



Plan Commission

Regular Meeting

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

Agenda

Tuesday, May 26, 2020

7:00 PM

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 26, 2020** at **7:00 PM**.

Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>
OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

This meeting may also be 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 27, 2020 Plan Commission meeting.
3. Staff recommendation and possible action for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid ST (Pennings Activity Center) in an R-2 Residential District (Parcels WD-905, WD-934).*
4. Staff recommendation and possible action regarding a site plan request for a warehouse building addition and pavement addition at 675 Heritage RD (Parcel ED-F0094-1).
5. Staff recommendation and possible action to amend Municipal Code Sections 14-47 and 14-51 (Zoning – Industrial Park District and Industrial-Business-1 District) to allow “pet grooming, kennels, and pet day care facilities” as permitted uses. *
6. Informational.

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
Kevin DeCleene, St Norbert College Parish
John Ambrosius, Belmark



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 26, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the April 27, 2020 Plan Commission meeting.

ATTACHMENTS:

- PC_Apr2020_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, April 27, 2020

7:00 PM

Call to Order

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

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also in attendance: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz and members of the public.

2. Approval of the minutes of the March 23, 2020 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Annual Election of Vice Chair.

Ald. Carpenter nominated Ald. Raasch as Vice Chair. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

4. Staff recommendation and possible action regarding a proposed 32 lot final plat of Honeysuckle Acres Fourth Addition at 1500 BLK Red Maple Rd (Parcels WD-L183-4 & WD-L183-4-1).*

City Planner Peter Schleinz reviewed the final plat of Honeysuckle Acres. He noted that the preliminary plat was reviewed in January 2020 and that there are a few changes between the preliminary and final plat. There was a 2 lot change from 34 lots to 32 lots, which caused lot lines to shift slightly. Also, per Plan Commission request, additional right-of-way was added to the southwest corner of the final plat in anticipation of a future roundabout. Staff recommended approval of the final plat and forwarding the plat to the Common Council for approval, subject to the conditions in the report. Ald. Raasch moved, seconded by Derek Beiderwieden, to approve the final plat, Upon vote, motion carried unanimously. The Common Council is expected to review the plat on May 5, 2020.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Staff recommendation and possible action regarding a new 15 foot wide utility easement to be added to an existing 10 foot wide utility easement at the 1600 BLK Merrill ST and 1603 Quinnette LN (Parcels ED-1129-Q-41, ED-1129-Q-48).*

City Planner Peter Schleinzi reviewed the new 15 foot utility easement to be added to an existing 10 foot wide easement for a total 25 foot easement at the 1600 BLK of Merrill Street and 1603 Quinnette Lane. He noted that the purpose of the additional easement is to make space for a storm sewer, which will go through part of a driveway, but not through any buildings. Staff recommended approval subject to no conditions. City Engineer Eric Rakers noted that the upsized easement should help with the flooding issues on Quinnette Lane. Mayor Boyd moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Michael Goeben, brother and power of attorney for property owner Larry Goeben, addressed the commission. He questioned why the easement could not be split between the two properties. He also questioned if the easement would be temporary or permanent. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Eric Rakers stated that the easement has to be permanent because an existing storm sewer is being replaced. There is 10 feet existing on one side and the City is asking for another 15 feet on the other side. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Michael Goeben stated that he is concerned about the easement being permanent and the resale of the property in the future. Eric replied that landscaping is still allowed in the easement and if the driveway is damaged, the City will be responsible for repairing it. Mayor Boyd moved, seconded by Brenda Busch, to go back to regular order. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Grant Schilling, to approve the easement request and forward the recommendation to the Council at a future undetermined meeting. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. Staff recommendation and possible action regarding the release of a section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*

City Planner Peter Schleinzi reviewed the easement release for a section of a 30 ft storm easement at 665 Grant Street. The easement needs to be rerouted to allow a fieldhouse building addition for the West De Pere High School. Staff recommended approval of the easement release subject to two conditions outlined in the report. Derek Beiderwieden moved, seconded by Ald. Carpenter, to approve the easement release request. Upon vote, motion carried unanimously. The Common Council is expected to review this item on May 5, 2020.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

7. Staff recommendation and possible action regarding a new section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*

City Planner Peter Schleinz reviewed the request for a new section of a 30 foot storm sewer easement at 665 Grant Street. This new easement will replace the released easement in the previous agenda item. Staff recommended approval of the new easement request and forwarding the recommendation to the Council for final approval on May 5, 2020. Ald. Carpenter asked if the size of the new easement is going to be the same size diameter. City Engineer Eric Rakers replied that the new easement will be the same diameter (60 inches). Ald. Raasch moved, seconded by Brenda Busch, to approve the easement request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

8. Staff recommendation and possible action regarding the release a 5 foot wide portion of a 50 foot wide sanitary easement at 1881 Southbridge RD (Parcels WD-2029, WD-2030, WD-2031, WD-2032, WD2-33, WD-2034, WD-2035, WD-2036).*

City Planner Peter Schleinz reviewed the request for the release of a five foot wide portion of a 50 foot wide easement at 1881 Southbridge Road. The release of easement request will reduce the width of the existing easement by five feet and allow for twindominium residential development. Staff recommended approval of the easement release request, subject to one condition in the report. The Common Council will review this item on May 5, 2020. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the easement release. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

9. Staff recommendation and possible action regarding a variance to permit three wall signs on the Notre Dame School in the R-2 District at 137 S Superior ST (Parcel ED-1033).

City Planner Peter Schleinz reviewed the variance request to permit three wall signs on the Notre Dame School. Typically in an R-2 district for schools, only 1 wall sign and 1 monument sign are allowed. The sign code accommodates schools with one primary street frontage. The code does not address schools with multiple primary frontages, such as the Notre Dame School. Ald. Raasch stated that he wants to be consistent with upholding the sign code. He noted that the Plan Commission denied Life Church's request for a second wall sign in 2015 when they applied for a variance. Mayor Boyd moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. Emily Rogers, a neighbor who lives on Huron Street addressed the commission. She stated that she is worried about light pollution with all of the signs on

the school. Peter Schleinz addressed her concern, stating that the applicant is open to attaching timers to the signs so the lights are turned off automatically in the evening. Marv Wall, the project manager for the Notre Dame School addressed the commission. He stated that a major complaint of the two existing schools is that it is difficult to identify the schools at night, adding that proper signage for a new school is important to help identify the school. At the present schools, there are no lighted signs. Ald. Raasch asked if the signs are to identify the schools or to identify the entrances to the schools. He argued that if proper way-finding signage is installed to identify the entrances, the three lighted wall signs would not be necessary. He added that the wall sign on George Street would be sufficient to identify the school and then the way-finding signage would help people find the entrances. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Discussion followed and it was determined that a monument sign would not work at this site due to the required 15 foot setback and how the school is situated on the site. Ald. Raasch stated that he would be in favor of two wall signs if a monument sign would not work but not in favor of a third wall sign. Ald. Raasch moved, seconded by Brenda Busch, to open the meeting. Upon vote, motion carried unanimously. Discussion followed regarding the current sign code and the upcoming sign code update. Peter Schleinz commented that the new sign code is still under review and will not be finalized until the end of this year. He noted that the school could petition a new variance request if the sign code changes in the future. Ald. Carpenter suggested that the school hold off on the signage until after the new sign code is adopted. Marv Wall stated that waiting to install the signage until the building is finished would be more costly. Mayor Boyd moved, seconded by Derek Beiderwieden, to go back to regular session. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Mayor Boyd, to approve a variance for the two wall signs facing the west and east sides of the building but denied the third wall sign facing the south side. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

10. Staff recommendation and possible action regarding a site plan request for an existing building with a parking lot addition, driveway addition, revisions to a sanitary sewer, and the removal of part of a street fronted berm at 2107 American BL (Parcel WD-1042).

City Planner Peter Schleinz reviewed the site plan request for 2107 American Boulevard for Robinson Metals. He noted that this is an unusual request because it does not involve any buildings. Instead, it involves a parking lot addition, driveway addition, revisions to a sanitary sewer, as well as the removal of a berm. Staff recommended approval, subject to conditions in the report. Derek Beiderwieden moved, seconded by Ald. Carpenter, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

11. Staff recommendation and possible action regarding a site plan request for a cafeteria building addition at 633 Heritage RD (Parcel ED-F0094-3).

City Planner Peter Schleinz reviewed the site plan request for a cafeteria building addition at 633 Heritage Road for Belmark. He noted that this is an existing building, with a 4000 square foot cafeteria addition on the east side of the building. The exterior facade of the addition is made of approvable split face CMU. The canopy over the entry at the southern end of the addition is made of an approvable architectural metal panel. Peter added that the HVAC screening material on the top of the building needs approval by Plan Commission. Staff recommended approval, subject to conditions in the report. Mark Higgins moved, seconded by Grant Schilling, to approve the site plan and the metal roof screen. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Commissioner
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 8:08 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 26, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid ST (Pennings Activity Center) in an R-2 Residential District (Parcels WD-905, WD-934).*

ATTACHMENTS:

- Plan Commission Report (DOCX)
- Application Form (PDF)
- Resolution 18-53 (PDF)
- Resolution 14-107 (PDF)

- ITEM 3:** Staff recommendation and possible action for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid ST (Pennings Activity Center) in an R-2 Residential District (Parcels WD-905, WD-934).*

PROPOSED CONDITIONAL USE PERMIT LOCATION



- REQUESTED ACTION:** Conditional Use Permit Approval.
The request is to extend the timeline another five years, to 2025, for a conditional use that was approved in 2014 and 2018.
- COMMON DESCRIPTION:** 290 Reid Street (Pennings Activity Center), located northeast from the Reid ST and Third ST intersection.
- PARCEL NUMBER(S):** WD-905, WD-934
- EXISTING ZONING:** R-2 (Single and Two-Family Residence District)
- APPLICANT/OWNER NAME:** Kevin DeCleene, Director of Parish Services
St Norbert College Parish
100 Grant Street, 15-MB
De Pere, WI 54115
- SITE HISTORY:** In 2014 and 2018 Common Council approved a Conditional Use Permit for an overnight shelter facility at 290 Reid Street. The 2018 permit allows the facility to operate with the following:
- | | |
|---------------------|--|
| Number of beds: | 16 |
| Dates of operation: | December 1 – February 1 and May 1 – July 1 |
| Hours of operation: | Between 9:00pm and 6:00am |
| Permit expiration: | July 2020 |

	The applicant submitted a request to approve a new conditional use permit with the expiration date being extended five years to July 2025. All other permit requirements and conditions are requested to remain the same. A copy of the 2018 permit has been attached for convenient review.
STAFF REVIEW:	There have been no significant issues in the past three years related to the shelter. A copy of the 2018 permit has been attached for convenient review. Staff review does not indicate any negative impact for permitting the overnight shelter to continue to operate. There have been no significant issues in the past three years related to the shelter. All property owners within 300 feet of the subject area have been notified of this application.
REVIEW PROCESS:	The Common Council will conduct a public hearing and review the Plan Commission recommendation, in the form of a resolution, after a Class II notice. The meeting is scheduled for June 16, 2020.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the Conditional Use Permit application at 290 Reid Street, subject to the following conditions: 1. The building shall be in compliance with building and fire code for residential occupants. 2. The number of beds is limited to 16. 3. Permitted days of operation are December 1 – February 1 and May 1 – July 1, through July 2025; new application required before fall of 2025. 4. The hours of operation permitted are between 9:00 PM and 6:00 AM. Daytime services or activities are not provided or permitted at this site. 5. The services provided on this site are limited to those related to providing a safe sleeping facility for guests. 6. St. Norbert College shall coordinate or provide transportation of guests to and from the primary shelter facility in Green Bay.

	CITY OF DE PERE	Fee: \$ 305.00
	APPLICATION FOR CONDITIONAL USE	Receipt #: 152036
		Date: 5-07-20

CITY OF DE PERE
RECEIVED
MAY 7 2020

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) St Norbert College Parish	Authorized Representative Kevin DeCleene	Title Director of Parish Services	
Mailing Address 100 Grant St 15-MB	City De Pere	State WI	ZIP Code 54115
Email Address Kevin.DeCleene@SNC.edu	Phone Number (incl. area code) 920-403-3559	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) NA	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 SNC Pennings Activity Center, 290 Reid Street	Parcel No. WD-905 & WD-934
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SECTION 4: Proposed Conditional Use

Existing Zoning:	
Present Use of Parcel:	
Proposed Use of Parcel:	
Present Use of Adjacent Properties:	

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) Kevin DeCleene	Title Director of Parish Services	Phone Number 920-403-3559
Signature of Applicant Kevin DeCleene		Date Signed 4/30/20

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):	
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Attachment: Application Form (9597 : Staff recommendation and possible action for a Conditional Use Permit application for an Overnight S)

RESOLUTION #18-53

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

WHEREAS, the Common Council for the City of De Pere authorized and approved a conditional use permit for an overnight shelter facility at 290 Reid Street, pursuant to Resolution #14-107 and its conditions thereto; and

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

WHEREAS, the City Clerk-Treasurer has published a Notice of Public Hearing regarding the proposed amendment to conditional use and, pursuant thereto, a Public Hearing has been held at the City Hall Council Chambers on the 19th day of June, 2018 at 7:35 p.m., whereupon the Common Council heard all interested parties, their agents and attorneys;

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

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

Permitted days of operation are December 1st - February 1 and May 1 - July 1, through July of 2020; new application required before fall of 2020.

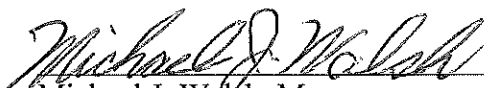
Resolution #18-53

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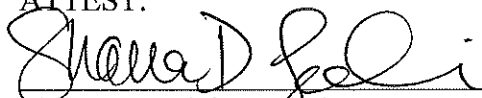
All other conditions of Resolution #14-107 shall not be impacted by this amendment and shall remain in force and effect.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 19th day of June, 2018.

APPROVED:


Michael J. Walsh, Mayor

ATTEST:


Shana D. Ledvina, Clerk-Treasurer

Ayes: 6

Nays: 0

Attachment: Resolution 18-53 (9597 : Staff recommendation and possible action for a Conditional Use Permit application for an Overnight S)

RESOLUTION #14-107

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

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

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

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

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

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

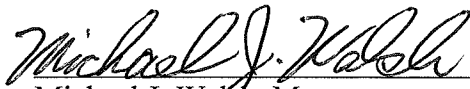
Resolution #14-107

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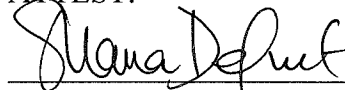
5. The services provided on this site are limited to those related to providing a safe sleeping facility for guests.
6. St. Norbert College shall coordinate or provide transportation of guests to and from the primary shelter facility in Green Bay.

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

APPROVED:


Michael J. Walsh, Mayor

ATTEST:


Shana L. Defnet, Clerk-Treasurer

Ayes: 8

Nays: 0

Attachment: Resolution 14-107 (9597 : Staff recommendation and possible action for a Conditional Use Permit application for an Overnight S)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 26, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

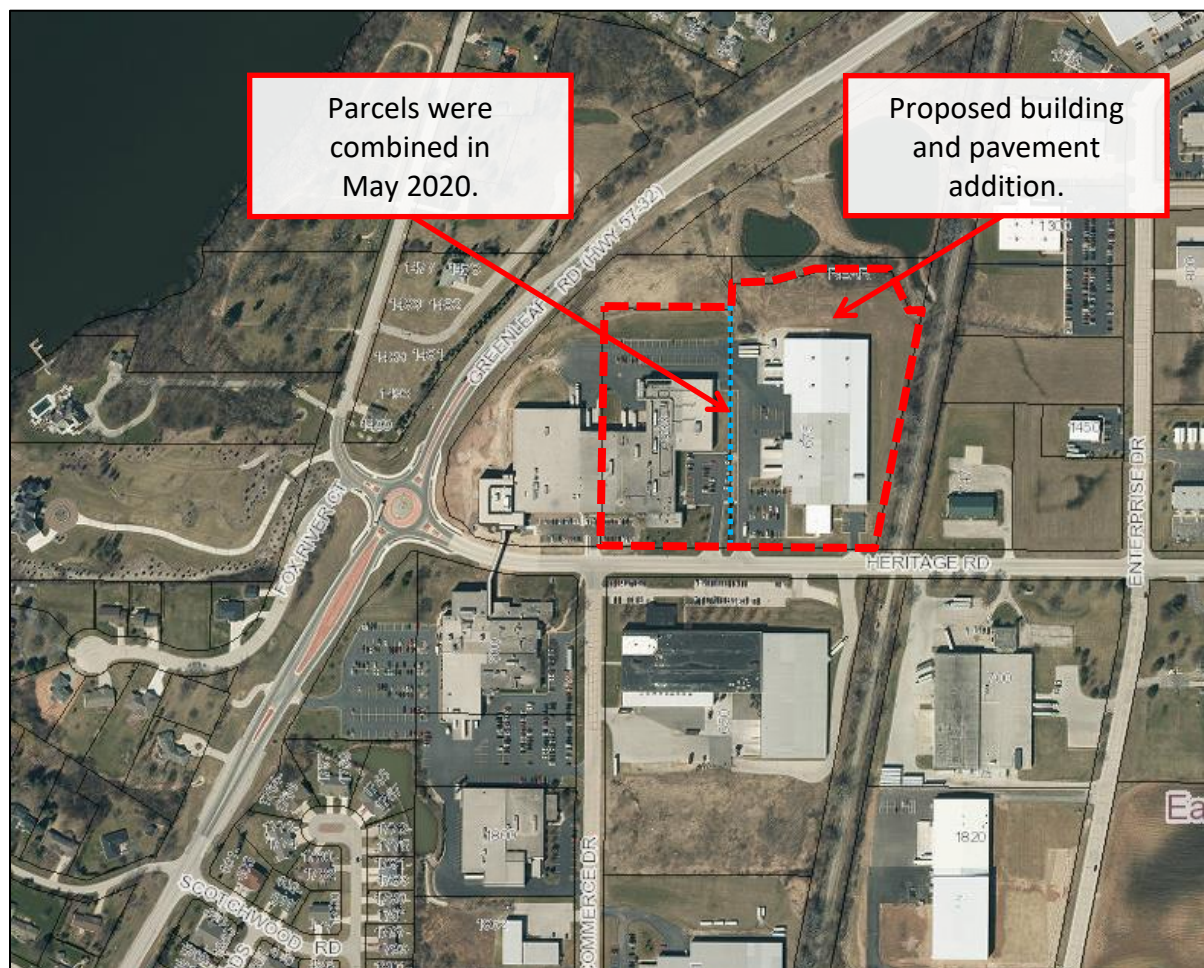
SUBJECT: Staff recommendation and possible action regarding a site plan request for a warehouse building addition and pavement addition at 675 Heritage RD (Parcel ED-F0094-1).

