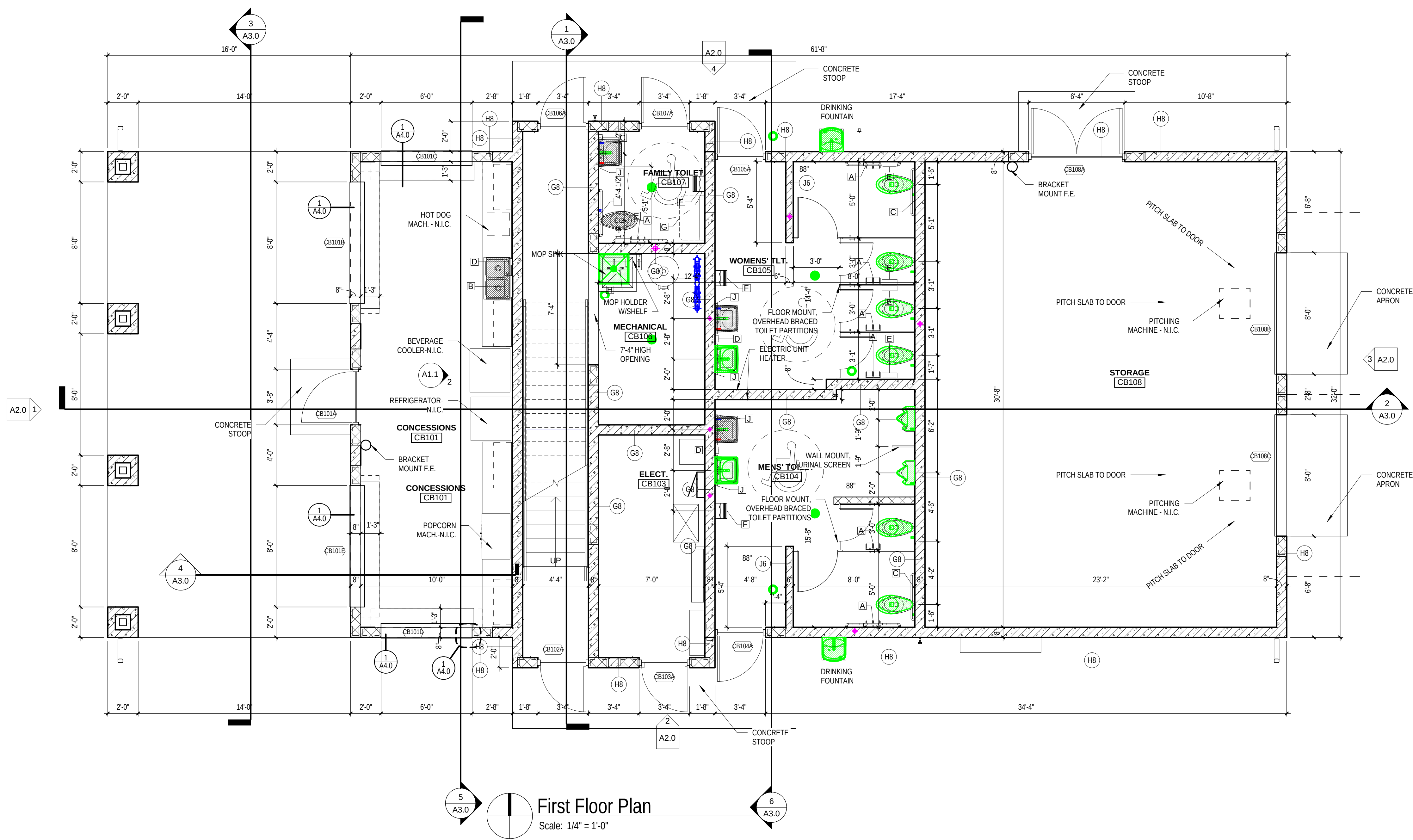
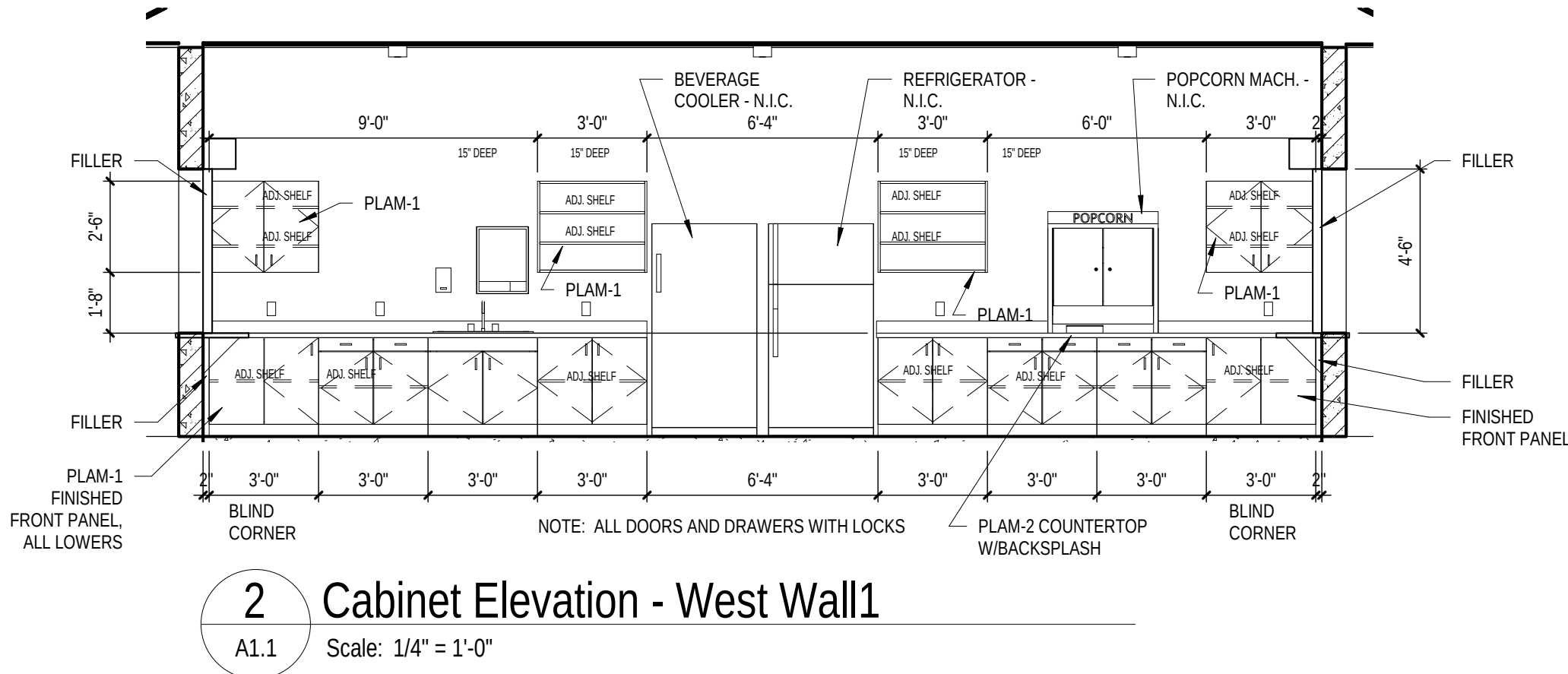
Sheet Title:

**Baseball Field
Site Layout Plan
(Alternate)**

Sheet Number:

C201

Keyed Accessories Schedule		
Type Mark	Description	Furnished & Installed
A	Toilet Paper Dispenser - 2 Roll	Owner furnished / Contractor installed
B	Paper Towel Dispenser - Surface Mounted	Owner furnished / Contractor installed
C	Grab Bar (36" back, 42" side, 18" vert.)	Contractor furnished / Contractor installed
D	Soap Dispenser - Surface Mounted	Owner furnished / Contractor installed
E	Sanitary Napkin Receptacle - Surface Mounted	Contractor furnished / Contractor installed
F	Electric Hand Dryer	Contractor furnished / Contractor installed
G	Baby Changing Station	Contractor furnished / Contractor installed
H	Utility Shelf with Rag Hooks and Broom Holders	Contractor furnished / Contractor installed
J	Mirror 2'-0" x 3'-0"	Contractor furnished / Contractor installed



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Project Title:
**Westwood Elementary
Concessions Building and Dugouts
School District of West De Pere
1155 Westwood Drive, De Pere, WI 54115**

REVISIONS:

DATE	DESCRIPTION
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Project Number:

3273WC

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**Construction
Documents**

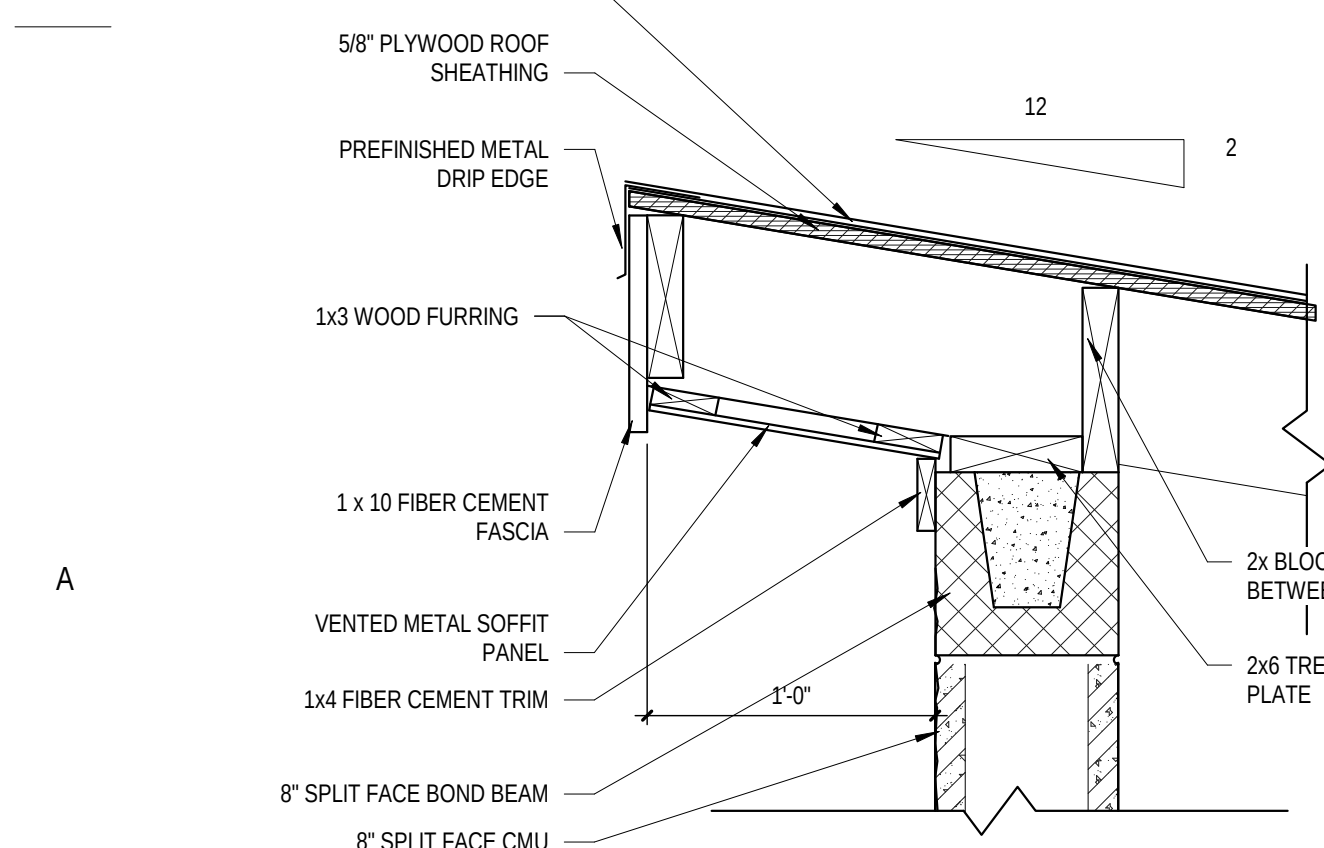
04/10/2019

Sheet Title:
**Concessions Floor
Plans, Accessory
Schedule, Cabinet
Elevation**

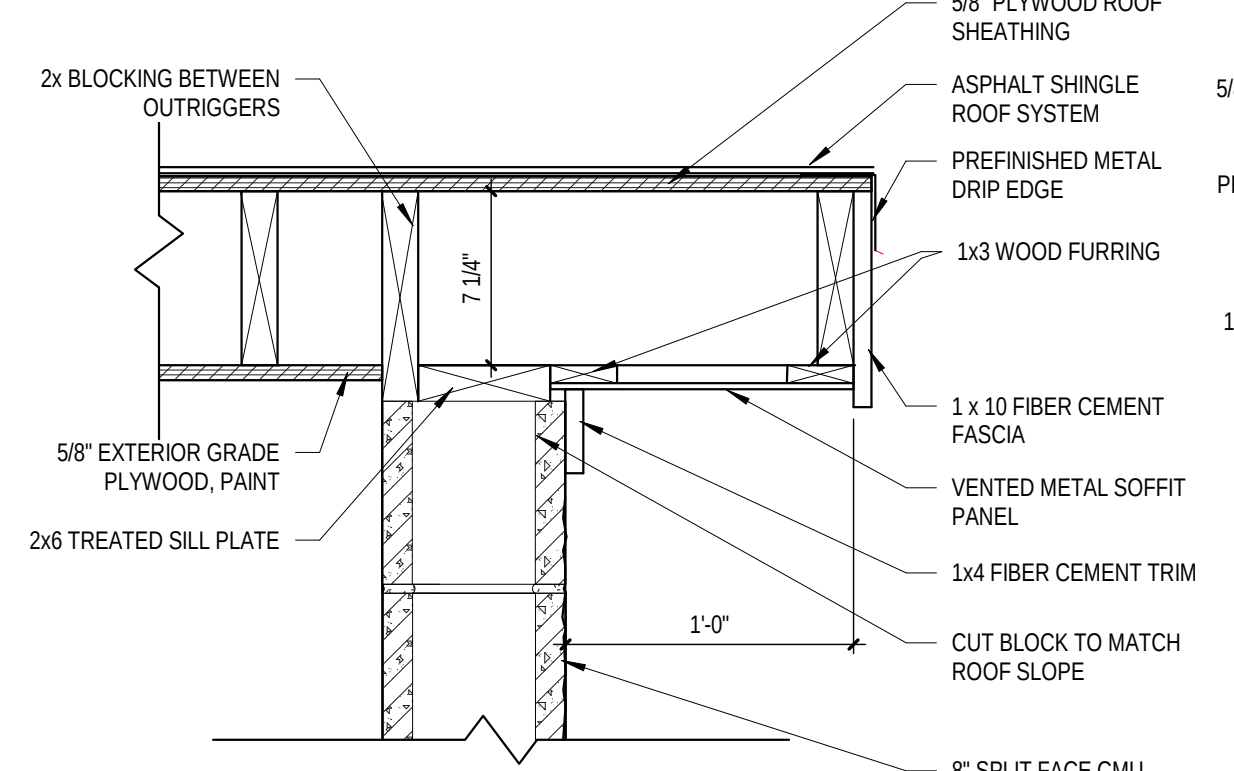
Sheet Number:

A1.1

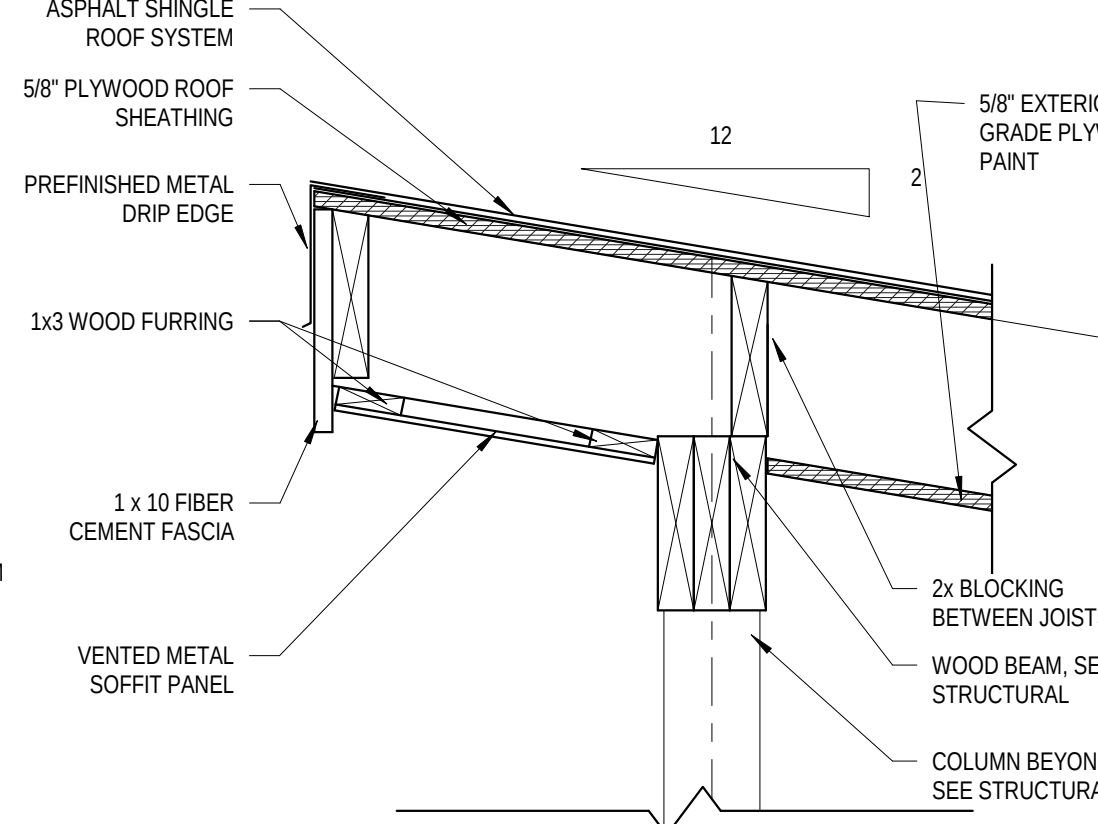
4/2/2019 8:47:02 AM
BW 36015273 - West De Pere
Westwood Concessions_Arch R19.rvt



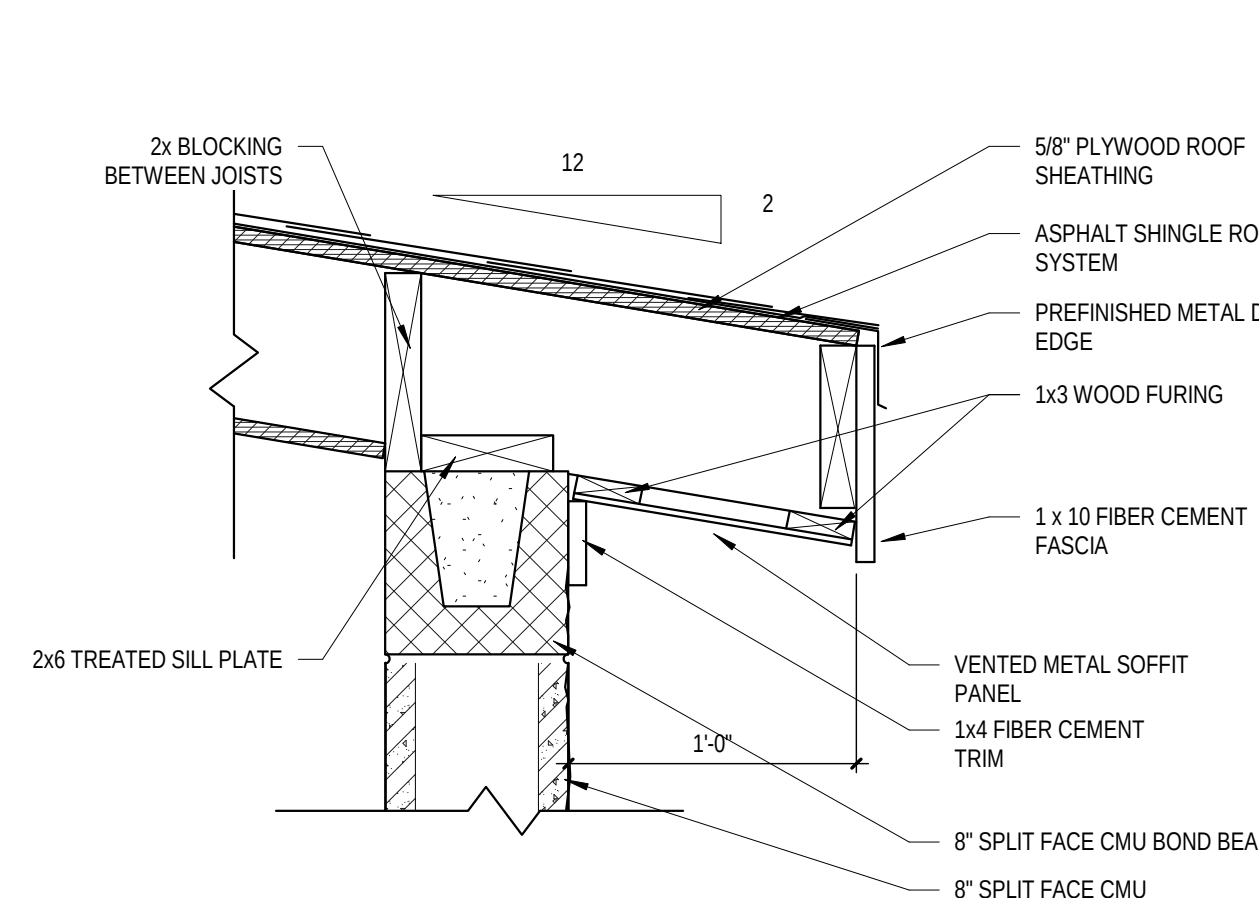
10 Dugout High Eave Detail A
A1.1A Scale: 1 1/2" = 1'-0"



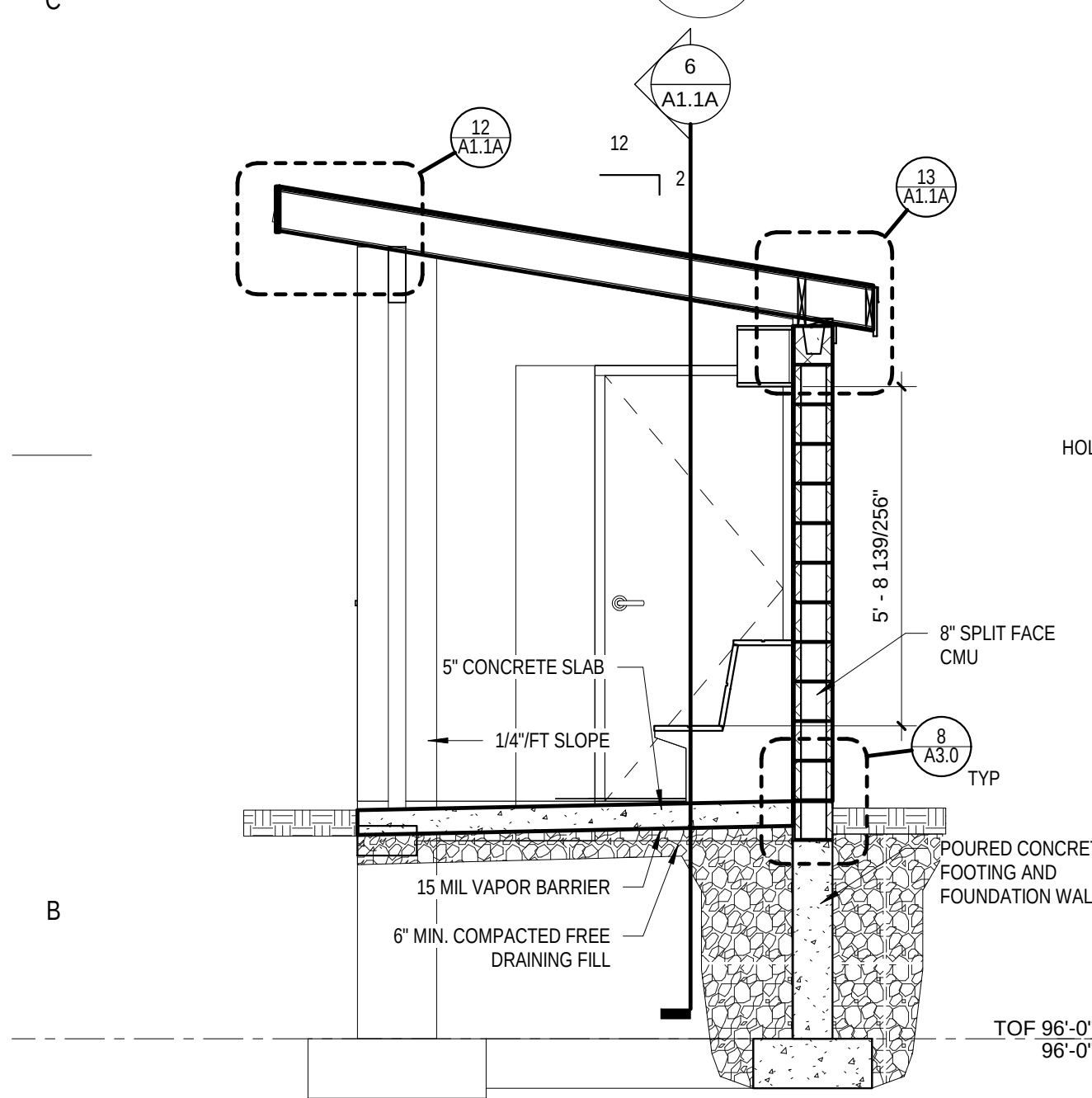
11 Dugout Raked End Detail
A1.1A Scale: 1 1/2" = 1'-0"



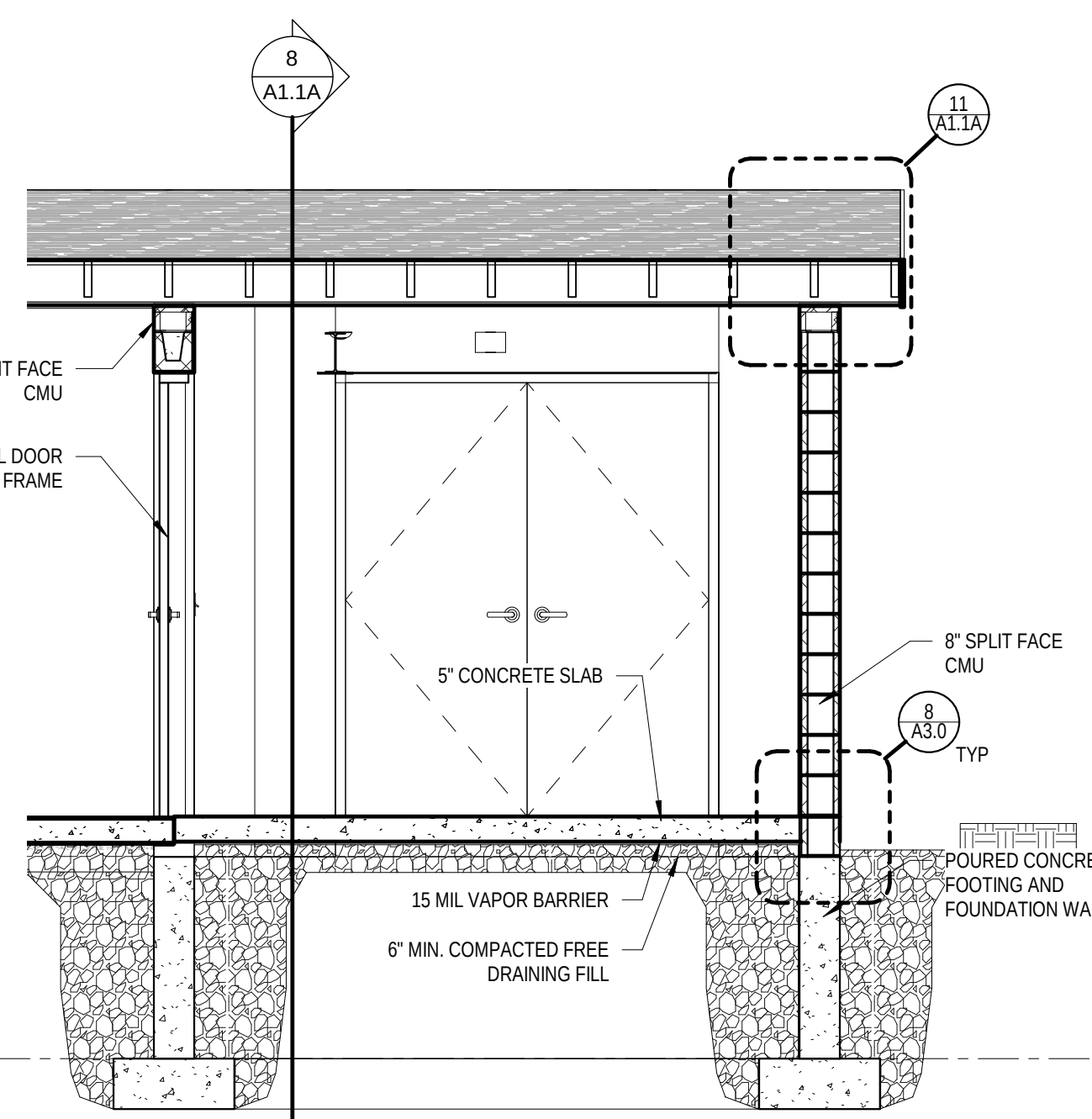
12 Dugout High Eave Detail B
A1.1A Scale: 1 1/2" = 1'-0"



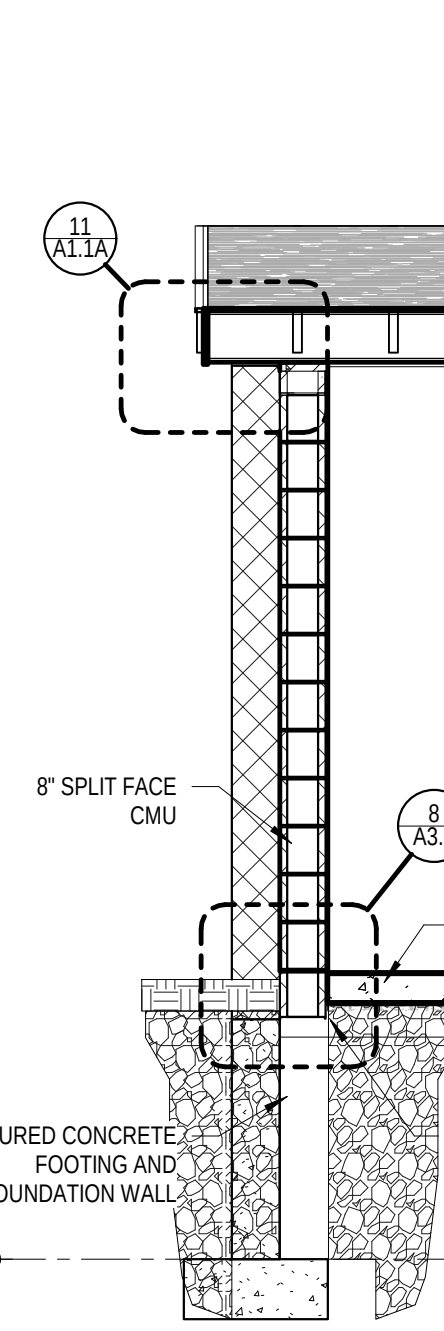
13 Dugout Low Eave Detail
A1.1A Scale: 1 1/2" = 1'-0"



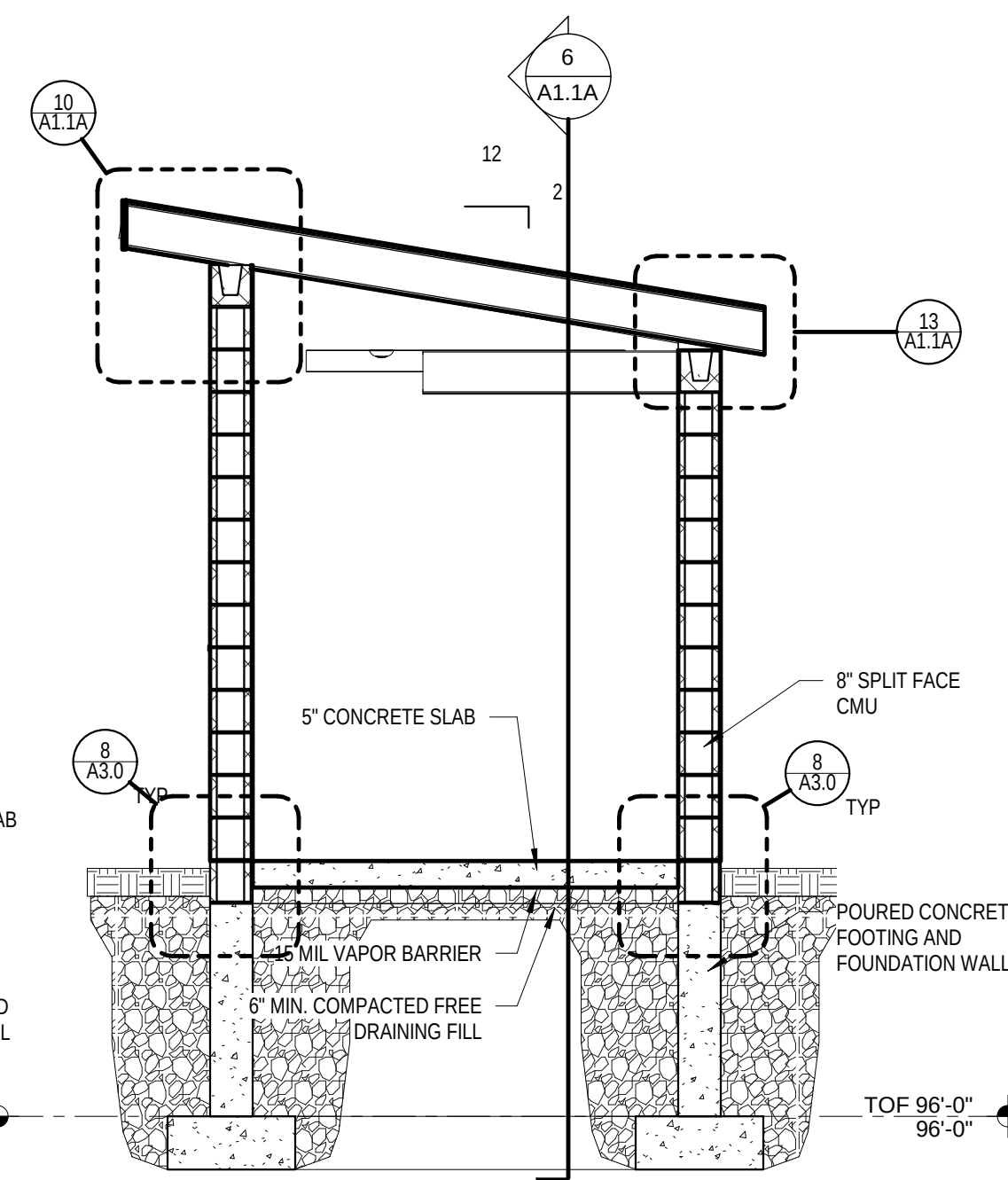
5 Dugout Section A
A1.1A Scale: 3/8" = 1'-0"



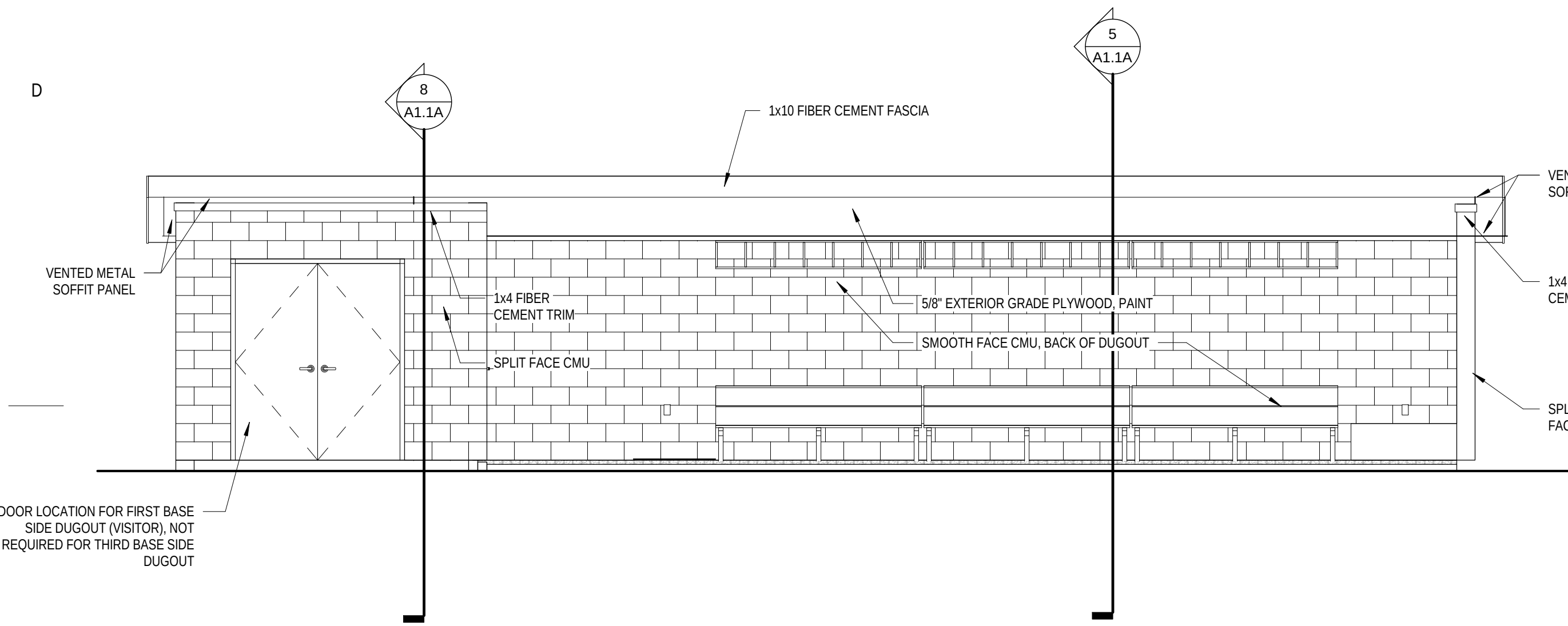
6 Dugout Section B
A1.1A Scale: 3/8" = 1'-0"



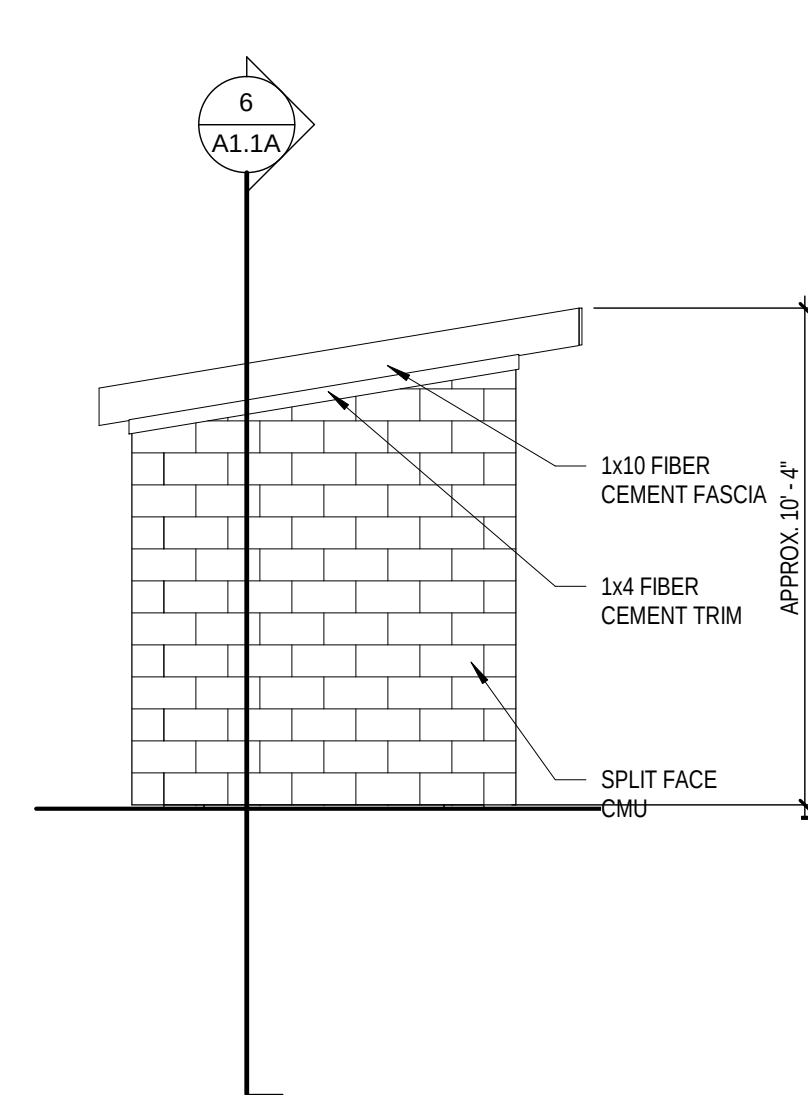
7 Dugout Section C
A1.1A Scale: 3/8" = 1'-0"



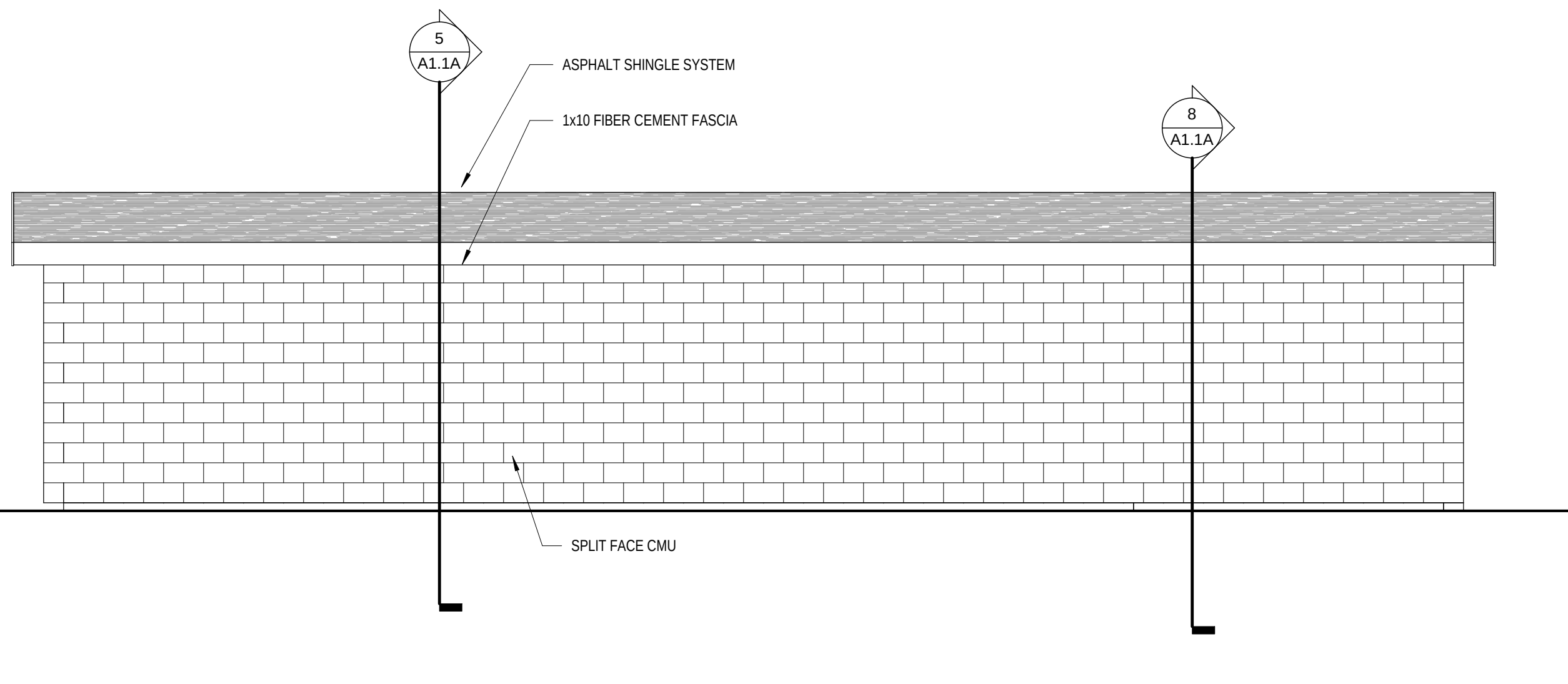
8 Dugout Section D
A1.1A Scale: 3/8" = 1'-0"



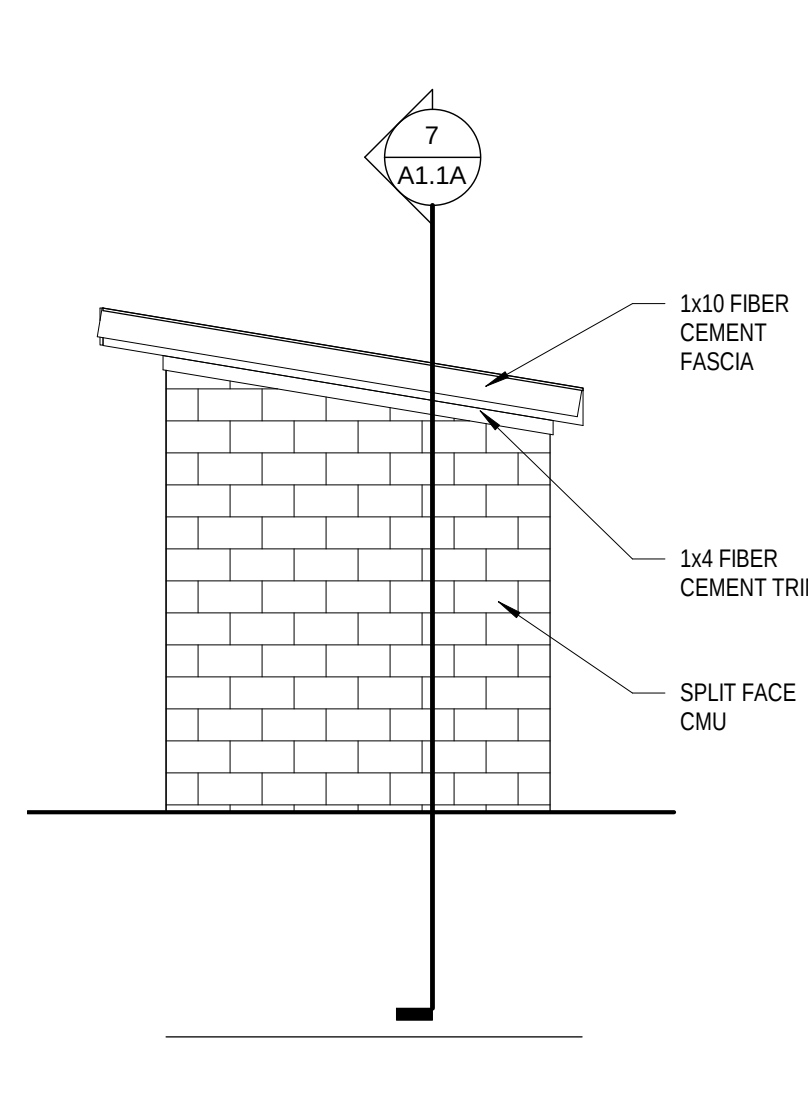
1 Varsity Dugout - Front Elevation
A1.1A Scale: 1/4" = 1'-0"



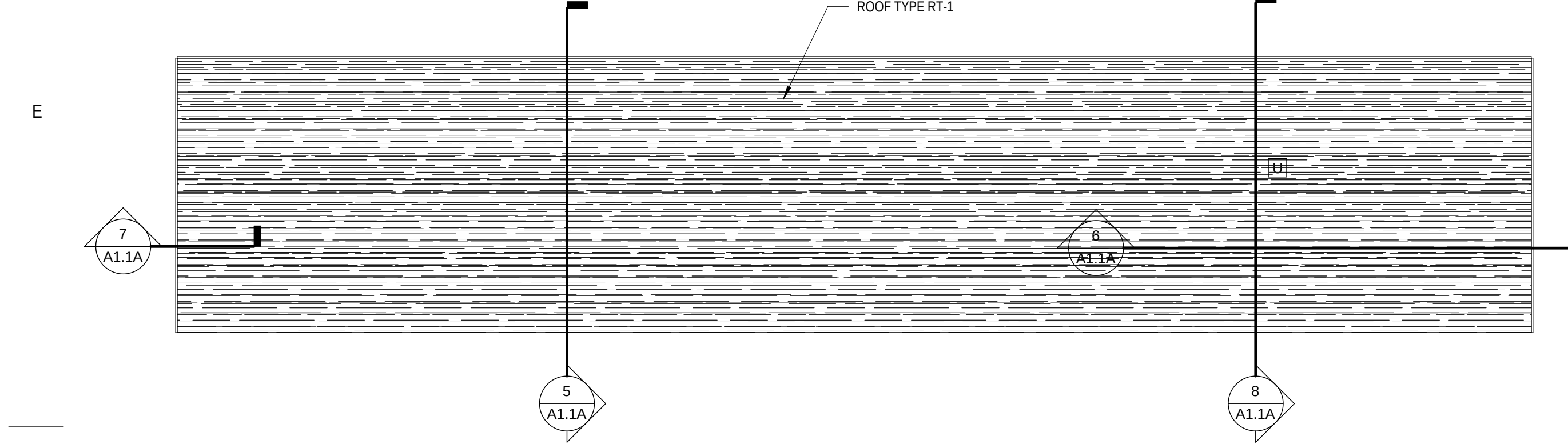
2 Varsity Dugout - Side Elevation A
A1.1A Scale: 1/4" = 1'-0"



3 Varsity Dugout - Rear Elevation
A1.1A Scale: 1/4" = 1'-0"

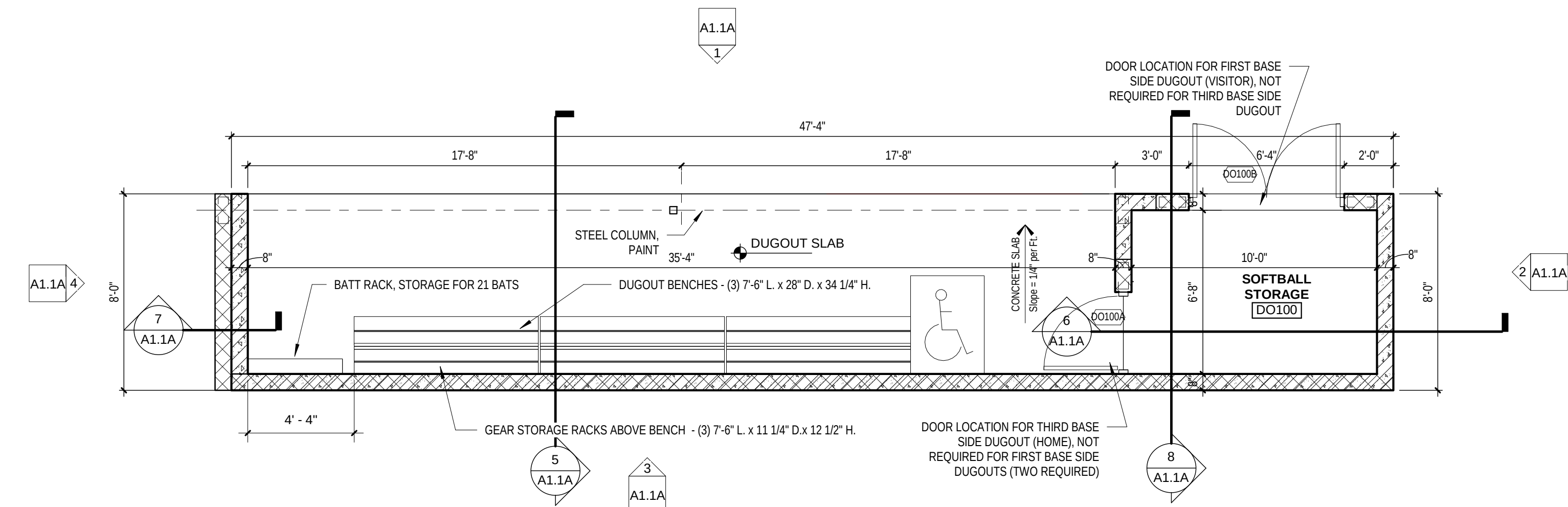


4 Varsity Dugout - Side Elevation B
A1.1A Scale: 1/4" = 1'-0"



Roof Plan - Varsity Dugouts
Scale: 1/4" = 1'-0"

ROOF PLAN LEGEND & NOTES	
ROOF TYPE 1	ASPHALT SHINGLE SYSTEM
(RT-1)	#15 FELT UNDERLAYMENT, UNLESS NOTED OTHERWISE
	5/8" PLYWOOD SHEATHING ROOF DECK
1. ALL ROOF SLOPES TO BE 6:12 ON CONCESSIONS BUILDING, 2:12 ON DUGOUTS	
2. NOT ALL ROOF PENETRATIONS ARE SHOWN. ROOFING CONTRACTOR TO VERIFY PENETRATIONS WITH ALL BUILDING TRADES.	
3. SEE HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF HVAC PENETRATIONS AND ROOF TOP MOUNTED EQUIPMENT.	
4. SEE DETAIL FOR VENT PIPE FLASHING DETAIL. VERIFY ALL LOCATIONS AND QUANTITIES W/ PLUMBING CONTRACTOR.	



Floor Plan - Varsity Dugouts - 3 Required
Scale: 1/4" = 1'-0"

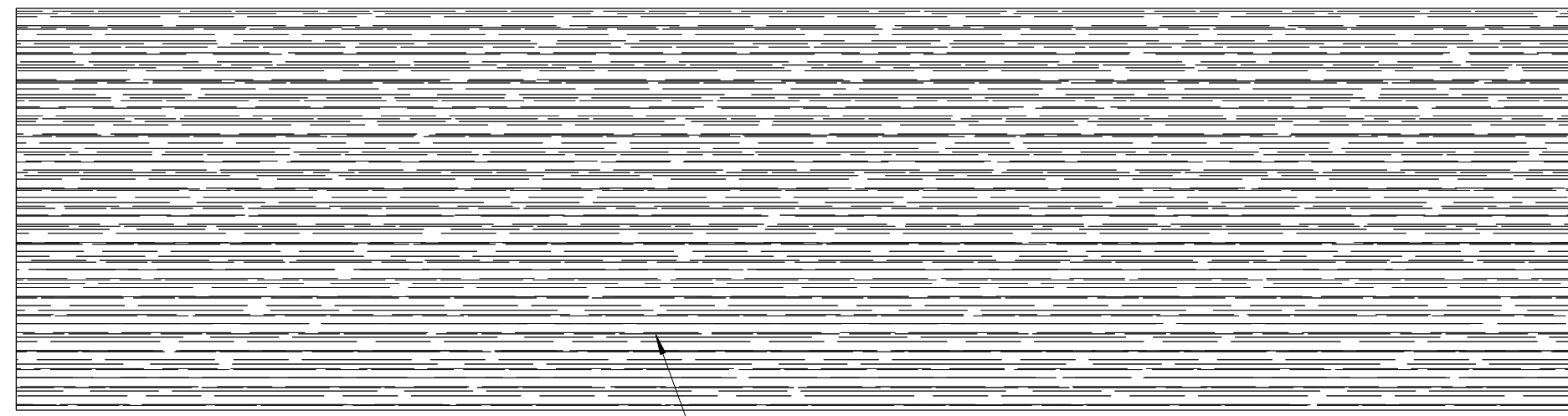
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B

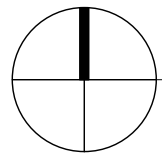
A

E

D

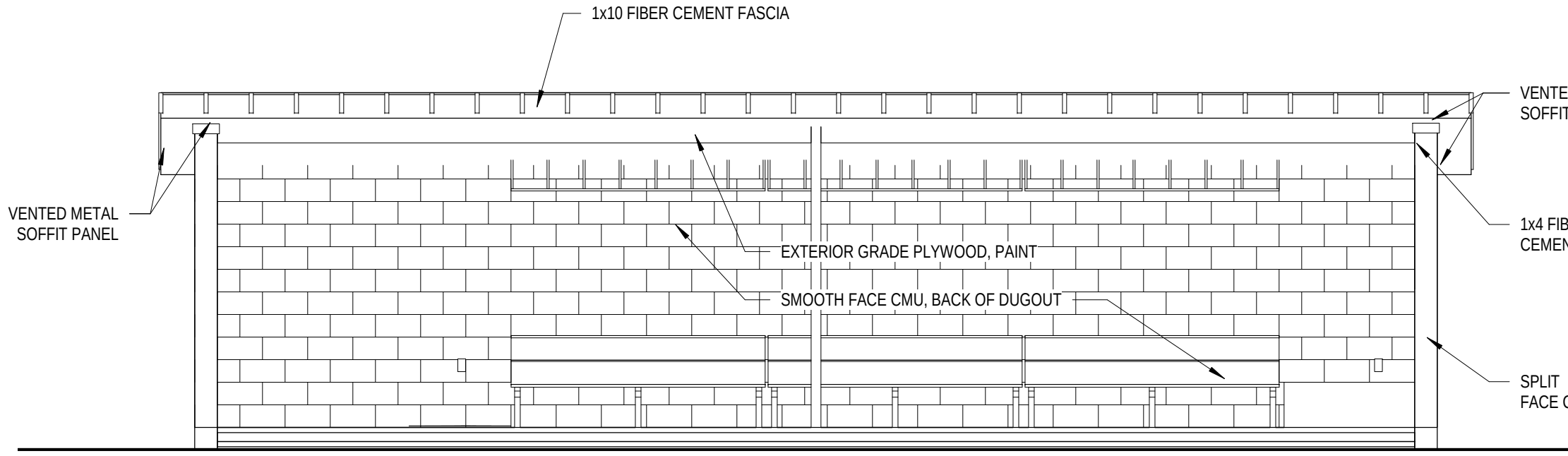


ROOF TYPE 1



Roof Plan - Baseball Visitor Dugout

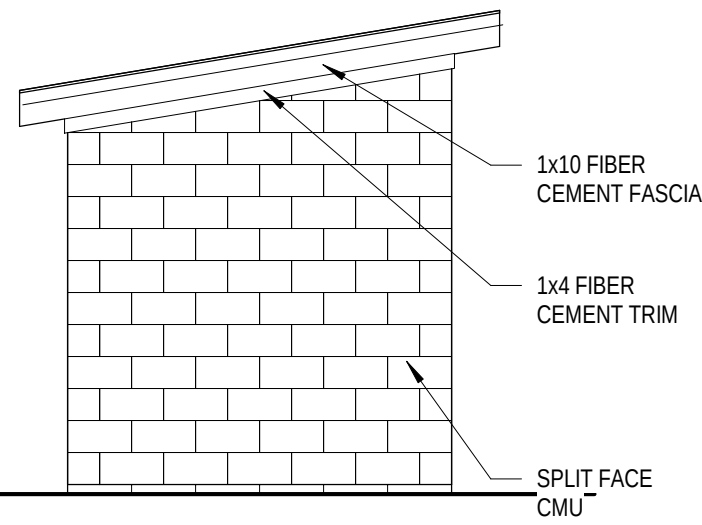
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3

Baseball Visitor Dugout - Front Elevation

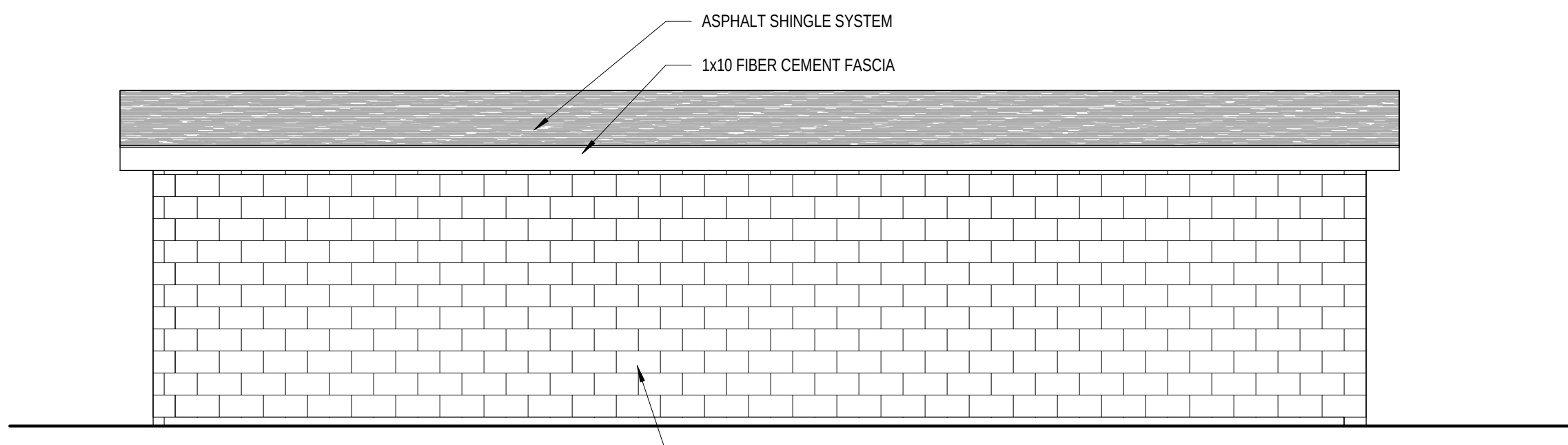
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4

BB Visitor Dugout - Side Elevation A

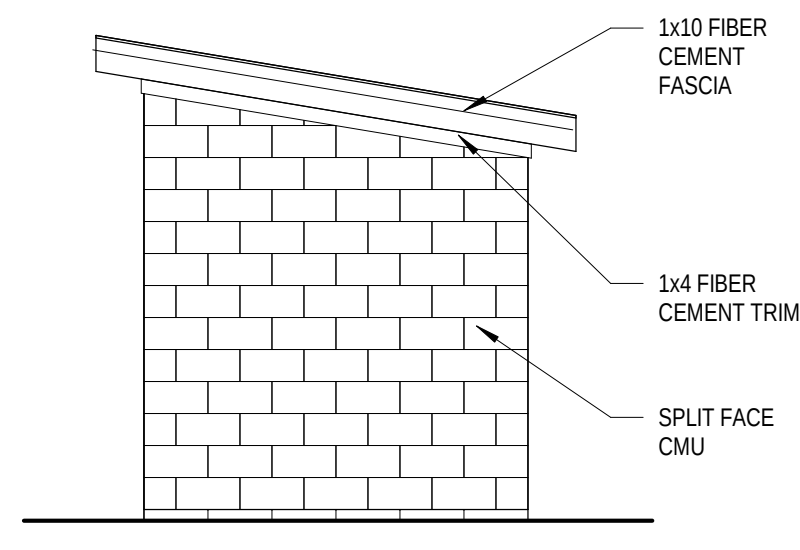
Scale: 1/4" = 1'-0"



5

Baseball Visitor Dugout - Rear Elevation

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



6

BB Visitor Dugout - Side Elevation B

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

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):

- ASPHALT SHINGLE SYSTEM
- #15 FELT UNDERLAYMENT, UNLESS NOTED OTHERWISE
- 5/8" PLYWOOD SHEATHING ROOF DECK

1.

ALL ROOF SLOPES TO BE 6:12 ON CONCESSIONS BUILDING, 2:12 ON DUGOUTS.

2.

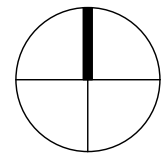
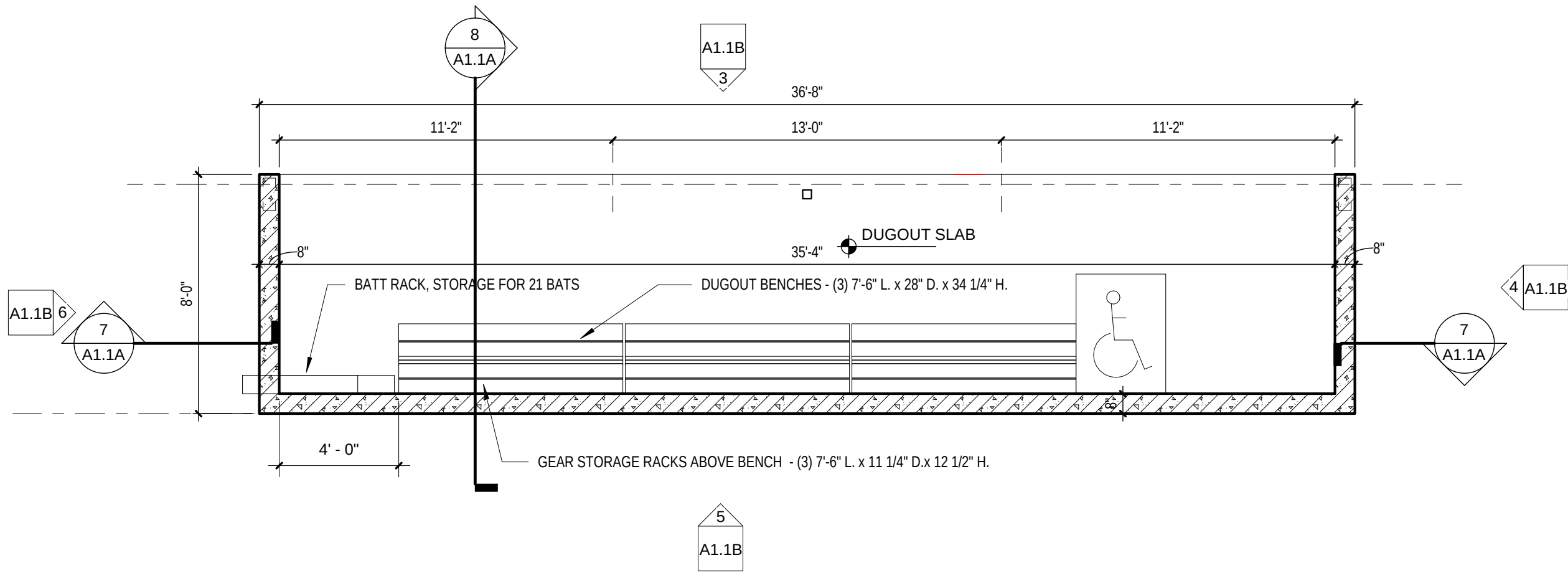
NOT ALL ROOF PENETRATIONS ARE SHOWN. ROOFING CONTRACTOR TO VERIFY PENETRATIONS WITH ALL BUILDING TRADES.

