



# Plan Commission

## Regular Meeting

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

### Agenda

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|                             |                |                                           |
|-----------------------------|----------------|-------------------------------------------|
| <b>Monday, May 22, 2017</b> | <b>7:00 PM</b> | <b>De Pere City Hall Council Chambers</b> |
|-----------------------------|----------------|-------------------------------------------|

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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 22, 2017 at 7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

#### Call to Order

1. Roll Call
2. Approval of the minutes of the April 3, 2017 Special Plan Commission meeting.
3. Recommendation regarding an Area Development Plan generally located at the Main Avenue and Lawrence Drive intersection. Submitted by the City of De Pere.\*
4. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1644 Sand Acres Drive in Lawrence (Parcel L-258). Submitted by Steven M. Bieda, PLS.\*
5. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1845 Williams Grant Drive in Lawrence (Parcel L-169-1). Submitted by Troy E. Hewitt, PLS.\*
6. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2484 Shirley Road in Town of Wrightstown (part of Parcels W-546 & W-547). Submitted by Adam T. Van De Walle, Applicant.\*
7. Recommendation regarding a sign variance request for a ground mounted sign located at 325 Reid Street. Submitted by Tweet Garot.\*
8. Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2 District) for nine parcels that are adjacent to American Court (Parcels WD-1380, WD-1381, WD-1620, WD-1621, WD-1622, WD-1623, WD-1624, WD-1625, WD-1626). Submitted by the City of De Pere.\*
9. Recommendation regarding a proposed revision to Zoning Code 14-52 to allow permitted uses and conditional uses in C-EO-2 (Corporate-Executive Office District-2) to also be permitted uses and conditional uses in I-B-2 (Industrial-Business-2 District). Submitted by the City of De Pere.\*

#### Adjournment

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

Agenda Sent To:  
Alderspersons  
City Administrator

Mayor  
Department Heads  
TV, Newspapers & Radio Stations  
Kress Family Library  
De Pere Chamber of Commerce  
Troy E. Hewitt, PLS  
Justin Hewitt  
Steven M. Bieda, PLS  
Lee & Nancy Van Roy  
Adam T. Van De Walle  
Michael & Elizabeth Van De Walle  
Steven E. Zeitler, PLS  
Christopher Howald, Tweet Garot

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

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**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Kelly Barker

**SUBJECT:** Approval of the minutes of the April 3, 2017 Special Plan Commission meeting.

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**ATTACHMENTS:**

- PC\_Apr2017\_Special Minutes\_Draft (PDF)



# Plan Commission

## Special Meeting

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

### Draft Minutes

Monday, April 3, 2017

7:00 PM

De Pere City Hall Council Chambers

#### Call to Order

The meeting was called to order at 7:08 PM by Mayor Michael J. Walsh

| Attendee Name      | Title        | Status  | Arrived |
|--------------------|--------------|---------|---------|
| Michael J. Walsh   | Mayor        | Present |         |
| James Boyd         | Alderman     | Excused |         |
| Larry Lueck        | Alderman     | Excused |         |
| Derek Beiderwieden | Commissioner | Present |         |
| Jim Kalny          | Commissioner | Excused |         |
| Amy Kunding        | Commissioner | Present |         |
| Steve Taylor       | Commissioner | Present |         |

Also present: City Planner Peter Schleinz and members of the public.

- Approval of the minutes of the February 27, 2017 Plan Commission meeting.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Derek Beiderwieden, Commissioner                                |
| <b>SECONDER:</b> | Amy Kunding, Commissioner                                       |
| <b>AYES:</b>     | Michael J. Walsh, Derek Beiderwieden, Amy Kunding, Steve Taylor |
| <b>EXCUSED:</b>  | James Boyd, Larry Lueck, Jim Kalny                              |

- Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Preliminary Plat at the 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.\*

City Planner Peter Schleinz reviewed the extraterritorial preliminary plat for the Grande Ridge Estates subdivision plot in the Town of Ledgeview. He reported that since it is an extraterritorial review, authority must be shared with the Village of Bellevue. Therefore, the City of De Pere has the authority to review only the portion of the plat that is on the west side of the plat. Staff identified that all the lots are an appropriate size and have the appropriate street frontage, and there are some environmentally sensitive areas (ESA) that will be addressed by the Brown County Planning Commission. Peter also mentioned that staff is concerned about increased traffic due to this subdivision and has encouraged the developer to possibly conduct some traffic studies so future residents find the areas to be appealing places to live without traffic congestion. There were no questions or comments from the commission. Mayor Walsh moved, seconded by Steve Taylor, to approve the preliminary plot. Upon vote, motion carried unanimously.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                         |
| <b>SECONDER:</b> | Steve Taylor, Commissioner                                      |
| <b>AYES:</b>     | Michael J. Walsh, Derek Beiderwieden, Amy Kunding, Steve Taylor |
| <b>EXCUSED:</b>  | James Boyd, Larry Lueck, Jim Kalny                              |

- Recommendation regarding a Site Plan for a new building and parking lot for an indoor recreational business (Battlehouse/Ninja Warrior) at 1463 Red Maple Road in De Pere (Parcels WD-L179-3-1, WD-L179-4, WD-L179-5-1). Submitted by Mau & Associates LLP.

