



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Monday, May 24, 2021	7:00 PM	Council Chambers and Virtual
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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 24, 2021** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically due to the public health emergency. Electronic or telephonic access to the meeting is below:

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 may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperewi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the April 26, 2021 Plan Commission meeting.
3. Public comments upon matters not on the agenda.
4. Consideration and Possible Action Regarding a Proposed Amendment to the 2010 City of De Pere Comprehensive Plan Update to Change the Future Land Use Map (Figure 2-6) from Lands Generally Located Between the West Side of the 1800 to 2000 Blocks of Lawrence DR from 'Business Park' and 'Parks and Recreation' to a Mixture of 'Business Park', 'Neighborhood Residential', and 'Multi-Family Residential' (Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035). *
5. Consideration and possible action regarding a proposed extraterritorial 2 lot certified survey map, with right-of-way dedication, at 2500 Oak Ridge CI in the Town of Ledgeview (Parcel D-490).*
6. Consideration and possible action on a request for a site plan to increase the height of an exhaust stack from ~78' to ~90' at 805 S Sixth ST (Parcel WD-141-1).
7. Consideration and possible action for a Conditional Use Permit application for a day care center in an I-B-1 Industrial District at 2077 Lawrence Drive (Parcel WD-1047).*
8. Discussion Regarding Future Land Uses of Select Business Park Properties.
9. Discussion of Scheduling Special Plan Commission Meeting Dates Specifically Related to the Zoning Code Update.

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

Preserve Development LLC

Ryan D. Krumrie

Humana Insurance Company

Wisconsin Employers Insurance Company

Steven Zeitler, American Surveys LLC

Wade & Ilona Berger

Chad Moder, De Pere Foundry Inc.

Kirsten Conrad, Stepping Stones Early Childcare

Stacie Maus, VHC Inc.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the April 26, 2021 Plan Commission meeting.

ATTACHMENTS:

- PC_Apr2021_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, April 26, 2021

7:00 PM

Council Chambers and Virtual

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	Excused	

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

2. Approval of the minutes of the March 22, 2021 Plan Commission meeting.

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

3. Public comments upon matters not on the agenda.

There were no comments.

RESULT:	DISCUSSED
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4. Consideration and possible action regarding a proposed 3 lot and 1 outlot certified survey map at the 2400-2500 BLK American BL (Parcels WD-1759, WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, WD-L482-2, Part of WD-1753).*

City Planner Peter Schleinz reviewed the CSM for the 2400-2500 block of American Boulevard. He explained that this is the land division and right-of-way dedication to extend American Boulevard for future business park development. Staff recommended approval of the CSM subject to the conditions in the report. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously. The Common Council is expected to take action after an agreement is established with the purchaser of City-owned lands on the CSM, but the date is unknown at this time.

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

5. Consideration and possible action to amend Municipal Code Section 14-11 (Zoning – Minimum lot size) to remove ‘Special Minimum Yard Requirements’ from yards abutting or adjacent to George ST.*

City Planner Peter Schleinzi reviewed the code amendment to amend Municipal Code Section 14-11 to remove a special minimum setback restriction for non-residential zoned lots abutting or adjacent to George Street to have special 15 foot front yard, corner side yard, interior side yard, and rear yard setbacks. If approved, all lots will follow established setbacks based on designated zoning districts.

Ald Raasch asked why there are so many businesses that seem to not meet that minimum setback. Peter suggested that perhaps past zoning administrators were not aware of this rule and that was why previous businesses appeared to be in violation. Staff recommended approval of the proposed amendment. Ald. Raasch moved, seconded by Ald. Carpenter, to approve the amendment. Upon vote, motion carried unanimously.

This item is scheduled to be reviewed by Common Council on May 4, 2021.

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

6. Consideration and possible action on a request for a site plan to build a new 4,025 SF building at 805 George ST (Parcel ED-1067).

City Planner Peter Schleinzi reviewed the site plan request for a new office building at 805 George Street. Plan Commission will act on this item with the assumption that Common Council will approve the text amendment to remove the 15 foot setback for any commercial businesses on George Street. Peter noted that if Council does not approve the amendment, a new site plan would need to be submitted to address the 15 foot corner side yard setback. The landscaping requirement is a minimum 6 foot wide and 6 foot tall buffer along the north property line, as well as parking lot screening on the north property line. The petitioner is proposing a 10 foot wide buffer on the north property line as well as a 6 foot high fence. Also proposed are 4 arborvitaes at the north east property corner and 4 arborvitaes at the northwest property corner. Typically 4 trees are required along the buffer area, but the petitioner is proposing 2 trees along the buffer and is requesting to relocate 2 of the 4 trees from the northeast corner to the southwest corner due to utilities located in the area. Staff supports the request to relocate the trees due to the addition of the arborvitaes to soften the fence line. Staff recommended approval subject to the conditions in the report. Mayor Boyd moved, seconded by Ald. Raasch, to approve the site plan. Upon vote, motion carried unanimously.

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

7. Consideration and possible action to amend Municipal Code Section 46-13 (Platting and Division of Land – Condominium Developments) to update City review to be administrative, to establish that the conversion of existing attached two-unit buildings converting to condominium ownership is not subject to City review, and to update certain fees for existing building conversions.*

City Planner Peter Schleinz reviewed the request to amend Municipal Code Section 46-13 to update City review to be administrative, to establish that the conversion of existing attached two-unit buildings converting to condominium ownership is not subject to the City review, and to update certain fees for existing building conversions. Staff recommended approval of the proposed amendment. Derek Beiderwieden moved, seconded by Ald. Carpenter, to approve the amendment. Upon vote, motion carried unanimously.

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

8. Consideration and possible action on the award of contract for Comprehensive Plan Update and the West Downtown Vision Plan to SmithGroup.

Development Services Director Daniel Lindstrom presented a review of the award of contract for the Comprehensive Plan Update and the West Downtown Vision Plan. The consultant chosen is SmithGroup. Ald. Raasch moved, seconded by Mayor Boyd, to approve the SmithGroup for the Comp Plan Update including the additional parking study addendum. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Boyd moved, seconded by Ald. Carpenter to adjourn the meeting at 7:43 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Plan Commission

FROM: Daniel Lindstrom

SUBJECT: Consideration and Possible Action Regarding a Proposed Amendment to the 2010 City of De Pere Comprehensive Plan Update to Change the Future Land Use Map (Figure 2-6) from Lands Generally Located Between the West Side of the 1800 to 2000 Blocks of Lawrence DR from 'Business Park' and 'Parks and Recreation' to a Mixture of 'Business Park', 'Neighborhood Residential', and 'Multi-Family Residential' (Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035). *

ATTACHMENTS:

- Preserve Development LLC - Comprehensive Plan Amendment Request Staff Report 05242021 (PDF)
- Preserve Development LOI - Comp Plan Amendment (PDF)
- Ltr- Humana Re City of De Pere Notice (PDF)
- 3_Proposed Comp Plan Map Changes (Combined Map) (PDF)
- Reso #PC 21-02 (DOCX)

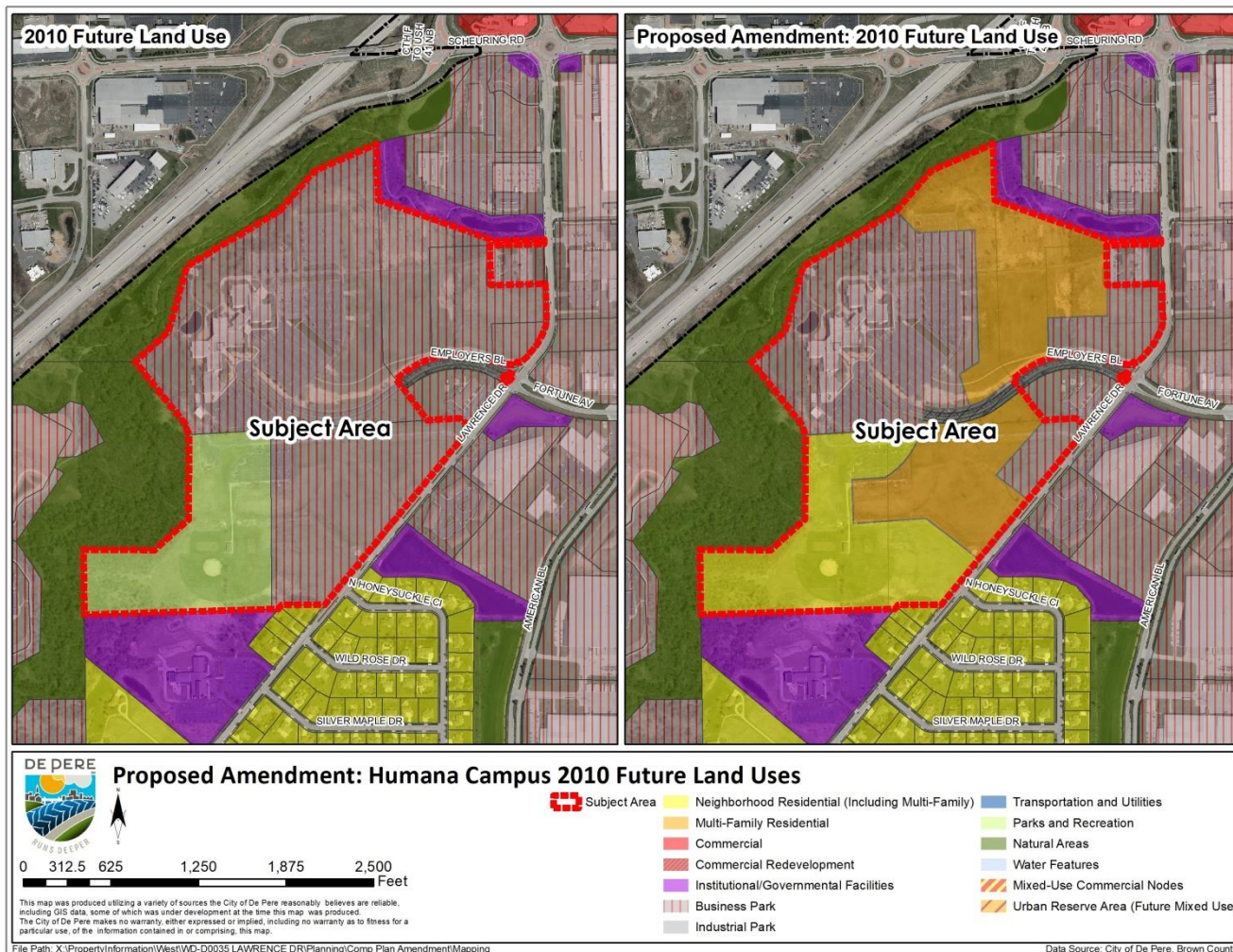
- Item 4: Consideration and possible action regarding a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from lands generally located between the west side of the 1800 to 2000 blocks of Lawrence DR from 'Business Park' and 'Parks and Recreation' to a mixture of 'Business Park', 'Neighborhood Residential (Including Multi-Family)', and 'Multi-Family Residential' (Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035).

SITE MAP



REQUESTED ACTION: Amendment to the 2010 City of De Pere Comprehensive Plan.

The requested action is to change the Future Land Use (Figure 2-6) from 'Business Park' and 'Parks and Recreation' to a mixture of 'Business Park', 'Neighborhood Residential (Including Multi-Family)', and 'Multi-Family Residential' between the west side of 1800 and 2000 blocks of Lawrence DR. The proposed amendment would allow for a future rezoning for a proposed future mixed-use commercial and residential neighborhood.