ATTACHMENTS:

- 05-26-20 Plan Commission Report - Belmark Plant 5 Addition (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 14 May 2020 (PDF)

- Item 4: Staff recommendation and possible action regarding a site plan request for a warehouse building addition and pavement addition at 675 Heritage RD (Parcel ED-F0094-1).

SITE MAP



- REQUESTED ACTION:** Site Plan Approval.
- Belmark Plant #5 warehouse building addition and pavement addition.
- COMMON DESCRIPTION:** 675 Heritage RD, located northeast from the Heritage RD and Greenleaf RD intersection.
- PARCEL NUMBERS:** ED-F0094-1
- EXISTING ZONING:** I-1 (Industrial Park District)
- SURROUNDING LAND USES:** Wetlands (I-1), City storm pond, Greenleaf RD, Residential (R-1 & R-2) and Town of Ledgeview to the north.
Industrial (I-3) to the south.
Industrial (I-1) and Fox River Trail (R-1) to the East.
Industrial (I-1), Greenleaf RD, Residential (R-1) and Town of Ledgeview to the west.

COMPREHENSIVE PLAN: Industrial Park

APPLICANT / OWNER:	John Ambrosius, Plant Engineer Authorized Representative 600 Heritage RD PO BOX 5310 De Pere, WI 54115-5310	Flex LLC Property Owner ATTN: John Ambrosius PO BOX 5310 De Pere, WI 54115-5310
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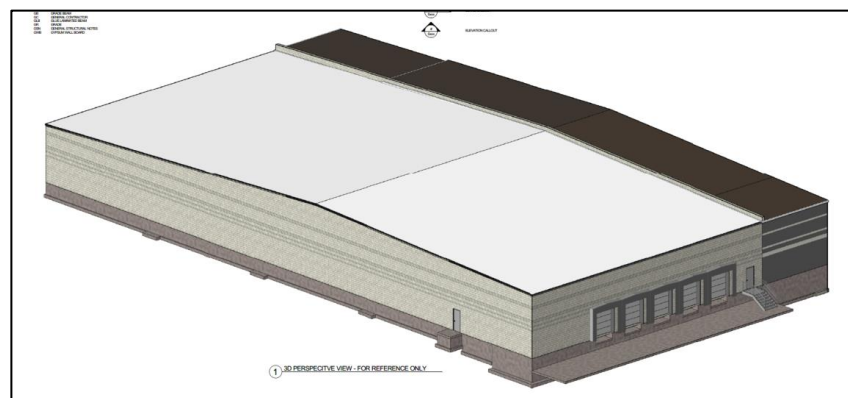
SITE HISTORY: The site has been used for agricultural purposes from 1938 until the 1990's when a building was developed on the site. The property was taken over by Belmark in the mid-2000s. The subject building (Plant #5) had an addition in the mid-2010s.

In 2014, an ingress/egress easement, allowing the City to access storm ponds to the north, was recorded. The mid-2010 addition lies partially within the easement. At that time there was a proposal to relocate the easement westward on the property but that action never took place.

On May 7, 2020 the petitioner submitted a site plan request for a 22,525 SF warehouse building addition with pavement located to the west for five additional truck loading docks. In two separate project requests, the petitioner is also petitioning the relocation of an ingress/egress easement that is blocked by the existing building and proposed site plan.

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

The exterior façade of the addition is made of approvable split face CMU and fluted split face CMU with loading dock doors on the west side. The façade colors are identified to match the existing building, and are shown in renderings, but are not labeled on the site plan.



There are no proposed new driveways connecting to Heritage Road. There are no proposed new signs either.

The proposed new row of landscaping at the north end of the pavement has been designed to assist the screening of the view of the loading docks from Greenleaf RD. The placement of landscaping is limited due to wetlands and existing pavement. The opening in the vegetation allows for City ingress/egress to City-owned storm ponds located north of the property.

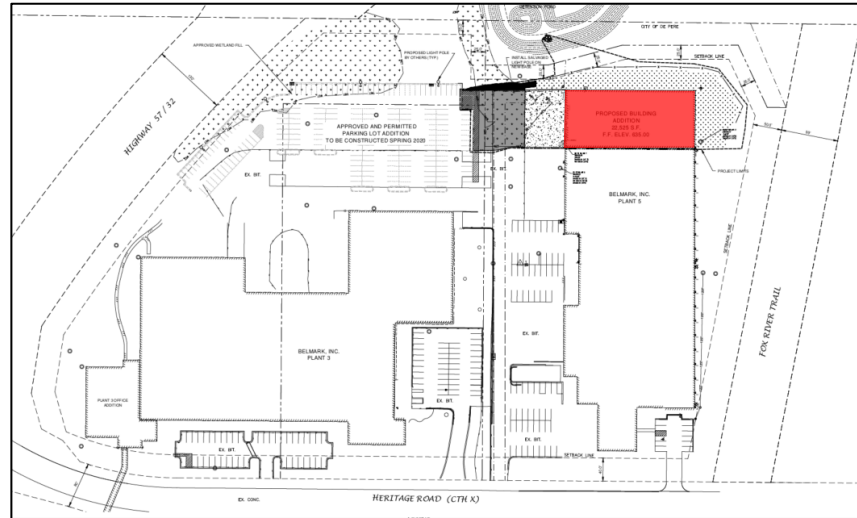
The site plan complies with the following massing and setback requirements set by the I-1 District (Code Section 14-47):

- Land Use: Industrial – Proposed warehouse expansion (permitted)
- Lot Size: 13.1 acres (None required)
- Front Yard Setback – south: ~40 feet (40 feet required)
- Interior Side Yard Setback – east & west: ~140 feet & ~140 feet (25 feet required)
- Rear Yard Setback – east: ~60 feet (25 feet required)
- FAR: 0.5 (0.5 or less required)
- Building Height: 27.5 feet (Determined by Plan Commission)
- Landscaping: 4 trees and 12 arborvitaes for screening added to existing landscaping for the entire site (57 trees required on the entire property if developed new today).

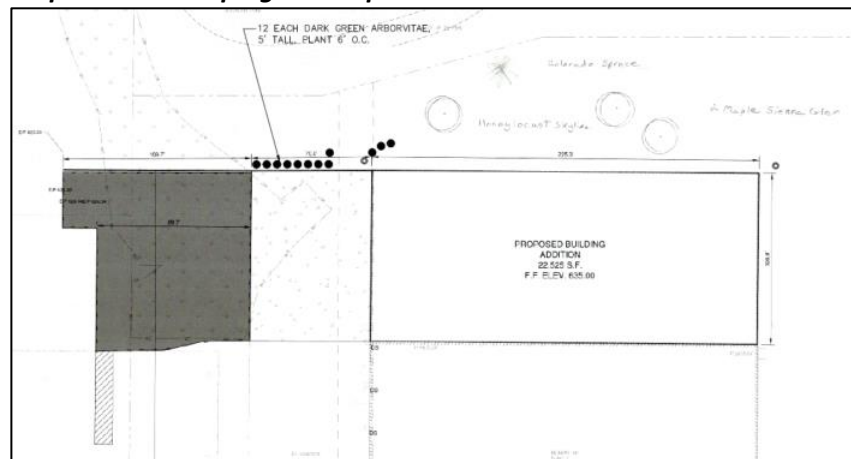
Parking requirements have been met as the past two building additions have addressed parking needs with expansions until the year 2030. In the next ten years (from 2020 to 2030) the overall required parking stalls are expected to increase from 618 to 808. The site now has 813 stalls. The below chart summarizes the existing and proposed stalls to be added and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	813	0	677	136 surplus year 2020
TOTAL	813	0	677	YES

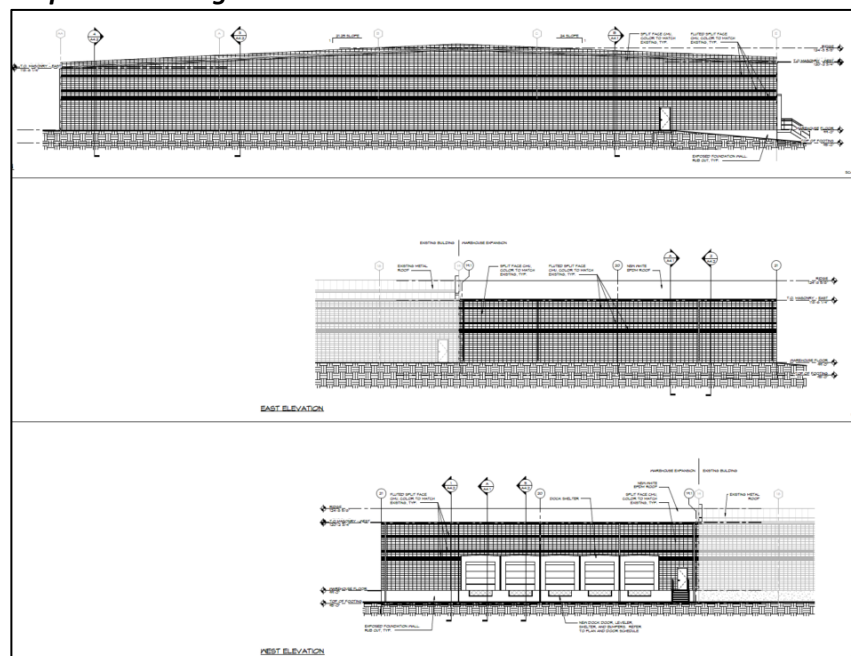
Proposed site plan with landscaping:



Proposed landscaping close-up:



Proposed building elevations:



STAFF COMMENTS:

Engineering:

1. Ensure that apron endwalls are tied back.
2. Specify 4-inch parking lot striping.
3. Engineering is reviewing proposed access easement to pond (also referenced in the Planning conditions).

Fire: None.

Health: None.

Forestry:

1. Provide a more complete landscape plan that includes a plant list with sizes and planting details.

Planning:

1. Identify the Specific colors that are being matched to the existing building.
2. The site plan requires a release of easement and the creation of a new easement, for City ingress/egress to storm ponds to the north, before obtaining permits because the proposed addition lies within the existing easement. Plan Commission will be reviewing at a future meeting.

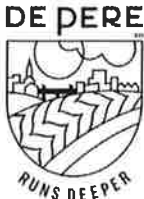
Inspection: None.

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 warehouse building and pavement addition at 675 Heritage RD, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	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) Belmark, Inc.	Authorized Representative John Ambrosius	Title Plant Engineer	
Mailing Address 600 Heritage Road, P.O. Box 5310	City De Pere	State WI	ZIP Code 54115-5310
Email Address johna@belmark.com	Phone Number (incl. area code) 920-336-2848	Fax Number (incl. area code) 920-336-4577	

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

Name (Ind. Org. or Entity) FLEX LLC	Contact Person John Ambrosius	Title Plant Engineer	
Mailing Address 600 Heritage Road	City De Pere	State WI	ZIP Code 54115-5310
Email Address johna@belmark.com	Phone Number (incl. area code) 920-336-9848	Fax Number (incl. area code) 920-336-4577	

SECTION 3: Project or Site Location

Project Address/Description 675 Heritage Road / Plant 5	Parcel No. ED-F0094-1
--	--------------------------

SECTION 4: Project Information

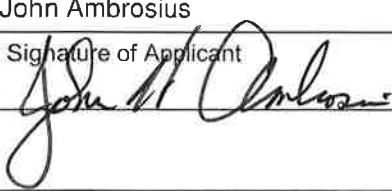
Existing Zoning:	I-1		
Present Use of Parcel:	Industrial		
Proposed Use of Parcel:	Industrial		
Estimated Start Date:	5/21/2020	Estimated Completion Date:	11/1/2020

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) John Ambrosius	Title Plant Engineer	Phone Number 920-336-2848
Signature of Applicant 		Date Signed 4/24/2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9601 : Staff recommendation and possible action regarding a site plan request for a warehouse building addi)

PLANT 5 - WAREHOUSE EXPANSION



Label Solutions to Business Problems®

675 Heritage Road,
De Pere, Wisconsin 54115



1471 MCMAHON DRIVE | NEENAH, WISCONSIN 54956
920-969-7344 FAX: 920-969-7393 www.miron-construction.com

PROJECT TEAM

PROJECT MANAGER
PROJECT SUPERINTENDENT

KYLE PIETERS
TIM GERRITS



124 N. BROADWAY P.O. BOX 5156 DE PERE, WISCONSIN 54115
920-336-9929 FAX: 920-336-2899 www.performainc.com

PROJECT TEAM

PROJECT MANAGER
PROJECT ARCHITECT

PAUL JANSSEN
MICHAEL BABBITTS

STRUCTURAL

DAVID HOLTEN
MEYER BORGMAN JOHNSON
STRUCTURAL DESIGN & ENGINEERING
TEL: 920-351-0525

SHEET INDEX

TITLE SHEET

SHEET NO.	SHEET NAME	NO.	NAME	DATE
TS1.1	TITLE SHEET, INDEX OF DRAWINGS			
LS1.2	MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS			

LIFE SAFETY

SHEET NO.	SHEET NAME	NO.	NAME	DATE
LS1.1	LIFE SAFETY PLAN & STANDARD MOUNTING HEIGHTS			

CIVIL

SHEET NO.	SHEET NAME	NO.	NAME	DATE
CO.0	LOCATION MAPS AND INDEX TO DRAWINGS			
CO.1	EXISTING CONDITIONS & DEMOLITION PLAN			
CO.3	OVERALL SITE PLAN			
C1.1	SITE PLAN			
C1.3	UTILITY PLAN			
C1.4	GRADING AND EROSION CONTROL PLAN			
C2.1	DETAILS			
C2.2	EROSION CONTROL DETAILS			
C2.3	EROSION CONTROL DETAILS			
C2.4	EROSION CONTROL DETAILS			