City Planner Peter Schleinz reviewed the site plan for a new building and parking lot for an indoor recreational building. The building materials proposed include: brick, masonry details on the front facade facing Red Maple, architectural metal paneling on the side facade, and metal paneling and some masonry in the rear. In addition, the site plan includes an 82 stall parking lot with area to expand eastward. Staff recommended approval of the site plan, subject to conditions. Mayor Walsh asked if the building materials are ones that the Plan Commission has approved in the past. Peter replied that both the masonry and metal paneling are acceptable materials. Derek Beiderwieden commented that the address as Red Maple Road is incorrect. Peter replied that the building will actually be assigned an American Boulevard address, but will still be facing Red Maple Road. Discussion followed regarding the layout of the building and whether the building should be laid out differently on the lot. Derek suggested that the nicest side of the building should be facing south. He moved, seconded by Mayor Walsh, to open the meeting for public comments. Upon vote, motion carried unanimously. Mark Soderlund, the contractor for the project, addressed the commission. He stated that the reason there is less masonry on the south side of the building is because there may be an expansion to the building which would occur on the south side. He added that, after the expansion, more masonry would be added to that side to make it more attractive. Derek agreed that this was a reasonable explanation. Mayor Walsh added that this development has generated a lot of excitement throughout the community as well as the schools. Mayor Walsh moved, seconded by Steve Taylor, to go back to regular order. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Amy Kundinger, to approve the site plan. Upon vote, motion carried unanimously.

|                  |                                                                   |
|------------------|-------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                        |
| <b>MOVER:</b>    | Derek Beiderwieden, Commissioner                                  |
| <b>SECONDER:</b> | Amy Kundinger, Commissioner                                       |
| <b>AYES:</b>     | Michael J. Walsh, Derek Beiderwieden, Amy Kundinger, Steve Taylor |
| <b>EXCUSED:</b>  | James Boyd, Larry Lueck, Jim Kalny                                |

5. Recommendation regarding a Site Plan for two building additions and a realigned driveway with parking lot alteration for De Pere Cabinet at 1745 E. Matthew Drive in De Pere (Parcels WD-D0048-2, WD-264-D-521). Submitted by Bayland Buildings INC.

City Planner Peter Schleinz reviewed the site plan for De Pere Cabinet for two building additions and a realigned driveway with parking lot alteration. He explained that the addition titled "Area 1" is for an 8,000 square foot addition on the west side of the site and "Area 2" is for a 19,000 square foot addition on the east side of the site. He reported that the proposed building material for the west building is split face CMU block wall and for the east building is concrete, split face block, and architectural metal panel. The driveway and parking lot realignment will occur on the west side of the site, along E. Matthew Drive. Peter explained that the fifteen stalls near the street are being relocated eastward and southward to become nineteen stalls. Originally, there were two handicap stalls, which will be changed to nine handicap stalls. Staff recommended approval subject to conditions. There were no questions or comments from the commission. Mayor Walsh moved, seconded by Steve Taylor, to approve the site plan. Upon vote, motion carried unanimously.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                         |
| <b>SECONDER:</b> | Steve Taylor, Commissioner                                      |
| <b>AYES:</b>     | Michael J. Walsh, Derek Beiderwieden, Amy Kunding, Steve Taylor |
| <b>EXCUSED:</b>  | James Boyd, Larry Lueck, Jim Kalny                              |

6. Recommendation regarding a Site Plan for a building addition and a modified parking lot for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by Bayland Buildings INC.

City Planner Peter Schlein reviewed the site plan for Green Bay Packaging for a 30,000 square foot building addition and modified parking lot. He reported that the primary concern with the site plan is that the proposed building would lie within the required 50 foot corner side yard setback due to the design of the cul-de-sac on Biotech Way. A variance was granted by the Board of Appeals at their March 20, 2017 meeting. Another component of the site plan is that the drive lane connecting Biotech Way will be relocated and the existing parking lot will be adjusted with 35 additional stalls added to address the Code requirement of 30 additional stalls. Since the addition will only employ ten new employees, parking is more than sufficient. Staff recommended approval of the site plan for a building addition and modified parking lot with driveway, subject to conditions identified by staff. Derek Beiderwieden moved, seconded by Amy Kunding, to approve the site plan. Upon vote, motion carried unanimously.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Derek Beiderwieden, Commissioner                                |
| <b>SECONDER:</b> | Amy Kunding, Commissioner                                       |
| <b>AYES:</b>     | Michael J. Walsh, Derek Beiderwieden, Amy Kunding, Steve Taylor |
| <b>EXCUSED:</b>  | James Boyd, Larry Lueck, Jim Kalny                              |

7. Recommendation regarding a Site Plan for a new building and parking lot for 8 Line Holdings LLC at the 2200 BLK American Boulevard in De Pere (Parcel WD-1379). Submitted by 8 Line Holdings LLC.

City Planner Peter Schlein reviewed the site plan request for a new building and parking lot for 8 Line Holdings for a machine manufacturing and supply business. Peter reported that this parcel was recently rezoned from C-EO-2 to I-B-2 in February 2017. The proposed 10,000 square foot building includes three areas: offices and a showroom in the front as well as a manufacturing area in the rear. The building materials of brick and architectural metal paneling meet the Design and Development Standards set by the Zoning Code. A proposed parking lot with 12 parking stalls meets the criteria. Peter reported that he received last minute notice from the applicant that there is a potential for the site plan to change. The following items outline the additional changes that may occur: the rear wall may get moved all the way to the rear setback, the side wall height may go from 16 feet to 20 feet, and as a cost savings measure, the office footprint may be reduced to 1500 square feet with the balance made up internally in the warehouse. Peter explained that staff would likely be able to complete an administrative review of the added changes; however, any changes that were identified as "major" changes would need to be approved by Plan Commission as a revised site plan review. Staff recommended approval of the site plan, subject to conditions. Mayor Walsh moved, seconded by Steve Taylor, to approve, with the condition that staff approve any minor

changes, with significant changes being approved by Plan Commission. Upon vote, motion carried unanimously.