GENERAL DESCRIPTION: West side of 1800 and 2000 blocks of Lawrence DR

PARCEL NUMBER(S):

- WD-D0031
- WD-364-D-502
- WD-364-D-502-2
- WD-364-D-502-3
- WD-D0034
- WD-D0035

EXISTING ZONING: C-EO (Corporate Executive Office) and
C-EO (Corporate Executive Office) with a PDD Overlay

SURROUNDING LAND USES: North – Recreational trail (C-EO), and office (C-EO with PDD)
 South – Church and single-family residential (R-1)
 East – Neighborhood Commercial/Business Park (I-B-1) and residential (R-1)
 West – Recreational trail (C-EO), and office (C-EO with PDD)

COMPREHENSIVE PLAN Business Park and Parks and Recreation (2010)

FUTURE LAND USE MAP: Business Park and Parks and Recreation (2004 FYI only)
 Industrial Park, Business Park, and Parks and Recreation (2000 FYI only)

APPLICANT / OWNER: Preserve Development, LLC Humana Insurance Company &
 Attorney Ryan D Krumrie Wisconsin Employers Insurance Co
 Authorized Representative Property Owner(s)
 200 South Washington Street, Suite PO BOX 740026
 200 Louisville, KY 40201-7426
 Green Bay, WI 54301

SITE HISTORY: The parcel was used for agricultural purposes until the office complex was developed in the early 1980s. The office complex nearly doubled in size to the current configuration in the late 1980s.

In 2000, the City approved a Planned Development District for a small office center at the NW corner of Employers BLVD and Lawrence DR. Shortly after, the City approved a Precise Implementation Plan for the 12,000 square foot Bellin Health De Pere West Clinic. In 2011 and 2012, the Plan Commission and Common Council approved an amendment to the Precise Implementation Plan to add a 6,200 square foot addition to the Clinic. The two other parcels in the PDD remain undeveloped and owned by Humana Insurance Company.

In total, there are approximately 80 acres of undeveloped land. The undeveloped calculation includes the Humana Sports Complex. In December 2000, the City entered into a lease agreement with Humana to lease 22 acres of open space for a period of seven years. Since 2008, the City enters into annual or biannual leases with Humana for the use of the park. The Common Council approved the tenth amendment to the lease in July of 2020. The current lease is set to expire in October. Per the lease agreement, both parties can terminate the lease with a 30-day notice. The Parks and Recreation Department has been made aware of the request and understands that development could occur at any time per the agreement. The development group verbally stated a willingness to work with the Parks and Recreation Department to make improvements to other local parks to help offset the loss. It is noted that their willingness to assist cannot be a condition of approval or the future land use or any future rezonings.

STAFF REVIEW: The City Development Services Department staff does not make a direct recommendation for petitioner requests to amend the Comprehensive Plan as the Plan was a document prepared with public input and approved by the Plan Commission and Common Council. Rather, the staff review includes a summary of information submitted by the petitioner regarding the request, research regarding past actions on or near the property, and information and reactions provided by the public. It is also the intent of the Development Services

Department to identify recommendations and directives found in various Plans and the Municipal Code. The Plan Commission and Common Council, after hearing the applicant, the public, and staff can then determine if it is in the best interest of the entire City to change the Comprehensive Plan or to continue to follow the existing recommendations.

As stated above, the site is currently zoned Corporate-Executive Office District. The purpose of this district is to provide for large-scale office development in an elite campus-type environment. This district may serve to complement industrial land uses or it can stand by itself in the form of an office park or large individual concern engaged in the office-oriented activity. Many of the permitted uses are office users like insurance carriers, security and commodity brokers, dealers, exchanges, and services, and real estate and title abstract offices. This also includes business service uses such as personnel supply services, computer programming, data processing, and other computer-related services. Possible conditional uses include, but are not limited to hotels and motels, other corporate/executive office uses, daycare centers complementary to businesses and industries located in the De Pere Business Park, and health services.

The applicant proposes to reallocate lands planned for Parks and Recreation and Business Park to a mixture of Business Park, Neighborhood Residential (Including Multi-Family), and Multi-Family Residential. Neighborhood Residential, primarily comprised of single-family homes would buffer the church and existing single-family users from the business park and potential multi-family users to the north (apartments, townhomes, condominium). The applicant also proposes to maintain the Employers BL and Lawrence Drive intersection as planned business park for future commercial uses.

Note: This petition does not include rezoning, PDD, or site plan review; amendments to the future land use map amendment shall stand on their merit.

The City's actions to inform the public about an amendment.

Below are the following steps from Municipal Code and State Statutes regarding amendments to the Comprehensive Plan:

1. *Neighborhood Notification.*
The City sent meeting notices to property owners within 300' of the subject area parcel. The City also extended the notification boundary to include all of Wild Rose DR.
2. *Plan Commission review and possible action.*
The Plan Commission reviews the proposed Comprehensive Plan Amendment. If the Plan Commission recommends then the process moves to the next step; moreover, the project cannot progress to the next step without an approval resolution from the Plan Commission.
3. *Class 1 -30 Day Public Hearing Notice.*
If the Plan Commission recommends approval, staff would then publish a Class 1 (30-day) public hearing notice with a corresponding map. The notice

would be scheduled to be published on May 27, 2021 in the Green Bay Press Gazette. This provides the regional notification about a potential public hearing before Common Council on July 6, 2021.

4. *Neighboring Jurisdiction Notification Distribution.*

The City would then mail a copy of the public hearing notice to clerks from Town of Lawrence, Town of Ledgeview, Town of Rockland, Village of Allouez, Village of Ashwaubenon, and Village of Bellevue because the communities are adjacent to the City. The City would also mail a copy of the public hearing notice to administrators from De Pere School District and West De Pere School District.

5. Public Hearing at the Common Council.

If the Plan Commission recommends approval, the Common Council would host a public hearing on July 6, 2021 for review and final action.

Petitioner's actions to inform the public about an amendment.

While not required, the Development Services staff suggested the petitioner hold a neighborhood meeting to hear thoughts and opinions about a change to the Comprehensive Plan. Staff provided the petitioner with the mailing list the City used in our notification process.

Questions received by staff.

As of the drafting of this report, staff received inquiries from a property owner located on Lawrence DR, and a property owner on Wild Rose DR. Both neighbors expressed their disappointment and opposition to the amendment request. Staff also received an inquiry for more information from South Bridge Properties LLC and Innovation Properties Two LLC, the large commercial landowner in the South Bridge business park.

REVIEW PROCESS:

As stated above, staff does not provide a recommendation for a Comprehensive Plan. The Plan Commission reviews the petition and listens to the public comment and determines if it is in the interest of the entire City to continue to follow the Comprehensive Plan or to recommend an amendment to the Common Council. An approval recommendation is needed by both the Plan Commission and an approval decision is needed by Common Council in order for an amendment to occur. If Plan Commission recommends approval, the Plan Commission would pass the resolution included with the report. If recommended for approval by the Plan Commission, the amendment may not take effect until the Common Council enacts an ordinance adopting the proposed amendment.

The following identifies the desire of Preserve Development, LLC to formally request a comprehensive plan amendment to the areas around Lawrence Drive and Employers Blvd, City of De Pere. This request is being facilitated, as part of a pending purchase of lands, consisting of Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035, from Humana Insurance Company and Wisconsin Employers Insurance Co.

Applicant Info:

Preserve Development, LLC

Attorney Ryan D Krumrie

Hager, Dewick & Zuengler, S.C.

rkrumrie@hdz-law.com

(920) 430-1900

200 South Washington Street, Suite 200

Green Bay, WI 54301

Landowner Info:

Humana Insurance Company and Wisconsin Employers Insurance Co.

PO Box 740026

Louisville, Kentucky 40201-7426

Project/Site Location:

Project Address/General Location

Parcel Number(s): WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0035, and WD-D0034, along the 2000 Block of 2000 Lawrence Drive.

Proposed Comprehensive Plan Amendment:

An amendment to the comprehensive plan is being requested to allow diversity in land uses within an area that is largely zoned C-EO Corporate Executive Office. As part of the proposed acquisition of the subject lands, the purchasing entity desires the opportunity to develop the property with a mixture of uses. Currently, the existing zoning and comprehensive plan supports a business type use. As illustrated on the attached exhibit, the desire is to introduce a mixture of uses, including commercial office/retail, along with a mixture of residential uses made up of low and higher densities. By creating a mixture of uses and appropriately placing them within the development lands, the area could develop cohesively into a lifestyle center where individuals have the opportunity to live and work amongst a diverse amount of housing styles and employment sectors.

This request promotes commercial type uses along Lawrence Drive and transition zones along Employers Blvd. Then, lands described as Neighborhood Residential are contemplated largely west of the commercial properties, internal to the development. This type of zoning would promote opportunities for higher density living, whether that be condos, townhomes, or apartment style living. The commitment is to bring high quality development to the area that compliments existing, as well as future development.

A more traditional single-family living unit is contemplated in Area 5 – Residential Use. Area 5 uses would buffer existing single-family development, located to the south of the property, along with those single-family properties along Honeysuckle Circle.

The objective of this comprehensive plan amendment is to share the vision of the available lands for development in this area, and gain consensus from the City that there is support for these types of land uses. By amending the comprehensive plan, thus agreeing to a modification of future land use, the buyers have increased confidence that the subsequent zoning and specific development plan requests are more likely to garner support from the City, provided they are generally in line with the land uses outlined within this request.

Exhibits:

The attached land use map identifies the mix of development types that are being requested as part of this conditional use amendment request. Also attached is the buyer's intent to request this amendment as part of the due diligence process.

John F. Hager
 David P. Dewick
 Matthew C. Zuengler
 Ryan D. Krumrie*
 Michael R. Demerath**
 Nicholas J. Linz
 Corey S. Tilkens
 Bridget M. Erwin
 Katrina E. Cox
 Emily E. Ames
 *Also licensed in Minnesota
 **Also licensed in Illinois and Michigan



200 South Washington Street
 Suite 200
 Green Bay, WI 54301
 (920) 430-1900
 fax (920) 430-1909
 www.hdz-law.com

rkrumrie@hdz-law.com

April 23, 2021

VIA EMAIL ONLY

Humana Insurance Company
 500 West Main Street
 Louisville, KY 40202

Humana Insurance Company
 Workplace Solutions
 Email: rhansen1@humana.com

Re: City of De Pere Notice

To Whom It May Concern:

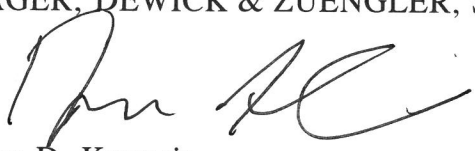
As you may be aware, as part of the Buyers due diligence process we have begun discussions with the City of De Pere as to the potential development options for the vacant real estate being acquired as part of this transaction. As part of those discussions with the City of De Pere, the City has requested that we provide you, as owner of the property, with written notice that discussions are ongoing as to potential amendments to the comprehensive plan to facilitate future development post-closing.

Please contact the undersigned with any questions or comments.

Sincerely,

HAGER, DEWICK & ZUENGLER, S.C.