LANDSCAPE

SHEET NO.	SHEET NAME	NO.	NAME	DATE
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ARCHITECTURAL

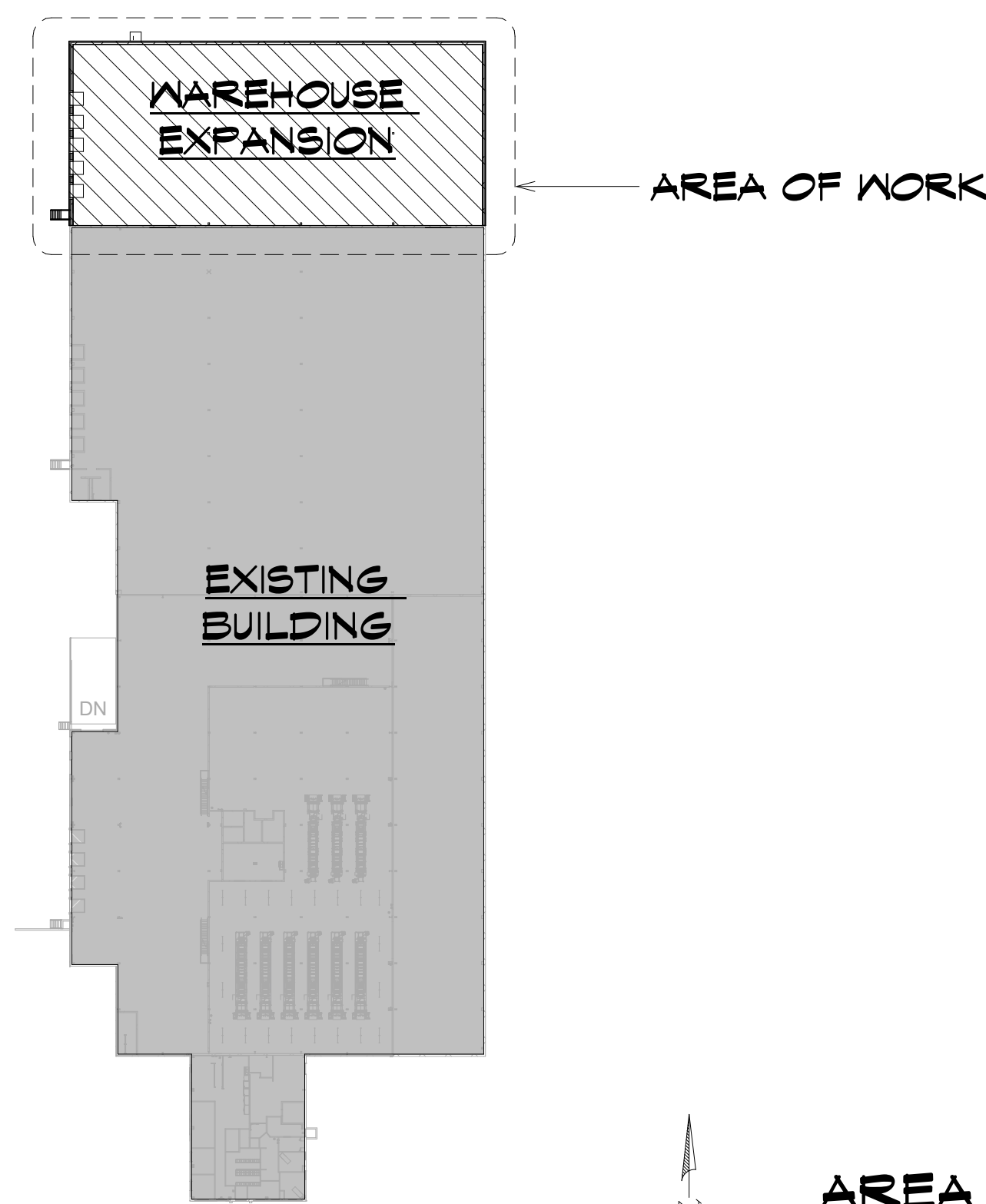
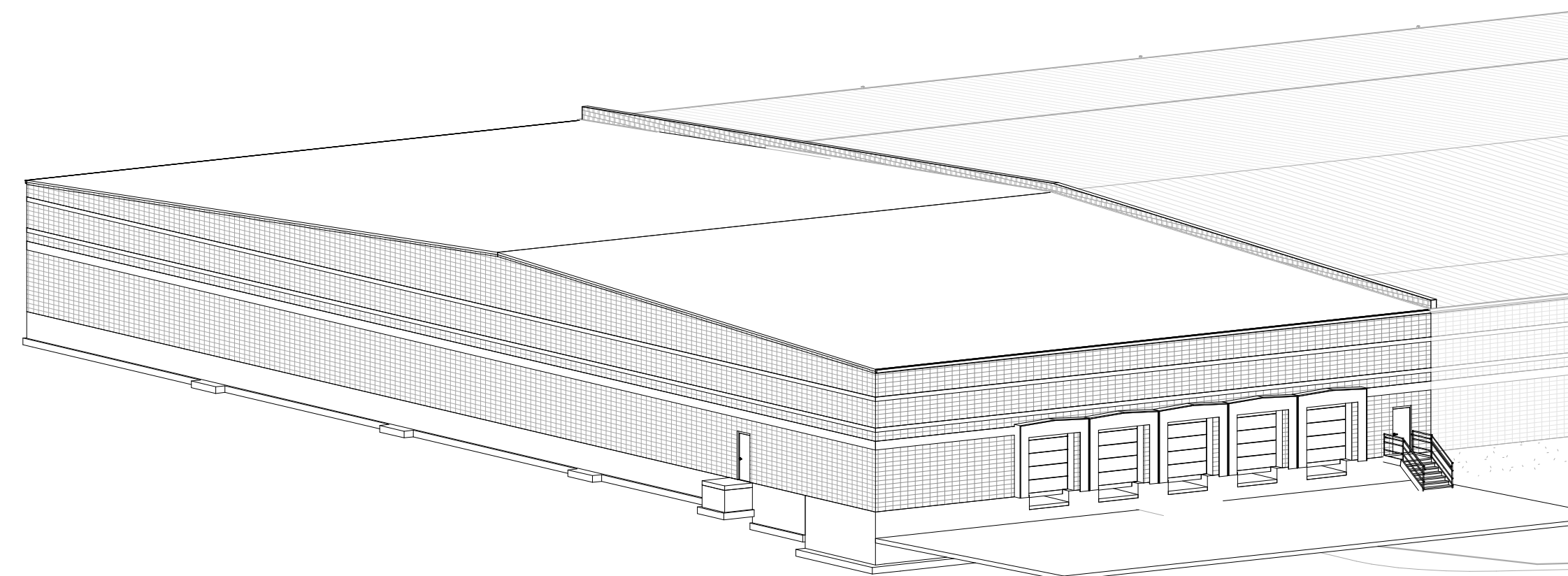
SHEET NO.	SHEET NAME	NO.	NAME	DATE
A0.1	DEMOLITION PLAN			
A1.1	FLOOR PLAN			
A1.2	ROOF PLAN			
A2.1	DOOR SCHEDULE			
A3.1	EXTERIOR ELEVATIONS			
A4.1	BUILDING SECTIONS			
A4.2	WALL SECTIONS			
A5.1	STAIR PLAN, SECTIONS, DETAILS			
A6.1	EXTERIOR DETAILS			
A7.1	REFLECTED CEILING PLAN			
A8.1	ENLARGED PLANS			
A9.1	FIRST FLOOR FINISH PLAN			
A9.2	FINISH SCHEDULE			

STRUCTURAL

SHEET NO.	SHEET NAME	NO.	NAME	DATE
S0.1	LEGEND SHEET	1	BID PACKAGE 1	04/01/20
S0.2	GENERAL STRUCTURAL NOTES	1	BID PACKAGE 1	04/01/20
S2.1	FOUNDATION PLAN	1	BID PACKAGE 1	04/01/20
S2.2	ROOF FRAMING PLAN	1	BID PACKAGE 1	04/01/20
S3.1	WALL ELEVATIONS	1	BID PACKAGE 1	04/01/20
S4.1	TYPICAL SCHEDULES AND DETAILS	1	BID PACKAGE 1	04/01/20
S4.2	TYPICAL SCHEDULES AND DETAILS	1	BID PACKAGE 1	04/01/20
S4.3	TYPICAL SCHEDULES AND DETAILS	1	BID PACKAGE 1	04/01/20
S5.1	FOUNDATION DETAILS	1	BID PACKAGE 1	04/01/20
S7.1	FRAMING DETAILS	1	BID PACKAGE 1	04/01/20

FIRE PROTECTION

SHEET NO.	SHEET NAME	NO.	NAME	DATE
-----------	------------	-----	------	------



AREA OF WORK
SCALE: 1" = 80'-0"

SYMBOLS

NORTH ARROW

EXISTING COLUMN GRID CENTERLINE

NEW COLUMN GRID CENTERLINE

EXISTING ELEVATION REFERENCE

NEW ELEVATION REFERENCE

SOIL BORING

ROOM NAME

ROOM NUMBER

DOOR NUMBER

REVISION NUMBER

WINDOW TAG

WALL TYPE

PLAN NOTE

FINISH TAG

DETAIL OR SECTION NUMBER

SHEET ON WHICH DETAIL OR SECTION IS DRAWN

SECTION CUT REFERENCE

ELEVATION REFERENCE

DETAIL NUMBER AND SCALE

SCALE: 1" = 1'-0"

ENLARGED PLAN OR DETAIL REFERENCE

EXISTING TO BE REMOVED

MATERIALS

ALUMINUM

BRICK

COMPACTED FILL

CONCRETE DRIVES, APRONS, ETC.

POURED CONCRETE IN SECTION

CONC. MASONRY UNIT

GYPSUM BOARD

BATT INSULATION

RIGID INSULATION

FINISHED WOOD

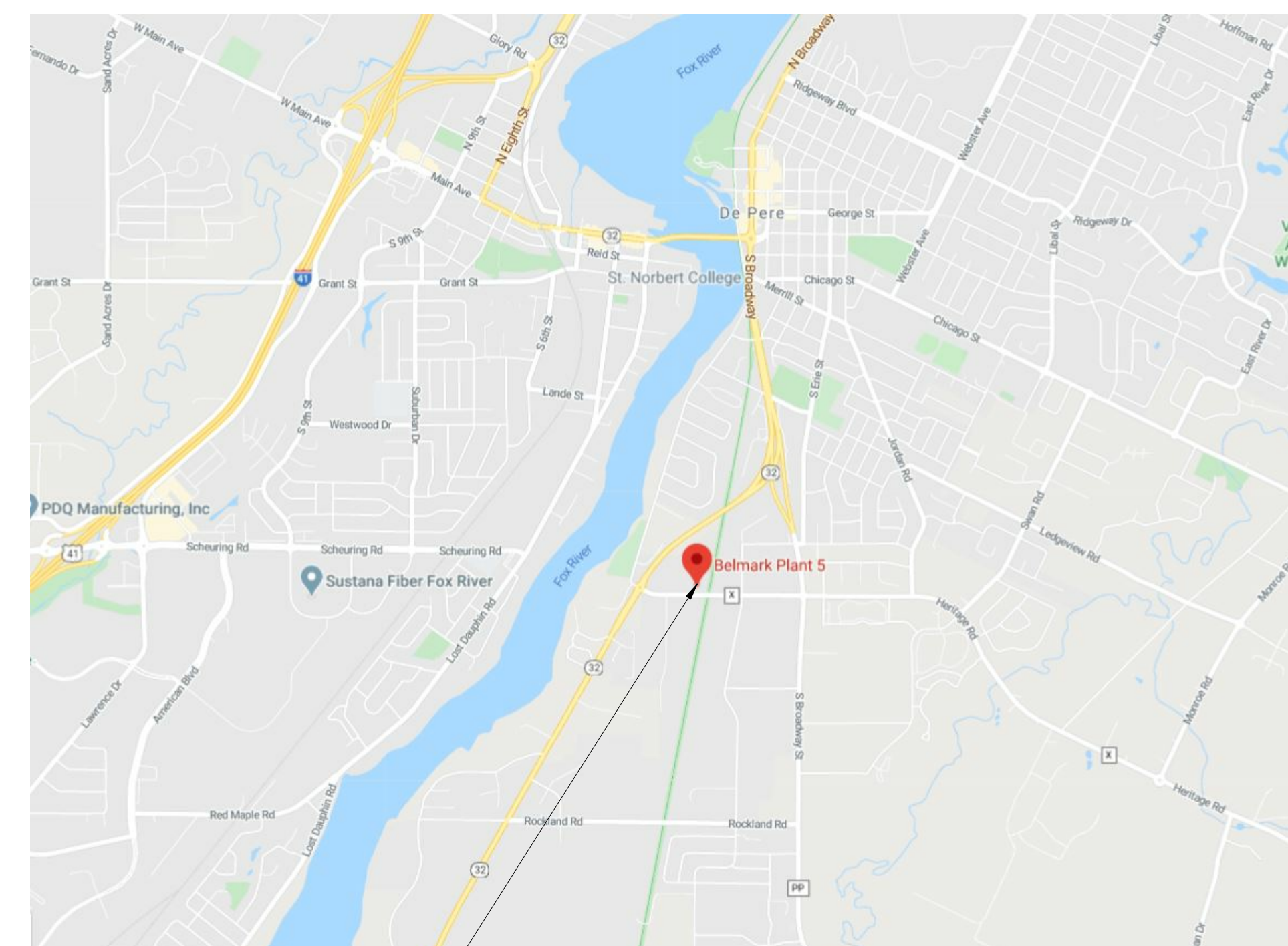
ROUGH LUMBER

PLYWOOD

PRECAST CONCRETE

STEEL

UNDISTURBED SOIL



PROJECT LOCATION

LOCATION MAP

PLANT 5 -
WAREHOUSE EXPANSION
Belmark Inc.



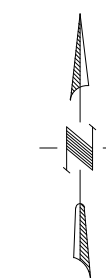
TITLE
DRAWN
DATE
DRAWING NO.
PROJECT NO.

MRB
MM/DD/YY
20035

CHKD
SCALE
As indicated
REV

MRB
TS1.1
20035

- A. ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE.
- B. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE.
- C. EXPOSED COLLUMS SHALL BE GRIND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPPS/DEFECTS BEFORE FINISH COAT.
- D. GENERAL CONTRACTOR SHALL PROVIDE MOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING IS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
- E. COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS.



WAREHOUSE FLOOR PLAN

[illegible]

**PLANT 5 -
WAREHOUSE EXPANSION**
Belmark Inc.



Attachment: Site Plan - REVISED PRELIMINARY - 14 May 2020 (9601 : Staff recommendation and possible action regarding a site plan request for a warehouse building add)

FLOOR PLAN		
		
DRAWING	Author	CROD
DATE	Scale	Checker
MM/DD/YY	1/8" = 1'-0"	
DRAWING NO.		
A1.1		
PROJECT NO.	REV.	
20035		



EXTERIOR ELEVATIONS

TITLE	
DRAWN	CHECKED
MRB	MRB
DATE	SCALE
05/01/20	1/8" = 1'-0"
DRAWING NO.	
A3.1	
PROJECT NO.	REV.
20035	2

STRUCTURAL ABBREVIATIONS:

A		H		Q	
ADDL	ADDITIONAL	HK	HOOK	QTY	QUANTITY
ADJ	ADJACENT	HRZ	HORIZONTAL		
ALT	ALTERNATE	HSA	HEADED STUD ANCHOR		
ALUM	ALUMINUM	HSS	HOLLOW STRUCTURAL SHAPE		
AR	ANCHOR ROD	HT	HEIGHT		
ARCH	ARCHITECT				
B					
BDE	BOTTOM OF DECK ELEVATION	ID	INSIDE DIAMETER		
BFE	BOTTOM OF FOOTING ELEVATION	INCL	INCLUDE		
BM	BOTTOM BEAM	ISF	INSIDE FACE		
BOT	BOTTOM	J			
BP	BEARING PLATE / BASE PLATE	JT	JOINT		
BR	BOTTOM REINFORCING	JBE	JOIST BEARING ELEVATION		
BTWN	BETWEEN				
C		K			
CANTL	CANTILEVER	K	KIPS		
CFS	COLD-FORMED STEEL	KLF	KIPS PER LINEAL FOOT		
CSS	CENTER OF GRAVITY STRAND	KSF	KIPS PER SQUARE FOOT		
CIP	CAST IN PLACE	KSI	KIPS PER SQUARE INCH		
CJ	CONTROL JOINT	KO	KNOCK OUT		
CJP	COMPLETE JOINT PENETRATION				
CL	CENTER LINE	LB(S)	POUND(S)		
CLR	CLEAR	LL	LIVE LOAD		
CMU	CONCRETE MASONRY UNIT	LLH	LONG LEG HORIZONTAL		
COL	COLUMN	LLV	LONG LEG VERTICAL		
CONC	CONCRETE	LONG	LONGITUDINAL		
CONN(S)	CONNECTION(S)	LSL	LAMINATED STRAND LUMBER		
CONST	CONSTRUCTION	LSH	LONG SIDE HORIZONTAL		
CONT	CONTINUOUS	LSV	LONG SIDE VERTICAL		
D		LWT	LIGHT WEIGHT		
d	NAIL DIAMETER	LVL	LAMINATED VENEER LUMBER		
DB	BAR DIAMETER				
DBA	DEFORMED BAR ANCHOR	M			
DBL	DOUBLE	MAX	MAXIMUM		
DEG	DEGREE	MECH	MECHANICAL		
DEMO	DEMOLITION	MEP	MECHANICAL, ELECTRICAL & PLUMBING		
DF	DIAMETER	MEZZ	MEZZANINE		
DIA	DIAMETER	MFR	MANUFACTURER		
DIAG	DIAGONAL	MIN	MINIMUM		
DM	DIMENSION	MISC	MISCELLANEOUS		
DL	DEAD LOAD	MSR	MACHINE STRESS RATED		
E		MTL	METAL		
EA	EACH FACE	N			
EL	ELEVATION	NIC	NOT IN CONTRACT		
ELEC	ELECTRICAL	N-S	NORTH - SOUTH DIRECTION		
ELEV	ELEVATOR	NTS	NOT TO SCALE		
EJ	EXPANSION JOINT	NWT	NORMAL WEIGHT		
EMBED	EMBEDMENT	O			
EQ	EQUAL	OC	ON CENTER		
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER		
ES	EACH SIDE	OSF	OUTSIDE FACE		
EW	EAST - WEST DIRECTION	OPNG	OPENING		
(E)	EXISTING	OPP	OPPOSITE		
EXP	EXPANSION	O/O	OUT TO OUT		
F		P			
FBN	FOUNDATION	PAF	POWER ACTUATED FASTENER		
FDE	FLOOR FINISHED FLOOR ELEVATION	PC	PRECAST CONCRETE		
FLR	FLOOR	PL	PLATE		
FS	FOOTING STEP	PLF	POUNDS PER LINEAL FOOT		
FT	FEET	PLYWD	PLYWOOD		
FTG	FOOTING	PRE FAB	PREFABRICATED		
FV	FIELD VERIFY	PROJ	PROJECTION		
G		PSF	POUNDS PER SQUARE FOOT		
GA	GAGE/GAUGE	PSI	POUNDS PER SQUARE INCH		
GALV	GALVANIZED	PSL	PARALLEL STRAND LUMBER		
GB	GRADE BEAM	PT	POST TENSIONED		
GC	GENERAL CONTRACTOR				
GLB	GLUE LAMINATED BEAM				
GR	GRADE				
GSH	GENERAL STRUCTURAL NOTES				
GWB	GYPSUM WALL BOARD				

MARKS AND SYMBOLS LEGEND:

MARKS:

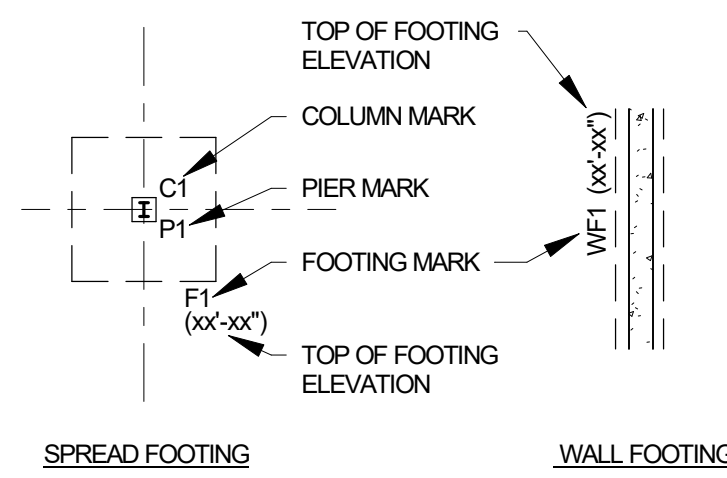
B1001	CONCRETE BEAM MARK NUMBER
B1001-PT	POST TENSIONED CONCRETE BEAM MARK NUMBER
BP1	BEARING / BASE PLATE MARK NUMBER
BRF1	BRACE FRAME MARK NUMBER
BR1	MILD STEEL BOTTOM REINFORCING MARK NUMBER
C1	COLUMN MARK NUMBER
CC1	CONCRETE COLUMN MARK NUMBER
OW1	CONCRETE WALL NUMBER
D1	STEEL DECK MARK NUMBER
DC1	DROP CAPITAL MARK NUMBER
DP1	DRILLED PIER MARK NUMBER
DPC1	DRILLED PIER CAP NUMBER
EP1	EMBEDDED PLATE MARK NUMBER
F1	SPREAD FOOTING MARK NUMBER
GB1	GRADE BEAM MARK NUMBER
H1	HEADER MARK NUMBER
HCP	HOLLOW CORE PLANK
HD1	HOLD DOWN MARK NUMBER
J10	JOIST MARK NUMBER
L1	UNTEL MARK NUMBER
LC1	LIGHT GAGE COLUMN MARK NUMBER
MC1	MASONRY COLUMN MARK NUMBER
MF1	MOMENT FRAME MARK NUMBER
MW1	MASONRY WALL NUMBER
P1	PIER MARK NUMBER
PC1	PILE CAP MARK NUMBER
RD1	ROOF DECK MARK NUMBER
S1	SLAB MARK NUMBER
SC1	STEEL COLUMN MARK NUMBER
SR1	STUD RAIL REINFORCING MARK NUMBER
SW1	SHEAR WALL MARK NUMBER
T1	TRUSS MARK NUMBER
TR1	MILD STEEL TOP REINFORCING MARK NUMBER
W1	WALL MARK NUMBER
WC1	WOOD COLUMN MARK NUMBER
WF1	WALL FOOTING MARK NUMBER
WO1	WEB OPENING

GENERAL SYMBOLS:

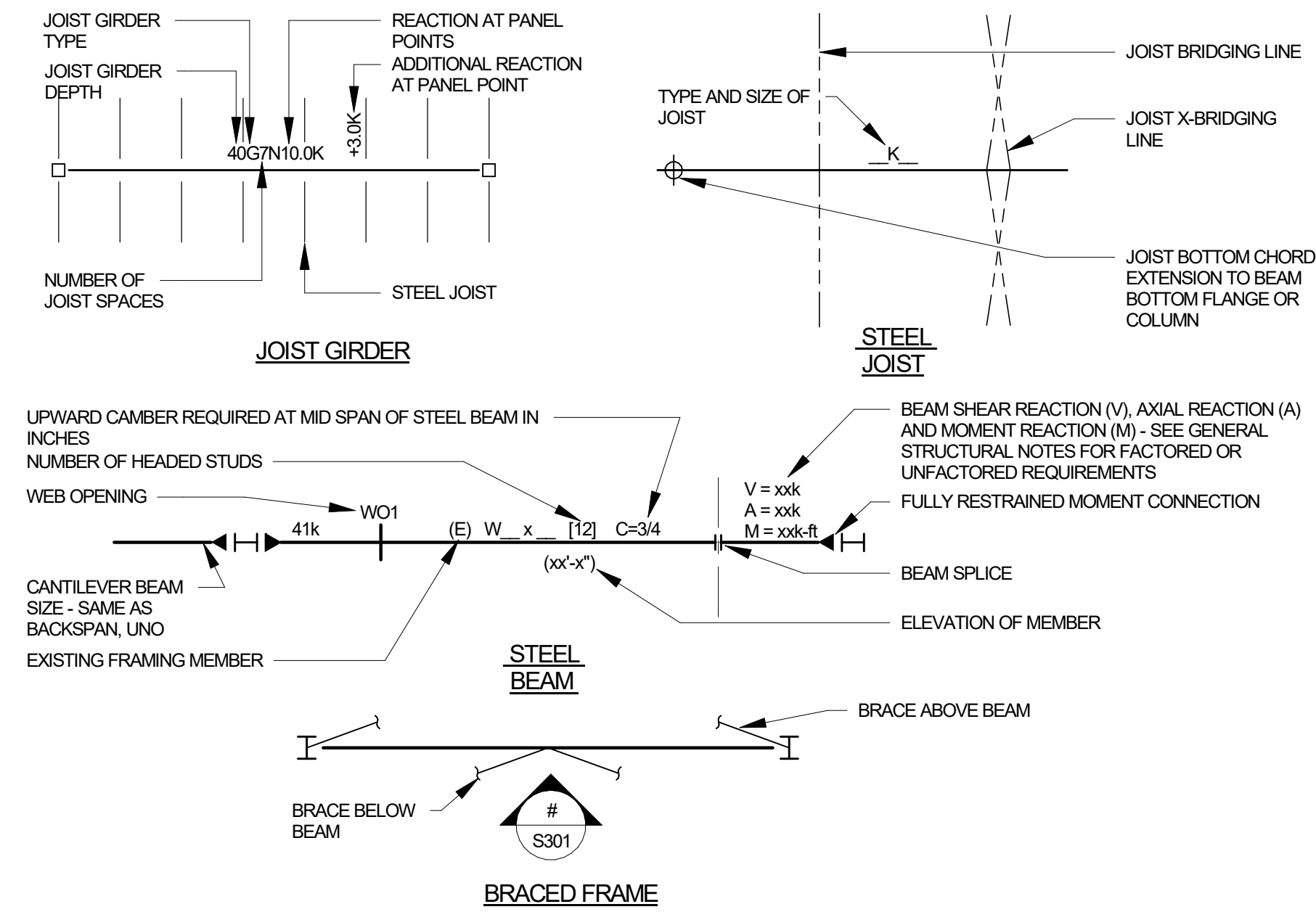
---	APPROXIMATE LOCATION OF DRAIN TILE
---	MATCH LINE
---	LINE OF DEMOLITION
---	SLAB STEP LOCATION WITH ELEVATIONS
---	SLAB STEP LOCATION
---	CHANGE IN SLAB SLOPE
---	CHANGE IN SLAB THICKNESS
1	KEYNOTE MARK NUMBER
?	NEW BUILDING GRID LINE
?	EXISTING BUILDING GRID LINE
+	ELEVATION MARKER
---	SHADED AREA INDICATES CUT THROUGH EXISTING CONSTRUCTION
---	SHADED AREA INDICATES PROJECTION OF EXISTING CONSTRUCTION
W1	WALL MARK NUMBER OR WALL TYPE
---	APPROXIMATE LOCATION OF UTILITY PIPE PENETRATION THROUGH FOUNDATION WALL
FS	FOOTING STEP LOCATION
SB1	APPROXIMATE LOCATION OF SOIL BORING
+	COMPRESSION PILE
+	TENSION / COMPRESSION PILE
+	TEST PILE
+	SPAN DIRECTION OF ELEMENT
+	EXTENT OF ELEMENT
+	CONTINUOUS EXTENT OF ELEMENT
#	DETAIL CALLOUT
#	ELEVATION CALLOUT

PLAN SYMBOLS LEGEND:

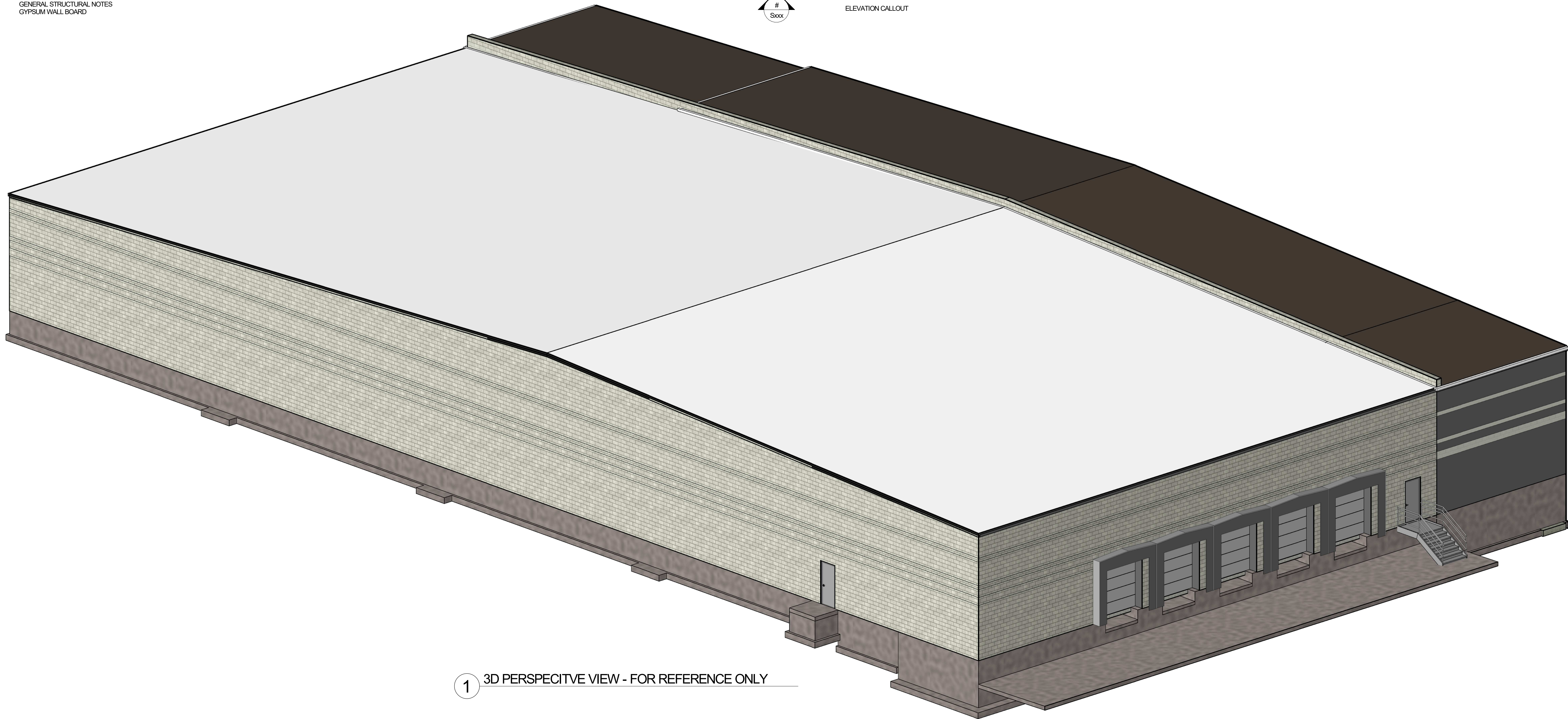
FOUNDATION SYSTEM:



STEEL FRAMING SYSTEM:



SHEET LIST	
SHEET #	SHEET NAME
S0.1	LEGEND SHEET
S0.2	GENERAL STRUCTURAL NOTES
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	WALL ELEVATIONS
S4.1	TYPICAL SCHEDULES AND DETAILS
S4.2	TYPICAL SCHEDULES AND DETAILS
S4.3	TYPICAL SCHEDULES AND DETAILS
S5.1	FOUNDATION DETAILS
S7.1	FRAMING DETAILS



1 3D PERSPECTIVE VIEW - FOR REFERENCE ONLY

**PLANT 5 -
WAREHOUSE EXPANSION**
Belmark Inc.
633 Heritage Road, De Pere, Wisconsin 54115

belmark inc
Label Solutions to Business Problems®

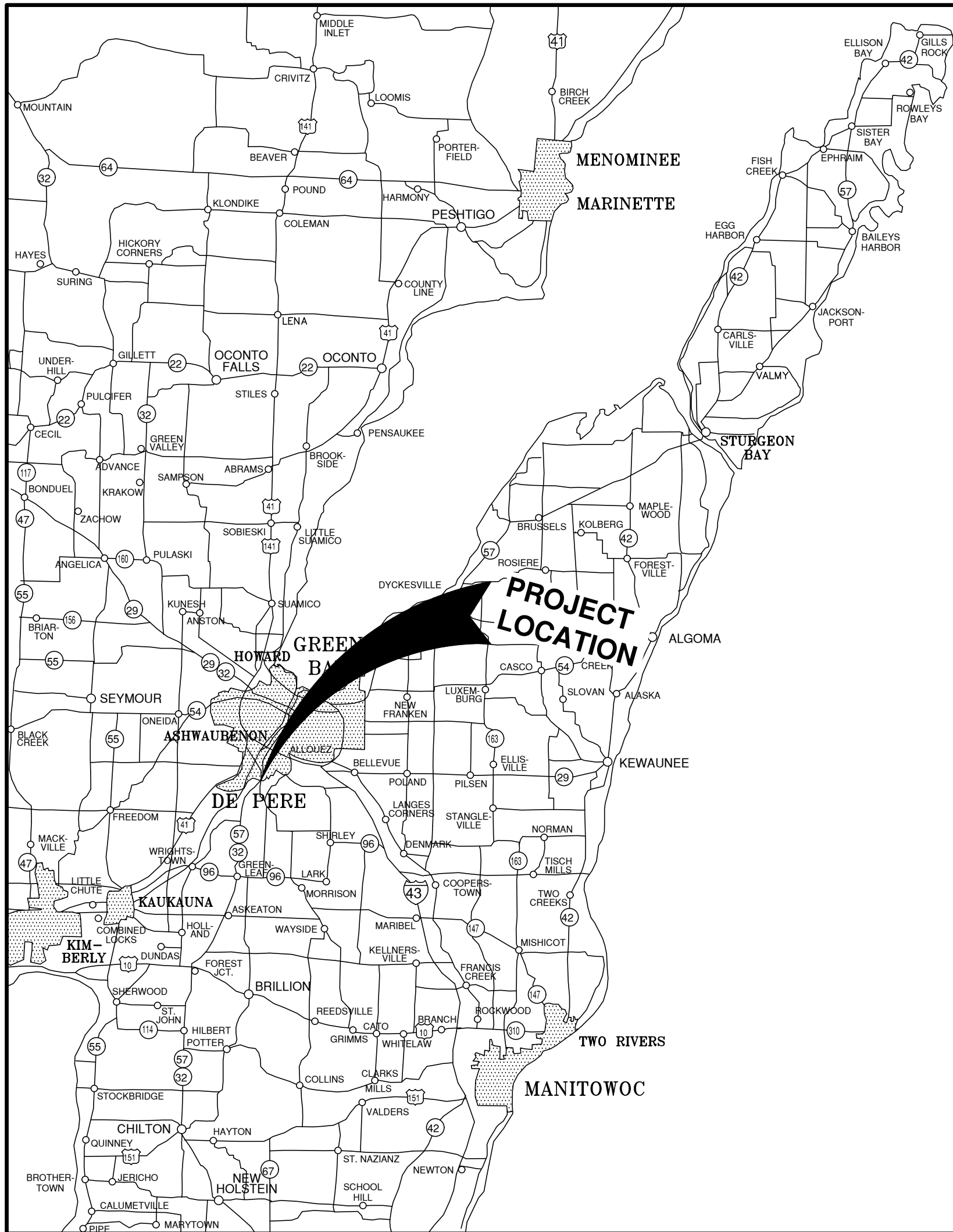
Performa
ARCHITECTS + ENGINEERS
124 AL BROADWAY, P.O. BOX 1506
DE PERE, WISCONSIN 54115
PHONE: (920) 325-2800 FAX: (920) 325-2800
www.performawis.com