3.

SEE HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF HVAC PENETRATIONS AND ROOF TOP MOUNTED EQUIPMENT.

4.

SEE DETAIL FOR VENT PIPE FLASHING DETAIL. VERIFY ALL LOCATIONS AND QUANTITIES W/ PLUMBING CONTRACTOR.



Baseball Visitor Dugout Plan

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

Project Title:

Westwood Elementary
Concessions Building and Dugouts
School District of West De Pere
1155 Westwood Drive, De Pere, WI 54115

REVISIONS:

DATE	DESCRIPTION
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Project Number:

3273WC

Issued For:

Construction Documents

04/10/2019

Sheet Title:

Varsity Baseball
Visitor & JV
Softball Dugout
Plans, Elevations
and Sections

Sheet Number:

A1.1B

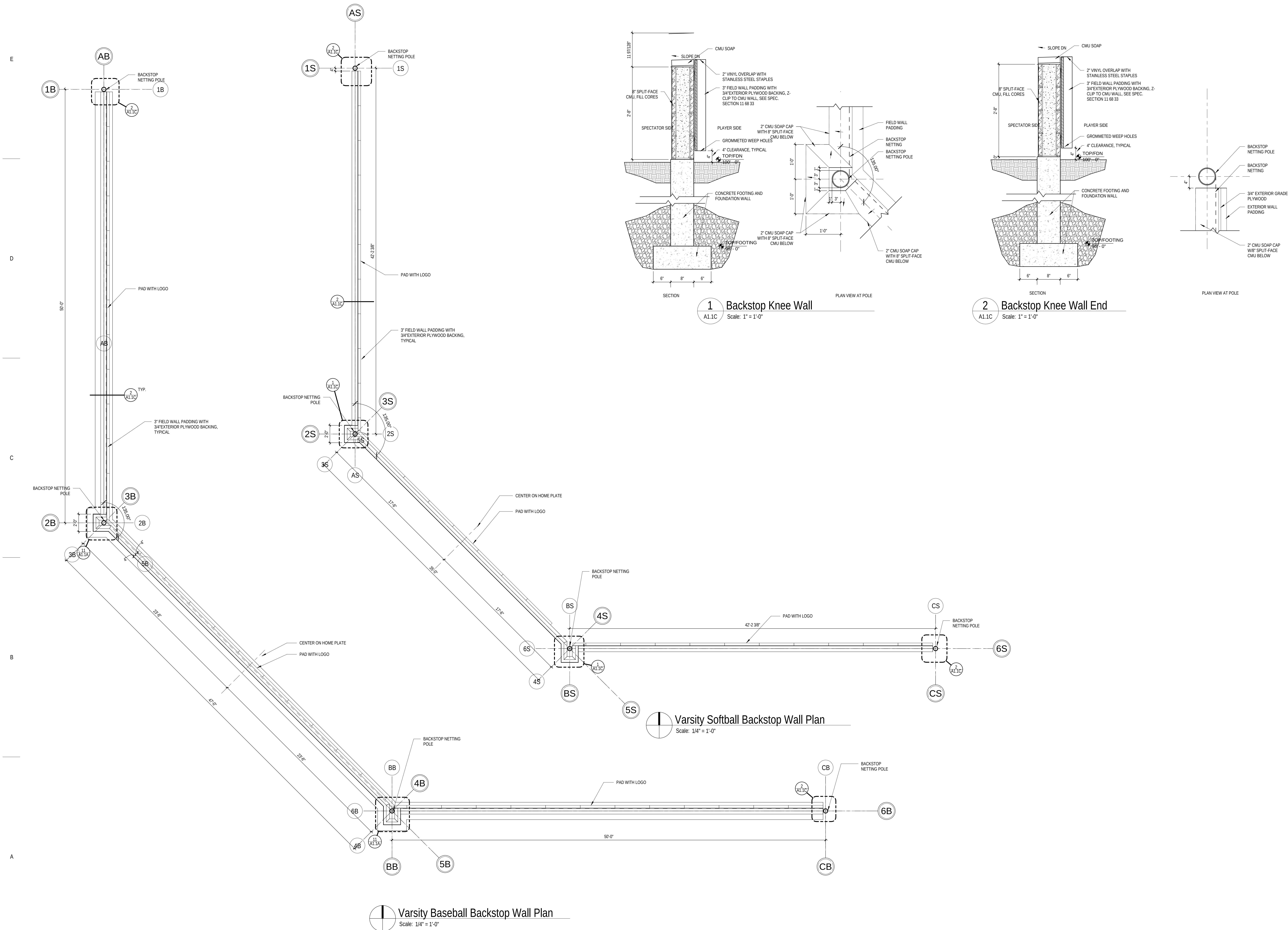
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Westwood Elementary
Concessions Building and Dugouts
School District of West De Pere
1155 Westwood Drive, De Pere, WI 54241

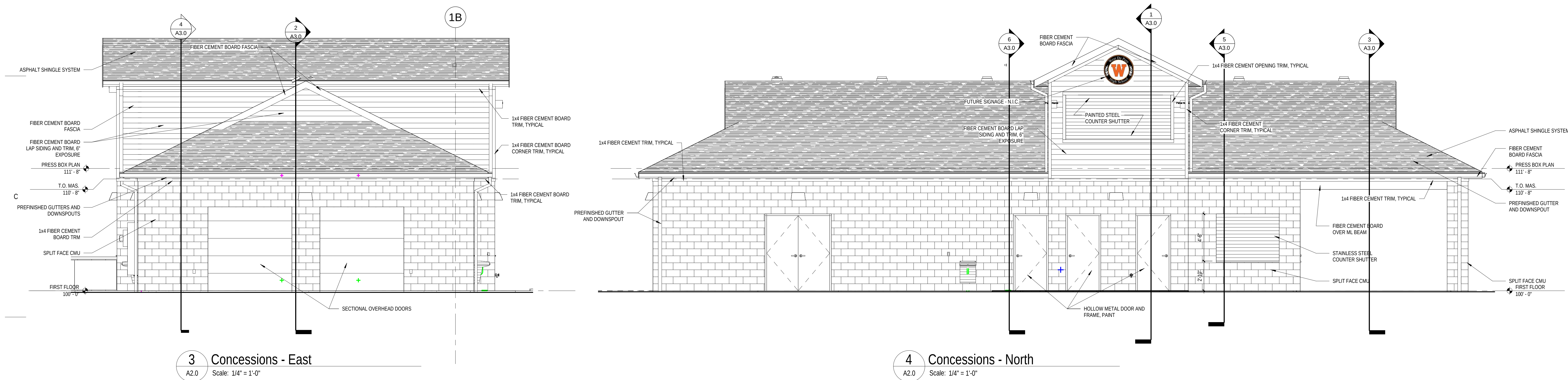
04/10/2019

Sheet Title:

Concessions

Exterior Elevations

A2.0



Dan Peplinski

From: Mark Schuchardt <mschuchardt@brayarch.com>
Sent: Tuesday, April 02, 2019 8:56 AM
To: Dan Peplinski; Jim Lundberg; Scott Groholski
Cc: Clint Selle
Subject: RE: Westwood Concessions
Attachments: Attachments.html

Citrix Attachments
Expires April 09, 2019

3273_West De Pere_Westwood Concession....19.pdf	622.3 KB
From NE-Looking SE.jpg	7.2 MB
From SE-Looking NE.jpg	5.8 MB

[Download Attachments](#)

Mark Schuchardt uses Citrix Files to share documents securely.

Attached is the architectural rendering, architectural plans, elevations, etc. to include with the City submittal. The colors are:

Split-face CMU: Chocolate Brown
 Siding: Reddish brown
 Asphalt Shingles: Black and Red granules.
 Hollow metal doors: Brown to match CMU.
 Roll-up shutters: Stainless Steel and painted to match siding on upper level.

Let me know if you'll need anything else from me for this submittal.

Please visit our website!

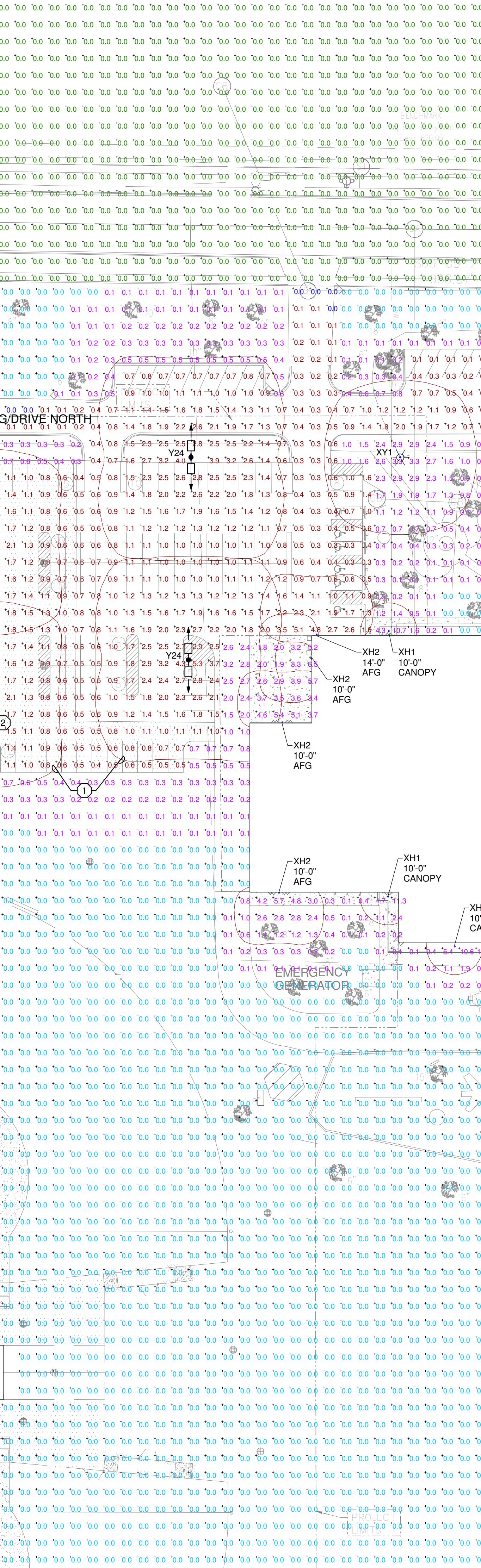
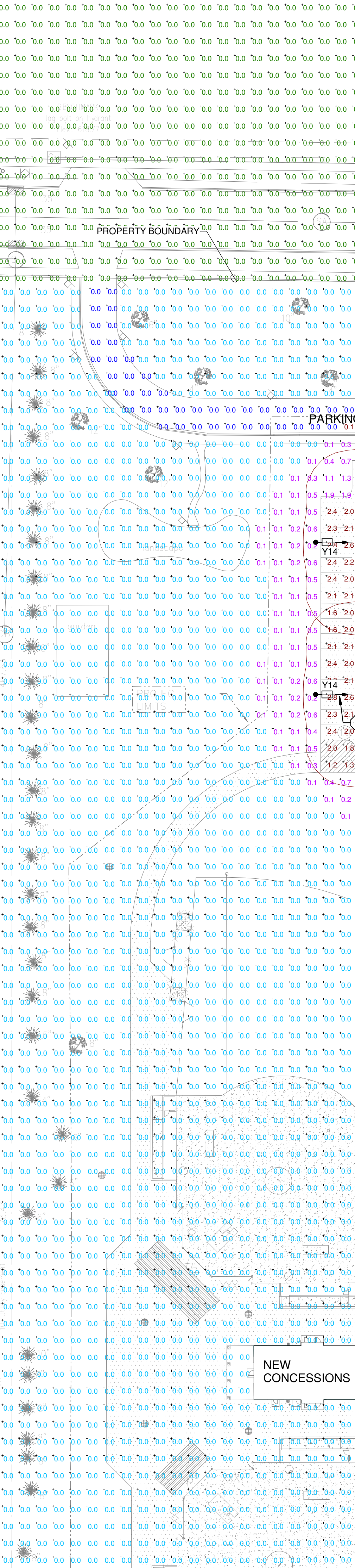
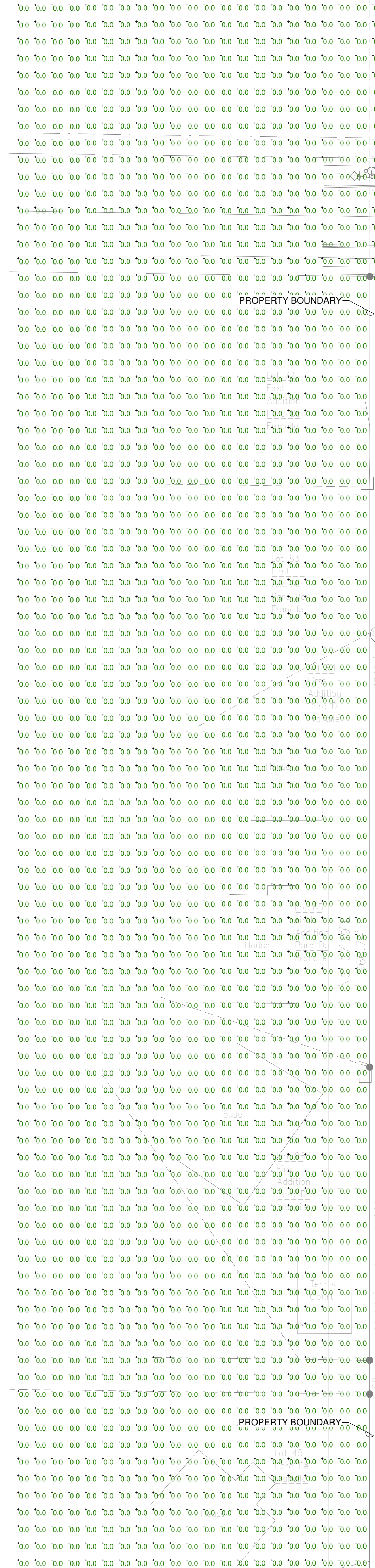
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 Project Architect
 1227A North 8th Street | Sheboygan, WI | 53082
 O 920.459.4200 D 920.395.7339

From: Dan Peplinski [<mailto:danp@pobinc.com>]
Sent: Friday, March 29, 2019 1:53 PM
To: Mark Schuchardt <mschuchardt@brayarch.com>; Jim Lundberg <jiml@pobinc.com>; Scott Groholski

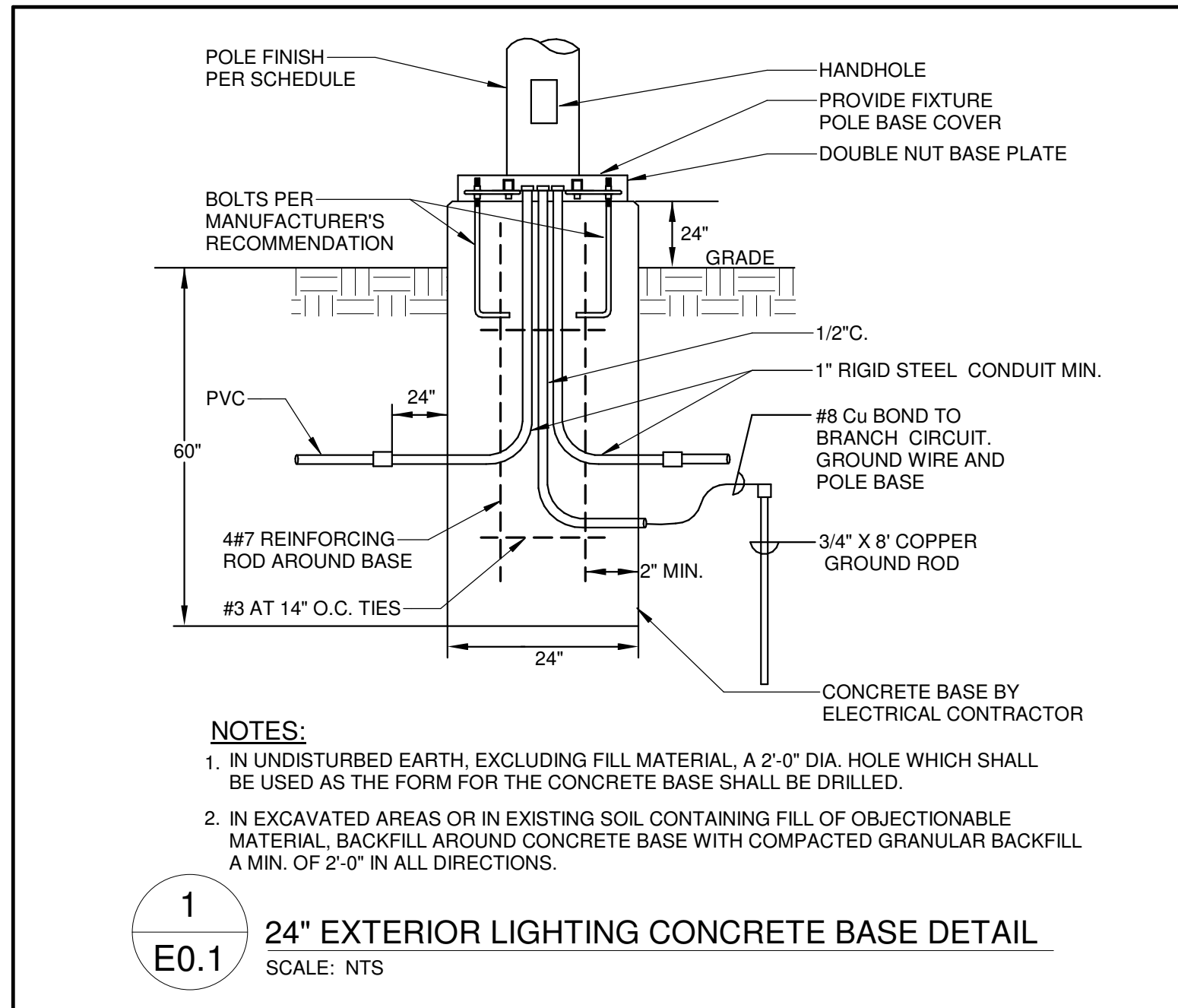
Attachment: Site Plan - REVISED PRELIMINARY - 14 May 2019 (8316 : Staff recommendation and possible action regarding a Site Plan for a



North
Electrical Site Photometric Plan
Scale: 1" = 40'-0"

EXTERIOR FIXTURE SCHEDULE						
TYPE	DESCRIPTION	WATTS	LAMP TYPE	LAMP QTY.	MANUFACTURER	CATALOG NUMBER
Y14	SINGLE HEADED TYPE IV LED (4000K) (1A) SHOE BOX FIXTURE WITH SPILL CONTROL WITH 20" SQUARE STEEL POLE	113	LED 4000K	WITH FIX	METALUX	GLEON-AF-02-LED-E1-SL4/SS5A20SF-M1
					METALUX	GLEON-AF-02-LED-E1-SL4/SS5A20SF-M2
Y24	DOUBLE HEADED TYPE IV (4000K) (A1) SHOE BOX FIXTURE WITH SPILL CONTROL WITH 20" SQUARE STEEL POLE (2 @ 180°)	226	LED 4000K	WITH FIX		
XH1	EXISTING RECESSED SOFFIT	---	100 MH	1	LITHONIA	LGHZ100M-9-RW
XH2	EXISTING WALL PACK, TYPE IV DISTRIBUTION	---	100 MH	1	GUTH	SND12-100MH-1
XW1	EXISTING WALL PACK, PIZZA PAN TYPE	---	100 MH	1	VISA	0W100B-100WMH
XY1	EXISTING POLE LIGHT 1" HEAD, TYPE V DISTRIBUTION	---	---	---	---	---

- GENERAL NOTES:
- ALL FIXTURES TO BE 120V UNLESS OTHERWISE NOTED.
- PLAN NOTES:
- COLOR TO BE SELECTED BY ARCHITECT FROM ALL AVAILABLE STANDAR FINISHES.
 - PROVIDE CONCRETE BASE PER DETAIL 1/E0.1
 - LED REPLACEMENT IES FILES ARE USED TO CALCULATE EXISTING FIXTURES, EXISTING FIXTURE HEIGHTS ARE ESTIMATED.



- GENERAL NOTES:
- PROVIDE 24" CONCRETE POLE BASE PER DETAIL 1/E0.1 FOR ALL POLE MOUNTED FIXTURES.
- PLAN NOTES:
- TYPICAL LIGHT DISTIBOTN OF 0.5 FOOR CANDELS.
 - TYPICAL LIGHT BEAM LAMP DISTRIBUTION.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OUTSIDE PROPERTY BOUNDARY	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PARKING/DRIVE NORTH	+	1.0 fc	5.3 fc	0.0 fc	N/A	N/A
SITE	+	0.1 fc	12.7 fc	0.0 fc	N/A	N/A

Project Number:
3273
Issued For:

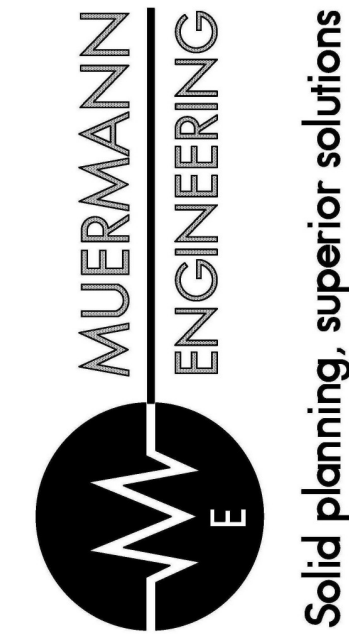
Sheet Title:
Electrical Site Photometric Plan

Sheet Number:

E0.1



Office Locations:
Milwaukee
829 S. 1st Street
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Sheboygan
1227A North 8th Street
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Sheboygan, Wisconsin 53082
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www.brayarch.com



Project Title:
**Design Development
Westwood Elementary School
West De Pere School District
1155 Westwood Drive, De Pere, WI 54115**

REVISIONS:		
Δ	DATE	DESCRIPTION

Attachment: Site Plan - REVISED PRELIMINARY - 14 May 2019 (0316 : Staff recommendation and possible action regarding a Site Plan for a new playground, two softball)

Project Number:
3273
Issued For:

Sheet Title:
Electrical Site Photometric Plan

Sheet Number:

E0.1

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Fixture BUG (backlight, up light glare) rating where U=0

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

GLEO
GALLEON LE

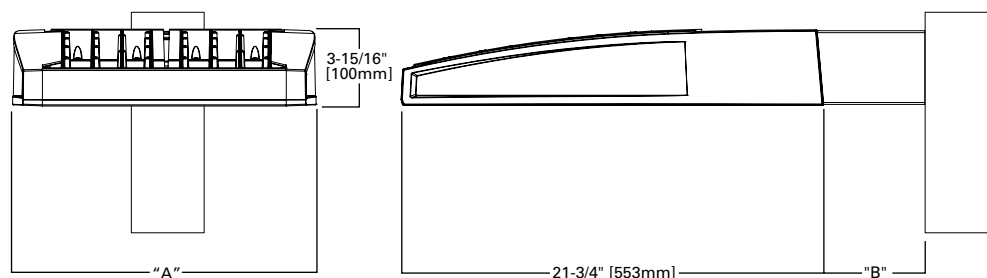
1-10 Light Squa

Solid State I

AREA/SITE LUMINA

LumenSafe Techno
CLICK HERE

DIMENSIONS

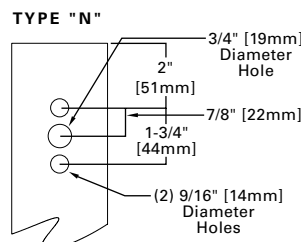


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

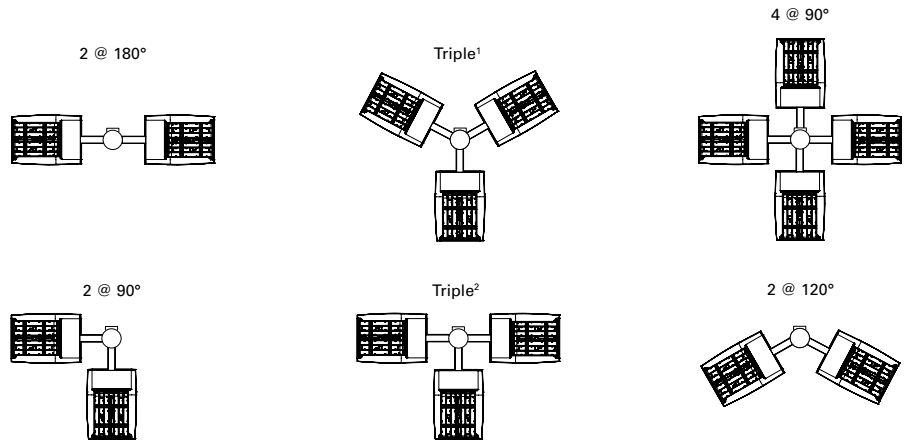
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



Packet Pg. 37

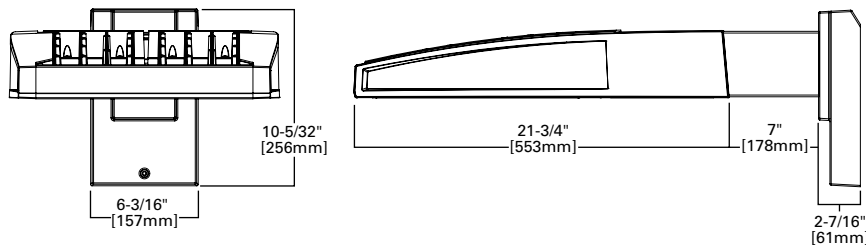
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

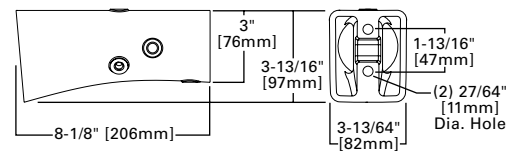


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

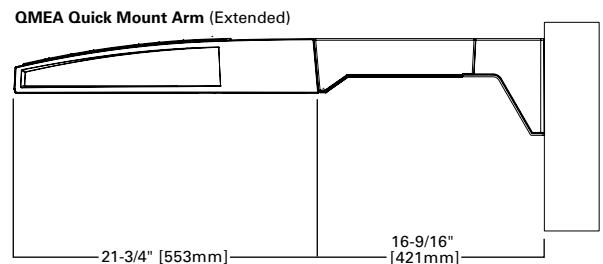
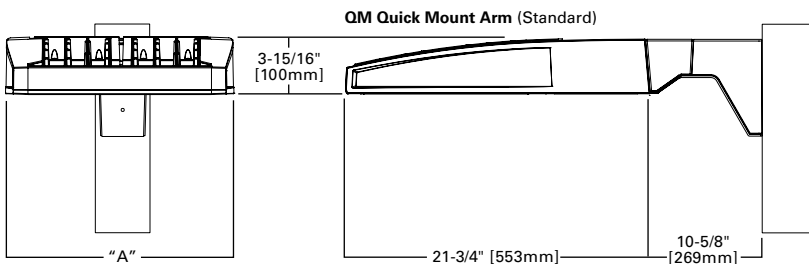
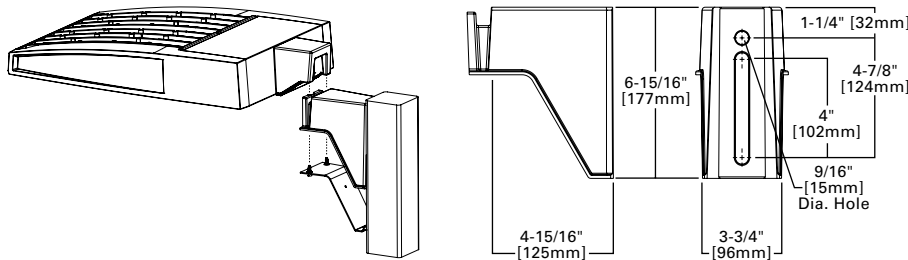
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

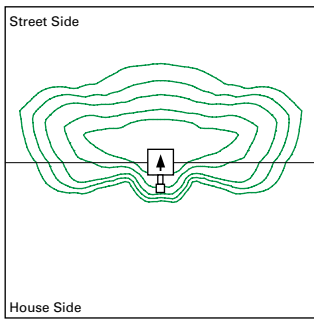


QUICK MOUNT ARM DATA

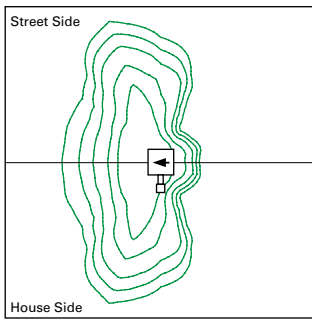
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

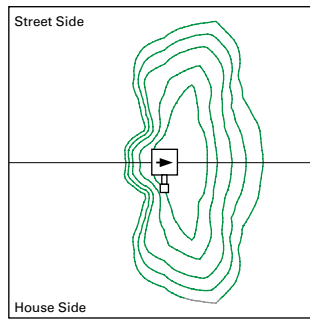
OPTIC ORIENTATION



Standard



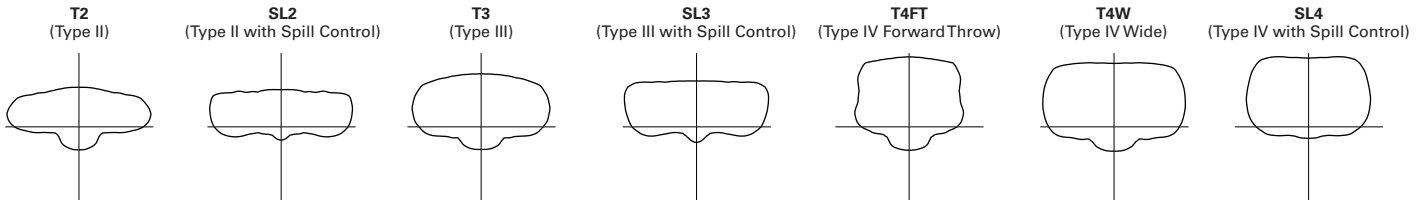
Optics Rotated Left @ 90° [L90]



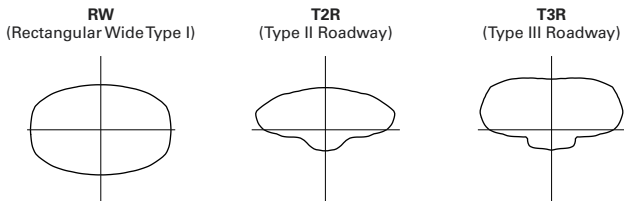
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

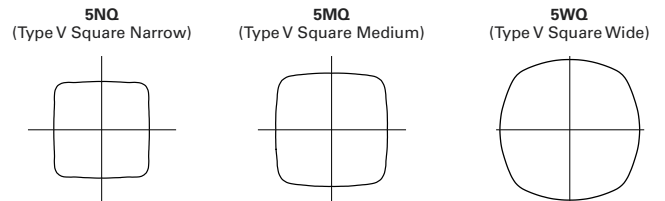
Asymmetric Area Distributions



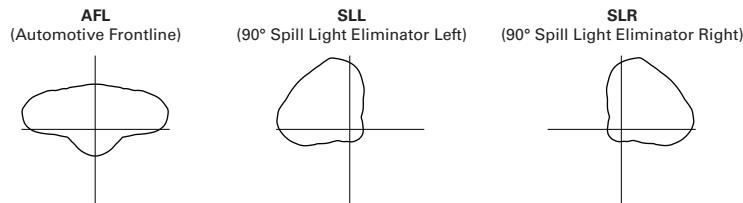
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions

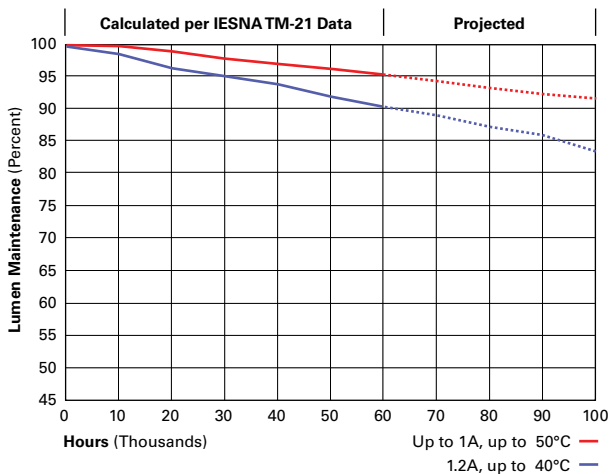


LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

ORDERING INFORMATION

Selected by Architect

GLEON GAL

3.c

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹³ 8030=80 CRI 3000K ¹⁴ 7050=70 CRI 5000K ¹³ 7060=70 CRI 6000K ¹³ 600=Drive Current Factory Set to Nominal 600mA ¹⁵ 800=Drive Current Factory Set to Nominal 800mA ¹⁵ 1200=Drive Current Factory Set to Nominal 1200mA ^{15,16} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ²¹ R=NEMA Twistlock Photocontrol Receptacle ²¹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{24,25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{24,26} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{24,27} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25,29} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,26,29} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{22,27,29} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{24,28,29} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{24,25} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{24,26} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{24,27} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{24,28} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{30,(A)} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{30,(A)} WOLC-7P-10A=WaveLinX Wireless Outdoor Lighting Control Module ^(B) L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ³¹ HSS=Factory Installed House Side Shield ³² CE=CE Marking ³³					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ³⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹⁰ GLEON-QMEA=Quick Mount Extended Arm Kit ¹¹ LS/HSS=Field Installed House Side Shield ^{32,33} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ^{35,(B)}		

NOTES:

1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 6 light squares. 13 Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 14 Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Approximately 100' detection diameter at 40' mounting height. 26 Approximately 40' detection diameter at 20' mounting height. 27 Approximately 60' detection diameter at 40' mounting height. 28 Approximately 100' detection diameter at 40' mounting height. 29 Replace X with number of Light Squares operating in low output mode. 30 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 31 Not available with house side shield (HSS). 32 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 33 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 34 One required for each Light Square. 35 Requires 7-pin NEMA twistlock photocontrol receptacle.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

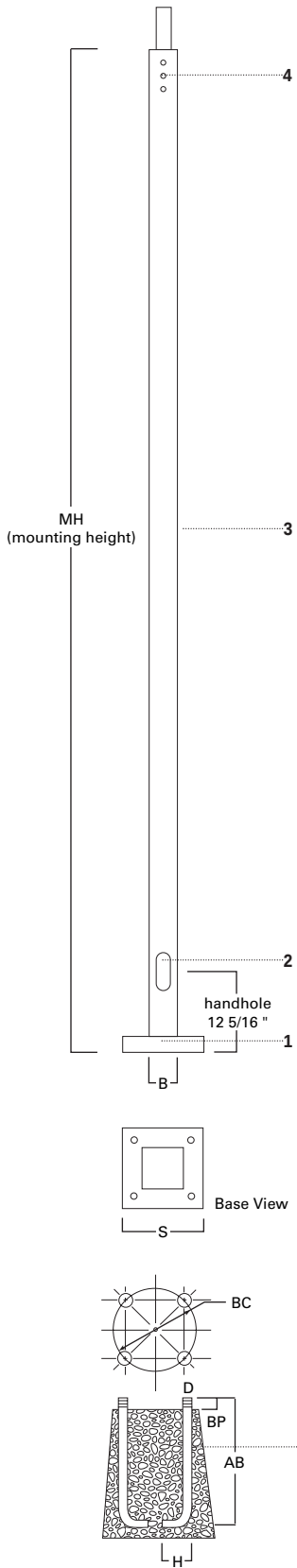
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology* 	D=Dome Camera	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card R=Cellular, Factory Installed Rogers SIM Card W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

Pole Single Head 20'

SSS SQUARE STRAIGHT STEEL

10'—39' MOUNTING HEIGHT



SPECIFICATION FEATURES

- 1...ASTM Grade steel base plate with ASTM A366 base cover.
- 2...Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole.
- 3...ASTM A500 grade "B" steel shaft. Shot blasted and painted with polyester powder coat.
- 4...Drilled or Tenon (specify).
- 5...Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

FOUR BOLT ANCHORAGE [See ordering information]

BC=Bolt Circle
BP=Bolt Projection
AB=Bolt Dimensions
D=Bolt Diameter
H=Bolt Dimensions

FINISH COLORS [See ordering information]

F=Dark Bronze
G=Galvanized
V=Grey
W=White
Y=Black

WARNING: THE USE OF UNAUTHORIZED ACCESSORIES SUCH AS BANNERS, SIGNS OR PENNANTS FOR WHICH THE POLE WAS NOT DESIGNED FOR VOIDS THE COOPER LIGHTING WARRANTY AND MAY RESULT IN POLE FAILURE CAUSING SERIOUS INJURY OR PROPERTY DAMAGE. COOPER LIGHTING'S POLE WARRANTY IS ALSO VOIDED IF LUMINAIRE IS NOT INSTALLED AT TIME OF POLE INSTALLATION.

Attachment: Site Plan - REVISED PRELIMINARY - 14 May 2019 (8316 : Staff recommendation and possible action regarding a Site Plan for a

ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Square	Straight	Steel	Shaft ³ Size	Wall Thickness	Mounting Height (ft.)	Base Type	Finish	Fixture Mounting & Type	No. & Location of Arms	Arm Lengths	Accessories (Ground Lug)
S	S	S	5	A	20	S	F	M	1	X	G

Mtg. Height	Catalog Number ^{1,2}	Wall Thickness	Base Square (In.)	Bolt Circle Dia. (In.)	Bolt Proj. (In.)	Shaft Size (In.)	Anchor Bolt Dia. & Length (In.)	Net. Wt. (Lbs.)	EPA (Sq. Ft.) ⁴				EPA (Sq. Ft.) ⁴				Load—Include Bracket (Lbs.)		Max. Fixture
									At Pole Top				2' Above Pole Top						
MH			S	BC	BP	B	AB		70	80	90	100	70	80	90	100			
10	SSS4A10SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	96	39.8	29.9	23.2	18.4	33.0	24.8	19.3	15.3	150		
15	SSS4A15SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	133	19.6	14.4	10.8	8.2	17.2	12.7	9.5	7.3	150		
20	SSS4A20SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	152	12.9	9.1	6.5	4.6	11.7	8.2	5.9	4.2	200		
25	SSS4A25SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	208	8.7	5.6	3.6	2.1	8.0	5.2	3.3	2.0	200		
20	SSS5A20SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	202	21.9	15.7	11.6	8.5	19.9	14.3	10.5	7.7	200		
25	SSS5A25SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	248	15.5	10.5	7.2	4.8	14.3	9.8	6.6	4.4	200		
30	SSS5A30SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	293	8.2	4.6	2.1	--	7.7	4.3	2.0	--	300		
35	SSS5M35SF	.188	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	480	11.8	7.1	3.8	1.5	11.1	6.6	3.6	1.4	300		
25	SSS6A25SF	.120	12 1/2	12.5	5	6	1 x 36 x 4	295	24.1	16.8	12.0	8.5	22.2	15.6	11.1	7.8	200		
30	SSS6A30SF	.120	12 1/2	12.5	5	6	1 x 36 x 4	347	14.0	8.7	5.0	2.5	13.1	8.2	4.7	2.3	300		
30	SSS6M30SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	505	26.4	18.1	12.5	8.4	24.7	16.9	11.6	7.9	300		
35	SSS6M35SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	584	19.7	12.7	7.9	4.4	18.6	12.0	7.5	4.2	300		
35	SSS6X35SF	.250	12 1/2	12.5	5	6	1 x 36 x 4	696	28.9	19.7	13.4	8.9	8.7	18.6	12.7	8.4	300		
39	SSS6M39SF	.188	12 1/2	12.5	5	6	1 x 36 x 4	647	15.4	9.1	4.8	1.8	14.6	8.7	4.6	1.7	300		
39	SSS6X39SF	.250	12 1/2	12.5	5	6	1 x 36 x 4	822	23.5	15.4	9.8	5.7	22.4	14.6	9.3	5.4	300		

NOTES: 1 Catalog number includes pole with anchor bolts with double nuts (BEFORE INSTALLING ANCHOR BOLTS MAKE SURE PROPER ANCHOR BOLT TEMPLATE IS OBTAINED FROM COOPER LIGHTING).

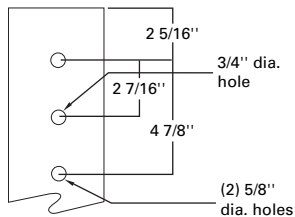
2 Tenon size or machining for rectangular arms must be specified. Hand hole is located 180° from single arm.

3 Shaft size, base plate, anchor bolts and projections may vary slightly—all dimensions nominal.

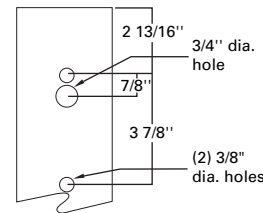
4 EPA's based on shaft properties with wind normal to flat. EPA's calculated using base wind velocity as indicated plus 30% gust factor.

DRILLING PATTERN

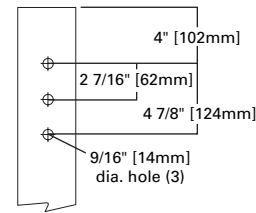
Type "M" [RCL, Landau, Galleria and Vision]



Type "E" [Concourse III]



Type "Z" [Credenza and Cirrus]

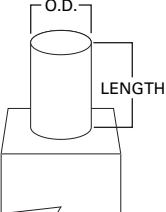


MACHINING FOR RECTANGULAR ARMS [Add as suffix]

Designation Letter & Number	Designation Letter & Number	Designation Letter & Number	Quantity & Location
M1	E1	Z1	Single
M2	E2	Z2	2 @ 180°
M3	E3	Z3	3 @ 120°
M4	E4	Z4	4 @ 90°
M5	E5	Z5	2 @ 90°
M6	E6	Z6	3 @ 90°
M7	E7	Z7	2 @ 120°

NOTES: Refer to Fixture Drilling Options on page 160.

MOUNTING OPTIONS [Add as suffix]

Fixed Tenon	Designation Number	O.D. (In.)	Length (In.)
	1	2 3/8	3 1/2
	2	2 3/8	4
	3	3 1/2	5
	9	3	4

ACCESSORIES

A=1/2" tapped hub¹B=3/4" tapped hub¹C=Convenience outlet²

G=Grounding lug (max. wire #8 AWG)

H=Additional hand hole and cover—
12" below pole top—90° from hand hole.

NOTES: 1 Location is 3' above base—90° from hand hole.

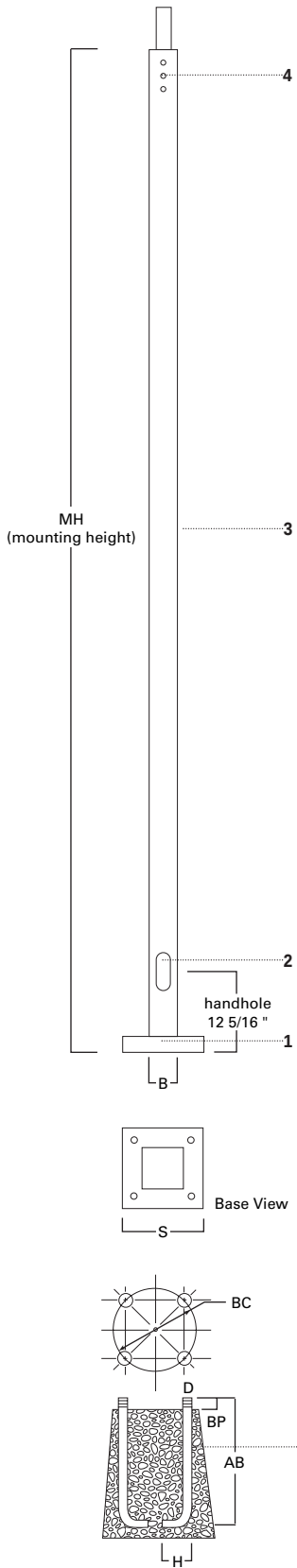
2 Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only.

NOTE: Specifications and dimensions subject to change without notice.

Pole Double Head 20'

SSS SQUARE STRAIGHT STEEL

10'—39' MOUNTING HEIGHT



SPECIFICATION FEATURES

- 1...ASTM Grade steel base plate with ASTM A366 base cover.
- 2...Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole.
- 3...ASTM A500 grade "B" steel shaft. Shot blasted and painted with polyester powder coat.
- 4...Drilled or Tenon (specify).
- 5...Anchor bolt per ASTM A576 with (2) nuts, (2) flat washer, and (1) lock washer. Nuts, washers and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

FOUR BOLT ANCHORAGE [See ordering information]

BC=Bolt Circle
BP=Bolt Projection
AB=Bolt Dimensions
D=Bolt Diameter
H=Bolt Dimensions

FINISH COLORS [See ordering information]

F=Dark Bronze
G=Galvanized
V=Grey
W=White
Y=Black

WARNING: THE USE OF UNAUTHORIZED ACCESSORIES SUCH AS BANNERS, SIGNS OR PENNANTS FOR WHICH THE POLE WAS NOT DESIGNED FOR VOIDS THE COOPER LIGHTING WARRANTY AND MAY RESULT IN POLE FAILURE CAUSING SERIOUS INJURY OR PROPERTY DAMAGE. COOPER LIGHTING'S POLE WARRANTY IS ALSO VOIDED IF LUMINAIRE IS NOT INSTALLED AT TIME OF POLE INSTALLATION.

Attachment: Site Plan - REVISED PRELIMINARY - 14 May 2019 (8316 : Staff recommendation and possible action regarding a Site Plan for a

ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Square	Straight	Steel	Shaft ³ Size	Wall Thickness	Mounting Height (ft.)	Base Type	Finish	Fixture Mounting & Type	No. & Location of Arms	Arm Lengths	Accessories (Ground Lug)
S	S	S	5	A	20	S	F	M	1	X	G

Mtg. Height	Catalog ^{1,2} Number	Wall Thickness	Base Square (In.)	Bolt Circle Dia. (In.)	Bolt Proj. (In.)	Shaft Size (In.)	Anchor Bolt Dia. & Length (In.)	Net. Wt. (Lbs.)	EPA (Sq. Ft.) ⁴ At Pole Top				EPA (Sq. Ft.) ⁴ 2' Above Pole Top				Load—Include Bracket (Lbs.)		Max. Fixture
MH			S	BC	BP	B	AB		70	80	90	100	70	80	90	100			
10	SSS4A10SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	96	39.8	29.9	23.2	18.4	33.0	24.8	19.3	15.3	150		
15	SSS4A15SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	133	19.6	14.4	10.8	8.2	17.2	12.7	9.5	7.3	150		
20	SSS4A20SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	152	12.9	9.1	6.5	4.6	11.7	8.2	5.9	4.2	200		
25	SSS4A25SF	.120	10 1/2	11.0	4 1/2	4	3/4 x 25 x 3	208	8.7	5.6	3.6	2.1	8.0	5.2	3.3	2.0	200		
20	SSS5A20SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	202	21.9	15.7	11.6	8.5	19.9	14.3	10.5	7.7	200		
25	SSS5A25SF	.120	10 1/2	11.0	4 1/2	5	3/4 x 25 x 3	248	15.5	10.5	7.2	4.8	14.3	9.8	6.6	4.4	200		
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30	SSS6A30SF	.120	12 1/2	12.5	5	6	1 x 36 x 4	347	14.0	8.7	5.0	2.5	13.1	8.2	4.7	2.3	300		
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NOTES: 1 Catalog number includes pole with anchor bolts with double nuts (BEFORE INSTALLING ANCHOR BOLTS MAKE SURE PROPER ANCHOR BOLT TEMPLATE IS OBTAINED FROM COOPER LIGHTING).

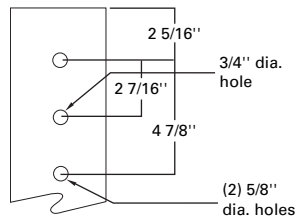
2 Tenon size or machining for rectangular arms must be specified. Hand hole is located 180° from single arm.

3 Shaft size, base plate, anchor bolts and projections may vary slightly—all dimensions nominal.

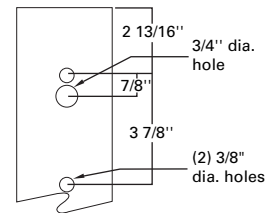
4 EPA's based on shaft properties with wind normal to flat. EPA's calculated using base wind velocity as indicated plus 30% gust factor.

DRILLING PATTERN

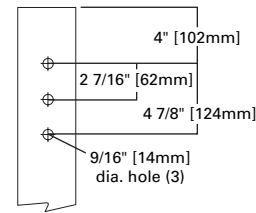
Type "M" [RCL, Landau, Galleria and Vision]



Type "E" [Concourse III]



Type "Z" [Credenza and Cirrus]



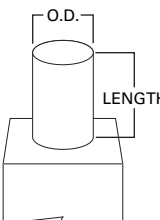
MACHINING FOR RECTANGULAR ARMS [Add as suffix]

Designation Letter & Number	Designation Letter & Number	Designation Letter & Number	Quantity & Location
M1	E1	Z1	Single
M2	E2	Z2	2 @ 180°
M3	E3	Z3	3 @ 120°
M4	E4	Z4	4 @ 90°
M5	E5	Z5	2 @ 90°
M6	E6	Z6	3 @ 90°
M7	E7	Z7	2 @ 120°

NOTES: Refer to Fixture Drilling Options on page 160.

MOUNTING OPTIONS [Add as suffix]

Fixed Tenon	Designation Number	O.D. (In.)	Length (In.)
	1	2 3/8	3 1/2
	2	2 3/8	4
	3	3 1/2	5
	9	3	4



ACCESSORIES

A=1/2" tapped hub¹B=3/4" tapped hub¹C=Convenience outlet²

G=Grounding lug (max. wire #8 AWG)

H=Additional hand hole and cover—
12" below pole top—90° from hand hole.

NOTES: 1 Location is 3' above base—90° from hand hole.

2 Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only.

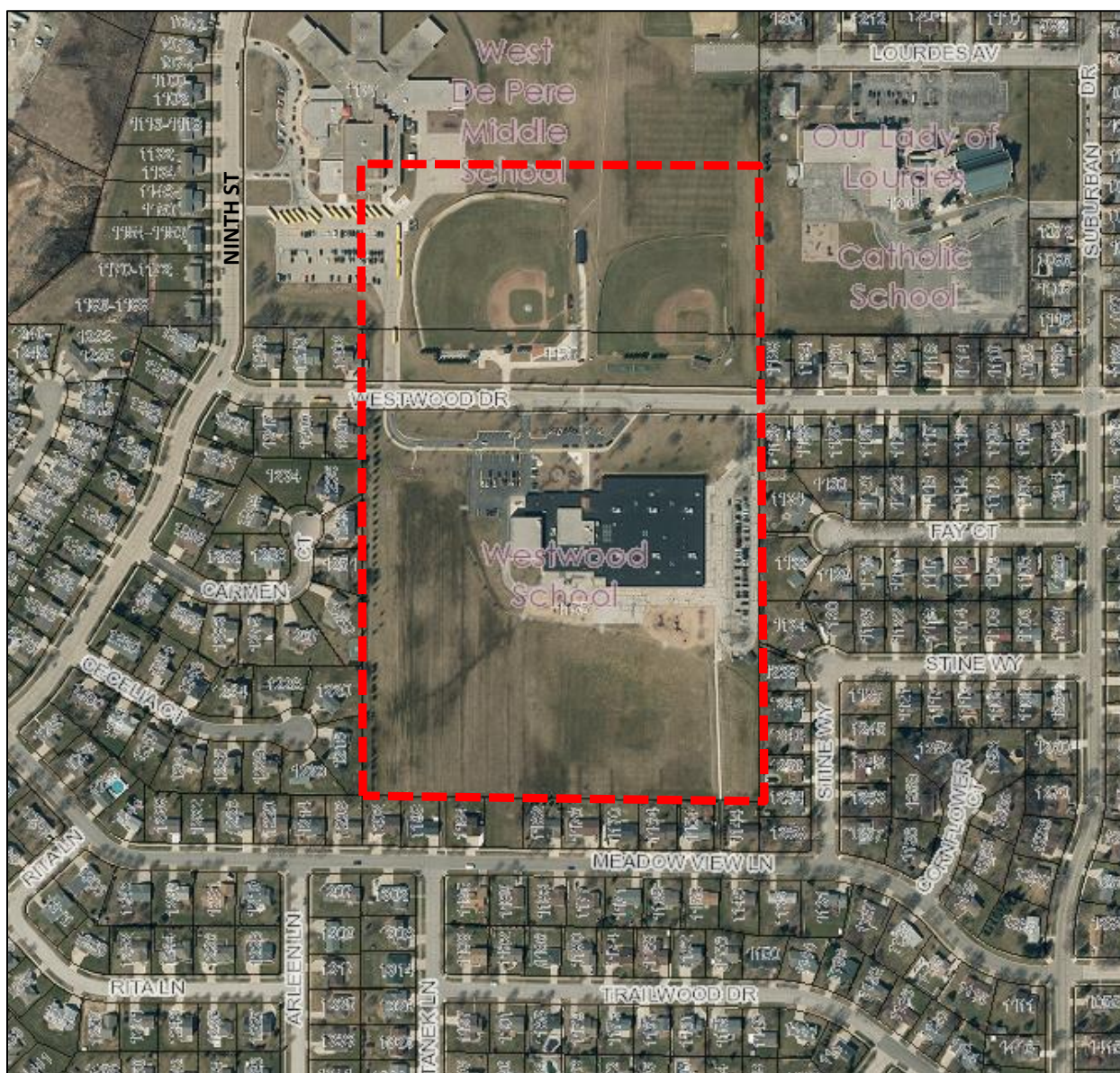
NOTE: Specifications and dimensions subject to change without notice.





- ITEM 8:** Recommendation regarding a Site Plan for a new playground, two baseball diamonds with dugouts and concessions area, electrical conduit, and additional parking for the Westwood Elementary School and West De Pere Middle School at 1155 Westwood Drive (Parcel WD-D0022 & WD-D0220). Submitted by Dan Peplinski, Point of Beginning INC, authorized representative for School District of West De Pere, property owner.

SITE MAP



REQUESTED ACTION: Site Plan approval

A proposed new playground, two baseball diamonds, dugouts and concessions area, electrical conduit, and additional parking for an elementary and middle school with an adjacent residential neighborhood.

COMMON DESCRIPTION: 1155 Westwood Drive, located between 9th Street and Suburban Drive.

PARCEL NUMBERS: WD-D0022 & WD-D0220

EXISTING ZONING: R-1 (Single Family Residence District)

SURROUNDING LAND USES: Area has three schools with mostly single family residential on all sides.

COMPREHENSIVE PLAN: Institutional/Governmental Facilities, Parks and Recreational

APPLICANT / OWNER:	Dan Peplinski Point of Beginning INC Authorized representative 4941 Kirschling Court Stevens point, WI 54481	School District of West De Pere ATTN: John Zegers Property Owner 400 Reid Street, Suite W De Pere, WI 54115
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SITE HISTORY: Year 1938-2017 air photographs identify that the site remained in agricultural use until the 1970's when the elementary school was built with one baseball diamond on the north side of Westwood Drive. By the early 1990's a second baseball diamond was built next to the first. The middle school was built in the mid-late 1990's. Aside from some modifications to play areas and parking lots, the site plans remained relatively unchanged since that time.

STAFF REVIEW: When reviewing a Site Plan request, staff considers the zoning code, future land use recommendation of the Comprehensive Plan and the surrounding land uses and desired development patterns.

The applicant proposes to construct the following on the Westwood Elementary School and West De Pere Middle School properties:

- A new playground area to the east of the elementary school.
- Two new baseball diamonds southwest from the elementary school.
- Dugouts and a concessions area adjacent to the baseball diamonds.
- Electrical conduit installation for the new baseball diamonds.
 - It was noted that lights are not being installed at this time.
- 41 additional parking stalls in an expanded parking lot to the west of the elementary school.
- Dugouts, a bleacher system, and a new netting system for the two existing baseball diamonds on the middle school property across the street to the north.

The proposed playground will be located at the northeast end of the elementary school, and north from an existing parking lot. The proposed play ground will have a concrete curb designating the perimeter boundary.

The proposed baseball diamonds are at the southwest corner of the property and near some residential properties. The site plan has no landscaping plan, but new trees are shown along part of the southern property line. Staff strongly suggests the addition of a landscaping plan that includes expanded vegetation along both the southern and western property lines in order to screen the noise and view between the school and the residential properties.

The façade of the dugouts is identified as split face concrete masonry unit with cement trim. No color or paint is identified for the concrete masonry unit. Dugouts are proposed for both the new baseball diamonds and the existing baseball diamonds on the north side of Westwood Drive. The concession stand is proposed to be made of split face concrete masonry unit with fiber cement board trim. The second floor of the concession stand is proposed to have fiber cement board.

Electrical conduit is being put into place for the new baseball diamonds. No lights, for night time baseball games, are being installed at this time.

NOTE: Because electrical conduit is proposed as part of this project, the future potential installation of field lights would not require a Plan Commission site plan review. A review would only be required if light levels are proposed that exceed Code regulations.

The proposed parking stalls at the west end of the school are an extension of the existing parking lot. The lot is designed with the corners left as greenspaces, and a greenspace peninsula separation at the driveline. Staff would recommend that greenspace islands be added to the internal areas of the parking lot in order to offer summer-heat shading and also to help drivers identify parking rows in the winter snow.

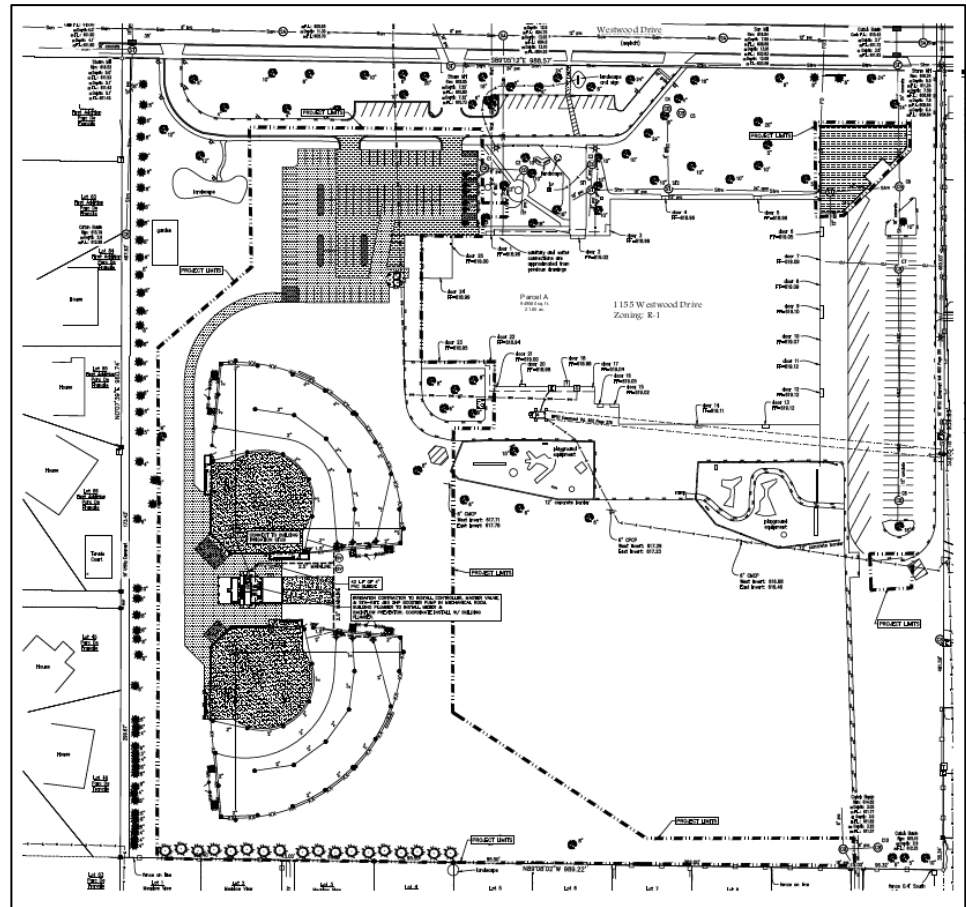
In addition to dugouts, the two existing baseball diamonds on the north side of the street have new bleachers and a new baseball catching netting system proposed.

The site plan complies with the following massing and setback requirements set by the R-1 Single Family Residence District (Section 14-38):

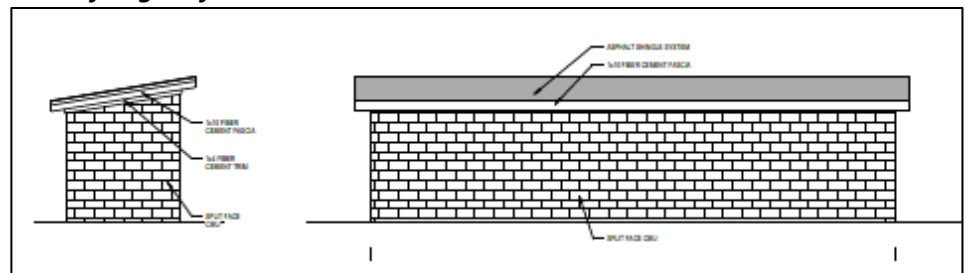
- Land Use: Elementary and Junior High Schools (permitted)
- Lot Size: 63.1 acres (2 acres required)
- Front Yard Setback: ~160 feet (50 feet required)
- Interior Side Yard Setback: ~145 feet (20 feet required)
- Rear Yard Setback: ~524 feet (75 feet required)
- FAR: Not identified (0.5 or less required)
- Building Height: Concessions = 24 feet (not to exceed 35 feet)
- Landscaping: Landscaping Plan not provided
 - *Due to the sounds and visibility to adjacent residential properties, staff recommends that a landscaping plan be provided with additional landscaping along the west property line as well as the southern property line.*
 - *Likewise landscaping screening should be provided along the boundaries of the new parking lot to screen the headlights from adjacent residential properties.*

Parking requirements are not identified in the site plan. The Municipal Code identifies 20 spaces for each ball diamond and 41 spaces have been added to the existing parking lot. The Municipal Code parking criteria has been met.

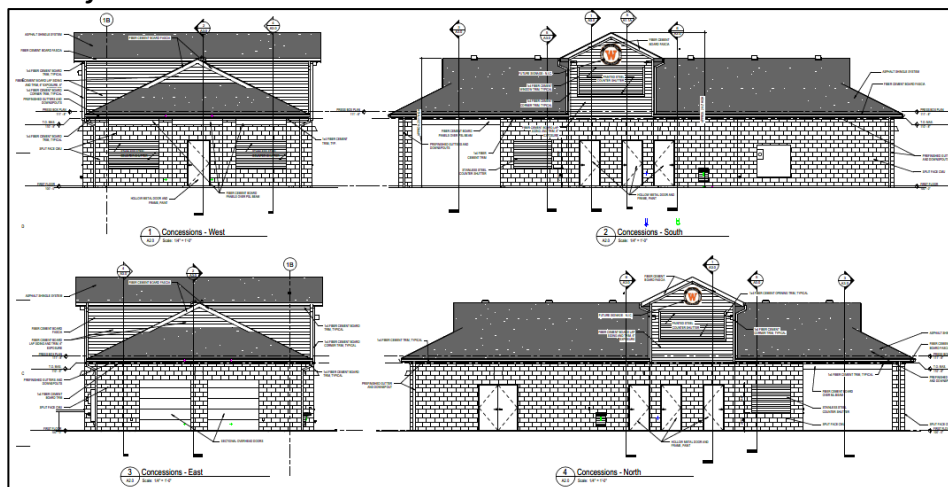
Proposed site plan with landscaping shown.



View of dugout facades.



View of Concession Area.



Renderings of concession area.



STAFF COMMENTS:

The following staff comments are conditions that need to be met, per City staff review, if the site plan is approved.

Engineering:

1. Confirmation that water will be metered prior to branching off to service the new pavilion will be needed.
2. Include Owner information and mailing address on cover sheet.
3. Sheet C101 - Striping shall be 4". Provide a chart for total parking stall and confirmation that ADA requirements are being met.
4. Sheet C102 - Bio-retention is spelled incorrectly.
5. Parking lot addition will need perimeter curbs to make sure water is being captured as planned.
6. City will need a SWMP for bio-retention pond.
7. Should show stockpiling locations on erosion control plan and required protection measures.
8. Will need WisDNR soil loss discharge calculations with corresponding map.
9. The bio-retention pond is only capturing runoff from the parking lot area. Storm

water facilities will be needed to treat TSS, TP, and peak flow for the entire redevelopment of the softball diamonds and parking lot. At this time, the proposed bio-retention pond does not look to be capable of meeting these requirements:

- a. New Development - 80% TSS
 - b. Redevelopment - 40% TSS
10. Additional comments may be provided in response to answers to above listed questions.
 11. City will provide a stormwater maintenance agreement once the stormwater facilities are confirmed and approved.
 12. Is there lighting associated with this project? The neighbors should be notified that lighting will be installed in the future.

Fire:

1. None.

Forestry:

1. No landscape plan was included for review.

Health:

1. None.

Planning:

1. A Landscape Plan is not provided. Additional screening should be considered on the west and south property lines in the area of the proposed baseball diamonds. In order to screen the view and absorb sounds from the baseball fields.
2. The site plan needs to clarify outdoor lighting regarding the conduit that is being installed to serve the baseball diamonds.

Inspection:

1. Shall provide an ADA accessible route to the ball diamond's seating and dugouts.
2. Any future signage should be submitted to Inspection to determine if a sign permit is required.