By:


 Ryan D. Krumrie

RDK:kl

Humana Insurance Company
April 23, 2021
Page 2

cc:

Humana Insurance Company **(VIA EMAIL ONLY)**
Law Department Office No. 5025803715
500 West Main Street
Louisville, KY 40202
Email: rwilson@humana.com

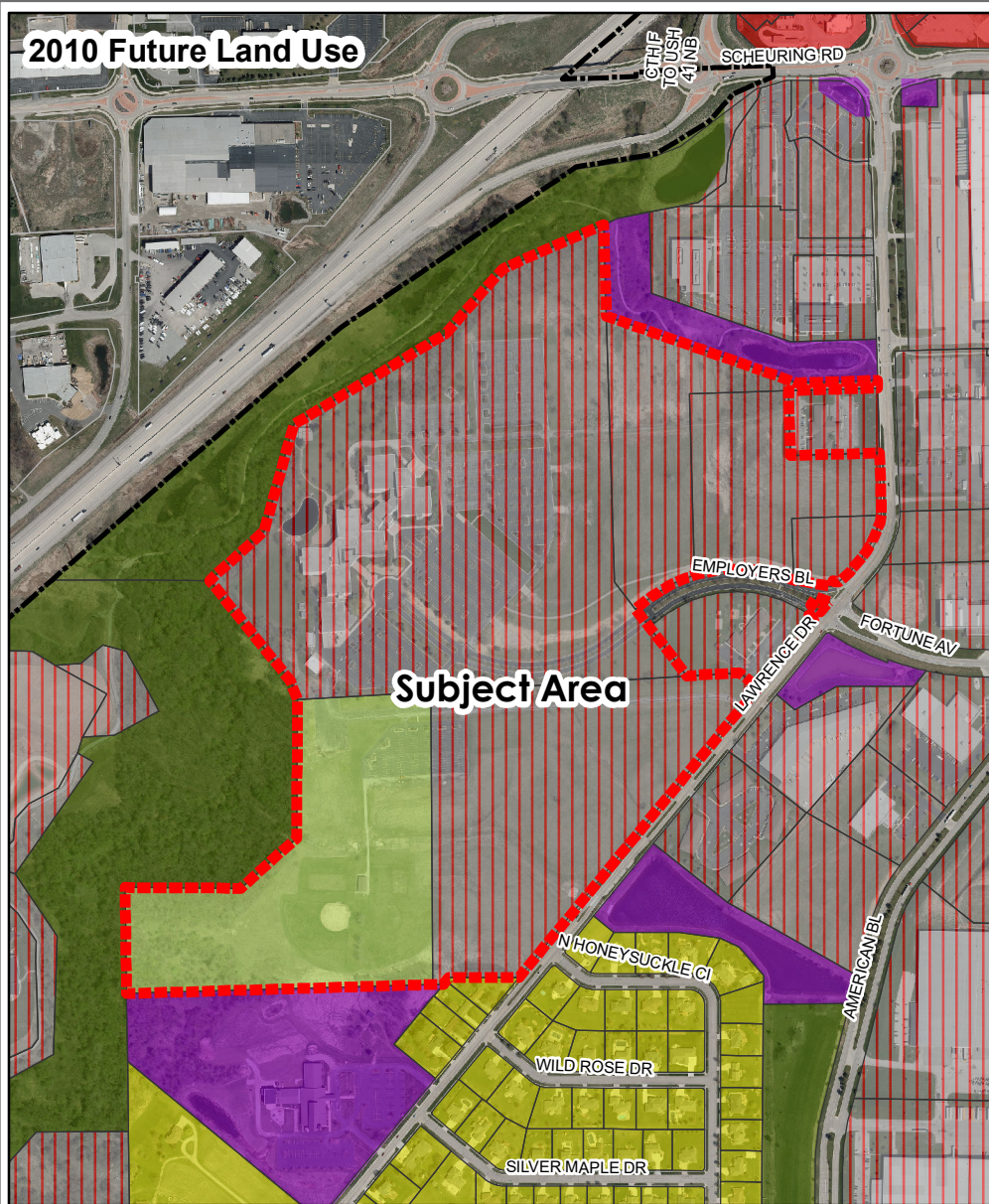
Locke Lord LLP
111 South Wacker Drive
Chicago, IL 60606
Attention: Jennifer Garner, Esq.
Email: jgarner@lockelord.com

Jason Pierzchalski
Email: jason.pierzchalski@cushwake.com

Cory Greene
Email: cory.greene@cushwake.com

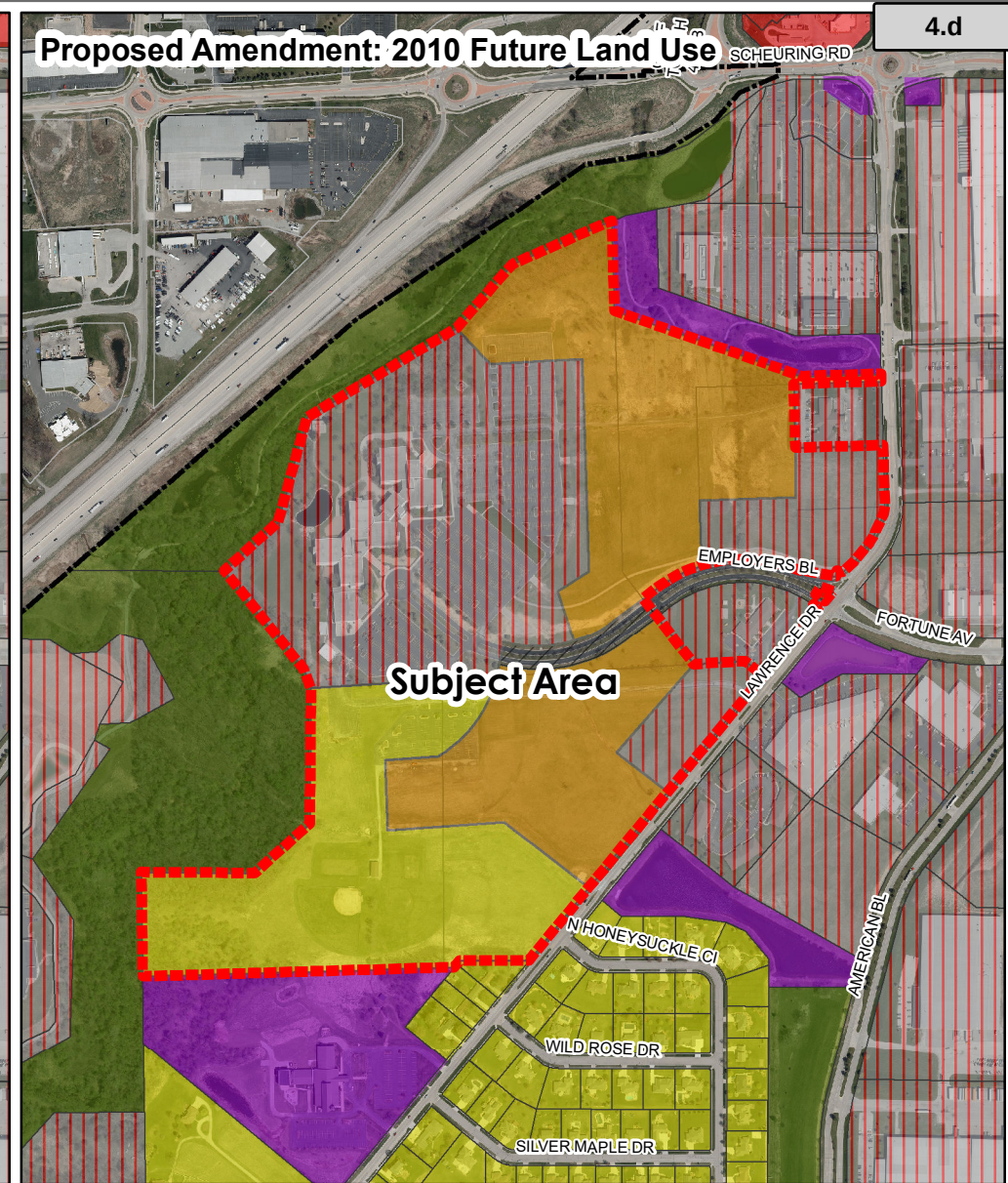


2010 Future Land Use



Proposed Amendment: 2010 Future Land Use

4.d



Proposed Amendment: Humana Campus 2010 Future Land Uses

0 312.5 625 1,250 1,875 2,500 Feet

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.



Subject Area

Neighborhood Residential (Including Multi-Family)

Multi-Family Residential

Commercial

Commercial Redevelopment

Institutional/Governmental Facilities

Business Park

Industrial Park

Transportation and Utilities

Parks and Recreation

Natural Areas

Water Features

Mixed-Use Commercial Nodes

Urban Reserve Area (Future Mixed Use)

PLAN COMMISSION
RESOLUTION #PC 21-02

RECOMMENDING AMENDMENT OF THE 2010 CITY OF DE PERE
COMPREHENSIVE PLAN UPDATE

WHEREAS, the City Plan Commission and Common Council approved the 2010 Comprehensive Plan Update in June/July 2010;

WHEREAS, Wis. Stats. §66.1001(4) establishes procedures by which a Comprehensive Plan may be amended; and

WHEREAS, the City has received a request (petition) to amend the *Land-Use element* of the 2010 Comprehensive Plan Update by changing the Future Land Use (Figure 2-6) for lands generally located between the west side of the 1800 to 2000 blocks of Lawrence DR from 'Business Park' and 'Parks and Recreation' to a mixture of 'Business Park', 'Neighborhood Residential (Including Multi-Family)' and 'Multi-Family Residential' (Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035); and

WHEREAS, a meeting for the public on the request was held by the Plan Commission on May 24, 2021, to obtain input from the public and for the applicant to answer questions concerning the request; and

WHEREAS, the Plan Commission, having heard from the applicant, city planning staff, and the public, and having reviewed existing and proposed land use maps of the parcels subject to the petition and the parcels adjacent to and in the vicinity thereof, wishes to recommend approval of the request to amend the 2010 Comprehensive Plan Update.

Resolution #PC 21-02

Page 2 of 2

NOW THEREFORE, BE IT RESOLVED THAT:

The City Plan Commission finds and determines that the requested amendment to the 2010 Comprehensive Plan Update is compatible with existing land uses adjacent to Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035 and therefore the requested amendment is consistent with the *Land-use element* of the 2010 Comprehensive Plan Update.

BE IT FURTHER RESOLVED THAT:

The Plan Commission recommends to the De Pere Common Council that the 2010 Comprehensive Plan Update *Land-Use element* be amended by changing the Future Land Use (Figure 2-6) for lands generally located between the west side of the 1800 to 2000 blocks of Lawrence DR from 'Business Park' and 'Parks and Recreation' to a mixture of 'Business Park', 'Neighborhood Residential' and 'Multi-Family Residential' (Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035), hereby incorporated as Exhibit A.

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 24th day of May, 2021.

APPROVED:

James G. Boyd, Mayor
Chair, Plan Commission

Ayes: _____

Nays: _____



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action regarding a proposed extraterritorial 2 lot certified survey map, with right-of-way dedication, at 2500 Oak Ridge CI in the Town of Ledgeview (Parcel D-490).*

ATTACHMENTS:

- PC Report - CSM on Oak Ridge CI (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	2500 Oak Ridge Cl, located south and east from the Oak Ridge Cl and Garrett ST intersection.	
PARCEL NUMBER(S):	D-490	
EXISTING ZONING:	Recently rezoned from R-R (Rural Residential) to R-1 (Residential) in Ledgeview.	
SURROUNDING LAND USES:	Residential to the north, east, and west. Natural areas and wooded to the south.	
COMPREHENSIVE PLAN:	Single-Family Residential in Ledgeview	
APPLICANT/OWNER NAME:	Steven E. Zeitler, PLS Authorized Representative American Surveys LLC 7410 Hidden Valley RD Maribel, WI 54227	Wade A & Ilona Berger Property Owners 2500 Oak Ridge Cl De Pere, WI 54115-9228
SITE HISTORY:	After a review of air photographs dating back to 1938, the property had an agricultural use until the 1960s-1970s when developed with a single-family house. No significant development has occurred since.	
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 Ledgeview, approximately 1.2 miles from the De Pere City limits. • Plan Commission review covers the entire CSM area highlighted blue on the 'Site Map' as that is the City's extraterritorial review jurisdiction area. • The proposed land division will create two new lots with proposed residential uses. • Part of a ROW will also be dedicated to widen Oak Ridge Cl, however, street modifications are not proposed at this time. • The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.5 acres and 90' for the Town's R-R District. Both lots meet the acreage and frontage requirements. ○ Lot 1 is 1.1 acres with 145' of frontage. ○ Lot 2 is 0.7 acres with 105' of frontage. • The site is located inside the sewer service district. • There are two staff recommended conditions of approval that are listed at the end of the report.	