LEGEND SHEET

TITLE		
DRAWN	GLA	DSH
DATE	04/17/2020	SCALE 12" = 1'-0"
DRAWING NO.	S0.1	
PROJECT NO.	20035	REV
		1

**PLANT 5 ADDITION
BELMARK INC.
675 HERITAGE ROAD, DE PERE, WI**

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



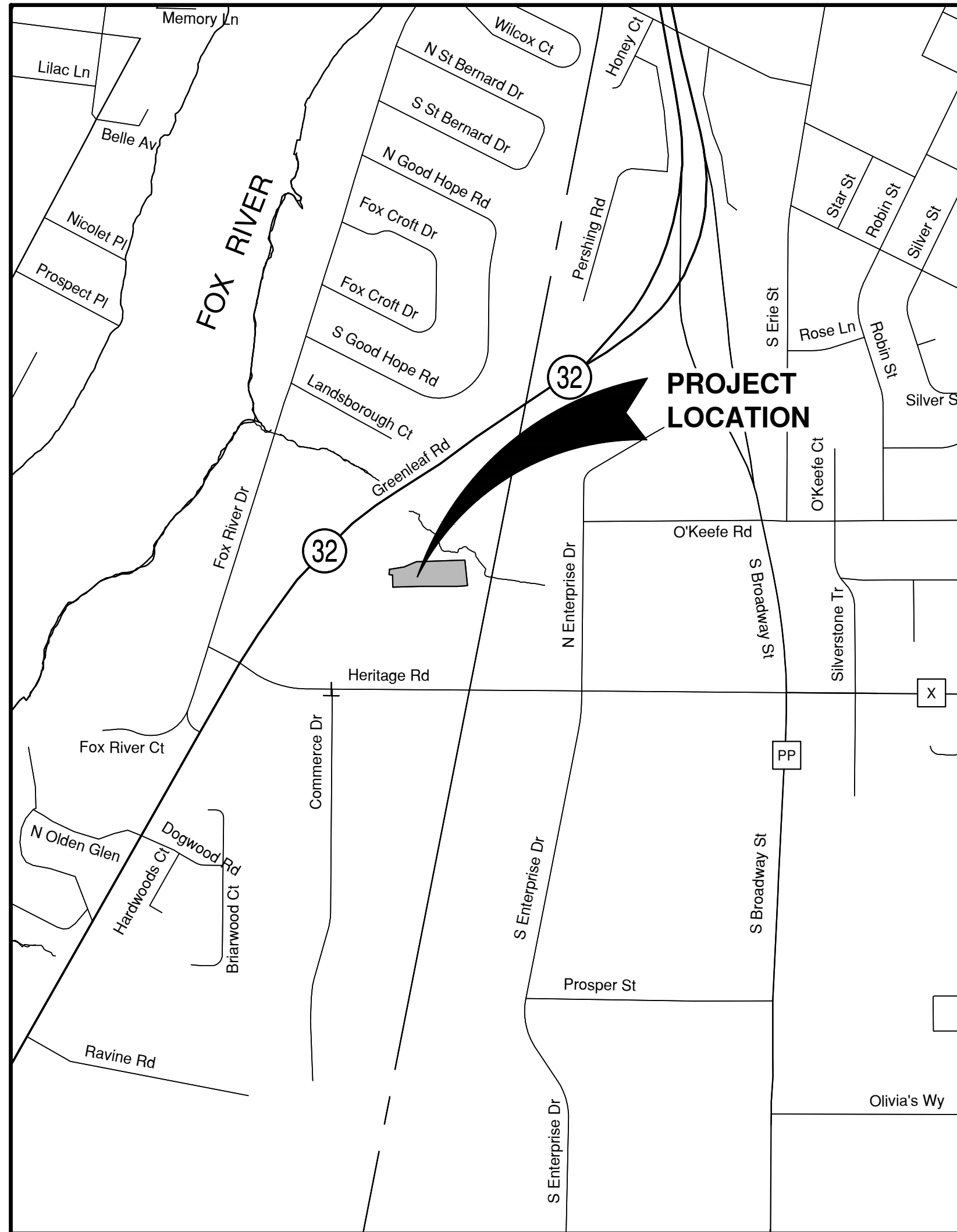
VICINITY MAP

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

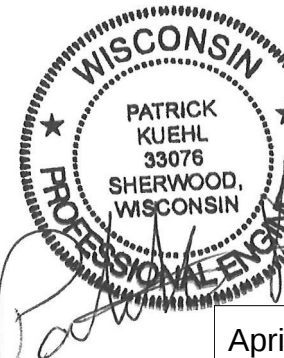
NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION
AND SHALL CONFORM TO THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
CONSTRUCTION SITE EROSION CONTROL
AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C0.0	LOCATION MAPS AND INDEX TO DRAWINGS
C0.1	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
C1.1	OVERALL SITE PLAN
C1.2	SITE PLAN
C1.3	UTILITY PLAN
C1.4	GRADING AND EROSION CONTROL PLAN
C2.1	DETAILS
C2.2	EROSION CONTROL DETAILS
C2.3	EROSION CONTROL DETAILS
C2.4	EROSION CONTROL DETAILS



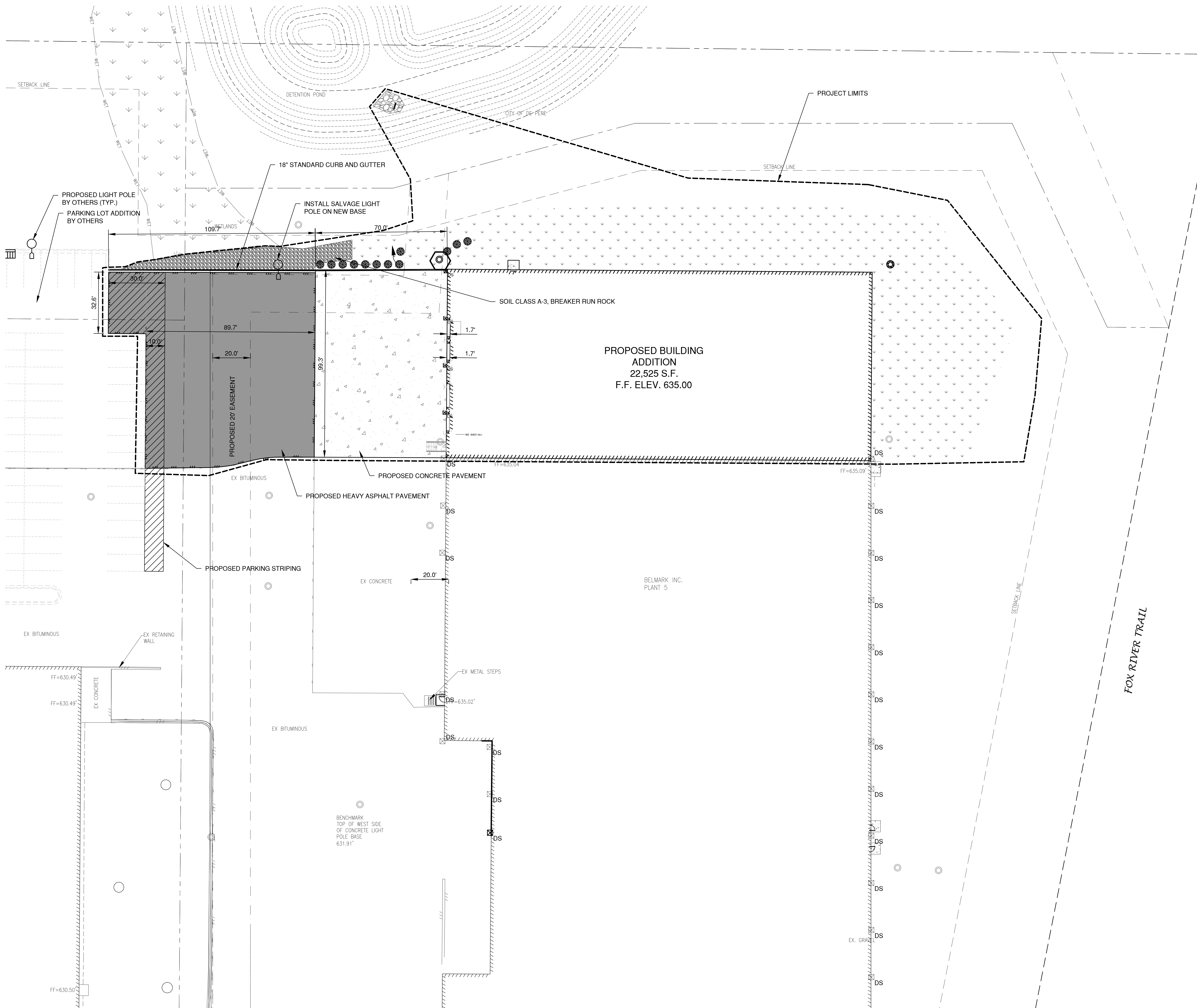
LOCATION MAP





BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
	TOP OF WEST SIDE CONCRETE LIGHT POLE BASE	631.91	
	TOP OF WEST SIDE CONCRETE LIGHT POLE BASE	627.77	

File: P:\3700\3716\3716050.dwg, 3716050.dwg
Plot Date: May 14, 2020 - 11:00am
DWG: 3716050.dwg
PLOT: 3716050.dwg
PLOT: 3716050.dwg



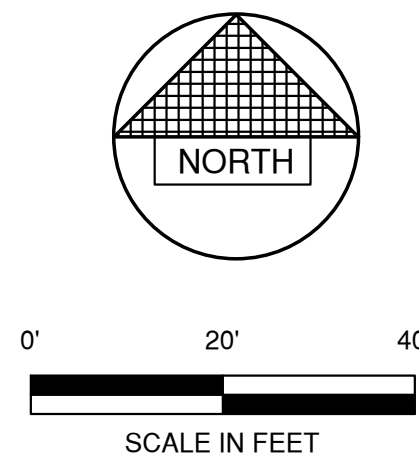
- LEGEND**
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT (HEAVY)
 - LANDSCAPE AREA
 - GREEN SPACE
 - PROPOSED 18" STANDARD CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - LIGHT POLE (1 LAMP)
- *NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

PARKING DATA

PROPOSED PARKING:	
EXISTING OFFICE	191
PLANT 1	177
PLANT 2	50
PLANT 3 & 5	318
NORTH OFFICE LOT	43
PLANT 4	34
TOTAL	813

ACCESSIBLE PARKING SPACES REQUIRED = 16
ACCESSIBLE PARKING SPACES PROVIDED = 17

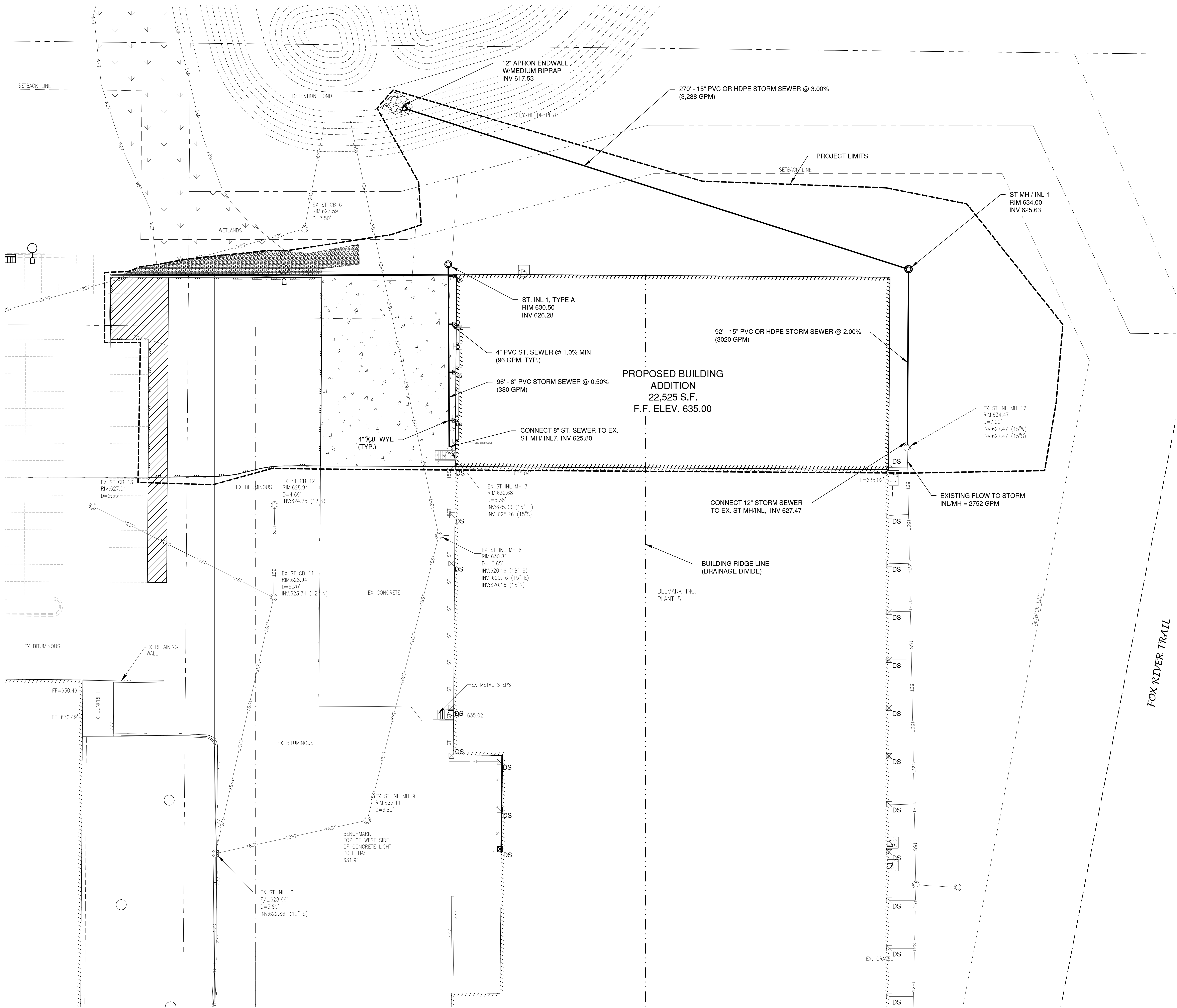
2020 PARKING REQUIRED = 618
2030 PARKING REQUIRED = 808



PRELIMINARY
Not for Construction

DATE	FILE	NO.	DATE	APPROV.	REVISION	4.c
4/17/2020	3716050.dwg	1				
1/17/2020	3716050.dwg	1				
SITE PLAN						
PLANT 5 - ADDITION BELMARK INC. 675 HERITAGE ROAD, DE PERE, WI						
DRAWN: PKK CHECKED: LJS DESIGNED: PKK						
Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD - HOBART, WI 54155 920.262.9001 www.rela.com						
SHEET NO. C1.2						
Attachment: Site Plan - REVISED PRELIMINARY - 14 May 2020 (8601: Staff recommendation and possible action regarding a site plan request for a warehouse building add)						

Doc: P:\3700\3716\37160000.dwg, 37160000.dwg
Plot Date: May 14, 2020 - 11:24 am
DWG: 37160000.dwg
PLOT: 37160000.dwg



LEGEND

- PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER (SIZE NOTED)
PROPOSED STORM SEWER
EXISTING STORM SEWER (SIZE NOTED)
PROPOSED WATERMAIN
EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED
EXISTING
- FIRE HYDRANT
WATER VALVE/CURB STOP
WATER MANHOLE
REDUCER/INCREASER
SANITARY MANHOLE
LIFT STATION
TRACER WIRE SIGNAL CONNECTION BOX
CLEANOUT
STORM MANHOLE
STORM CATCH BASIN
STORM INLET
STORM INLET MANHOLE
YARD DRAIN
STANDPIPE
ROOF DOWNSPOUT
DISCHARGE STRUCTURE

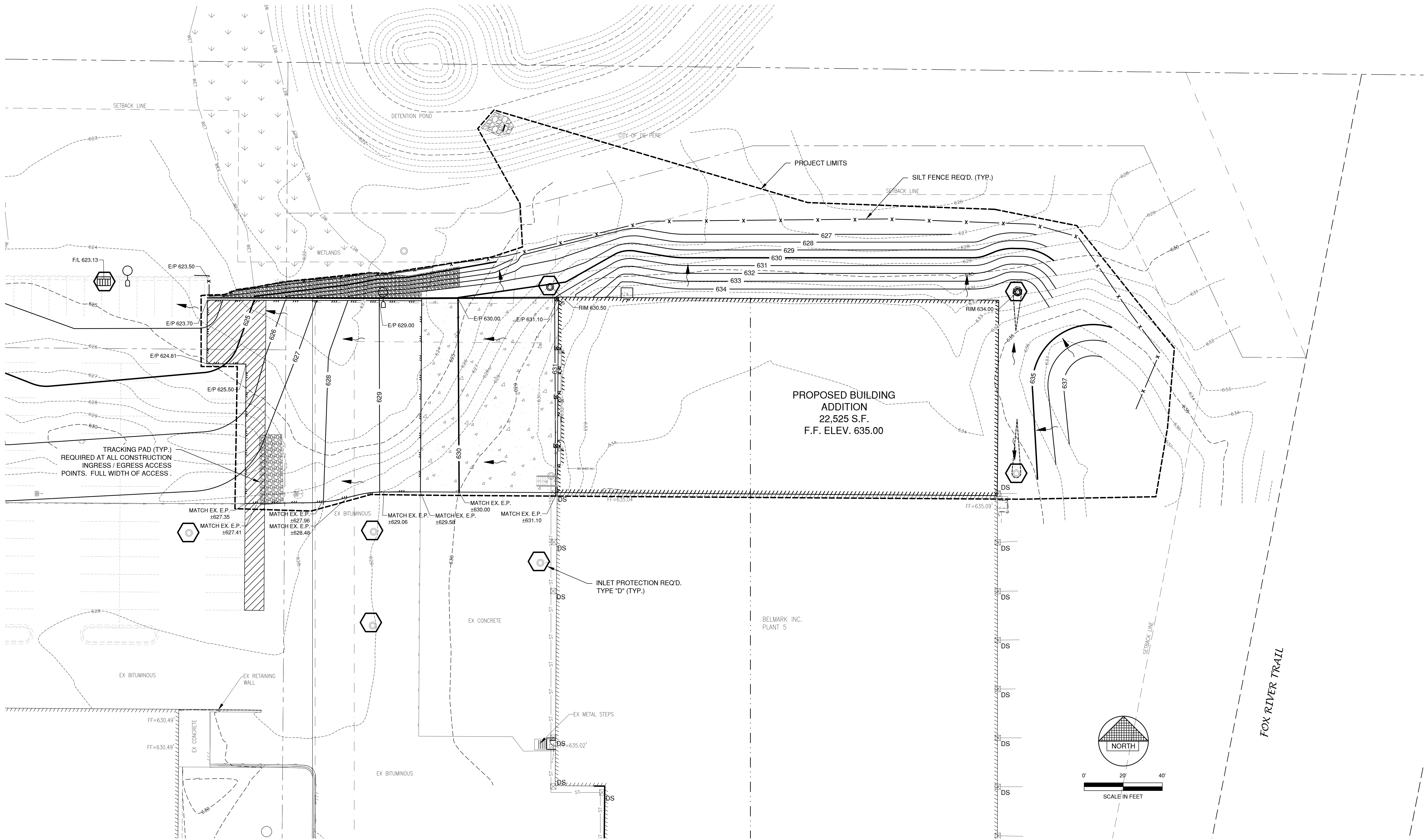
NOTE

- SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
- FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
- ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

PRELIMINARY
Not for Construction

DATE	FILE	NO.	DATE	APPROV.	REVISION
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DWG: 3716050.dwg
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EROSION CONTROL