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 playground, two baseball diamonds with dugouts and concessions area, electrical conduit, and additional parking at Westwood Elementary and West De Pere Middle School, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

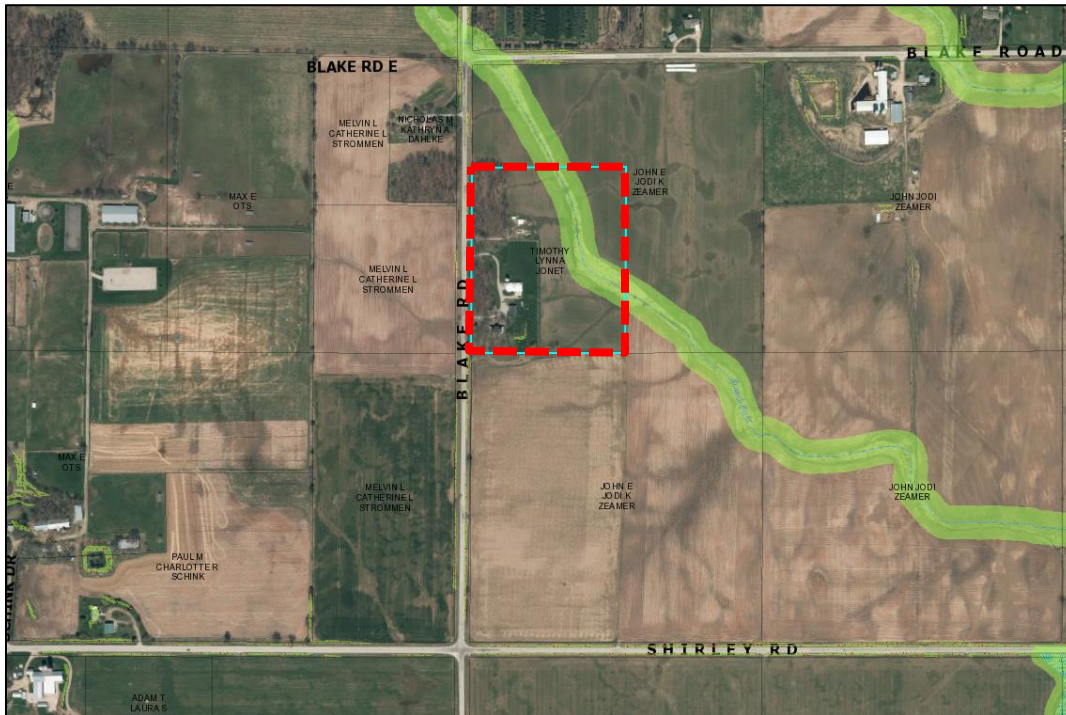
SUBJECT: Staff recommendation and possible action regarding a proposed extraterritorial Two Lot Certified Survey Map at 5813 Blake Road in the Town of Rockland (Parcel R-376). Submitted by Aaron P. Schroeder, PLS, CQM INC, authorized representative for Timothy J. & Lynn A. Jonet, property owners.*

ATTACHMENTS:

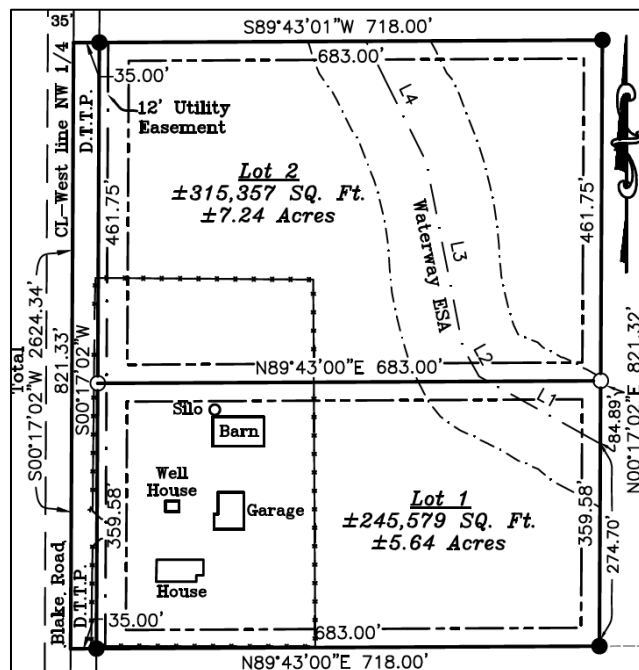
- CSM - Jonet in Rockland - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 4:** Staff recommendation and possible action regarding a proposed extraterritorial Two Lot Certified Survey Map at 5813 Blake Road in the Town of Rockland (Parcel R-376). Submitted by Aaron P. Schroeder, PLS, CQM INC, authorized representative for Timothy J. & Lynn A. Jonet, property owners.*

SITE MAP



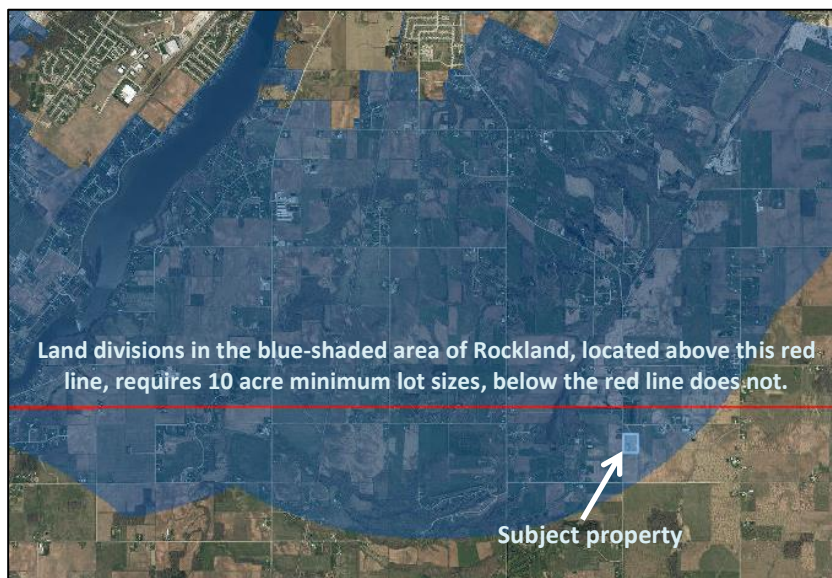
PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	5813 Blake Road, located between Blake Road East and Shirley Road in the town of Rockland.	
PARCEL NUMBER(S):	R-376	
EXISTING ZONING:	ER-5 (Estate Residential 5-Acre) for the Town of Rockland, which allows for rural estate lots that are 5 acres or greater in size with the option of keeping domestic animals.	
SURROUNDING LAND USES:	Agricultural to north, south, east, and west.	
COMPREHENSIVE PLAN:	General Agricultural and Residential (Rockland).	
APPLICANT/OWNER NAME:	Aaron P. Schroeder, PLS CQM INC Authorized representative 2679 Continental Drive Green Bay, WI 54311	Timothy J. & Lynn A. Jonet Property owners 5813 Blake Road De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the site has had an agricultural and residential use, with one residential structure, since 1938. In May 2019, a CSM was submitted to the City for review. The intent of the CSM is to divide the property into two lots for future estate residential development in the Town of Rockland. The land division is outside of the Sewer Service Area for the Town of Rockland. There are potential environmentally sensitive areas on the property, including a potential waterway, which will be addressed by Brown County Planning Commission.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The proposed CSM is located in Rockland, about 2.5 miles from the De Pere city limits, and within the extraterritorial review jurisdiction of the City. A ten acre minimum lot size is not required by the City in this part of Rockland. • The proposed land division will create two new lots for estate residential development. • The proposed lots meet and exceed the City of De Pere minimum lot size requirement of 8,000 square feet and the minimum street frontage requirement of 75 feet. ○ Lot 1 is 5.6 acres in size with 359.6 feet of frontage. ○ Lot 2 is 7.2 acres in size with 461.8 feet of frontage. • Both proposed lots also meet and exceed the Town of Rockland	

minimum lot size requirement of 5 acres and the minimum street frontage requirement of 250 feet.

- There are two issues that must be addressed for the CSM:
 - The City of De Pere Certificate should be modified to reference the date the Clerk signs the document AND the date the City of De Pere approved the document.
 - Also the signature line name should be updated to read Carey E. Danen, City Clerk.



The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on June 18, 2019.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission.
2. The City of De Pere Certificate should be modified to reference the date the Clerk signs the document and the date the City of De Pere approves the document. Also the signature line name should be updated to read Carey E. Danen, City Clerk.



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

CITY OF DE PERE
RECEIVED
MAY 20 2019
PLANNING DEPT.

Fee: \$ 368.00

Receipt #: 142538

Date: 5-20-19

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) Timothy J & Lynn A Jonet	Authorized Representative	Title	
Mailing Address 5813 Blake Road	City De Pere	State WI	ZIP Code 54115
Email Address toorare4u@aol.com	Phone Number (incl. area code) 920-655-0941	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)	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 5813 Blake Road	Parcel No. R-376
--	---------------------

SECTION 4: CSM Information

Existing Zoning:	ER-5
Present Use of Parcel:	residential
Proposed Use of Lots:	residential

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

SECTION 5: Certification and Permission

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

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

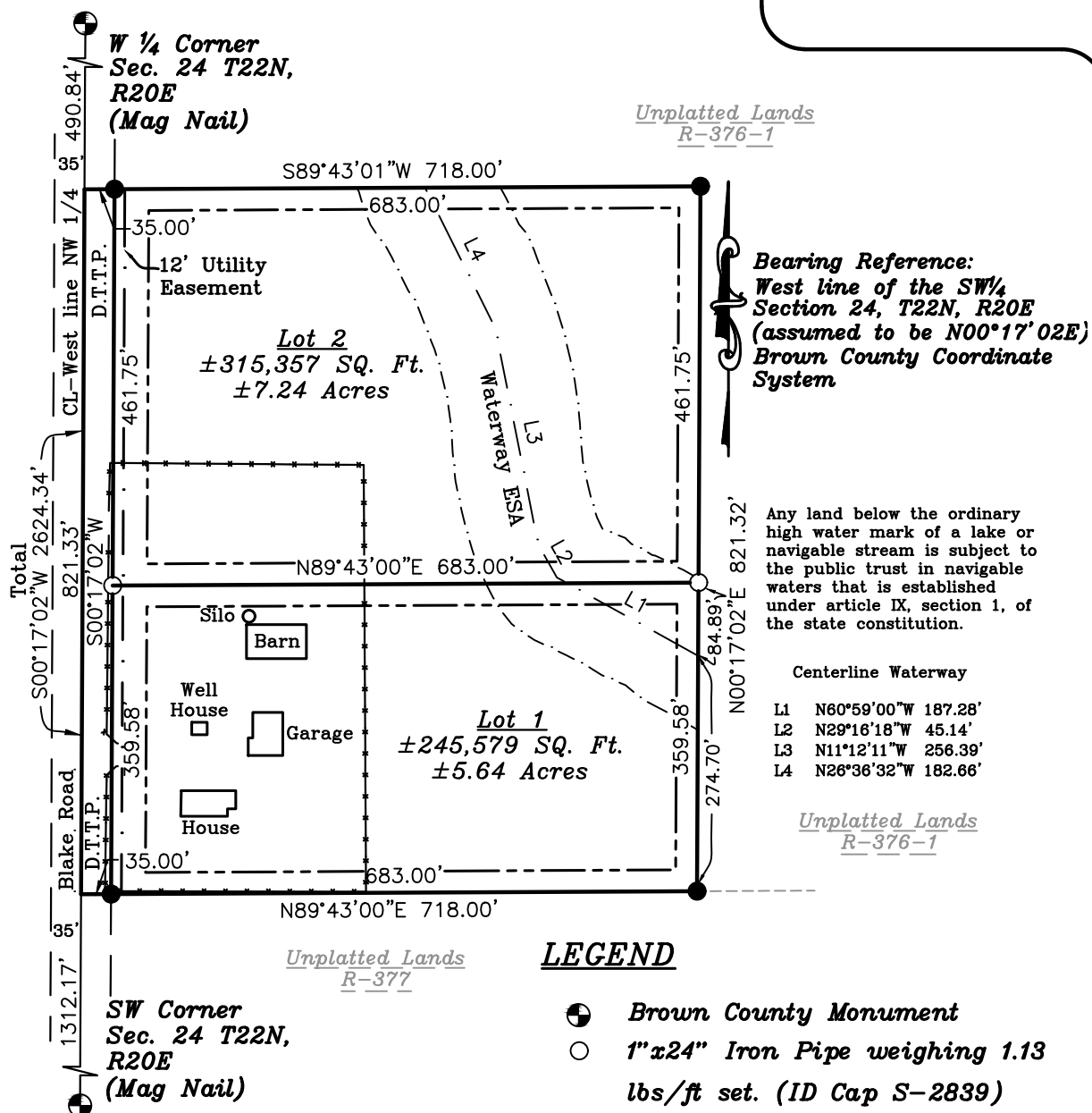
Name of Owner/Authorized Representative (please print) Timothy J Jonet	Title Owner	Phone Number 920-655-0941
Signature of Applicant		Date Signed

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8317 : Staff recommendation and possible action regarding a proposed extraterritorial Two Lot Certified)

*Part of the Northwest ¼ of the
Southwest ¼, Section 24,
T22N-R20E, Town of Rockland,
Brown County, Wisconsin.*



CERTIFIED SURVEY MAP

Part of the Northwest ¼ of the Southwest ¼, Section 24, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

Town of Rockland:
Approved for the Town of Rockland, this ____ day of _____, 2019

Julie Koenig, Clerk

City of De Pere:
Approved for the City of De Pere, this ____ day of _____, 2019

Shana D. Ledvina Clerk-Treasurer

Brown County Planning Commission:
Approved for the Brown County Planning Commission, this ____ day of _____, 2019

Senior Planner

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

Approved for the Brown County Treasurer, this ____ day of _____, 2019

Paul D. Zeller – Brown County Treasurer

Aaron P. Schroeder
S-2839

Prepared For: Timothy & Lynn Jonet 5831 Blake Rd. De Pere, WI 54115	Date: May 2019	CQM, INC. Engineering-Surveying-Material Testing 2679 Continental Drive Green Bay, WI 54311 Phone: 920-465-3911
	Sheet: 3 of 4	
	Drafted By: APS	

Attachment: Preliminary CSM (8317 : Staff recommendation and possible action regarding a proposed extraterritorial Two Lot Certified)

CERTIFIED SURVEY MAP

Part of the Northwest ¼ of the Southwest ¼, Section 24, T22N-R20E,
Town of Rockland, Brown County, Wisconsin.

Notes:

- A shoreland permit from the Brown County Zoning Administrator’s office is required for Lots 1–2 prior to construction, fill, excavation, or grading activity within 300 feet of a stream.
- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.
- No development shall occur on Lots 1 & 2 until such time that public sewer and water is available OR a soils test has been submitted and sanitary permit issued by the Brown County Zoning Administrator’s office.
- A Brown County Highway Department access permit must be obtained prior to any construction of a new street/road connection or driveway to a County Trunk Highway.

Restrictive Covenants:

- Lots 1–2 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes navigable waterways, all land within 75 feet of the ordinary high water mark of a navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.
- The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Aaron P. Schroeder
S-2839

<i>Prepared For:</i> Timothy & Lynn Jonet 5831 Blake Rd. De Pere, WI 54115	<i>Date:</i> May 2019 <i>Sheet:</i> 4 of 4 <i>Drafted By:</i> APS	<i>CQM, INC.</i> <i>Engineering–Surveying–Material Testing</i> 2679 Continental Drive Green Bay, WI 54311 Phone: 920-465-3911
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Attachment: Preliminary CSM (8317 : Staff recommendation and possible action regarding a proposed extraterritorial Two Lot Certified)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

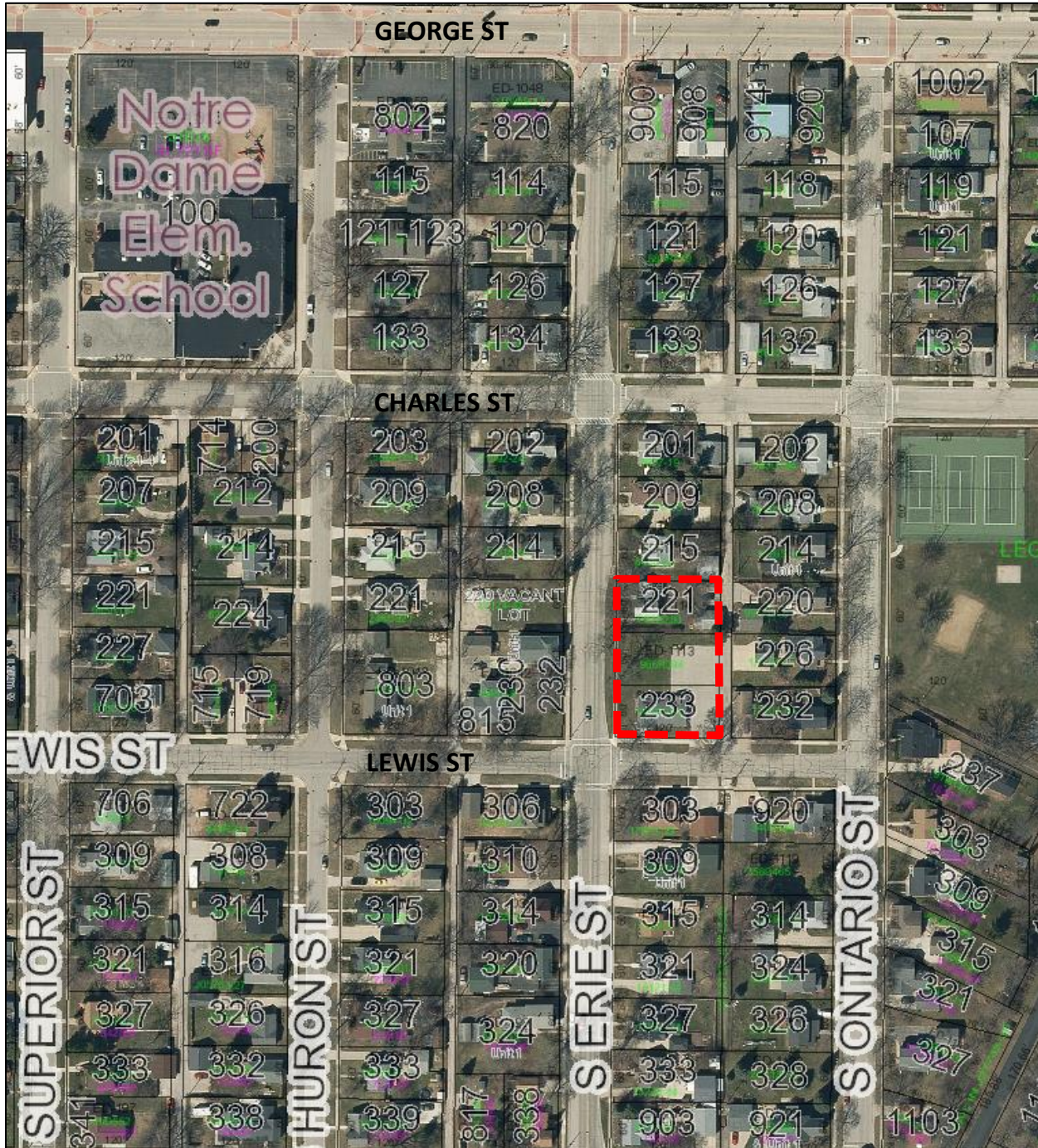
SUBJECT: Staff recommendation and possible action regarding a Site Plan for a new dental office and off-street parking areas at 221-233 S. Erie Street (Parcels ED-1112, ED-1113, ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 221-233 S. Erie ST - MAC Dental (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 14 May 2019 (PDF)
- 2nd Neighborhood letter from MAC Dental - 20 May 2019 (PDF)
- Neighbor Email - objection to expansion (MSG)

- ITEM 5:** Staff recommendation and possible action regarding a Site Plan for a new dental office and off-street parking areas at 221-233 S. Erie Street (Parcels ED-1112, ED-1113, ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.

SITE MAP



REQUESTED ACTION: Site Plan approval

A newly constructed expansion of an existing dental office and off-street parking areas.

COMMON DESCRIPTION:	221-233 S. Erie Street, located northeast from the S. Erie Street and Lewis Street intersection.	
PARCEL NUMBERS:	ED-1112, ED-1113, ED-1114	
EXISTING ZONING:	233 S. Erie Street (ED-1112 & ED-1113): R-3 (Multiple Family Residence District) 221 S. Erie Street (ED-1114): R-2 (Single and Two-Family Residence District) <i>A proposal to rezone 221 S. Erie Street (ED-1114) from R-2 to R-3 will be reviewed by Plan Commission on May 28, 2019.</i>	
SURROUNDING LAND USES:	R-2 Residential Zoning. Single and two-family residential to the north, south and east. Vacant, single and two-family residential with a three-family property to the west.	
COMPREHENSIVE PLAN:	Commercial and Neighborhood Residential (Including Multi-Family).	
APPLICANT / OWNER:	Katie Nemitz, Project Manager Design Unlimited Authorized Representative 1029 West McMillan Street Marshfield, WI 54449	HNM LLC Property Owner 704 S. Webster Avenue Green Bay, WI 54301-3528
PROJECT REVIEWS:	This petition reflects a request for a <u>site plan</u>; however, there are related project reviews being requested, based on a May 8, 2019 petition for a new 5,310 sq. ft. dental office. Reviews required to facilitate this project include: Plan Commission & Common Council Reviews-- • Rezone 221 S. Erie Street from R-2 to R-3. ○ Health and medical institutions (dental offices) may be approved by conditional use on R-3 zoned properties. ○ Adjacent properties to the south are already zoned R-3. • Conditional Use for 221 S. Erie Street to allow for a health and medical institution (dental office) ○ The two properties to the south already have a conditional use for a dental office. Plan Commission Only Review-- • Site Plan for 221-233 S. Erie Street in order to develop a new dental office and parking lot. Board of Appeals Review— • Variance for 221-233 S. S. Erie Street in order to address a lot line building setback between 221 & 215 South Erie Street being 36 feet. Staff Only Review— • Parcel Combination for 221-223 S. Erie Street ○ Completed by either De Pere or Brown County staff to prevent lot lines from dividing structure.	

SITE HISTORY:

NOTE: Because this report is tied to rezoning and conditional use permit reviews, the 'Site History' section is the same in all three staff reports.

221 S. Erie (ED-1114) Property History

After a review of air photographs, the property and nearby area began developing prior to 1938. The primary use for parcel ED-1114 has been single-family residential. Aside from housing code violations being addressed in 2018, the City files have no further record regarding the specific property.

233 S. Erie (ED-1112 & ED-1113) Property History

Development of these properties into the current dental office facility began in 1973. At that time, the properties were zoned "C" Residential, a district that permitted a variety of land uses.

In 1973, a conditional use was approved by Plan Commission and Common Council to allow for dental offices. Also, in 1973 the Board of Appeals approved setback and parking variances for the two properties. At this time the property was identified as being owned by a Mr. Donald A. Haupt.

In 1974, via a zoning rewrite, the Common Council approved that the "C" Residential District become the R-3 District (General Residence District) and the R-4 District (General Residence Office District).

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the zoning code, future land use recommendation of the Comprehensive Plan and the surrounding land uses and desired development patterns.

The applicant proposes to construct the following at 221-233 S. Erie Street:

- A new 5,310 sq. ft. dental office with cement board siding and a stone knee wall to better fit into a residential neighborhood.
- A new three stall staff-only off-street parking lot at the northeast end of the site. The staff-only parking area connects to an adjacent alley.
- A new 17 stall off street parking lot that will accommodate 17 vehicles, located at the corner of Lewis Street and S. Erie Street. The parking lot connects to Lewis Street only, not an adjacent alley.
- Associated screening and extensive landscaping.

NOTE: An existing dental office, parking lot, and a vacant residence are proposed to be removed from the project site.

The proposed building includes cement board siding, a stone knee wall, windows and angled rooflines on what appears to be a two story structure. The design goal is for the dental office to fit within the existing residential area. The façade materials, with the exception of cement board are approvable materials in the zoning district. Plan Commission will need to consider the acceptability of the use of cement board, which is considered durable and it gives the building a residential look.

The site plan complies with the following massing and setback requirements set by the R-3 Single Family Residence District for a health and medical institution (dental office) as a conditional use (Section 14-40(8)(2)(c)), with the

exception of the side and rear setbacks:

- Land Use: Health and medical institutions - dental office (allowed for Parcels ED-112 & ED-113, needs conditional use for Parcel ED-1114)
- Lot Size: 21,630 for all three parcels (8,500 sq. ft. required)
- Front Yard Setback – south end of site : 76.2 feet (40 feet required)
- Interior Side Yard Setback – alley: 13 feet (12 + 10 = 22 feet required, needs variance)
- Corner Side Yard Setback – S. Erie Street : 25.7 feet (25 + 10 = 35 feet required, needs variance)
- Rear Yard Setback: 36.2 feet – north end of site (50 feet required, needs variance)
- FAR: 0.25 (less than 0.75 required)
- Building Height: 33 feet 10 inches (less than 35 feet required). While the building height meets current code, the structure itself will be taller and larger in mass than the surrounding homes. At the same time, the building is located centrally on the site with extensive landscaping.
- Landscaping: 9 trees, 37% greenspace, and excessive plantings to screen the parking lot & beautify the property provided (5 trees and 10% greenspace required)

On June 24, 2019 the petitioner plans to go before the Board of Appeals to request a variance to change the rear setback from 50 feet to 36.2 feet, to keep the 25 foot corner yard setback, and to keep the 12 foot interior side yard setback. For comparison, the rear yard setback for single and two-family residences in the neighborhood is 30 feet and interior side yard setbacks are 10 feet. Many existing buildings in the neighborhood have shorter setbacks.

Parking requirements have been met with 20 proposed total stalls. The below chart summarizes the proposed stalls:

LOCATION	EXISTING	PROPOSED REDESIGN	REQUIRED	CRITERIA MET?
Patient & Staff Parking	16	17	19	--
Staff Only	0	3	--	--
TOTAL	16	20	19	YES

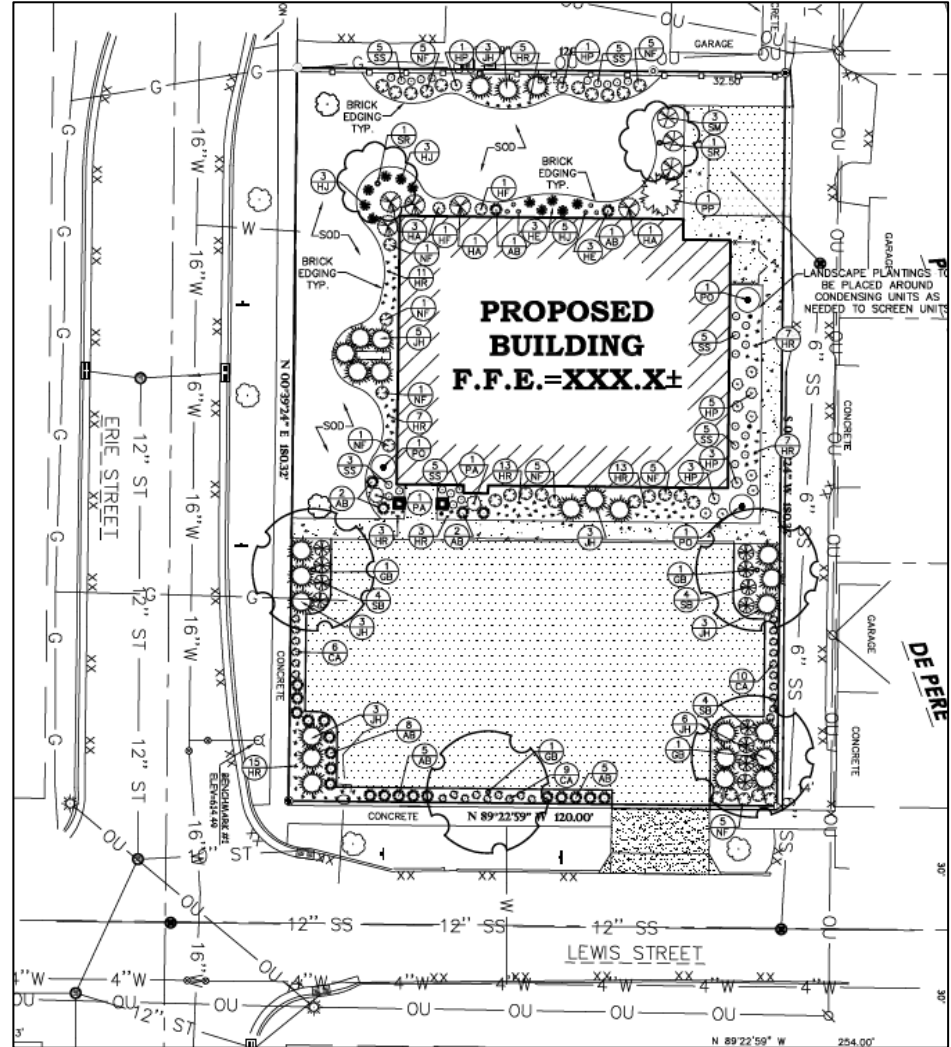
The Municipal Code requires 4 spaces for each doctor. There are 4 doctors but only 2 are on staff at one time, requiring 8 stalls. The municipal Code also requires 1 stall for each employee which is 11 stalls. Total needed stalls for off-street parking is 19. The Municipal Code parking criteria has been met.

Signage for the site includes one 6 foot tall by 7 foot 8 inch long monument sign on the west (S. Erie Street) side of the building. The plans identify the signage as being internally lit, which is not allowed; the sign may be externally lit or back lit / halo illuminated. Signage is shown in this submittal for conceptual consideration and will be reviewed in more detail via the sign permit process.

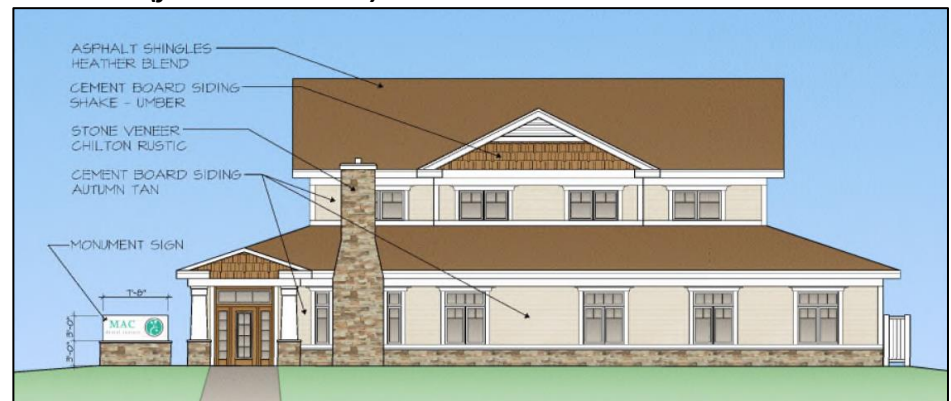
The petitioner facilitated a neighborhood meeting on April 8, 2019 to share their plans with the surrounding residents and property owners. Some neighbors expressed concerns and objections related to the size of the proposed building, hours of operation, illuminating the site in a residential neighborhood, and speed of drivers using the existing parking lot in the alley. Based on those concerns, the petitioner made revisions to their concept before submitting the site plan application to the City.

- The petitioner recognizes their location in a residential area and proposes the following in order to minimize neighborhood disruption and address previously stated concerns:
 - Weekday office hours – 8AM to 7PM
 - Weekend office hours – Closed
 - Exterior building lighting to be turned off at 7:00PM.
 - Guest parking lot that shifts almost all parking (other than three staff stalls) from alley access to Lewis Street.
 - Landscaping significantly higher than code requirements.
 - Fence along north property line.

Proposed site plan with landscaping shown.



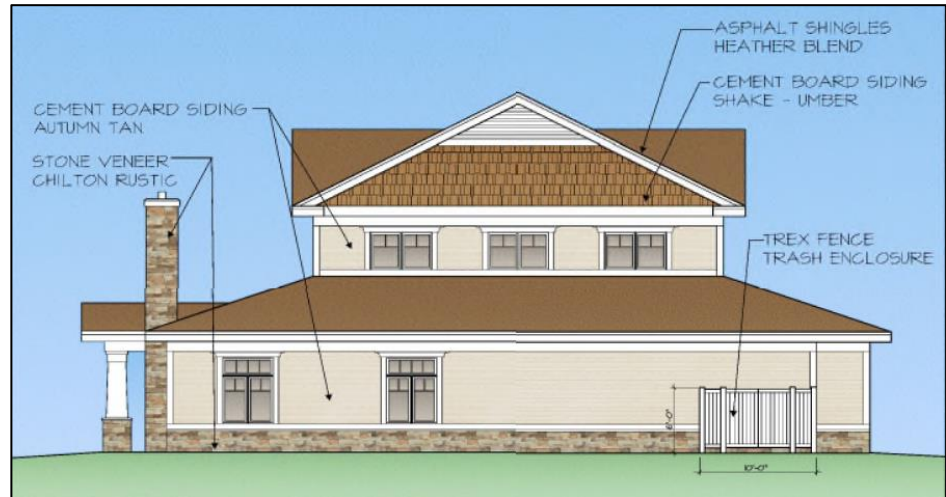
Front View (from Lewis Street).



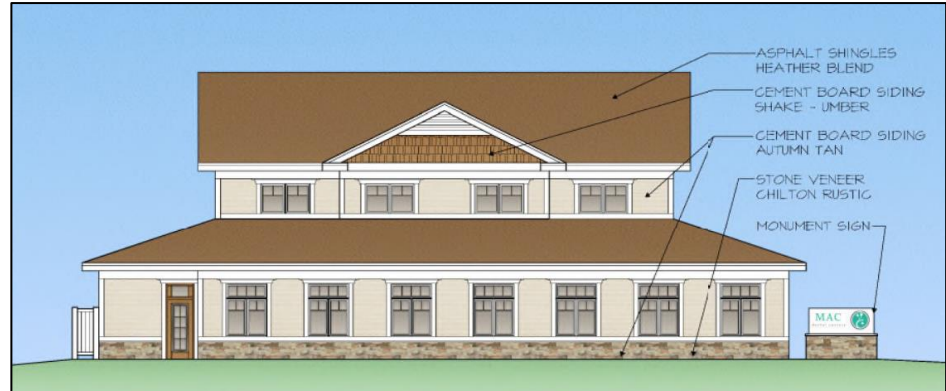
Corner Side View (from S. Erie Street).



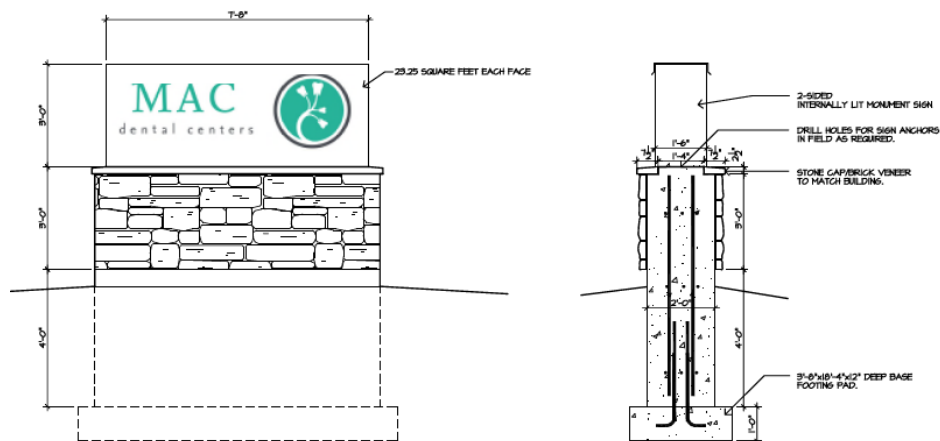
Interior Side View (from alley).



Rear View (adjacent to 215 S. Erie Street).



Monument Sign.



STAFF COMMENTS:

The following staff comments are conditions that need to be met, per City staff review, if the site plan is approved.

Engineering:

1. Need demolition/razing plan for existing site. Water and sewer services are to be capped or abandoned at the main.
2. In general notes, an excavation permit will be required for any excavation in the public right of way. Add a note to please contact City of De Pere Engineering at 920-339-4061 to obtain excavation permit.
3. In general notes, a sidewalk license is required prior to pouring any concrete within the public right-of-way. Add a note to please contact City of De Pere Engineering at 920-339-4061 to obtain a sidewalk license. A list of licensed contractors can be found on the City's website.
4. Identify the size of the water service and water meter. Meters over 1-inch require early notice so they can be ordered. Water services over 4-inches in diameter require additional testing (e.g. safe sample and pressure testing) prior to having water service turned on.
5. Sidewalk section will need to be continued throughout the concrete apron. Sidewalk will need to be 8-inches thick.
6. Concrete apron will need to be 8-inches thick. The concrete flare can start at the front of sidewalk.
7. The water main on S. Erie Street was relayed in 2018. The top nut elevation on the hydrant at S. Erie Street and Lewis Street is 615.50.
8. Include a detail for thickened edge walk.
9. Parking lot striping should be called out to be 4-inch minimum.
10. Inlet protection is required to be Type D and should be called out on plans as such.
11. Clarify if the contours shown on sheet C2.0 are proposed or existing. Both are required.
12. Need to show utilities entering the building (gas, electric, water, sewer, storm). Is the plan to reuse any of these services?
13. Need an excavation and grading plan. Perimeter curb along the parking lot will be required to prevent water from sheeting across the sidewalk. An inlet should be considered as the City will not allow the water to sheet flow out of this parking lot across sidewalk.
14. Provide Erosion Control Site Soil loss calculations and corresponding map as required by WisDNR.
15. Show stockpile locations on erosion control plan and appropriate protection.

16. Need to provide a staging plan and anticipated work schedule.
17. Additional comments will be provided based on follow up to above listed comments.
18. Use best management practices for storm water collection and control. TSS reduction is not required, however, peak flow is to match residential land use for 5-year rain event.
19. Sheet C1.0 - The general notes #4 lists the erosion control plan incorrectly as sheet C4.0. It should be C2.0

Fire:

1. None.

Forestry:

1. Landscaping Plan needs a planting detail included on the plan. Follow WDNR recommendations.

Health:

1. None.

Planning:

1. Recommend providing a rendering or elevation that shows this building in context with the neighboring homes to illustrate scale and context with landscaping.
2. Building elevations are missing dimensions – including the building height.
3. The stonework is an approvable material. The Plan Commission will need to approve the use of cement board in an R-3 District. Cement board is a durable material that may create a better aesthetic fit in the neighborhood.
4. The site plan identifies that HVAC systems will be screened with landscaping, but the size of the HVAC system is unknown. Provide updated site plans that show the properly screened HVAC system.
5. Provide a scaled elevation, with materials and color identified, for the fence along the north boundary of the site.
6. Provide dimension on site plan that identifies setback for monument sign, which must be at least 15 feet. Revise the sign plan lighting to be either unlit, externally lit, or backlit/halo as internally lit signs are not allowed.
7. Provide a planting schedule (timeline) for landscaping installation, and a replacement process (timeline) for landscaping that does not survive.
8. Clearly identify how and where staff and patients will park during the construction phase, prior to the new parking lot being operational.
9. The subject parcels (ED-1112, ED-1113, ED-1114) must be combined into one parcel.

Inspection:

1. None.

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:

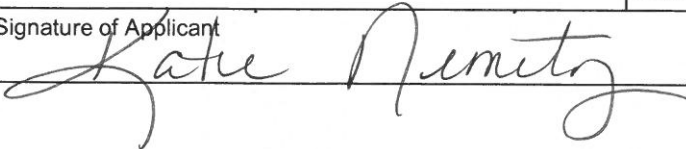
For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a new dental office and off-street parking at 221-233 S. Erie Street, subject to compliance with the conditions listed in the 'Staff Comments' section of this report and subject to the approval of all of the other required reviews for this project.

Staff also recommends APPROVAL of the use of cement board siding in the R-3 District as cement board is a durable material that blends the building in with materials used on other buildings in the neighborhood.

	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) HNM LLC		Authorized Representative KATIE NEMITZ	
Title PROJECT MANAGER			
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code 54301-3528
Email Address katie@designunlimitedmfl.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) HNM LLC		Contact Person KATIE NEMITZ	
Title PROJECT MANAGER			
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code 54301-3528
Email Address katie@designunlimitedmfl.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	
SECTION 3: Project or Site Location			
Project Address/Description 233 S. ERIE STREET		Parcel No. ED 1112, ED 1113, ED 1114	
SECTION 4: Project Information			
Existing Zoning:	R-2 & R-3		
Present Use of Parcel:	DENTAL OFFICE		
Proposed Use of Parcel:	DENTAL OFFICE		
Estimated Start Date:	September 1, 2019	Estimated Completion Date:	May 31st, 2020
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) Katie Nemitz		Title Project Manager	Phone Number 715-384-3207
Signature of Applicant 		Date Signed 05-07-19	

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8313 : Staff recommendation and possible action regarding a Site Plan for a new dental office)

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

262

DESIGN UNLIMITED OF MARSHFIELD INC
SHARON K HELWIG, 1029 WEST MCMILLAN STREET
MARSHFIELD WI 54449-1009

HARRIS
PRIVATE BANK

BMO Harris Bank N.A.

2-2566/710

5/8/2019

PAY TO THE ORDER OF City of Depere

\$ **1,283.00

One Thousand Two Hundred Eighty-Three and 00/100***** DOLL

City of Depere

MEMO

Sharon K. Helwig
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈026201⑈ ⑈071025661⑈ 20571276⑈

DESIGN UNLIMITED OF MARSHFIELD INC

City of Depere

5/8/2019

2621

1,283.00

BMO Harris Checking

1,283.00

Attachment: Application Form (8313 : Staff recommendation and possible action regarding a Site Plan for a new dental office)



New Construction

DBXQL

QuickLink LED Downlight

AirShield™
IC/Non-IC Rated
120V



APPLICATIONS:

The DBXQL QuickLink LED housing is specifically designed for use with 6" LiteBox LED trims in applications where relamping is limited to high efficacy requirements such as California Title 24. Suitable for new construction, whether or not insulation is present, including residential applications in a single story home or on the second level of a two story home; or commercial applications in spaces such as offices, single story retail, and hospitality environments. The DBXQL complies with requirements for AirShield™ applications.

AIR TIGHT REQUIREMENTS:

The DBXQL is AirShield™ rated in compliance with ASTM E283 and the Washington State Energy Code (W.S.E.C.).

HOUSING:

Galvanized steel housing with full wrap-around plaster frame. Housing adjusts from 1/2" to 1 1/2" thick ceilings. Notched mounting frame for easy alignment. Housing includes knock out free integral Romex clamps, overspray protection, universal J-box with snap-out sides, universal J-box with snap-out sides, 1/2" and 3/4" knock outs for rigid or BX fittings and a grounding pigtail. Removable K.O. for remodel use (plaster flange clips required). Rated for 8 #12 90° conductors (4 in/4 out). Removable housing for field inspection of wiring. Pre-installed wire quick connects for supply connections standard.

HOUSING INSTALLATION:

Pro-Nail™ bar hangers with integral real nail compatible with common joist systems and materials. Joist alignment tab for rapid and consistent positioning and convenient nail removal features for easy re-positioning. Integral snap-on T-bar grip-lock feature and rigid 24" telescoping bar hanger design. Auxiliary mounting points for additional fasteners or wire suspension to structure. Bar hangers are captive with positive extension stop and locking feature to fix position, and can be reoriented 90° to housing.

LED MODULE INSTALLATION:

QuickLink LED housing easily connects to mating QuickLink connector on the LiteBox LB6LED module without a screw base adapter preventing the use of low efficacy incandescent sources.

LABELS:

IC and Non-IC rated. UL/cUL listed for wet location and through wiring with LiteBox LED module. AirShield™ rated. WSEC compliant. Facilitates California Title 24 compliance with the LB6LED series LED downlight.



DBXQL must be used with LB6LED series trims. Refer to LB6LEDA spec sheets for details.

DATE: TYPE: **5.c**

FIRM NAME:

PROJECT:

LiteBox 6"

Aperture: Nominal 6"

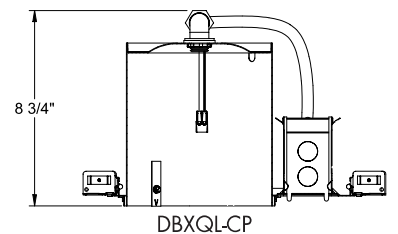
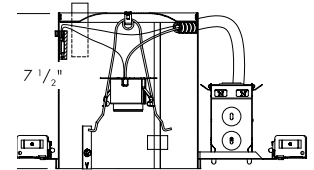
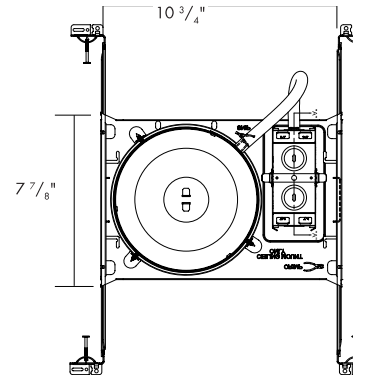
Ceiling Cutout: 6 7/8"

Maximum Ceiling Thickness: 1 1/2"

For conversion to millimeter multiply inches by 25.

Not to Scale

FEATURING



CATALOG NUMBER:

EXAMPLE: DBXQL-LB6LEDA30K W

HOUSING	HOUSING OPTIONS	TRIM	OUTPUT	LED COLOR TEMP	CRI	TRIM COLOR
☐ DBXQL 6" LED QuickLink housing	☐ CP Chicago Plenum	☐ LB6A 6" LiteBox Downlight LED Module with dimming to 10% 120V	☐ 7L 700 Lumens	☐ 27K 2700 Kelvin	☐ Blank ² 80+ CRI	☐ WH White
		☐ LBEB6A ³ 6" LiteBox Adjustable LED Module with dimming to 10% 120V	☐ 10L ² 1000 Lumens	☐ 30K 3000 Kelvin	☐ 9 90+ CRI	☐ BL ² Black
		☐ LB6LEDA LED QuickLink Trim		☐ 35K 3500 Kelvin		☐ Z ² Zet
				☐ 40K ¹ 4000 Kelvin		☐ BZ ² Bronze

¹ Not available with LBEB6
² Only available on the LB6LED
³ Damp location only

ALN440 – Towne Commons® LED | TYPE

- Energy Saving LED technology
- Reliable efficient operation
- Type 2, 3, 4, 5 distributions
- 0-10V dimming ready
- LifeShield® protection system
- Surge protection included
- Wide variety of custom mounting options including post-top, wall mount or pole mount arm
- IP66 construction of optical system
- Cast aluminum struts
- DLC pending
- Available in 3000K, 4000K and 5000K
- Powder coat finish in 13 standard colors with polymer sealer



ALN440

1. LUMINAIRE ALN 440	2. DISTRIBUTION	3. COLOR TEMP	4. DRIVER	5. COLOR	6. OPTIONS	7. CONTROL	8. MOUNTING
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1. LUMINAIRE

ARM OR POST TOP MOUNT

ALN 440

TOP MOUNTED ARM OR PENDANT MOUNT

ALN 440D

2. DISTRIBUTION

Y2 (Type 2)

Y3 (Type 3)

Y4 (Type 4)

Y5 (Type 5)

3. COLOR TEMPERATURE

32LED-3K (Warm White, 3000K output)

32LED-4K (Neutral White, 4000K output)

32LED-5K (Bright White, 5000K output)

4. DRIVER (120 thru 277 volt)

700 (700mA drive current, 75 watts)

5. COLOR

WH Arctic White	VBU Verde Blue
BL Black	CRT Corten
BLT Matte Black	MAL Matte Aluminum
DB Dark Bronze	MG Medium Grey
DGN Dark Green	AGN Antique Green
TT Titanium	LG Light Grey
WDB Weathered Bronze	RAL Premium Color
MDB Bronze Metallic	CUSTOM * * Contact Factory

6. OPTIONS

CHM (Glass chimney with polished brass holder)

CND (3-lamp candelabra with polished brass holder, lamps included. For decorative use only.)

LDL (Lightly diffused lens)

SBL (Sandblast diffused lens)

HSS-L (House side shield, consists of three field installed panels attached to the inside of the lens. Installing three panels blocks 180° of the lens)

MAT (Mast arm adapter slips over a 2 3/8" / 60mm O.D. pipe and is secured with 4 stainless steel set screws. For ALN440D only.)

PMS (Pendant mount with 48" / 1220mm stem and canopy with swivel. For ALN440D only.)

PMC (Pendant kit includes canopy and 48" / 1220mm of brass chain painted the fixture color. For ALN440D only.)

PT5 (Post top adaptor for a 5"/127mm O.D. pole)

7. CONTROL

PCA-C (Contemporary photocell adapter, not for Wall Mount)

PCA-T (Traditional photocell adapter, not for Wall Mount)

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

8. MOUNTING

WALL MOUNT

ALN440

WMA1M	WMA1L	WMA3	WMA35U
WMA36U	WMA55	WMA56	WMA57
WMA7	WMA9U	WMA22U	

ALN440D

WMA2M	WMA2L	WMA37	WMA38
WMA39	WMA4	WMA6	WMA8
WMA9D	WMA10	WMA11	WMA12
WMA16	WMA17	WMA18	WMA22D

POLE MOUNT

Post Top Mount: (Standard)

The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Pole Side Mount (4" O.D. or 5" O.D. side mount)

ALN440

TRA1M	TRA3	TRA5U	TRA55
TRA56 (4" only)	TRA57	TRA59U	SLA8U
SLA22U			

ALN440D

TRA2M	TRA2L	SLA3 (4" only)	SLA8D
SLA22D			

Pole Top Mount Arm

ALN440

SLA1	SLA1-2
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ALN440D

TRA4	TRA7	TRA7-2	TRA8
TRA9	TRA9-2	SLA4	SLA4-2
SLA7	SLA7-2	SLA9	SLA9-2
SLA10	SLA10-2	SLA16	SLA16-2
SLA17	SLA17-2	SLA18	SLA18-2

PIER MOUNT

PM1	PM2	PM3
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Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

Luminaire shall be cast A356 alloy aluminum, free of any porosity or cosmetic fillers. Castings shall be of uniform wall thickness, minimum .188 inch with no warping or mold shifting.

The top cap shall hinge open by loosening two captive fasteners. The top shall seal the lamp compartment with a continuous silicone gasket. The lens shall be one-piece clear optical grade acrylic with a one-piece memory retentive silicone gasket on top and bottom. The LED and driver assembly shall be serviceable by backing out three thumb screws to allow for the light engine to be lifted out. Quick disconnects shall be used for all electrical connections.

All internal and external hardware shall be stainless steel.

OPTICAL MODULE

The optical assembly shall be completely sealed with a one piece injection molded silicone gasket to prevent dust, insect or moisture contamination. The optical array shall consist of high brightness light emitting diodes mounted to a printed metal circuit board with precision injection molded optically clear lenses discretely coupled to each individual diode. The printed circuit board assembly shall have a uniform conformal coating with the exception of the optical output lens at each diode and be mechanically fastened to an anodized die-cast aluminum heat sink. Standard color temperatures shall be 3000K, 4000K and 5000K.

ELECTRICAL

All Luminaires shall accept 120 thru 277 volt input and have integral surge protection. Drivers shall be U.L. recognized and have a 0-10v dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. (Note: not compatible with current sourcing dimmers). Consult factory for current list of known compatible dimming systems. LifeShield™ shall be provided with all configurations for added protection in extreme temperature environments (-30°C to 60°C). The electrical assembly shall be mounted to a serviceable tray. The surge protector shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave with a clamping voltage of 320V and surge rating of 372J.

See next page

JOB _____

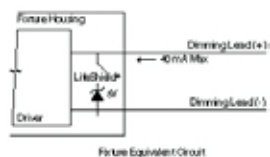
TYPE _____

NOTES _____

ALN440 – Towne Commons® LED | TYPE

The surge protector case shall be a high-temperature, flame resistant plastic enclosure. The electrical assembly shall be installed and prewired in the fixture.

CONTROLS



SCP shall have an integral surge protection device with a current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J

Sensor not intended for use with additional photo-control, wireless control or dimming systems.

SERVICING

The top of the fixture shall hinge open for relamping by loosening two stainless steel fasteners.

MOUNTING

Post top mounting: The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Arm or wall mounting: The fixture shall be attached to the cast arm with three stainless steel bolts and a silicone gasket.

FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 2604-02 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

Fixtures shall be listed with ETL for outdoor, wet location use, conforming to the UL 1598 and Canadian CSA 22.2 no. 250 standard, IP54.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:

<http://www.hubbellighting.com/resources/warranty/>

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	*TM-21-11 60,000	100,000	PROJECTED L70 (HRS)
25°C/ 77°F	100%	95%	93%	92%	89%	>60,000
40°C/ 104°F	100%	94%	91%	90%	85%	>60,000

DIMENSIONS



ALN440

ALN440

HEIGHT: 31"/790mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 40 lbs.
EPA: 2.80



ALN440D

ALN440D

HEIGHT: 26"/660mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 35 lbs.
EPA: 2.59

PERFORMANCE DATA (32 LEDS, 700 MA DRIVE CURRENT, 75 WATTS)

TYPE	LENS	5K					4K					3K			
		LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U
Y2	CLEAR	5427	72	2	3	3	5156	69	2	2	3	4016	54	1	3
Y3		5237	70	2	3	2	4975	66	2	3	2	3875	52	1	3
Y4		5736	76	1	3	3	5449	73	1	3	3	4245	57	1	3
Y5		5183	69	3	3	3	4945	66	3	3	2	3809	51	2	3
Y2	LDL	5160	69	2	4	3	4902	65	2	4	3	3818	51	1	3
Y3		4964	66	1	4	3	4716	63	1	4	3	3674	49	1	3
Y4		5449	73	1	4	3	5176	69	1	4	3	4032	54	1	4
Y5		4901	65	2	4	3	4685	62	2	4	3	3610	48	2	3
Y2	SBL	4729	63	2	4	3	4492	60	1	4	3	3499	47	1	4
Y3		4554	61	1	4	3	4327	58	1	4	3	3370	45	1	4
Y4		5004	67	1	4	3	4754	63	1	4	3	3703	49	1	4
Y5		4499	60	2	4	3	4292	57	2	4	3	3310	44	1	4

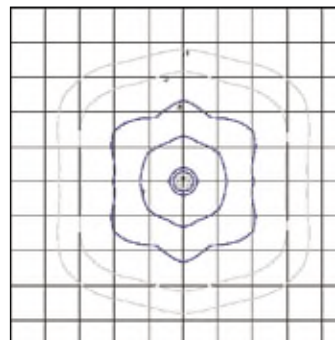
ALN440-Y3-32LED-5K-700 WATTAGE: 75 LUMEN OUTPUT: 5237 EFFICACY: 70 Lm/W

B2 U3 G2

FORWARD LIGHT LUMEN			
FL	30°	2.4%	124.3
FM	60°	34.5%	1804.4
FH	80°	29.1%	1523.6
FVH	90°	3.1%	163.2

BACK LIGHT			
BL	30°	1.7%	90.7
BM	60°	12.1%	631.5
BH	80°	11.1%	582.8
BVH	90°	2.5%	133.1

UPLIGHT			
UL	100°	1.0%	54.3
UH	180°	2.5%	129.2



14' MOUNTING HEIGHT

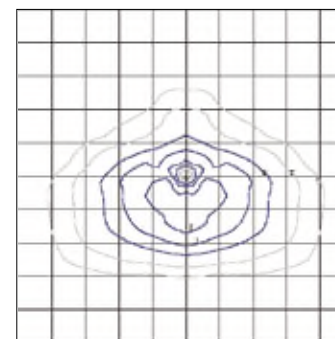
ALN440-Y5-32LED-5K-700 WATTAGE: 74.9 LUMEN OUTPUT: 5183 EFFICACY: 69 Lm/W

B3 U3 G3

FORWARD LIGHT LUMEN			
FL	30°	1.9%	96.7
FM	60°	16.2%	839.4
FH	80°	25.8%	1336.3
FVH	90°	4.4%	228.3

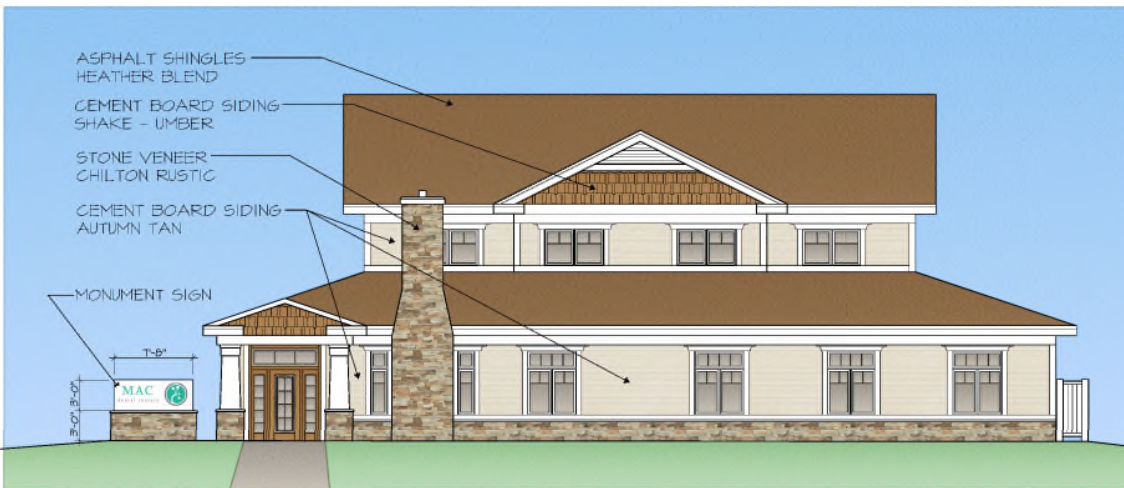
BACK LIGHT			
BL	30°	1.9%	96.7
BM	60°	16.2%	839.4
BH	80°	25.8%	1336.3
BVH	90°	4.4%	228.3

UPLIGHT			
UL	100°	1.6%	82.2
UH	180°	1.9%	99.0

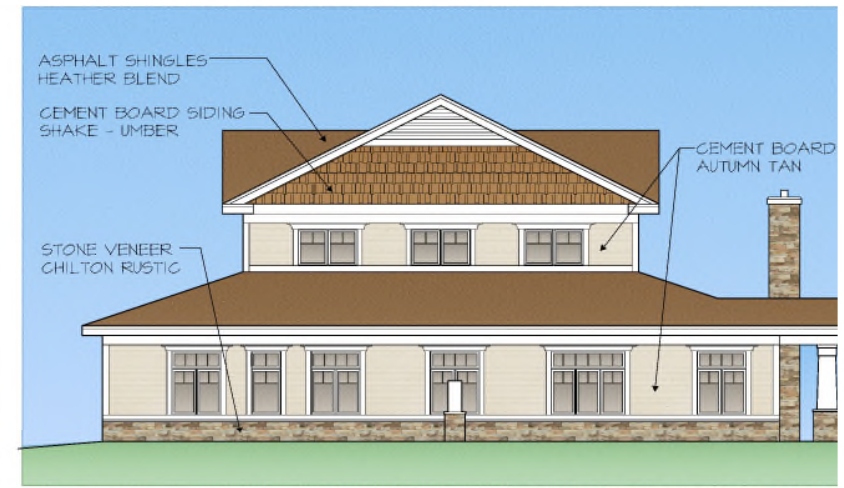


14' MOUNTING HEIGHT

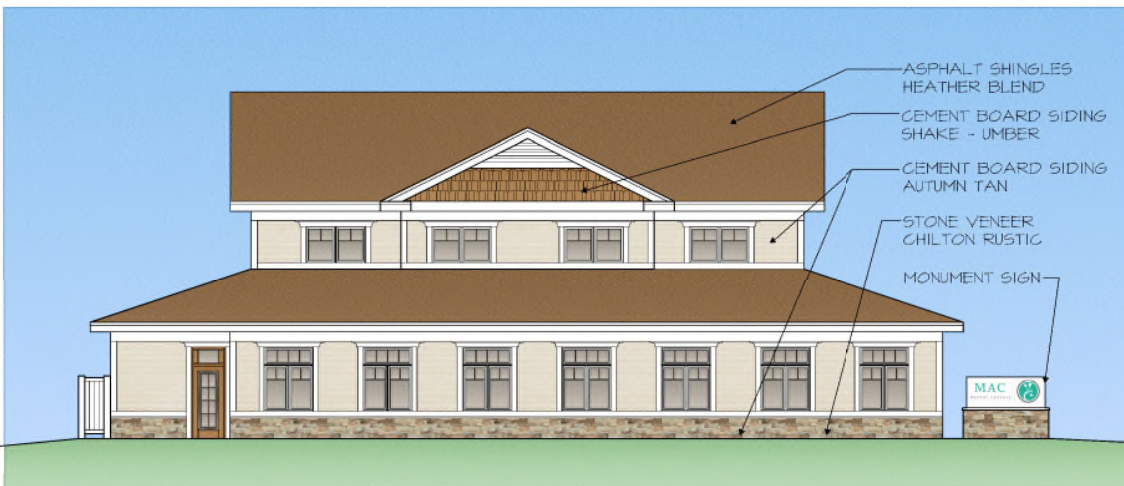
IES files can be found at www.aal.net



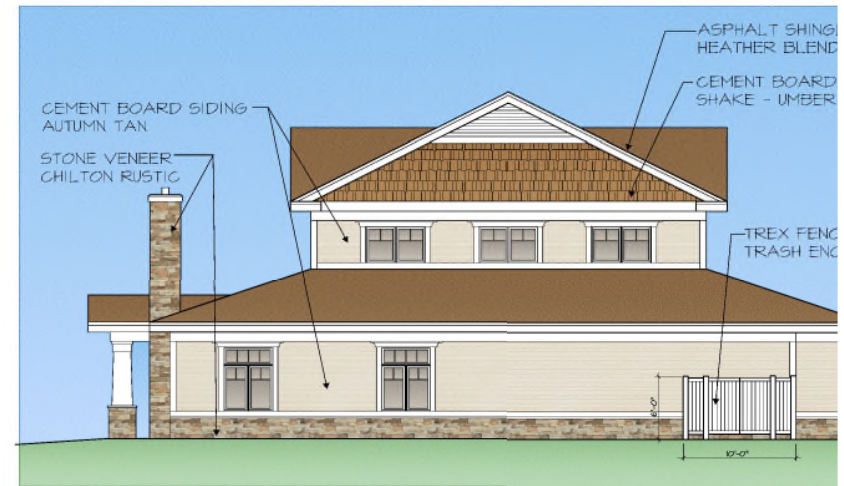
PROPOSED SOUTH ELEVATION - VIEW FROM LEWIS STREET



PROPOSED WEST ELEVATION - VIEW FROM ERIE STREET



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

MAC DENTAL CENTER - PROPOSED NEW OFFICE

DESIGN UNLIMITED OF MARSHFIELD

**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C-0.5 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
7. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
8. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
9. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
10. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CORP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- ① THICKENED EDGE WALK
- ② 6" CURB HEAD TAPER SECTION
- ③ ADA RESERVED SIGN
- ④ ADA PARKING SPACE
- ⑤ PARKING LOT STRIPING
- ⑥ DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS
- ⑦ 6" BUFFTECH VINYL FENCE-CHESTERFIELD SMOOTH, COLOR WHITE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- ⑧ MONUMENT SIGN- SEE ARCHITECTURAL PLANS

PAVEMENT HATCH PATTERNS:

PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/9" BASE COURSE



PROPOSED 4" CONCRETE PAVEMENT W/6" DENSE GRADED BASE COURSE



PROPOSED 6" REINFORCED CONCRETE W/6" DENSE GRADED BASE COURSE

**SITE STATISTICS**

PROJECT LOCATION: 233 S. ERIE STREET		
OWNER: HMM LLC, 704 S. WEBSTER AVENUE, SUITE 400, GREEN BAY, WI 54301-3528		
ZONING = R-3 RESIDENTIAL		TOTAL LOT = 21,630 S.F.
FLOOR AREA RATIO = 5.310 S.F.		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
5,400 S.F.	8,210 S.F.	8,020 S.F.
25% OF SITE	38% OF SITE	37% OF SITE