|                  |                                                                 |
|------------------|-----------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                      |
| <b>MOVER:</b>    | Michael J. Walsh, Mayor                                         |
| <b>SECONDER:</b> | Steve Taylor, Commissioner                                      |
| <b>AYES:</b>     | Michael J. Walsh, Derek Beiderwieden, Amy Kunding, Steve Taylor |
| <b>EXCUSED:</b>  | James Boyd, Larry Lueck, Jim Kalny                              |

### Adjournment

Mayor Walsh moved, seconded by Steve Taylor, to adjourn the meeting at 7:40 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker

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

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**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Kimberly Flom

**SUBJECT:** Recommendation regarding an Area Development Plan generally located at the Main Avenue and Lawrence Drive intersection. Submitted by the City of De Pere.\*

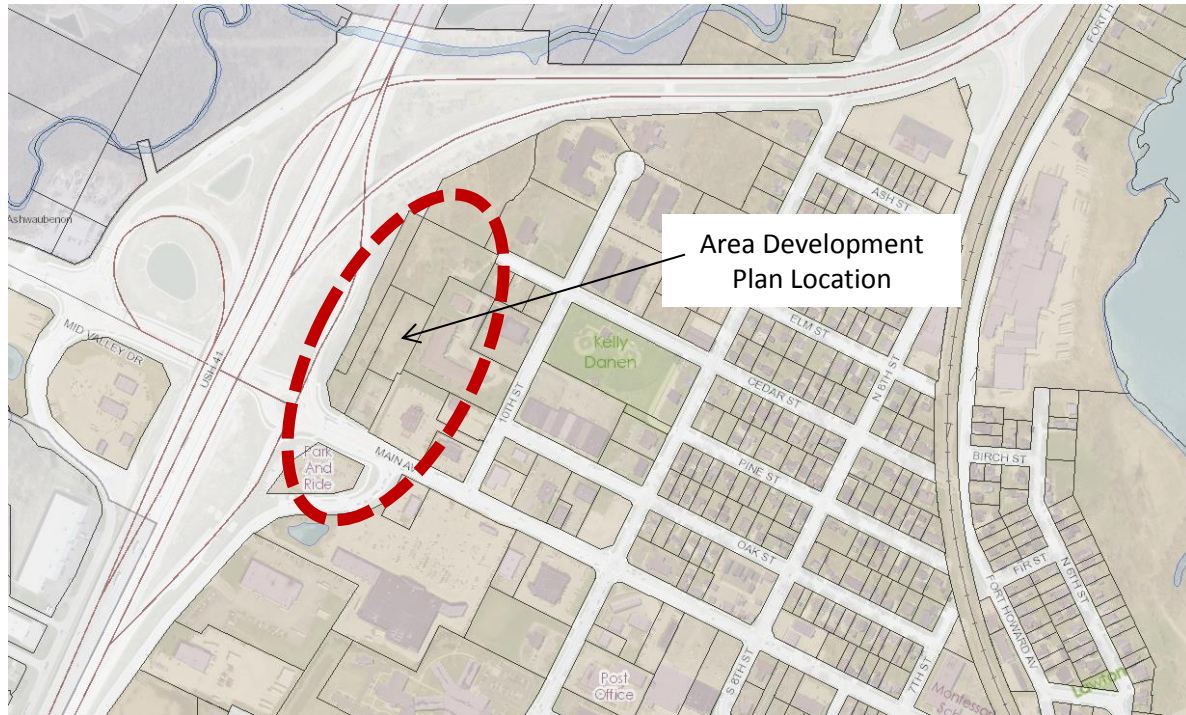
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**ATTACHMENTS:**

- Report to Plan Commission - Main Lawrence ADP 5-22-17 (DOCX)
- Main Lawrence ADP Diagram 5-2017 (PDF)
- Area Development Plan Main Lawrence (PDF)

**ITEM 3:** Recommendation regarding an Area Development Plan generally located at the Main Avenue and Lawrence Drive intersection. Submitted by the City of De Pere.\*

### LOCATION MAP



**REQUESTED ACTION:** Area Development Plan.

*Future roundabout and extension of Lawrence Drive north to Cedar Street. Plan also includes a regional detention facility.*

**COMMON DESCRIPTION:** Property generally located at, and north of, the Main Avenue and Lawrence Drive Intersection.

**PARCEL NUMBERS:** WD-VA454, WD-VA455-1, WD-708-X-1-2, WD-708-X-2, WD-VA457, WD-VA458, WD-D0200-3, WD-D02003

**EXISTING ZONING:** Varies and includes HWY-B, B2, B2-PD, B3, R1, R3-PD

**SURROUNDING LAND USES:** WisDOT Park N Ride, Commercial, Multi-family Residential, Vacant, Single Family Residential.

**COMPREHENSIVE PLAN:** Future Land Use: Commercial and Multi Family Residential. Note that this map was created before the properties adjacent to IH41 were annexed from Ashwaubenon. The recent rezoning of some of these parcels from R1 Residential to B2 Commercial is indicative that the future land use in this area will align with the future land uses shown on the map (multi-family and commercial)



The Comprehensive Plan also advocates for increased street connectivity. The transportation chapter specifically includes the following recommendations:

1. Increase street connectivity and intersection frequency.
2. Minimize barriers to pedestrian and bicycle travel and encourage people to drive at appropriate speeds.
3. Improve accessibility and safety at intersections and other potential conflict points. (Comprehensive Plan, Page 63)

**APPLICANT NAME:**

City of De Pere

**PROJECT BACKGROUND:**

Over the past few years, the City has been exploring the opportunity to construct a roundabout at Main Avenue and Lawrence Drive in order to address safety and traffic flow issues posed by the current intersection configuration. Without improvements, it is expected that traffic will back up into the IH41 access ramps by 2020. In addition to improving safety, access and traffic flow, the roundabout will also provide improved access to facilitate the development and redevelopment of nearby properties.