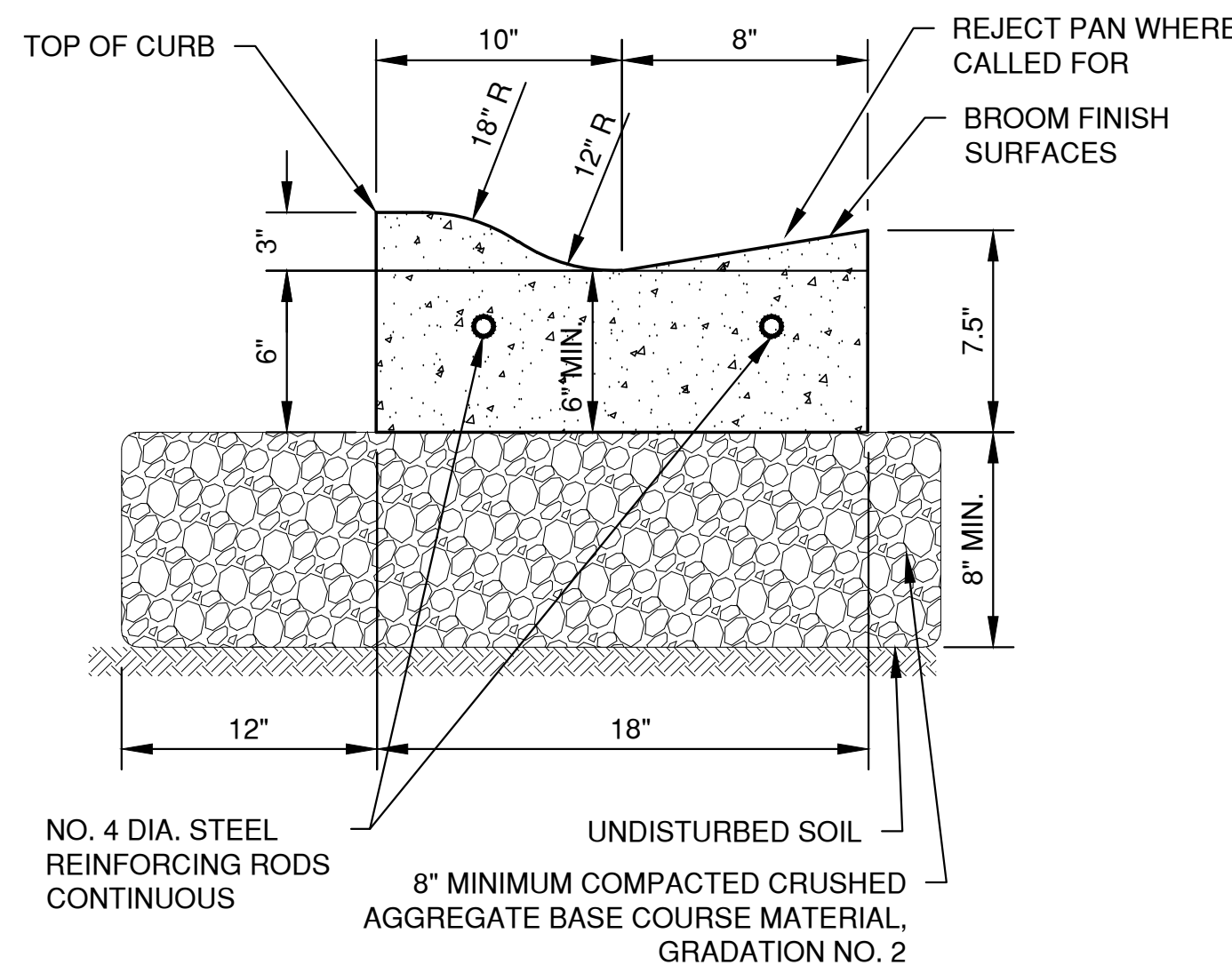
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

- LEGEND**
- T/C 999.99 TOP OF CURB ELEVATION
 - F/L 888.88 FLOW LINE ELEVATION
 - S/W 666.66 TOP OF SIDEWALK ELEVATION
 - E/P 555.55 EDGE OF PAVEMENT ELEVATION
 - R/W 444.44 TOP OF RETAINING WALL ELEVATION
 - 333.33 GROUND ELEVATION
 - — — — — DRAINAGE SWALE
 - — — — — DRAINAGE DIVIDE
 - FLOW ARROW
 - x — SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
 - — — — — DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
 - — — — — TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
 - — — — — EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
 - — — — — INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

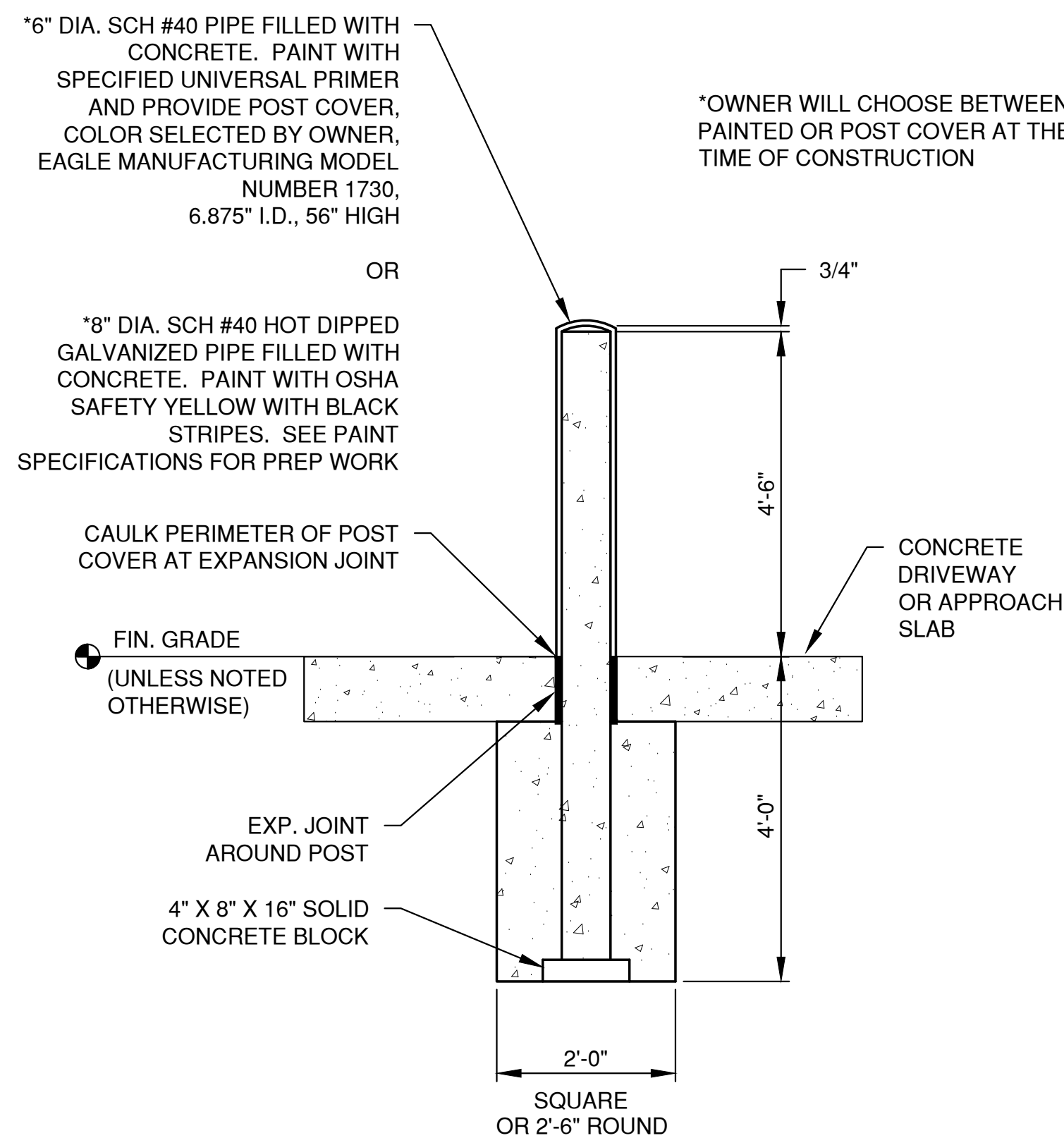
PRELIMINARY
Not for Construction

DATE	NO.	DATE	APPROV.	REVISION
4/17/2020				
FILE				
JOB NO.				
13710508				
GRADING AND EROSION CONTROL PLAN				
PLANT 5 - ADDITION BELMARK INC. 675 HERITAGE ROAD, DE PERE, WI				
Attachment: Site Plan - REVISED PRELIMINARY - 14 May 2020 (8601 - Staff recommendation and possible action regarding a site plan request for a warehouse building add)				
DRAWN	PK	DESIGNED	PK	PK
PK	PK	PK	PK	PK
Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTRAL AVENUE, SUITE 200 - HOBART, WI 54155 920.262.3001 www.relee.com				
SHEET NO. C1.4				
4.c				