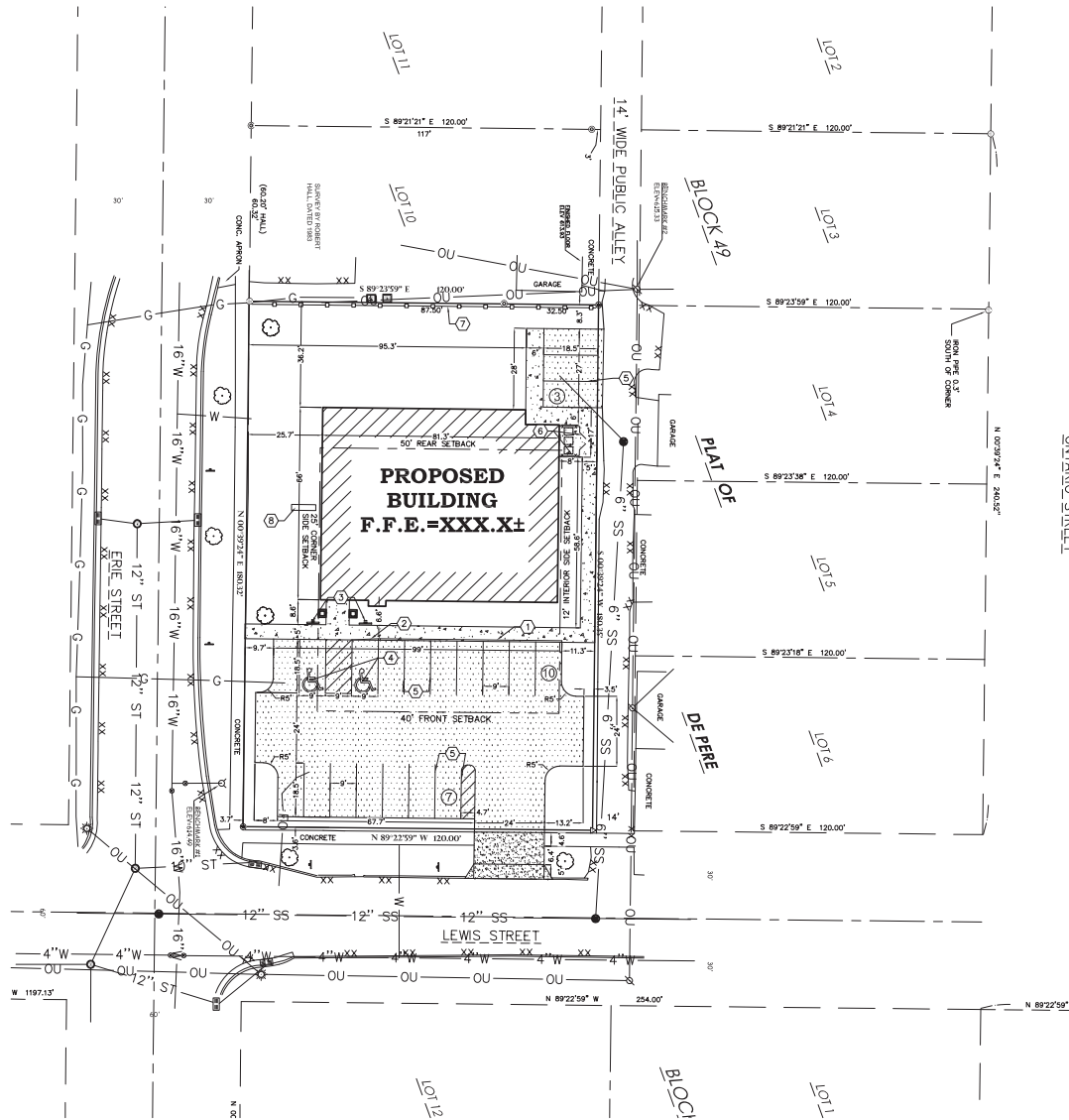
SITE PARKING

OFF-STREET PARKING-REQUIRED
(4) SPACES FOR EACH DENTIST ON DUTY DURING THE BUSIEST SHIFT, PLUS (1) SPACE FOR EACH ADDITIONAL EMPLOYEE
2 DOCTORS + 4 = 8 PLUS 11 EMPLOYEES =
19 STALLS REQUIRED
OFF-STREET PARKING-PROPOSED
20 PARKING STALLS PROPOSED



LAYOUT PLAN

SCALE: 1"=20'-0"

**BENCH MARKS**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1:
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF LEWIS ST. AND ERIE ST.
ELEVATION = 614.49

BENCHMARK #2:
SPINE IN SOUTHWEST FACE OF POWERPOLE #66886, LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO ST., 215' NORTH OF LEWIS ST. CENTERLINE.
ELEVATION = 615.35

POP
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Engineering
Landscape Architecture
5709 Wilby Drive, Suite D
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715.344.9999(PH) 715.344.9922(FH)

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**GENERAL NOTES:**

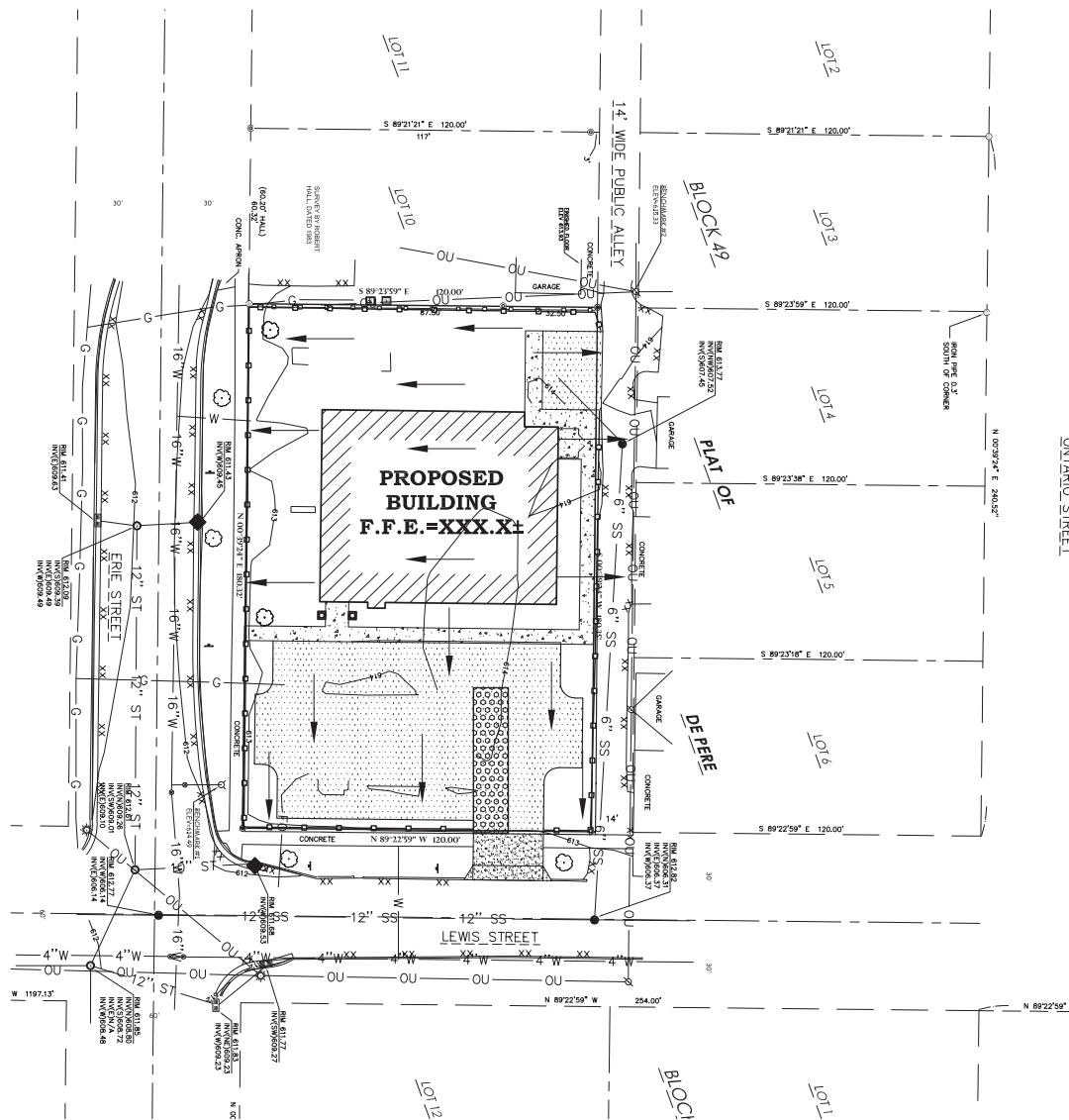
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION SHALL BE THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. IF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND IN ALL PLANTING BED AREAS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
8. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
9. TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
10. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
11. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
12. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
13. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
14. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
15. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
16. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
17. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT IS LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
18. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
19. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
20. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
21. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
22. IF SEDIMENT LOADED WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH MINOR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
23. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
24. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
25. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE "DNR" CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

DRAINAGE/EROSION CONTROL LEGEND:

- EXISTING CONTOUR 712
- PROPOSED DRAINAGE ARROW →
- PROPOSED SILT FENCE →
- PROPOSED INLET PROTECTION →
- ROCK CONSTRUCTION ENTRANCE →

DRAINAGE & EROSION CONTROL PLAN

SCALE: 1"=20'-0"

**BENCH MARKS**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

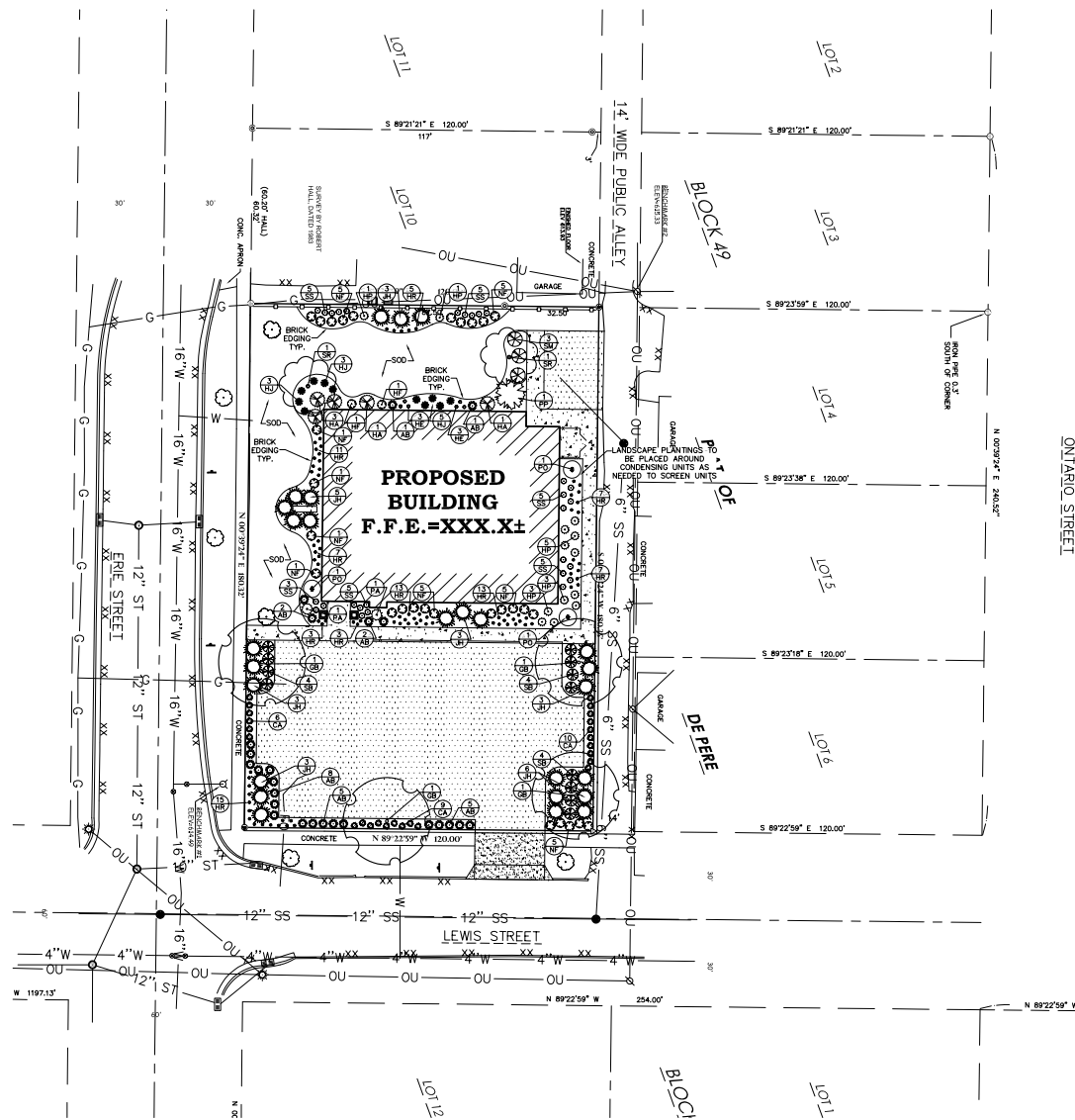
BENCHMARK #1:
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF LEWIS ST. AND ERIE ST.
ELEVATION = 614.49

BENCHMARK #2:
SPIKE IN SOUTHWEST FACE OF ROVERPOLE #66866, LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO ST., 20' S. NORTH OF LEWIS ST. CENTERLINE.
ELEVATION = 615.33

POB
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GENERAL NOTES:

1. CONTACT DORIS' HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLANTING OF TREES AND SHRUBS.
3. SOO ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL TREES SHALL BE PLANTED WITHIN 100' OF THE PROJECT PER THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5" DIAMETER CIRCLE OF 4" DEPTH SHREDED HARDWOOD MULCH.
7. BULLET SHARP BUCK EDDING SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. COLOR TO BE CHOSEN BY OWNER.
8. 3RD "DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS AS NOTED ON THIS SHEET. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED.
9. 1/2" TOPSOIL FROM 1" TO 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS.
10. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE OR BARK MULCH.
11. LANDSCAPE CONTRACTOR TO PROVIDE AUTOMATED RIGOROUS IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. COORDINATE ALL PLANT INSTALLATION WITH THE RIGOROUS IRRIGATION DESIGN.
12. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, AND ALL OTHER SERVICES) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
GB		ONKIDIO BLOBA "AUTUMN GOLD"	AUTUMN GOLD GRINDO	1.5' BB	35-50' x 10"	4
PP		PIPPA INGLEMAN "TIGER'S LACE"	BURG'S LACE HYDRANGEA SPRUCE	5' BB	4' x 6"	3
PP		PIPPA PUNINGS "TIELI FASTIGIATE"	TIELI FASTIGIATE BLUE SPRUCE	3' CONT.	40' x 10' x 1"	1
SR		SYRINGA RETICULATA "VIOXY SILK"	VIOXY SILK TREE LILAC	1.5' BB	25' x 20' x 2"	2
SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HA		ABIES BALSAEMA "NANA"	DWARF BALSAM FIR	#2	27" x 2 1/2"	24
HA		HYDRANGEA ARBORESCENS "ANNABELLE"	ANNABELLE HYDRANGEA	#3	5' x 4' x 5'	5
HP		HYDRANGEA PANDICOLA "TOMESHELL"	TOMESHELL HYDRANGEA	#3	3-27' x 3-4 1/2"	13
JH		JUNIPERUS HORIZONTALIS "TINYSTONE"	BONNIESHORE ANJUNDA JUNIPER	#2	17' x 17' x 17'	28
PO		POINCEA "MORONA NANA"	DWARF GERANIUM SPREAD	#3	4-6' x 4' x 3'	3
SB		SPIRAEA BEUTLIUFA "TOR"	TOR BROCHLEAF SPREA	#2	3-4' x 1' x 1'	12
SM		SIRYNGA MEYER "PALEIN"	DWARF KOREAN LILAC	#3	4-6' x 5' - 5' 7"	3
ORNAMENTAL GRASS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA		CHALAMAGOSTRIS X AUFLOPIA	KARL FÖRSTERER FEATHER	#1 CONT.	5-7' x 7' x 2 1/2"	25
SS		SOLANUM HISSIDUM SCOPARIUM	STANDING OUNION LITTLE BLUESTEM	#1 CONT.	3'-4' x 1' x 1 1/2"	28
PERENNIALS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HE		HEUCHERA "PLUM PUDDING"	PLUM PUDDING CORAL BELLS	#1 CONT.	8-10" x 17" x 16"	6
HJ		HOSTA X "TRAILGANT BOUQUET"	TRAILGANT BOUQUET HOSTA	#1 CONT.	20" x 36" x 2"	2
HJ		HOSTA X "JUNE"	JUNE PLANTAIN LILY	#1 CONT.	12" x 30" x 11"	1
HM		HIMENOCALLIS "ROSE RETURNERS"	ROSE RETURNER DAILEY	#1 CONT.	12" x 12" x 6"	2
HW		NETPETA X "FASSEN'S WALKER'S LOW"	WALKER'S LOW CATMINT	#1 CONT.	2.5' x 2' x 3"	28

BENCH MARKS

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST
CORNER OF LEWIS ST. AND ERIE ST.

ELEVATION = 614.49

BENCHMARK #2
SPIKE IN SOUTHWEST FACE OF POWERPOLE #868B45,
LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO
ST., 215'± NORTH OF LEWIS ST. CENTERLINE.

ELEVATION = 615.33



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LANDSCAPE PLAN

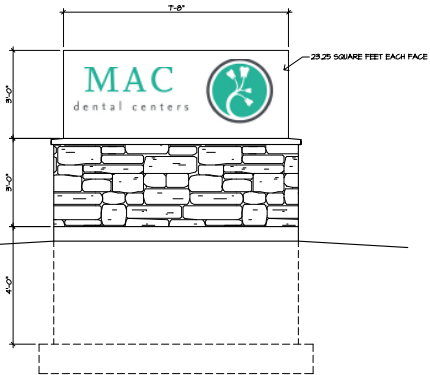
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MAC DENTAL CENTER

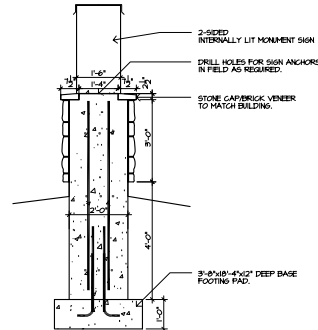


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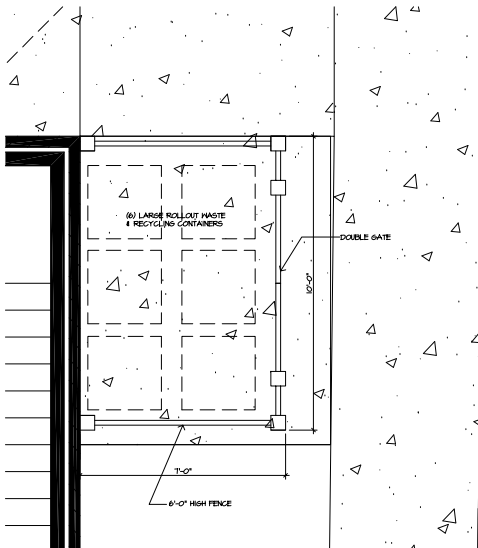
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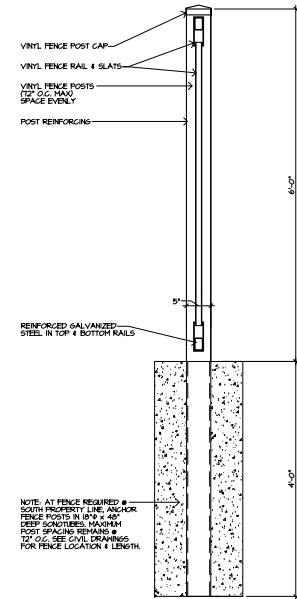
PROPOSED MONUMENT SIGN
SCALE: 1/2"=1'-0"



PROPOSED MONUMENT SIGN SECTION
SCALE: 1/2"=1'-0"



PROPOSED TRASH ENCLOSURE PLAN
SCALE: 1/2"=1'-0"



PRIVACY FENCE & TRASH ENCLOSURE SECTION
SCALE: 1"=1'-0"

REVISION

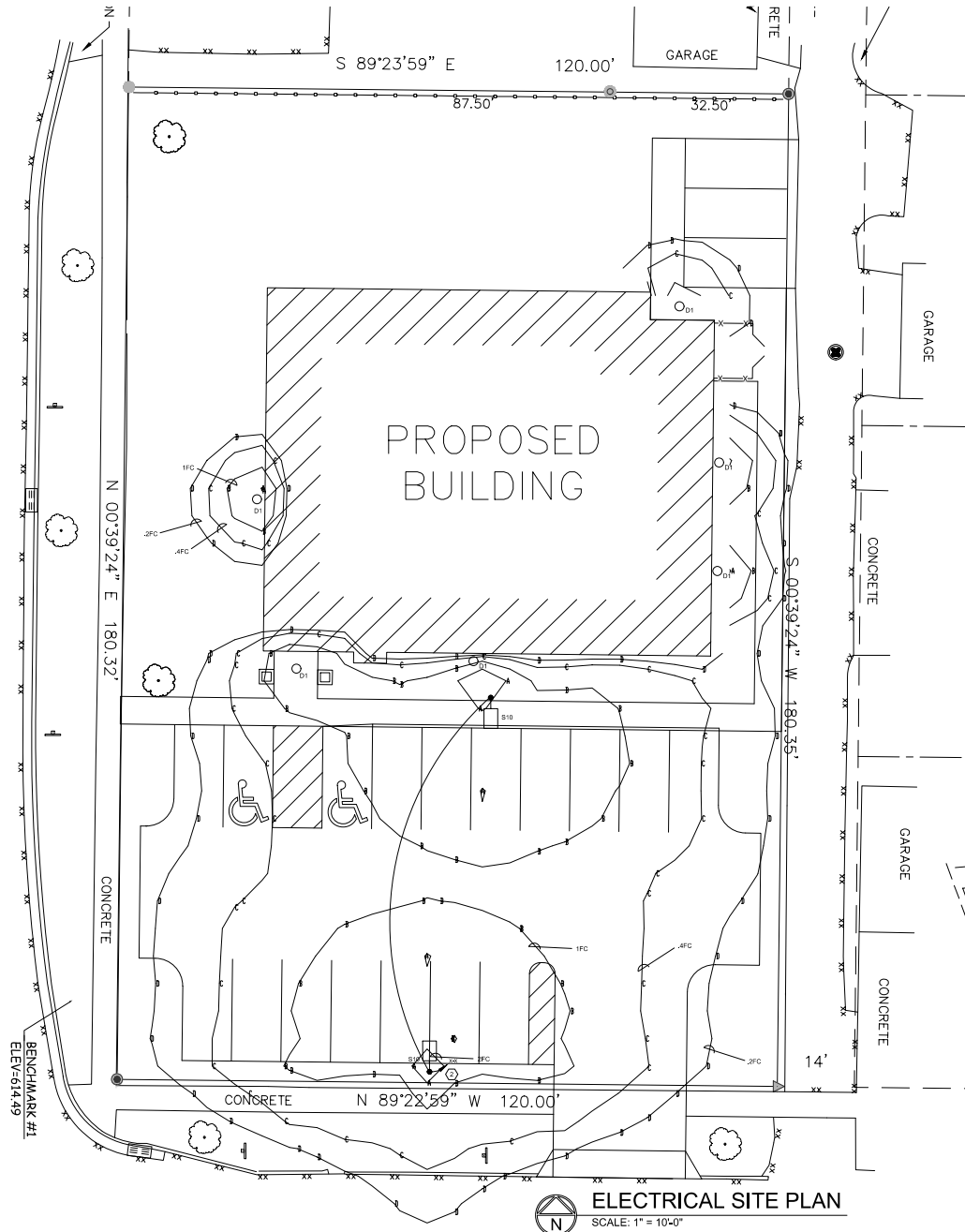
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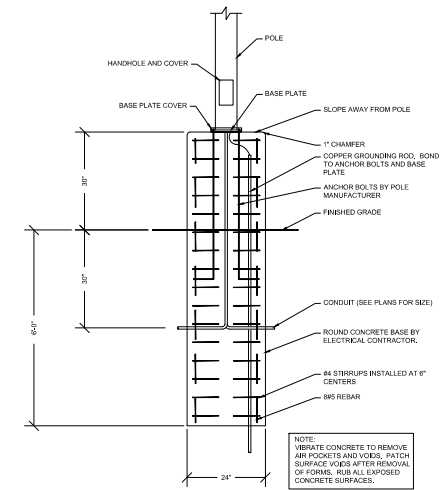


GENERAL NOTES - ELECTRICAL SITE PLAN

1. ROUTE NOTED CIRCUIT THROUGH PHOTO CELL CONTACTOR FOR CONTROL. SEE DETAIL X1X.
2. SEE DETAIL X1E1 FOR POLE BASE DETAIL.
3. ROUTE DETECTIBLE YELLOW UNDERGROUND WARNING TAPE WITH ALL UNDERGROUND CONDUIT RUNS. WARNING TAPE SHALL BE TYPE D.
4. UNDERGROUND CONDUITS SHALL BE INSTALLED A MINIMUM OF 30\"/>

PLAN NOTES - SHEET ES1

1. SEE DETAIL X1E1 FOR POLE BASE DETAIL.
2. ROUTE THRU BUILDING TIMECLOCK SYSTEM. SEE DETAIL X1X.



POLE BASE DETAIL



CONTOUR LEVELS: A= 2.00 B= 1.00 C= 0.40 D= 0.20

DWG file created by LitaPro 2.037 on 4/29/2019 10:02 PM

CALCULATION SUMMARY	DESCRIPTION	QTY / TYPE	QTY / TYPE	QTY / TYPE	QTY / TYPE	QTY / TYPE	QTY / TYPE	QTY / TYPE	QTY / TYPE
CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE

MAC Dental Center - CONCRETE SCHEDULE	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY
CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE

MAC Dental Center - CONCRETE SCHEDULE	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY
CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE

PRELIMINARY
NOT FOR CONSTRUCTION

ELECTRICAL SHEET INDEX	10-000
ES1	ELECTRICAL - SITE PLAN
ES2	ELECTRICAL - SITE PLAN
ES3	ELECTRICAL - SITE PLAN
ES4	ELECTRICAL - SITE PLAN
ES5	ELECTRICAL - SITE PLAN
ES6	ELECTRICAL - SITE PLAN

MIDWEST DESIGN SOLUTIONS, LLC
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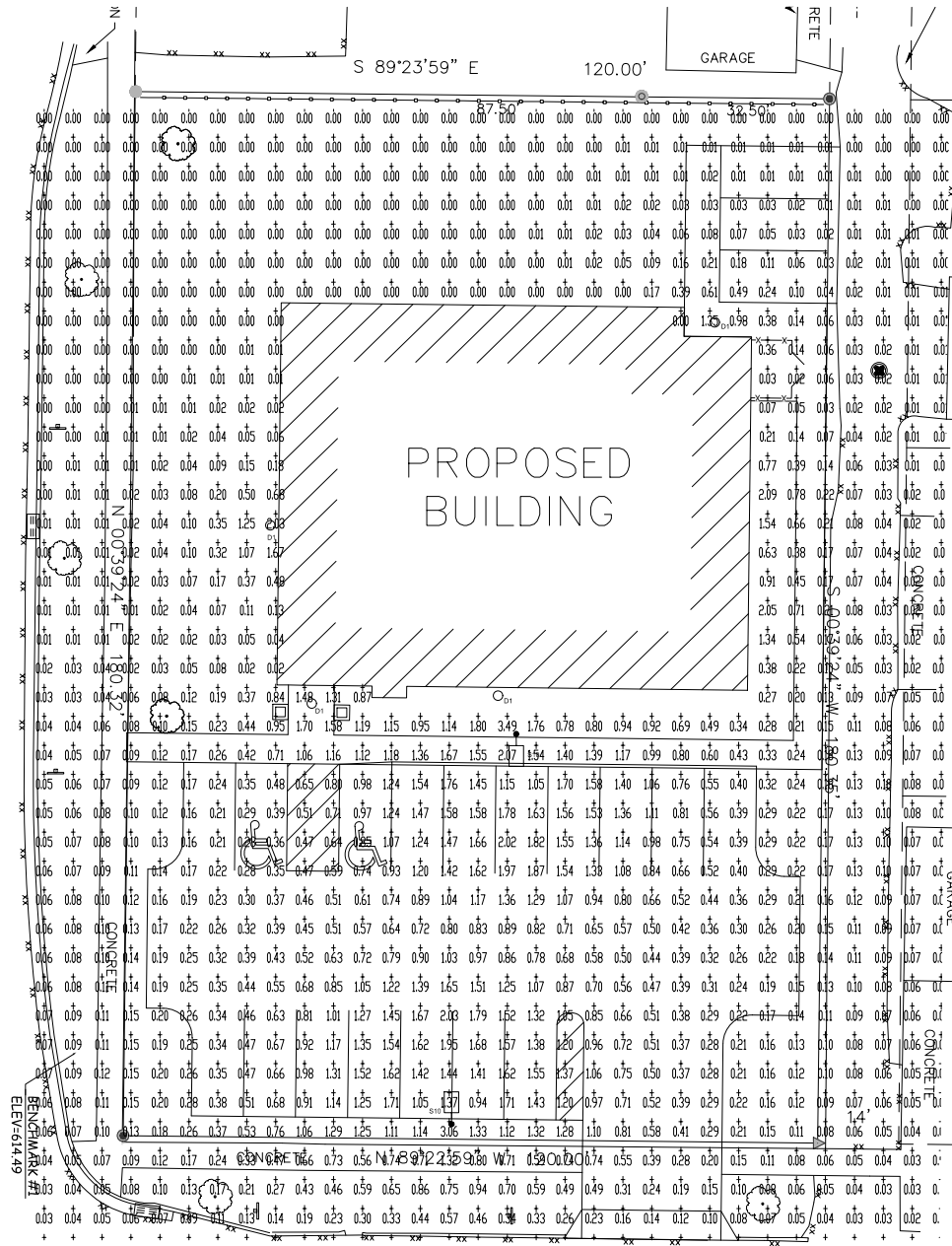
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ES1

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ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"

LIGHT FIXTURE SCHEDULE										
LIGHT FIXTURE				FIXTURE LAMP/RAIL						
SYSTEM TYPE	FEATURE DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SYSTEM VOLTAGE	BALLAST	LAMP CATALOG #	LAMP TYPE	LAMP WATTS	SYSTEM QTY	NOTES
01	4' 6000K LUMEN LED RECESSED DOWNLIGHT 400K SPECULAR REFLECTOR, WAHS 1000	NATIONAL LIGHTING	NPLS 1200K, 400 400L 400L W	120			LED		14	1
			NOTES: 1. DOWNLIGHTS							
			PERFECTS: 1. 400 400L W							
010	RECESSED POSE TOP LED LIGHT, TYPE 1 1000K, 1000W	ALUMAX	ALUMAX 75 25LED 50-750	120			LED		75	2.0
			ARCHITECTURAL AREA LIGHTING							

1. SOME FIXTURES SHALL BE PROVIDED WITH EMERGENCY BATTERY BALLASTS WITH MINIMUM 90 MINUTE OUTPUT. (SEE DRAWINGS FOR FIXTURES AND LOCATIONS AND SPECIFICATIONS FOR BALLAST INFORMATION.)
2. PROVIDE 1\"/>

GENERAL NOTES:
A. ALL NON-EXHAUSTED FIXTURES INSTALLED IN ANY APPLICATION SHALL HAVE THE SURROUNDING AREA BOWED OUT SUCH THAT INSULATION DOES NOT COME IN CONTACT WITH THE FIXTURE. FURTHERMORE, BOWING OUT OF THE FIXTURE DOES NOT REDUCE OR COMPROMISE THE REQUIREMENT TO MAINTAIN THE BUILDING INSULATION SYSTEM AS CALLED OUT IN OTHER AREAS OF THE CONTRACT DOCUMENTS.
B. WHERE NECESSARY, FIXTURES PENETRATE THE BUILDING ENVELOPE BETWEEN CONDITIONED AND NON-CONDITIONED SPACES. THE PENETRATION SHALL BE PROPERLY SEALED TO ELIMINATE AIR MOVEMENT FROM A CONDITIONED SPACE TO A NON-CONDITIONED SPACE.

PRELIMINARY
NOT FOR CONSTRUCTION



MIDWEST DESIGN SOLUTIONS, LLC
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NAB@MDSOLUTIONS.COM
(920) 471-2805

REVISIONS

MAC Dental Center



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ES2

Attachment: Site Plan - PRELIMINARY - 14 May 2019 (8313 : Staff recommendation and possible action



May 20, 2019

RE: Proposed Project for MAC Dental, 233 S. Erie Street

Dear Property Owner:

Thank you all for your feedback.

Recently we sent a letter to all of you inviting you to provide feedback regarding our upcoming building enhancement project to our clinic located near you.

Your comments and suggestions were invaluable to our process of maintaining our community-based presence in the area.

We have incorporated suggested changes to our approach. A few of the changes include:

- ❖ The entrance to the parking lot is moved away from the alley.
 - We immediately bought and deployed a "Slow - Children" stand up sign for the alley.
- ❖ The external lighting will be soft lighting and turned off after business hours.
- ❖ A more complete barrier at the north end of the building
- ❖ WE have changed our business hours so the latest time of closure will be 7pm.

We will continue to work hard at being good neighbors. The landscaping is going to be beautiful. Our commitment to helping this community continues. We have been in this area since 1999 and we look forward to another 20 years.

We look forward to seeing you in the neighborhood!

Sincerely,

MAC Dental

GREEN BAY
704 S. Webster Avenue #402
Green Bay, WI 54301
(920) 435-6894

DePERE
233 S. Erie Street
DePere, WI 54115
(920) 336-1952

WWW.MACDENTAL.COM

Kelly Barker

From: Robert Olmsted <robertolmsted232@gmail.com>
Sent: Thursday, May 23, 2019 2:53 PM
To: Peter Schleinz
Subject: Re: Mac Dental

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the clarification.

On Wed, May 22, 2019 at 4:43 PM Peter Schleinz <pschleinz@mail.de-pere.org> wrote:

Good evening, Mr. Olmstead:

-

I have received both of your emails. I am sorry that I misunderstood that a response to the first email was being requested.

-

I cannot respond to the accuracy comments that may have been made by MAC Dental as the project has not gone before our Plan Commission or Common Council yet for a recommendation. Please note that both of your email comments will be included as attachments to the report that goes to the Plan Commission and Common Council.

-

Let me know if you have any other questions. Many thanks!

-

Peter Schleinz

Senior Planner | Zoning Administrator | [City of De Pere](#)

[335 S. Broadway | De Pere, WI 54115](#)

[Tel: \(920\) 339-4043 x 2 | Fax: \(920\) 330-9491](#)



Genuine. Down to Earth. Forward Thinking. Rooted in Strong Values.

-

Attachment: Neighbor Email - objection to expansion (8313 : Staff recommendation and possible action regarding a Site Plan for a new dental

-

From: Robert Olmsted [mailto:robertolmsted232@gmail.com]
Sent: Wednesday, May 22, 2019 3:13 PM
To: Peter Schleinz
Subject: Re: Mac Dental

-

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Now I Have Received A Notice From Mac Dental Acting As If It Is A Done Deal The Opinion Is The same No We Don't Want The Expansion Thank You I Have Not Heard Back From You So I Hope You Are Getting These E Mails

-

On Tue, May 21, 2019 at 1:58 PM Robert Olmsted <robertolmsted232@gmail.com> wrote:

Hello From Robert Olmsted I As I Told My Alderman Am Not In Favor Of Rezoning For Mac Dental Expansion. We Have A Nice Quiet Neighborhood And Want To Keep It That Way. Also A lot Of Children Around And Don't Need The Extra Traffic. I Have Been In Touch With Area Residents And They Feel The Same Way Please Vote Accordingly Thank You.

Attachment: Neighbor Email - objection to expansion (8313 : Staff recommendation and possible action regarding a Site Plan for a new dental



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Rezoning Request from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*

ATTACHMENTS:

- Report to Plan Commission - Rezoning ED-1114 from R-2 to R-3 (DOCX)
- Application Form with Support Documents (PDF)
- Map of Rezoning Parcels with Street Names (PDF)
- 2nd Neighborhood letter from MAC Dental - 20 May 2019 (PDF)
- Neighbor Email - objection to expansion (MSG)

- Item 6: Staff recommendation and possible action regarding a Rezoning Request from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone Parcel ED-1114 from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District).

COMMON DESCRIPTION: 221 S. Erie Street, located between Charles Street and Lewis Street.

PARCEL NUMBERS: ED-1114

EXISTING ZONING: R-2 (Single and Two-Family Family Residence District)

PROPOSED ZONING: R-3 (Multiple Family Residence District)

NOTE: For over 45 years the two parcels located immediately to the south, now owned by HNM LLC, have been zoned either R-3 or "C" Residential with a conditional use that allows for dental offices (referred to as health and medical institutions in today's Code). Following this rezoning petition, a petition for a conditional use for all three properties will be petitioned to allow for an expanded dental office on all three properties.

SURROUNDING LAND USES: R-2 Zoning. Single and two-family residential to the north, south and east. Vacant, single and two-family residential with a three-family property to the west.

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family)

APPLICANT / OWNER:

Katie Nemitz, Project Manager	HNM LLC
Design Unlimited	Property Owner
Authorized Representative	704 S. Webster Avenue
1029 West McMillan Street	Green Bay, WI 54301-3528
Marshfield, WI 54449	

PROJECT REVIEWS: This petition reflects a request for a rezoning; however, there are related project reviews being requested, based on a May 8, 2019 petition for a new 5,300 sq. ft. dental office. Reviews required to facilitate this project include:

Plan Commission & Common Council Reviews--

- **Rezone** 221 S. Erie Street from R-2 to R-3.
 - Health and medical institutions (dental offices) may be approved by conditional use on R-3 zoned properties.
 - Adjacent properties to the south are already zoned R-3.
- **Conditional Use** for 221 S. Erie Street to allow for a health and medical institution (dental office)
 - The two properties to the south already have a conditional use for a dental office.

Plan Commission Only Review--

- **Site Plan** for 221-233 S. Erie Street in order to develop a new dental office and parking lot.

Board of Appeals Review—

- **Variance** for 221-233 S. S. Erie Street in order to address a lot line building setback between 221 & 215 South Erie Street being 36 feet.

Staff Only Review—

- **Parcel Combination** for 221-223 S. Erie Street
 - Completed by either De Pere or Brown County staff to

prevent lot lines from dividing structure.

SITE HISTORY:

NOTE: Because this report is tied to a conditional use permit and a site plan review, the 'Site History' section is the same in all three staff reports.

221 S. Erie (ED-1114) Property History

After a review of air photographs, the property and nearby area began developing prior to 1938. The primary use for the subject parcel has been single family residential. Aside from housing code violations being addressed in 2018, the City files have no further record regarding the specific property.

233 S. Erie (ED-1112 & ED-1113) Property History

Development of these properties into the current dental office facility began in 1973. At that time, the properties were zoned "C" Residential, a district that permitted a variety of land uses.

In 1973, a conditional use was approved by Plan Commission and Common Council to allow for dental offices. Also, in 1973 the Board of Appeals approved setback and parking variances for the two properties. At this time the property was identified as being owned by a Mr. Haupt.

In 1974, via a zoning rewrite, the Common Council approved that the "C" Residential District become the R-3 District (General Residence District) and the R-4 District (General Residence Office District).

STAFF REVIEW:

With this request, the applicant proposes rezoning of Parcel ED-1114 from R-2 to R-3 in order to match the zoning for adjacent Parcels ED-1113 & ED-1113, located to the south. The intent is to also request a conditional use for Parcel ED-1114 and obtain site plan approval for a newly built 5,300 sq. ft. dental office on all three parcels.

When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan—

The 2010 Comprehensive Plan summarizes the following general land use recommendations, among others: 'Develop small, mixed-use neighborhood centers to serve the surrounding neighborhood. Future residential development should maintain an appropriate balance of housing types, while keeping abreast of future demographic and home-buying trends as a result of an aging population.'

The 2010 Comprehensive Plan Future Land Use Map, Figure 2-6, identified the property and surrounding property as Neighborhood Residential (Including Multi-Family), with Commercial for the northeast corner of S. Erie Street and Lewis Street.

Surrounding Land Uses—

The land use is developed single and two-family residential to the north, south and east. There is a vacant lot, single and two-family residential and a three-family property to the west. Also, to the south is a parking lot and building for the existing MAC Dental.

Desired Development Patterns—

The existing zoning for the property allows for single and two-family developments, family day care homes, recreational, and religious facilities. All properties to the north, south, and east also have the same permitted use abilities. If rezoned to R-3, a dental office may be allowed as a conditional use.

The existing zoning for the two adjacent properties to the south allow for the same uses as the subject property, along with multiple family, colleges, day care centers, and lodging houses. The adjacent properties already allow a dental office due to a 1973 conditional use, and a dental office likely would have been allowed without a conditional use at that time.

The property has vehicular and pedestrian access on existing rights of way and an alley. The proposed zoning for this parcel does not match the future land use designation identified by the Comprehensive Plan. However, the property is adjacent to a long established dental office that has proposed an expansion. If designed appropriately, the office building could integrate well into the existing neighborhood. The City does not anticipate that Erie Street will become a commercial corridor.

Neighbor Outreach—

The City encouraged the petitioner to conduct neighbor outreach prior to the project proposal due to the existing residential character of the neighborhood. On April 8, 2019 the petitioners facilitated a neighborhood meeting to inform the residents about the project. At that time some of the neighbors expressed concerns and objections. No changes were made to the rezoning request, but changes were made to the conceptual site plan design, landscaping/screening, lighting, and hours of operation.

All property owners within 300 feet of the subject area have been notified of this application, resulting in two objections: One neighbor visited the office to preview the documents and object, one neighbor submitted an email to object. A copy of the email is included in the meeting packet.

REVIEW PROCESS:

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the June 18, 2019 Common Council meeting prior to review of the rezoning by the Common Council. Project notification letters have been sent to property owners within 300 feet of the site boundary.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone 221 S. Erie Street from R-2 to R-3, subject to the following:

1. Meets all state and local regulations.
2. The approval of all of the other required reviews for this project.

	CITY OF DE PERE APPLICATION FOR REZONING	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) HNM LLC	Authorized Representative KATIE NEMITZ	Title PROJECT MANAGER	
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code 54301-3528
Email Address katie@designunlimitedmfd.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	

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

Name (Ind. Org. or Entity) HNM LLC	Contact Person KATIE NEMITZ	Title PROJECT MANAGER	
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code 54301-3528
Email Address katie@designunlimitedmfd.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	

SECTION 3: Project or Site Location

Project Address/Description 233 S ERIE STREET	Parcel Number(s): ED 1112, ED 1113, ED 1114
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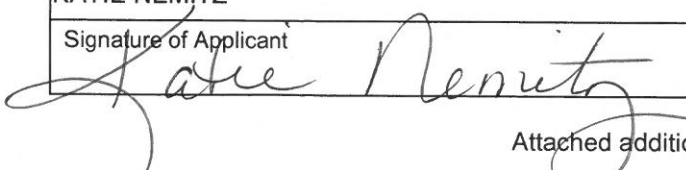
SECTION 4: Proposed Rezoning Use

Existing Zoning:	ED 1112 & ED 1113 - R3, ED 1114 - R2		
Proposed Zoning:	R3		
Adjacent Zoning: North R2	Adjacent Zoning: South R2	Adjacent Zoning: West R2	Adjacent Zoning: East R2
Present Use of Parcel	DENTAL OFFICE		
Proposed Use of Parcel	DENTAL OFFICE		

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) KATIE NEMITZ	Title PROJECT MANAGER	Phone Number 715-384-3207
Signature of Applicant 		Date Signed 05-07-19

Attached additional sheets if necessary.

Attachment: Application Form with Support Documents (8314 : Staff recommendation and possible action regarding a Rezoning Request from

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

262

DESIGN UNLIMITED OF MARSHFIELD INC
SHARON K HELWIG, 1029 WEST MCMILLAN STREET
MARSHFIELD WI 54449-1009

HARRIS
PRIVATE BANK

BMO Harris Bank N.A.

2-2566/710

5/8/2019

PAY TO THE ORDER OF City of Depere

\$ **1,283.00

One Thousand Two Hundred Eighty-Three and 00/100***** DOLL

City of Depere

MEMO

Sharon K. Helwig
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈02620⑈ ⑈07102566⑈ 20571276⑈

DESIGN UNLIMITED OF MARSHFIELD INC

City of Depere

5/8/2019

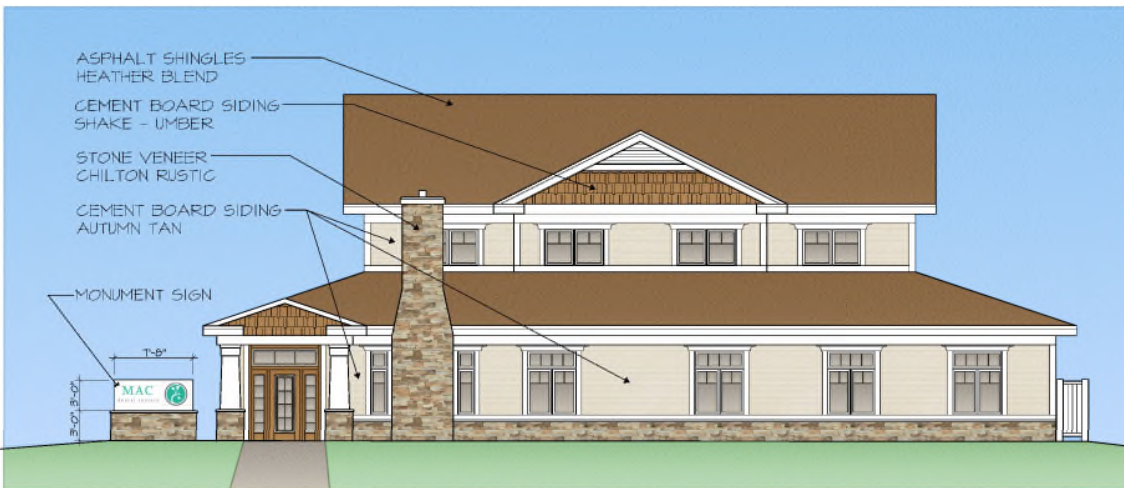
2621

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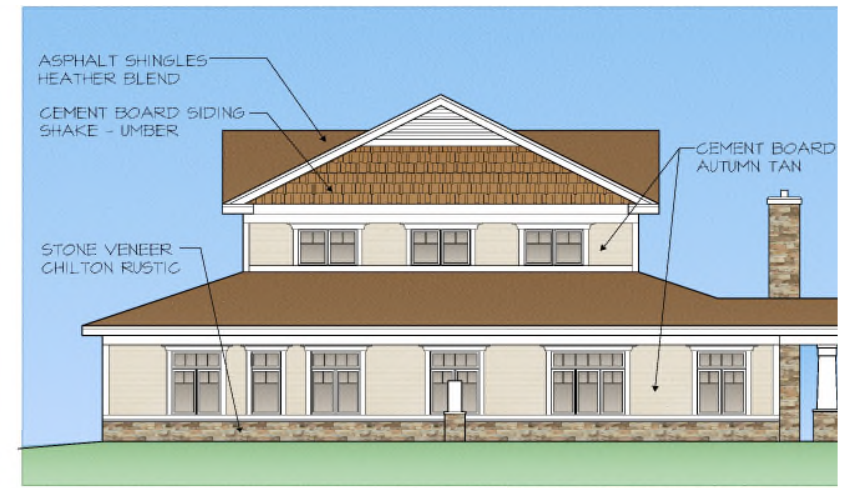
BMO Harris Checking

1,283.00

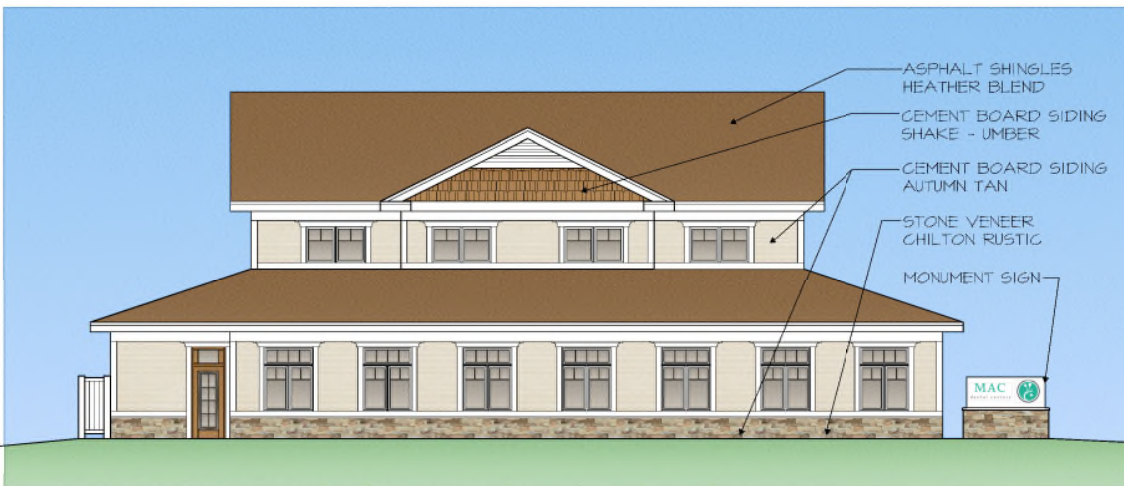
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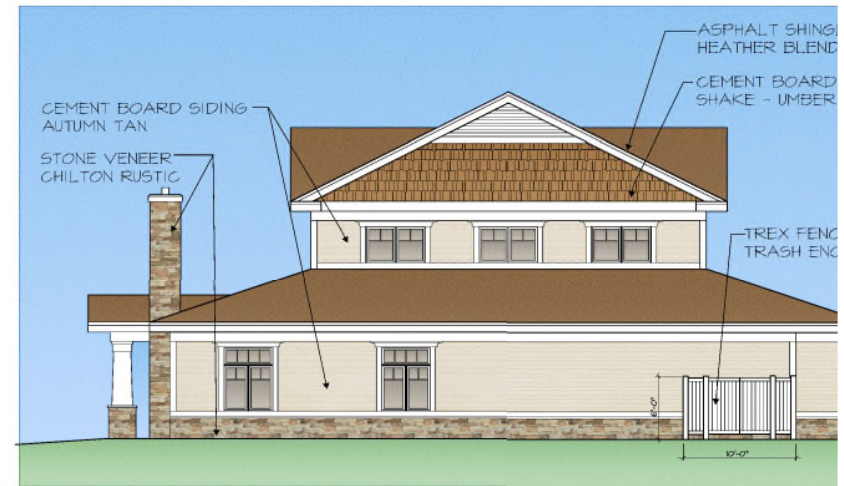
PROPOSED SOUTH ELEVATION - VIEW FROM LEWIS STREET



PROPOSED WEST ELEVATION - VIEW FROM ERIE STREET



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

MAC DENTAL CENTER - PROPOSED NEW OFFICE

DESIGN UNLIMITED OF MARSHFIELD

**GENERAL NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C-0.5 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
7. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
8. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
9. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
10. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CORP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- ① THICKENED EDGE WALK
- ② 6" CURB HEAD TAPER SECTION
- ③ ADA RESERVED SIGN
- ④ ADA PARKING SPACE
- ⑤ PARKING LOT STRIPING
- ⑥ DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS
- ⑦ 6" BUFFTECH VINYL FENCE-CHESTERFIELD SMOOTH, COLOR WHITE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- ⑧ MONUMENT SIGN- SEE ARCHITECTURAL PLANS

PAVEMENT HATCH PATTERNS:

PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/9" BASE COURSE



PROPOSED 4" CONCRETE PAVEMENT W/6" DENSE GRADED BASE COURSE



PROPOSED 6" REINFORCED CONCRETE W/6" DENSE GRADED BASE COURSE

**SITE STATISTICS**

PROJECT LOCATION: 233 S. ERIE STREET		
OWNER: HMM LLC, 704 S. WEBSTER AVENUE, SUITE 400, GREEN BAY, WI 54301-3528		
ZONING = R-3 RESIDENTIAL		TOTAL LOT = 21,630 S.F.
FLOOR AREA RATIO = 5.310 S.F.		
BUILDING	CONCRETE WALKS & BITUMINOUS PAVEMENT	GREEN SPACE
5,400 S.F.	8,270 S.F.	8,020 S.F.
25% OF SITE	38% OF SITE	37% OF SITE

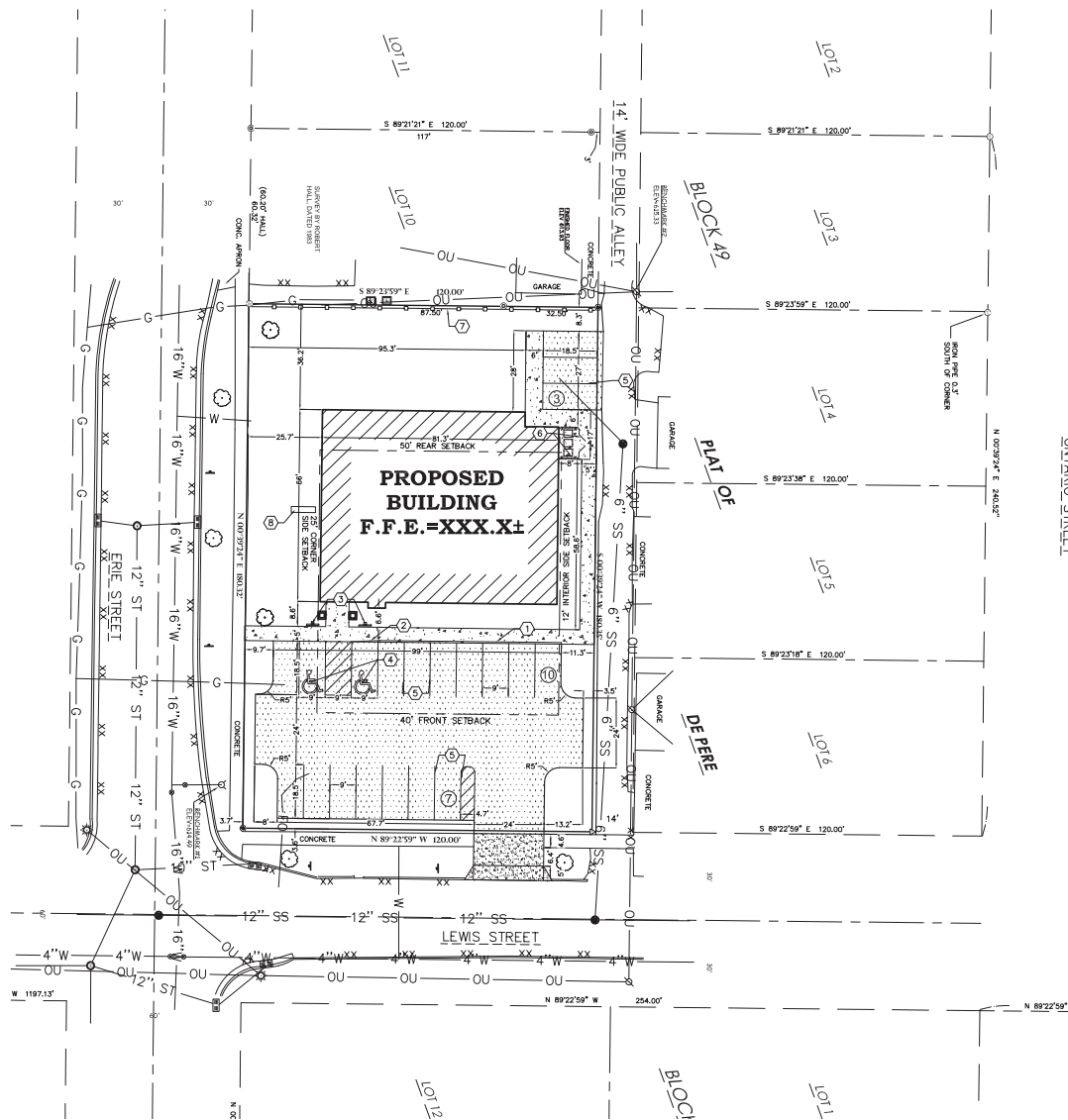
SITE PARKING

OFF-STREET PARKING-REQUIRED
(4) SPACES FOR EACH DENTIST ON DUTY DURING THE BUSIEST SHIFT, PLUS (1) SPACE FOR EACH ADDITIONAL EMPLOYEE
2 DOCTORS + 4 = 8 PLUS 11 EMPLOYEES =
19 STALLS REQUIRED
OFF-STREET PARKING-PROPOSED
20 PARKING STALLS PROPOSED



LAYOUT PLAN

SCALE: 1"=20'-0"

**BENCH MARKS**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1:
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF LEWIS ST. AND ERIE ST.
ELEVATION = 614.49

BENCHMARK #2:
SPIKE IN SOUTHWEST FACE OF POWERPOLE #66886, LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO ST., 275' N. OF LEWIS ST. CENTERLINE.
ELEVATION = 615.35

POP
Land Surveying
Engineering
Landscape Architecture
5709 Winchey Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FX)

Point of Beginning

POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO
THESE PLANS, DRAWINGS AND DOCUMENTS IN WHOLE OR IN PART.
REPRODUCTION, ALTERATION, REUSE, REPRODUCTION OR OTHER DOCUMENTS OR
REPRODUCTION OF THE SAME MAY OCCUR WITHOUT THE WRITTEN PERMISSION
OF POINT OF BEGINNING, INC.

SURVEYOR'S NOTES

1. AT THE TIME OF THE SURVEY, SHOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

SURVEY LEGEND

These standard symbols will be found in the following:

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- WATERMAIN
- FIBER OPTICS
- EDGE OF ESTIMATED
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- RECTANGULAR CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- LIGHTPOLE
- FINDERPOLE
- GUY WIRE
- GAS METER
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- BUSH/SHRUB
- HEDGE
- TREE
- PINE TREE
- 1-1/4" O.D. X 18" IRON PIPE SET
- WEIGHING TARE LUGS (IN FT.)
- FOUND 1" IRON BAR
- FOUND 1" IRON PIPE
- FOUND 5/8" IRON PIPE
- MAG NAIL SET
- 1" RECORDED AS

DESCRIPTION

ALL OF LOTS 7, 8, AND 9 OF BLOCK 49 OF THE ORIGINAL PLAT OF DE PERE, LOCATED IN PRIVATE CLAM, SE. EAST 1/4 OF THE TOWNSHIP, CITY OF DE PERE, BRUSH COUNTY, WISCONSIN.

SUBJECT TO IF ANY COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

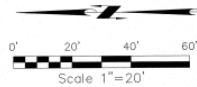
BASIS OF BEARINGS

THE NORTH LINE OF LEWIS STREET, OBSERVED TO BEAT IN 89°23'00" W AS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM, NAD83 (2011).

SURVEYOR'S CERTIFICATE

I, TROY M. COLLINS, LAND SURVEYOR, NO. 2895, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON MARCH 4-6 & 8, 2019. DATED THIS 9TH DAY OF APRIL, 2019.

Troy M. Collins
TROY M. COLLINS
PROFESSIONAL LAND SURVEYOR NO. 2895



UNDERGROUND UTILITIES

THESE RECORD DRAINAGES HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD KERRY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON WARNINGS BY DIGGERS HOTLINE. (TICKET #2019004464)

BENCH MARKS

ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM.

BENCH MARK #1
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF LOTS 11, AND ERIE ST.
ELEVATION = 814.49

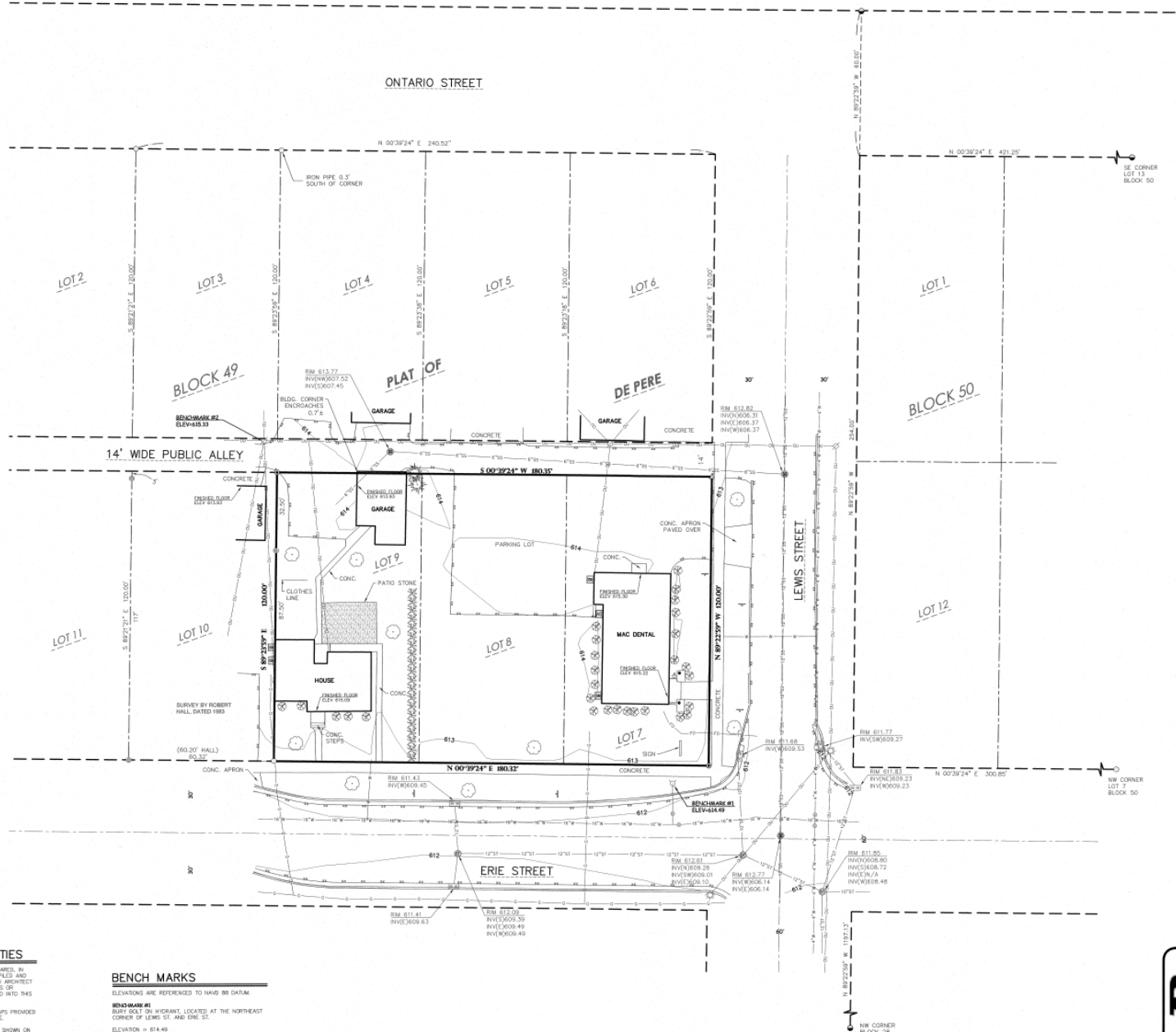
BENCH MARK #2
SPRUE IN SOUTHWEST FACE OF FINDERPOLE (PNEUMATIC) LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONWARD ST., 215' NORTH OF LEWIS ST. CENTERLINE.
ELEVATION = 815.33

OWNER

MAC Dental
233 S. Erie Street
De Pere, WI 54115

CLIENT

Design Unlimited
1028 W. Main Street
Marshfield, WI 54449



CHECKED: T
DESIGNED: T
DATE: 4/11/19
PROJECT NO.

MAC Dental
233 S. Erie Street

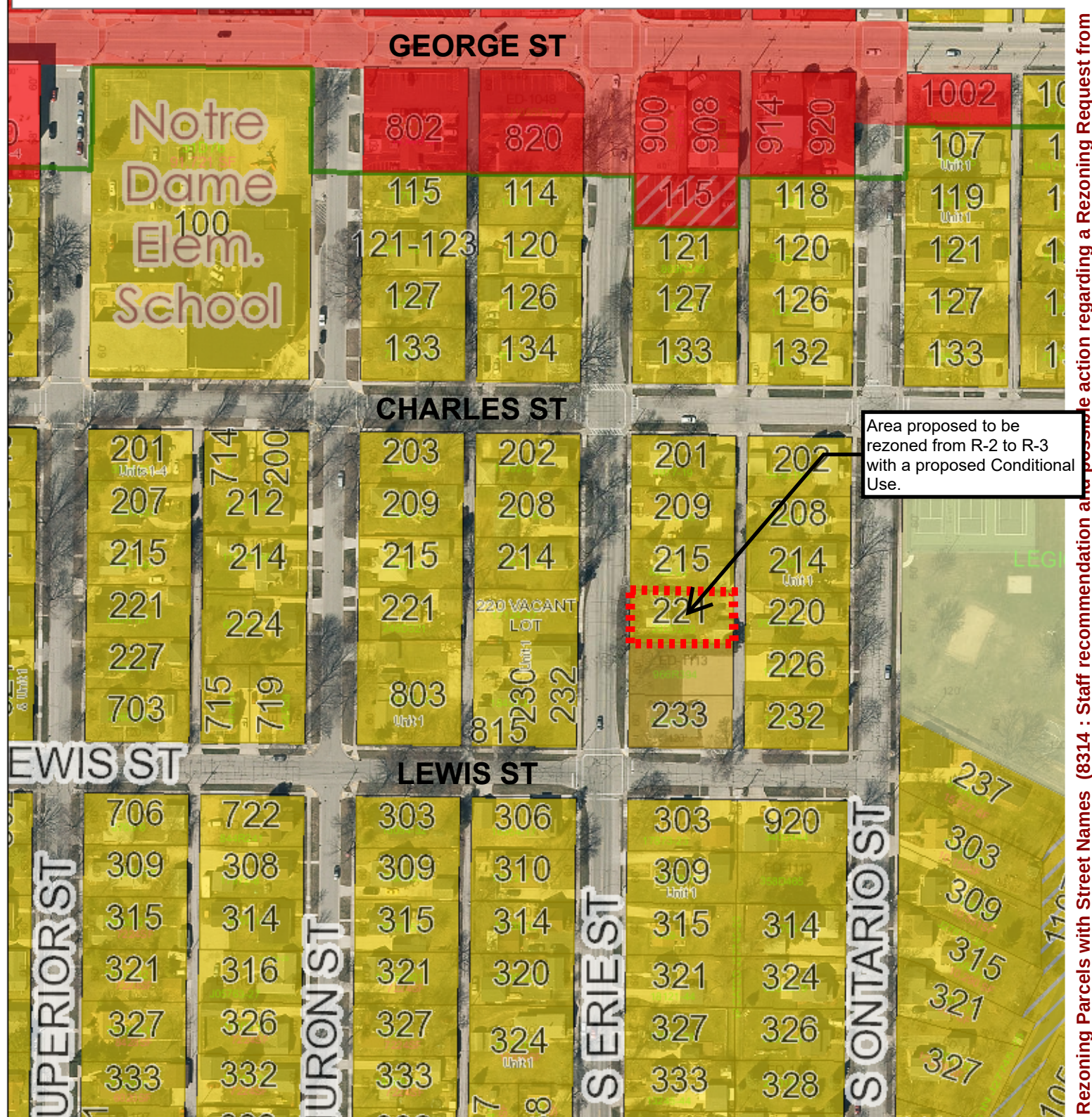
Civil Engineering
Land Surveying
Industrious Architects, PC
1/13-344-7771(PT) / 1/13-344-7772(FAX)



TOP

Attachment: Application Form with Support Documents (8314 : Staff recommendation and possible action

Proposed Rezoning from R-2 to R-3 with a Conditional Use.