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 development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

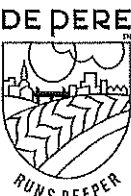
For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on June 1, 2021.

**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 and Town of Ledgeview.
2. In the City Certificate, add an area that states the Common Council date of approval, add a statement and date for Common Council approval. Also, add an area for the City Clerk to date her signature.

MAY - 5 2021

	CITY OF DE PERE PLANNING DEPT. APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #: 161008
		Date: 5-05-21

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) Wade A & Ilona Berger		Authorized Representative Steve Zeitler	
Mailing Address 2500 Oak Ridge Circle		Title Surveyor	
Email Address wade.a.berger@gmail.com		City De Pere	State WI
Phone Number (incl. area code) 920.362.3676		ZIP Code 54115	
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) Wade A & Ilona Berger		Contact Person	
Mailing Address		City	Title
Email Address		State	ZIP Code
Phone Number (incl. area code)		Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 2500 Oak Ridge Circle		Parcel No. D-490	
SECTION 4: CSM Information			
Existing Zoning: Rural Residential			
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) Wade A. & Ilona Berger		Title Owner	Phone Number 920.362.3676
Signature of Applicant Wade A. Berger		Date Signed 01 May 2021	

TO BE COMPLETED BY CITY STAFF

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

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 62

PAGE 37 #2759724 Being part of the South 1/2 of Lot 25 according to the Plat of Whitney's Subdivision of Private Claim 36, E.S.F.R., Town of Ledgeview, Brown County, Wisconsin

Surveyors Certificate:

I, Steven E. Zeitler, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the land described hereon; that I have made such survey and map by the direction of the owners listed hereon; and that I have complied with the provisions of Chapter 236 Section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission, City of De Pere, Town of Ledgeview in surveying, dividing and mapping the hereon described parcel of land and that the map is a true and correct representation of exterior boundary and the division of that land.

Steven E. Zeitler PLS # 1749

Date

Description

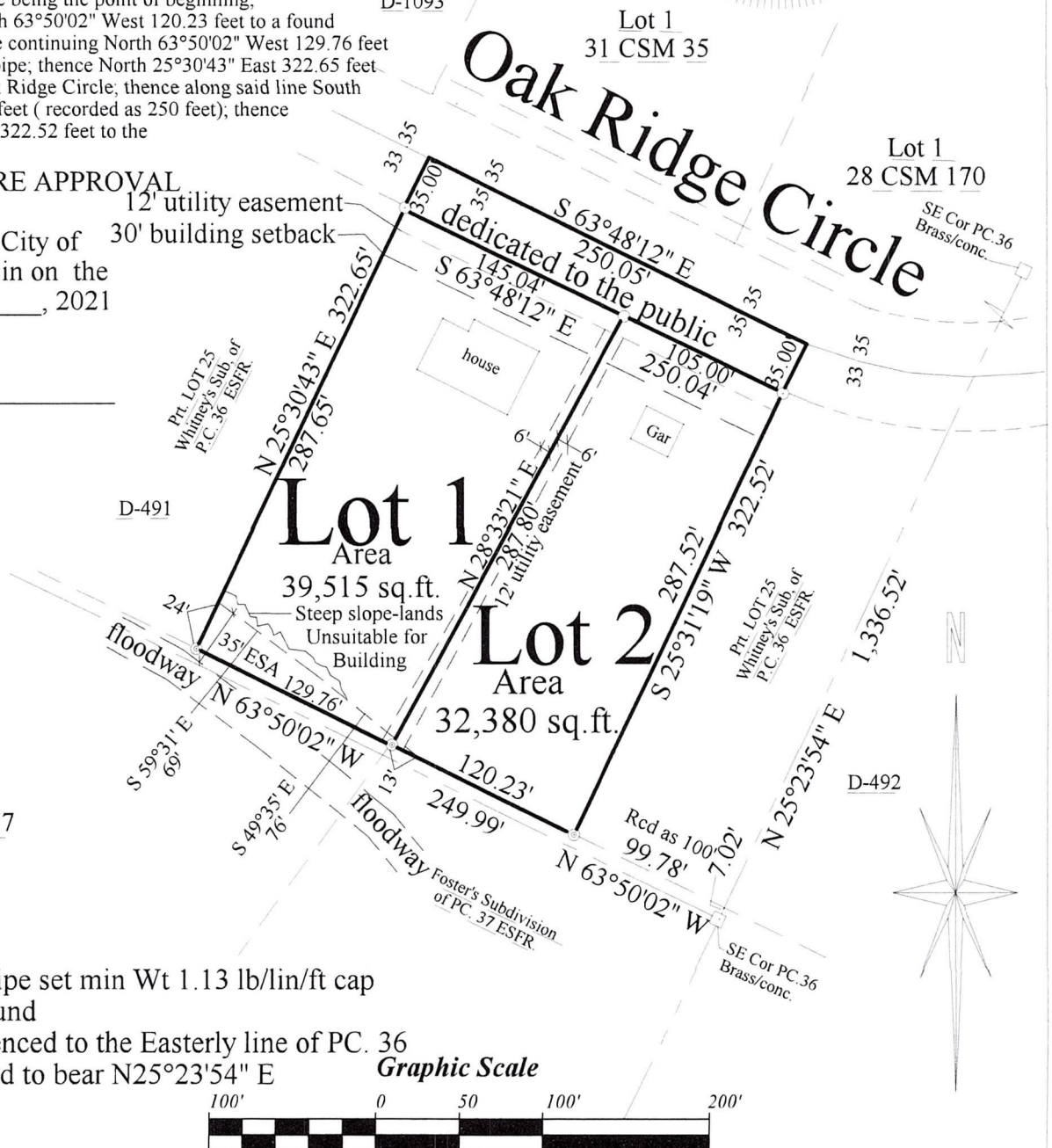
All of Lot 1 of Certified Survey Map Volume 62 Page 37 Map #8713 Document # 2759724 being Part of the South 1/2 of Lot 25 according to the Plat of Whitney's Subdivision of Private Claim 36, E.S.F.R., Town of Ledgeview, Brown County, Wisconsin described as;

Commencing at the Southeast Corner of Private Claim 36 East Side Fox River; thence along the easterly line of said Private Claim North 25°23'54" East 7.02 feet; thence North 63°50'02" West 99.78 feet (recorded as 100 feet) to a found 1 inch iron pipe being the point of beginning; thence continuing North 63°50'02" West 120.23 feet to a found 1 inch iron pipe; thence continuing North 63°50'02" West 129.76 feet to a found 1 inch iron pipe; thence North 25°30'43" East 322.65 feet to the centerline of Oak Ridge Circle; thence along said line South 63°48'12" East 250.05 feet (recorded as 250 feet); thence South 25°31'19" West 322.52 feet to the point of beginning;

CITY OF DE PERE APPROVAL

Approved for the City of De Pere, Wisconsin on the _____ day of _____, 2021

Carey Danen
City Clerk

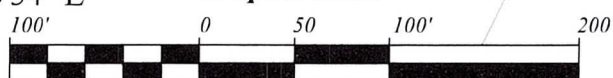


Legend

- 1" x 18" iron pipe set min Wt 1.13 lb/lin/ft cap
- ⊙ 1" iron pipe found

Bearings referenced to the Easterly line of PC. 36
ESFR Published to bear N25°23'54" E

Graphic Scale



CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 62 PAGE 37 #2759724

Being part of the South 1/2 of Lot 25 according to the Plat of Whitney's Subdivision of Private Claim 36, E.S.F.R., Town of Ledgeview, Brown County, Wisconsin

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Wade A. Berger and Ilona Berger, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

CenturyLink of Central Wisconsin, LLC

Wisconsin Bell Inc.. d/b/a AT&T Wisconsin, a Wisconsin Corporation

Paetec USA Telecom Services

Brown County C-Lec, LLC

US Exchange/RVP Fiber

Spectrum

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NOTES:

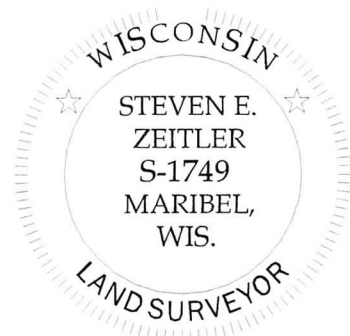
1. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Erosion and Sediment Control Technical Standards" (Available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, 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.

2. Lots 1 and 2 contain steep slopes that are unsuitable for building. No development shall occur in areas labeled "Steep Slope-Lands Unsuitable for building" unless a geotechnical study is submitted to and accepted by the Brown County Planning Commission

RESTRICTIVE COVENANTS

1. 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.

2. Lots 1 and 2 contain an Environmentally Sensitive Area (ESA) as defined in the Brown County Sewage Plan. The ESA includes all land within 35 feet of the floodway located immediately south of Lots 1 and 2. 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.



CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 62 PAGE 37 #2759724

Being part of the South 1/2 of Lot 25 according to the Plat of Whitney's Subdivision of Private Claim 36, E.S.F.R., Town of Ledgeview, Brown County, Wisconsin

OWNERS CERTIFICATE:

As owners, We hereby certify that we caused the land described on his map to be surveyed, mapped, Divided, and dedicated as represented hereon; We also certify that this Certified Survey Map is required to be submitted to Brown County Planning Commission, City of De Pere, Town of Ledgeview for approval or objection in accordance with current Land Subdivision Ordinances.

Wade A. Berger

Ilona Berger

STATE OF WISCONSIN)

BROWN COUNTY) SS

Personally came before me this ____ day of _____,
2021 the above named owner, to me known to be the person who executed
the foregoing instrument and acknowledge the same.

Notary Public

Steven E. Zeitler

My commission expires 1/14/25

BROWN COUNTY TREASURER'S CERTIFICATE:

As duly elected Brown County Treasurer, I here by 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.

Paul D. Zeller

Date

Brown County Treasurer

TOWN OF LEDGEVIEW APPROVAL:

Approved by the Town Board of the
Town of Ledgeview, Brown County Wisconsin,
on the ____ day of _____, 2021

Sarah Burdette Town Clerk

BROWN COUNTY PLAN COMMISSION APPROVAL:

Approved by the Brown County Planning Commission
this ____ day of _____, 2021 .

Tim Reed

Senior Planner





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on a request for a site plan to increase the height of an exhaust stack from ~78' to ~90' at 805 S Sixth ST (Parcel WD-141-1).

ATTACHMENTS:

- 05-24-21 PC Report - De Pere Foundry (DOCX)
- Site Plan - PRELIMINARY - 04 May 2021 (PDF)

- Item 6:** Consideration and possible action on a request for a site plan to increase the height of an exhaust stack from ~78' to ~90' at 805 S Sixth ST (Parcel WD-141-1).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

De Pere Foundry is increasing the height of a metal exhaust stack at the request of the Wisconsin Department of Natural Resources.