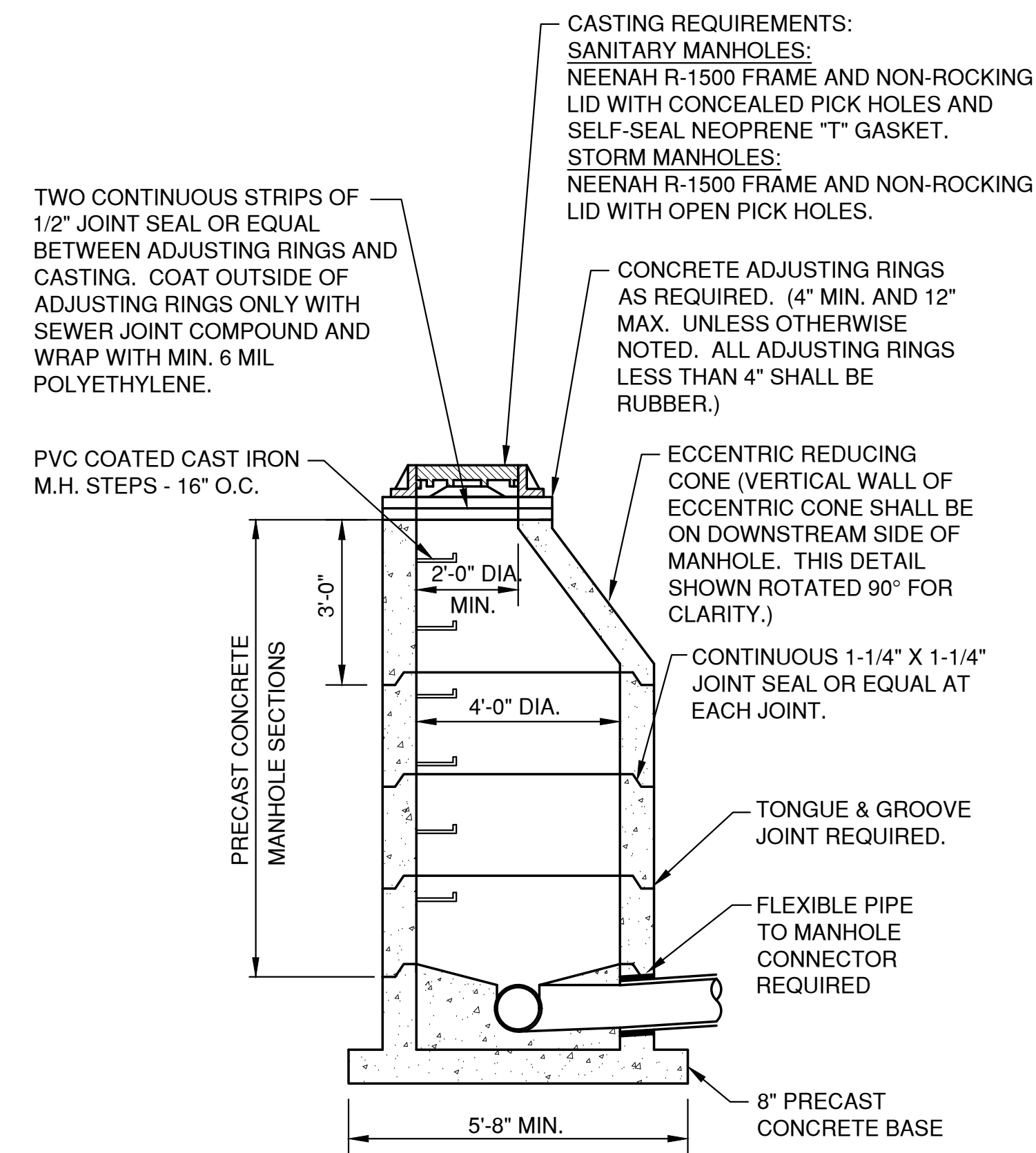


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.**

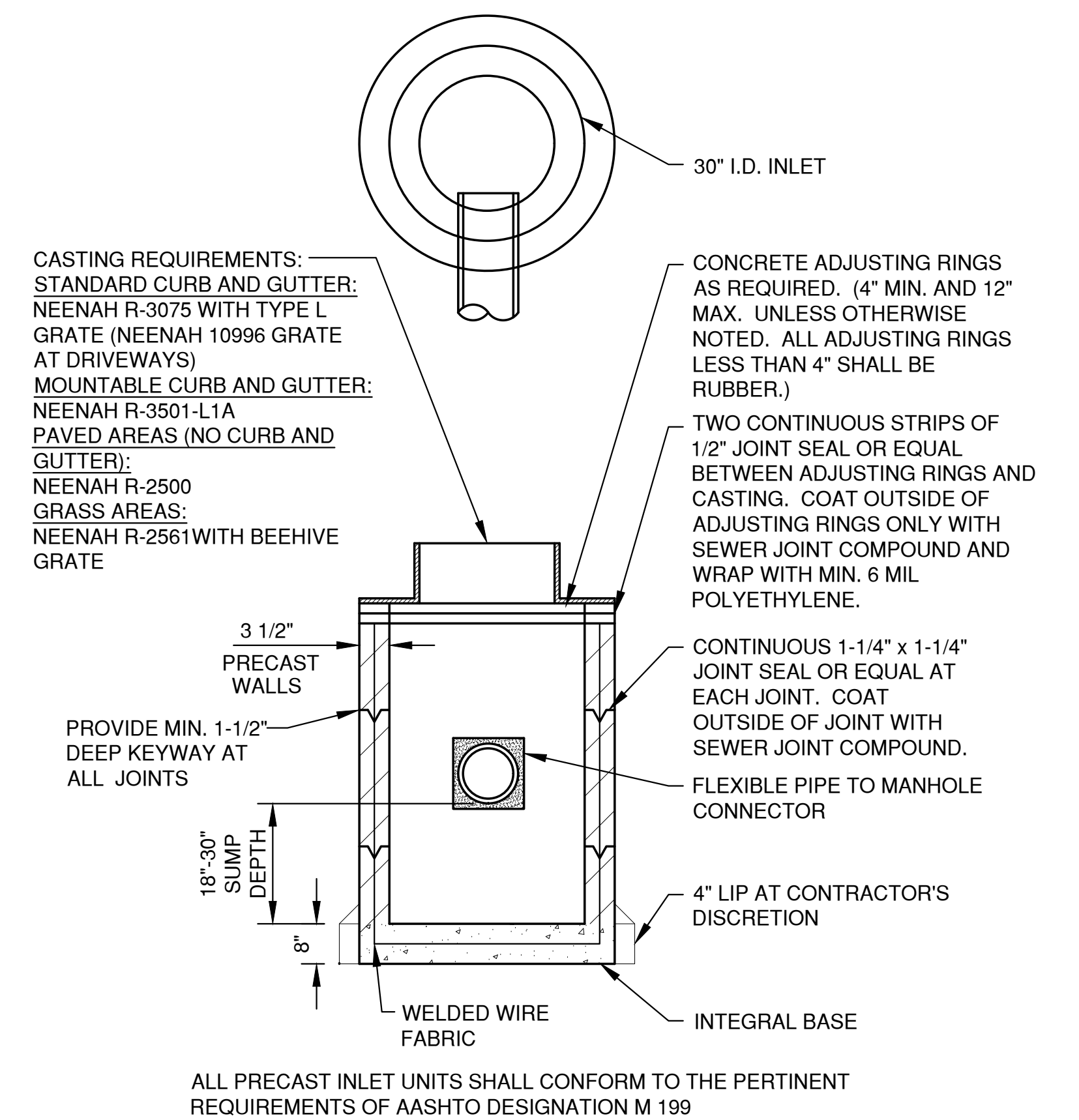
18" MOUNTABLE CURB AND GUTTER



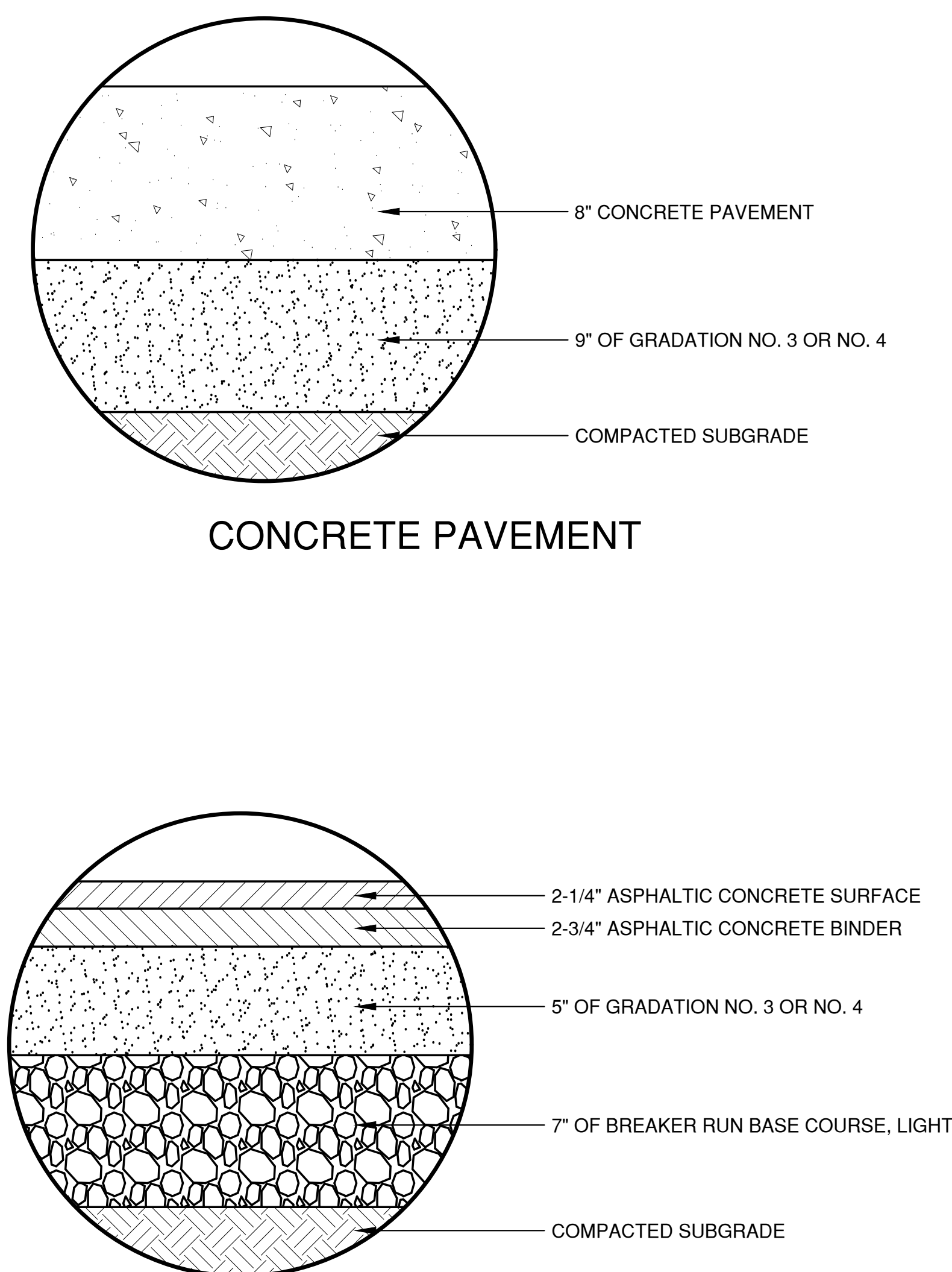
TYPICAL GUARD POST



SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)

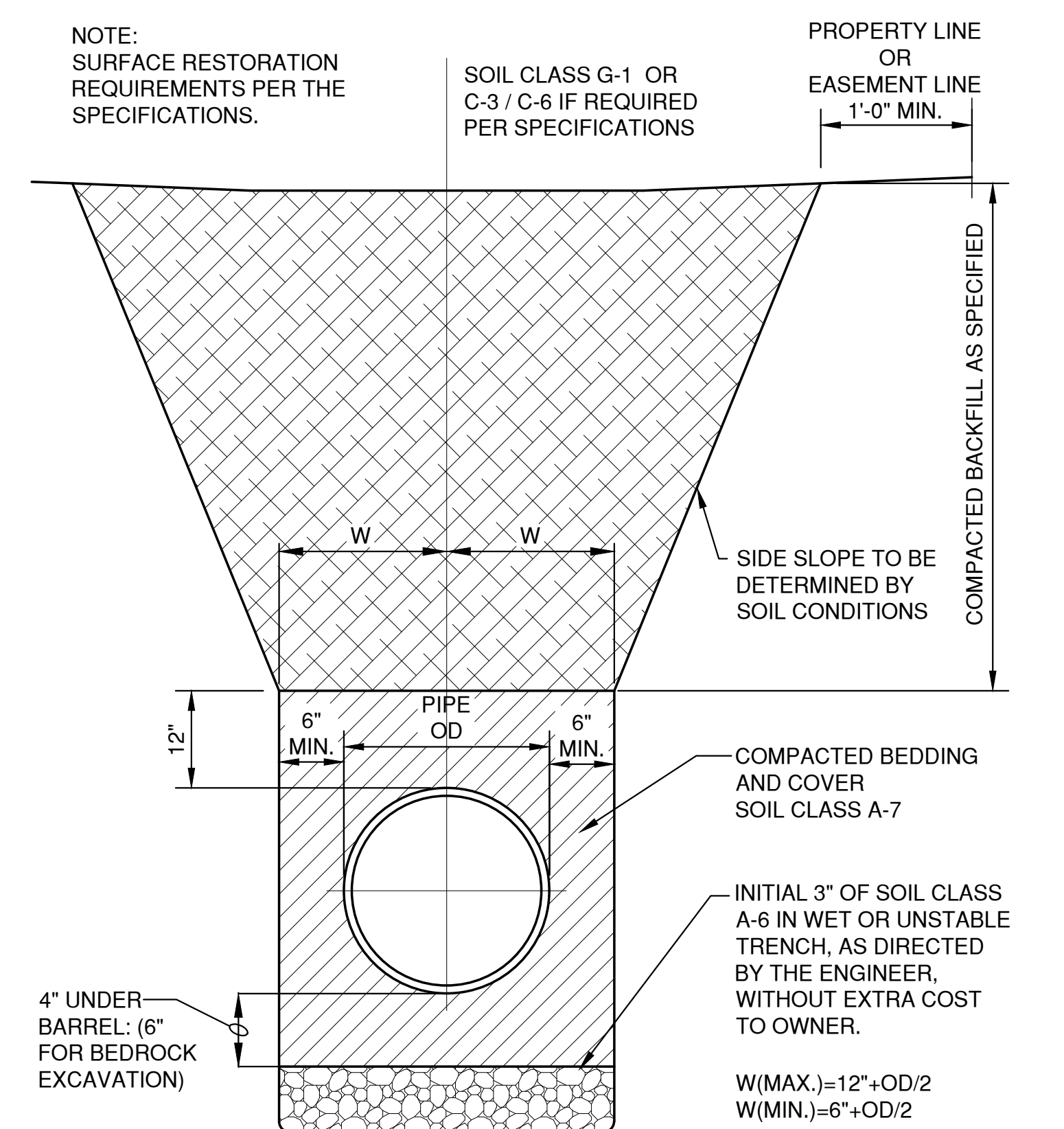


TYPE 'A' STORM INLET

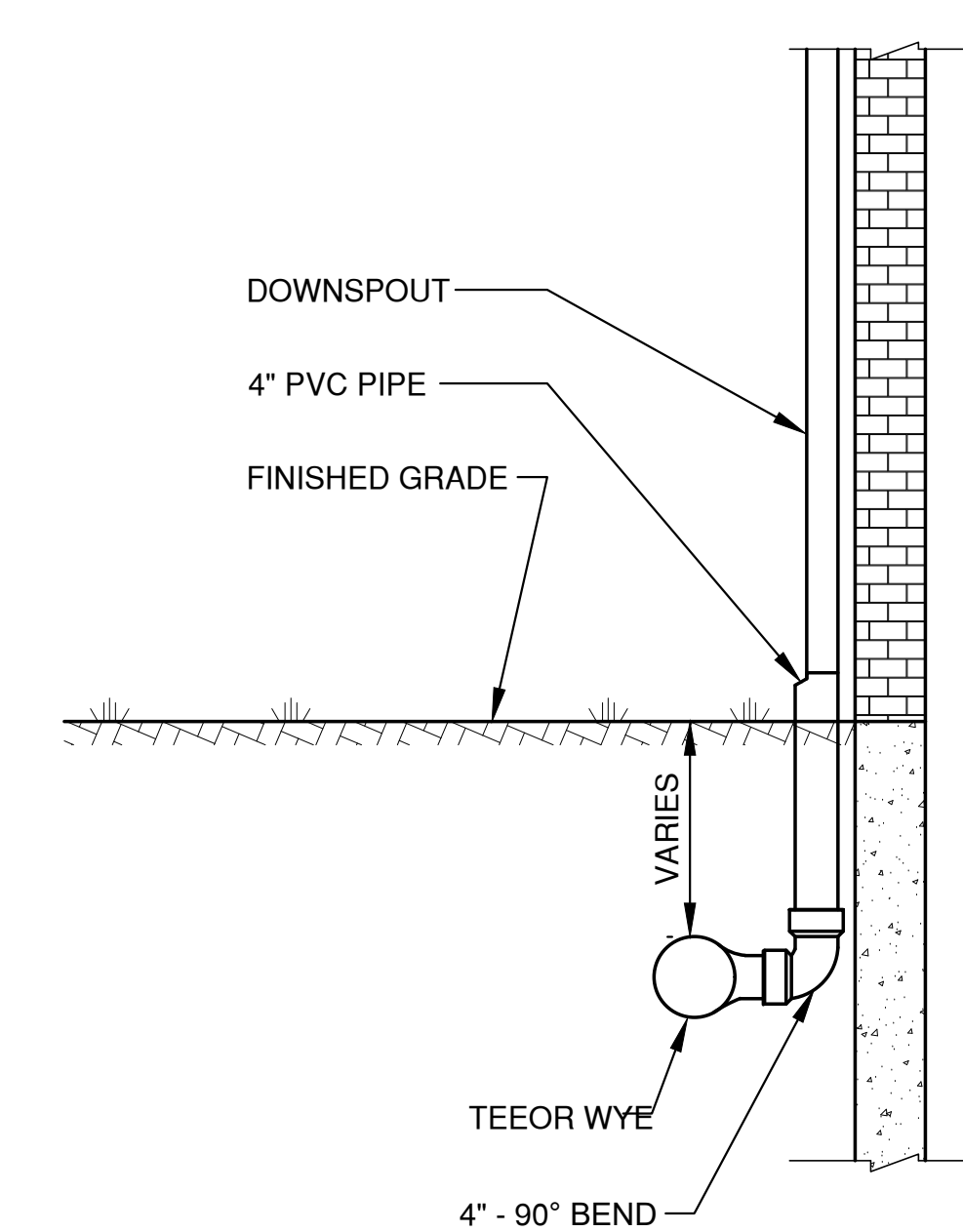


CONCRETE PAVEMENT

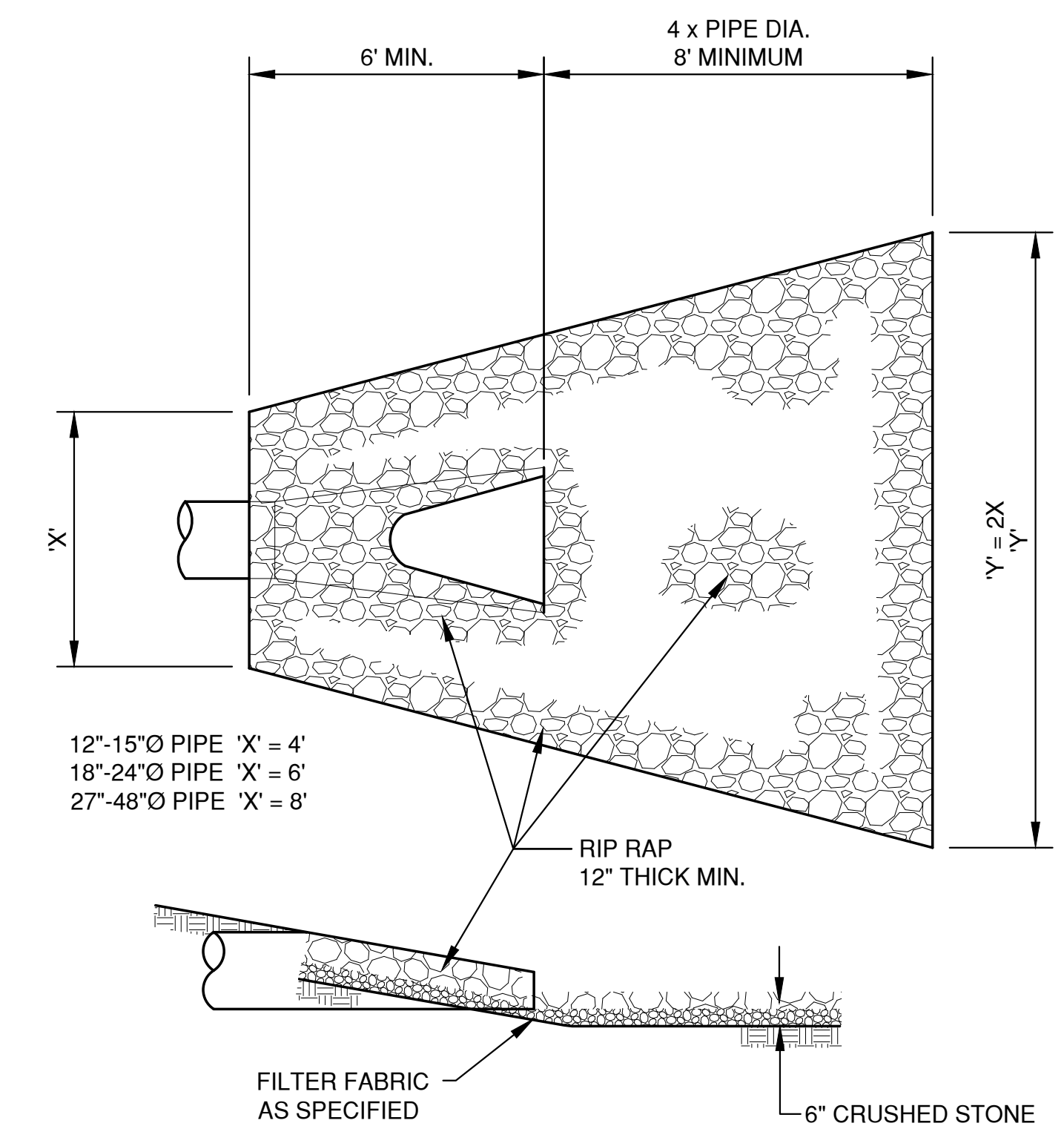
HEAVY DUTY ASPHALT PAVEMENT



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL



DOWN SPOUT COLLECTOR DETAIL



ENDWALL RIP RAP DETAIL

PRELIMINARY
Not for Construction

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

DETAILS

PLANT 5 ADDITION
BELMARK INC.
675 HERITAG ROAD, DE PERE, WI

DRAWN
CHK
DESIGNED
CHK

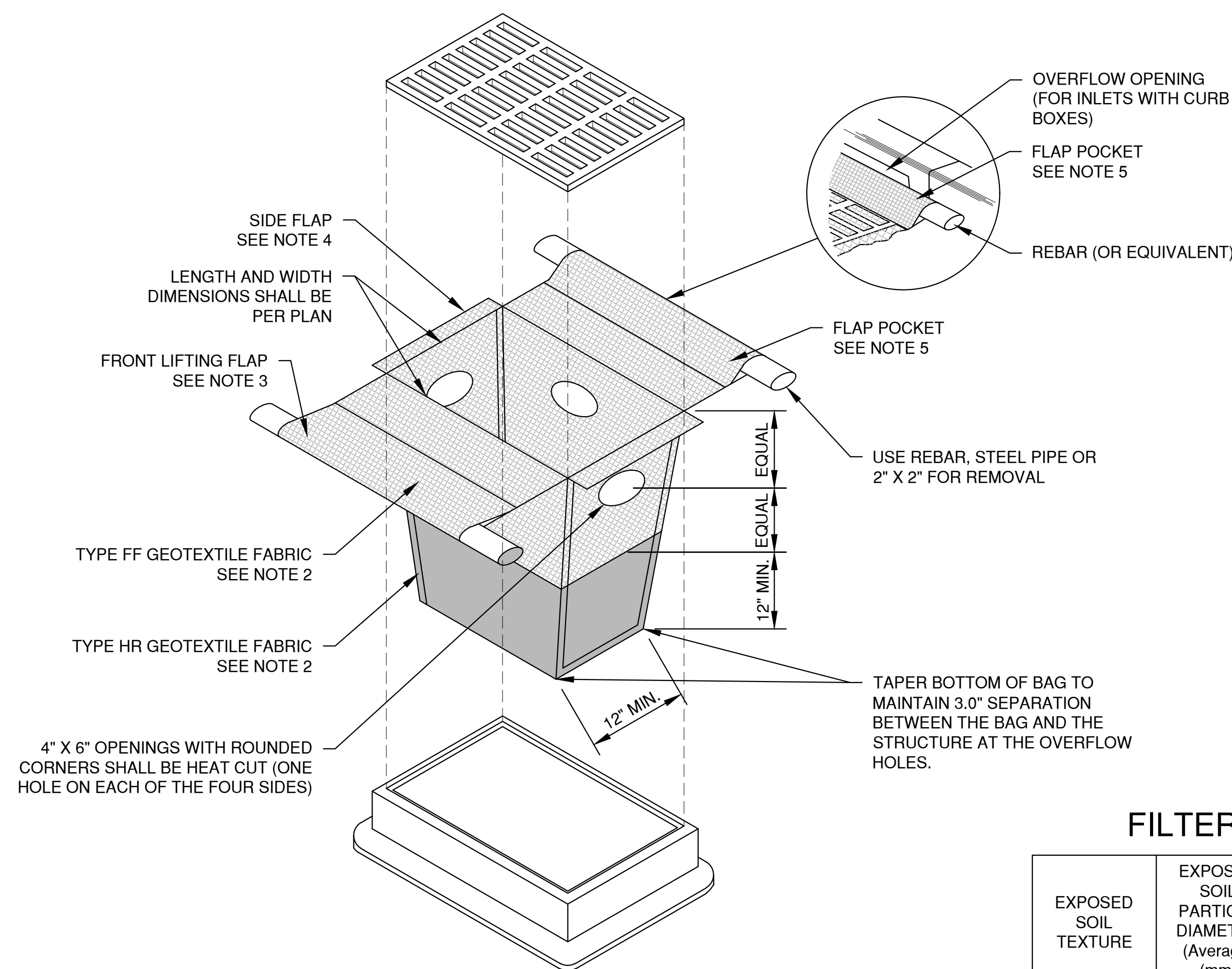
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1720 CENTENNIAL CENTRE BOULEVARD
DE PERE, WI 54155
920-962-3841
www.leeassoc.com