DE PERE



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010

05/15/2019

Packet Pg. 100

Attachment: Map of Rezoning Parcels with Street Names (8314 : Staff recommendation and possible action regarding a Rezoning Request from



May 20, 2019

RE: Proposed Project for MAC Dental, 233 S. Erie Street

Dear Property Owner:

Thank you all for your feedback.

Recently we sent a letter to all of you inviting you to provide feedback regarding our upcoming building enhancement project to our clinic located near you.

Your comments and suggestions were invaluable to our process of maintaining our community-based presence in the area.

We have incorporated suggested changes to our approach. A few of the changes include:

- ❖ The entrance to the parking lot is moved away from the alley.
 - We immediately bought and deployed a "Slow - Children" stand up sign for the alley.
- ❖ The external lighting will be soft lighting and turned off after business hours.
- ❖ A more complete barrier at the north end of the building
- ❖ WE have changed our business hours so the latest time of closure will be 7pm.

We will continue to work hard at being good neighbors. The landscaping is going to be beautiful. Our commitment to helping this community continues. We have been in this area since 1999 and we look forward to another 20 years.

We look forward to seeing you in the neighborhood!

Sincerely,

MAC Dental

GREEN BAY
704 S. Webster Avenue #402
Green Bay, WI 54301
(920) 435-6894

DePERE
233 S. Erie Street
DePere, WI 54115
(920) 336-1952

WWW.MACDENTAL.COM

Kelly Barker

From: Robert Olmsted <robertolmsted232@gmail.com>
Sent: Thursday, May 23, 2019 2:53 PM
To: Peter Schleinz
Subject: Re: Mac Dental

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the clarification.

On Wed, May 22, 2019 at 4:43 PM Peter Schleinz <pschleinz@mail.de-pere.org> wrote:

Good evening, Mr. Olmstead:

-

I have received both of your emails. I am sorry that I misunderstood that a response to the first email was being requested.

-

I cannot respond to the accuracy comments that may have been made by MAC Dental as the project has not gone before our Plan Commission or Common Council yet for a recommendation. Please note that both of your email comments will be included as attachments to the report that goes to the Plan Commission and Common Council.

-

Let me know if you have any other questions. Many thanks!

-

Peter Schleinz

Senior Planner | Zoning Administrator | [City of De Pere](#)

[335 S. Broadway | De Pere, WI 54115](#)

[Tel: \(920\) 339-4043 x 2 | Fax: \(920\) 330-9491](#)



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Attachment: Neighbor Email - objection to expansion (8314 : Staff recommendation and possible action regarding a Rezoning Request from R-2

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Now I Have Received A Notice From Mac Dental Acting As If It Is A Done Deal The Opinion Is The same No We Don't Want The Expansion Thank You I Have Not Heard Back From You So I Hope You Are Getting These E Mails

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Hello From Robert Olmsted I As I Told My Alderman Am Not In Favor Of Rezoning For Mac Dental Expansion. We Have A Nice Quiet Neighborhood And Want To Keep It That Way. Also A lot Of Children Around And Don't Need The Extra Traffic. I Have Been In Touch With Area Residents And They Feel The Same Way Please Vote Accordingly Thank You.

Attachment: Neighbor Email - objection to expansion (8314 : Staff recommendation and possible action regarding a Rezoning Request from R-2



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

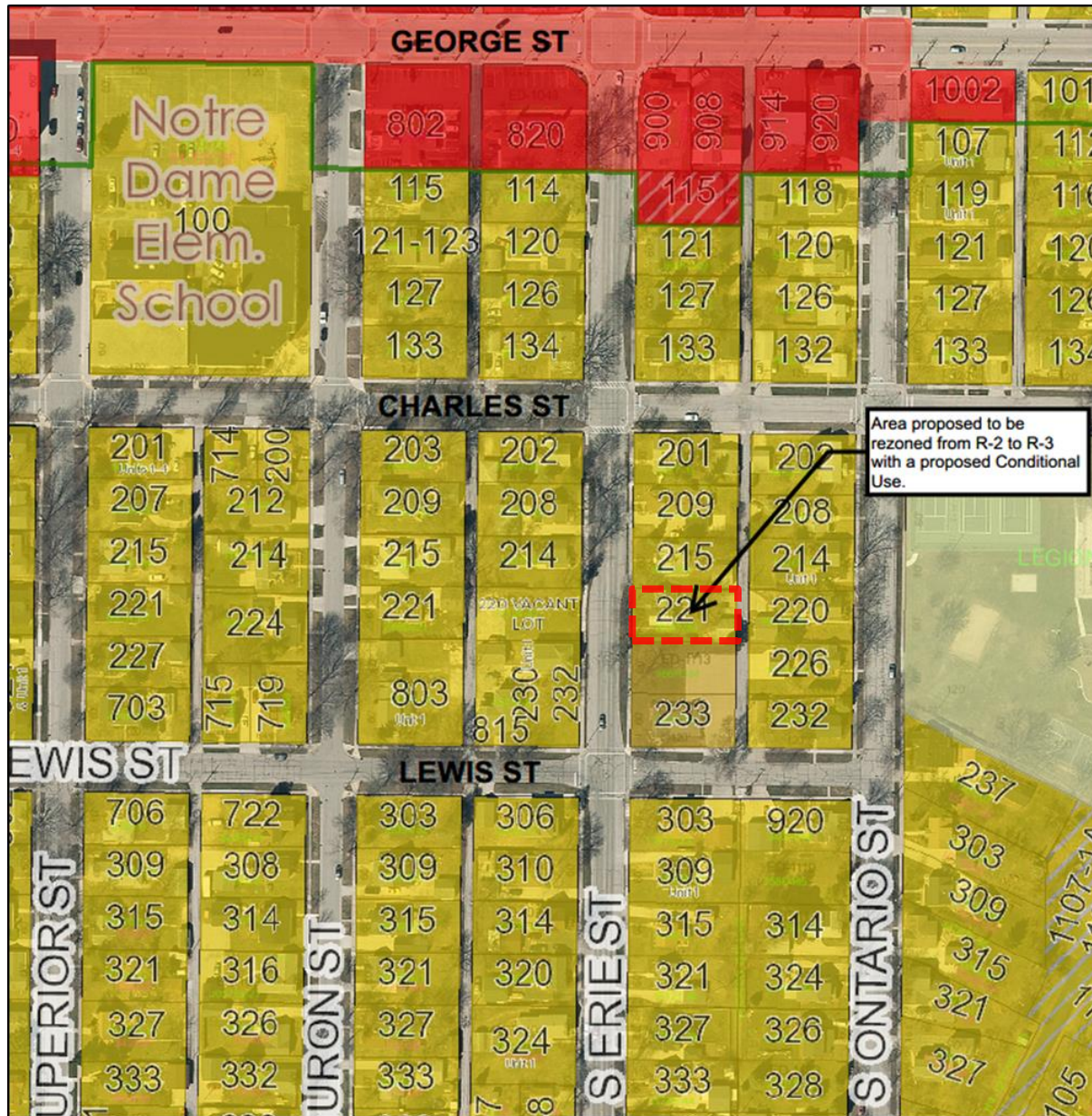
FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a Conditional Use Permit request for a proposed new health and medical institution (dental office) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*

ATTACHMENTS:

- Plan Commission Report - Health & Medical Institution in R-3 CUP (DOCX)
- Application Form with Support Documents (PDF)
- 2nd Neighborhood letter from MAC Dental - 20 May 2019 (PDF)
- Neighbor Email - objection to expansion (MSG)

- ITEM 7:** Staff recommendation and possible action regarding a Conditional Use Permit request for a proposed new health and medical institution (dental office) at 221 S. Erie Street (Parcel ED-1114). Submitted by Katie Nemitz, Design Unlimited, authorized representative for HNM LLC, property owner.*

SITE MAP

- REQUESTED ACTION:** Conditional Use Permit Approval for a health/medical institution.
Requested to facilitate a proposed expansion of an existing dental office.
- COMMON DESCRIPTION:** 221 S. Erie Street, located between Charles Street and Lewis Street.

PARCEL NUMBER(S): ED-1114

EXISTING ZONING: R-2 (Single and Two-Family-Residence District)

PROPOSED ZONING: R-3 (Multiple Family Residence District)

NOTE: For over 45 years the two parcels located immediately to the south, now owned by HNM LLC, have been zoned either R-3 or "C" Residential with a conditional use that allows for dental offices (referred to as health and medical institutions in today's Code). In addition to this conditional use request, a petition for a rezoning for 221 S Erie Street will be petitioned to rezone Parcel ED-1114 from R-2 (Single and Two-Family Residence District) to R-3 (Multiple Family Residence District).

SURROUNDING LAND USES: R-2 Residential Zoning. Single and two-family residential to the north, south and east. Vacant, single and two-family residential with a three-family property to the west.

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family).

APPLICANT / OWNER:

Katie Nemitz, Project Manager	HNM LLC
Design Unlimited	Property Owner
Authorized Representative	704 S. Webster Avenue
1029 West McMillan Street	Green Bay, WI 54301-3528
Marshfield, WI 54449	

PROJECT REVIEWS: This petition reflects a request for a conditional use; however, there are related project reviews being requested, based on a May 8, 2019 petition for a new 5,300 sq. ft. dental office. Reviews required to facilitate this project include:

Plan Commission & Common Council Reviews--

- **Rezone** 221 S. Erie Street from R-2 to R-3.
 - Health and medical institutions (dental offices) may be approved by conditional use on R-3 zoned properties.
 - Adjacent properties to the south are already zoned R-3.
- **Conditional Use** for 221 S. Erie Street to allow for a health and medical institution (dental office)
 - The two properties to the south already have a conditional use for a dental office.

Plan Commission Only Review—

- **Site Plan** for 221-233 S. Erie Street in order to develop a new dental office and parking lot.

Board of Appeals Review—

- **Variance** for 221-233 S. S. Erie Street in order to address a lot line building setback between 221 & 215 South Erie Street being 36 feet.

Staff Only Review—

- **Parcel Combination** for 221-223 S. Erie Street
 - Completed by either De Pere or Brown County staff to prevent lot lines from dividing structure.

SITE HISTORY:

NOTE: Because this report is tied to a conditional use permit and a site plan review, the 'Site History' section is the same in all three staff reports.

221 S. Erie (ED-1114) Property History

After a review of air photographs, the property and nearby area began developing prior to 1938. The primary use for the subject parcel has been residential. Aside from housing code violations being addressed in 2018, the City files have no further record regarding the specific property.

233 S. Erie (ED-1112 & ED-1113) Property History

Development of these properties into the current dental office facility began in 1973. At that time, the properties were zoned "C" Residential, a district that permitted a variety of land uses.

In 1973, a conditional use was approved by Plan Commission and Common Council to allow for dental offices. Also, in 1973 the Board of Appeals approved setback and parking variances for the two properties. At this time the property was identified as being owned by a Mr. Donald A. Haupt.

In 1974, via a zoning rewrite, the Common Council approved that the "C" Residential District become the R-3 District (General Residence District) and the R-4 District (General Residence Office District).

STAFF REVIEW:

A document, written by the petitioner to summarize their conditional use permit submittal requirements, and a letter sent to the neighborhood that identifies some of the site limitations, is attached to this report. The petitioner plans on developing a two story, 5,300 square foot structure with a 17 stall parking lot and a 3 stall staff parking lot. Although the building has the appearance of being two stories tall, the upper area includes windows that bring natural light into the middle of the building. The proposed new conditional use permit will include the following limitations, established by the property owner:

- The conditional use will allow for health and medical institutions, specifically a dental office.
- Hours of operation will be Monday through Friday 8:00am-7:00pm.
- External lighting on the building will be turned off after business hours (7:00pm).
- A three stall "employee only" parking area will connect to the alley. Any guest/patient parking areas will not connect to the alley.
- A barrier/fence will be constructed along the north property line.

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 for the proposed health and medical institution use (dental office):

- The proposed office building is larger than many homes in the area, but it has been designed with an appearance, style, and 34 foot height to fit into a residential neighborhood. The design includes cement board siding with a stone knee wall, and pitched rooflines to emulate the single family residential homes that exist in the area. The number of doctors working at one time has been identified as 2, with a third overlapping during staff changes, although there are 4 total doctors that will utilize the facility. An estimated 30-40 daily patients are estimated by the petitioner, which would generate fewer approximate traffic trips than if the three properties were developed with 3 duplex units or multi-family units.
- The petitioner recognizes their location in a residential area and proposes the following in order to minimize neighborhood disruption and address previously stated concerns:
 - Weekday office hours – 8AM to 7PM.
 - Weekend office hours – Closed.
 - Exterior building lighting to be turned off at 7:00PM.
 - Guest parking lot that shifts almost all parking (other than three staff stalls) from alley access to Lewis Street.
 - Landscaping is significantly higher than code requirements.

- Fence along north property line.
- \$1.5 million investment into neighborhood.
- The expansion project requires a number of other City reviews as noted in the 'Project Reviews' section of this report.

Summary for the conditional use permit request:

Property that is zoned R-3 may petition for conditional uses for dental offices. The two parcels to the south of the subject parcel are zoned R-3 and already have a conditional use that allows for dental offices. The conditional use, if approved will include limitations on hours of operation, hours that the building is externally illuminated, and the connections of guest/patient parking lots to the alley. If the parcel rezoning is approved, it is logical that the conditional use permit would be considered for approval.

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 18, 2019. Project notification letters have been sent to property owners within 300 feet of the parcel boundary and two objections have been received.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the amended conditional use permit application to allow for health and medical institutions (a dental office), located at 221 E. Erie Street, subject to the following:

1. The approval of all of the other required reviews for this project.
2. The parcel is combined with ED-1112 and ED-1113 into one lot.
3. The conditional use will allow for health and medical institutions, specifically a dental office.
4. Hours of operation will be Monday through Friday 8:00am-7:00pm. Offices will not be open on Saturday or Sunday.
5. External lighting on the building will be turned off after business hours (7:00pm).
6. A three stall "employee only" parking area will connect to the alley. Any guest/patient parking areas will not connect to the alley.
7. A barrier/fence will be constructed along the north property line.
8. Landscaping will be installed above Code requirements as shown on the site plan submittal.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	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) HNM LLC	Authorized Representative KATIE NEMITZ	Title PROJECT MANAGER	
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code
Email Address katie@designunlimitedmfld.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	

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

Name (Ind. Org. or Entity) HNM LLC	Contact Person KATIE NEMITZ	Title PROJECT MANAGER	
Mailing Address 704 S WEBSTER AVENUE	City GREEN BAY	State WI	ZIP Code 54301-3528
Email Address katie@designunlimitedmfld.com	Phone Number (incl. area code) 715-384-3207	Fax Number (incl. area code) 715-384-9922	

SECTION 3: Project or Site Location

Project Address/Description 233 S ERIE STREET	Parcel No.
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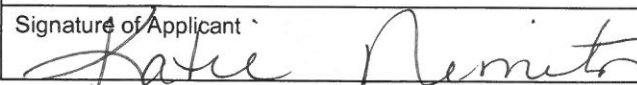
SECTION 4: Proposed Conditional Use

Existing Zoning:	R2/R3
Present Use of Parcel:	DENTAL OFFICE
Proposed Use of Parcel:	DENTAL OFFICE
Present Use of Adjacent Properties:	RESIDENTIAL

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) KATIE NEMITZ	Title PROJECT MANAGER	Phone Number 715-384-3207
Signature of Applicant 		Date Signed 05-07-19

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):

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

262

DESIGN UNLIMITED OF MARSHFIELD INC
SHARON K HELWIG, 1029 WEST MCMILLAN STREET
MARSHFIELD WI 54449-1009

HARRIS
PRIVATE BANK

BMO Harris Bank N.A.

2-2566/710

5/8/2019

PAY TO THE ORDER OF City of Depere

\$ **1,283.00

One Thousand Two Hundred Eighty-Three and 00/100***** DOLL

City of Depere

MEMO

Sharon K. Helwig
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈02620⑈ ⑈07102566⑈ 20571276⑈

DESIGN UNLIMITED OF MARSHFIELD INC

City of Depere

5/8/2019

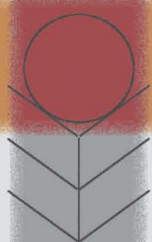
2621

1,283.00

BMO Harris Checking

1,283.00

Attachment: Application Form with Support Documents (8315 : Staff recommendation and possible action regarding a Conditional Use Permit



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MAC Dental Center – DePere, WI Summary of the Conditional Use

MAC Dental Centers is currently proposing the construction of a new single story building to replace their existing facility located at 233 S. Erie St in DePere, WI. The new facility will be approximately 5,300 sf and will have a partial basement used for needed storage and mechanical space and will require a new Conditional Use.

The proposed new building will be constructed of natural stone veneer, cementboard siding, composite frieze boards and trim, metal fascias and soffits, architectural asphalt shingles and tinted glazing. We have included colored and labeled conceptual exterior elevations with our submittal package.

The new office will have anticipated normal business hours of 8 am-7 pm Monday through Friday. Emergencies do sometimes require after hours appointments or delays which may cause extended hours. Currently, an average of one emergency after hours patient visit per month occurs. Additionally, after hours staff meetings, building maintenance and cleaning services may occur outside of normal operating hours. These items are not expected to impact neighborhood traffic in any noticeable fashion.

Anticipated staffing levels will be approximately 13 total staff members during peak operational times. The exact number of staff present will fluctuate based on patient appointment demands and other normal office responsibilities. Parking stall counts and layouts are depicted on the attached supporting documents.

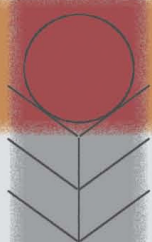
Deliveries to the site are expected to be minimal and may include daily UPS, Fed Ex and USPS drop offs and pick ups.

Patient appointment schedules can vary greatly. During peak periods, it is assumed between 30-40 patients may be seen daily depending on the complexity of the procedures required.

A screened trash enclosure will be provided near the Northeast corner of the new building. Proposed materials used for the trash enclosure will include architectural ornamental components from Trex.

We have included scaled drawings of our proposed signage which includes (1) monument sign that meets City sign standards.

In April 2019, we conducted a Neighborhood Meeting to initially present the preliminary conceptual plans for the project to the adjacent property owners.



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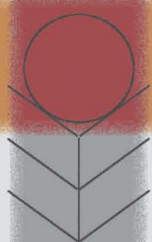
Approximately a dozen neighbors attended our initial meeting with a small number voicing some concerns relating to the proposed redevelopment of the site. With those concerns in mind, MAC Dental instructed us to make some revisions to the conceptual design to help appease those concerns. Changes made after the meeting include:

1. Providing decorative architectural fencing along the entire northern property line to provide "hard" screening between the neighbor to the north and our site. This change was made based on this neighbor mentioning that she was uncomfortable having only a "soft landscape buffer" between her property and our new building.
2. Our initial site plan did not maintain any access from Lewis Street to our new parking lot. We intended to utilize the alley for ingress/egress. While this would have allowed us to provide (3) additional new off street parking stalls, it also would have increased traffic flow in the alley. Some neighbors did voice concerns about this increase to alley traffic and MAC Dental in turn asked us to look at alternate options to appease these concerns. With that in mind, we added the current curb cut from Lewis Street to our parking lot and are no longer providing any direct ingress/egress from the parking lot to the alley.
3. Some neighbors also voiced concerns over site lighting and wanting to ensure that the site was not lit in a distracting or overbearing way. With those concerns noted, we have provided parking lot pole fixtures with a residential appearance. Per the State Building Code, a certain amount of exterior lighting is required in order to maintain egress paths. We are limiting our building lighting to a small number of recessed soffit lights; (4) at the building's clerestory and (2) at each of the building's entrances. We feel we have provided the absolute minimum exterior lighting necessary for us to still remain compliant with those egress standards.

Please note that we do intend to conduct one additional Neighborhood Meeting in the near future so that we may present the revisions to interested parties. Upon selection of a date for that meeting, a copy of the letter we will be sending, along with copies of all supporting materials, will be sent to City Staff for review.

MAC Dental has been a part of this neighborhood for nearly 30 years and they are fully committed to making a significant investment into the neighborhood and the community in hopes of continuing that presence for the foreseeable future.

We have made every effort to include all requested information in the attached submittals and we do fully anticipate continuing to work with City Staff to ensure all applicable requirements are met.



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MAC Dental Center – DePere, WI WRITTEN RESPONSES TO THE CONDITIONAL USE STANDARDS

A. That the establishment, maintenance, or the operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

MAC Dental Centers is currently proposing the construction of a new single story building to replace their existing facility located on their current site at 233 S. Erie St in DePere, WI.

Dr. Don Haupt, DDS, constructed the existing building in the 1970's to house a single practitioner dental office with (2) hygienists. He worked closed with the City at the time to be sure the property fit the surrounding residential neighborhood. In the late 1990's, with Dr. Haupt planning to retire, MAC Dental Centers purchased the property and continued it's operation as a family oriented dental provider.

Upon the transition from Dr. Haupt's practice, Dr. Biehl joined MAC Dental which allowed an expansion of business hours to the early evening of weeknights. This enabled the new Owners to accommodate the needs of their patients, allowing after later appointments to give families flexibility.

Through the ensuing nearly (3) decades, MAC Dental has been blessed with a growing number of patients. This has allowed MAC Dental to give back to the DePere community in multiple ways including the financing of the DePere Police Department's K9 dog, a donation to the Notre Dame Middle School gym renovation, and yearly donations to children's sporting events, the Pink Flamingo and Celebrate DePere, to name just a few.

With this growing practice, the Owner currently has outgrown their existing facility. Having already purchased the adjoining residential property to the north that is currently zoned R-2, we are currently seeking to combine the three parcels and to obtain a new Conditional Use to allow the Owner to continue to provide family based dental services at a location that best suits the needs of their existing patients.

The new building and site have been designed with all applicable City standards and policies in mind and will add a unique architectural presence to the area while maintaining the residential character of surrounding homes.

At the recommendation of City Staff, a Neighborhood Meeting was held in April of this year. To show their commitment to the neighboring owners, MAC Dental advised us to make several design changes to address reasonable concerns voiced at that meeting.



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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.

As noted in the Summary of the Conditional Use we have included, office hours for the facility will be limited to those of similar small businesses in the area. After concerns were raised about normal operating hours at the Neighborhood Meeting, the Owner has decided to adjust their current daily close of operations from 8 pm to 7 pm in an effort to reduce any already limited impact to the neighboring property owners.

Architectural fencing has been provided along the entire northern property line, the only property line that is currently not defined by a city street or alley. In addition, all applicable landscape and screening requirements have been adhered to or exceeded.

The Owner currently is expecting to invest over \$1.5M on the proposed project. We see no potential for diminished adjacent property values, in fact, we believe this redevelopment will likely result in the opposite.

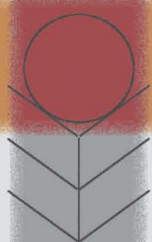
C. That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided.

With the exception of the applied for setback adjustments, all State and Local codes, standards and requirements for both the building and the associated site design have been adhered to, and in many cases, exceeded.

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

As previously mentioned, we solicited feedback at a neighborhood meeting in April. At that meeting, concerns were raised about traffic into and through the existing alley from our proposed new parking lot. With that in mind, we have redesigned the new parking lot's ingress/egress point to a location on Lewis Street near the existing curb cut.

This design change will minimize any traffic impact to the existing alley. Our currently proposed parking lot contains a total of (17) stalls which is a negligible increase of the current parking lot capacity of approximately (14) vehicles. Due to dimensional restrictions of the existing property, we are proposing to provide (3) Doctors stalls on the NE corner of the site with access to these stalls solely from the alley. We feel the traffic impact to the alley from these three stalls will be less than what would be generated if the property were to be redeveloped as single family residential lots.



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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 recommendation of the Plan Commission.

During our initial design discussions, the Owner stressed a desire for the new building to not diminish the existing residential neighborhood and provide minimal aesthetic distraction. We have taken great care to design the proposed facility with a residential architectural theme that we feel compliments the existing neighborhood.

At this time, it is believed that all needs for the proposed Conditional Use are accessible for the Applicant. No unique burden of any kind will be placed on existing improvements, facilities, utilities or services serving the subject property. We expect to work with City Staff and Administration while preparing construction documents to ensure all necessary construction conforms to City standards and industry best practices.

MAC Dental Center – DePere, WI Preliminary Project Timeline

Submit required documents to City Staff	May 14, 2019
City Plan Commission Approval	May 28, 2019
City Common Council Approval	June 18, 2019
Complete Bidding/Construction Documents Submit for State Approval	August 16, 2019
Project Bids	Sept. 5, 2019
Construction Begins/Ceremonial Groundbreaking	Sept. 16, 2019
Construction Completed (weather permitting)	May 29, 2020

GENERAL NOTES:

1. CONTACT OPERATOR'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRASSY AREAS SHALL BE MOWED PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. ALL REQUIRED FURNISH CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LOCAL MUNICIPAL ORDINANCES AND THE STATE OF OHIO REGULATIONS.
4. SEE SHEET C40 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, REMOVAL, AND RELOCATION OF ANY ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BIDDING PRICE.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED.
7. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS ARE IN PLACE.
8. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRAFFIC AND FOR ANY ADJACENT STRUCTURES IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO BE IN COMPLIANCE WITH ALL LOCAL MUNICIPAL PERMITS TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
11. ALL SCAFFOLDS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
12. ALL WOODS AND LOGS SHALL BE SEED, FERTILIZED, CRIMP OR MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- ① THICKENED EDGE WALK
- ② 6" CURB HEAD TAPER SECTION
- ③ ADA RESERVED SIGN
- ④ ADA PARKING SPACE
- ⑤ PARKING LOT STRIPING
- ⑥ DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS
- ⑦ 6" BUFFTECH VINYL FENCE-CHESTERFIELD SMOOTH, COLOR WHITE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- ⑧ MONUMENT SIGN - SEE ARCHITECTURAL PLANS

PAVEMENT HATCH PATTERNS:

PROPOSED 3.5" ASPHALTIC
CONCRETE PAVEMENT W/9"
BASE COURSE



PROPOSED 4" CONCRETE
PAVEMENT W/6" DENSE
GRADED BASE COURSE



PROPOSED 6" REINFORCED
CONCRETE W/6" DENSE
GRADED BASE COURSE



SITE STATISTICS

<u>PROJECT LOCATION: 233 S. ERBE STREET</u>		
<u>OWNER: INM LLC, 704 S. WERSTER AVENUE, SUITE 402, GREEN BAY, WI 54301-3528</u>		
<u>ZONING = R-3 RESIDENTIAL</u>		<u>TOTAL LOT = 21.630 S.F.</u>
<u>FLOOR AREA RATIO = 5.310 S.F.</u>		
<u>BUILDING</u>	<u>CONCRETE WALKS & BITUMINOUS PAVEMENT</u>	<u>GREEN SPACE</u>
5,400 S.F. OR 25% OF SITE	8,210 S.F. OR 38% OF SITE	8,020 S.F. OR 37% OF SITE

SITE PARKING

OFF-STREET PARKING-REQUIRED
(4) SPACES FOR EACH DENTIST ON DUTY DURING THE BUSIEST SHIFT, PLUS (1) SPACE FOR EACH ADDITIONAL EMPLOYEE
2 DOCTORS * 4 = 8 PLUS 11 EMPLOYEES =
19 SPACES REQUIRED

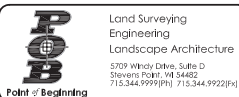
OFF-STREET PARKING-PROPOSED
20 PARKING STALLS PROPOSED

BENCH MARKS

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST
CORNER OF LEWIS ST. AND ERIE ST.
ELEVATION = 614.49

BENCHMARK #2
SPIKE IN SOUTHWEST FACE OF POWERPOLE #968645,
LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONTARIO
ST., 215'± NORTH OF LEWIS ST. CENTERLINE.
ELEVATION = 615.33



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LAYOUT PLAN

SCALE: 1"=20'-0"

SURVEYOR'S NOTES

1. AT THE TIME OF THE SURVEY, SHOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

SURVEY LEGEND

These standard symbols will be found in the following:

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- RECTANGULAR CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- LIGHTPOLE
- FINDERPOLE
- GUY WIRE
- GAS METER
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- BUSH/SHRUB
- HEDGE
- TREE
- PINE TREE
- 1-1/4" O.D. X 18" IRON PIPE SET
- WEIGHING TARE WAGON, 17"
- FOUND 1" IRON BAR
- FOUND 1" IRON PIPE
- FOUND 5/4" IRON PIPE
- MAG NAIL SET
- 1" RECORDED AS

DESCRIPTION

ALL OF LOTS 7, 8, AND 9 OF BLOCK 49 OF THE ORIGINAL PLAT OF THE CITY OF DE PERE, WISCONSIN, COUNTY OF DE PERE, WISCONSIN.

SUBJECT TO IF ANY COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

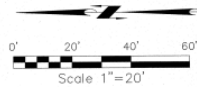
BASIS OF BEARINGS

THE NORTH LINE OF LEWIS STREET, OBSERVED TO BEAT IN 89°23'00" W AS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM, NAD83 (2011).

SURVEYOR'S CERTIFICATE

I, TROY M. COLLINS, LAND SURVEYOR, NO. 2895, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON MARCH 4-6 & 8, 2019, DATED THIS 9TH DAY OF APRIL, 2019.

Troy M. Collins
TROY M. COLLINS
PROFESSIONAL LAND SURVEYOR NO. 2895



UNDERGROUND UTILITIES

THESE RECORD DRAINAGES HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD KERRY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION. UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON WARNINGS BY DIGGERS HOTLINE. (TICKET #2019004464)

BENCH MARKS

ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM.

BENCH MARK #1
BURY BOLT ON HYDRANT, LOCATED AT THE NORTHEAST CORNER OF LEWIS ST. AND ERIE ST.
ELEVATION = 814.49

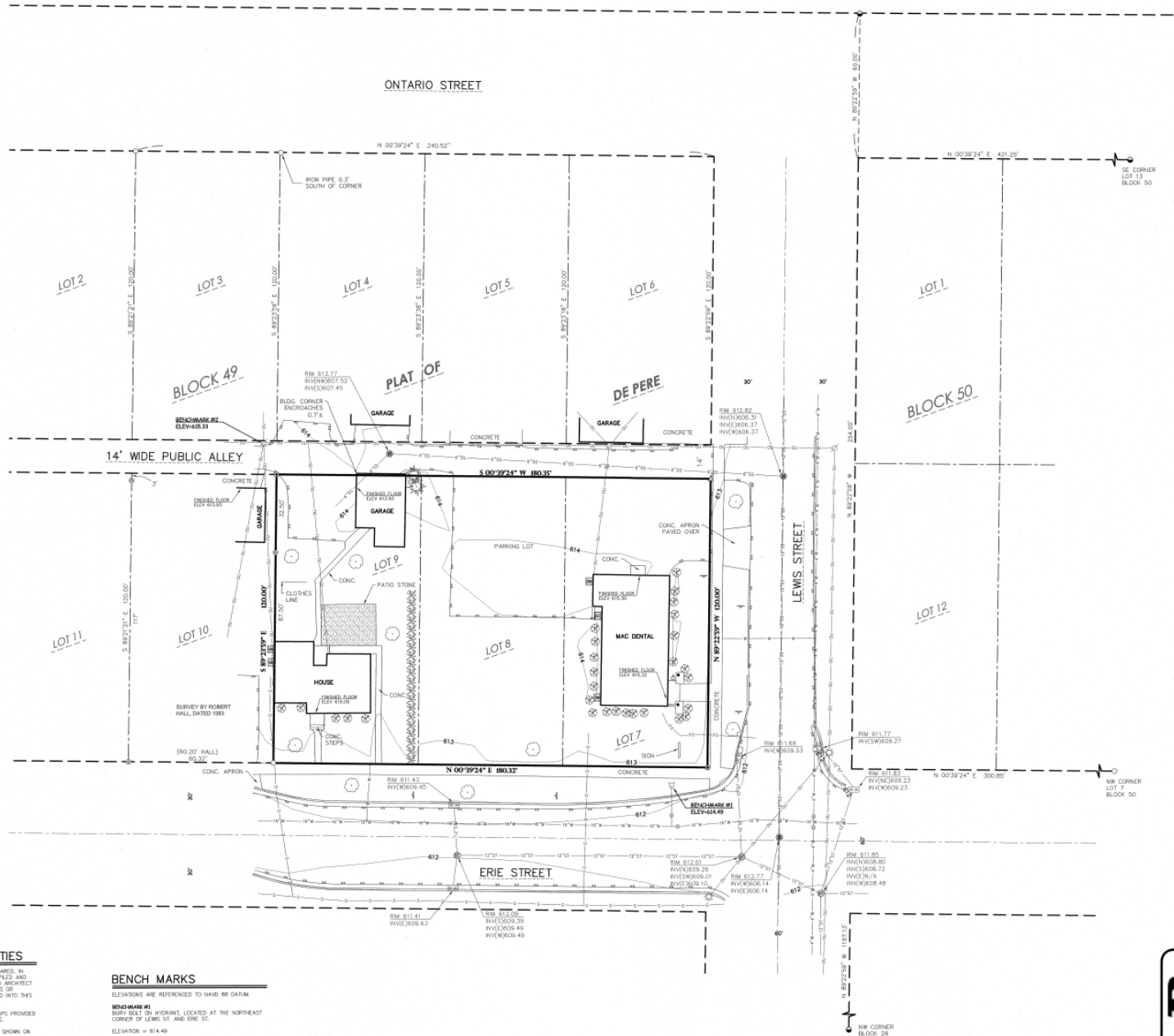
BENCH MARK #2
SPIKE IN SOUTHWEST FACE OF FINDERPOLE (PNEUMATIC) LOCATED IN THE ALLEY BETWEEN ERIE ST. AND ONWARD ST., 215' N. OF LEWIS ST. CENTERLINE.
ELEVATION = 815.33

OWNER

MAC Dental
233 S. Erie Street
De Pere, WI 54415

CLIENT

Design Unlimited
1028 W. Main Street
Marshfield, WI 54449



CHECKED: T
DESIGNED: T
DATE: 4/11/19
PROJECT NO.

MAC Dental
233 S. Erie Street

Civil Engineering
Land Surveying
Industrious Architects, PC



TOP

Attachment: Application Form with Support Documents (8315 : Staff recommendation and possible action



May 20, 2019

RE: Proposed Project for MAC Dental, 233 S. Erie Street

Dear Property Owner:

Thank you all for your feedback.

Recently we sent a letter to all of you inviting you to provide feedback regarding our upcoming building enhancement project to our clinic located near you.

Your comments and suggestions were invaluable to our process of maintaining our community-based presence in the area.

We have incorporated suggested changes to our approach. A few of the changes include:

- ❖ The entrance to the parking lot is moved away from the alley.
 - We immediately bought and deployed a "Slow - Children" stand up sign for the alley.
- ❖ The external lighting will be soft lighting and turned off after business hours.
- ❖ A more complete barrier at the north end of the building
- ❖ WE have changed our business hours so the latest time of closure will be 7pm.

We will continue to work hard at being good neighbors. The landscaping is going to be beautiful. Our commitment to helping this community continues. We have been in this area since 1999 and we look forward to another 20 years.

We look forward to seeing you in the neighborhood!

Sincerely,

MAC Dental

GREEN BAY
704 S. Webster Avenue #402
Green Bay, WI 54301
(920) 435-6894

DePERE
233 S. Erie Street
DePere, WI 54115
(920) 336-1952

WWW.MACDENTAL.COM

Kelly Barker

From: Robert Olmsted <robertolmsted232@gmail.com>
Sent: Thursday, May 23, 2019 2:53 PM
To: Peter Schleinz
Subject: Re: Mac Dental

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the clarification.

On Wed, May 22, 2019 at 4:43 PM Peter Schleinz <pschleinz@mail.de-pere.org> wrote:

Good evening, Mr. Olmstead:

-

I have received both of your emails. I am sorry that I misunderstood that a response to the first email was being requested.

-

I cannot respond to the accuracy comments that may have been made by MAC Dental as the project has not gone before our Plan Commission or Common Council yet for a recommendation. Please note that both of your email comments will be included as attachments to the report that goes to the Plan Commission and Common Council.

-

Let me know if you have any other questions. Many thanks!

-

Peter Schleinz

Senior Planner | Zoning Administrator | [City of De Pere](#)

[335 S. Broadway | De Pere, WI 54115](#)

[Tel: \(920\) 339-4043 x 2 | Fax: \(920\) 330-9491](#)



Genuine. Down to Earth. Forward Thinking. Rooted in Strong Values.

-

Attachment: Neighbor Email - objection to expansion (8315 : Staff recommendation and possible action regarding a Conditional Use Permit

-

From: Robert Olmsted [mailto:robertolmsted232@gmail.com]
Sent: Wednesday, May 22, 2019 3:13 PM
To: Peter Schleinz
Subject: Re: Mac Dental

-

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Now I Have Received A Notice From Mac Dental Acting As If It Is A Done Deal The Opinion Is The same No We Don't Want The Expansion Thank You I Have Not Heard Back From You So I Hope You Are Getting These E Mails

-

On Tue, May 21, 2019 at 1:58 PM Robert Olmsted <robertolmsted232@gmail.com> wrote:

Hello From Robert Olmsted I As I Told My Alderman Am Not In Favor Of Rezoning For Mac Dental Expansion. We Have A Nice Quiet Neighborhood And Want To Keep It That Way. Also A lot Of Children Around And Don't Need The Extra Traffic. I Have Been In Touch With Area Residents And They Feel The Same Way Please Vote Accordingly Thank You.

Attachment: Neighbor Email - objection to expansion (8315 : Staff recommendation and possible action regarding a Conditional Use Permit



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

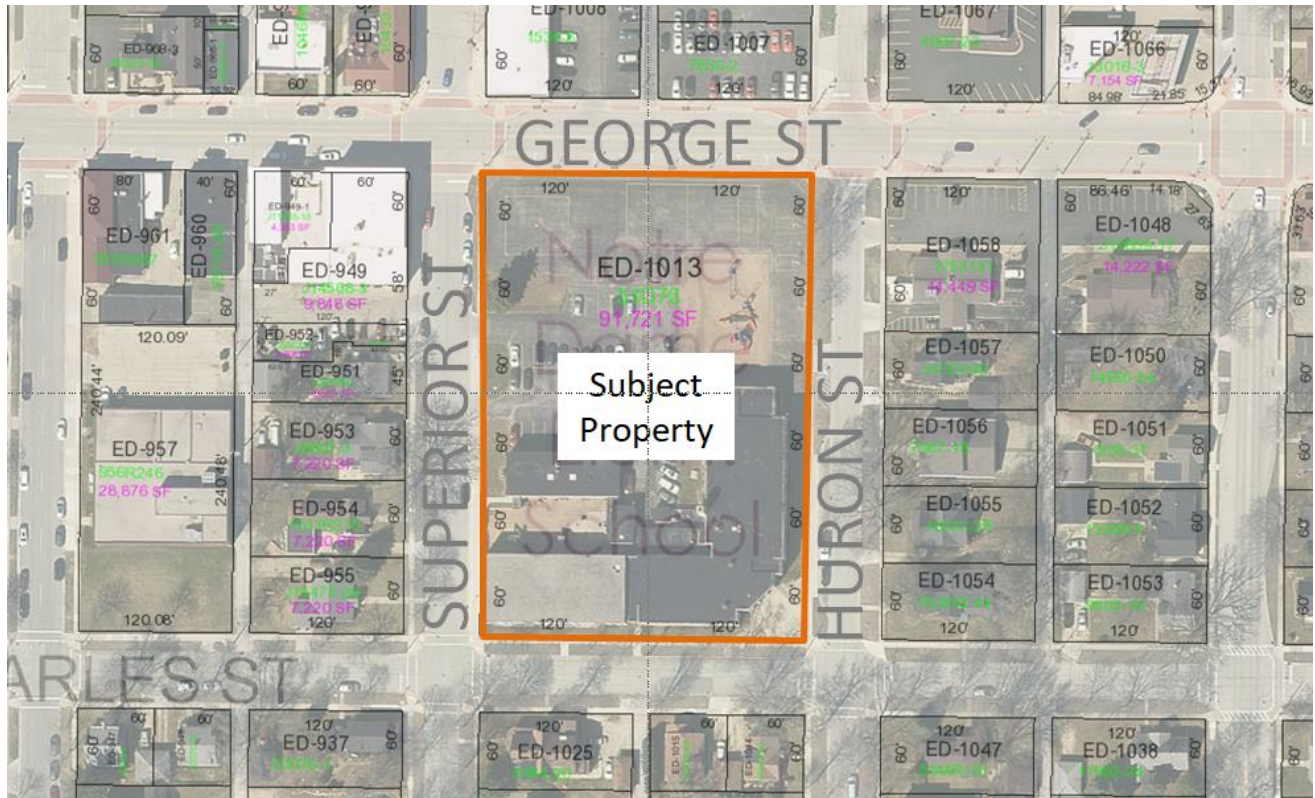
SUBJECT: Consideration and staff recommendation regarding Planned Development District Pre Application Concept Meeting for proposed Notre Dame School at 100 S Huron Street (Parcel ED-1013). Submitted by Groth Design Group.

ATTACHMENTS:

- PC Report PreApp PD Notre Dame School (DOCX)
- Zoning App - Part A - Notre Dame of De Pere - Signed(PDF)
- Notre Dame Conceptual Plan PC 5-28-19 (PDF)

ITEM 8: Consideration and staff recommendation regarding Planned Development District Pre Application Concept Meeting for proposed Notre Dame School at 100 S Huron Street (Parcel ED-1013). Submitted by Groth Design Group.

SITE MAP



REQUESTED ACTION: Planned Development District Pre Application Concept Direction

COMMON DESCRIPTION: 100 S. Huron Street

PARCEL NUMBER(S): ED-1013

EXISTING ZONING: R-2 Single & Two Family Residence

PROPOSED ZONING: R-2 Single & Two Family Residence with Planned Development Overlay

SURROUNDING LAND USES: North (across George) B1 & B3 (Auto Display/Sales)
East (across Huron) – B1 and R2 (Business & Single Family homes)
South (across Charles) – R2 (Single Family homes)
West (Across Superior) – B1 & R2 (Business & Single Family homes)

COMPREHENSIVE PLAN: Institutional/Governmental Facilities

APPLICANT/OWNER NAME: Groth Design Group Parcel ED-1013 Owner:
Peter Schneider Notre Dame of De Pere
700 W. Virginia Street – Ste B105 Marv Wall
Milwaukee, WI 53204 100 S Huron Street
De Pere, WI 54115

SITE HISTORY: Notre Dame Elementary School currently operates on the subject property (sometimes referred to as the St. Mary Catholic School). The building was constructed in 1952 with an addition in 1960. The building was reviewed as part of the 2017 intensive survey project but does not have local, state or national designation as a historic building.

The full city block sized property includes frontage on George Street, a downtown commercial corridor and on Superior, Huron and Charles Street, which are within an established single-family neighborhood.

St. Francis Xavier Parish and St. Mary Catholic Church support the Notre Dame School of De Pere. The two parishes conducted a study of the facilities five years ago that identified that both buildings were in need of significant maintenance and repair.

On May 14, 2019, The Mulva family announced plans to help fund the redevelopment of the two schools into one school on the project site. The substantial \$27 million gift is intended to be used to construct the new school and a new parish center for St. Francis Church.

PROJECT SUMMARY: Due to the unique nature and location of the project, several zoning modifications will be considered in order to ensure that the building is a good fit within the downtown and the surrounding neighborhood. Because of that, a Planned Development District overlay zoning is recommended for this project. The zoning modifications will be reviewed in detail during the Rezoning/General Plan part of the process.

Prior to official submittal of a petition for consideration of a Planned Development District, the petitioner (owner, agent, or proponent) shall meet with the Plan Commission and its technical advisory staff, as may be provided by the Common Council, for a preliminary discussion as to the scope and nature of the proposed development and to consider alternate solutions to the development of a given area. In the event that the scope and nature of the proposed development is disapproved by the Plan Commission, the petitioner may present alternate proposals to the Plan Commission or may appeal such matter to the Common Council. (Section 14-59)

The applicant has provided the attached submittal to be reviewed as part of the pre-application discussion. The building and site design are driven in part by a desire to minimize disruption during the school year.

The site plan shows the proposed school building sited at the northern 2/3 of the property with primary street frontage along George Street and the northern parts of Superior and Huron Street. The plan also includes a play area and a 44 stall parking lot. Two drop off areas are shown, a car drop off on Superior Street and a bus drop off on Huron Street.

The building rendering portrays a variety of materials (glass, masonry, metal) organized into a contemporary architectural style. Building height is staggered, with a three-story building at the north side of the site, stepping down to 1.5 and then a 1 story building at the south side of the site. The three story section of the building is proposed to be 48' (will have the massing feel of a 4 or 4.5 story building). The staggered height also provides an opportunity for a rooftop deck/patio/play area.

This project has not been reviewed related to Zoning Code setbacks, building height, parking, loading, bulk requirements, etc. That process will be part of the Rezoning/General Plan review.

Staff has requested that the applicant conduct a Traffic Impact Analysis in order to review potential traffic implications of the new school. Given the increased student count and congestion that occurs at the existing school, circulation patterns will need to be carefully studied.

REVIEW PROCESS

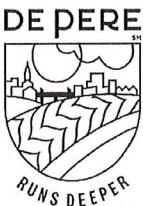
Planned Development District Rezoning projects undergo a multiphase review process as follows.

Plan Commission Pre Application Review
 Plan Commission Rezoning & General Plan Review *
 Class II Public Hearing Notice
 Common Council Public Hearing and Ordinance Review
 Plan Commission Precise Implementation Plan (PIP) Review *
 Common Council Precise Implementation Plan (PIP) Review

*Neighbor notification within 300' of project.

Approval of this phase allows the petitioner to submit a formal application for the Rezoning and General Plan. The applicant has indicated a desire to be under construction on the site as early as fall of 2019. In order to meet this schedule, the Rezoning/General Plan and PIP should be submitted in June/July/August.

STAFF RECOMMENDATION: Staff recommends approval of the Pre Application Concept submittal for Notre Dame School.

	CITY OF DE PERE APPLICATION FOR REZONING "PART A"	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) Groth Design Group	Authorized Representative Peter Schneider	Title Architect	
Mailing Address 700 W Virginia Street - Ste B105	City Milwaukee	State WI	ZIP Code 53204
Email Address pschneider@gdg-architects.com	Phone Number (incl. area code) 262-377-8001	Fax Number (incl. area code) 262-377-8003	

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

Name (Ind. Org. or Entity) Notre Dame of De Pere	Contact Person Marv Wall	Title Project Manager	
Mailing Address 100 S Huron Street	City De Pere	State WI	ZIP Code 54115
Email Address marvw@c3ingenuity.com	Phone Number (incl. area code) 920-475-7273	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 100 S Huron Street - 3-story Replacement K-8 School on N end of exist. elem. site	Parcel Number(s): ED-1013
--	----------------------------------

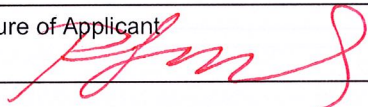
SECTION 4: Proposed Rezoning Use

Existing Zoning:	R-2		
Proposed Zoning:	Planned Development District		
Adjacent Zoning: North B-1/B-3	Adjacent Zoning: South R-2	Adjacent Zoning: West R-2 / B-1	Adjacent Zoning: East R-2 / B-1
Present Use of Parcel	Elementary School		
Proposed Use of Parcel	K-8 School		

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) Groth Design Group - Peter Schneider	Title Architect	Phone Number 262-377-8001
Signature of Applicant 		Date Signed 05.13.2019

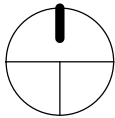
Attached additional sheets if necessary.



1
X1.0

SITE PLAN

1" = 40'-0"



GROTH
Design
Group

05.13.2019

SITE ZONING: R-2 Single & Two-Family Residence District
SITE AREA: 86,400 SF Approx. (240ft x 360ft)
BUILDING FOOTPRINT: 44,545 SF
TOTAL BUILDING AREA: 89,759 SF
BUILDING HEIGHT: 48 feet (3 floors)
FLOOR AREA RATIO: 89,759 SF/86,400 SF=1.03

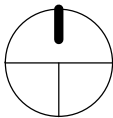
NOTRE DAME OF DE PERE
100 S HURON STREET
DE PERE, WI 54115



1
X1.1

FIRST FLOOR PLAN

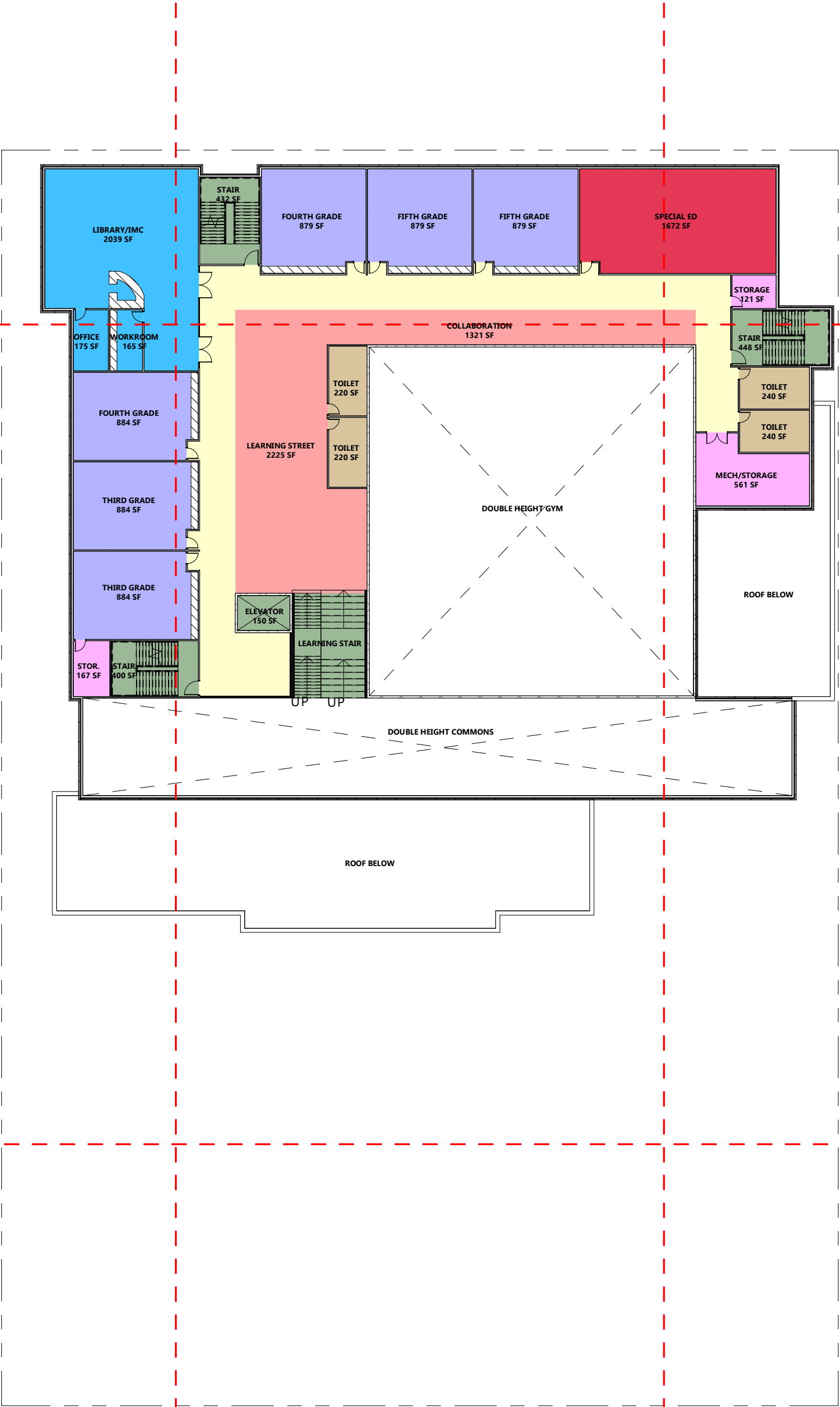
1/32" = 1'-0"



05.13.2019

TOTAL SITE AREA: 86,400 SF
FIRST FLOOR AREA: 44,545 SF

NOTRE DAME OF DE PERE
100 S HURON STREET
DE PERE, WI 54115



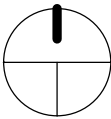
Attachment: Notre Dame Conceptual Plan PC 5-28-19 (8309 : Pre Application Concept Meeting for proposed Notre Dame School at 100 S Huron St.)

1
X1.2

SECOND FLOOR PLAN

1/32" = 1'-0"

SECOND FLOOR AREA: 21,519 SF



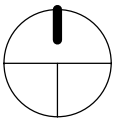


1
X1.3

THIRD FLOOR PLAN

1/32" = 1'-0"

THIRD FLOOR AREA: 23,695 SF





GROTH
Design
Group

05.13.2019

**SOUTH WEST AERIAL VIEW
(S. SUPERIOR ST)**

NOTRE DAME OF DE PERE
100 S HURON STREET
DE PERE, WI 54115



GROTH
Design
Group

05.13.2019

MAIN ENTRANCE VIEW

NOTRE DAME OF DE PERE
100 S HURON STREET
DE PERE, WI 54115



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 28, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Presentation, discussion, and possible action regarding the DRAFT De Pere Zoning Code Rewrite, portion of Module 2 of 3, related to Districts and Uses, by Leslie Oberholzer, Codametrics, consultant.

Presentation to be made by Leslie Oberholzer, Codametrics, consultant.

ATTACHMENTS:

- DePereModule2 - original unedited version (PDF)

De Pere

W I S C O N S I N

ZONING ORDINANCE MODULE 2.0 :: DRAFT



DECEMBER 2018

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DRAFT

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Article VIII	Parking and Access	8-1
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Article X	Approval Procedures	10-1
Article XI	Administration	11-1
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Article XIII	Violations, Penalties and Enforcement	13-1
Article XIV	Measurements and Definitions	14-1

Included in this module (Module 2.0)

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ARTICLE II. RESIDENTIAL (R) DISTRICTS

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14-15 Allowed Uses.....	2-1
14-16 Allowed Building Types.....	2-1
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14-13 General

The city's residential zoning districts are listed in [Table 2-1](#). When this zoning ordinance refers to "residential" zoning districts or "R" zoning districts, it is referring to these districts.

TABLE 2-1 — RESIDENTIAL (R) DISTRICTS	
Symbol	Residential District Name
R1-85 ¹	Single-Dwelling Detached
R1-65	Single-Dwelling Detached
R1-50	Single-Dwelling Detached
R1A	Single-Dwelling Attached
R2	Two-Unit (Duplex)
RM-1 ²	Multi-Unit
RM-2 ³	Multi-Unit

14-14 District Descriptions

(1) General

Residential zoning districts are primarily intended to create, maintain and promote a variety of housing opportunities for individuals and households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential uses, some nonresidential (public and civic) uses are also allowed.

(2) R1, Single-Dwelling Detached Districts

The R1 (single-dwelling detached) districts are primarily intended to accommodate detached houses. The number suffix attached to R1 district names is a shorthand reference to the minimum lot width required for detached houses. When this ordinance refers to "R1" districts it is referring to all R1 districts.

¹ Existing R-1

² Existing R-3

³ Existing R-4

14-19 Duplex Building Regulations.....	2-6
14-20 Multi-Unit Building Regulations.....	2-8
14-21 Backyard Cottages	2-10
14-22 Civic Building Regulations	2-12
14-23 Generally Applicable Regulations.....	2-14

(3) R1A, Single-Dwelling Attached District

The R1A (single-dwelling attached) district is primarily intended to accommodate attached houses, duplexes and triplexes.

(4) R2, Two-Unit District

The R2 (two-unit) district is primarily intended to accommodate duplexes.

(5) RM, Multi-Unit Districts

The RM (multi-unit) districts are primarily intended to accommodate multi-unit residential buildings.

14-15 Allowed Uses

Uses are allowed in R districts in accordance with the use regulations of [Article VII](#).

14-16 Allowed Building Types

- (1) Allowed residential uses must occupy residential buildings, which are allowed in R districts in accordance with [Table 2-2](#).
- (2) Allowed public and civic uses must occupy civic buildings, which are allowed in R districts, as indicated in [Table 2-2](#).

TABLE 2-2 — R DISTRICT BUILDING TYPES					
Building Type	Districts				Regulations
	R1	R1A	R2	RM	
● = permitted - = prohibited					
RESIDENTIAL BUILDINGS					
Detached House	●	●	●	●	14-17
Attached House	-	●	●	●	14-18
Duplex	-	-	●	●	14-19
Multi (4+)-unit	-	-	-	●	14-20
Backyard Cottage	●	●	●	●	14-21
NONRESIDENTIAL BUILDINGS					
Civic Building	●	●	●	●	14-22

ARTICLE II RESIDENTIAL (R) DISTRICTS

14-17 Detached House Building Regulations

DRAFT

14-17 Detached House Building Regulations

Detached houses are allowed in all R districts, subject to compliance with the lot and building regulations of [Table 2-3](#) (see also [Figure 2-1](#)).

TABLE 2-3 — DETACHED HOUSES IN R DISTRICTS					
Regulation		R1-85	R1-65	R1-50	R1A, R2 and RM
(1) Lot					
	Minimum Lot Area (square feet)	10,000	7,000	5,500	7,500
1	Minimum Lot Width (feet)				
	Interior Lot	85	65	50	75
	Corner Lot	100	75	60	75
(2) Principal Building Siting					
Minimum Principal Building Setbacks (feet)					
2	Front	30	25	25	25
3	Street Side	30	25	25	25
4	Interior Side	10	6	5	6
5	Rear	30	25	25	25
(3) Accessory Building Siting					
	Allowed Location	Rear yard only			
	Minimum Side and Rear Setbacks	Same as principal building [1]			
	Minimum Building Separation	5 feet			
	Maximum Building Coverage	50% of rear setback or 700 square feet, whichever is less ⁴			
(4) Maximum Building Height					
7	Principal Building (feet)	35	35	35	35
	Accessory Building (feet)	15 [2]	15 [2]	15 [2]	15 [2]

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[2] Not to exceed height of principal building.

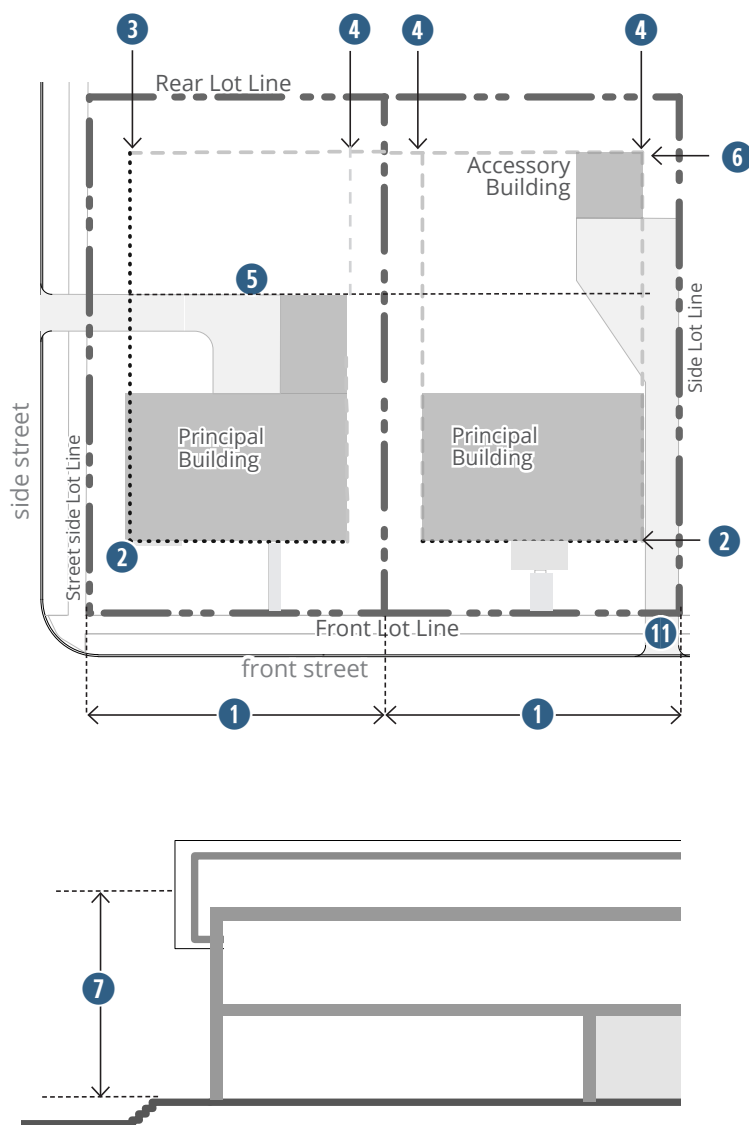
⁴ Existing ordinance is inconsistent; sometimes stating 45% and other times 50%.

DRAFT

ARTICLE II RESIDENTIAL (R) DISTRICTS

14-17 Detached House Building Regulations

Figure 2-1. Detached House Building Regulations



Attachment: DePereModule2 - original unedited version (8312 : Presentation, discussion, and possible action regarding the DRAFT De Pere

ARTICLE II RESIDENTIAL (R) DISTRICTS

14-18 Attached House Building Regulations

DRAFT

14-18 Attached House Building Regulations

Attached houses are allowed in all R1A, R2 and RM districts, subject to compliance with the lot and building regulations of [Table 2-4](#) (see also [Figure 2-2](#)).

TABLE 2-4 — ATTACHED HOUSES IN R DISTRICTS				
Regulation		R1A	R2	RM
(1) Lot				
	Minimum Lot Area (square feet)	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>
1	Minimum Lot Width (feet)			
	Interior Lot	<u>18</u>	<u>18</u>	<u>18</u>
	Corner Lot	<u>40</u>	<u>40</u>	<u>40</u>
(2) Principal Building Siting				
Minimum Principal Building Setbacks (feet)				
2	Front	<u>25</u>	<u>25</u>	<u>25</u>
3	Street Side	<u>25</u>	<u>25</u>	<u>25</u>
4	Interior Side	<u>10</u>	<u>10</u>	<u>6</u>
5	Rear	<u>30</u>	<u>30</u>	<u>25</u>
(3) Principal Building Width				
6	Max. Building Width (attached units/feet)	<u>8/180</u>	<u>8/180</u>	<u>10/220</u>
(4) Accessory Building Siting				
	Allowed Location	<u>Rear yard only</u>		
	Minimum Side and Rear Setbacks	<u>Same as principal building [1]</u>		
	Minimum Building Separation	<u>5 feet</u>		
	Maximum Building Coverage	<u>50% of rear setback or 700 square feet, whichever is less</u>		
(5) Maximum Building Height				
7	Principal Building (feet)	<u>35</u>	<u>35</u>	<u>35</u>
	Accessory Building (feet)	<u>15 [2]</u>	<u>15 [2]</u>	<u>15 [2]</u>

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

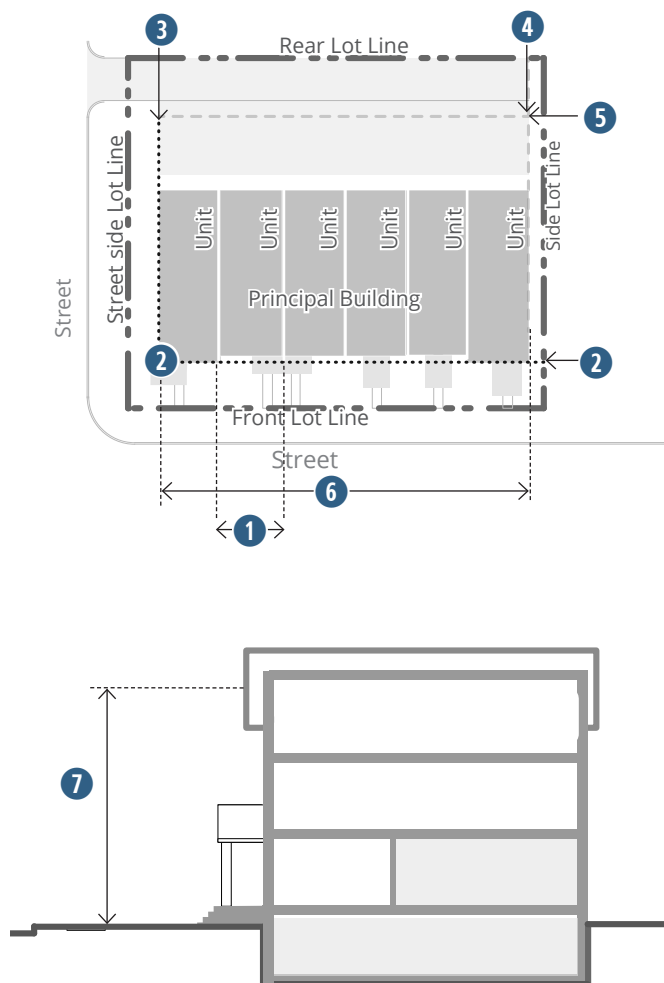
[2] Not to exceed height of principal building.

DRAFT

ARTICLE II RESIDENTIAL (R) DISTRICTS

14-18 Attached House Building Regulations

Figure 2-2. Attached House Building Regulations



Attachment: DePereModule2 - original unedited version (8312 : Presentation, discussion, and possible action regarding the DRAFT De Pere

ARTICLE II RESIDENTIAL (R) DISTRICTS

14-19 Duplex Building Regulations

DRAFT

14-19 Duplex Building Regulations

Attached houses are allowed in all R2 and RM districts, subject to compliance with the lot and building regulations of [Table 2-5](#) (see also [Figure 2-3](#)).