COMMON DESCRIPTION: 805 S Sixth ST, George ST, located northeast of the Sixth ST and Helena ST intersection.

PARCEL NUMBERS: WD-141-1

ZONING: General Industrial District (I-3)

SURROUNDING LAND USES: Single-family (R-2) and multifamily (R-3 PDD) to the north.
Municipal Services Center (I-3) to the south.
Railroad Line and single-family (R-2) to the east.
Single-family (R-2) and two-family (R-2) to the west.

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family)

APPLICANT / OWNER:	<u>Authorized Representative</u> Chad Moder, President De Pere Foundry INC 805 S Sixth ST De Pere, WI 54115	<u>Property Owner</u> De Pere Foundry INC PO BOX 5097 De Pere, WI 54115-5097
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SITE HISTORY:

Based on air photographs dating back to 1938 the subject site was used for agricultural purposes until the 1950's with the site being established for industrial use by the 1970's. Building additions occurred in 1989, 2004, and 2020.

On March 4, 2021 a site plan was submitted by the petitioner to increase the height of an existing exhaust stack.

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 existing ~78' tall smoke stack is located on a building at the south end of the property. Per requirements of the Wisconsin Department of Natural Resources, the petitioner proposes increasing the height of the metal exhaust stack to ~90. Additional support wires are proposed to connect to the building rooftop at locations that are already used for existing support wires. No other changes are proposed for the property.

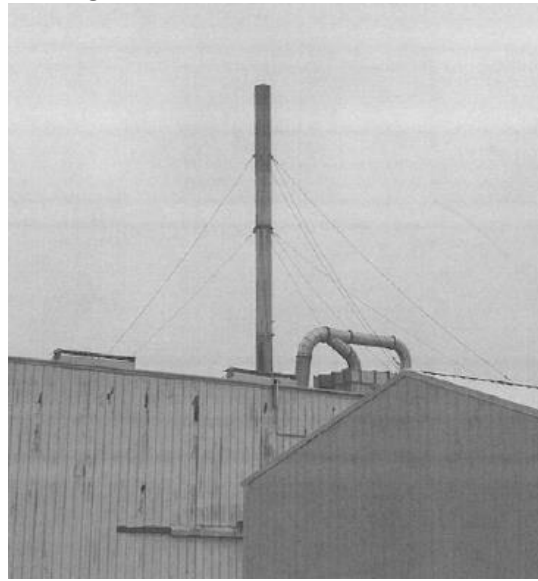
- Municipal Code 14-49(8)(3) for the I-3 District states maximum building heights to be *"as required by Plan Commission."*
- The I-3 District has no maximum height. The I-1 and I-2 Districts have a maximum height of 75'.
- The nearest comparable stack height is the Ahlstrom-Munksjo Nicolet LLC facility at 200 Main AV, one half-mile to the north, which is taller and wider.
- The structure is over 80' away from the nearest property line to the south.
- Site plan reviewing agents, including the Fire Department, indicated that there was not a concern with the height of the structure.

The site plan complies with the following massing and setback requirements set by the I-3 District (Code Section 14-49):

- Land Use: Industrial (permitted)
- Lot Size: 7.5 acres (no minimum required)
- Front Yard Setback – east: ~25' (per Plan Commission)
- Interior Side Yard Setbacks – North/South: ~10'/~25' (per Plan Commission)
- Rear Yard Setback – north: ~115' (per Plan Commission)
- Building Height: ~90' (per Plan Commission)
- Landscaping: Not required for this site plan (33 trees typically required)

The required number of stalls is one (1) space required per 2 employees on maximum shift(while considering shift changes) plus one (1) space for each company truck (if not stored inside the principal building). A parking count was not required for this site plan, however, past site plans indicated 17 stalls on pavement and pre-existing gravel.

Existing exhaust stack:



**View of existing exhaust stack from middle and south driveways on Sixth ST
(May 5, 2021):**



STAFF COMMENTS:

Engineering, Fire, Forestry, Health, Inspection: None.

Planning:

1. The height of structures in the I-3 District (e.g. -- the 90' height for the site plan) and building materials require Plan Commission approval.
2. Note: Permits that are required from the WDNR are separate from the City site plan review process.

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 the Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request to increase the height of an exhaust stack from ~78' to 90' at 805 S Sixth ST, subject to compliance with the conditions listed in the 'Staff Comments' section of this report. The Plan Commission recommendation should consider including the following:

The use of metal on the exhaust stack to match the material used on the original exhaust stack.

	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) De Pere Foundry, Inc	Authorized Representative Chad Moder	Title President	
Mailing Address 805 South Sixth Street	City De Pere	State WI	ZIP Code 54115
Email Address chad@dpfoundry.com	Phone Number (incl. area code) 920-336-6985	Fax Number (incl. area code) 920-336-2927	

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 805 South Sixth Street, De Pere. We are looking to add additional height to our current industrial stock. Current stock is 18' we would be looking to potentially add 5-12 feet.	Parcel No. WD-141-1
--	------------------------

SECTION 4: Project Information

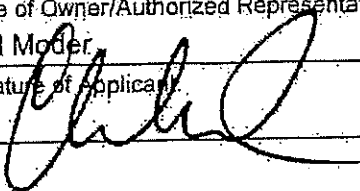
Existing Zoning:	Industrial		
Present Use of Parcel:	Industrial		
Proposed Use of Parcel:	Industrial		
Estimated Start Date:	5-1-2021	Estimated Completion Date:	6-30-2021

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.

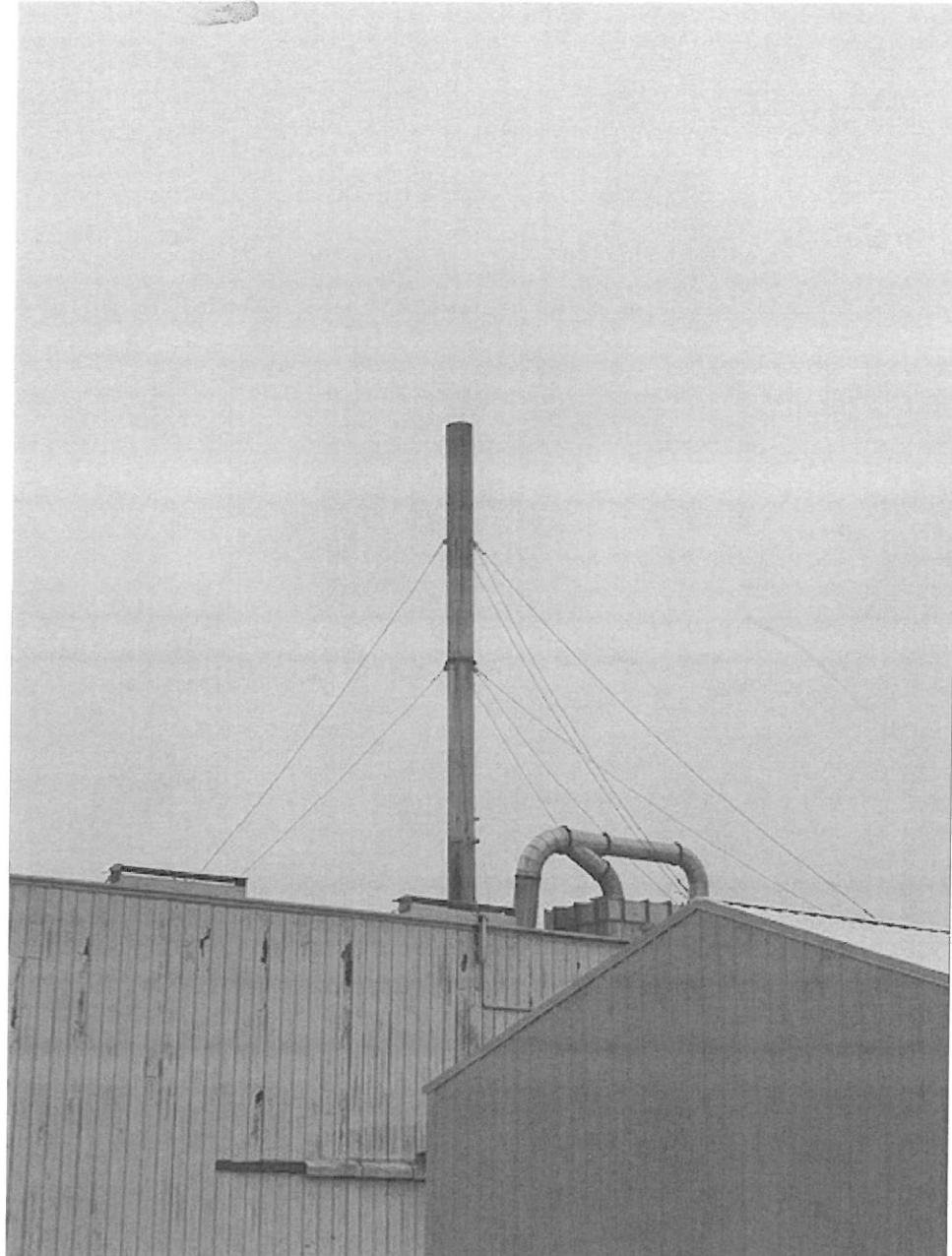
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

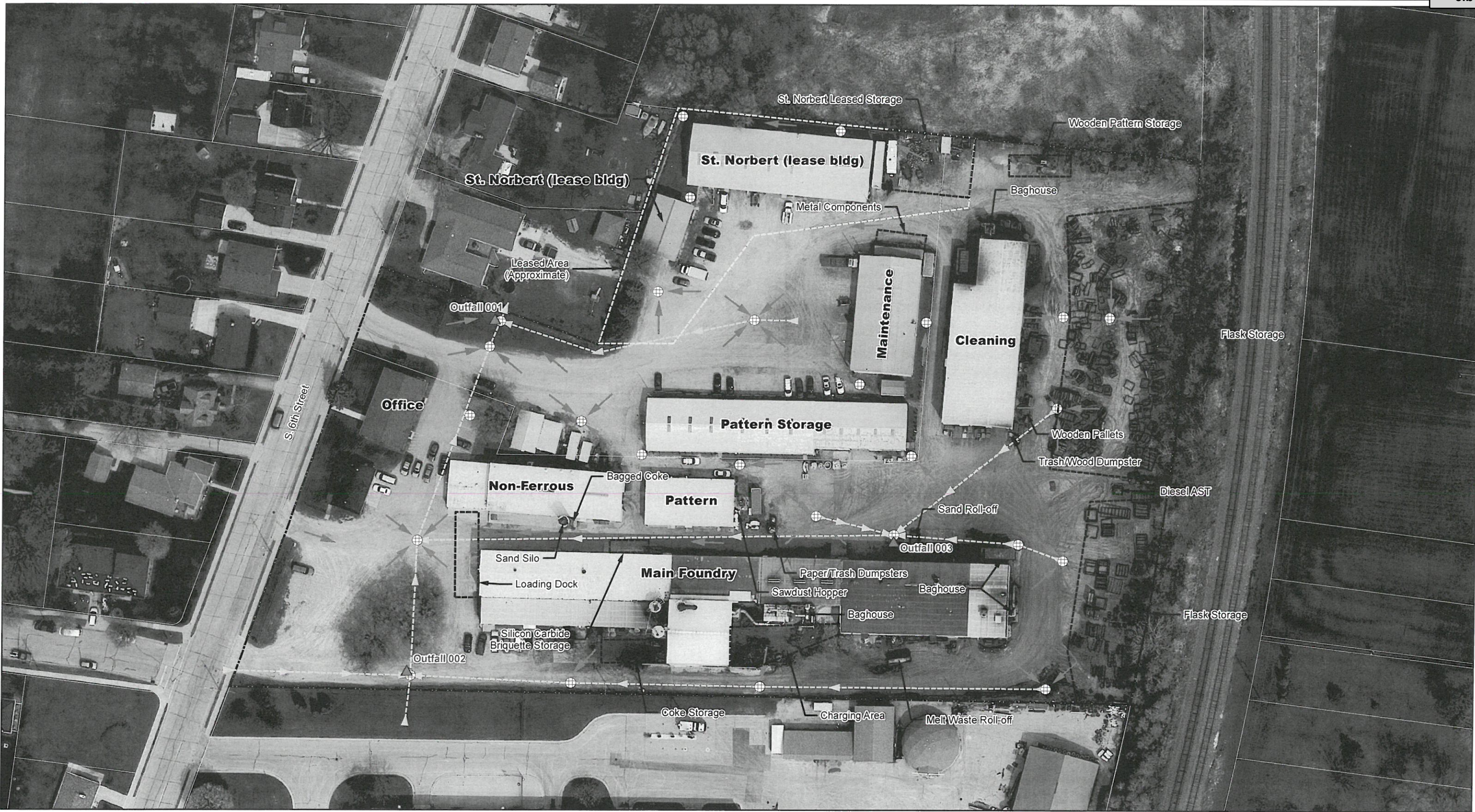
Name of Owner/Authorized Representative (please print) Chad Moder	Title President	Phone Number 920-336-6985
Signature of Applicant 		Date Signed 5-4-2021

TO BE COMPLETED BY CITY STAFF

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







NOTES:
1. Base information from Brown County Land Information Office.
2. 1-foot resolution imagery flown in Spring 2010.