The Area Development Plan includes the extension of Lawrence Avenue to the north. This extension provides important access to a series of parcels annexed from the Village of Ashwaubenon a number of years ago.

In order to continue street and utility connectivity, the Lawrence Drive extension is proposed to continue north and then turn east, connecting into Cedar Street, which is currently stubbed at parcels WD-VA457 and WD-708-X-4. This connection creates an integrated street network in this location. As noted in the Comprehensive Plan, 'To enable and encourage people to walk and bicycle throughout the City and the adjacent communities, De Pere should require the development of well-connected street networks within new development that have frequent connections to the existing street system.' A regional detention facility

is also proposed that would serve future development.

Construction on the proposed roundabout and approximately 300' of the Lawrence Drive extension is anticipated for 2018 and 2019. Further extension of the road connecting into Cedar Street and the detention facility does not have a set schedule and will be timed based on available funding and redevelopment potential.

**REVIEW:**

Area Development Plans are used by the City to plan for future growth. They typically show road connections and alignments, regional infrastructure and lot layouts to guide growth that is consistent with the City's Comprehensive Plan and Zoning Code. Sometimes these plans are implemented fairly quickly, and sometimes nothing happens for years. The plans are subject to change as development patterns, market conditions and guiding documents evolve.

The proposed Area Development Plan aligns with the City Comprehensive Plan in the following ways:

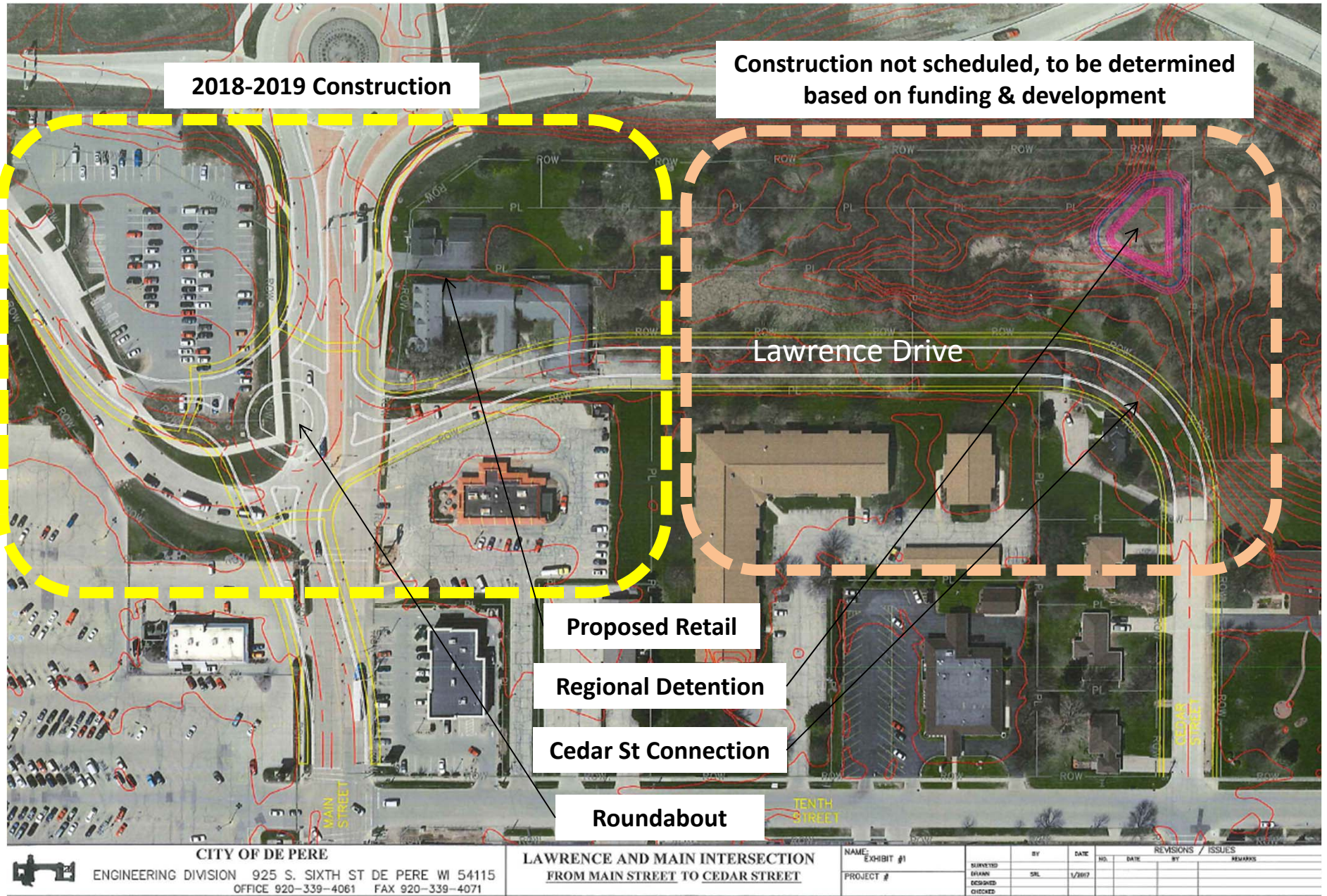
- Design includes sidewalks to encourage pedestrian and bicycle activities.
- Roundabout improves intersection accessibility and safety.
- Lawrence Drive extension improves street connectivity and provides access needed to facilitate possible redevelopment.
- Street and right of way are designed to encourage people to drive at appropriate speeds.