TABLE 2-5 — DUPLEXES IN R DISTRICTS			
Regulation		R2	RM
(1) Lot			
	Minimum Lot Area (square feet)	11,000	<u>7,500</u>
1	Minimum Lot Width (feet)		
	Interior Lot	90	<u>75</u>
	Corner Lot	110	<u>75</u>
(2) Principal Siting			
Minimum Principal Building Setbacks (feet)			
2	Front	30	25
3	Street Side	30	25
4	Interior Side	10	6
5	Rear	30	<u>25</u>
(3) Accessory Building Siting			
	Allowed Location	Rear yard only	
	Minimum Side and Rear Setbacks	Same as principal building [1]	
	Minimum Building Separation	5 feet	
	Maximum Building Coverage	50% of rear setback or 700 square feet, whichever is less	
(4) Maximum Building Height			
7	Principal Building (feet)	35	35
	Accessory Building (feet)	15 [2]	15 [2]

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[2] Not to exceed height of principal building.

DRAFT**ARTICLE II RESIDENTIAL (R) DISTRICTS**
14-19 Duplex Building Regulations

Figure 2-3. Duplex Building Regulations

Forthcoming

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ARTICLE II RESIDENTIAL (R) DISTRICTS

14-20 Multi-Unit Building Regulations

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14-20 Multi-Unit Building Regulations

Multi-unit buildings are allowed in all RM districts, subject to compliance with the lot and building regulations of [Table 2-6](#) (see also [Figure 2-4](#)).

TABLE 2-6 — MULTI-UNIT BUILDINGS IN R DISTRICTS			
Regulation		RM-1	RM-2
(1) Lot			
	Minimum Lot Area (square feet)	7,500	7,500
	Minimum Lot Area per Dwelling Unit (square feet)	2,000	1,000
1	Minimum Lot Width (feet)		
	Interior Lot	75	75
	Corner Lot	75	75
(2) Principal Building Siting			
Minimum Principal Building Setbacks (feet)			
2	Front	30	25
3	Street Side	30	25
4	Interior Side	10	6
5	Rear	30	25
(3) Accessory Building Siting			
	Allowed Location	Rear yard only	
	Minimum Side and Rear Setbacks	Same as principal building [1]	
	Minimum Building Separation	5 feet	
	Maximum Building Coverage	50% of rear setback or 700 square feet, whichever is less	
(4) Maximum Building Height			
7	Principal Building (feet)	35	35
	Accessory Building (feet)	15 [2]	15 [2]

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[2] Not to exceed height of principal building.

Notes:

Min. Lot Area (even as reduced) will prevent small multi-unit buildings. Should we reduce or add small multi-unit building type 3-6 units with new regulations?

Can we abandon FAR?

MLA based on existing small unit regulations

DRAFT**ARTICLE II RESIDENTIAL (R) DISTRICTS**
14-20 Multi-Unit Building Regulations

Figure 2-4. Multi-Unit Building Regulations

Forthcoming

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ARTICLE II RESIDENTIAL (R) DISTRICTS

14-21 Backyard Cottages

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14-21 Backyard Cottages⁵

Backyard cottages are allowed in all R districts, subject to compliance with the lot and building regulations of Table 2-7.

TABLE 2-7 — BACKYARD COTTAGES IN R DISTRICTS					
Regulation		R1		R1A, R2 and RM	
(1) Lot					
	Minimum Lot Area (square feet)		Same as required for detached house		
1	Minimum Lot Width & Frontage (feet)		Same as required for detached house		
(2) Building Siting					
Minimum Building Setbacks (feet)					
	Front		— — Permitted in rear yard only — —		
4	Street Side		30	25	
5	Interior Side		10	10	
7	Rear		10 [1]	10[1]	
	Separation from Principal Buildings		10	10	
(3) Building Size					
	Maximum Building Height (feet)		20 [2]	20 [2]	
	Maximum Floor Area (square feet)		650	650	

[1] Minimum 25-foot rear setback required for backyard cottage when rear yard adjoins side yard of abutting lot.

[2] Or height of principal building, whichever is less.

(4) Additional Regulations

(a) **Where Allowed**

Backyard cottages are allowed only on lots occupied by a detached house.

(b) **Zoning District Regulations**

Backyard cottages are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this ordinance.

(c) **Number**

No more than one backyard cottage is permitted on a single lot. Backyard cottages are not permitted on lots occupied by a secondary suite (see ~~X-REF~~).

(d) **Number of Residents**

The total number of residents that reside in the backyard cottage and the principal dwelling unit, combined, may not exceed the number permitted for a single household.

(e) **Parking**

No additional parking is required for a backyard cottage. Any parking that is provided is subject to the same regulations that apply to the principal dwelling unit (detached house).

(f) **Owner Occupancy and Rental**

At least one of the dwelling units on a lot occupied by a backyard cottage must be occupied by an owner with at least a 50% interest in the subject property. The owner must occupy either the principal dwelling unit or the backyard cottage as their permanent residence for a majority of the time each calendar year. Backyard cottages may not be rented for periods of less than 90 consecutive days.

(g) **Deed Restriction**

Prior to issuance of a permit establishing a backyard cottage, the owner of the subject property must record a deed restriction stating that the owners of the subject property agree (1) to comply

⁵ These backyard cottage provisions are entirely new.

DRAFT

ARTICLE II RESIDENTIAL (R) DISTRICTS

14-21 Backyard Cottages

with the owner occupancy, rental and other applicable restrictions of this ordinance; and (2) to notify all prospective purchasers of such requirements. The deed restriction runs with the land must be binding upon the property owner, their heirs and assigns, and upon any parties subsequently acquiring any right, title, or interest in the property. The deed restriction must be in a form prescribed by the community development director. Proof of recording must be provided to the community development director before any building permits for the backyard cottage are issued.

Figure 2-5. Backyard Cottage Building Regulations

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ARTICLE II RESIDENTIAL (R) DISTRICTS

14-22 Civic Building Regulations

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14-22 Civic Building Regulations

Civic buildings are allowed in all R districts, subject to compliance with the lot and building regulations of [Table 2-8](#). (see also [Figure 2-6](#)).

TABLE 2-8 — CIVIC BUILDINGS IN R DISTRICTS			
Regulation		R1	R1A, R2 and RM
(1) Lot			
	Minimum Lot Area (square feet)	<u>10,000</u>	<u>10,000</u>
1	Minimum Lot Width (feet)		
	Interior Lot	<u>85</u>	<u>85</u>
	Corner Lot	<u>100</u>	<u>100</u>
(2) Principal Building Siting			
Minimum Principal Building Setbacks (feet)			
2	Front	<u>30</u>	<u>25</u>
3	Street Side	<u>30</u>	<u>25</u>
4	Interior Side	<u>10</u>	<u>6</u>
5	Rear	<u>30</u>	<u>25</u>
(3) Accessory Building Siting			
	Allowed Location	Rear yard only	
	Minimum Side and Rear Setbacks	Same as principal building [1]	
	Minimum Building Separation	5 feet	
	Maximum Building Coverage	50% of rear setback or 700 square feet, whichever is less	
(4) Maximum Building Height			
7	Principal Building (feet)	<u>35</u>	<u>35</u>
	Accessory Building (feet)	15 [2]	15 [2]

[1] Accessory buildings on reverse corner lots must provide minimum interior side setback from rear lot line.

[2] Not to exceed height of principal building.

DRAFT**ARTICLE II RESIDENTIAL (R) DISTRICTS**
14-22 Civic Building Regulations

Figure 2-6. Civic Building Regulations

Forthcoming

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ARTICLE II RESIDENTIAL (R) DISTRICTS

14-23 Generally Applicable Regulations

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14-23 Generally Applicable Regulations

(1) Accessory Uses and Structures

See 14-61.

(2) Parking

See Article VIII.

(3) Landscaping and Screening

See Article IX.

(4) Signs

See Chapter 98.

(5) Design

See ???.

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ARTICLE III. MIXED-USE DISTRICTS

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14-24 Districts

The city's mixed-use zoning districts are listed in [Table 3-1](#). When this zoning ordinance refers to "mixed-use" zoning districts or "X" zoning districts, it is referring to these districts.

TABLE 3-1 — MIXED-USE (X) DISTRICTS

Symbol	Residential District Name
MX1 ¹	Downtown Mixed-Use
MX2 ²	Neighborhood Mixed-Use
MX3 ³	Corridor Mixed-Use
GX1 ⁴	Office-Residential Mix
GX2 ⁵	Neighborhood Office-Residential
RX ⁶	Riverfront Residential

14-25 District Descriptions

Mixed-use districts are primarily intended to allow a mix of uses within appropriately scaled buildings to maintain and promote the desired physical character of the downtown and commercial nodes and corridors within the city.

(1) MX1, Downtown Mixed-Use District

The MX1 (downtown mixed-use) district is intended to continue the existing character of

the city's downtown commercial corridors with storefronts on the ground-story and upper-story residential and office uses.

(2) MX2, Neighborhood Mixed-Use District

The MX2 (neighborhood mixed-use) district is intended to continue the character at the edges of the downtown and adjacent to residential neighborhoods, where a mix of small-scaled, traditional storefront buildings and commercial buildings with residential elements (i.e. pitched roofs, landscape yards) occur or are desired.

(3) MX3, Corridor Mixed-Use District

The MX3 (corridor mixed-use) district is intended for use along the city's commercial corridors to promote development that is accessible via all modes of transportation, including pedestrians. Commercial uses in the MX3 district may be larger in scale and more flexible than other MX districts, including auto-oriented uses.

(4) GX1, Office-Residential Mix District

The GX1 (office-residential mix) district is intended for areas with a mix of mid-scale residential and/or office buildings, primarily on the edges of intensive locations, such as downtown.

(5) GX2, Neighborhood Office-Residential District

The GX2 (neighborhood office-residential mix) district is intended for areas with a mix of small-scale residential and/or office buildings, often as a transition between commercial corridors and residential neighborhoods.

¹ Existing B-1 & B-3 (gas stations)

² Existing B-1 & B-3 (gas stations)

³ Existing B-2 & B-3 (gas stations). Also see proposed commercial C3 district for existing B-2 and B-3 locations outside the downtown and gateway area

⁴ Existing B-3 & R-3

⁵ Existing B-1 and R-4

⁶ Existing B-1

ARTICLE III MIXED-USE DISTRICTS

14-26 Allowed Uses

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(6) RX, Riverfront Residential Mix District

The RX (riverfront residential mix) district is intended for large parcels with river frontage, where a higher intensity mix of residential buildings is desirable. Other uses may be permitted at nodes or on edges at corridors.

14-26 Allowed Uses

Uses are allowed in X districts in accordance with the use regulations of [Article VII](#). Some building types have additional limitations on permitted uses.

14-27 Allowed Building Types

Unless otherwise expressly stated, all buildings must comply with the building regulations that apply to a building type allowed in the subject zoning district per [Table 3-2](#). Exceptions apply to some existing buildings that do not fully conform to a applicable building type regulations.⁷

14-28 Regulations of General Applicability

The regulations of this section ([14-38](#)) apply to all building types.

(1) Permanent Structures

All buildings constructed must be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise expressly stated in this ordinance.

(2) Build to the Corner

All buildings are required to occupy the corner of a lot, defined by the intersection of the two build-to zones or setback lines.

(3) Building Design Regulations

All buildings must comply with the building design regulations of [14-38](#).

(4) Accessory Structure Regulations

Except as defined in the building type regulations, accessory structures are subject to the regulations of [XXX](#).

(5) Exceptions and Exemptions

The following exceptions and exemptions may apply to the building type regulations.

(a) Design Exceptions

General exceptions to building type regulations are allowed as indicated in [XXX](#). Specific exceptions are also expressly identified in this article.

(b) Temporary Patio on an MX Lot

Any MX district lot may be fully developed as an outdoor patio area for allowed uses under the following conditions:

1. A design exception has been approved in accordance with [XXX](#).
2. No building exists on the lot or is included as a part of the patio development.
3. No parking is permitted on the lot, except where if it is fully screened from any primary street by the patio.
4. The [frontage buffer with fence](#) is required along the primary street in line with the building face. Landscaping may be omitted from the frontage buffer if approved in accordance with the design exception procedures of [XXX](#).

(c) Outdoor Recreation Uses

Outdoor parks and recreation and outdoor participant sports and recreation uses are exempt from compliance with building type regulations, except that:

1. Buildings must comply with either:
 - a. The building regulations that apply to a building type allowed in the subject zoning district; or
 - b. The accessory kiosk regulations of [XXX](#).
2. Side and rear setbacks for any applicable building type must be used.

(d) Utility Structures

The following structures are not required to comply with regulations applicable to a specific building type.

1. Cell tower structures
2. Utility stations
3. Kiosks for parking lots are subject to the accessory kiosk regulations of [XXX](#).

⁷ Exception procedures to be added to [Article X](#).

ARTICLE III MIXED-USE DISTRICTS

14-28 Regulations of General Applicability

(6) Treatment of Yards

Paved vehicular areas are limited to specific locations in accordance with the applicable building type regulations. The following additional regulations govern the required treatment of yard areas around buildings.

(a) Landscape, Patio, Sidewalks

All yards must consist of landscape areas, patio space, or sidewalk space, unless otherwise expressly stated. Yard area may not exceed the maximum levels of imperviousness and semi-perviousness established for the subject building type.

(b) Driveways

See XXX for driveway design and location regulations. Driveways may cross through yards as follows:

1. Where permitted as access to the lot, driveways may cross perpendicularly through the front or street side yards.
2. In all X districts, driveways may cross perpendicularly through the side and rear yards to connect to parking on adjacent lots.
3. Driveways accessing rear yard garages are permitted within the side or rear yard setback, up to the property line. If the driveway is shared, the minimum side yard must be provided outside the driveway.

(c) Side Yard Parking Lots

Some building types permit side yard parking lots. Side yard parking lots may not encroach into the front yard area or into the minimum required side setback.

(d) Rear Yards

Paved vehicular use areas (parking lots, loading areas, drives) are typically required to be located in the rear yard; however, minimum rear yard setbacks also apply to parking lots.

(7) Primary Frontages

A primary frontage establishes the fronts of lots and buildings and where to locate the principal entrance to the building. A primary frontage designation requires the highest level of facade treatment and restricts locations for parking, driveways, and garage entrances. Primary frontages must be provided as follows:

(a) Mapped Street Frontages.

Primary frontage requirements must be met in those locations designated on the primary street map.⁸ The primary street map is an element of the city's official zoning map and subject to the zoning map regulations of 14-10.

(b) Open Space Frontage

Where a lot or parcel contains or abuts open space designated as a XXX district, the frontage of a building abutting the open space must comply with primary frontage requirements.

(c) River Frontage

Any facade facing a river must be treated as a primary frontage.

(d) Other Public Ways

Pedestrian ways and paseos to parking lots through parcels, blocks, or buildings must be treated as street frontage, unless

⁸ Map to be provided.

TABLE 3-2 — X DISTRICT BUILDING TYPES

Building Type	Districts						Regulations
	MX1	MX2	MX3	GX1	GX2	RX	
● = permitted ◐ = permitted with conditions - = prohibited							
Storefront	●	●	●			◐	14-17
Commercial Cottage	-	●	●	●	●	◐	14-18
Commercial Center	-	-	●				14-19
General Building	-	-	-	●	●	●	14-20
Row Building	-	-	-	●	●	●	14-21
Workshop Building	-	◐	-	-	-	-	14-21
Civic Building	-	●	●	●	●	●	14-22

ARTICLE III MIXED-USE DISTRICTS

14-29 Reading the Building Type Regulations

DRAFT

a reduction in transparency or the use of alternative facade materials are approved as a design exception in accordance with the procedures of XXX.

(e) **Multiple Primary Frontages**

If multiple primary frontages and no other non-primary frontages exist for a lot, one primary frontage may be designated by the zoning administrator as a non-primary frontage subject to all of the following:

1. The configuration of other parcels along the street, including fronts of buildings and locations of vehicular access, are more consistent with non-primary requirements; and
2. No plans for primary street designation in the future exist for the proposed non-primary frontage.

(f) **Corners**

At corners of buildings on streets and public ways, primary frontage treatments, including such items as, but not limited to, ground-story transparency, facade materials, building facade regulations, must be continued around the corner along the non-primary street or public way for a minimum of 30 feet.

(g) **Non-Primary Frontages**

Non-primary street frontages may utilize the regulations that apply to primary street frontages.

(8) Trash, Recycling, Refuse Locations

Unless otherwise defined by the building type, all trash, recycling, and other refuse areas must be located and treated as follows:

- (a) Trash, recycling, and other refuse areas in the rear yard of the lot.
- (b) When no rear yard exists or when the rear yard is less than 10 feet in depth, trash, recycling, and other refuse areas may be located in the rear portion of an interior side yard.
- (c) Trash, recycling, and other refuse areas may be located inside the building with access doors off the rear or interior side facade. Access doors may be located off a non-primary frontage facade if approved as a design exception in accordance with the

procedures of XXX. Access doors must be opaque, screening a minimum of 80 of the opening.

- (d) See XXX for required screening of trash, recycling, and other refuse areas.

14-29 Reading the Building Type Regulations

This section explains how to read and interpret the building type regulations.

(1) Allowed Building Types Table

Table 3-1 defines which building types are allowed within each district.

(2) Regulations of General Applicability

See 14-38 for building regulations applicable to all building types.

(3) Building Type Pages

In 14-30 through 14-36, four pages are provided for each of the building types:

(a) **Description of Building Type**

The first page of each specific building type section provides a general description of the building type and several images showing typical examples of the building type.

(b) **Table and Diagrams Spread**

The next 2 pages of each specific building type section provides the key spread of information, meant to be viewed as a whole. See XXX for an explanation of the building type spread.

(c) **Supplemental Regulations**

The final page of each specific building type section contains supplemental regulations referenced from the table of regulations. Specific design situations are explained on these pages and additional graphic diagrams may also be provided. For example, the explanation of how multiple buildings might be configured on one site may be included in this section.

(4) Building Design

See XXX for design regulations applicable to all building types. These provisions address such features as building materials, windows, roof types, and balcony design.

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insert diagram of 4-page spread and labels

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ARTICLE III MIXED-USE DISTRICTS

14-30 Storefront Buildings

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14-30 Storefront Buildings

Storefront buildings are allowed in those districts indicated in [Table 3-2](#). See [XXX](#) for information regarding storefront buildings on master plan sites.

(1) Intent

Storefront buildings are highly pedestrian-oriented, mixed-use buildings. Key elements include ground-story storefront windows and multiple entrances along primary streets, with retail stores, eating and drinking establishments, and a variety of service uses to encourage a high

level of pedestrian activity. Upper-story uses are flexible. Parking is located in the rear, screened from the primary street by the building.

(2) Illustrative Images

The images shown in [Figure 3-1](#) are intended to generally illustrate the character of storefront buildings. The buildings and sites in each image do not necessarily comply with all applicable storefront building regulations.



Figure 3-1. Illustrative Examples of Storefront Building. Each building image may not exhibit all of the requirements of the building type.

ARTICLE III MIXED-USE DISTRICTS

14-30 Storefront Buildings

DRAFT

(3) Building Regulations

Storefront buildings are subject to compliance with the regulations of general applicability specified in [14-38](#) and the building type-specific regulations of [Table 3-3](#) (further illustrated in [Figure 3-2](#)). See [XXX](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-3 — STOREFRONT BUILDING REGULATIONS

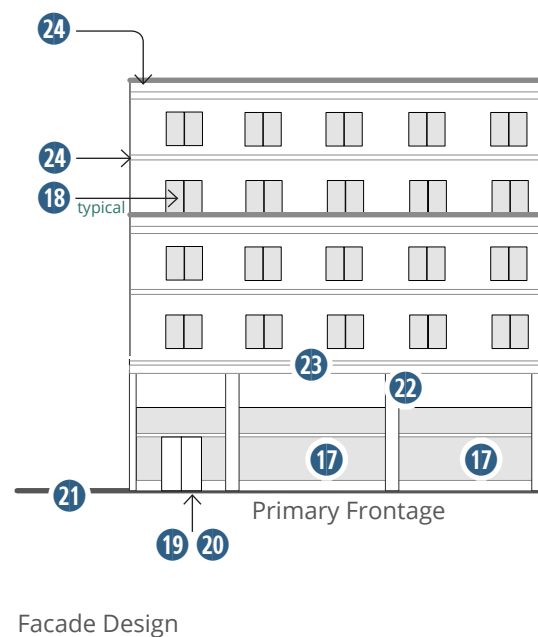
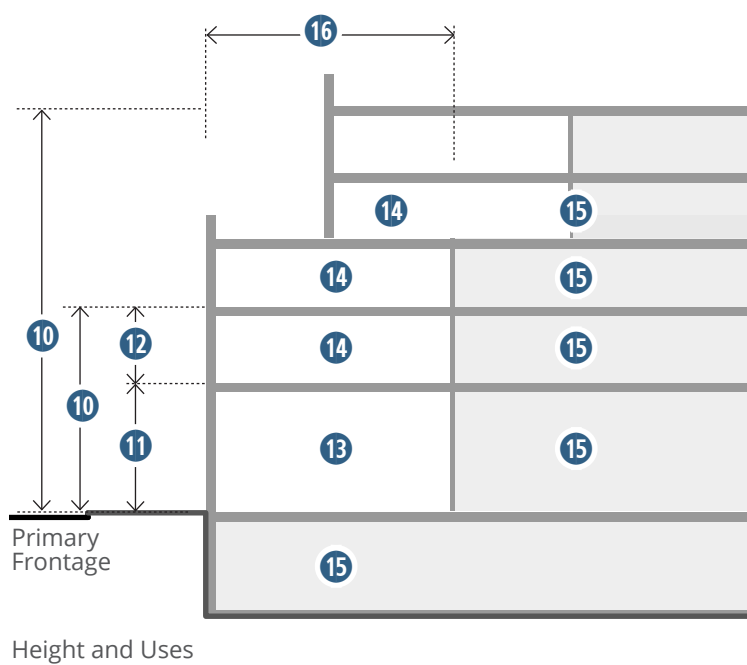
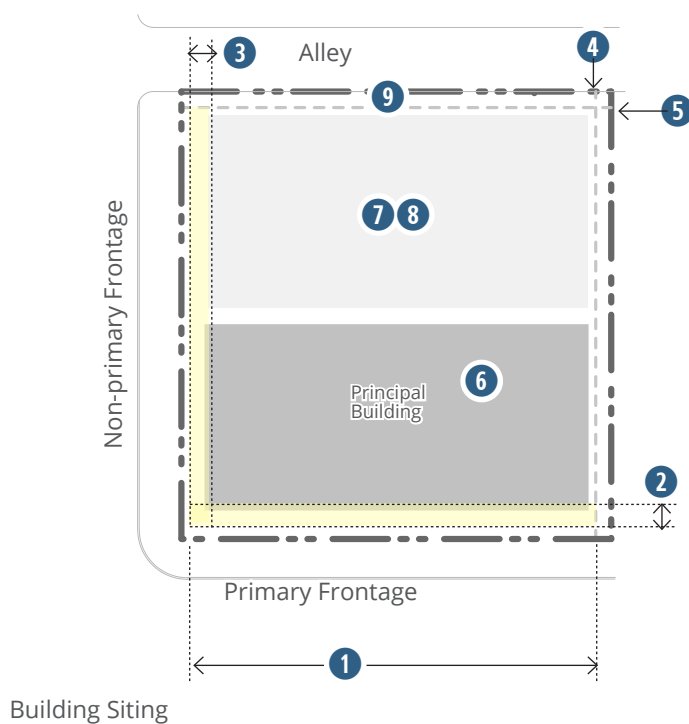
		DISTRICTS		REFERENCES
		MX1	MX2 & MX3	
(a) Building Siting				
1	Minimum Primary Frontage Coverage (%)	95	95	See 14-30(4) for allowed courtyards.
2	Primary Frontage Build-to Zone (feet)	0. to 5.	0 to 10	See 14-28 for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Build-to Zone (feet)	0. to 10.	0. to 15	
4	Minimum Side Setback (feet)	0; 5, if abutting other building type		
5	Minimum Rear Setback (feet)	10 ; 0 if abutting an alley		
6	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	90 10		
7	Surface or Accessory Parking Yard Location	Rear	Rear, limited side	See XXX for explanation of limited side yard parking..
8	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		See Article IX for screening regulations.
9	Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley only; if no alley exists, one off non-primary street Rear or non-primary street facade		See 14-28 for driveway access exception where there is no alley.
(b) Height				
10	Overall: Minimum Height (stories) Maximum Height (stories)	2 5; step-backs required above 3rd	1 3	See step-back regulations of 14-30
11	Ground-Story: Minimum Height (feet) Maximum Height (feet)	14 18	14 18	Stories are measured floor to floor.
12	Upper Stories: Minimum Height (feet) Maximum Height (feet)	9 12	9 12	
(c) Uses				
13	Primary Frontage Ground-Story Allowed Uses	Limited to retail, eating and drinking establishments, personal service, studio uses (office?)		
14	Non-primary Frontage, All Upper Stories, & Basement Allowed Uses	All uses allowed in accordance with 14-51 .		
15	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories		
16	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 all full height floors; not required in any basement		
(d) Facade & Cap Requirements				
17	Minimum Transparency: Ground-Story Primary Frontage Facades (%)	70 measured between 2 and 8 feet above sidewalk		14-28 requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per Article XIV.
18	Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories		
19	Minimum Primary Frontage Principal Entrances	Principal entrances 1 per every 60 feet of facade, recessed between 3 and 8 feet, up to 8 feet wide		See 14-29(11) for Principal Entryway regulations.
20	Entrance/Ground-Story Elevation (feet)	Within 1.5 of adjacent sidewalk grade		
21	Ground-Story Vertical Facade Divisions on Primary Frontage Facades	One shadow line per every 30 of facade width		See 14-29(12) for building articulation, including building variety.
22	Horizontal Facade Divisions on Primary Frontage Facades	One shadow line within 3 feet of the top of the ground-story on any street facade		
23	Permitted Building Caps	Parapet, flat; tower permitted	Parapet, pitched, flat; tower permitted	See 14-37 for building cap regulations.

ARTICLE III MIXED-USE DISTRICTS

14-30 Storefront Buildings

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Figure 3-2. Storefront Building



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ARTICLE III MIXED-USE DISTRICTS

14-30 Storefront Buildings

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(4) Supplemental Storefront Building Regulations

The supplemental regulations of this subsection apply to storefront buildings.

(a) Courtyards

One courtyard, maximum of 30 of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the Storefront building. Does not apply to Riverfront building.

(b) Build-to Zone Expansion

The primary street build-to zone may expand to between 0 and 25 feet for a maximum of 15% of the frontage to allow for additional seating or sidewalk.

(c) Additional Step-Back Regulations

Lower stories must be capped with a permitted building cap. The roofs of the lower stories may be used for terraces.

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ARTICLE III MIXED-USE DISTRICTS

14-31 Commercial Manor Buildings

14-31 Commercial Manor Buildings

Commercial manor buildings are allowed in those districts indicated in [Table 3-2](#). See [XXX](#) for information regarding commercial manor buildings on master plan sites.

(1) Intent

The commercial manor is a smaller scaled building type with characteristics similar to residential houses, such as a pitched roof, a front stoop or porch, and yard surrounding, to allow it to fit into an existing specific context. Uses in

this building type are specifically set to function adjacent to residential.

(2) Illustrative Images

The images shown in [Figure 3-3](#) are intended to generally illustrate the character of commercial manor buildings. The buildings and sites in each image do not necessarily comply with all applicable commercial manor building regulations.



Figure 3-3. Illustrative Examples of Commercial Manor Building

ARTICLE III MIXED-USE DISTRICTS

14-31 Commercial Manor Buildings

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(3) Building Regulations

Commercial manor buildings are subject to compliance with the regulations of general applicability specified in [14-38](#) and the building type-specific regulations of [Table 3-4](#) (further illustrated in [Figure 3-4](#)). See [XXX](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-4 — COMMERCIAL MANOR BUILDING REGULATIONS

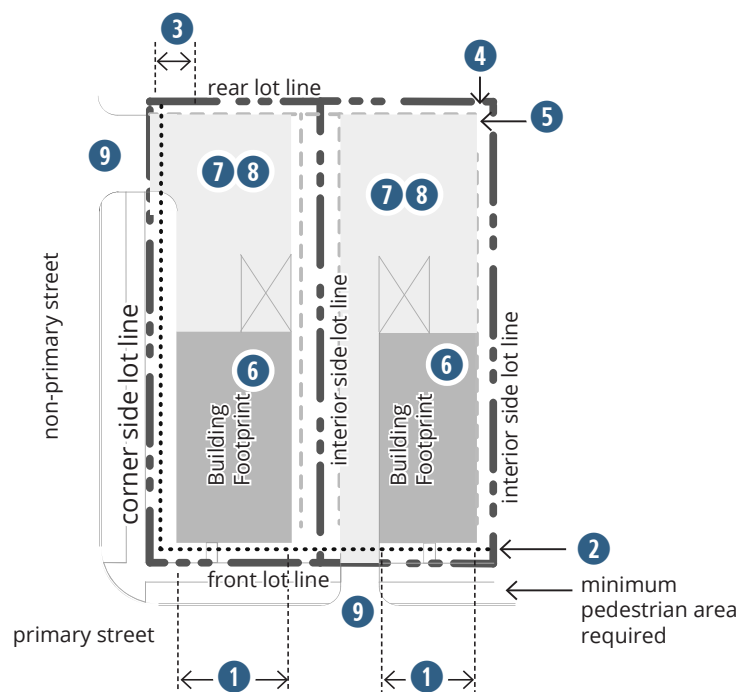
		DISTRICTS		REFERENCES
		MX2	GX2	
(a) Building Siting				
1	Maximum Building Width (feet)	60 (90)	60	See 14-21(4) for allowed courtyards.
2	Primary Frontage Build-to Zone (feet)	7.5. to 15.	12 to 25	See 14-28 for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Build-to Zone (feet)	7.5. to 15.	8. to 30	
4	Minimum Side Setback (feet)	5	5 (10 if abutting R district), and total of 20 both sides	
5	Minimum Rear Setback (feet)	5 ; 0 if abutting an alley	35 building; 0 for parking	
6	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	75 10	60 25	
7	Surface or Accessory Parking Yard Location	Rear, limited side		See XXX for explanation of limited side yard parking..
8	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		See Article IX for screening regulations.
9	Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley Rear or non-primary street facade		See 14-28 for driveway access exception where there is no alley.
(b) Height				
10	Overall: Minimum Height (stories) Maximum Height (stories)	1 2.5	1 2.5	
11	Ground-Story: Minimum Height (feet) Maximum Height (feet)	9 14	9 14	Stories are measured floor to floor. .
(c) Uses				
12	Primary Frontage Ground-Story Allowed Uses	All uses allowed in accordance with 14-51 , except residential		See Article VII for permitted uses per zoning district and definition of uses..
13	Non-primary Frontage, All Upper Stories, & Basement Allowed Uses	All uses allowed in accordance with 14-51 .		
14	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories		
15	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	30 all full height floors; not required in any basement		See Article XIV . for definition of Occupied Building Space.
(d) Facade & Cap Requirements				
16	Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories		Blank wall limitations apply to primary frontage facades per Article XIV.
17	Minimum Primary Frontage Principal Entrances	1 per every 60 feet of facade; off a stoop, minimum 4 ft. wide and 3 ft. deep or a porch, minimum 6 ft. wide by 4 ft. deep		See 14-29(11) . for Principal Entryway regulations.
18	Entrance/Ground-Story Elevation (feet)	Principal entrance and the ground-story must be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)		See Article XIV for measuring.
19	Ground-Story Vertical Facade Divisions on Primary Frontage Facades	One shadow line per every 30 of facade width		See 14-29(12) for building articulation, including building variety..
20	Permitted Cap Types	pitched; tower permitted		See 14-37 for building cap regulations.

ARTICLE III MIXED-USE DISTRICTS

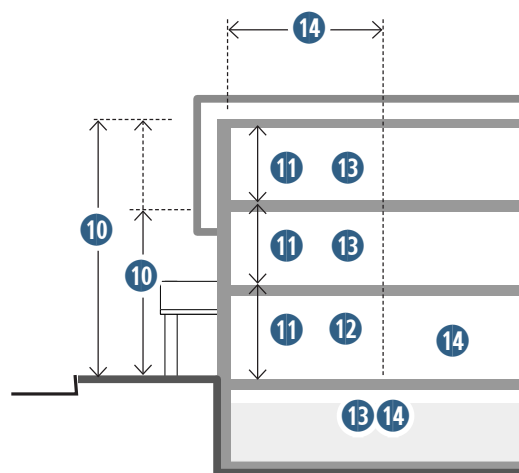
14-31 Commercial Manor Buildings

DRAFT

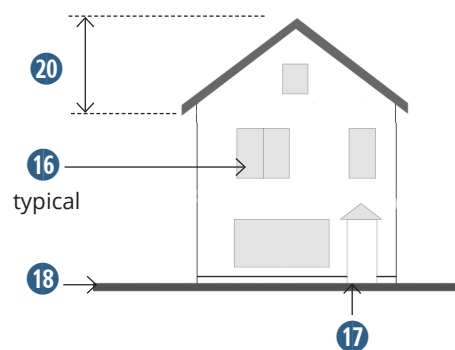
Figure 3-4. Commercial Manor Building



Building Siting



Height and Uses



Facade Design

ARTICLE III MIXED-USE DISTRICTS

14-31 Commercial Manor Buildings

DRAFT

(4) Supplemental Commercial Manor Building Regulations

The supplemental regulations of this subsection apply to commercial manor buildings.

(a) Permitted Connections between Buildings

Multiple commercial manor buildings may be connected by a single story enclosed building segment, a maximum of 15 feet in depth, setback from the front facade at least 12 feet. See [Figure 3-5](#).

(b) Shared Driveways/Alley

For lots without access to a non-primary street, one driveway per lot is permitted from the primary street. If multiple abutting lots are under common ownership or control, shared driveways must be used, with a maximum of one shared driveway off a primary street for 2 lots and a maximum of 2 driveways off a primary street for 3 or more lots.

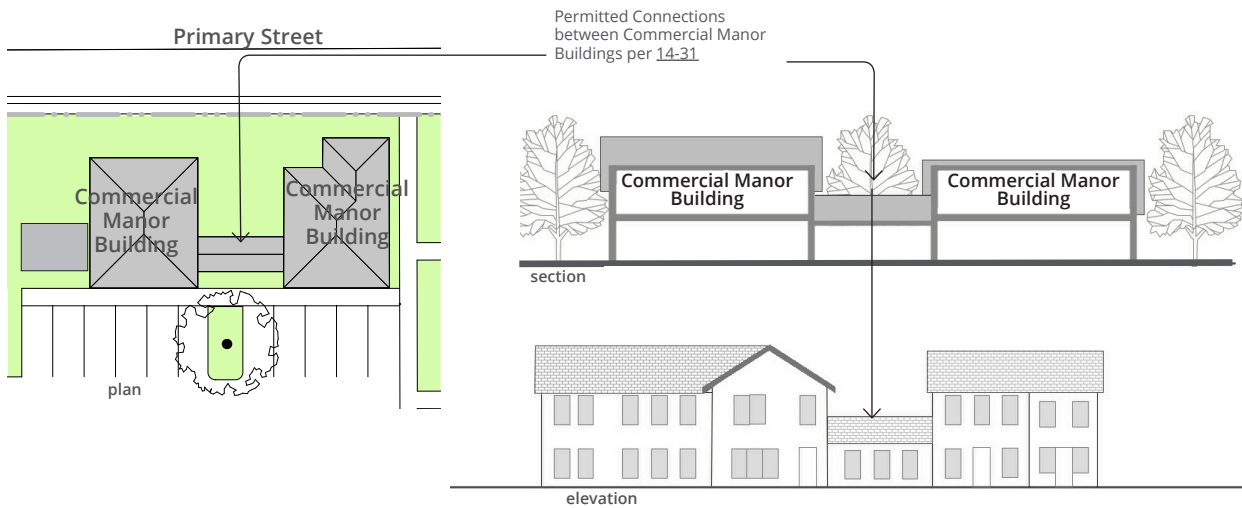


Figure 3-5. Commercial Manor Building: Connections

ARTICLE III MIXED-USE DISTRICTS

14-32 Commercial Centers

DRAFT

14-32 Commercial Centers

Commercial centers are allowed in those districts indicated in [Table 3-2](#). See [XXX](#) for information regarding commercial centers on master plan sites.

(1) Intent

The Commercial Center building type is intended to accommodate multiple buildings on one site and more automobile parking, while maintaining pedestrian accessibility. Similar to the Storefront building, a high level of storefront glass and regularly spaced entrances along the front and main parking lot facades increases walkability within the center, while buildings fronting the

street provides interest and scale for pedestrians on the perimeter.

(2) Illustrative Images

The images shown in [Figure 3-6](#) are intended to generally illustrate the character of commercial center buildings. The buildings and sites in each image do not necessarily comply with all applicable commercial center building regulations.

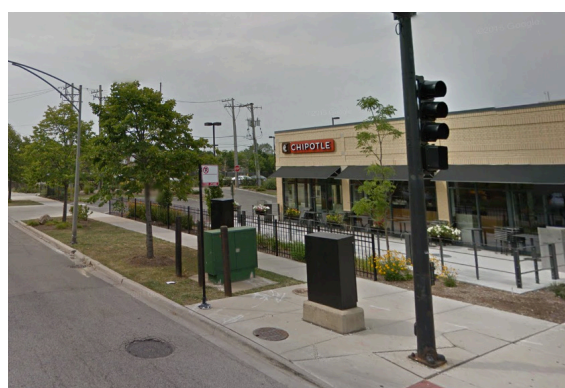


Figure 3-6. Illustrative Examples of Commercial Center Building. Each building image may not exhibit all of the requirements of the building type.

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ARTICLE III MIXED-USE DISTRICTS

14-32 Commercial Centers

DRAFT

(3) Building Regulations

Commercial centers are subject to compliance with the regulations of general applicability specified in [14-38](#) and the building type-specific regulations of [Table 3-5](#) (further illustrated in [Figure 3-7](#)). See [XXX](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-5 — COMMERCIAL CENTER BUILDING REGULATIONS

		MX3	REFERENCES	
(a) Building Siting				
1	Minimum Primary Frontage Coverage (%)		60	See 14-22(4) for allowed courtyards. See 14-22(4) for double frontage lots.
2	Primary Frontage Build-to Zone (feet)		0. to 15.	See 14-28 for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Build-to Zone (feet)		0. to 10.	
4	Minimum Side Setback (feet)		0; 10, if abutting other district	
5	Minimum Rear Setback (feet)		15 ; 0 if abutting an alley	
6	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)		75 15	See Article XIV for measurement information.
7	Surface or Accessory Parking Yard Location		Center, rear, interior side	See supplemental regulation for pedestrian pathways See 14-22(4) for explanation of limited side yard parking..
8	Refuse & Recycling, Utilities, & Loading Yard Location		Rear	See Article IX for screening regulations.
9	Permitted Driveway Access Location Permitted Garage Entry Facade Location		1 per 300 feet of street frontage Rear, interior side, or non-primary street facade	See 14-28 for driveway access exception where there is no alley. See XXX for additional garage door regulations.
(b) Height				
10	Overall: Minimum Height (stories) Maximum Height (stories)		1 3	See 14-22(4) for step-back regulations
11	Ground-Story:	Minimum Height (feet) Maximum Height (feet)	14 18	Stories are measured floor to floor. See 14-22(4) for taller floor to floor heights for warehouse retail.
12	Upper Stories:	Minimum Height (feet) Maximum Height (feet)	9 14	
(c) Uses				
13	Primary Frontage Ground-Story Allowed Uses		Limited to retail, eating and drinking establishments, personal service, studio uses	
14	Non-primary Frontage, All Upper Stories, & Basement Allowed Uses		All uses allowed in accordance with 14-51 .	
15	Allowed Parking Location within Building		Permitted fully in any basement and behind required occupied space of all other stories	
16	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)		20 all full height floors; not required in any basement	
(d) Facade & Cap Requirements				
17	Minimum Transparency: Ground-Story Primary Frontage & Main Parking Facades (%)		60, measured between 2 and 8 feet above sidewalk	14-28 requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per Article XIV .
18	Minimum Transparency: All Street Facades & Facades Visible from any Street (%)		15, measured per story of all stories (including half stories)	
19	Minimum Primary Frontage & Main Parking Principal Entrances		1 per every 60 feet of facade, recessed between 3 and 8 feet, up to 8 feet wide outside BTZ	See 14-29(11) for Principal Entryway regulations.
20	Entrance/Ground-Story Elevation (feet)		Within 1.5 of adjacent sidewalk grade	See Article XIV for measuring.
21	Ground-Story Vertical Facade Divisions on Primary Frontage & Main Parking Facades		One shadow line per every 30 of facade width	See 14-29(12) for building articulation, including building variety.
22	Horizontal Facade Divisions on Primary Frontage & Main Parking Facades		One shadow line within 3 feet of the top of the ground-story on multi-story buildings	
23	Permitted Cap Types		Parapet, pitched, flat; tower permitted	See 14-37 for building cap regulations.

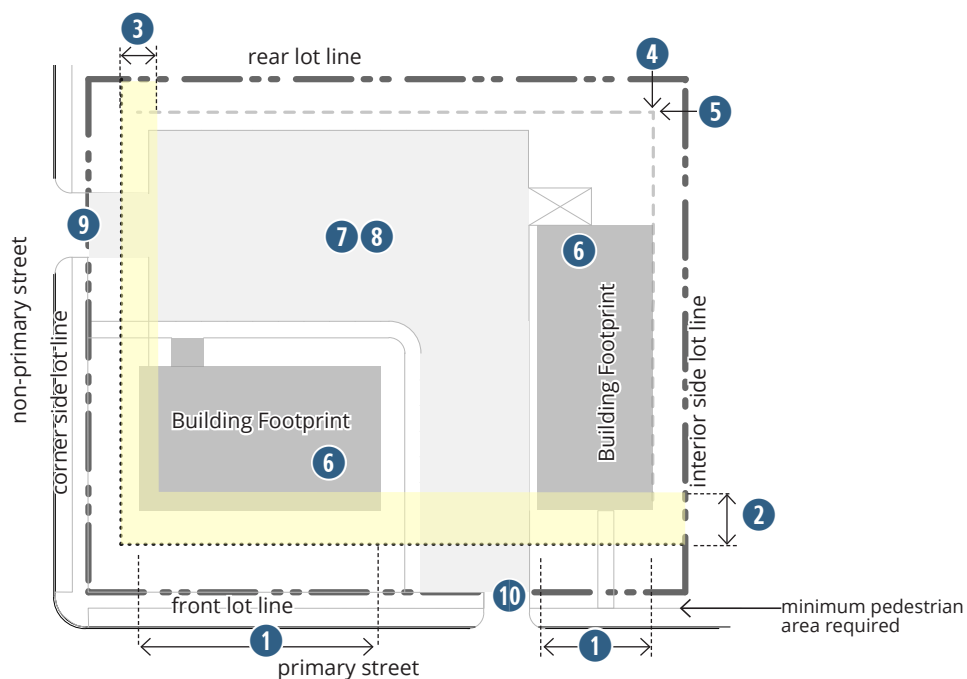
Attachment: DePereModule2 - original unedited version (8312 : Presentation, discussion, and possible action regarding the DRAFT De Pere

ARTICLE III MIXED-USE DISTRICTS

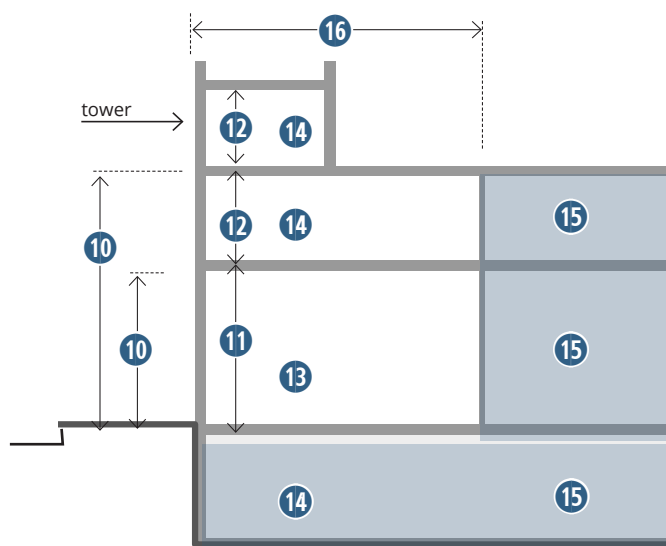
14-32 Commercial Centers

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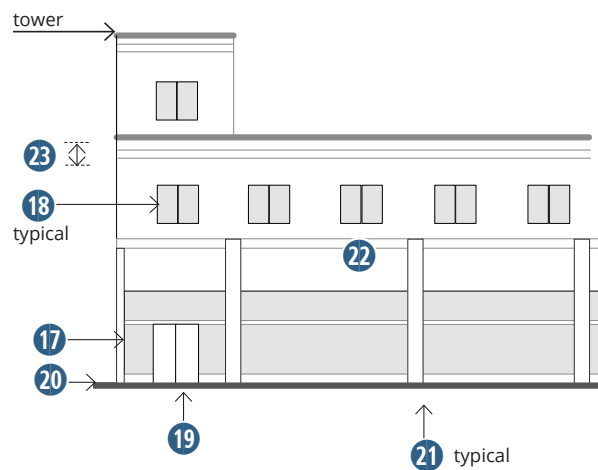
Figure 3-7. Commercial Center



Building Siting



Height and Uses



Facade Design

ARTICLE III MIXED-USE DISTRICTS

14-32 Commercial Centers

DRAFT

(4) Supplemental Commercial Center Regulations

The supplemental regulations of this subsection apply to commercial centers.

(a) Double Frontage Lots

Double Frontage Lots (see definition in XXX) that are deeper than 120 feet and share a primary frontage with an R district must provide the following:

1. The Row building types must front the adjacent R district primary street.
2. The Commercial Center lot must incorporate an interior alley, lane, or drive to provide access to both the Commercial Center building parking and the garage/parking for the Row building.
3. The rear of all buildings must be fully screened by building from both primary streets.

(b) Courtyards

One courtyard, maximum of 30 of facade width or 50 feet wide, whichever is less, may count towards the minimum primary frontage coverage.

(c) Minimum Pedestrian Area

Along all streets where the area from the back of curb to the lot line is less than 12 feet, the build-to zone must begin at 12 feet from the back of curb and extend into the site the depth defined.

(d) Pedestrian Pathway

Direct, continuous separate pedestrian pathways are required connecting the sidewalk along the primary frontage to each shop door on the main parking lot frontage, and dividing parking lots into segments no longer than 300 feet in length. The pathway must include the following:

1. Streetscape is required along the pedestrian pathway per XXX. Pavement

must be small unit pavers, concrete scored in less than 4-foot increments, or other similar material approved by the community development director.

2. Perpendicular crossings of parking drives are permitted, but the pavement must match the pathway.
3. Parallel paths to parking must be located in a raised median or island.

(e) Limited Side Yard Parking

Limited side yard parking means one double- or single-loaded aisle, with the centerline of the aisle perpendicular to the street, is permitted in the interior side yard. Maximum width of double-loaded is 60 feet and 40 feet for single-loaded, measured along the right-of-way. Parking may be angled or head-in. A frontage buffer is required in accordance with XXX.

(f) Warehouse-Retail Space

In CX, taller floor to floor heights may be permitted for warehouse-retail space with approval of a design exception per XXX, and where all other primary frontage and main parking lot frontage ground-story requirements are met:

1. The maximum height of the primary or main parking frontage for up to a 24-foot wide segment may be 28 feet.
2. When the primary and main parking frontage ground-story maximum height is met per the 30-foot depth required in XXX, and the maximum height of any non-primary street is met per the "all stories" height, or, the remainder of the ground-story may have a maximum height of 28 feet.
3. The taller space may not front any other street.
4. The taller space may not be more than 30 feet from any other side, or rear lot line.

ARTICLE III MIXED-USE DISTRICTS

14-33 General Buildings

DRAFT

14-33 General Buildings

General buildings are allowed in those districts indicated in [Table 3-2](#). See [XXX](#) for information regarding general buildings on master plan sites.

(1) Intent

The General building type is a basic building that can accommodate a wide range of uses, from residential for apartment and/or condominium buildings to office buildings. The General building type does not call for ground-floor storefront glass, but requires the same minimum level of transparency on the ground and upper stories.

Additionally, unlike the Storefront building type, the ground-story may be elevated above the sidewalk level..

(2) Illustrative Images

The images shown in [Figure 3-8](#) are intended to generally illustrate the character of general buildings. The buildings and sites in each image do not necessarily comply with all applicable general building regulations.

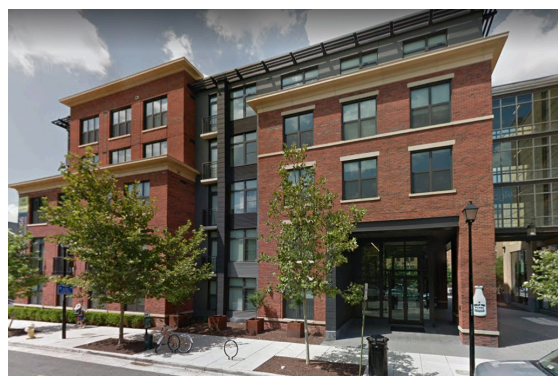
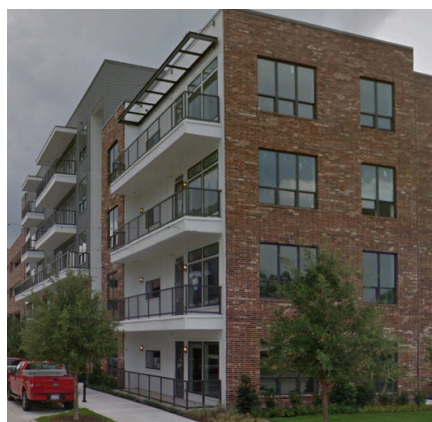


Figure 3-8. Illustrative Examples of General Building



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ARTICLE III MIXED-USE DISTRICTS

14-33 General Buildings

DRAFT

(3) Building Regulations

General buildings are subject to compliance with the regulations of general applicability specified in [14-38](#) and the building type-specific regulations of [Table 3-6](#) (further illustrated in [Figure 3-9](#)). See [XXX](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-6 — GENERAL BUILDING REGULATIONS

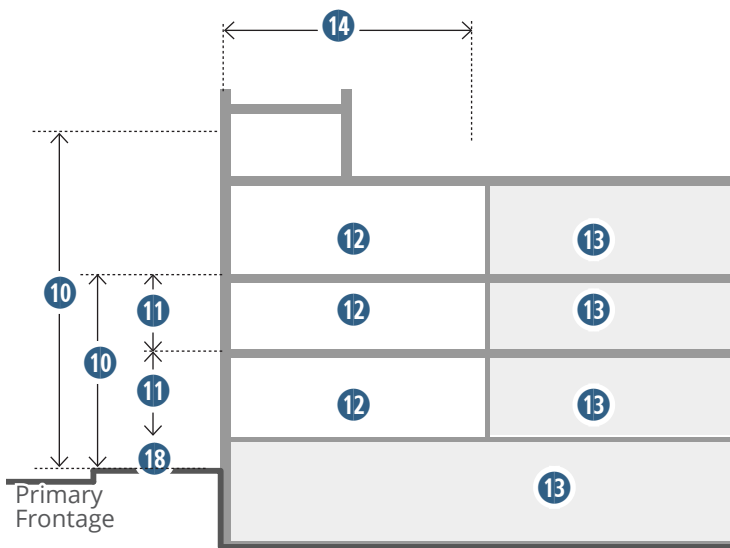
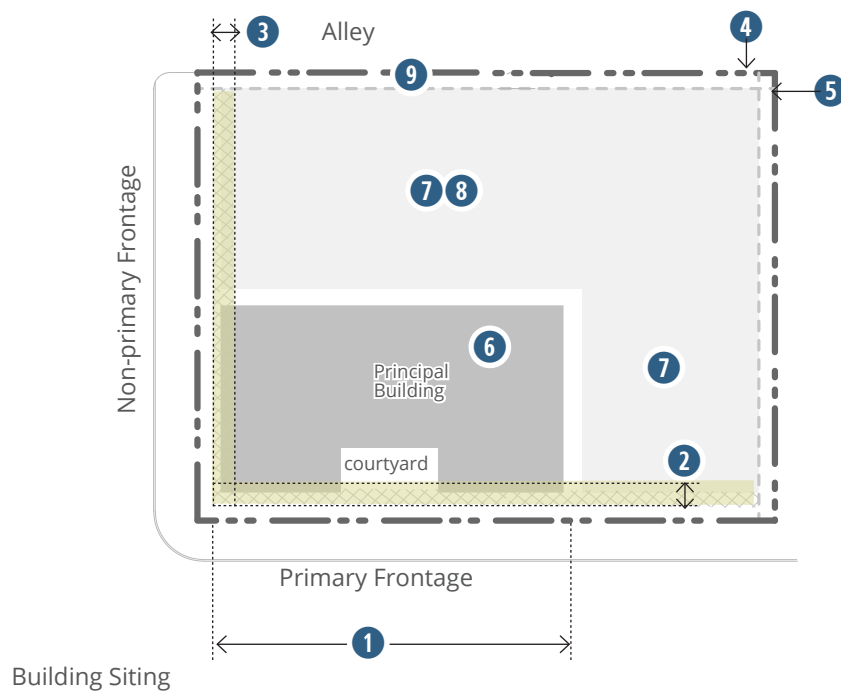
		GX1	GX2	RX	REFERENCES	
(a) Building Siting						
1	Minimum Primary Frontage Coverage (%)		80	75	75	See 14-23(4) for allowed court-yards.
2	Maximum Building Width (feet)		not applicable	120	120	.
3	Primary Frontage Build-to Zone (feet)		5. to 15.	10 to 20	10 to 20	See 14-23(4) for deeper setback adjacent to R district.
4	Non-Primary Frontage Build-to Zone (feet)		5. to 15.	5. to 35	5. to 35	See 14-28 for explanation of primary and non-primary frontages
5	Minimum Side Setback (feet)		5; 10, if abutting other building type			
6	Minimum Rear Setback (feet)		15	25		
7	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)		75 15	65 25	65 25	
8	Surface or Accessory Parking Yard Location		Rear	Rear, limited side	Center, limited side	See XXX for explanation of limited side yard parking..
9	Refuse & Recycling, Utilities, & Loading Yard Location		Rear		Center, side	See Article IX for screening regulations.
10	Permitted Driveway Access Location Permitted Garage Entry Facade Location		Alley only; if no alley exists, one off non-primary street Rear or non-primary street facade		One per 200 l.f. of street frontage Side	See 14-28 for driveway access exception where there is no alley.
(b) Height						
11	Overall:	Minimum Height (stories) Maximum Height (stories)	2 5; step-backs required above 3	1.5 3	2 7; step-backs required above 5	See 14-23(4) for step-back regulations See XXX for measuring. (heights measured from street elevation - not river)
12	Upper Stories:	Minimum Height (feet) Maximum Height (feet)	10 14	9 12	10 14	Stories are measured floor to floor. .
(c) Uses						
13	All Frontages & Stories		All uses allowed in accordance with 14-51 .			
14	Allowed Parking Location within Building		Permitted fully in any basement and behind required occupied space of all other stories			
15	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)		20 all full height floors; not required in any basement			See Article XIV. for definition of occupied building space..
(d) Facade & Cap Requirements						
16	Minimum Transparency: All Street & River Frontage Facades (%)		15, measured per story of all stories			14-28 requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per Article XIV
17	Minimum Primary & River Frontage Principal Entrances		One per every 90 of building facade, off a stoop, minimum 6 wide and 3 deep			See 14-29(11) for Principal Entryway regulations.
18	Entrance/Ground-Story Elevation (feet)		Within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)			See Article XIV for measuring.
19	Ground-Story Vertical Facade Divisions on Primary Frontage Facades		One shadow line per every 100 of facade width			See Article XIV for definition of shadow line.
20	Horizontal Facade Divisions on Primary Frontage Facades		One shadow line within 3 feet of the top of the ground-story on any street facade			See 14-29(12) for building articulation, including building variety.
21	Permitted Cap Types		Parapet, flat, pitched; tower permitted			See 14-37 for building cap regulations.

ARTICLE III MIXED-USE DISTRICTS

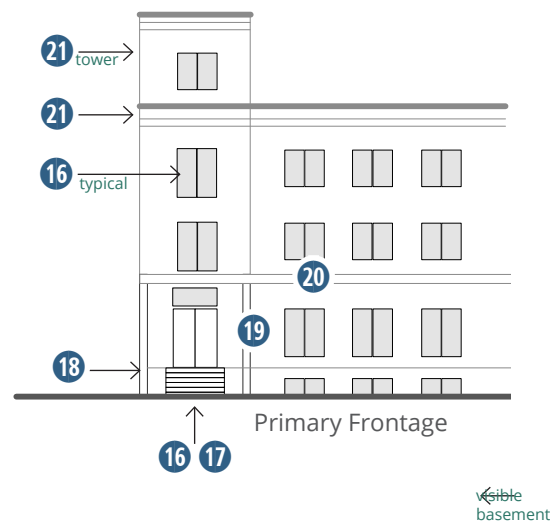
14-33 General Buildings

DRAFT

Figure 3-9. General Building



Height and Uses



Facade Design

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ARTICLE III MIXED-USE DISTRICTS

14-33 General Buildings

DRAFT

(4) Supplemental General Building Regulations

The supplemental regulations of this subsection apply to general buildings.

(a) Courtyards

One courtyard, maximum of 30 of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the General building.

(b) Build-to Zone Exceptions

For the General building, the primary street or the non-primary street build-to zone

may expand to between 5 and 25 feet for a maximum of 15% of the frontage to allow for additional seating, plaza, or landscape area.

(c) Additional Step-Back Regulations

Lower stories must be capped with a permitted building cap. The roofs of the lower stories may be used for terraces.

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ARTICLE III MIXED-USE DISTRICTS

14-34 Row Buildings

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14-34 Row Buildings

Row buildings are allowed in those districts indicated in [Table 3-2](#). See [XXX](#) for information regarding row buildings on master plan sites.

(1) Intent

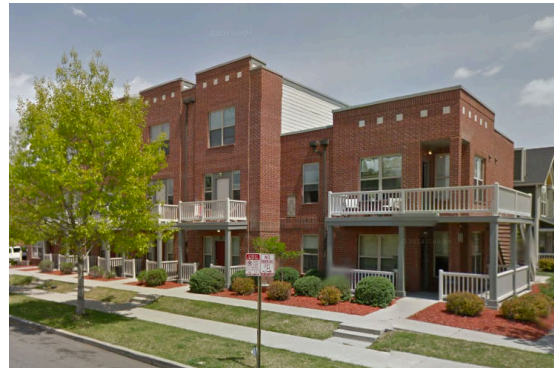
The row building type is similar to the General building, but is smaller in scale and divided into a series of vertical units each with separate entrances. Townhouses, rowhouses, or live-work units exemplify this building type.

(2) Illustrative Images

The images shown in [Figure 3-10](#) are intended to generally illustrate the character of row buildings. The buildings and sites in each image do not necessarily comply with all applicable row building regulations.



Figure 3-10. Illustrative Examples of Row Building. Each building image may not exhibit all of the requirements of the building type.



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ARTICLE III MIXED-USE DISTRICTS

14-34 Row Buildings

DRAFT

(3) Building Regulations

Row buildings are subject to compliance with the regulations of general applicability specified in [14-38](#) and the building type-specific regulations of [Table 3-7](#) (further illustrated in [Figure 3-7](#)). See [XXX](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-7 — ROW BUILDING REGULATIONS

		GX1	GX2	RX	REFERENCES
(a) Building Siting					
For the purposes of the Row building types, a building consists of multiple units.					
1	Minimum Primary Frontage Coverage (%)	80	75	75	See 14-24(4) for allowed courtyards.
2	Maximum Building Width (feet)	8 units or 200 feet, whichever is less			Building width is measured along street faces.
3	Primary Frontage Build-to Zone (feet)	0. to 20.	10 to 20	5 to 20	See 14-28 for explanation of primary and non-primary frontages.
4	Non-Primary Frontage Build-to Zone (feet)	5. to 15.	5. to 35	5. to 35	
5	Minimum Side Setback (feet) Minimum Space between Buildings (feet)	5; 10, if abutting other building type 15			
6	Minimum Rear Setback (feet)	15; 0 adjacent to alley	25; 5 adjacent to alley		
7	Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	75 15	65 15	65 15	
8	Surface or Accessory Parking Yard Location	Rear	Rear	Center	
9	Refuse & Recycling, Utilities, & Loading Yard Location	Rear		Center, side	See Article IX for screening regulations.
10	Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley only; if no alley exists, one off non-primary street Rear			See 14-28 for driveway access exception where there is no alley.
(b) Height					
11	Overall: Minimum Height (stories) Maximum Height (stories)	2 3.5	1 2.5	1 3.5	See XXX for measuring. (heights measured from street elevation - not river)
12	Upper Stories: Minimum Height (feet) Maximum Height (feet)	10 14	9 12	10 14	Stories are measured floor to floor. .
(c) Uses					
13	All Frontages & Stories	All uses allowed in accordance with 14-51 .			
14	Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories			
15	Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 for all full height floors; not required in any basement			See XXX. for definition of Occupied Building Space.
(d) Facade & Cap Requirements					
16	Minimum Transparency: All Street & River Frontage Facades (%)	15, measured per story of all stories			14-28 requires primary frontage treatment to turn corners. Blank wall limitations apply per Article XIV
17	Minimum Primary & River Frontage Principal Entrances	Each unit requires one principal entrance on a street, courtyard, or open space facade. Minimum of one principal entrance required per 30 of primary street facade.			See 14-29(11) for Principal Entryway regulations.
18	Principal Entrance Configuration	Entry doors must be off a stoop, minimum 4 wide and 3 deep, OR a porch, minimum 8 wide & 5 deep. No more than 2 entry doors may be located off each stoop or porch.			
19	Entrance/Ground-Story Elevation (feet)	Within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)			See Article XIV for measuring.
20	Ground-Story Vertical Facade Divisions on Primary Frontage Facades	One shadow line per every 60 feet of street facade width or every 2 units, whichever is less			See 14-29(12) for building articulation, including building variety.
21	Horizontal Facade Divisions on Primary Frontage Facades	One shadow line within 3 feet of any visible basement on any street facade			
22	Permitted Cap Types	Parapet, flat, pitched; one tower permitted per building			See 14-37 for building cap regulations.

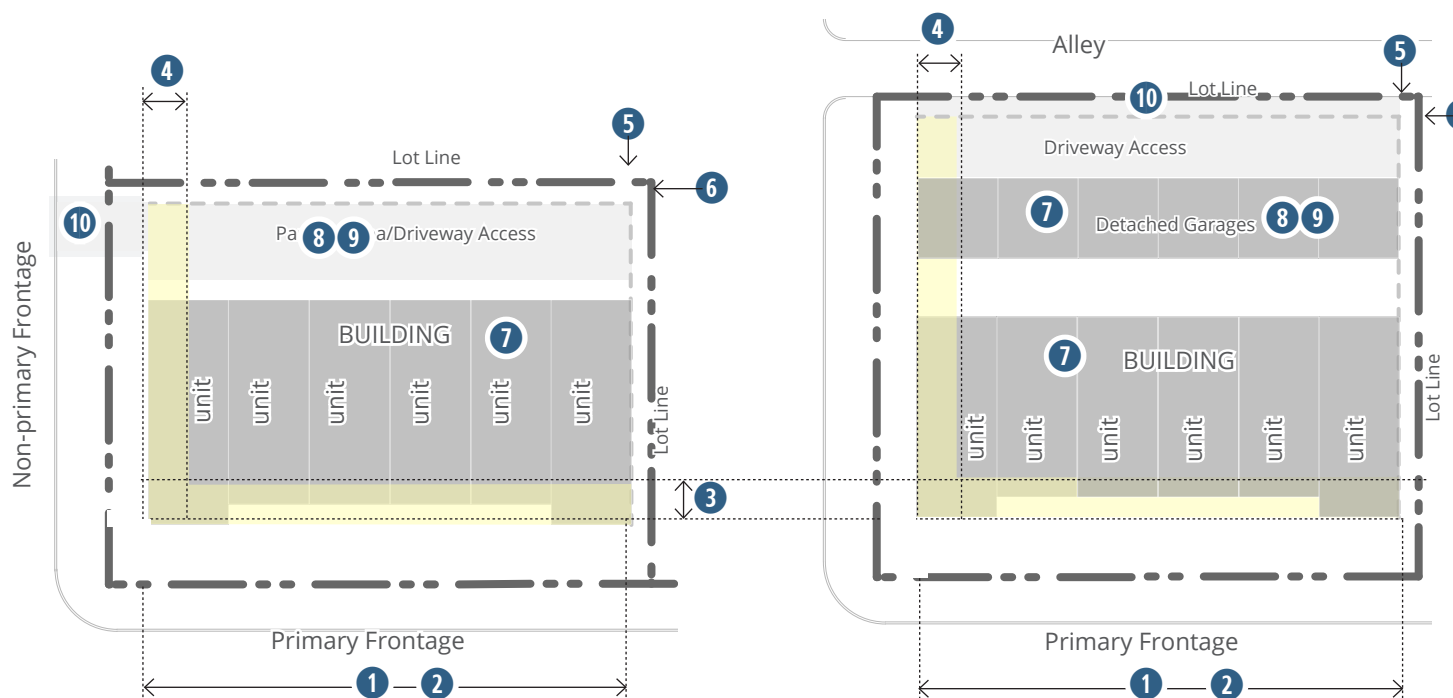
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ARTICLE III MIXED-USE DISTRICTS

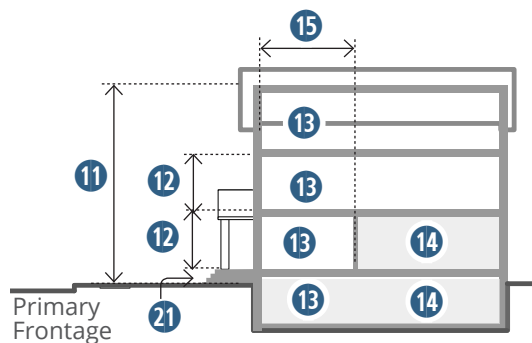
14-34 Row Buildings

DRAFT

Figure 3-11. Row Building



Building Siting



Height and Uses



Facade Design

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ARTICLE III MIXED-USE DISTRICTS

14-34 Row Buildings

DRAFT

(4) Supplemental Row Building Regulations

The supplemental regulations of this subsection apply to row buildings.