- LEGEND**
- ▲ Outfall Location and Number
 - ⊗ Storm Drain Inlet
 - Storm Water Flow Direction
 - Storm Drain Flow Direction
 - - - Property Boundary
 - Existing Parcels

Foth

0 40 80 Feet

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

DE PERE FOUNDRY, INC.			
FIGURE 1-2 SITE LAYOUT MAP DE PERE FOUNDRY, INC. 805 S. 6TH STREET DE PERE, WI 54115			
Date: DECEMBER 2011		Revision Date:	
Drawn By: BJW1		Checked By: RLP1	



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action for a Conditional Use Permit application for a day care center in an I-B-1 Industrial District at 2077 Lawrence Drive (Parcel WD-1047).*

ATTACHMENTS:

- 05-24-21 PC Report - CUP for Day Care at 2077 Lawrence DR(DOCX)
- Application Form and Supporting Documents (PDF)
- Building Floor Plan for one unit (PDF)

On May 29, 2018 and June 19, 2018 The Plan Commission and Common Council reviewed and approved a similar conditional permit request at the adjacent 2073 Lawrence DR.

On May 11, 2021 the same petitioner for the 2018 request submitted a conditional use permit for the subject 2077 Lawrence DR to allow for a day care center within the building, which is zoned I-B-1 District. The proposed use is expected to occur within approximately half of the building with future expansion potential into the entire building.

STAFF REVIEW:

Per Municipal Code 14-51(2)(b), in the I-B-1 District a conditional use permit is required for *"Daycare centers complimentary to businesses and industries located in the De Pere Business Park."*

A document, written by the petitioner to summarize their conditional use submittal requirements is attached with this report. The petitioner plans on expanding into both Unit A (4,764 SF) and Unit B (4,750 SF) of the building but will initially utilize only one of the units. The initial capacity for the facility is expected to hold approximately 20 children, aged six months to 12 years old, with up to five adult staff employees.

- The proposed daycare at 2077 Lawrence DR specializes in autism and would be open to the entire business park and city residents as a daycare center.
- The existing daycare conditional use permit for the adjacent building at 2073 Lawrence DR provides outpatient therapy for children with autism and other developmental delays.

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

- a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b) That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;
- c) That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- d) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

- e) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

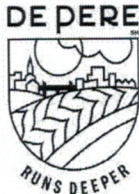
The following are staff findings related to the above standards:

- The proposed use is for a day care facility that provides a service to employees of the business park and also for residents of the City. The day care facility will operate Monday through Friday from 7:00am – 6:30pm. The business is proposed to open with a capacity of 20 children, aged six months to 12 years old, with up to five adult staff employees, with potential to expand into the entire building and doubling capacity to 40. . The request is utilizing an existing structure and onsite parking with access to a main thoroughfare. Impacts to the public are minimal.
- The I-B-1 District is designed to allow for day care centers complimentary to businesses and industries located in the De Pere Business Park. The day care center is not exclusive to business park employees only; the facility can serve both employees and City residents. The next nearest off-site building is a single family residence that is 300' away with a storm pond parcel in between the two properties. A vacant business park property lies closest to the building to the east. Impacts to adjacent properties are minimal.
- The building, access drives, storm water drainage, etc. already exists as the parcel (four buildings, parking, drive lanes, etc.) was developed in phases between 1997 and 2001.
- Ingress and egress to Lawrence DR already exists as the driveway, drive lanes, and parking lot was developed between 1997 and 2001.
- The design of the existing site conforms to the City of De Pere Municipal Code and was approved as a site plan in 1997. A day care center may be considered in the I-B-1 District as a conditional use, if approved by the City of De Pere. Exterior alterations are not required.

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

REVIEW PROCESS: The Common Council will conduct a public hearing and review the Plan Commission recommendation, in the form of a resolution, after a Class II notice. That meeting is scheduled for June 15, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Conditional Use Permit application to allow a day care center at 2077 Lawrence Drive. The proposed hours of operation of the facility are Monday through Friday only, from 7:0am – 6:30pm. The capacity of the facility is approximately 20 children ranging from age 6 weeks to 12 years old, with potential to double in capacity to 40 children.

	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) Stepping Stones Early Childcare	Authorized Representative Kirsten Masrelian	Title CEO	
Mailing Address 830 Roth Road	City De Pere	State WI	ZIP Code 54115
Email Address kirsten.masrelian@gmail.com	Phone Number (incl. area code) (920) 737-5325	Fax Number (incl. area code) (920) 351-3043	

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

Name (Ind. Org. or Entity) VHC Inc	Contact Person Stacie Maus	Title Property manager	
Mailing Address 3090 Holmgren Way	City Green Bay	State WI	ZIP Code 54304
Email Address SMAus@bestbuiltinc.com	Phone Number (incl. area code) 920-337-6488	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2077 B Lawrence Drive, De Pere, WI	Parcel No.
---	------------

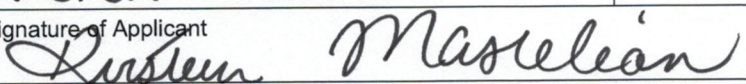
SECTION 4: Proposed Conditional Use

Existing Zoning:	I-B-1
Present Use of Parcel:	Vacant
Proposed Use of Parcel:	Daycare
Present Use of Adjacent Properties:	Autism treatment center - outpatient

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) Kirsten Masrelian	Title CEO	Phone Number 920 (737) 5325
Signature of Applicant 		Date Signed

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

TO BE COMPLETED BY CITY STAFF

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

CONDITIONAL USE SUBMITTAL REQUIREMENTS

- A. Name of project/development.
- B. Summary of the Conditional Use and general operation of proposed use.
- C. Written responses to the Conditional Use Standards:
 - a. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - b. That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;
 - c. That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;
 - d. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - e. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.
- D. If applicable, scale site map of project/development. If site plan review is required for the project, all efforts should be made to review the site plan and conditional use permit request at the same Plan Commission meeting.
- E. Project timeline.
- F. Other information as requested by staff that would be considered pertinent by the Plan Commission.

CONDITIONAL USE SUBMITTAL REQUIREMENTS

A. Name of project/development.

Stepping Stones Early Childcare, LLC

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

Proposal to use existing building for childcare for ages 6 weeks to 12 years. I currently own and operate an outpatient autism treatment center next door to the proposed location, and this would help expand the care we are able to provide to an underserved population within our own city. The daycare would allow added care for our employees, as well as our clients and their siblings who are sometimes unable to receive child care due to their disabilities.

C. Written responses to the Conditional Use Standards:

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

Granting this establishment will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. This establishment will be an aid to the community. It will provide busy and stressed parents and caregivers some respite and reprieve, and provide a safe place for our underserved community members to go.

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;

This establishment will help bring value to the neighborhood by providing a safe space for children located within walking distance of several subdivisions.

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

Yes.

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;

Yes.

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.

Yes.

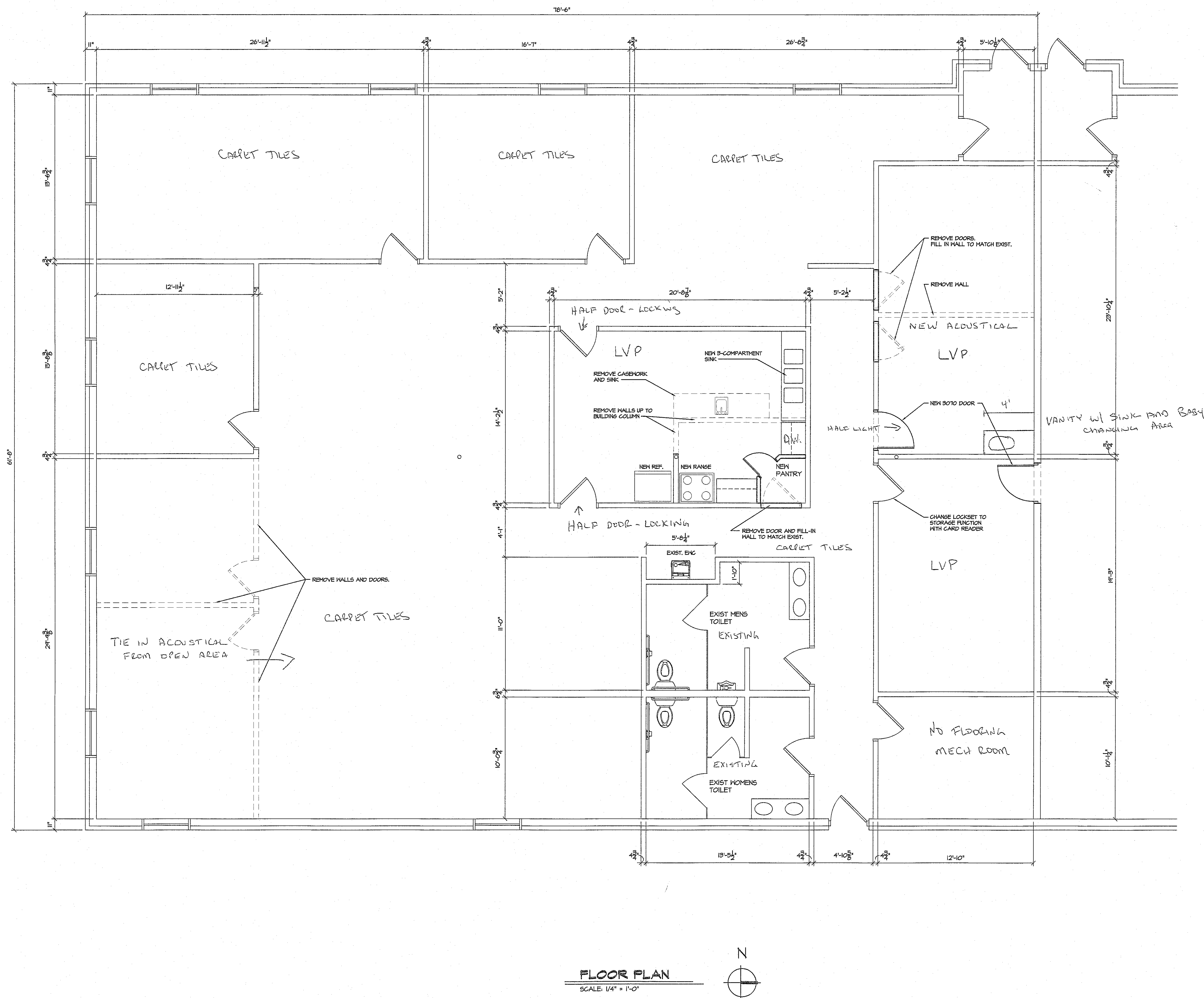
D. If applicable, scale site map of project/development. If site plan review is required for the project, all efforts should be made to review the site plan and conditional use permit request at the same Plan Commission meeting.