For Area Development Plans, the Plan Commission recommends approval, rejection, or approval with modifications. The Common Council then reviews the project, the Plan Commission recommendation and either approves or rejects the plan. The Common Council review for this project is expected to occur at the June 6, 2017 meeting.

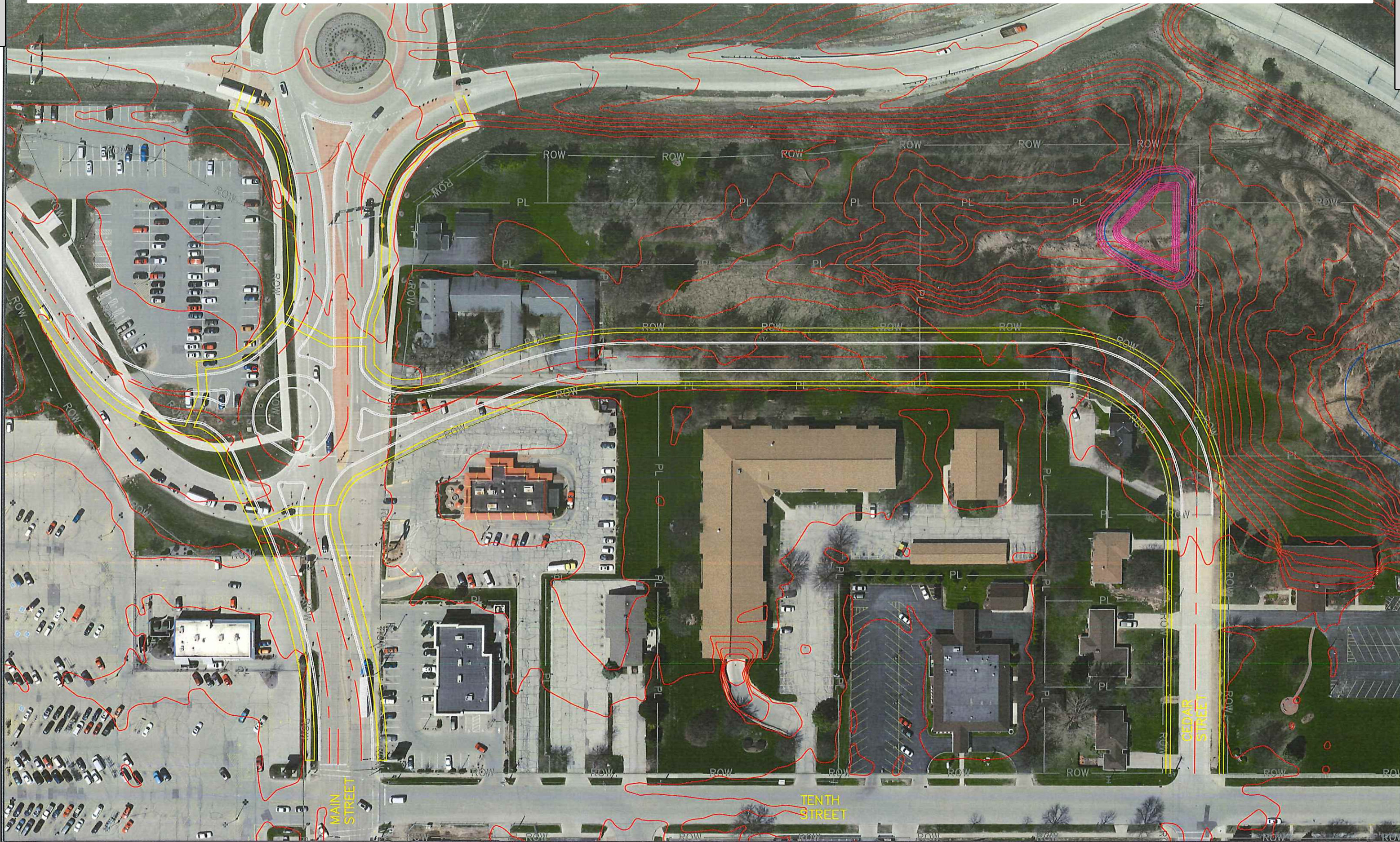
**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the Main Avenue-Lawrence Drive Area Development Plan and that the plan be forwarded to the Common Council for consideration.

# Main Ave & Lawrence Drive – Area Development Plan



Attachment: Main Lawrence ADP Diagram 5-2017 (5864 : Main and Lawrence Area Development Plan)



CITY OF DE PERE

ENGINEERING DIVISION 925 S. SIXTH ST DE PERE WI 54115  
OFFICE 920-339-4061 FAX 920-339-4071

**LAWRENCE AND MAIN INTERSECTION**  
**FROM MAIN STREET TO CEDAR STREET**

NAME: EXHIBIT #1  
PROJECT #

| SURVEYED | DRAWN | DESIGNED | CHECKED | REVISIONS / ISSUES |      |    |         |
|----------|-------|----------|---------|--------------------|------|----|---------|
|          |       |          |         | NO.                | DATE | BY | REMARKS |
|          |       |          |         |                    |      |    |         |
|          |       |          |         |                    |      |    |         |
|          |       |          |         |                    |      |    |         |

PAGE NO.  
??