(a) Courtyards

One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the Row building.

(b) Front Facades and Entrances

Each unit must have a facade located within the primary build-to zone, except 1 of every 3 units may front a courtyard, open space,

or non-primary street with its principal entrance. See [Figure 3-12](#).

(c) Build-to Zone at Courtyards

For units fronting courtyards or open space, the build-to zone is measured from the edge of the courtyard or lot line of the open space. See [Figure 3-12](#).

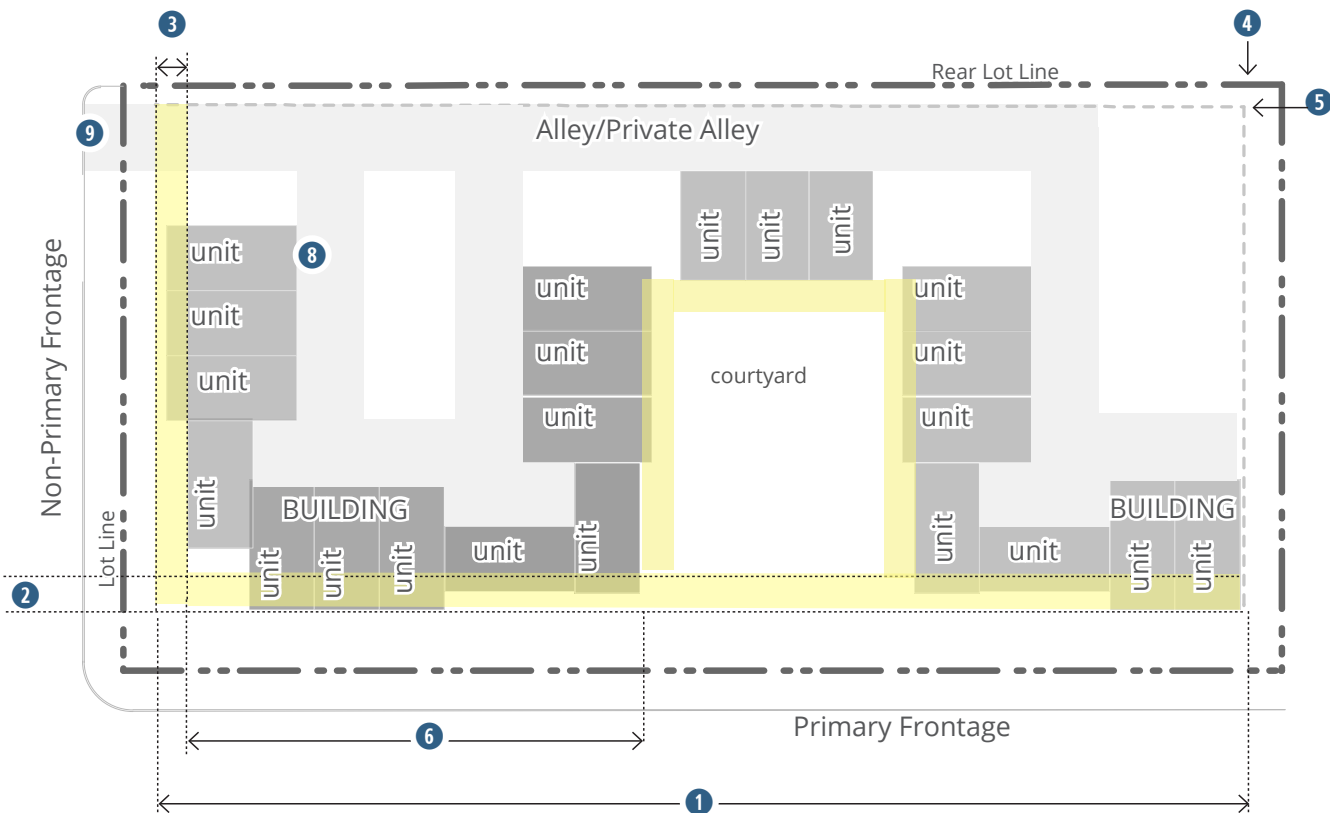


Figure 3-12. Row Building: Courtyard Layout Example

ARTICLE III MIXED-USE DISTRICTS

14-35 Workshop Buildings

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14-35 Workshop Buildings

Workshop buildings are allowed in those districts indicated in [Table 3-2](#). See [XXX](#) for information regarding workshop buildings on master plan sites.

(1) Intent

The workshop building type is similar to the general building, but allows for more flexibility in uses, including light industrial and maker spaces. To aid those more flexible uses, the workshop building also allows for service bays, loading, and vehicular doors in more locations, though limited in design.

(2) Illustrative Images

The images shown in [Figure 3-13](#) are intended to generally illustrate the character of workshop buildings. The buildings and sites in each image do not necessarily comply with all applicable workshop building regulations.

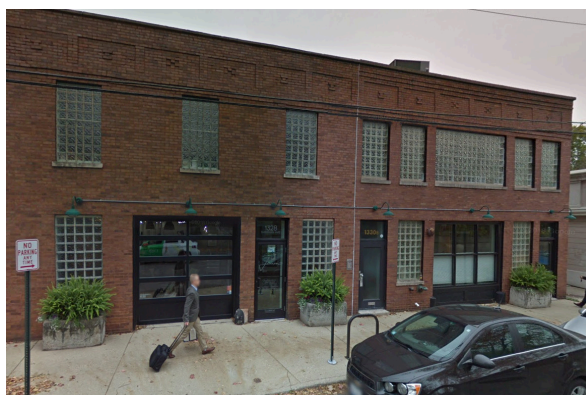


Figure 3-13. Illustrative Examples of Workshop Building. Each building image may not exhibit all of the requirements of the building type.



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ARTICLE III MIXED-USE DISTRICTS

14-35 Workshop Buildings

DRAFT

(3) Building Regulations

Workshop buildings are subject to compliance with the regulations of general applicability specified in [14-38](#) and the building type-specific regulations of [Table 3-8](#) (further illustrated in [Figure 3-14](#)). See [XXX](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-8 — WORKSHOP BUILDING REGULATIONS

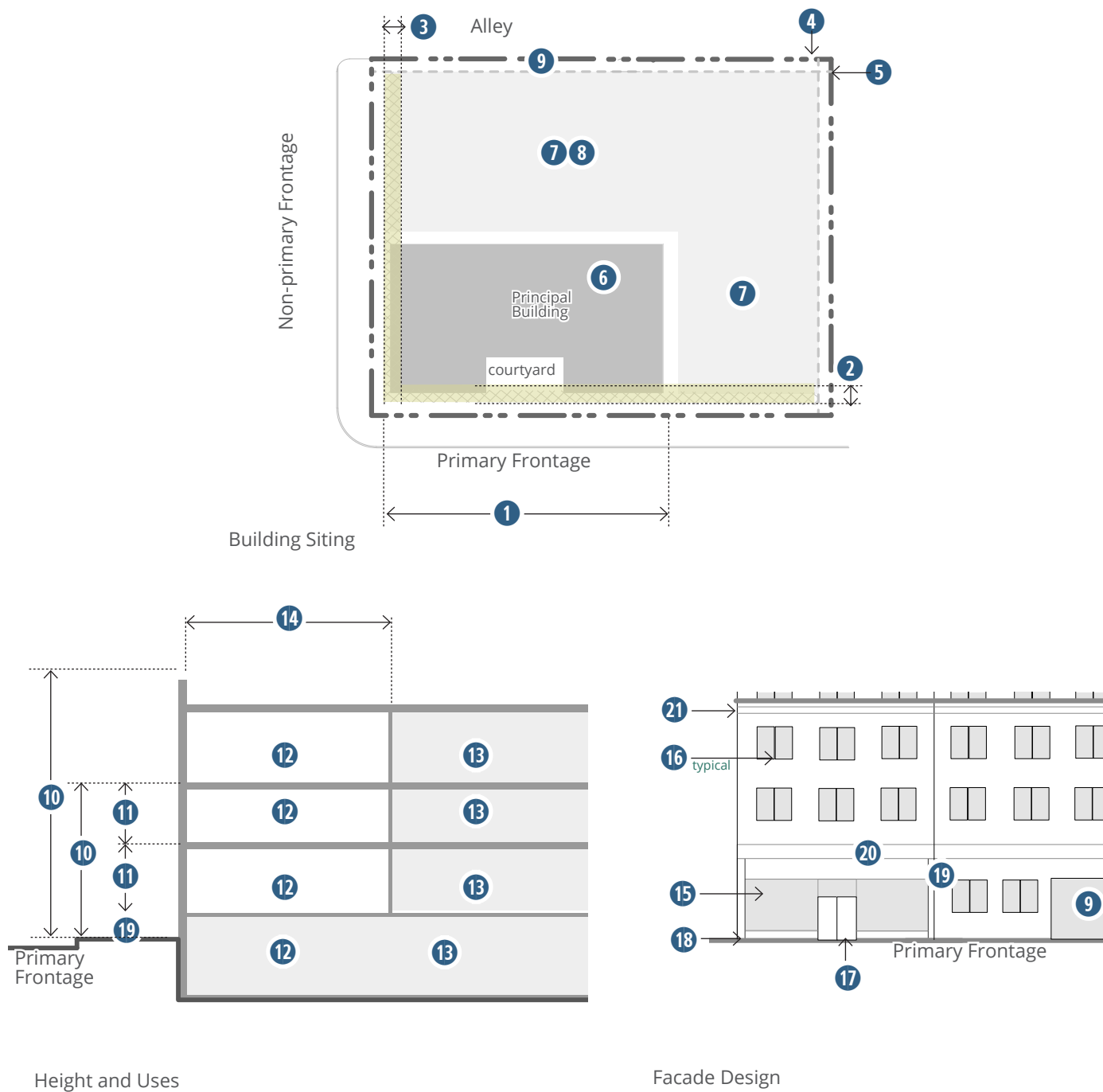
	MX2	REFERENCES
(a) Building Siting		
1 Minimum Primary Frontage Coverage (%)	70	
2 Primary Frontage Build-to Zone (feet)	0 to 15	See 14-28 for explanation of primary and non-primary frontages.
3 Non-Primary Frontage Build-to Zone (feet)	5 to 15	
4 Minimum Side Setback (feet)	5; 10, if abutting other building type	
5 Minimum Rear Setback (feet)	15	
6 Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	75 15	
7 Surface or Accessory Parking Yard Location	Rear; limited side yard parking	See XXX for explanation of limited side yard parking..
8 Refuse & Recycling, Utilities, & Loading Yard Location	Rear	See Article IX for screening requirements.
9 Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley; one off non-primary street at garage door Rear or side facade; front facade up to 35%	See 14-28 for driveway access exception where there is no alley.
(b) Height		
10 Overall: Minimum Height (stories) Maximum Height (stories)	1 2.5	See 14-23(4) for step-back requirements
11 Upper Stories: Minimum Height (feet) Maximum Height (feet)	12 15	Stories are measured floor to floor.
(c) Uses		
12 All Frontages & Stories	All uses allowed in accordance with 14-51 .	
13 Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories	
14 Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 all full height floors; not required in any basement	See Article XIV. for definition of occupied building space.
(d) Facade & Cap Requirements		
15 Minimum Transparency: Ground-Story Primary Frontage & Main Parking Facades (%)	60, measured between 2 and 8 feet above sidewalk	14-28 requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per Article XIV
16 Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories (including half stories)	
17 Minimum Primary Frontage Principal Entrances	1 per every 60 feet of facade, recessed between 3 and 8 feet, up to 8 feet wide outside BTZ	See 14-29(11) for Principal Entry-way requirements.
18 Entrance/Ground-Story Elevation (feet)	Within 1.5 of adjacent sidewalk grade	
19 Ground-Story Vertical Facade Divisions on Primary Frontage & Main Parking Facades	One shadow line per every 30 of facade width	See XXX for definition of shadow line. See 14-29(12) for building articulation, including building variety.
20 Horizontal Facade Divisions on Primary Frontage & Main Parking Facades	One shadow line within 3 feet of the top of the ground-story on multi-story buildings	
21 Permitted Cap Types	Parapet, pitched, flat; tower permitted	See 14-37 for building cap regulations.

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ARTICLE III MIXED-USE DISTRICTS

14-35 Workshop Buildings

Figure 3-14. Workshop Building



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ARTICLE III MIXED-USE DISTRICTS

14-35 Workshop Buildings

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ARTICLE III MIXED-USE DISTRICTS

14-36 Civic Buildings

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14-36 Civic Buildings

Civic buildings are allowed in those districts indicated in [Table 3-2](#). See [XXX](#) for information regarding civic buildings on master plan sites.

(1) Intent

The civic building type regulations are the most flexible building type regulations and are intended to allow for singular, more iconic designs. The civic building type is allowed only for buildings occupied by civic and institutional uses.

(2) Illustrative Images

The images shown in [Figure 3-15](#) are intended to generally illustrate the character of civic buildings. The buildings and sites in each image do not necessarily comply with all applicable civic building regulations.



Figure 3-15. Illustrative Examples of Civic Building. Each building image may not exhibit all of the requirements of the building type.



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ARTICLE III MIXED-USE DISTRICTS

14-36 Civic Buildings

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(3) Building Regulations

Civic buildings are subject to compliance with the regulations of general applicability specified in [14-38](#) and the building type-specific regulations of [Table 3-9](#) (further illustrated in [Figure 3-16](#)). See [XXX](#) for rules governing how compliance with applicable regulations is measured.

TABLE 3-9 — CIVIC BUILDING REGULATIONS

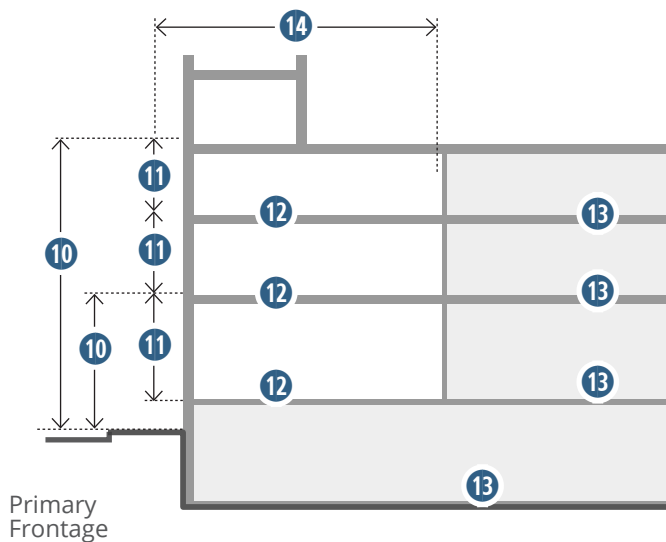
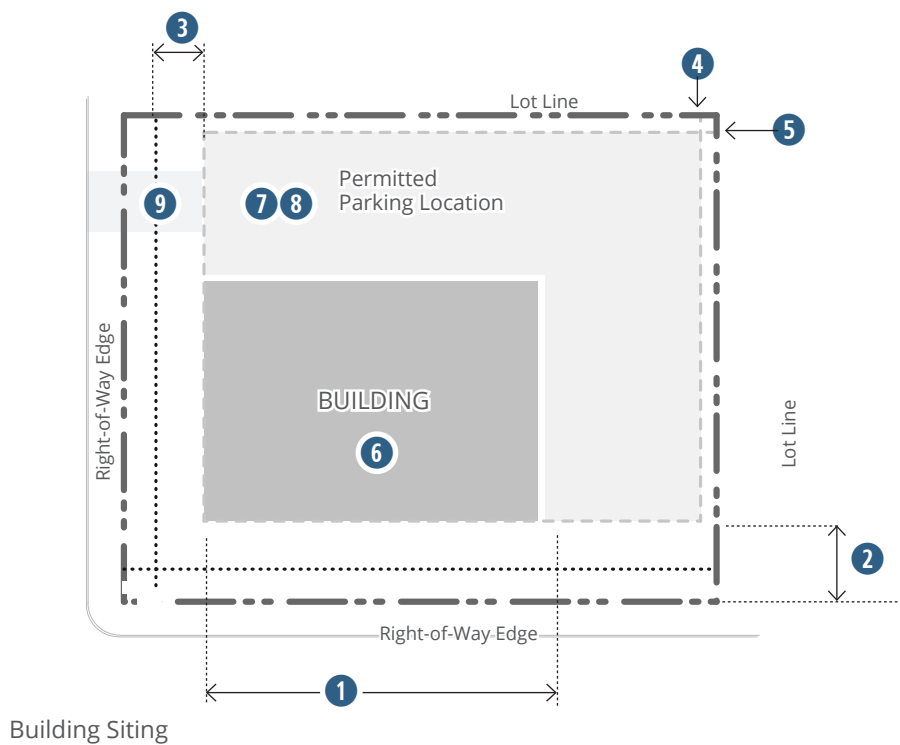
	ALL LOCATIONS	REFERENCES
(a) Building Siting		
1 Minimum Primary Frontage Coverage (%)	none required	
2 Primary Frontage <u>Setback</u> (feet)	15	See 14-28 for explanation of primary and non-primary frontages.
3 Non-Primary Frontage <u>Setback</u> (feet)	10	
4 Minimum Side Setback (feet)	15	
5 Minimum Rear Setback (feet)	15	
6 Maximum Site Impervious Coverage (%) Additional Semi-Pervious Coverage (%)	None required	
7 Surface or Accessory Parking Yard Location	50 30	See XXX for explanation of limited side yard parking..
8 Refuse & Recycling, Utilities, & Loading Yard Location	Rear yard, limited side yard	See Article IX for screening requirements.
9 Permitted Driveway Access Location Permitted Garage Entry Facade Location	Alley only Rear or side facade	See 14-28 for driveway access exception where there is no alley.
(b) Height		
10 Overall: Minimum Height (stories) Maximum Height (stories)	1 3	See 14-23(4) for step-back requirements
11 All Stories: Minimum Height (feet) Maximum Height (feet)	9, 15 for single story building 18, 24 for single story building	Stories are measured floor to floor.
(c) Uses		
12 All Frontages & Stories	Limited to those public and civic uses allowed in accordance with 14-51 .	See Article VII for permitted uses per zoning district and definition of uses..
13 Allowed Parking Location within Building	Permitted fully in any basement and behind required occupied space of all other stories	
14 Minimum Depth of Occupied Building Space along Primary Frontage Facade (feet)	20 all full height floors; not required in any basement	See Article XIV. for definition of occupied building space..
(d) Facade & Cap Requirements		
15 Minimum Transparency: All Street Facades & Facades Visible from any Street (%)	15, measured per story of all stories (including half stories)	14-28 requires primary frontage treatment to turn corners. Blank wall limitations apply to primary frontage facades per Article XIV
16 Minimum Primary Frontage Principal Entrances	Principal entrance required on primary frontage facade	See 14-29(11) for Principal Entry-way requirements.
17 Entrance/Ground-Story Elevation (feet)	Principal entrance and 80 of the ground-story must be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 with visible basement (transparency required)	
18 Ground-Story Vertical Facade Divisions on Primary Frontage & Main Parking Facades	No requirement; one deep shadow line recommended per every 60 of facade width, whichever is less	See Article XIV for definition of shadow line.
19 Horizontal Facade Divisions on Primary Frontage & Main Parking Facades	No requirement; one deep shadow line recommended within 3 ft. of any visible basement	See 14-29(12) for building articulation, including building variety.
20 Permitted Cap Types	Parapet, pitched, flat, other with design exception per XXX ; tower permitted	See 14-37 for building cap regulations.

ARTICLE III MIXED-USE DISTRICTS

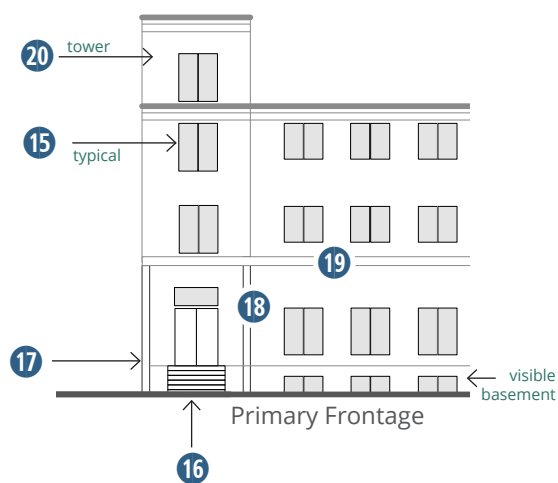
14-36 Civic Buildings

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Figure 3-16. Civic Building



Height and Uses



Facade Design

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ARTICLE III MIXED-USE DISTRICTS

14-37 Building Caps

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14-37 Building Caps

(1) General Regulations

- (a) The major components of any roof must comply with the regulations established for one of the types of building caps permitted for the subject building type.
- (b) Roofs for bay or bow windows and dormers are not required to comply with building cap regulations.
- (c) Terraces, green roofs, rooftop gardens, and other outdoor facilities are permitted on any roof, except any permanently covered area is considered a story. Where the cover is visible from any public way or open space, it must comply with the regulations applicable to the subject type. The tower may be applied to these outdoor areas.

(2) Parapet Cap

A parapet is a low wall projecting above a building's roof along the perimeter of the building on all street facades and facades visible from the street or any open or civic space (see [Figure 3-17](#)).

(a) Parapet Height

Height is measured from the top of the upper story to the top of the parapet. Minimum height is 2 feet with a maximum height of 6 feet. Horizontal shadow lines. An shadow line must define the parapet from the upper stories of the building and must also define the top of the cap. See [XXX](#) for definition of shadow line.

(b) Occupied Building Space

Occupied building space is not allowed behind a parapet cap.

(c) Rooftop Appurtenances

With the exception of solar panels, any rooftop appurtenances must be located towards the rear or interior of the parapet roof. The parapet must screen the mechanicals from the elevation of the sidewalk across the street

(3) Flat Cap

A flat cap is a visibly flat roof with overhanging eaves (see [Figure 3-18](#)).

(a) Configuration

The roof may not include a visible slope from the street and eaves are required on all primary and non-primary frontage facades and facades visible from the street, any open space, or any civic space.

(b) Eave Depth

Eave depth is measured from the building facade to the outside edge of the eave. Eaves must have a depth of at least 14 inches.

(c) Eave Thickness

Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves must be a minimum of 6 inches thick.

(d) Interrupting Vertical Walls

Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

1. No more than one-third of the front facade may consist of an interrupting vertical wall.
2. Vertical walls must extend no more than 8 feet above the top of the eave.

(e) Occupied Building Space

Occupied building space may not be located behind a flat cap.

(f) Rooftop Appurtenances

With the exception of solar panels, any rooftop appurtenances must be located

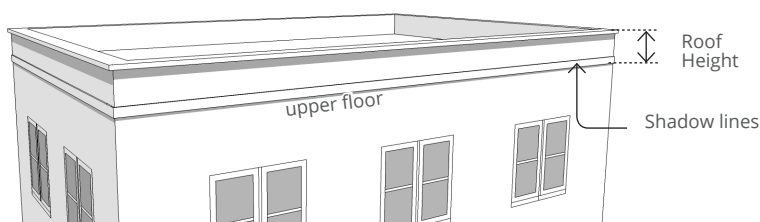


Figure 3-17. Example of a Parapet Cap Type

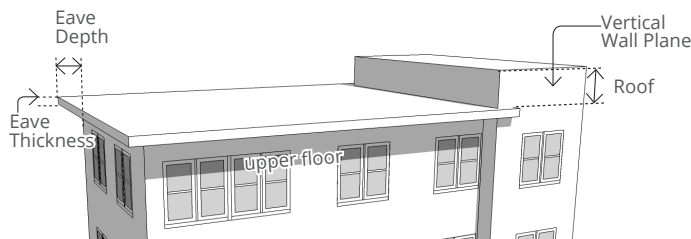


Figure 3-18. Example of a Flat Cap Type

ARTICLE III MIXED-USE DISTRICTS

14-37 Building Caps

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behind the interrupting vertical wall with no visibility on any street elevation drawing.

(4) Pitched Cap

A pitched cap is a sloped or pitched roof, where the slope occurs on all street facades, any open space facade, and civic space facade. Slope is measured with the vertical rise divided by the horizontal span or run (see [Figure 3-19](#)).

(a) Pitch Measure

The roof may not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.

(b) Configurations.

1. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
2. Butterfly (inverted gable roof) and shed roofs are not permitted, unless a design exception is approved.
3. Gambrel and mansard roofs are not permitted.

(c) Parallel Ridge Line

A gabled end or perpendicular ridge line must occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (See [Figure 3-19](#)).

(d) Roof Height

Roofs without occupied building space and/or dormers must have a maximum height on primary and non-primary frontage facades equal to no more than 1.5 times the subject building's upper-story floor to floor height.

(e) Occupied Building Space

Occupied building space may be incorporated behind a pitched cap. If used, the occupied space counts as a half story.

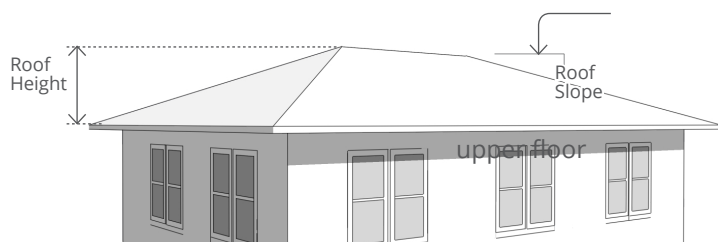
(f) Rooftop Appurtenances

With the exception of solar panels, any rooftop appurtenances must be recessed within the pitched roof with no visibility on any street elevation drawing.

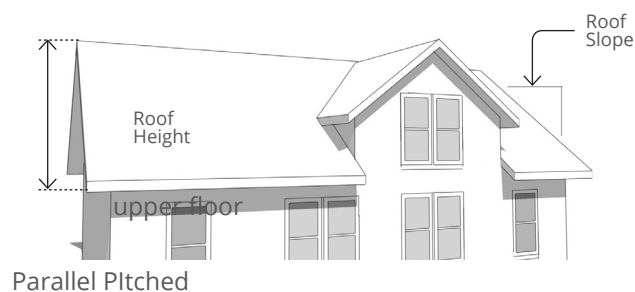
(5) Other Caps

Special building cap designs not otherwise defined in this section may be approved as a design exception, subject to the following:

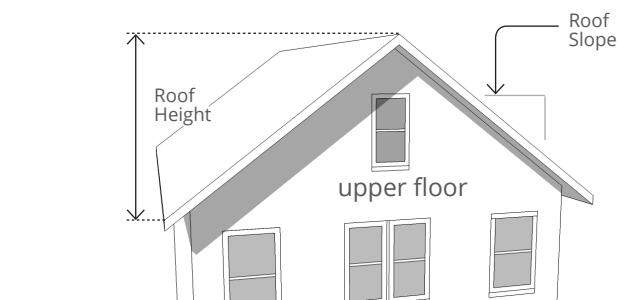
- (a) The building or portion of building approved as an alternative building cap must be determined to warrant a separate status from the majority of buildings in the zone, with a correspondence between the form of the cap and the building use, such as a dome for a planetarium, a dome for a place of worship, or a unique, singular roof for a more distinctive performing arts venue.
- (b) The approved alternative building cap may not create additional occupiable space beyond that permitted by the building type.
- (c) The shape of the roof must be different from those expressly defined in this section, such as a dome, spire, or vault, and not a gabled roof, hipped roof, roof with parapet, or flat roof.



Low Pitched Roof Cap Type (Hip Roof)



Parallel Pitched



Pitched Cap Type (Gable Roof)

Figure 3-19. Examples of Pitched Cap Type

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14-37 Building Caps

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(6) Towers

A tower is a vertical element, polygonal (simple), rectilinear or cylindrical in plan used with other types of building caps (see [Figure 3-20](#)).

(a) Location and Quantity

Unless otherwise defined in the building type tables, the following regulations apply:

1. A maximum of 2 towers total are permitted within 15 feet of all street facades
2. Two additional towers are permitted a minimum of 30 feet from a street facade.
3. Tower locations are typically limited to allowing towers associated with the facade design and visible from the street, and those more functional towers located beyond the facade.
4. Towers may not be located within any required step-back per the building type.

(b) Tower Height

Maximum height, measured from the top of the parapet or eave to the top of the tower shaft not including the cap, is the equivalent of the height of one upper floor of the building to which the tower is applied.

(c) Tower Width

Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.

(d) Tower Spacing

Towers must be generally spaced from other towers a minimum of 60 feet and specifically by a minimum of 120 feet along a primary or non-primary frontage facade.

(e) Transparency

Towers that comply with the minimum floor-to-floor to height of the building type and are located within 30 feet of a facade must comply with the minimum transparency requirements of the building.

(f) Horizontal Shadow Lines

A shadow line is required between the 4th and 5th stories of any tower and at the cap of the tower.

(g) Occupied Building Space

Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied, unless otherwise stated.

(h) Rooftop Appurtenances

No rooftop appurtenances are permitted on tower roofs.

(i) Tower Cap

The tower may be capped by the parapet, pitched, or flat building cap.

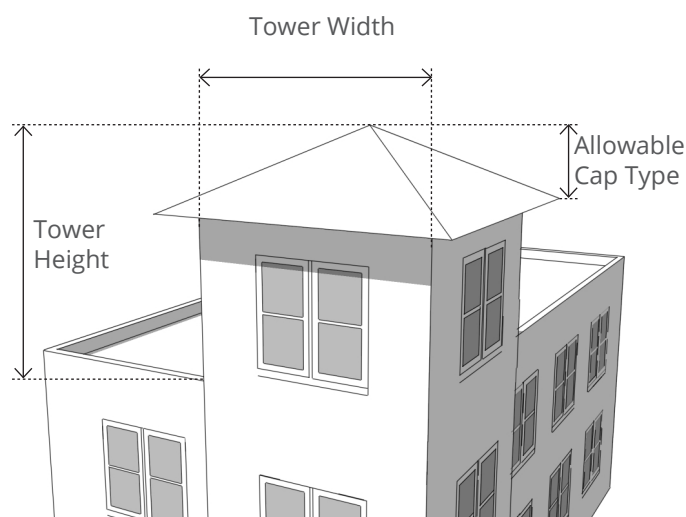


Figure 3-20. Example of a Tower

ARTICLE III MIXED-USE DISTRICTS

14-38 Building Design

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14-38 Building Design¹

(1) Applicability

The design regulations of this section apply to all building types in the X districts, unless otherwise stated.

(2) Intent

(a) General

The regulations of this section 14-38, in conjunction with the building types regulations of 14-38 through 14-37, are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect or establish the character of the city.

(b) Durable, High Quality

The minimum design regulations are intended to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural materials on the majority of finished surfaces, while permitting a wider range of materials for

details. High quality materials can improve the quality of buildings in that they weather well, have a lower failure rate, require a low level of maintenance, have a longer life cycle and sense of permanence, and maintain higher long term value.

(c) Simple, Well Organized Facades

The design regulations are intended to promote simpler, well organized facades that are easy to comprehend and have a clear hierarchy.

(d) Human-Scaled Building Units

The design regulations are intended to yield building facade proportions that are comfortable to and in line with the scale of people. Additionally, a high level of detail relates facades to pedestrians and makes them more interesting and inviting.

(3) Major Facade Materials

At least 65% of each street and non-street facade surface, not including window and door areas, must be composed of major materials in accordance with the regulations of Table 3-10.

(a) Simplicity of Surface Materials

At least 60% of each building or 60-foot or wider facade division, not including window

¹ These regulations will likely be moved to a stand-alone building design article or section and be edited to apply to additional districts and uses/building types. As such, they may be proposed to serve as a replacement for some provisions of existing section 14-60.



Figure 3-21. Major and Minor Materials on a Facade

ARTICLE III MIXED-USE DISTRICTS

14-38 Building Design

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TABLE 3-10 — MAJOR AND MINOR MATERIALS: FACADES

Material (alphabetical)	MAJOR MATERIALS: STREET FACADE minimum 65% of facade NOTE: Street facade materials must extend around corners per XXX				MAJOR MATERIALS: NON-STREET FACADES minimum 65% of facade	MINOR FACADE MATERIALS maximum 35% of facade	
	STORE-FRONT BUILDING	GENERAL, WORKSHOP BUILDING	ROW BUILDING	COMMERCIAL COTTAGE	ALL BUILDING TYPES	STOREFRONT, GENERAL, WORKSHOP BUILDING	ROW BUILDING, COMMERCIAL COTTAGE
A Brick un-glazed, full dimensional, unit, face brick	●	●	●	●	●	●	●
Brick economy size		●			●	●	
Brick thin, veneer							
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal)	●	●		●	●	●	●
C Concrete Masonry Units architectural, minimum 3" depth, "stone" face, "hewn stone", rock cut					●	Limited to basement facades and bottom half of ground-story	
Concrete Masonry Units split-faced, burnished/ground face, glazed, or honed, minimum 3" depth					●	●	●
Concrete Surfaces unfinished							
Concrete Surfaces finished, stained, painted, treated						●	
D Fiber Cement Board, Composite finished panels					●	●	●
E Fiber Cement Board finished lap siding or shingles			● only on Row building	●	●	●	●
F Glass curtain wall system						●	●
G Metal architectural panel system						●	
Metal, Corten panels or panel systems, not ribbed or corrugated						●	
Metal, Composite aluminum composite materials (ACM) or panels (ACP)						●	
Stone natural, units	●	●	●	●	●	●	●
H Stucco cement-based, 2- 3 layer hard coat					●	●	●
Stucco synthetic or with elastomeric finishes						Limited to 3rd or higher stories only.	
Terra Cotta or Ceramic tiles or panels						●	●

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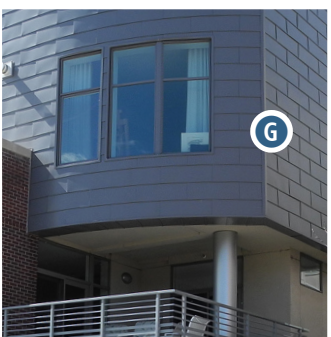
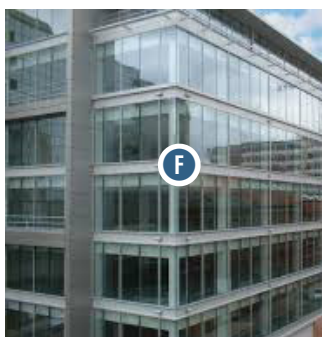
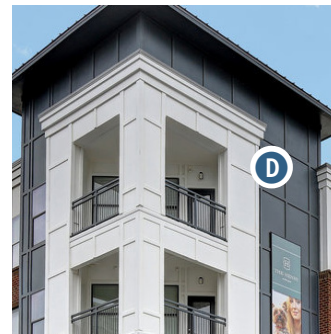
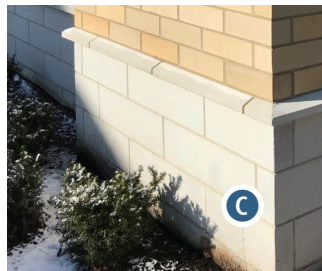
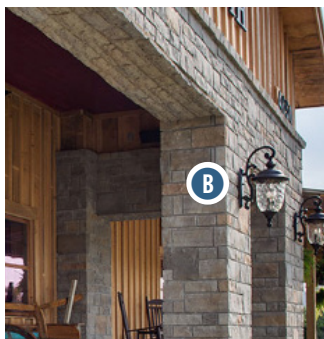
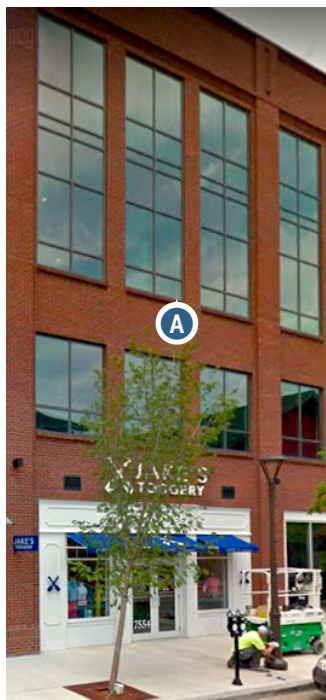
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ARTICLE III MIXED-USE DISTRICTS

14-38 Building Design

TABLE 3-10 — MAJOR AND MINOR MATERIALS: FACADES

Material (alphabetical)	MAJOR MATERIALS: STREET FACADE minimum 65% of facade NOTE: Street facade materials must extend around corners per XXX				MAJOR MATERIALS: NON-STREET FACADES minimum 65% of facade	MINOR FACADE MATERIALS maximum 35% of facade	
	STORE-FRONT BUILDING	GENERAL, WORKSHOP BUILDING	ROW BUILDING	COMMERCIAL COTTAGE	ALL BUILDING TYPES	STOREFRONT, GENERAL, WORKSHOP BUILDING	ROW BUILDING, COMMERCIAL COTTAGE
I Wood natural, aged lap siding, shingles, rainscreen system						●	●
Wood painted, stained, or treated siding, shingles, rainscreen system						●	●
J Wood, Composite rainscreen system					●	●	●



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ARTICLE III MIXED-USE DISTRICTS

14-38 Building Design

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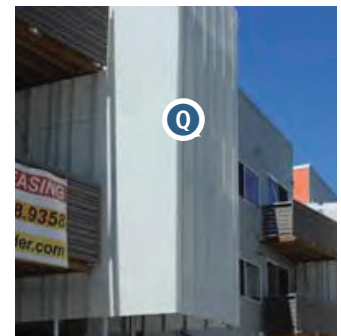
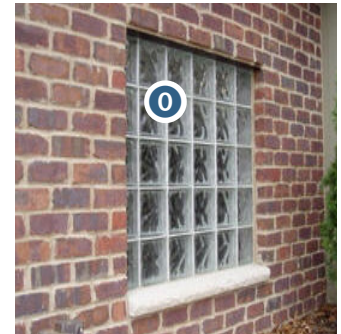
TABLE 3-11 — ALLOWED DETAIL & ACCENT MATERIALS
(all facades)

All permitted major and minor facade materials may be used for details, trim, and accents.

- K Concrete Details**
precast stone ornamentation, lintels, sills, banding, columns, beams
- Fiber Cement Details**
trim, soffits
- L Metal Details**
trim, ornamentation, lintels, beams, columns
- Wood and Wood Composite Details**
painted/treated trim, soffits, other approved details
- M Vinyl Details**
limited to soffits, window trim; minimum .05 inches thick

TABLE 3-12 — PROHIBITED MATERIALS

- N Concrete, Unfinished**
untreated, unstained, unpainted
- Fiberglass and Acrylic Panels**
all
- O Glass Block**
- P Metal Panels**
corrugated or ribbed panels
- Plastic Panels**
all, including high-density polyethylene and polycarbonate panels
- Stucco Mouldings or Synthetic Stucco Mouldings**
trim, sills, cornices, banding, columns, pilasters or other 3 dimensional details
- R Vinyl Siding**
all vinyl except detail materials noted in [Table 3-11](#)
- Wood**
Unfinished, untreated plywood and wood panels



and door areas, must be faced of a single major material. See [Figure 3-21](#).

(b) **Side and Rear Facades**

Permitted major facade materials must continue around the corner of a building from the street facade onto the side or rear facade for no less than 30 feet along the side or rear facade. Refer to [Table 3-10](#).

(c) **Other Materials**

A design exception may be approved in accordance with XXX for materials not listed as permitted major materials, with the exception of those materials listed in [Table 3-12](#) as prohibited materials.

(d) **Color**

The paint or finish colors of any major materials requiring an applied finish must be from an historic palette from any major paint manufacturer. Other colors may be used for details and accent materials.

(4) Minor Facade Materials

(a) **Maximum Minor Materials for Surface Areas**

A maximum of 35% of each facade surface, not including window and door areas, may be composed of minor facade materials in accordance with the regulations of [Table 3-10](#).

(b) **Accents and Details**

Additional materials are permitted for trim, accents, and details in accordance with the regulations of [Table 3-11](#), not included in the maximum surface area.

(c) **Other Materials**

A design exception may be approved in accordance with XXX for materials not listed as permitted minor materials or accent and detail materials, with the exception of those materials listed in [Table 3-12](#) as prohibited materials.

(5) Pitched Roof Materials

Allowed pitched roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or slate may be approved through the design exception process with an approved sample and documented examples of successful, high quality installations within 100 miles of the site.

(6) Materials Installation Quality

The intent of the materials installation quality regulations is to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials. Changes in vertical surface materials for buildings must comply with the following regulations:

(a) **Changes in Surface Materials**

Changes in surface materials, whether major materials or minor materials, may only occur at concave corners, minimum 12 inches deep. Surface materials are materials intended to cover the facade surface (such as unit materials, siding, stucco, panels) and do not include detail materials, such as but not limited to cast stone for lintels or cornices, exposed metal beams, or any material used to create a shadow line. See [Table 3-10](#).

(b) **Materials Hierarchy**

Unit materials must be elevated from the face of the building above less detailed, surface materials. For example, stucco, as a constant surface material, must be recessed behind a bricked surface. See [Figure 3-22](#) for an example, where Material A is brick,

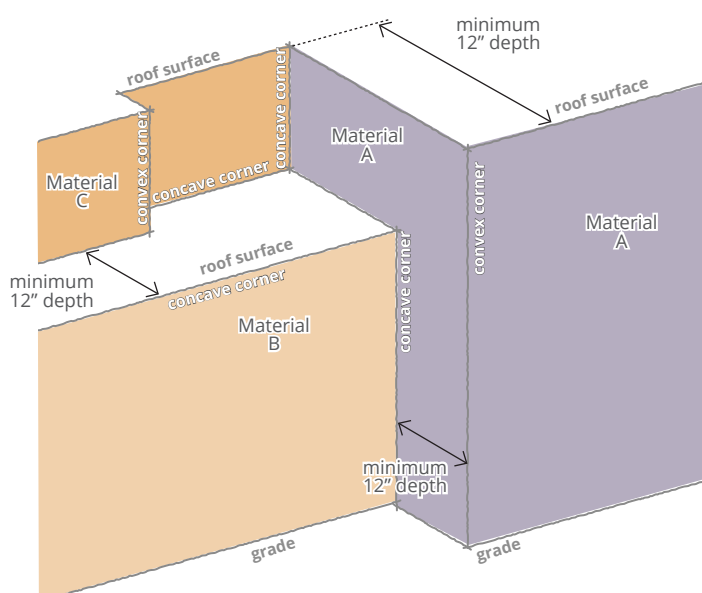


Figure 3-22. Diagram of Allowable Changes in Surface Materials

ARTICLE III MIXED-USE DISTRICTS

14-38 Building Design

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Material B metal panels, and Material C stucco.

(c) **Shadow Lines on Surfaces**

Shadow lines must be created at changes in materials with solid materials of a thickness that is greater than 2 inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the convex corner of the piece is used to create the corner of the detail.

(d) **Appropriate Grade of Materials**

Except the Row building type, all doors, windows, and hardware must be of commercial grade quality.

(e) **Applique Materials**

Materials with thickness of less than 2.5 inches, including but not limited to stucco, may not be used or formed to create shadow lines.

(f) **Stucco Installation**

Any stucco construction must be of the highest installation quality and comply with the following criteria:

1. All stucco joints must be aligned along the facade in the pattern shown on the elevations submitted for the site plan approval. Joints must also align with the locations of windows and doors and other changes in material.
2. The stucco wall assembly must be indicated on the plans specifying stucco type and construction.

(g) **Design Exception**

Modification to these material installation regulations may be approved through a design exception.

(7) Windows

Windows on street and public way facades of all buildings are subject to the following regulations:

(a) **Amount**

Each building must comply with the transparency regulations applicable to the subject building type.

(b) **Recessed**

All windows, with the exception of ground-story storefront systems and glass curtain

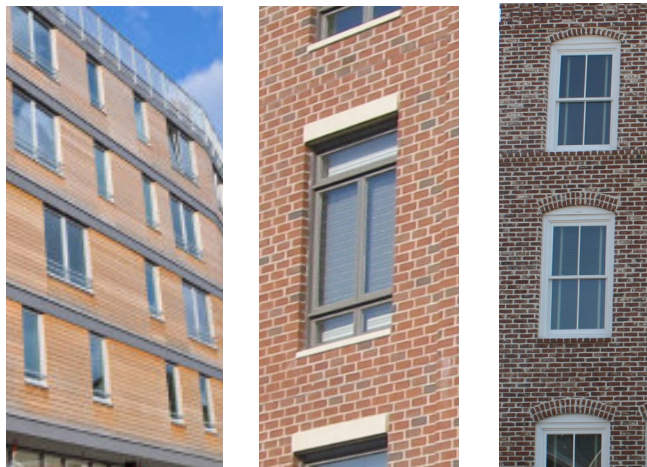


Figure 3-23. Vertically Oriented Windows with Expressed Lintels

wall systems, must be recessed with the glass a minimum of 2 inches back, measured from the facade surface material or adjacent trim.

(c) **Vertical Orientation**

All windows must be vertically oriented except that when a flat building cap is used, horizontally oriented windows may be used for up to 30% of the total transparency area of each upper-story.

(d) **Visibility Through Glass**

Reflective glass and glass block are prohibited on street and public way facades. Windows must comply with the transmittance and reflectance factors established in the transparency definition (see XXX).

(e) **Expressed Lintels**

For masonry construction, the expression of lintels must be included above all windows and doors by a change in brick coursing or by a separate detail or element. See [Figure 3-23](#) for illustrations of expressed lintels.

(8) Shutters

When functional or non-functional shutters are used on a street or public way facade, the shutters must comply with the following regulations. See [Figure 3-25](#) for examples of shutters.

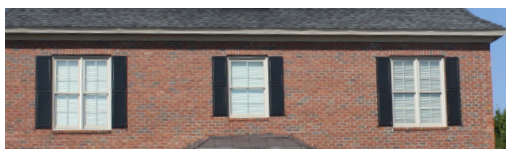
(a) **Size**

All shutters must be sized for the windows, so that, if the shutters were to be closed,

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Inappropriately Scaled Shutters: **Not Permitted**



Appropriately Scaled Shutters: **Permitted**
Figure 3-25. Examples of Shutters

they would not be too small for complete coverage of the window.

(b) **Materials**

Shutters must be wood, metal, or fiber cement. Other synthetic and engineered woods may be approved through a design exception provided that the applicant submits a sample and examples of high quality, local installations of the material, located within 100 miles of the site.

(9) **Awnings, Canopies, & Light Shelves**

Awnings, canopies, and light shelves on all buildings must be constructed in accordance with the regulations of this subsection. See Figure 3-24 for examples of awnings.

(a) **Encroachment**

Awnings, canopies, and light shelves may not extend into a right-of-way or easement except as otherwise approved by an encroachment permit.

(b) **Attached Awnings & Canopies**

Awnings and canopies that are attached to the building and removable are subject to the following regulations:

1. **Material**

All awnings and canopies must be canvas or metal. Plastic awnings are prohibited. Other materials may be approved with a design exception.



Metal Awning



Canvas Awning

Figure 3-24. Examples of Awnings

2. **Shapes**

Waterfall or convex, dome, and elongated dome awnings are permitted only when approved as a design exception in accordance with XXX.

3. **Lighting**

Backlit awnings are prohibited.

4. **Structures**

Frames must be metal and must be wall mounted. Support poles from the ground are prohibited unless the awning is over 8 feet in depth and used for outdoor eating areas or entrances.

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- (c) **Multiple Awnings on the Facade**
When more than one awning is mounted on a facade, the awning types and colors must be coordinated.
- (d) **Canopies & Light Shelves**
Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are permitted.
- (e) **Clearance**
All portions of any awning, canopy, or light shelf must provide at least 8 feet of clearance over any walkway and 15 feet of clearance over vehicular areas.
- (f) **Signs**
Refer to XXX for signs on awnings and canopies.

(10) Balconies

Balconies on a facade facing any street, courtyard, open space, or public way must comply with the regulations of this subsection. See [Figure 3-26](#) for examples of balconies.

- (a) **Definition**
For the purpose of this subsection, balconies must include any roofed or un-roofed platform that projects from the wall of a building above grade that is enclosed only by a parapet or railing. This definition does not include false balconies, Juliet balconies, or balconettes.
- (b) **Balconettes**
Sometimes referred to as juliet balconies, balconettes are false balconies consisting of a rail and door, either without an outdoor platform or with an outdoor platform less than 18 inches in depth. Balconettes are permitted and do not count towards the maximum permitted amount of balcony on a street facade.
- (c) **Size**
Balconies must be a minimum of 4 feet deep and 5 feet wide.
- (d) **Integrated Design**
Balconies are intended to be integrated with the design of the facade, avoiding tacking the balconies onto the facade after the elevation has been designed.



Figure 3-26. Examples of Balconies

1. A minimum of 50% of the perimeter of each balcony must abut an exterior wall of the building, partially enclosing the balcony.
2. The balcony support structure must be integrated with the building facade;

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separate columns or posts supporting any balcony from the ground are prohibited.

(e) **Platform**

The balcony platform must be at least 3 inches thick and any underside of a balcony that is visible from any public way must be finished.

(f) **Facade Coverage**

A maximum of 35% of the public way frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the following: the platform or floor of the balcony; any rails, walls, columns or indentations; and any ceiling, roof, or upper balcony.

(g) **Build-to Zone Requirement**

The portion of the facade occupied by an upper-story balcony is exempt from build-to zone regulation.

(h) **Right-of-Way**

Balconies may not extend into any right-of-way or easements except as otherwise approved by the City.

(i) **Exception**

A design exception may be approved for an alternate balcony design in accordance with XXX.

(11) Principal Entryway

See [Figure 3-27](#) for examples of defined principal entryways. Principal entrances to all buildings or units must be clearly delineated through one or more of the following design features:

(a) **Roof or Canopy**

The entryway is covered by a roof or canopy differentiating it from the overall building roof type.

(b) **Porch**

The entryway is through a porch.

(c) **Sidelights and Transom**

Sidelights or transom windows are included around the entryway.

(d) **Extended Articulation**

The entryway is included in a separate bay of the building that extends up at least 2 stories.

(e) **Other Design**

Entryway designs that do not comply with the regulations of this subsection may be approved in accordance with the design exception procedures of (XXX) if it is determined that the design adds emphasis and draws attention to the entryway.

(12) Building Articulation

The building articulation regulations of this subsection apply to all building types. See [Figure 3-29](#) for examples of building facade variety and articulation of stories.

(a) **Building Facade Variety**

Each public way facade 120 feet in length or greater, as measured along any street or public way frontage must be varied in segments less than or equal to 90 feet. Each

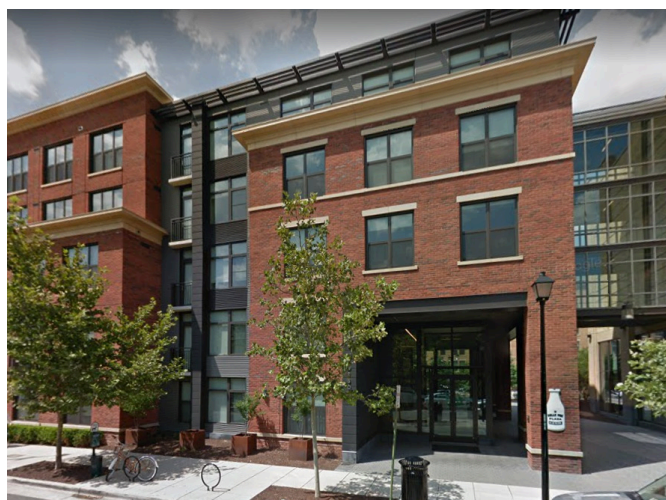


Figure 3-27. Examples of Defined Principal Entryways

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facade segment must vary in at least 3 of the following ways:

1. The type of dominant material or by color, scale, or orientation of that material;
2. The proportion of recesses and projections within the build-to zone;
3. The location of the entrance and window placement;
4. Roof type, plane, or material, unless otherwise stated in the building type requirements; or
5. Building heights.

(b) Articulation of Stories

Stories must be articulated on street and public way facing facades.

1. Fenestration or window placement on street facades must be organized by stories.
2. Horizontal shadow lines and lintels over openings may be used to delineate stories with minimum shadow lines as required for the subject building type.
3. Mezzanines that fall within the range of floor to floor heights of the building type must be articulated on the facade and require separate calculation for transparency.
4. Spaces exceeding the allowable floor to floor heights of the building type must be articulated as multiple stories on the street facade.

(13) Arcade Design

See [Figure 3-28](#) for an illustration of an arcade. The following requirements apply to arcades. An arcade is a covered pedestrian walkway within the recess of a ground-story.

(a) Depth

An open-air public walkway must be recessed from the principal facade of the building a minimum of 8 feet and a maximum of 15 feet.

(b) Build-to Zone

When an arcade is used, the outside face of the arcade is to be construed to be the

front facade, located within the required build-to zone.

(c) Column Spacing

Columns must be spaced between 10 feet and 12 feet on center.

(d) Column Width

Columns must be a minimum of 1 foot 8 inches and a maximum 2 foot 4 inches in width.

(e) Arcade Openings

Openings may not be flush with interior arcade ceiling and may be arched or straight.

(f) Horizontal Facade Division

A horizontal shadow line must define the ground-story facade from the upper stories.

(g) Visible Basement

A visible basement is not permitted.

(h) Exception

A design exception may be submitted for approval of an alternate arcade design.

(14) Vistas

Views down streets must be considered when laying out streets and locating open space, parking, and buildings. See [Figure 3-30](#) for an illustration of a vista.

(a) Rears of Buildings

The location of open space and streets may not create views of the rear of buildings or parking behind buildings.

(b) Parking

Parking structures and surface parking lots are not permitted at the termination of a street vista.

(c) Street Termini

When a street terminates at a parcel, the parcel must be occupied by open space or a building, as follows:

1. If the parcel is open space, a vertical element must terminate the view. Acceptable vertical elements include, but are not limited to, a stand or group of trees, a sculpture, a gazebo or other public structure, or a fountain.
2. If the parcel is not used as an open space, the facade of a building, whether

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Figure 3-29. Examples of Building Facade Variety and Articulation of Stories

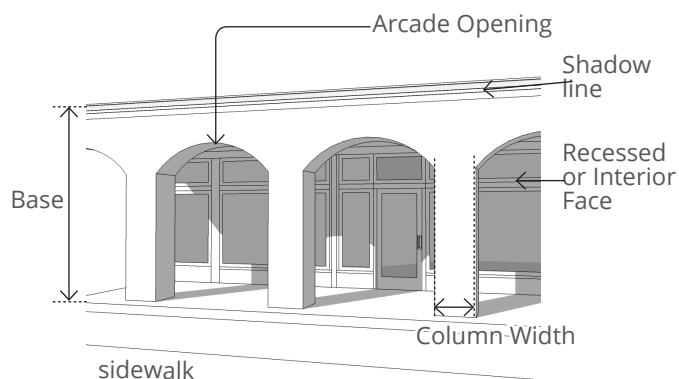


Figure 3-28. Illustration of Arcade



Figure 3-30. Example of Terminated Views at buildings and civic open space.

fronting a primary street or not, must terminate the view. The building must incorporate a tower, a bay or a courtyard to terminate the view:

(15) Garage Doors

The following requirements apply to garage doors provided on any street facade.

(a) Location.

1. Primary Frontages. Except on the Workshop building type, garage doors are permitted on primary street facades only when used for patio access, open air dining, or display and not used for vehicular access.
2. Non-Primary Frontages. Garage doors may be permitted on non-primary street facades with direct access to the street where permitted by building type.
3. Interior Lot Facades. The preferred location is on interior lot facades.
4. Workshop Building. Location of garage doors on the primary facade of a workshop building is defined in the building type regulations (14-38 through 14-37).

(b) Recessed from Facades

Garage doors located on street-facing facades must be recessed a minimum of 3 feet from the dominant facade of the principal building facing the same street.

(c) Design.

1. Garage doors facing a non-primary street and intended to be closed during business hours must be clad with materials consistent with the design of the building.
2. On primary frontage facades, garage doors must be a minimum of 50% glass.
3. Carriage-style windows in the door or upgraded architectural doors are required on the Row building type.

(16) Ground-Story at Sloping Facades

See Figure 3-29 for examples of ground-story treatments.

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(a) Storefront

The following regulations apply to all non-storefront facades along sloping streets:

1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-scale frontages between waist and eye level while minimizing blank walls.
2. The interior floor level must step to match the exterior grade within 3 feet. With approval of a design exception, changes in grade may be accommodated by a storefront window display space.
3. Knee wall and retaining walls may not exceed 30 inches in height except along a maximum 15 foot section of facade length.
4. If grade change is more than 9 feet along a single block face, entrance requirements may be increased to one entrance per 90 feet of building frontage.
5. If grade change is more than 9 feet along a single block face, building entrances adjacent to the street must be within 3 feet of the elevation of the adjacent sidewalk.

(b) Non-Storefronts

The following regulations apply to all non-storefront facades along sloping streets:

1. Grade transitions at the building along the sidewalk must be designed to minimize blank walls. Multiple front entrances along the street activate each segment of building section at each grade.
2. The interior floor level must step to match the changes in exterior grade within a 3-foot range. With a design exception approval, deeper transition zones between the sidewalk and building facade of porches, terraces, and landscape areas may be used assist with grade changes.
3. Changes can be accommodated by terraced planters and retaining walls. Retaining walls may not exceed



Figure 3-31. Examples of Ground-Story Elevations along Slopes

30 inches in height except along a maximum 15-foot section of frontage.

4. When the elevation of the first floor is more than 3 feet above grade, windows should be provided into the basement or lower floor elevations

(17) Mechanical Equipment & Appurtenances

Mechanical equipment and appurtenances can have a negative visual impact and detract from the quality of the design of a building. The purpose of these regulations is to ensure that the visual impact of mechanical equipment and appurtenances is minimized. See [Figure 3-29](#) for illustrations.

(a) Mechanical Equipment in Building

Mechanical equipment must be located within the building, unless the applicant

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demonstrates the equipment is necessary for the function of the building and locating the equipment within the building would conflict with the equipment's function.

(b) Rooftop Mechanical Equipment

Any rooftop mechanical equipment, such as but not limited to vents, ducts, condensers, and ventilators, and not including solar panels, must be located consistent with one of the following methods:

1. Incorporate equipment into the roof design consistent with the applicable building cap regulations of 14-37.
2. Set the equipment back a minimum of 20 feet from any street or public way facade.
3. To the extent practicable, all rooftop mechanical must be painted to blend with the structural roof and limit its visibility.
4. Rooftop mechanical equipment visible from adjacent highways must be screened with materials consistent with the building design.
5. Solar panels are permitted, subject to the regulations of XXX.

(c) Mechanical Equipment and Utility Appurtenances on Facades

Mechanical equipment and utility appurtenances may not be located on a facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any equipment or appurtenance approved on a facade, such as dryer vents, gas meters, and air conditioners are subject to the following regulations:

1. The mechanical equipment may be located on a primary facade only if the following requirements are met:
 - a. The equipment is located on a surface perpendicular to any right-of-way;²
 - b. The equipment extends from the facade surface no more than 3 inches; and

- c. The equipment is screened from the sidewalk.

2. Multiple pieces of mechanical equipment must be organized on the facade in a regular pattern and aligned. Compliance with this regulation must be illustrated on the drawing elevations submitted as part of the application.
3. To the extent practicable, facade-mounted mechanical appurtenances must be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored stucco than a textured, darker surface such as brick.

(d) Mechanical Equipment and Utility Appurtenances on Other Horizontal Surface

Mechanical equipment and utility appurtenances located on the ground, decks, or horizontal surfaces other than the roof (e.g., electrical equipment and air conditioners) are subject to the following regulations:

1. No Encroachment

Mechanical equipment may not extend into any city right-of-way or easement.

2. Yard Location

Mechanical equipment may not be located in a front or street side yard.

3. Screening from Streets and Civic Spaces

- a. All equipment must be screened from view from any streets, open space, or civic space with landscaping, fencing, or walls consistent with the building design, colors, and materials.
- b. Where landscaping only is employed, a single row of evergreen shrubs must fully screen the equipment within 1 year of installation. The planning director may require additional landscape materials. See XXX for landscape regulations.
- c. Where landscaping is employed, the utility must be located in a larger landscape area and the landscape

² Discuss whether or not to allow a design exception

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Figure 3-33. Rooftop Utilities Screened from the Public Way by a Parapet

Utility vents aligned and colored to match facade surface



Utility vents colored to match facade surface

Hotel room vents organized and integrated into the facade design



Figure 3-32. Utility Appurtenances located on Facades

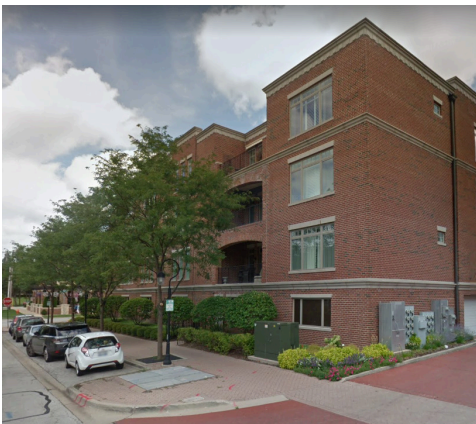


Figure 3-34. Examples of Poorly Located Utility Appurtenances without Screening on Primary Streets: NOT PERMITTED

screen must be designed as part of the bed design.

- (e) The zoning administrator is authorized to approve appurtenances located on a primary street only if the following conditions are met:
1. The applicant demonstrates that the equipment cannot be located in a rear yard, non-primary street yard, or in a side yard.
 2. No utility cabinets, boxes, or other appurtenances are within 200 feet along the same side of the street as the proposed utility appurtenance.
 3. The appurtenance is fully screened in a manner that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements. See [Figure 3-34](#) for examples of poorly located, unscreened equipment on primary streets.
 4. The appurtenance is located a minimum of 35 feet from a street intersection, measured from the intersection of the curb line, and does not impact the sight vision clearance at intersections.

14-39 Auto-Oriented Structures

(1) Parking Structures

Parking structures along any non-primary street frontage must comply with the following. See [Figure 3-34](#) for one illustration of a parking structure.

- (a) **Location**
Parking structures are permitted in the rear of any lot. Frontage is permitted along non-primary streets only.
- (b) **Materials**
The major and minor material requirements of [14-38](#) must be met on all street facades. Additional permitted minor material is stained, finished concrete.

(c) **Ramps and Slopes**

Ramps and slopes must be located on non-street facades.

(d) **Vertical Divisions**

Vertical divisions extending the full height of the structure are required every 30 feet to de-emphasize the horizontal decks. Divisions must be a minimum of 2 feet in width with a minimum projection of 2 inches.

(e) **Blank Wall Limitations**

No rectangular area greater than 30% of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.

(f) **Entry Tower**

A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to provide transparency of at least 65%.

(g) **Cap**

The top story of the parking structure must include a parapet or cap type along the street facades. See the building cap regulations of [14-37](#).

Entry Tower

Cap

Vertical Divisions

Blank Wall Limitations and No Ramps or Slopes

Vehicular Entrance



ARTICLE III MIXED-USE DISTRICTS

14-39 Auto-Oriented Structures

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(2) Gas Stations³



³ Discuss if rear or side-loaded pumps will work.

ARTICLE IV. COMMERCIAL AND EMPLOYMENT DISTRICTS

14-40 General	4-1	14-43 Lot and Building Regulations	4-1
14-41 District Descriptions.....	4-1	14-44 Generally Applicable Regulations.....	4-1
14-42 Allowed Uses.....	4-1		

14-40 General

The city's commercial and employment zoning districts are listed in [Table 4-1](#). When this zoning ordinance refers to "commercial and employment" zoning districts, it is referring to all of these districts.

TABLE 4-1 — COMM. AND EMPLOYMENT DISTRICTS

Symbol	District Name
OFFICE	
O ¹	Office
COMMERCIAL	
C1 ²	Highway Commercial 1
C2 ³	Highway Commercial 2
C3 ⁴	Highway Commercial 3
INDUSTRIAL	
I1 ⁵	Industrial 1
I2 ⁶	Industrial 2
I3 ⁷	Industrial 3

14-41 District Descriptions

(1) General

Commercial and employment zoning districts are intended to accommodate commercial uses IN auto-oriented locations and employment uses, such as office and industrial.

(2) Office (O) District

The office (O) district is primarily intended to accommodate office development in the form of stand-alone office buildings and office parks.

(3) Highway Commercial (C) Districts

Highway commercial (C1 and C2) districts are primarily intended to accommodate attractive,

auto-oriented commercial development along major highways and corridors.

(4) Industrial (I) Districts

Industrial (I1, I2 and I3) districts are primarily intended to accommodate manufacturing, industrial and other uses. The I districts accommodate uses with operating characteristics or other impacts that makes them generally unsuitable for location in established residential or low-intensity neighborhood settings.

14-42 Allowed Uses

Uses are allowed in R districts in accordance with the use regulations of [Article VII](#).

14-43 Lot and Building Regulations

All principal buildings in commercial and employment districts are subject to compliance with the lot and building regulations of [Table 4-2](#) (see also [Figure 4-1](#)).

14-44 Generally Applicable Regulations

(1) Accessory Uses and Structures

See [14-61](#).

(2) Parking

See [Article VIII](#).

(3) Landscaping and Screening

See [Article IX](#).

(4) Signs

See [Chapter 98](#).

(5) Design

See [???](#).