E. Project timeline.

Hopefully looking to open in summer of 2021.

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

Will be happy to provide as needed.

[illegible]



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Plan Commission

FROM: Daniel Lindstrom

SUBJECT: Discussion Regarding Future Land Uses of Select Business Park Properties.

ATTACHMENTS:

- 05242021 PC - Business Park Lands Memo (PDF)
- American Court (PDF)
- Commerce Drive (PDF)
- Pre-Final Plat East Industrial Park 4th Addition (PDF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Daniel Lindstrom, Development Services Director

Date: May 24, 2021

RE: **Discussion Regarding Future Land Uses of Select Business Park Properties.**

West/Southbridge Business Park

COVID-19 Impact on Office and Business Park Uses

The City of De Pere has several smaller business park properties located on American Court that received little interest over the past decade. A single lot was purchased on American Court since the extension of American BL nearly 20 years ago. The properties are tucked back in the Industrial Business Two (I-B-2) zoning district and are reserved for small office users. The purpose of I-B-2 district is to provide a special and exclusive area designated to accommodate office and industrial activities which require small parcels (minimum lot size of one (1) acre) of land and are compatible with the use and occupancy of adjoining properties and which, by their character, are found not to be obnoxious, unhealthy or offensive by reason of potential emissions or transmission of noise, vibration, smoke, dust, odors, heat, or toxic or noxious matter. The COVID-19 pandemic changed how businesses perceived their office location needs and the City anticipates this area will continue to struggle to attract new office users as more existing office space becomes available over the coming months and years. See the map to the right and the full-sized map attached to this memo.



Multi-Family Request

The City receives multiple calls a month from developers requesting any City-owned property to develop multi-family to meet the ever-present market demand. The City does not control any lands that would allow for multi-family and therefore the City routinely turns away calls for development. Moreover,

there is only one small area of privately owned parcels zoned for multi-family in the entire City. The parcels are located adjacent to Red Maple Road and the current owners do not have a pressing interest to sell or develop the land and could be waiting for the development of the Southern Bridge project.

TID Impact

TID No. 12 is designated and developed as a mixed-use TID and therefore multi-family is an allowable use. The small office users in TID No. 11 and TID No. 12 generate approximately \$425,000 in assessed value per acre. The calculated impact on the full build-out is as follows:

- Larger Subject Area: 9.085 acres could generate approximately \$3,000,000 to \$4,000,000 in assessed value after full build-out. The equals approximately \$63,000 to \$84,000 in annual TID revenue based on current west side mill rates.
- Smaller Subject Area: 5.375 acres could generate approximately \$2,250,000 to \$3,000,000 in assessed value after full build-out. The equals approximately \$47,250 to \$63,000 in annual TID revenue based on current west side mill rates.

Comparable mid-level multi-family projects within the region equal approximately \$875,000 to \$1,000,000.

- Larger Subject Area: 9.085 Acres could generate approximately \$8,000,000 to \$9,100,000 in assessed value after full build-out. The equals approximately \$168,000 to \$190,000 in annual TID revenue based on current west side mill rates.
- Smaller Subject Area: 9.085 Acres could generate approximately \$4,700,000 to \$5,375,000 in assessed value after full build-out. The equals approximately \$98,000 to \$112,000 in annual TID revenue based on current west side mill rates.

Neighboring Business Impact

Staff did have preliminary discussions with several neighboring businesses regarding the potential change. Several were supportive of the idea provided the City required higher quality design in exchange for the property similar to the Village of Howard with Howard Commons and the Village of Hobart with Centennial Center.

Staff Request

Investigate multi-family feasibility on each lot with prospective developers with the anticipation that the lot adjacent to the new Tailwaggers facility might generate less interest. Staff will present sample site designs and comparable projects during the verbal presentation.

East Business Park and Recent Events

Since last November, the City of De Pere coordinated with Immel Construction to facilitate the creation of a new east-side TID, creation of a new plat, and approval of a site plan for a new 350,000 sq ft manufacturing facility. Due to rapid increases in construction cost the project is no longer viable in the current location and the interested party is currently investigating their growth needs at other existing locations at a reduced cost. The impact of that decision is now the City has a new TID and a new road designed waiting for a project. See the map to the right and the full-sized map attached to this memo.



Impact of Manufacturing and Automation

Previous trends in manufacturing allowed for the City to attract manufacturing companies with a focus on business growth, tax value growth, and job creation. Increases in automation brought less focus on the jobs. The previous proposal included 30 site acres, 350,000 sq ft building, the retention or creation of 70-90 jobs, and a \$10,000,000 guaranteed value.

Southern Bridge Project Impact

The Southern Bridge project will make this a high-profile corridor and recent discussions with several businesses in that area expressed the desire for a high-quality design. Two businesses also specifically expressed support for a higher quality design similar to the Village of Howard with Howard Commons and the Village of Hobart with Centennial Center.

TID Impact

TID No. 17 was designated and developed as a mixed-use TID and therefore multi-family is an allowable use. The previous large user would have generated approximately \$10,000,000 in guaranteed value or \$219,000 in annual guaranteed value. Based on the comparisons in the Village of Howard with Howard Commons and the Village of Hobart with Centennial Center. The calculated impact on the full build-out is as follows:

- Assuming 25 to 30 acres, a project could generate approximately \$21,000,000 to \$26,000,000 in assessed value after full build-out. The equals approximately \$365,000 to \$460,000 in annual TID revenue based on current east side mill rates. These impacts could be higher if the City was able to attract a senior housing facility.

Staff Request

Similar to the previous request, the City staff would like to investigate the feasibility planning for a shift in focus to multifamily residential. The City anticipates retaining the new road design as we feel it optimizes the space and creates a vital connection to the south. The investigations will include reviewing the preliminary planning efforts for the SE Development Area south of Rockland Road. Staff will present sample site designs and comparable projects during the verbal presentation.



American Court

City of De Pere

0 100 200 400 600 800 Feet



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.

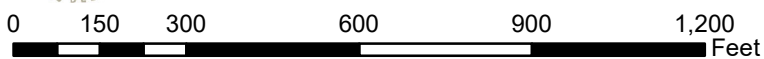
File Path:

Data Source:



Commerce Drive

City of De Pere



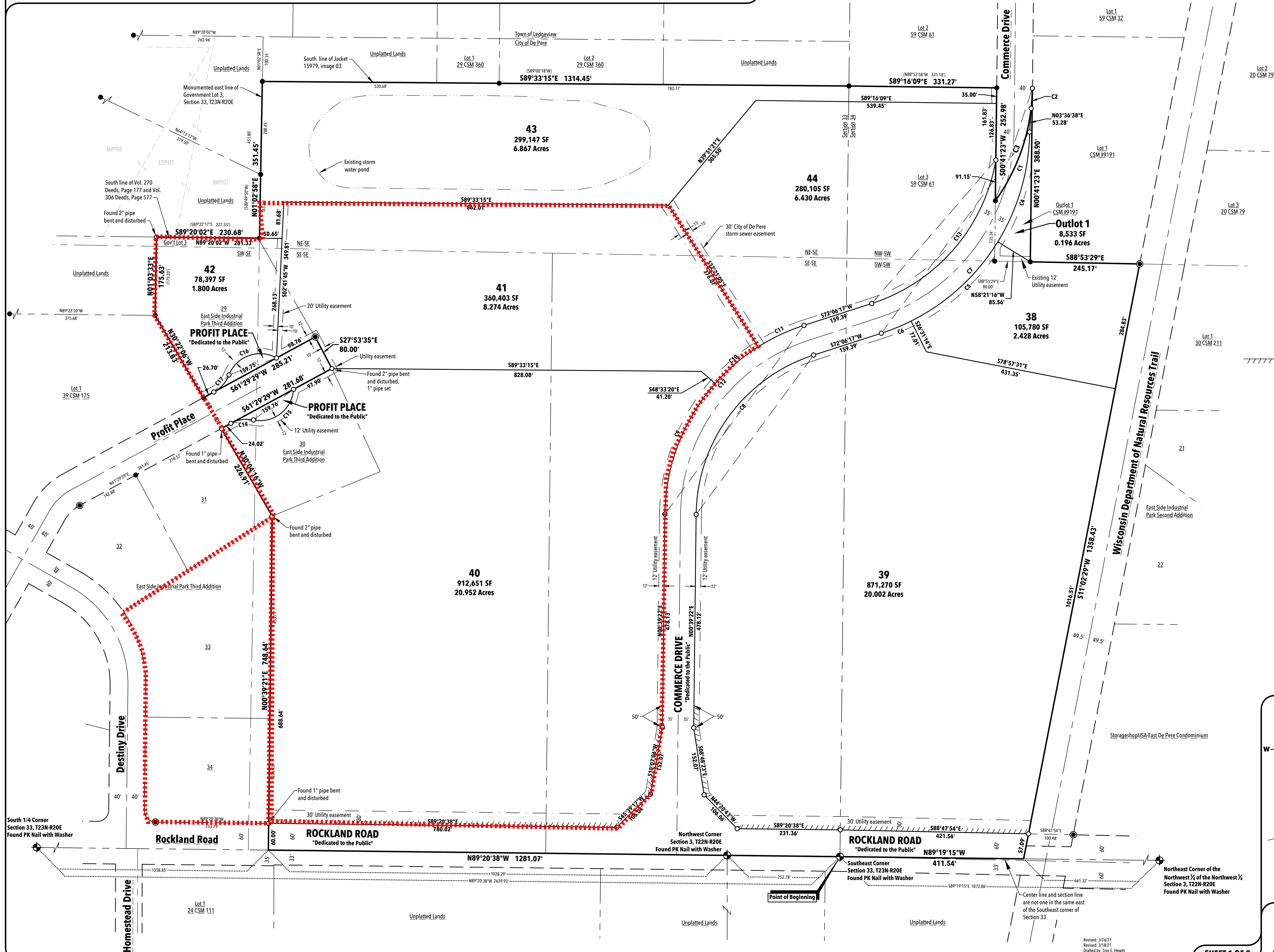
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File Path:

Data Source

EAST SIDE INDUSTRIAL PARK FOURTH ADDITION

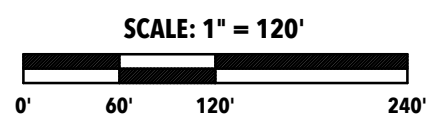
ALL LOTS 29 AND 30, EAST SIDE INDUSTRIAL PARK THIRD ADDITION, VOLUME 21 OF PLATS, PAGE 117, DOCUMENT NUMBER 1747462, BEING PART OF GOVERNMENT LOT 3, THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 33, T23N-R20E, ALL OF OUTLOT 1, CERTIFIED SURVEY MAP 9191, DOCUMENT NUMBER 2912206, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, ALL OF LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61, MAP NUMBER 8392, DOCUMENT NUMBER 2654678, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, PART OF VACATED PROFIT PLACE AND PART OF VACATED COMMERCE DRIVE AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, T23N-R20E AND PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



PLATTED AREA DEDICATED TO THE PUBLIC:
250,197 Square Feet
5.744 Acres

LEGEND

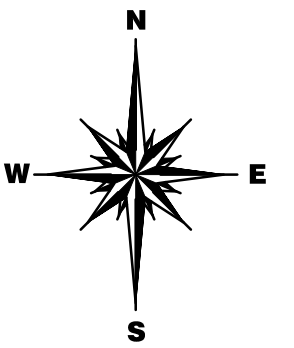
- Found 1" Iron Pipe
- Found 2" Iron Rod
- County PLSS Monument
- Set 2.375" Outside Dia. x 30" Iron Pipe min. wt. 3.65 lb./lin. ft.
- No vehicular access to public right of way
- All other lot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.38 lbs/lin. ft.