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

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**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1644 Sand Acres Drive in Lawrence (Parcel L-258). Submitted by Steven M. Bieda, PLS.\*

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**ATTACHMENTS:**

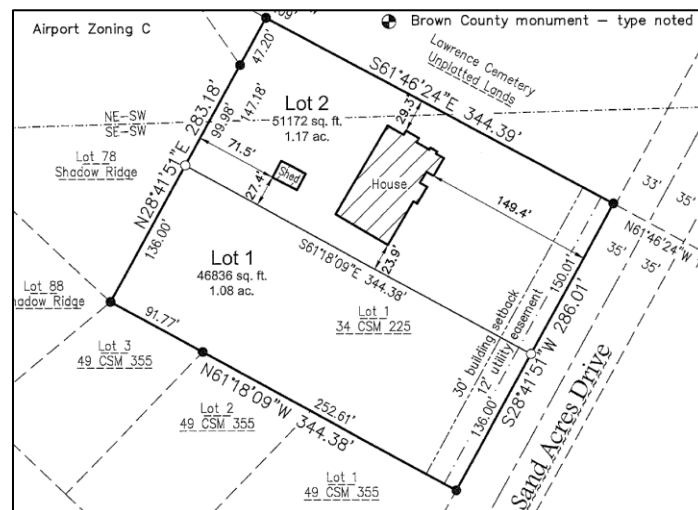
- Extraterritorial CSM - Sand Acres - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 4:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1644 Sand Acres Drive in Lawrence (Parcel L-258). Submitted by Steven M. Bieda, PLS.\*

**SITE MAP**



**PROPOSED CERTIFIED SURVEY MAP AREA**



**REQUESTED ACTION:** Extraterritorial Certified Survey Map Approval.\*

**COMMON DESCRIPTION:** 1644 Sand Acres Drive in the Town of Lawrence, located north from the Sand Acres Drive and Cady Lane intersection.

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**PARCEL NUMBER(S):** L-258

**EXISTING ZONING:** Located in Town of Lawrence.

**PROPOSED ZONING:** None.

**SURROUNDING LAND USES:** Cemetery and residential to the north, residential and industrial to the south, east and west.

**COMPREHENSIVE PLAN:** Not identified because site is an extraterritorial area.

**APPLICANT NAME:** Steven M. Bieda, PLS, Applicant      Lee & Nancy Van Roy, Owners  
Mau & Associates LLP      1644 Sand Acres Drive  
400 Security BLVD      De Pere, WI 54115  
Green Bay, WI 54313

**SITE HISTORY:** After a review of air photographs, the property has been used as a single-family residential property since at least 2005. Prior to that the property was used for agricultural purposes going earlier than year 1938.

The existing 2.25 acre lot, outlined in the Site Map graphic, has 286 feet of street frontage along Sand Acres Drive. The lot and house are located within the town's sewer service area. There are no environmentally sensitive areas on the property.

**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 Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Creating two lots for proposed residential sites does not impact the Comprehensive Plan negatively. The site is inside of the sewer service area. The two proposed lot sizes, street frontages, and setbacks meet acceptable City requirements.

For extraterritorial Certified Survey Map petitions, the Plan Commission either approves, rejects, or approves the map with conditions. The subject Certified Survey Map must also be approved by the Common Council due to being an extraterritorial review. The anticipated Council review date is June 6, 2017

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to:

1. Meeting all other state and local regulations, including the Town of Lawrence and Brown County Planning Commission.

|                                                                                   |                                                                                                                                   |                                                                                                    |                |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------|
|  | <p align="center"><b>CITY OF DE PERE</b></p> <p align="center"><b>APPLICATION FOR</b></p> <p align="center"><b>CSM REVIEW</b></p> | <p align="right">APR 20 2017</p> <p align="right">RECEIVED</p> <p align="right">PLANNING DEPT.</p> | Fee: \$ 368.00 |
|                                                                                   |                                                                                                                                   | Receipt #: 121343                                                                                  |                |
|                                                                                   |                                                                                                                                   | Date: 4-20-17                                                                                      |                |

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)<br>Mau & Associates | Authorized Representative<br>Steven M. Bieda   | Title<br>Professional Land Surveyor |                   |
| Mailing Address<br>400 Security Blvd.                     | City<br>Green Bay                              | State<br>WI                         | ZIP Code<br>54313 |
| Email Address<br>sbieda@mau-associates.com                | Phone Number (incl. area code)<br>920-434-9670 | 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)<br>Lee and Nancy Van Roy | Contact Person                 | Title<br>land owner          |                   |
| Mailing Address<br>1644 Sand Acres Drive            | City<br>De Pere                | State<br>WI                  | ZIP Code<br>54115 |
| Email Address                                       | Phone Number (incl. area code) | Fax Number (incl. area code) |                   |

#### SECTION 3: Project or Site Location

|                                                                  |                     |
|------------------------------------------------------------------|---------------------|
| Project Address/Description<br>1644 Sand Acres Drive, DePere, WI | Parcel No.<br>L-258 |
|------------------------------------------------------------------|---------------------|

#### SECTION 4: CSM Information

|                        |                           |
|------------------------|---------------------------|
| Existing Zoning:       | R-1                       |
| Present Use of Parcel: | Single Family Residential |
| Proposed Use of Lots:  | Single Family 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.