¹ Existing C-EO

² Existing HWY41-A

³ Existing HWY41-A

⁴ Existing B-2 and B-3 along S Ashland

⁵ Proposed consolidation of I-1 and I-B-1

⁶ Proposed consolidation of I-2 and I-B-2

⁷ Existing I-3

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ARTICLE IV COMMERCIAL AND EMPLOYMENT DISTRICTS

14-44 Generally Applicable Regulations

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TABLE 4-2 — COMMERCIAL AND EMPLOYMENT DISTRICTS LOT AND BUILDING REGULATIONS

Regulation	O (C-EO)	C1 (41-A)	C2 (41-B)	C3 (B-2)	I1 (+IB1)	I2 (+IB2)	I3
(6) Lot							
Minimum Lot Area (square feet)	5 Ac.	5 acres	2 acres	2,000 per business	5 Ac.⁸	43,560	None
① Minimum Lot Frontage (feet)	300	None	None	None	300	150	None
② Maximum Lot Coverage (% of lot area)	None	80	80	None	No max.	No max.	None
③ Minimum Open Space (% of area)	None	20	20	None	No max.	No max.	None
(7) Principal Building Siting							
Minimum Principal Building Setbacks (feet)							
④ Front	50	40	40	25	40 50	30 40	None
⑤ Street Side	50	40	40	25	40 50	30 40	None
⑥ Interior Side	30	25	25	0 5[1]	25 30	15 25	None
⑦ Rear	30	25[2]	25[2]	0 5[1]	25 [2]30	15 25	None
Transitional	None	None	None	[1]	[3]	[3]	[3]
(8) Building Size/Scale							
Minimum Floor Area Ratio	None	0.2	0.05	None	None	None	
Maximum Floor Area Ratio	0.5	0.8	0.8	2.8 None	0.60 5	1.50 5	3
Minimum Building Floor Area (sq. ft.)	45,000	None	None	None	45,000	5,000	None
⑦ Maximum Building Height (feet)	No max.	No max.	No max.	No max. 35	35[4]	No max.	No max.

[1] As required for the abutting district

[2] Minimum 50 feet when abutting R district

[3] Minimum 50-foot landscaped setback required abutting R district

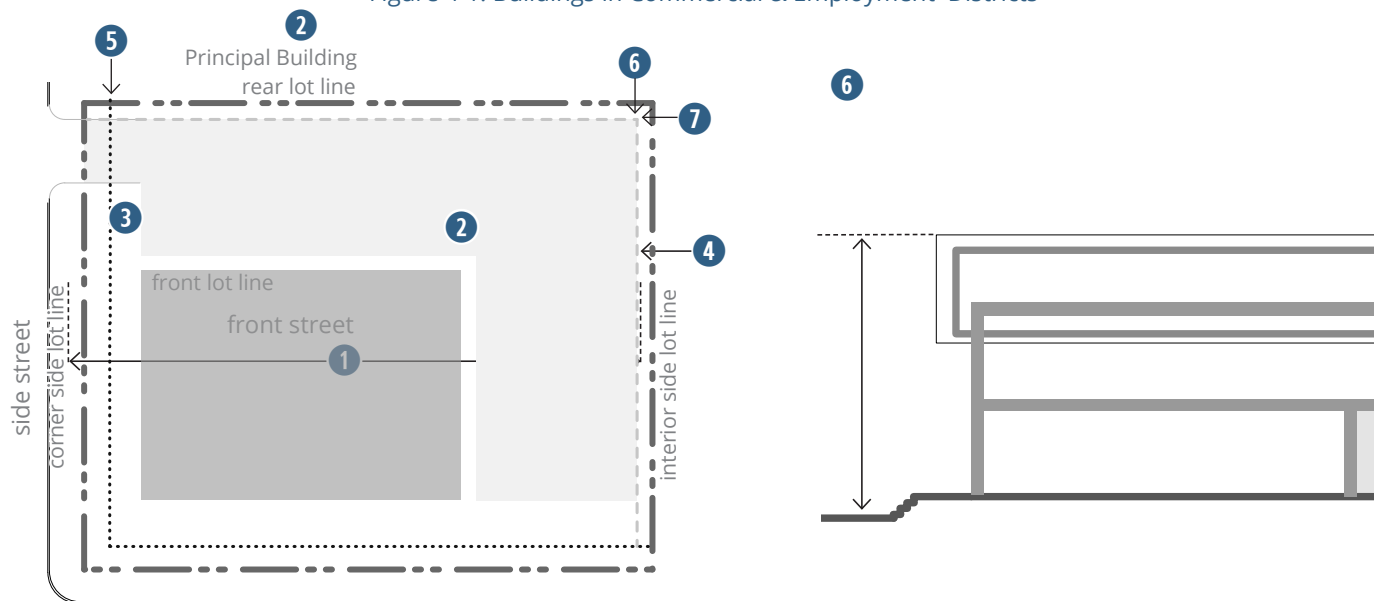
[4] Buildings may exceed 35 feet in height if an additional one foot of front, street side and interior side setback is provided for each foot of height above 35 feet. No building may exceed 75 feet in height.

⁸ These proposed deletions reflect the current I-B-1 and I-B-2 district regulations. If the districts are combined, as proposed, these regulations will likely create nonconformity issues for I-zoned lots.

ARTICLE IV COMMERCIAL AND EMPLOYMENT DISTRICTS

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Figure 4-1. Buildings in Commercial & Employment Districts



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DRAFT**ARTICLE V. SPECIAL DISTRICTS**

14-45 General	5-1
14-46 AG, Agricultural District	5-1

14-47 CON, Conservation District	5-2
14-48 PI, Public & Institutional District	5-2

14-45 General**(1) Purpose**

Like overlay zoning districts, special purpose zoning districts are tools for addressing unique areas or accomplishing special planning and zoning goals. Unlike overlay districts, however, special districts are base zoning classifications; they do not “over-lay” other base zoning districts.

(2) Establishment

Special purpose districts may be established, amended or removed only in accordance with the zoning map amendment procedures of [14-66](#).

14-46 AG, Agricultural District¹**(1) Purpose**

The Agricultural (AG) district is generally intended to accommodate the continuation of farming activities and related uses in those areas of the city that are not yet suitable for or committed to more urban intensity development.

(2) Uses Allowed

Uses are allowed in the AG district in accordance with the use regulations of [Article VII](#).

(3) Lot and Building Regulations

The lot and building regulations of [Table 5-1](#) apply to all uses in the AG district.

TABLE 5-1 — LOT AND BUILDING REGULATIONS (AG)

Regulation	R1-85
Minimum Lot Area (acres)	10
Minimum Building Setbacks (feet)	
Front	35
Street Side	50
Interior Side	25
Rear	25
Maximum Building Height	
Detached House (feet)	35

¹ Currently called “A-1”

TABLE 5-1 — LOT AND BUILDING REGULATIONS (AG)

Regulation	R1-85
Farm Silo (feet)	60
Other Farm Buildings (feet)	40

(4) Outdoor Storage

- (a) Farm implements and machinery shall be stored inside accessory structures during periods of non-use. Storage of farm implements is not permitted in building setbacks.
- (b) Parking and outdoor storage of recreational vehicles is permitted only when no monetary or in-kind gain is realized by the property owner and such parking or storage occurs in the following areas:
 1. In a garage;
 2. In the rear yard;
 3. In the front yard on a driveway (allowed from November 1 to April 1 for no more than 30 cumulative days and from April 1 to November 1 without a time limit); or
 4. In the side yard no closer than 5 feet to the side yard lot line (allowed from November 1 to April 1 for no more than 30 cumulative days and from April 1 to November 1 without a time limit).
- (c) Outdoor storage of commercial vehicles is prohibited in the AG district except that off-street parking of no more than one commercial vehicle with a gross weight exceeding 10,000 pounds is permitted.

ARTICLE V SPECIAL DISTRICTS

14-47 CON, Conservation District

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14-47 CON, Conservation District²

14-48 PI, Public & Institutional District³

(1) Mapping

The PI, Public and Institutional zoning district designations may be applied regardless of ownership of the land on which the use is located. PI zoning is intended to identify the public or institutional use of the subject property, not necessarily the ownership or control of the property.

(2) PI-1, Neighborhood-scale Institutional and Public District

(a) Purpose

The PI-1, neighborhood-scale Institutional and Public district is intended to accommodate small-scale, low-intensity public, civic, and institutional uses that are commonly found in or near residential neighborhoods.

(b) Permitted Uses

The following uses are permitted as of right in the PI-1 district:

1. Parks and Recreation
2. Religious Assembly
3. Safety Service
4. Utilities and Public Service Facility, Minor

(c) Conditional Uses

The following uses are allowed in the PI-1 district if reviewed and approved in accordance with the conditional use approval procedures of [14-67](#):

1. Cemetery
2. Community Center
3. Library
4. Fraternal Organization
5. Governmental Facility
6. Museum or Cultural Facility
7. School
8. Utilities and Public Service Facility, Major

² Need to discuss

³ New

(d) Lot and Building Regulations

1. Maximum District Area

In order to maintain the intended low-intensity, neighborhood-scale character of the PI-1 district, the maximum contiguous PI-1 zoned area may not exceed 3 acres.

2. Lot and Building Regulations

- a. For uses permitted as of right, the size, location, and design of all buildings, structures, activity areas and other site improvements must comply with the lot and building regulations of the most restrictive abutting zoning district, except that no minimum lot area or lot width requirements apply in an PI-1 district.
- b. For uses requiring conditional use approval, the size, location, and design of all buildings, structures, activity areas and other site improvements must comply with the lot and building regulations of the most restrictive abutting zoning district, provided that no minimum lot area or lot width requirements apply in an PI-1 district and provided further that the decision-making body may establish more restrictive or less restrictive lot and building regulations at the time of conditional use approval.

3. Other Regulations

Development in an PI-1 district is subject to all other applicable regulations of this zoning ordinance, including parking, landscaping and other regulations of general applicability.

(3) PI-2, Campus-scale Institutional and Public District

The PI-2, campus-scale Institutional and Public district is intended to accommodate development and expansion of large public, civic and institutional uses, while minimizing the potential for adverse impacts on surrounding areas.

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ARTICLE V SPECIAL DISTRICTS

14-48 PI, Public & Institutional District

(a) Allowed Uses

1. The following uses are permitted as of right in the PI-2 districts:
 - a. Cemetery
 - b. Club or Lodge
 - c. College or University
 - d. Hospital
 - e. Library or Cultural Exhibit
 - f. Parks and Recreation
 - g. Religious Assembly
 - h. Safety Service
 - i. School
 - j. Utilities and Public Service Facilities
2. Additional uses may be approved in the PI-2 district only if expressly approved as part of an institutional master plan. Multiple principal uses and buildings are allowed on a single lot in the PI-2 district.

(b) Development Review

1. **Applicability**
Unless otherwise expressly exempted, development review and approval is required before the issuance of any building or development permit in the PI-2 district. To comply with the development review requirements of this section, applicants have the option of:
 - a. Securing conditional use approval for all proposed buildings development activities in the PI-2 district; or
 - b. Submitting and securing approval of an overall institutional master plan in accordance with the requirements of this section.
2. **Exemptions**
The following are exempt from the development review requirements of this section:

- a. Development that complies with a valid, approved institutional master plan;
- b. Interior building alterations if the alteration will not result in an increase in the number of employees or the creation of or need for additional parking spaces; and
- c. Exterior building modifications that will not result in an increase in the number of employees or the creation of or need for additional parking spaces

(c) Lot and Building Regulations

1. Transitional Areas

The size, location, and design of all buildings, structures, activity areas and other site improvements located within 150 feet of the boundary of any abutting R zoning district, are subject to the abutting R district's lot and building regulations, except that no minimum lot area or lot width requirements apply in the PI-2 district.

2. Interior Site Areas

Areas of an PI-2-zoned site located more than 150 feet from the boundary of an abutting R zoning district are governed by the regulations approved at the time of conditional use or institutional master plan approval, whichever is applicable. Institutional master plans and conditional use applications must include the applicant's detailed description of the regulations proposed to be used.

(d) Institutional Master Plans

1. Purpose

Institutional master plan requirements provide a framework for development of large public, civic and institutional uses in campus-like settings. Approval of an institutional master plan is intended to protect the character and integrity of adjacent areas while allowing flexibility in site development and design that is not possible when

ARTICLE V SPECIAL DISTRICTS

14-48 PI, Public & Institutional District

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- development occurs on a lot-by-lot or building-by-building basis.
2. **Planning Area**
An institutional master plan must include all land located within the proposed PI-2 district and depict all land uses within the area extending out at least 300 feet from the PI-2 district boundary.
 3. **Existing Property and Uses**
The institutional master plan must include a description of land, buildings, and other structures occupied by the institution as of the date of submission of the institutional master plan. At a minimum, the following information shall be required:
 - a. Illustrative site plans showing the footprints of each building and structure, together with roads, sidewalks, parking, landscape features and other significant site improvements;
 - b. Land and building uses;
 - c. Gross floor area;
 - d. Building heights;
 - e. Landscaping and lighting; and
 - f. Off-street parking and loading facilities.
 4. **Uses and Development Envelope**
The institutional master plan must include a description of all proposed land uses to be allowed and the land area and development envelope within which future development will occur. The development envelope shall be described in writing and through the use of drawings or models. The plan must include the following in describing the development envelope:
 - a. Floor area;
 - b. Height;
 - c. Setbacks;
 - d. Total open space; and
 - e. Total number of motor vehicle and bicycle parking spaces to be provided.
 5. **Transportation Plan**
The institutional master plan must include a study that identifies traffic and parking impacts associated with the proposed use and a plan for mitigation of transportation-related impacts, including consideration of motorized and nonmotorized travel
- (e) **Approval Procedures**
Institutional master plans require review and approval in accordance with the development plan procedures of XXX.

DRAFT**ARTICLE VI. OVERLAY DISTRICTS**14-49 General 6-114-49 GS-O, George Street Overlay 6-1**14-49 General****(1) Purpose and Intent**

As the name implies, overlay zoning districts “overlay” applicable base zoning district classifications to alter some or all of the base zoning regulations that apply to particular sites. Overlay districts work to modify or supplement the regulations imposed by the applicable base zoning district when necessary to address special situations or accomplish specific objectives. Overlay zoning is intended to be used when the base zoning applied to an area remains generally appropriate, but when an additional, modified or eliminated requirement could help implement the city’s planning goals or address an area-specific planning, design or land use regulation issue.

(2) Interpretation

- (a) All applicable regulations of the underlying base zoning district apply to property in an overlay district unless otherwise expressly stated in the overlay district regulations.
- (b) When overlay regulations conflict with regulations that otherwise apply in the underlying base zoning district, the regulations of the applicable overlay govern. If property is classified in multiple overlay districts and the regulations of one overlay district conflict with the regulations of another overlay district, the more restrictive regulation governs.

(3) Procedure

The boundaries of overlay zoning districts must be shown on the official zoning map. The following procedures apply to the establishment, amendment or termination of all overlay districts unless otherwise expressly stated.

- (a) Overlay district regulations must be established, amended or terminated in accordance with the zoning ordinance text amendment procedures of 14-66.

- (b) Except as otherwise expressly stated, zoning map amendments establishing, expanding or reducing the boundaries of an overlay district or terminating all or part of an overlay district shall be processed in accordance with the zoning map amendment procedures of 14-66.

14-50 GS-O, George Street Overlay¹**(1) Special Front Setback Regulations**

The following minimum front setback regulations apply to lots with frontage on George Street within the boundaries of the George Street overlay district.

- (a) All R-zoned lots are subject to the minimum front setback regulation that applies within the base zoning district.
- (b) All lots within non-R zoning districts are subject to a minimum front setback of 15 feet.

(2) Features Allowed within Front Setbacks

- (a) No new building, new sign, or other new structure may be placed within the required front setback.
- (b) Buildings, signs or other structures located within the required front setback on **INSERT EFFECTIVE DATE OF ORD ESTABLISHING THIS REGULATION** may not be enlarged, altered, or added to in any way that increases or prolongs the permanency of such building, sign or other structure.
- (c) Buildings, signs or other structures located within the required front setback on **INSERT EFFECTIVE DATE OF ORD ESTABLISHING THIS REGULATION** may not be reconstructed in the required front setback after having been destroyed by fire, storm,

¹ This is just a special call-out in current ordinance, not an overlay per se. Can probably be eliminated in light of new mixed-use districts, which address George Street

ARTICLE VI OVERLAY DISTRICTS

14-49 GS-O, George Street Overlay

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or other catastrophe to the extent of 50% or more of its most recent assessed value.

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DRAFT**ARTICLE VII. USES**

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14-61 Accessory Uses	7-15

14-51 Principal Uses Allowed**(1) Use Table**

Principal uses are allowed in accordance with [Table 7-1](#).

(2) Interpreting the Use Table**(a) Use Classification System**

Uses are listed in the first column of [Table 7-1](#). This zoning ordinance classifies uses into categories and subcategories, as explained in [14-52](#). In some cases, specific use types are listed in addition to the use categories and subcategories.

(b) Permitted Uses

1. Uses identified with a "●" are permitted as-of-right in the subject zoning district, subject to compliance with any supplemental regulations identified in the final column of [Table 7-1](#) and with all other applicable regulations of this zoning ordinance.
2. Uses identified with a "●" are permitted as-of-right in the subject zoning district but only when located above the ground-floor. Such uses are prohibited on the ground-floor.

(c) Conditional Uses¹

Uses identified with "©" are allowed only if reviewed and approved in accordance with the conditional use procedures of [14-67](#).

(d) Prohibited Uses

Uses identified with an "-" are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably

interpreted (as stated in [14-52\(5\)](#)) to fall within any defined use category or subcategory are also prohibited.

(e) Reference

The final ("Reference") column of [Table 7-1](#) includes a cross-reference to the use definition and any applicable supplemental use regulations that apply to the use. Unless otherwise expressly stated, compliance with supplemental use regulations is required regardless of whether the use is permitted as-of-right or requires conditional use approval. Bracketed numbers also refer to use-specific conditions, which are included as footnotes immediately following the use table..

(f) Accessory Use

Accessory uses are generally not identified by [Table 7-1](#). Customary accessory uses are allowed in conjunction with principal uses permitted by right or by conditional use approval, subject to compliance with all applicable accessory use regulations of [14-61](#).

14-52 Use Classifications**(1) General**

This division describes the system used to classify principal uses in this zoning ordinance.

(2) Use Categories

This zoning ordinance classifies principal land uses into 7 major groupings). These major groupings are referred to as "use categories." The use categories are as follows:

- (a) Residential (see [14-53](#)).

¹ Although conditional uses may be eliminated in light of Act 67, this draft continues to identify some uses as requiring conditional use approval. Further discussion required.

ARTICLE VII USES

14-52 Use Classifications

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- (b) Public and Civic (see [14-54](#)).
- (c) Commercial (see [14-55](#)).
- (d) Industrial (see [14-56](#)).
- (e) Agricultural (see [14-58](#)).
- (f) Wireless Communication (see [14-59](#)).
- (g) Other (see [14-60](#)).

(3) Use Subcategories

Each use category is further divided into more specific “subcategories.” Use subcategories classify principal land uses and activities based on common functional, product or physical characteristics, such as the type and amount of activity, the type of customers or residents, and how goods or services are sold or delivered and site conditions.

(4) Specific Use Types

Some use subcategories are further broken down to identify specific types of uses that are regulated differently than the subcategory as a whole.

(5) Classification of Uses

- (a) The zoning administrator is authorized to classify uses on the basis of the use category, subcategory and specific use type descriptions of this article.
- (b) When a use cannot be reasonably classified into a use category, subcategory or specific

use type, or appears to fit into multiple categories, subcategories or specific use types, the zoning administrator is authorized to determine the most similar and thus most appropriate use category, subcategory or specific use type based on the actual or projected characteristics of the principal use or activity in relationship to the use category, subcategory and specific use type descriptions provided in this article. In making such determinations, the zoning administrator must consider:

1. The types of activities that typically occur in conjunction with the use;
2. The types of equipment and processes to be used;
3. The existence, number and frequency of residents, customers or employees;
4. Parking demands or the use; and
5. Other factors deemed relevant to a use determination.

- (c) If a use can reasonably be classified in multiple categories, subcategories or specific use types, the zoning administrator is authorized to categorize each use in the category, subcategory or specific use type that provides the most exact, narrowest and appropriate “fit.”

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																Definition & Regulations¹		
Use Subcategory	Residential				Mixed-Use					Commercial/Employ.					SP²				
Specific Use Type	R1	R1A	R2	RM	MX1/B-1	MX2/B-1	MX3/B-2	GX1/B-1	GX2/B-1	RX	O/C-EO	C1/HwyA	C2/HwyB	C3/B-2	I1/IB1	I2/IB2		I3	AG
RESIDENTIAL																			
Household Living																			
Single-Household	●	●	●	●	●	●	●	●	●	●	—	—	—	—	—	—	—	●	
Two-Household	—	—	●	●	●	●	●	●	●	●	—	—	—	—	—	—	—	—	
Three+-Household	—	—	—	●	●	●	●	●	●	●	—	—	—	—	—	—	—	—	
Live-Work	—	—	—	—	●	●	●	●	●	●	—	—	—	—	—	—	—	—	

KEY: ●=permitted by right | ●=permitted only above ground-floor | ○=conditional use | *supplemental use regulations apply | —=prohibited

¹ Column will be filled-in with cross-reference to definition and any applicable use-specific regulations.

² May add P/I district columns (see [14-48](#)).

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TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations ¹
Use Subcategory	Residential				Mixed-Use					Commercial/Employ.					SP ²			
Specific Use Type	R1	R1A	R2	RM	MX1/B-1	MX2/B-1	MX3/B-2	GX1/B-1	GX2/B-1	RX	O/C-EO	C1/HwyA	C2/HwyB	C3/B-2	I1/IB1	I2/IB2	I3	
Group Living ³																		
Adult Family Home	●	●	●	●	◐	◐	◐	●	●	●	—	—	—		—	—	—	—
Community Living Arrangement	●	●	●	●	◐	◐	◐	●	●	●	—	—	—		—	—	—	●
Foster Home	●	●	●	●	◐	◐	◐	●	●	●	—	—	—		—	—	—	—
Group Living not otherwise classified	—	—	—	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	—	—	—		—	—	—	—
PUBLIC AND CIVIC																		
Cemetery	Ⓒ	Ⓒ	Ⓒ	Ⓒ	—	—	—	Ⓒ	Ⓒ	Ⓒ	—	—	—		—	—	—	—
Club or Lodge	—	—	—	●	◐	◐	◐	●	●	●*	—	—	—	●	—	—	—	—
College or University	Ⓒ	Ⓒ	●	●	◐	◐	◐	●	—	●*	—	—	—	●	—	—	—	—
Hospital	—	—	—	—	—	—	—	●	—	◐	—	—	—	●	—	—	—	—
Library or Cultural Exhibit	●	●	●	●	●	●	●	●	●	●	—	—	—	●	—	—	—	—
Parks and Recreation	●	●	●	●	—	—	●	●	●	●	—	—	—	●	—	—	—	—
Religious Assembly					●	●	●	●	●	●*	—	—	—	●	—	—	—	—
Safety Service					●	●	●	●	●	●	●	●	●	●	●	●	●	●
School	●	●	●	●							—	—	—		—	—	—	—
Utilities and Public Service Facilities																		
Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Major	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	●	Ⓒ
COMMERCIAL																		
Animal Service																		
Boarding	—	—	—	—	—	—	—	—	—	—	—	—	—	●	—	●	●	●
Grooming	—	—	—	—	●	●	●	●	●	—	—	—	—	●	—	—	—	—
Veterinary	—	—	—	—	●	●	●	●	●	—	—	—	—	●	—	—	—	●
Assembly and Entertainment																		
Small	—	—	—	—	●	●	●	●	●	—	—	—	—	●	—	—	—	—
Large	—	—	—	—	—	—	●	●	—	—	—	—	—	●	—	—	—	—
Business or Trade School	—	—	—	—	◐	◐	◐	●	●	—	—	—	—	●	—	—	—	—
Commercial Service																		
Consumer Maintenance and Repair	—	—	—	—	●	●	●	●	●	—	●	—	—	●	●	●	—	—
Personal Service	—	—	—	—	●	●	●	●	●	—	—	—	—	●	●	●	—	—
Studio or Instructional Service	—	—	—	—	●	●	●	●	●	—	—	—	—	●	●	●	—	—
Day Care																		
Family Day Care Home	●	●	●	●	◐	◐	◐	●	●	—	—	—	—	—	—	—	—	—
Group Day Care Center	—	—	—	●	◐	◐	◐	●	●	—	Ⓒ	—	—	—	Ⓒ	Ⓒ	—	—

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | *supplemental use regulations apply | —=prohibited

3 Some group living uses subject to spacing (dispersal) and other state regulations. Need to discuss how city wishes to handle.

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ARTICLE VII USES

14-52 Use Classifications

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TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations ¹
Use Subcategory	Residential				Mixed-Use					Commercial/Employ.						SP ²		
Specific Use Type	R1	R1A	R2	RM	MX1/B-1	MX2/B-1	MX3/B-2	GX1/B-1	GX2/B-1	RX	O/C-EO	C1/HwyA	C2/HwyB	C3/B-2	I1/IB1	I2/IB2	I3	
Adult Day Care Facility ⁴	—	—	—	—	◐	◐	◐	●	●	●*	—	—	—	—	—	—	—	—
Eating and Drinking Places																		
Restaurant	—	—	—	—	●	●	●	—	—	—	—	●	●	—	—	Ⓒ	—	—
Bar	—	—	—	—	●	●	●	—	—	—	—	●	●	—	—	—	—	—
Financial Service (except as below)	—	—	—	—	●	●	●	●	●	—	●	—	Ⓒ	—	—	—	—	—
Convenient Cash Business	—	—	—	—	—	—	●	—	—	—	—	—	—	●	—	—	—	—
Pawnshop	—	—	—	—	—	—	—	—	—	—	—	—	—	●	—	—	—	—
Funeral or Mortuary Service	—	—	—	—	—	—	—	●	●	—	—	—	—	●	—	—	—	—
Lodging																		
Bed & Breakfast	—	—	—	—	◐	◐	◐	●	●	●	—	—	—	—	—	—	—	●
Short-term Rental	●	●	●	●	◐	◐	◐	●	●	●	—	—	—	—	—	—	—	—
Hotel/Motel	—	—	—	—	◐	◐	●	●	●	●	Ⓒ	●	●	●	—	—	—	—
Medical Service	—	—	—	—	●	●	●	●	●	—	Ⓒ	—	—	●	Ⓒ	—	—	—
Office	—	—	—	—	◐	◐	●	●	●	—	●	—	●	●	●	●	●	—
Parking, Non-accessory	—	—	—	—	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	—	—	—	●	●	●	—	—
Retail Sales																		
Convenience Goods	—	—	—	—	●	●	●	●	●	—	—	Ⓒ	Ⓒ	●	—	—	—	—
Consumer Shopping Goods	—	—	—	—	●	●	●	●	●	—	—	Ⓒ	Ⓒ	●	—	—	—	—
Building Materials and Supplies	—	—	—	—	—	—	●	—	—	—	—	—	Ⓒ	●	—	—	—	—
Sexually Oriented Business	—	—	—	—	—	—	—	—	—	—	—	—	—	●	—	—	—	—
Sports & Recreation, Participant																		
Indoor	—	—	—	—	Ⓒ	Ⓒ	●	—	—	—	—	—	—	●	—	—	—	—
Outdoor	—	—	—	—	—	—	●	—	—	—	—	—	—	●	—	—	—	—
Vehicle Sales and Service																		
Fueling Station	—	—	—	—	—	●*	●*	—	—	—	—	Ⓒ	Ⓒ	●	—	●	●	—
Vehicle Sales	—	—	—	—	—	●*	—	—	—	—	—	—	●	●	—	—	—	—
Vehicle Rental	—	—	—	—	●*	●*	●*	—	—	—	—	—	●	●	—	—	—	—
Vehicle Maintenance & Repair, Minor	—	—	—	—	—	—	●*	—	—	—	—	—	Ⓒ	●	●	●	●	—
Vehicle Maintenance & Repair, Major	—	—	—	—	—	—	—	—	—	—	—	—	—	●	—	●	●	—
INDUSTRIAL																		
Fabrication and Production																		
Artisan	—	—	—	—	●*	●*	●*	—	—	—	—	—	●	●	●	●	●	●

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | *supplemental use regulations apply | -=prohibited

⁴ Current ordinance defines but does not specify allowed districts.

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TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations¹
Use Subcategory	Residential				Mixed-Use						Commercial/Employ.						SP²	
Specific Use Type	R1	R1A	R2	RM	MX1/B-1	MX2/B-1	MX3/B-2	GX1/B-1	GX2/B-1	RX	O/C-EO	C1/HwyA	C2/HwyB	C3/B-2	I1/IB1	I2/IB2	I3	
Low-Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-
Moderate-Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-
High-Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Ⓢ	-
Industrial Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-
Storage, Distribution and Wholesaling																		
Equip. & Material Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	●	●	-
Self-service Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-
Trucking and Transportation Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Ⓢ	-
RECYCLING																		
Construction of Demolition Debris	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Ⓢ	-
Consumer Material Drop-off	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	-
Consumer Material Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-
AGRICULTURAL																		
Crop Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●
Animal Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●
Community Garden	●	●	●	●	●	●	●	●	●	●	-	-	-	●	-	-	-	●
WIRELESS COMMUNICATIONS																		
Wireless Communication Facility																		
Wireless Support Structure	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ
OTHER																		
Drive-in/Drive-through Service	-	-	-	-	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	-	Ⓢ	Ⓢ	●	-	-	-	-

KEY: ●=permitted by right | Ⓢ=permitted only above ground-floor | Ⓢ=conditional use | *supplemental use regulations apply | --prohibited

14-53 Residential Uses

The residential use category includes uses that provide for long-term residential occupancy by individual households or by groups of people.

(1) Household Living

Household living is residential occupancy of a dwelling unit by a single household for tenancy periods of 30 consecutive days or more,

including, single household, two-household, three-household, three-plus household and live-work uses.

(a) Single-Household

One principal dwelling unit on a single lot, which may also include an accessory dwelling unit in the form of a secondary suite or backyard cottage, if allowed by the subject zoning district.

ARTICLE VII USES

14-54 Public and Civic Uses

DRAFT

- (b) **Two-Household**
Two principal dwelling units on a single lot.
- (c) **Three+-Household**
Three or more principal dwelling units occupying a single building on a single lot.
- (d) **Live-Work**
A building or space within a building used jointly for residential and nonresidential uses allowed within the subject zoning district.

(2) Group Living

Group living is residential occupancy of a building or any portion of a building by a group other than a household. Tenancy is typically arranged on a long-term (30-day or longer) basis. Buildings or spaces occupied by group living uses contain individual rooms with private or shared bathroom facilities and may also contain shared kitchen facilities, and/or common dining and living areas for residents. Residents may or may not receive any combination of care, training, or treatment, but those receiving such services must reside at the site. Examples of group living uses include fraternities, sororities, convents, community living arrangements, adult family homes, foster homes, treatment foster homes, monasteries and nursing homes.

- (a) **Adult Family Home**
As defined in Section 50.01(1), Wisconsin Statutes
- (b) **Community Living Arrangement**
As defined in Section 46.03(22), Wisconsin Statutes
- (c) **Foster Home/Treatment Foster Home**
As defined in Sections 48.02(6) and 48.02(17q), Wisconsin Statutes

14-54 Public and Civic Uses

The public and civic use category includes public, quasi-public, civic and institutional uses.

(1) Cemetery

Lands and facilities for the interment of humans or domestic household pets, including columbariums and mausoleums.

(2) Club or Lodge

The use of a building or lot by a membership-based organization that restricts access to its

facility to bona fide, dues-paying members and their occasional guests and in which the primary activity is a service not carried on as a business enterprise. Private clubs and lodges are characterized by definite membership qualifications, payment of fees and dues, regular meetings and a constitution and bylaws.

(3) College or University

Academic institutions of higher learning that are accredited or recognized by the state and offer courses of general or specialized study.

(4) Hospital

Uses providing medical or surgical care to patients and offering inpatient (overnight) care.

(5) Library or Cultural Exhibit

Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art or library collections of books, manuscripts and similar materials operated by a public or quasi-public agency.

(6) Parks and Recreation

Recreational, social or multi-purpose uses associated with public parks and open spaces, including playgrounds, playfields, play courts, community centers and other facilities typically associated with public parks and open space areas. Also includes public and private golf courses and tennis clubs.

(7) Religious Assembly⁵

The conduct of organized religious services. Examples include synagogues, temples, mosques and churches.

(8) Safety Service

Establishments that provide fire, police or life protection services, together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations and police stations.

(9) School

Public and private schools at the primary, elementary, middle school or high school level that provide basic, compulsory, state-mandated education.

⁵ Maybe include as "non-secular" assembly and entertainment?

DRAFT**(10) Utilities and Public Service Facilities**

- (a) **Minor**
Infrastructure services that require location in or very near the area where the service is provided. Minor utilities and public service facilities do not regularly have employees at the site and typically have few if any impacts on surrounding areas. Typical uses include: underground electric distribution substations; electric transformers; water conveyance systems; stormwater facilities and conveyance systems; telephone switching equipment and emergency communication warning/broadcast facilities.
- (b) **Major**
Infrastructure services that typically have substantial visual or operational impacts on nearby areas. Typical uses include high-voltage electric substations, utility-scale power generation facilities and utility-scale water storage facilities, such as water towers and reservoirs.

14-55 Commercial Uses

The commercial use category includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use subcategories are as follows.

(1) Animal Service

Uses that provide goods and services for care of animals, including the following use subcategories:

- (a) **Boarding**
The keeping of and care for any number of companion animals for remuneration or profit. Typical uses include boarding kennels, pet resorts/hotels, doggy or pet day care facilities, foster care homes, dog training centers and animal rescue shelters. Any building or structure in which animals are kept or exercised must be set back at least 100 feet from any R-zoned lot.
- (b) **Grooming**
Grooming of companion animals, including dog bathing and clipping salons and pet grooming shops. No outside animal runs or kennels are allowed unless located in a zoning district that permits boarding, in

which case the regulations that apply to animal boarding must be met.

(c) Veterinary

Animal hospitals and veterinary clinics staffed by veterinarians. No outside animal runs or kennels are allowed unless located in a zoning district that permits boarding, in which case the regulations that apply to animal boarding must be met.

(2) Assembly and Entertainment⁶

Buildings and other facilities that accommodate public assembly for spectator-oriented sports, amusement, or entertainment events. Typical uses include event centers, theaters and cinemas.

(a) Small

Assembly and entertainment uses with a seating or occupant capacity of no more than 250 persons.

(b) Large

Assembly and entertainment uses with a seating or occupant capacity of more than 250 persons.

(3) Business or Trade School

Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses. Schools and other training facilities that involve outdoor work or training activities are classified as industrial services.

(4) Commercial Service

Uses that provide low-impact repair, maintenance and improvement services to individual consumers and small businesses.

(a) Consumer Maintenance and Repair Service

Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Typical uses include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing

⁶ Maybe include secular and non-secular subcategories?

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14-55 Commercial Uses

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shops, copy shops, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Business that offer repair and maintenance service for large equipment or technicians who visit customers' homes or places of business are classified as an "industrial service."

(b) **Personal Service**

Uses that provide personal support and improvement services. Typical uses include barbers, hair and nail salons, tanning salons, travel agencies, and day spas. Also includes uses involved in providing tattoos, piercing and similar forms of body art.

(c) **Studio or Instructional Service**

Uses that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, photography studios and other studios for artists that do not involve the use of power tools or power machinery.

(5) **Day Care**

Uses licensed by the state and providing care and supervision for children or adults away from their primary residence for more than 4 hours and less than 24 hours per day.

(a) **Day Care Facility, Adult**

A day care use for elderly and/or functionally impaired adults.

(b) **Day Care Home, Family**

A day care use for 8 or fewer individuals under 7 years of age.

(c) **Day Care Center, Group**

A day care use for 9 or more individuals under 7 years of age.

(6) **Eating and Drinking Places**

An establishment that serves food or beverages for on- or off-premise consumption as its principal business.

(a) **Restaurant**

An establishment that serves food or beverages for on- or off-premise consumption as its principal business. Typical examples of restaurant uses include principal use restaurants, cafés, cafeterias,

ice cream/yogurt shops, donut shops and coffee shops.

(b) **Bar**

Uses that cater primarily to adults, 21 years of age and older and that sell and serve beer, wine or alcoholic liquor for on-premise consumption as their principal business. Typical uses include bars, taverns, brewpubs, tasting rooms and nightclubs.

(7) **Financial Service**

Uses related to the exchange, lending, borrowing and safe-keeping of money. Automatic teller machines, kiosks and similar facilities that do not have on-site employees or amplified sound are not classified as financial service uses if they meet the criteria for classification as an accessory use (see [14-61](#)). Typical examples of financial service use types are financial institutions, convenient cash businesses and pawnshops:

(a) **Financial Institution**

Any business authorized to do business under state or federal laws relating to financial institutions, including, without limitation, banks and trust companies, savings banks, building and loan associations, savings and loan associations and credit unions. This term does not include a convenient case business or pawnshop.

(b) **Convenient Cash Business**

An individual or individuals, firm, partnership, association, corporation, limited liability company or any other business entity licensed pursuant to Wis. Stats. Secs. 218.05 or 138.09, engaged in the "payday loan business," "title loan business," "currency exchange business" (also known as "check cashing"), or any other substantially similar business.

1. A currency exchange business, in accordance with Sec. 218.05, Wis. Stats., is any business except banks incorporated under the laws of this state and national banks organized pursuant to the laws of the United States and any credit union operating under Ch. 186, Wis. Stats. pursuant to a certificate of authority from the Wisconsin commissioner of credit

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unions, engaged in the business of and providing facilities for cashing checks, drafts, money orders and all other evidences of money acceptable to such community currency exchange for a fee, service charge or other consideration. This term does not include any person engaged in the business of transporting for hire, bullion, currency, securities, negotiable or nonnegotiable documents, jewels or other property of great monetary value nor any person engaged in the business of selling tangible personal property at retail nor any person licensed to practice a profession or licensed to engage in any business in this state, who in the course of such business or profession and, as an incident thereto, cashes checks, drafts, money orders or other evidence of money.

2. A payday loan business is a business that provides unsecured loans with an initial term of ninety-one days or less in which the amount borrowed does not exceed two thousand dollars and is usually for a period from the time of the loan until the borrowers next payday for which the lender charges either fees or interest for the loan.
3. A title loan business is any business providing loans to individuals in exchange for receiving title to the borrower's motor vehicle as collateral.

(c) **Pawnshop**

An entity engaged in whole or in part in the business of lending money on the security of pledged goods or in the business of purchasing tangible personal property on a condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time, or in the business of purchasing tangible personal property from persons or sources other than manufacturers or licensed dealers.

(8) Funeral and Mortuary Service

Uses that provide services related to the death of a human or companion animal, including funeral homes and mortuaries.

(9) Lodging

Uses that provide temporary overnight sleeping accommodations or lodging for guests paying a fee or other form of compensation for a period of less than 30 consecutive days. Lodging uses sometimes provide food or entertainment, primarily to registered guests. Lodging use types include: bed & breakfast inns, hotels and motels and short-term rentals.

(a) **Bed & Breakfast Inn**

A lodging establishment in a detached house in which the resident owner/operator offers accommodations and meal service to overnight guests for compensation. The following supplemental regulations apply to bed & breakfast inns:

(b) **Hotel or Motel**

A lodging establishment other than a bed & breakfast inn or short-term rental. Guest rooms in hotels are accessed via internal corridors, while motels provide access directly from the exterior to each guest room.

(c) **Short-term Rental**

A residential dwelling that is offered for rent for a fee and for more than 6 but fewer than 29 consecutive days.⁷

(10) Medical Service

Personal health services including prevention, diagnosis and treatment services for humans, as provided by physicians, dentists, nurses and other health personnel. Medical service uses are performed in an office setting with no overnight care. Typical uses include offices of physicians, dentists, psychiatrists, psychologists, physical therapists and chiropractors. Surgical, rehabilitation and other medical centers that do not involve overnight patient stays are included in this use subcategory, as are medical and dental laboratories, blood banks and kidney dialysis centers, unless otherwise expressly indicated.

(11) Office

Uses that focus on providing executive, management, administrative and professional

⁷ Need to determine what if any local zoning restrictions should apply within the limits of 2017 Wisconsin Act 59. Can, for example, limit to no more than 180 days per calendar year.

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services other than those included in the medical service use subcategory. Also includes broadcast and recording studios and uses engaged in scientific research and testing services leading to the development of new products and processes that do not involve the mass production, distribution or sale of such products or involve the use of hazardous materials or processes.

(12) Parking, Non-Accessory

Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A facility that provides both accessory parking and non-accessory parking is classified as non-accessory parking.

(13) Retail Sales

Uses involving the sale, lease or rental of new or used goods to the ultimate consumer. Examples of specific retail use types include retail sales of convenience goods, consumer shopping goods and building supplies and equipment.

(a) Convenience Goods

Retail sales uses that sell or otherwise provide (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premise consumption, retail bakeries and similar uses that provide incidental and accessory food and beverage service as part of their primary retail sales business. Typical uses include convenience stores, grocery stores, drug stores, specialty food stores, wine or liquor stores, newsstands and florists.

(b) Consumer Shopping Goods

Retail sales uses that sell or otherwise provide wearing apparel, fashion accessories, furniture, household appliances and similar consumer goods, large and small, functional and decorative, for use, entertainment, comfort or aesthetics. Typical uses include clothing stores, department stores, appliance stores, TV and electronics stores, bike shops, book stores, costume rental stores, stationery stores, art galleries, hobby shops, hardware stores (less than 10,001 square feet) furniture stores, pet stores and pet supply stores,

shoe stores, antique shops, secondhand stores, record stores, toy stores, sporting goods stores, variety stores, video stores, musical instrument stores, medical supplies, office supplies and office furnishing stores and wig shops.

(c) Building Supplies and Equipment

Retail sales uses that sell or otherwise provide goods to repair, maintain or visually enhance a structure or premises and that include more than 10,000 square feet of gross floor area or that involve outdoor storage of goods. Typical uses include home improvement stores and garden supply stores.

(14) Sexually Oriented Adult Entertainment Establishments

(a) Defined

See definitions in Section 110-5 of the municipal code.

(b) Supplemental Regulations

1. 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.
2. No more than one sexually oriented adult entertainment establishment may be located on any one parcel, and such establishment must be at least 1,500 feet from any other sexually oriented adult entertainment establishment. Further, no sexually oriented adult entertainment establishment is permitted within 1,000 feet of the following:
 - a. Any land zoned residential;
 - b. Any historic site identified on the "National Register", or an adopted historic district;
 - c. Any public or private elementary or secondary school or licensed nursery school or day care center;
 - d. A religious (non-secular) assembly use church or established place of worship;

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- e. A public park or parkway.
3. Signs advertising any sexually oriented adult entertainment establishment must conform with the requirements of Chapter 98 of the municipal code with the exception, however, that no tower or portable signs or billboards are permitted on the premises, and with further exception that signs ~~will inform only of the establishment name and address and will must~~ not depict specified sexual activities and/or specified anatomical areas as defined in Section 110-5 of the municipal code, and provided further that no flashing or traveling lights may be located outside the building. The location and wording of such sign must be shown on the site plan **required by Section 14-23 of the De Pere zoning ordinance** and submitted contemporaneously with the ~~site plan application request for the conditional use~~.
4. Adequate parking must be provided in a lighted area **as required by Sections 14-55 and 14-56 of the De Pere zoning ordinance**. Such parking provision must be shown on the site plan **required by Section 14-23 of the De Pere zoning ordinance** and submitted contemporaneously ~~site plan application request for the conditional use~~.
5. Lighting must be provided so as to illuminate the entire exterior of the building. Such lighting must be shown on the site plan **required by Section 14-23 of the De Pere zoning ordinance** and submitted contemporaneously with the ~~site plan application request for the conditional use~~.
6. No display windows are allowed on the premises.
7. The owner and/or operator of the sexually oriented adult entertainment establishment must agree to comply with all federal, state, and local laws and ordinances, including obscenity, liquor, and cabaret laws and must further ensure that minors are not permitted on the premises. Solicitation for the purposes of prostitution is strictly prohibited.
8. Sexually oriented adult cabaret establishments are subject to compliance with Section 110-5 of the municipal code relating to noise; and the hours of operation for such establishments are limited to the same hours of operation for bars and taverns located within the City of De Pere.
9. Sexually oriented adult outdoor motion picture theaters are subject to compliance with the regulations set forth in Section 110-5 of the municipal code pertaining to noise. Furthermore, sexually oriented adult entertainment outdoor motion picture theaters must 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 must 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 must be surrounded by fencing which is impervious to sight and at least 8 feet in height. All theaters must comply with Section 134.46, Wisconsin Statutes [Wis. Stats. § 134.46].
10. Prior to ~~approval of a site plan the granting of a conditional use permit~~, an inventory of the surrounding areas and population must be made by the ~~zoning administrator 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.

(15) Sports & Recreation, Participant

Provision of sports or recreation primarily by and for participants. (Spectators are incidental). Examples include bowling alleys, health clubs, skating rinks, billiard parlors, miniature golf courses, batting cages, and go-cart tracks.

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- (a) **Indoor**
Participant sports and recreation uses conducted entirely within buildings.
- (b) **Outdoor**
Participant sports and recreation uses conducted wholly or partially outside of buildings.

(16) Vehicle Sales and Service

- (a) **Fuel Station**
A use engaged in retail sales of vehicle fuels for personal vehicles, other than fleet fueling facilities and truck stops, which are regulated as industrial service uses.
- (b) **Vehicle Sales**
Uses primarily engaged in the sales of personal, consumer-oriented motor vehicles, such as automobiles, pick-up trucks, motorcycles and personal watercraft. Note: the sale of large trucks, construction equipment, agricultural equipment, aircraft or similar large vehicles are regulated as trucking and transportation terminals.
- (c) **Vehicle Rentals**
Uses primarily engaged in the rental of personal, consumer-oriented motor vehicles, such as automobiles, pick-up trucks, motorcycles and personal watercraft. Note: the rental of large trucks, construction equipment, agricultural equipment, aircraft or similar large vehicles are regulated as trucking and transportation terminals.
- (d) **Vehicle Maintenance and Repair, Minor**
Uses that repair, install or maintain the mechanical components of automobiles, trucks, vans, trailers or motorcycles or that wash, clean or otherwise protect the exterior or interior surfaces of such vehicles. Typical examples include oil-change shops, muffler shops, tire shops, and auto repair shops providing motor and mechanical repair services.
- (e) **Vehicle Maintenance and Repair, Major**
Uses that primarily conduct motor vehicle body work and repairs or that apply paint to the exterior or interior surfaces of motor vehicles by spraying, dipping, flow-coating

or other similar means. Typical examples include body and paint shops.

14-56 Industrial Uses

The industrial use category includes uses that produce goods from extracted materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. It also includes uses that store or distribute materials or goods in large quantities and uses involved in basic industrial processes.

(1) Fabrication and Production

Uses primarily involved in the manufacturing, processing, fabrication, packaging, or assembly of goods made for the wholesale market, for transfer to other plants, or for firms or consumers.

- (a) **Artisan**
Uses involved in the creation of art works or custom goods by hand manufacturing involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, storage or regular commercial truck parking/loading, but which may include retail sales of goods produced on on-site.
- (b) **Low-Impact**
Uses that process, fabricate, assemble, treat, or package finished parts or products without the use of explosive or petroleum materials. This subcategory does not include the assembly of large equipment and machinery and has very limited external impacts in terms of noise, vibration, odor, hours of operation, and traffic. Common examples include apparel manufacturing, bakery products manufacturing, bottling plants, ice manufacturing, mattress manufacturing and assembly, microbreweries, micro distilleries, musical instrument manufacturing, newspaper printing and binderies.
- (c) **Moderate-Impact**
Uses that process, fabricate, assemble, or treat materials for the production of large equipment and machines as well as fabrication and production uses that

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because of their scale or method of operation regularly produce odors, dust, noise, vibration, truck traffic or other external impacts that are detectable beyond the property lines of the subject property. Common examples include dairy products manufacturing, flour mills and paper products manufacturing.

(d) **High-Impact**

Manufacturing and industrial uses that regularly use hazardous chemicals or procedures or that produce hazardous byproducts or explosive hazards. Typical examples of high-impact manufacturing and industrial uses include: the manufacture of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins. This subcategory also expressly includes asphalt and concrete plants, foundries, abrasive manufacturing, chrome plating, electroplating, tanneries, soap manufacturing, petrochemical tank farms, gasification plants, smelting, meat packing, metal reduction and refinement and oil refining.

(2) **Industrial Service**

Uses engaged in the maintenance, repair or servicing of industrial, business or consumer machinery. Examples include janitorial, carpet cleaning, extermination, plumbing, electrical, window cleaning and similar building maintenance services; welding shops; machine shops; heavy truck servicing and repair; publishing and lithography; redemption centers; laundry, dry-cleaning, and carpet cleaning plants; photofinishing laboratories and maintenance and repair services that are not otherwise classified.

(3) **Storage, Distribution and Wholesaling**

Uses involved in the storage or movement of goods for themselves or other firms or the sale, lease, or rental of goods primarily intended for industrial, institutional, or commercial businesses.

(a) **Equipment and Materials Storage, Outdoor**

Uses related to outdoor storage of equipment, products or materials, whether or not stored in containers.

(b) **Self-service Storage**

An enclosed use that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses. Facilities are designed and used to accommodate interior access to storage lockers or drive-up access from passenger vehicles.

(c) **Trucking and Transportation Terminals**

Uses engaged in the sales, rental, dispatching or long-term or short-term storage of large trucks, buses, construction equipment agricultural equipment and similar large vehicles, including parcel service delivery vehicles, taxis and limousines. Also includes uses engaged in the moving of household or office furniture, appliances and equipment from one location to another, including the temporary on-site storage of those items.

(d) **Warehouse**

Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of "self-service storage" use or a "trucking and transportation terminal."

(e) **Wholesale Sales and Distribution**

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms. Expressly includes the following uses: bottled gas and fuel oil sales, monument sales, and portable storage building sales.

(4) **Junk or Salvage Yard**

A building or open area where waste, scrap, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, or handled for reclamation, disposal or other similar purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles.

14-57 Recycling Uses

This category includes uses that collect, store or process recyclable material for the purpose of marketing or reusing the material in the manufacturing of new, reused or reconstituted

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products. The recycling use subcategories are as follows:

(1) Construction or Demolition Debris

Establishments that receive and process general construction or demolition debris for recycling.

(2) Consumer Material Drop-off Station

An establishment that (1) accepts consumer recyclable commodities directly from the consuming party; (2) is staffed by personnel during times when recyclables are accepted from consumers; and (3) stores materials temporarily before transferring them to recyclable material processing facilities. Establishments that process recyclable material are classified as "consumer material processing" establishments. (Note: dumpsters and recyclable material bins are regulated as accessory uses,

(3) Consumer Material Processing

Establishments that receive and process consumer recyclable commodities for subsequent use in the secondary market.

14-58 Agricultural Uses

The agricultural use category includes general farming and community garden uses.

(1) Community Garden⁸

(a) Defined

Areas that are managed and maintained by a group of individuals to grow and harvest food crops or non-food crops (e.g., flowers). A community garden area may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group.

(b) Supplemental Use Regulations

Community gardens may be principal or accessory uses and are subject to the following supplemental use regulations:

1. On-site sales of community garden food products is permitted as an accessory use.
2. All equipment must be stored in a completely enclosed building.
3. The community garden site must be designed and maintained to prevent

any chemical pesticide, fertilizer or other garden waste from draining on to adjacent properties.

4. On-site trash, recyclable and compost containers must be located and maintained as far as practicable from residential dwelling units located on other lots.
5. The property must be maintained free of tall weeds and debris. Dead garden plants must be regularly removed and, in any instance, no later than November 1 of each year.
6. The perimeter of all community gardens must be fenced.

(2) Animal Agriculture

Uses that involve the feeding, housing and care of farm animals for private or commercial purposes.

(3) Crop Agriculture

An area managed and maintained by an individual, group or business entity to grow and harvest food crops or non-food crops (e.g., flowers) for sale or distribution. Farms may be principal accessory uses and may be located on land, on a roof or within a building.

14-59 Wireless Communications

14-60 Other Principal Uses

This category includes uses that do not fit the other use categories.

(1) Drive-in and Drive-through Uses

A use accessory to a principal use that offers service directly to occupants of motor vehicles. Such uses are typically associated with restaurants, banks and pharmacies. Automatic teller machine kiosks and similar drop-off or pick-up facilities that do not have on-site employees or amplified sound are not classified as drive-in or drive-through facilities if they meet the criteria for classification as an accessory use.

⁸ New

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14-61 Accessory Uses

(1) Generally Applicable Regulations

(a) Accessory Uses Allowed

Accessory uses are allowed only in connection with lawfully established principal uses.

(b) Allowed Uses

Allowed accessory uses are limited to those expressly regulated in this section as well as those that, in the determination of the zoning administrator, satisfy all of the following criteria:

1. They are customarily found in conjunction with the principal use of the subject property;
2. They are subordinate and clearly incidental to the principal use of the property; and
3. They serve a necessary function for or contribute to the comfort, safety or convenience of occupants of the principal use.

(c) Time of Construction and Establishment

Accessory uses may be established only after the principal use of the property is in place.

(d) Location

Accessory uses must be located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.

(e) Accessory Buildings and Structures

1. Applicable Regulations

- a. Accessory buildings and structures are subject to the same regulations that apply to principal uses and structures on the subject lot, unless otherwise expressly stated.
- b. Accessory buildings attached to the principal building by a breezeway, passageway or similar means are considered part of the primary structure and are subject to the lot and building regulations that apply to the principal building.

- c. Accessory buildings attached by structures less than 30 inches in height or less (e.g., patios, walks, decks without railing) are not considered part of the primary structure and are subject to accessory building and structure regulations.

2. Building Separation

Accessory buildings must be separated by a minimum distance of 10 feet from the principal building on the lot, unless the accessory building is located entirely within the principal building setbacks, in which case no separation is required. Structures less than 30 inches in height are not subject to building separation requirements.

(2) Amateur Radio Service Antennas

- (a) Amateur radio service antennas and supporting towers are expressly allowed as permitted accessory uses, provided that no such antenna, including any support upon which it is mounted may exceed a combined height of 70 feet.
- (b) All amateur radio service antenna structures must be set back a distance of at least one-half the height of the tower structure from all property lines.

(3) Electric Vehicle Charging Stations⁹

(a) General

1. Private (restricted-access) electric-vehicle (EV) charging stations are permitted as accessory uses in all zoning districts.
2. Public EV charging stations are permitted as accessory uses to allowed nonresidential uses in all zoning districts.

(b) Parking

1. Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.
2. Public electric vehicle charging stations must be reserved for parking and

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charging electric vehicles. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle.

(c) **Equipment**

Vehicle charging equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks.

(d) **Posted Information**

1. Information must be posted identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.
2. Public electric vehicle charging stations must be posted with signs indicating that the space is reserved for electric vehicle charging purposes only. For purposes of this provision, "charging" means that an electric vehicle is parked at an electric vehicle charging station and is connected to the battery charging station equipment.

(e) **Maintenance**

Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number or other contact information must be provided on the equipment for reporting when it is not functioning or other problems are encountered.

(4) **Geothermal Energy Systems¹⁰**

(a) **General**

Geothermal energy systems are permitted as an accessory use in all zoning districts.

(b) **Location**

1. Geothermal energy systems must be located entirely within the lot lines of the subject property or within appropriate easements.
2. No portion of a geothermal energy system may be located within a stream or stream buffer.

(5) **Home Occupations¹¹**

(a) **Purpose**

The home occupation regulations of this section are intended to allow residents to engage in customary home-based work activities, while also helping to ensure that neighboring residents are not subjected to adverse operational and land use impacts (e.g., excessive noise or traffic or public safety hazards) that are not typical of residential neighborhoods.

(b) **Type A and Type B Home Occupations**

Two types of home occupations are defined and regulated under this section:

1. **Type A Home Occupations**

Type A home occupations are those in which household residents use their home as a place of work, with no employees, customers or clients coming to the site.

2. **Type B Home Occupations**

Type B home occupation are those in which household residents use their home as a place of work and either one non-resident employee or customers come to the site.

(c) **Exemptions**

1. **Group Living**

Group living uses are not regulated as home occupations and are not subject to the home occupation regulations of this section. Group living is allowed as indicated in [Table 7-1](#).

2. **Family Day Care Homes**

Family day care homes are not regulated as home occupations and are not subject to the home occupation regulations of this section. Family day care homes are allowed only as indicated in [Table 7-1](#).

3. **Bed & Breakfast Inn**

Bed & breakfast inns are not permitted as home occupations and are not subject the home occupation regulations of this section. Bed and

¹⁰New

¹¹The home occupation provisions have been substantially revised and updated.

breakfasts are allowed only as indicated in [Table 7-1](#).

4. Short-Term Rentals

Short-term rentals are not permitted as home occupations and are not subject to the home occupation regulations of this section. Short-term rentals are allowed only as indicated in [Table 7-1](#).

5. Prohibited Home Occupations

The following uses are expressly prohibited as home occupations:

- a. Any type of assembly, cleaning, maintenance or repair of vehicles or equipment with internal combustion engines or of large appliances (such as washing machines, clothes dryers or refrigerators);
- b. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;
- c. Equipment or supply rental businesses;
- d. Taxi, limo, van or bus services;
- e. Tow truck services;
- f. Firearms sales establishment;
- g. Eating or drinking places;
- h. Funeral or interment services;
- i. Animal care, grooming or boarding businesses; and
- j. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.

6. Where Allowed

- a. Type A home occupations are permitted as of right as an accessory use to a principal use in the household living use category. Type A home occupations are subject to the general regulations of subsection [7](#) and all other applicable regulations of this

section. More than one Type A home occupation is allowed as an accessory use, but the general regulations of subsection [7](#) apply to the combined home occupation uses.

- b. Type B home occupations may be approved as an accessory use to a principal use in the household living use category only as expressly stated in subsection [8](#). Type B home occupations are subject to the general regulations of subsection [7](#), the supplemental regulations of subsection [8](#) and all other applicable regulations of this section. Multiple Type B home occupations are prohibited as an accessory use to a household living use, and a Type A home occupation may not be conducted with a Type B home occupation.

7. General Regulations

All Type A and Type B home occupations are subject to the following general regulations:

- a. Home occupations must be accessory and secondary to the use of a dwelling unit for residential purposes. They may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Home occupations may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts to that are not typical of a residential neighborhood in De Pere. Home occupations must be operated so as not to create or cause a nuisance.
- b. Any tools or equipment used as part of a home occupation must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
- c. External structural alterations or site improvements that change

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the residential character of the lot upon which a home occupation is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting or the addition of a separate building entrance that is visible from abutting streets.

- d. Home occupations and all related activities, including storage (other than the lawful parking or storage of vehicles), must be conducted entirely within the dwelling unit.
 - e. The area devoted to the conduct of all home occupations present on the property is limited to 25 percent of the dwelling unit's floor area or 650 square feet, whichever is less.
 - f. No window display or other public display of any material or merchandise is allowed.
 - g. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 C.F.R. Section 171.8.
 - h. Only passenger automobiles, passenger vans and passenger trucks may be used in the conduct of a home occupation. No other types of vehicles may be parked or stored on the premises. This provision is not intended to prohibit deliveries and pickups by common carrier delivery vehicles (e.g., postal service, united parcel service, Fed Ex, et al.) of the type typically used in residential neighborhoods.
8. Supplemental Regulations for Type B Home Occupations
- a. Type B home occupations are allowed only if reviewed and approved in accordance with the XXX procedures of XXX, provided that instruction, teaching or tutoring of no more than 4

students at one time is permitted as or right.

- b. One nonresident employee is allowed with a Type B home occupation if no customers come to the site at any time. Home occupations that have clients, customers or students coming to the site at any time may not have nonresident employees. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner or any other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the home occupation.

(6) Outdoor Storage

(a) Applicability

The outdoor storage regulations of this section apply to the storage of goods, materials and equipment as an accessory use to commercial or industrial use types when located outside of enclosed buildings, including:

1. Merchandise or material in boxes, in crates, or on pallets;
2. Garden supplies, plants, lawn mowers, barbecues and other similar items intended for consumer sales and use;
3. Overnight storage of vehicles awaiting repair (not including new vehicles for sale);
4. Construction and contractor's equipment;
5. Fleet vehicles; and
6. Construction material such as lumber, pipe, steel and unpackaged soil, mulch, recycled material or similar items.

(b) Regulations XX

(7) Residential Composting¹²

- (a) The composting of landscape waste (including grass clippings, leaves, and

¹²New

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chipped brush) and food waste (including discarded fruits, vegetables, and grains) is an allowed accessory use in residential zoning districts, subject to the regulations of this section.

- (b) Only landscape waste generated from plants grown and maintained on the subject lot may be composted. This provision is not intended to prohibit property owners from adding "outside" materials or ingredients to speed or enhance decomposition.
- (c) Only food waste resulting from food preparation or consumption by residents of the subject lot and their visitors may be composted. This provision is not intended to prohibit property owners from adding "outside" materials or ingredients to speed or enhance decomposition. Meat products are prohibited in residential compost bins.
- (d) All food waste must be placed within rodent-resistant compost bins, which are prohibited in front and rear yards and must be set back at least 10 feet from all lot lines.
- (e) Landscape waste compost piles may not exceed 125 cubic feet in volume, and may not exceed 5 feet in height.
- (f) Landscape waste compost piles must be set back at least 10 feet from all lot lines. Landscape waste compost piles that are not contained within a rodent-resistant compost bin must be set back at least 30 feet from all dwelling units on abutting lots.
- (g) Only animal waste from herbivores is allowed within compost piles or bins.
- (h) Burning of compost piles is not allowed.

(8) Satellite Dish Antennas

- (a) **Applicability**
Satellite dish antennas are subject to compliance with the regulations of this section.
- (b) **Location**
 - 1. In R districts, satellite dish antennas must be located in the rear yard or on the rear of the principal building. If usable communication signals cannot be obtained from the rear location,

the satellite dish antenna may be located in the side yard or on the side of the principal building. If usable satellite television communication signals cannot be received by locating the antenna to the rear or side of the principal building, the antenna may be placed in the front yard or on the front-facing roof of the principal building, provided that (a) the dish diameter does not exceed 18 inches and (b) the community development department director's approval is obtained prior to such installation. The community development department director is authorized to approve a front yard location only upon a showing by the applicant that usable communication signals are not receivable from any location on the property other than the location selected by the applicant.

- 2. In all districts other than R districts, satellite dish antennas may be located anywhere upon a building or within the buildable area of the lot, subject to applicable zoning district setback regulations.

(c) Other Regulations

- 1. In all R districts, satellite dish antennas may not exceed 36 inches in diameter.
- 2. A ground-mounted satellite dish antenna may not exceed 20 feet in height including any platform or structure upon which the antenna is mounted or affixed.
- 3. Roof-mounted satellite dish antenna may not exceed the height of the elevation of the ridge line of the principal structure.
- 4. If usable satellite signals cannot be obtained from an antenna installed in compliance with the height limitations imposed by this section, such satellite dish antennas may be installed at a greater height, provided that the height is approved by the community development department director. The community development department director is authorized to approve a greater height upon a showing by the

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applicant that installation at a height greater is necessary for the reception of usable communication signals.

5. All satellite dish antennas must comply with all manufacturers' specifications, be located on non-combustible and corrosion-resistant material, and be erected in a secure, wind-resistant manner.
6. All satellite dish antennas must be adequately grounded for protection against a direct strike of lightning pursuant to the requirements of the city electrical code.

(9) Secondary Suites¹³

- (a) **Description**
Secondary suites are accessory dwelling units contained wholly within the principal dwelling unit on the property (i.e., detached house).
- (b) **Applicability**
All secondary suites are subject to compliance with the regulations of this section.
- (c) **Where Allowed**
Secondary suites are allowed only on lots occupied by a detached house. They are permitted by-right in all R districts.
- (d) **Creation**
Secondary suites may be created by:
 1. Converting existing floor area within the interior of a detached house (e.g., attic or basement) to an accessory dwelling unit;
 2. Adding floor area to an existing detached house to accommodate an accessory dwelling unit; or
 3. Constructing a new detached house that includes an accessory dwelling unit within the principal building.
- (e) **Zoning District Regulations**
Secondary suites are subject to all applicable regulations of the zoning district in which they are located, unless otherwise expressly stated in this ordinance.

¹³New

- (f) **Number**
No more than one secondary suite is permitted on a single lot. Secondary suites are prohibited on lots occupied by a backyard cottage (see [14-21](#)).

- (g) **Size**
The floor area of a secondary suite may not exceed 30% of the gross floor area of the principal dwelling unit (excluding any attached garage).

- (h) **Number of Residents**
The total number of residents that reside in the secondary suite and the principal dwelling unit, combined, may not exceed the number permitted for a household.

- (i) **Parking**
No additional parking is required for a secondary suite. Any provided parking is subject to the same regulations that apply to the principal dwelling unit.

- (j) **Location of Entrances**
Only one entrance to a detached house containing a secondary suite may be located on a facade that faces a street, unless the detached house had an additional street-facing entrance before the secondary suite was created.

- (k) **Owner Occupancy and Rental**
At least one of the dwelling units on a lot occupied by a secondary suite must be occupied by an owner with at least a 50% interest in the subject property. The owner must occupy either the principal dwelling unit or the secondary suite as their permanent residence for a majority of the time each calendar year. Secondary suites may not be rented for periods of less than 90 consecutive days.

(10) Solar Energy Systems¹⁴

- (a) **General**
 1. Accessory solar energy systems must comply with all applicable building ordinance and electrical code requirements.
 2. Owners of accessory solar energy systems are solely responsible for

¹⁴New

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negotiating with other property owners for any desired solar easements to protect access to sunlight. Any such easements must be recorded with the county recorder of deeds.

(b) **Building-Mounted Solar Energy Systems**

1. Building-mounted solar energy systems may be mounted on principal and accessory structures.
2. All applicable setback regulations apply to building-mounted solar energy systems.
3. Only building-integrated and/or flush-mounted solar energy system may be installed on street-facing building elevations.
4. Solar energy systems may not extend more than 3 feet above the applicable maximum building height limit or more than 4 feet above the highest point of the roof line, whichever is less.

(c) **Ground-Mounted Solar Energy Systems**

1. In residential zoning districts, ground-mounted solar energy systems may not be located in a required street setback or street yard.
2. Ground-mounted solar energy systems may be located within required interior side and rear setbacks.
3. Ground-mounted solar energy systems are subject to applicable accessory structure height and lot coverage regulations.