Bearings are based on the Brown County Coordinate System. The north line of the Northeast ¼ of Section 8 bears S88°57'36"W.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

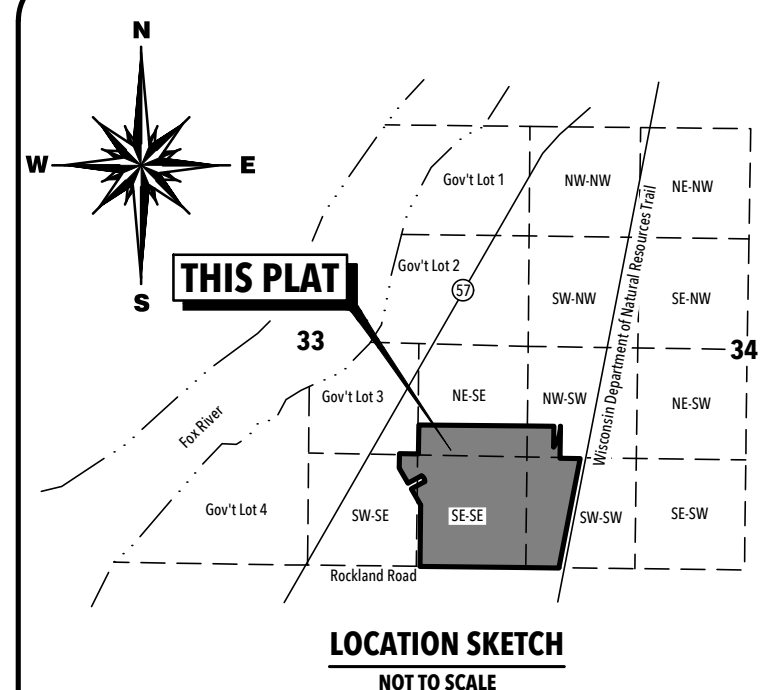
All angular measurements have been made to the nearest three seconds and computed to the nearest half second.



There are no objections to this plat with respect to Sees. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



LOCATION SKETCH
NOT TO SCALE



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: www.releinc.com
PHONE: (920) 662-9641
FAX: (920) 662-9141

SHEET 1 OF 2

Revised: 3/26/21
Revised: 3/16/21
Drawn by: Troy E. Hewitt
R:\0400\0404\0404461\dwg\040461_Final Plat.dwg

EAST SIDE INDUSTRIAL PARK FOURTH ADDITION

ALL LOTS 29 AND 30, EAST SIDE INDUSTRIAL PARK THIRD ADDITION, VOLUME 21 OF PLATS, PAGE 117, DOCUMENT NUMBER 1747462, BEING PART OF GOVERNMENT LOT 3, THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 33, T23N-R20E, ALL OF OUTLOT 1, CERTIFIED SURVEY MAP 9191, DOCUMENT NUMBER 2912206, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, ALL OF LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61, MAP NUMBER 8392, DOCUMENT NUMBER 2654678, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, PART OF VACATED PROFIT PLACE AND PART OF VACATED COMMERCE DRIVE AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, T23N-R20E AND PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS:

- The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

City of De Pere, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin Corporation, grantee,

Time Warner Cable, AT&T and City of De Pere,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable tv facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "utility easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable tv facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "utility easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This utility easement provision does not prevent or prohibit others from utilizing or crossing the utility easement as the utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on this plat. We also do further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

CITY OF DE PERE

James Boyd, Mayor Date Carey E. Danen, City Clerk Date

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this day of , 2021, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name)

My commission expires:

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of "EAST SIDE INDUSTRIAL PARK FOURTH ADDITION" in the City of De Pere, City of De Pere owner, is hereby approved by the Common Council on

, 2021.

Carey E. Danen, City Clerk Date

CITY OF DE PERE TREASURER'S CERTIFICATE:

I, being the duly elected, qualified and acting Treasurer of the City of De Pere, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Joe Zegers Date City of De Pere Treasurer

BROWN COUNTY TREASURER'S CERTIFICATE:

I, being the duly elected, qualified and acting Treasurer of Brown County, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Paul Zeller Date Brown County Treasurer

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of the CITY OF DE PERE, I have surveyed, divided and mapped a parcel of land being all lots 29 and 30, East Side Industrial Park Third Addition, Volume 21 of Plats, Page 117, Document Number 1747462, being part of Government Lot 3, the Southwest ¼ of the Southeast ¼, the Southeast ¼ of the Southeast ¼ and part of the Northeast ¼ of the Southeast ¼, all in Section 33, T23N-R20E, all of Outlot 1, Certified Survey Map 9191, Document Number 2912206, being part of the Northwest ¼ of the Southwest ¼, Section 34, T23N-R20E, all of Lot 3, Volume 59 of Certified Survey Maps, Page 61, Map Number 8392, Document Number 2654678, being part of the Northwest ¼ of the Southwest ¼, Section 34, T23N-R20E, part of vacated Profit Place and part of vacated Commerce Drive and part of the Northeast ¼ of the Southeast ¼ and part of the Southeast ¼ of the Southeast ¼, Section 33, T23N-R20E and part of the Southwest ¼ of the Southwest ¼, Section 34, T23N-R20E, City of De Pere, Brown County, Wisconsin more fully described as follows:

BEGINNING at the Southeast Corner of said Section 33; thence N89°20'38"W, 1281.07 feet on the south line of said Southeast ¼ to the southerly extension of the east lines of Lots 33 and 34 of said East Side Industrial Park Third Addition; thence N00°39'21"E, 748.64 feet on said east lines to the southwest corner of said Lot 30; thence N30°04'16"W, 226.91 feet on the southwest line of said Lot 30 to the southeast right of way of Profit Place; thence N61°29'29"E, 281.68 feet on said southeast right of way to the northeast right of way of Profit Place; thence N27°53'35"W, 80.00 feet on said northeast right of way to the northwest right of way of Profit Place; thence S61°29'29"W, 285.21 feet on said northwest right of way to the southwest corner of said Lot 29; thence N30°22'06"W, 213.83 feet on a west line of said Lot 29; thence N01°03'33"E, 175.63 feet on said west line extended northerly to the south line of lands described in Volume 270 Deeds, Page 577, Brown County Records; thence S89°20'02"E, 230.68 feet on said south line of Volume 270 Deeds, Page 577 and the south line of Volume 306 Deeds, Page 577 to the southeast corner thereof also being the monumented east line of said Government Lot 3; thence N01°02'58"E, 351.45 feet on said monumented east line to the southwest corner of lands described in Jacket 15979, Image 03, Brown County Records; thence S89°33'15"E, 1314.45 feet on the south line of said lands to the southeast corner thereof, also being the northwest corner of said Lot 3, Volume 59 of Certified Survey Maps, Page 61; thence S89°16'09"E, 331.27 feet on the north line of said Lot 3 to the west right of way of Commerce Drive; thence S00°41'23"W, 252.98 feet on said west right of way to a point where the east right of way of Commerce drives intersects with said west right of way; thence 269.52 feet on the arc of a 440.00 foot radius curve to the left, having a long chord which bears N18°14'17"E, 265.33 feet on said east right of way to the northern most corner of said Outlot 1, Certified Survey Map Number 9191; thence S00°41'23"W, 388.90 feet on the east line of said Outlot 1 to the southeast corner thereof; thence S88°53'29"E, 245.17 feet on the south line of Lot 1 of said Certified Survey Map Number 9191 to the west right of way of the Wisconsin Department of Natural Resources Trail; thence S11°02'29"W, 1358.43 feet on said west right of way to the south line of said Southwest ¼ of the Southwest ¼; thence N89°19'15"W, 411.54 feet on said south line to the Point of Beginning.

Said parcel contains 3,166,483 Square Feet (72.692 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

Troy E. Hewitt PLS #2831 Date ROBERT E. LEE & ASSOCIATES, INC.

Curve Table											
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing				
C1	29°15'18"	440.00'	224.66'	N21°09'32"E	222.23'	N35°47'11"E	N06°31'53"E				
C2	5°50'30"	440.00'	44.86'	N03°36'38"E	44.84'	N06°31'53"E	N00°41'23"E				
C3	35°05'48"	440.00'	269.52'	N18°14'17"E	265.33'	N35°47'11"E	N00°41'23"E				
C4	30°57'21"	480.00'	259.34'	N16°10'03.5"E	256.19'	N31°38'44"E	N00°41'23"E				
C5	31°50'24"	480.00'	266.74'	N47°33'56"E	263.32'	N63°29'08"E	N31°38'44"E				
C6	8°37'09"	480.00'	72.21'	N67°47'42.5"E	72.14'	N72°06'17"E	N63°29'08"E				
C7	71°24'54"	480.00'	598.29'	N36°23'50"E	560.30'	N72°06'17"E	N00°41'23"E				
C8	71°26'55"	380.00'	473.87'	S36°22'49.5"W	443.75'	S72°06'17"W	S00°39'22"W				
C9	40°47'18"	450.00'	320.35'	S21°03'01"W	313.63'	S41°26'40"W	S00°39'22"W				
C10	16°12'15"	450.00'	127.27'	S49°32'47.5"W	126.84'	S57°38'55"W	S41°26'40"W				
C11	14°27'22"	450.00'	113.54'	S64°52'36"W	113.24'	S72°06'17"W	S57°38'55"W				
C12	71°26'55"	450.00'	561.16'	S36°22'49.5"W	525.50'	S72°06'17"W	S00°39'22"W				
C13	62°27'30"	410.00'	446.94'	N40°52'32"E	425.14'	N72°06'17"E	N09°38'47"E				
C14	39°56'49"	75.00'	52.29'	N81°27'53.5"E	51.24'	N61°29'29"E	S78°33'41"E				
C15	97°43'13"	75.00'	127.92'	N52°34'41.5"E	112.97'	S78°33'41"E	N03°43'05"E				
C16	97°42'49"	75.00'	127.91'	N70°24'13.5"E	112.96'	N21°32'49"E	S60°44'22"E				
C17	39°56'40"	75.00'	52.29'	S41°31'09"W	51.23'	S21°32'49"W	S61°29'29"W				

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified , 20

Department of Administration



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: www.reeinc.com
PHONE:(920) 662-9641
FAX:(920) 662-9141

Revised: 3/26/21
Revised: 3/16/21
Drafted by: Troy E. Hewitt
R:\04000\04000\0404461\dwg\0404461_Final Plat.dwg



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 24, 2021

DEPARTMENT: Plan Commission

FROM: Daniel Lindstrom

SUBJECT: Discussion of Scheduling Special Plan Commission Meeting Dates
Specifically Related to the Zoning Code Update.