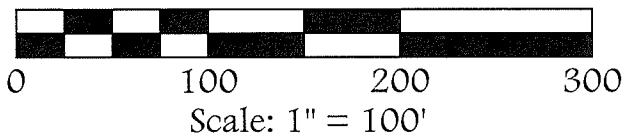
|                                                                                                               |                                     |                              |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------|
| Name of Owner/Authorized Representative (please print)<br>Steven M. Bieda                                     | Title<br>Professional Land Surveyor | Phone Number<br>920-434-9670 |
| Signature of Applicant<br> |                                     | Date Signed<br>04/17/2017    |

#### TO BE COMPLETED BY CITY STAFF

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

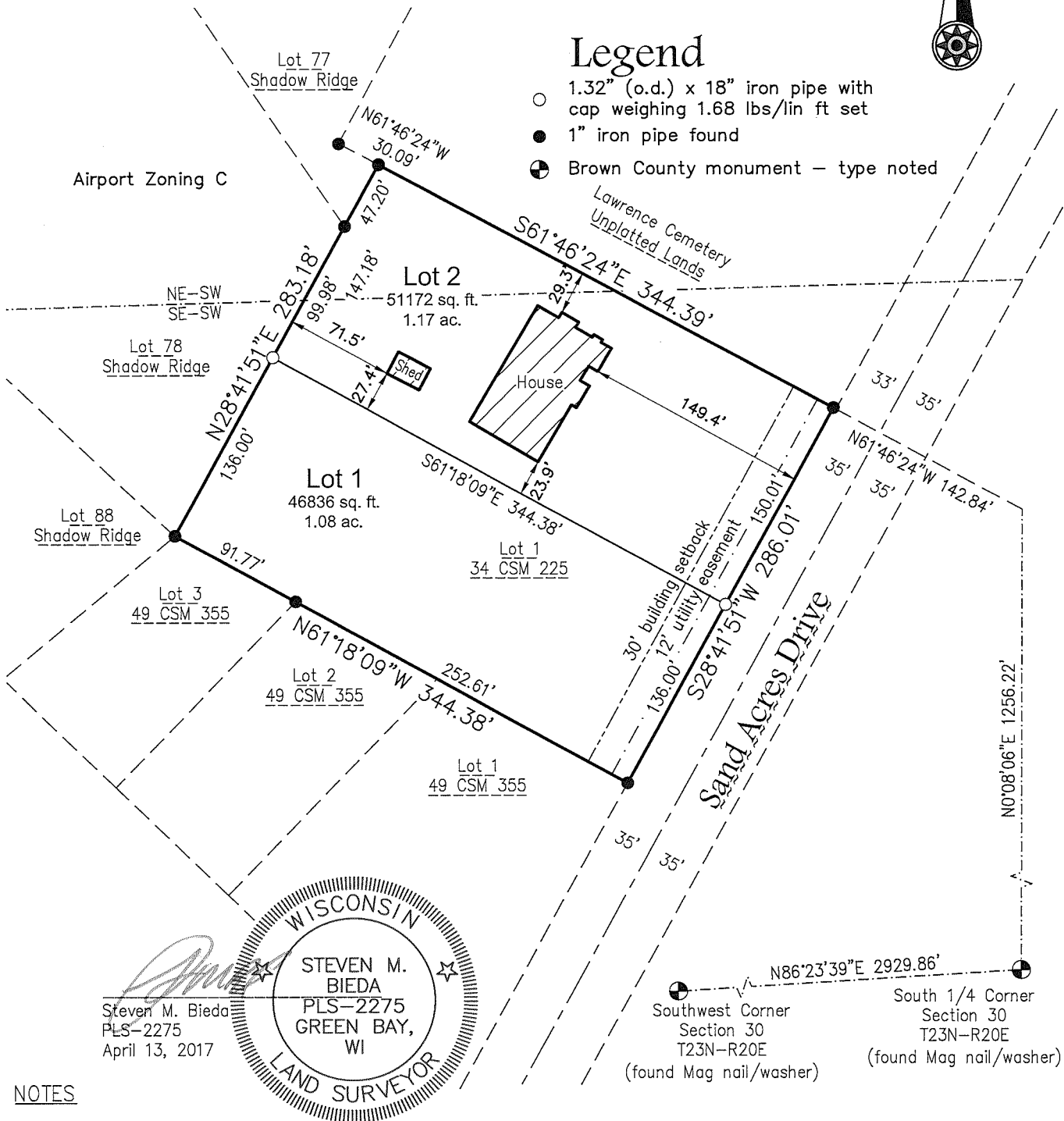
# Certified Survey Map

All of Lot 1, Volume 34, Certified Survey Maps, Page 225, Map No. 5266, Document No. 1518185, Brown County Records, being located in part of the Southeast 1/4 of the Southwest 1/4 and in part of the Northeast 1/4 of the Southwest 1/4, all in Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin.



## Legend

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



## NOTES

Bearings referenced to the South line of the Southwest 1/4 of Section 30, T23N-R20E, assumed to be N86°23'39"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Client: Joan Sinclair

Tax Parcel: L-258

Drafted By: MRA

File: S-4217CSM 040417.dwg

Data File: S-4217.txt

**Mau & Associates, LLP**

LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd, Green Bay, WI 54313

Sheet One of Three

Project No.: S-4217

Drawing No.: L-9936

Fieldwork Completed: 04/11/2017

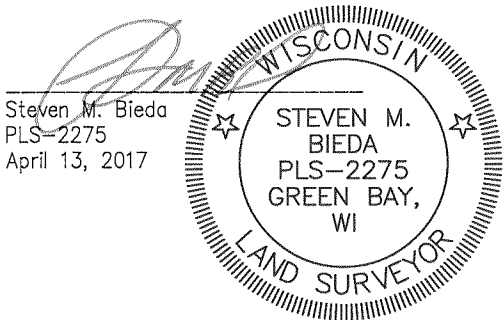


SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Volume 34, Certified Survey Maps, Page 225, Map No. 5266, Document No. 1518185, Brown County Records, being located in part of the Southeast 1/4 of the Southwest 1/4 and in part of the Northeast 1/4 of the Southwest 1/4, all in Section 30, T23N-R20E, Town of Lawrence, Brown County, Wisconsin.