SHEET NO.
C2.1

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

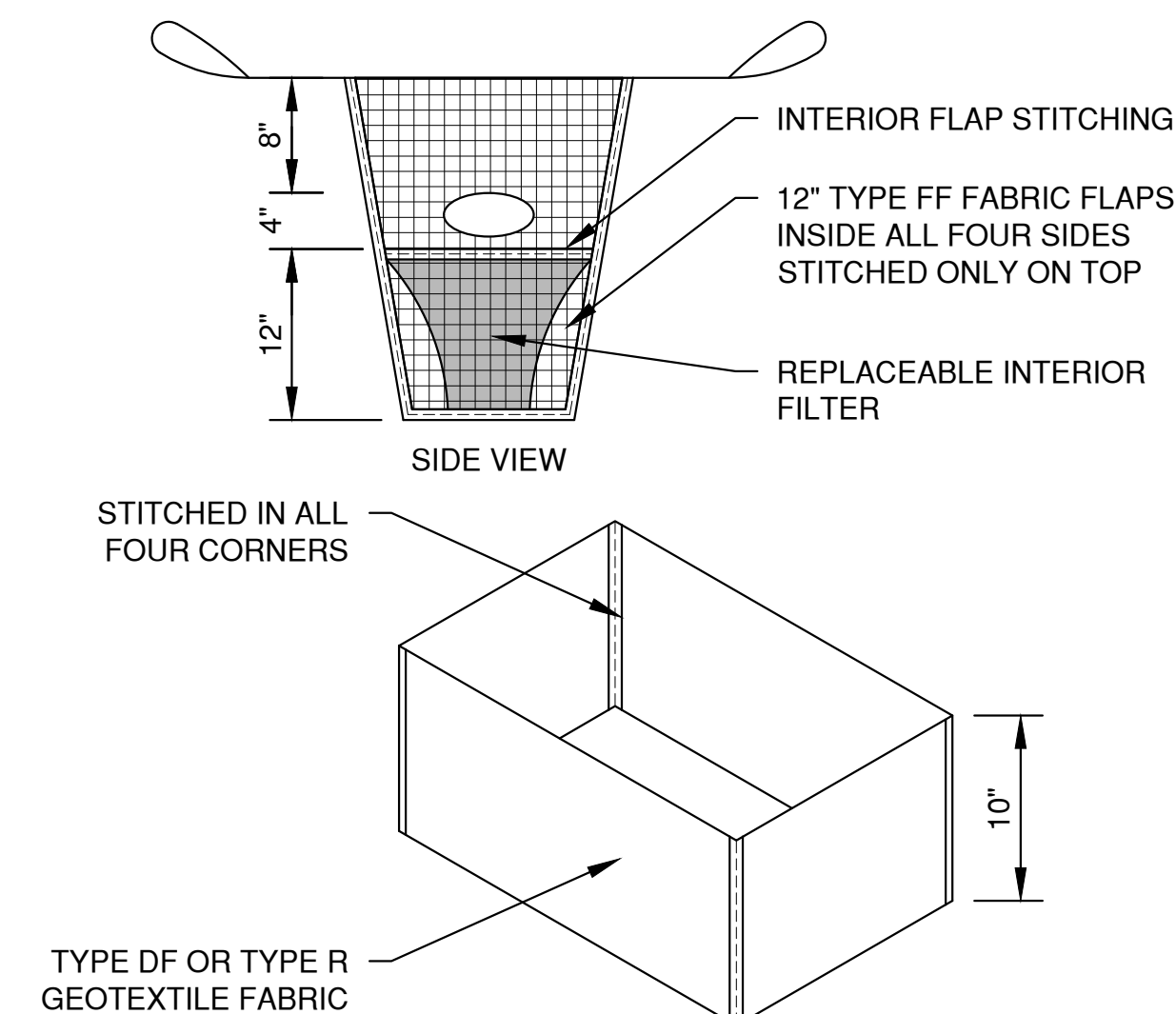
EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

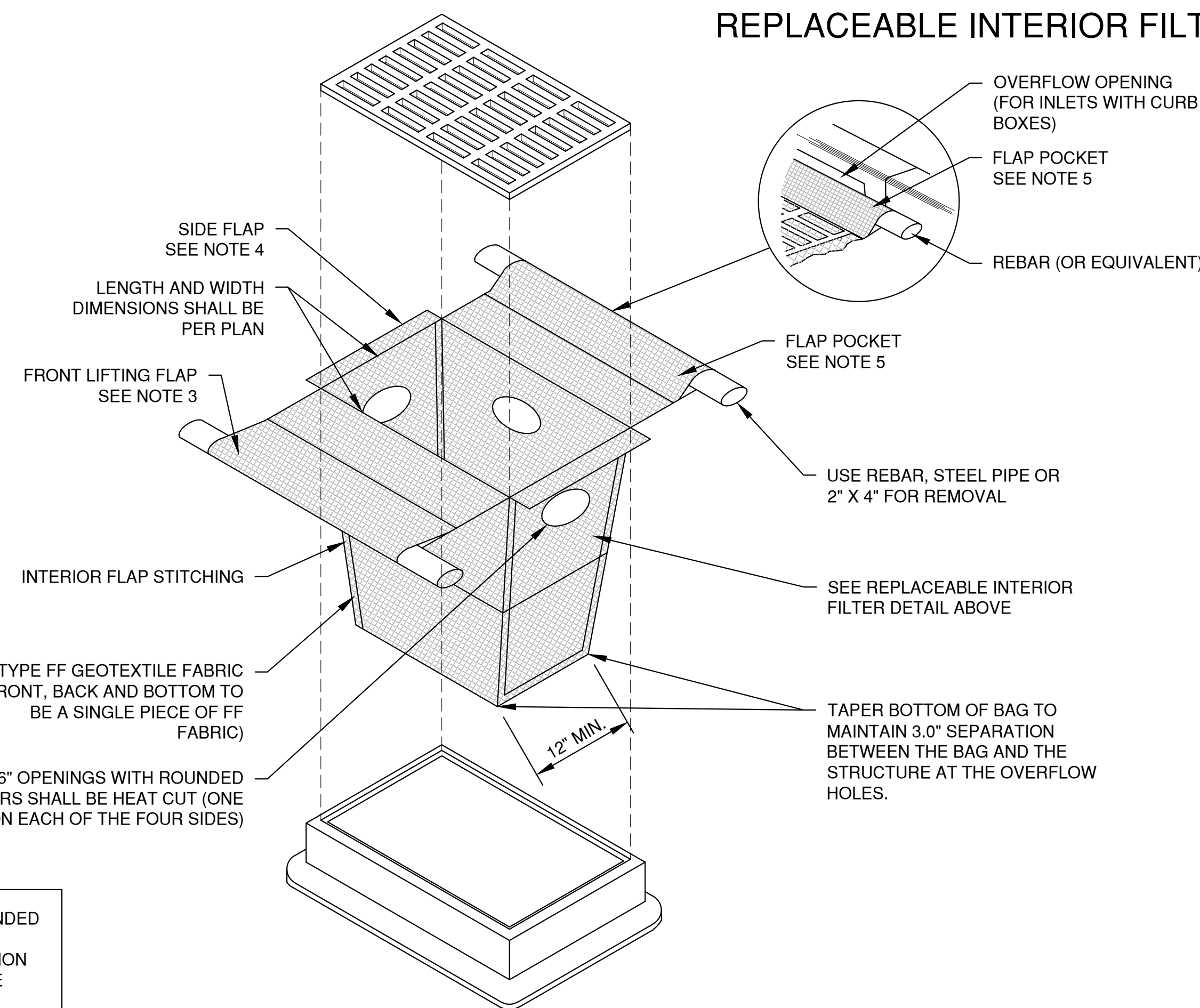
** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 106C

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW



JOINING TWO LENGTHS OF SILT FENCE



(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

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

 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com SHEET NO. C2.3	DRAWN PHK	PLANT 5 ADDITION BELMARK, INC. 675 HERITAGE ROAD, DE PERE, WI				
	CHECKED DESIGNED					
	DATE 4/15/2009	NO.	DATE	APPROV.	REVISION	
	EROSION CONTROL SHEET NO. 127/009					
	EROSION CONTROL DETAILS					
NOT FOR CONSTRUCTION						



1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

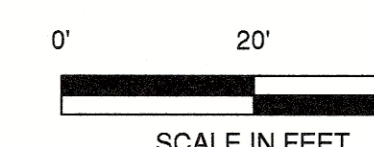
MANUFACTURED TRACKOUT CONTROL DETAIL



1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 26, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action to amend Municipal Code Sections 14-47 and 14-51 (Zoning – Industrial Park District and Industrial-Business-1 District) to allow “pet grooming, kennels, and pet day care facilities” as permitted uses. *

ATTACHMENTS:

- Plan Commission Report (DOCX)
- Municipal Code Section 14-51 - I-1 & I-B-1 REDLINE EDITED (DOCX)

ITEM 5: **Staff recommendation and possible action to amend Municipal Code Sections 14-47 and 14-51 (Zoning – Industrial Park District and Industrial-Business-1 District) to allow “pet grooming, kennels, and pet day care facilities” as permitted uses.***

REQUESTED ACTION: Amendment to Municipal Code Sections 14-47 and 14-51.*

SUMMARY: An amendment to I-1 (Industrial Park District) and I-B-1 (Industrial-Business-1 District) to allow “pet grooming, kennels, and pet day care facilities” as permitted uses.

APPLICANT/OWNER NAME: City of De Pere

ANALYSIS: In order to accommodate a greater range of land uses and services to City of De Pere residents and employees, in the east and west side business/industrial parks, staff proposes amending the I-1 District and I-B-1 District to allow “pet grooming, kennels, and pet day care facilities” as permitted uses.

- Without an amendment the use requires a conditional use permit approval to be in the east side business/industrial park I-1, I-2, and I-3 Districts, and the use is prohibited in the west side business/industrial park.
- The amendment is similar to proposed changes for the new zoning code rewrite.

If the amendment is approved, the use becomes permitted in the following Business/Industrial Park Districts:

West Side Business/Industrial Park	East Side Business/Industrial Park
I-3	I-1
I-B-1	I-2
I-B-2	I-3

The amendment will also add four areas outside of the business/industrial parks located at Sixth ST, Fort Howard AV, Ashland AV, and Lawrence DR.

The impetus for this change stems from two separate requests to accommodate related uses: a potential facility on the 4.2 acre Parcel WD-L179-8 at American BL and Richco CT, and a potential facility on the 1.1 acre Parcel ED-2313-1 at Millenium CT and Enterprise DR. The amendment will allow the uses to be permitted in the east and west side business/industrial parks.

The attached documents show proposed revisions to the two Industrial Districts Section of the zoning code, summarized as follows:

1. Revise existing I-1 Code number 14-47(1)(b)(9) to read as 14-47(1)(b)(10).
2. Add new I-1 Code number 14-47(1)(b)(9) to read as follows: "Pet grooming, kennels, and pet day care facilities."
3. Remove 14-47(3)(a)(7) from the list of conditional uses.
4. Revise existing I-B-1 Code numbers 14-51(1)(b)(7) and 14-51(1)(b)(8) to read as 14-51(1)(b)(8) and 14-51(1)(b)(9).
5. Add new I-B-1 Code number 14-51(1)(b)(7) to read as follows: "Pet grooming, kennels, and pet day care facilities."

REVIEW PROCESS

Zoning Code Amendments follow this process:

1. Plan Commission Review
2. Class II Public Hearing Notice
3. Public Hearing and Ordinance at Common Council

This item is anticipated to be published for the June 16, 2020 Common Council meeting.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed amendment to Municipal Code Sections 14-47 and 14-51 to allow pet grooming, kennels, and pet day care facilities as permitted uses, as shown on the documents that are attached with this staff report.

14-47. - I-1 Industrial Park District.

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

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

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

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

- 1) Assembly plants
- 2) Freight terminals
- 3) Laboratories
- 4) Manufacturing plants
- 5) Railroad facilities
- 6) Warehouses
- 7) Wholesaling of merchandise when incidental to the principal use
- 8) Public utilities
- 9) Pet grooming, kennels, and petday care facilities.
- 9)10) Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use

and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission.

(2) *Permitted accessory uses.*

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

- 1) Cafeterias
- 2) Offices

(3) *Conditional uses.*

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

- 1) Day care centers that are complimentary to businesses and industries located in the Industrial Park
- 2) Forge plants
- 3) Foundries
- 4) Primary metal industries
- 5) Metal refineries
- 6) Rolling mills
- ~~7) Pet grooming, kennels, and pet day care facilities~~

(4) *Prohibited uses.*

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

- 1) Acid manufacture
- 2) Automobile or machinery wrecking, salvaging, or rebuilding
- 3) Cement, lime, gypsum, or plaster of Paris manufacture
- 4) Distillation of bones
- 5) Explosive manufacture, processing, or storage
- 6) Junk yards
- 7) Petroleum or coal products, manufacture, storage, or processing
- 8) Smelting of tin, copper, zinc, or iron ores
- 9) Manufacture, processing, storage, or distribution of animals or animal byproducts, rendering plants, slaughter houses, meat packing, gelatine, glue, soap, or fertilizer plants

- 10) All permitted or conditional uses in the R-1, R-2, R-3, R-4, B-1, B-2, and B-3 Districts except as provided in Section 14-47(3)(a) above.
 - 11) Mini-warehouses which are defined as facilities divided into units for multiple lease or rent for storage of goods
 - (b) The prohibited uses in the I-1 District shall not be interpreted to be limited to those uses listed in subsection a, above, because of enumeration; and other use found and determined to be noxious, unhealthful, or offensive, may be prohibited by the City Council.
 - (5) *Yards, unoccupied.* All front and exterior side yard setback areas shall be open and unoccupied by structures of any kind, open storage of materials or parking of vehicles; except for landscaping and landscaping structures, including walls and identity signs when incorporated as a landscape feature, entrance ways, and flagpoles.
 - (6) *Transitional yards.* Where a side or rear lot line in an I-1 District coincides with a side or rear lot line in an adjacent Residence District, a yard shall be provided along such side or rear lot line not less than fifty (50) feet in depth and shall contain landscaping and planting suitable to provide an effective screen.
 - (7) *Signs.* Signs shall be permitted subject to the regulations provided in Chapter 98.
 - (8) *Off-street parking requirements.* Off-street parking facilities shall be provided as required by Section 14-55 and Section 14-56.
 - (9) *Off-street loading requirements.* Off-street loading facilities shall be provided as required by Section 14-57 and, further, shall not be permitted on the street side of any building unless effectively screened by landscaping or shrubbery or a solid fence.
 - (10) *Floor area ratio.* In the I-1 District, the floor area ratio shall not exceed .6.
- (Ord. No. 06-17, §§ 1, 2, 6-20-2006)

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

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

(1) Permitted uses.

- (a) Any use permitted in the C-EO District.
- (b) Any of the following uses, provided they are found not to be noxious, unhealthy, or offensive by reason of potential emissions or transmission of noise, vibration, smoke, dust, odor, heat, or toxic or noxious matter:
 - 1) Manufacturing facilities as defined in the Standard Industrial Classification Manual issued by the Executive Office of the President, Office of Management and Budget, 1989 edition.
 - 2) Assembly plants.
 - 3) Laboratories.
 - 4) Distribution Centers.
 - 5) Wholesaling of merchandise when incidental to a permitted use.
 - 6) Public utilities.

7) Pet grooming, kennels, and pet day care facilities.

~~7)8)~~ Attached accessory uses, including offices, cafeterias, and display area justified as to need and approved by the Plan Commission.

~~8)9)~~ Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the plan commission.

(2) Conditional uses.

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

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

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

(4) *Density.*

- (a) Minimum Lot Size: 5 acres (217,800 square feet).
- (b) Minimum Frontage: 300 feet.
- (c) Minimum Building: Gross Floor Area: 45,000 square feet.
- (d) Maximum Floor Area Ratio: 0.5.

(5) *Setbacks.*

- (a) Front - 50 feet.
- (b) Rear - 30 feet.
- (c) Side - 30 feet.
- (d) Corner Side - 50 feet.

(6) *Required setbacks, unoccupied.* All required side yard setback areas shall be open and unoccupied by structures of any kind or open storage of materials, except for landscaping and landscaping structures, including walls and identity signs when incorporated as a landscape feature, entrance ways, and flagpoles.

(7) *Maximum height.* The maximum height of buildings shall be reviewed with consideration given to the following:

- (a) Adequate air and light to adjacent properties.
 - (b) The potential for damage to adjacent properties.
 - (c) Consistency with the heights of adjacent development.
- (8) *Other requirements.* Site and landscaping plan procedures, building and performance standards, fencing, lighting, off-street parking, off-street loading, and other applicable regulations as required by Section 14-60 (Development and Design Standards in Certain Districts).

(Ord. No. 18-09, § 2, 6-19-2018)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 26, 2020

DEPARTMENT: Planning

FROM: Daniel Lindstrom

SUBJECT: Informational.

Director's Report.