Parcel contains 98,008 square feet / 2.25 acres more or less.  
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Lawrence, City of DePere and the Brown County Planning Commission in surveying, dividing and mapping the same.



CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Dan Teaters  
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

\_\_\_\_\_  
Paul D. Zeller                      Date  
Brown County Treasurer

CERTIFICATE OF THE TOWN OF LAWRENCE

Approved for the Town of Lawrence this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Jennifer Messerschmidt  
Town Clerk

Sheet Two of Three  
Project No.: S-4217  
Drawing No.: L-9936



CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of DePere this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Shana Ledvina  
City Clerk

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.

RESTRICTIVE COVENANTS

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.

Each lot owner shall grade the property 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 line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

OWNER’S CERTIFICATE

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

TOWN OF LAWRENCE  
CITY OF DEPERE  
BROWN COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Lee B. Van Roy

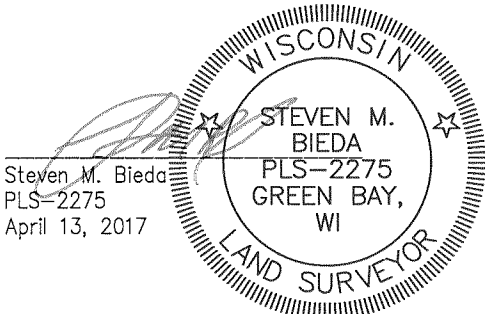
\_\_\_\_\_  
Nancy M. Van Roy

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Brown County, Wisconsin

My Commission Expires \_\_\_\_\_

STATE OF WISCONSIN ]  
                                          ] SS  
COUNTY OF BROWN ]



Office of the Register of Deeds  
Brown County, Wisconsin

Received for Record \_\_\_\_\_, 20\_\_.

at \_\_\_\_\_ o'clock \_\_\_\_ M and recorded as

Document # \_\_\_\_\_ in

Volume \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_.

Cheryl Berken, Register of Deeds

Sheet Three of Three  
Project No.: S-4217  
Drawing No.: L-9936

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

---

**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1845 Williams Grant Drive in Lawrence (Parcel L-169-1). Submitted by Troy E. Hewitt, PLS.\*

---

**ATTACHMENTS:**

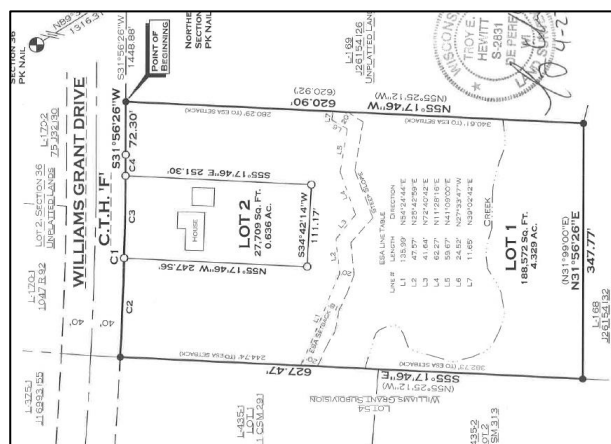
- Extraterritorial CSM - Williams Grant - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 5:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1845 Williams Grant Drive in Lawrence (Parcel L-169-1). Submitted by Troy E. Hewitt, PLS.\*

**SITE MAP**



**PROPOSED CERTIFIED SURVEY MAP AREA**



**REQUESTED ACTION:** Extraterritorial Certified Survey Map Approval.\*

**COMMON DESCRIPTION:** 1845 Williams Grant Drive (CTH F) in the Town of Lawrence, located north from the Williams Grant and Potter Drive intersection.

**City of De Pere  
Staff Comments**

**Plan Commission  
May 22, 2017**

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                        |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>PARCEL NUMBER(S):</b>      | L-169-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                        |
| <b>EXISTING ZONING:</b>       | Located in Town of Lawrence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |
| <b>PROPOSED ZONING:</b>       | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        |
| <b>SURROUNDING LAND USES:</b> | Agricultural to the north and east with natural area to the east, residential and agricultural to the south and west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        |
| <b>COMPREHENSIVE PLAN:</b>    | Not identified because site is an extraterritorial area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                        |
| <b>APPLICANT / OWNER:</b>     | Troy E. Hewitt, PLS, Applicant<br>Robert E. Lee INC<br>1250 Centennial Centre BLVD<br>Hobart, WI 54155                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Justin Hewitt, Owner<br>1845 Williams Grant Drive<br>De Pere, WI 54115 |
| <b>SITE HISTORY:</b>          | <p>After a review of air photographs, the property has been used as a single-family residential property since at least 1978. Prior to that the property was used for agricultural purposes going earlier than year 1938.</p> <p>The existing 5.27 acre lot, outlined in the Site Map graphic, has 275.3 feet of street frontage along Williams Grant Drive. The lot and house are located within the town's sewer service area. There are steep slopes, natural areas, and an unnamed waterway at the rear of the property, which are considered environmentally sensitive areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                        |
| <b>STAFF REVIEW:</b>          | <p>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.</p> <p>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. Creating two lots for proposed residential sites does not impact the Comprehensive Plan negatively. The site is inside of the sewer service area. The two proposed lot sizes, street frontages, and setbacks meet acceptable City requirements. Lot 1 is expected to be further split in the future, which will resolve the unusual "U" shape of the proposed lot.</p> <p>For extraterritorial Certified Survey Map petitions, the Plan Commission either approves, rejects, or approves the map with conditions. The subject Certified Survey Map must also be approved by the Common Council due to being an extraterritorial review. The anticipated Council review date is June 6, 2017</p> |                                                                        |
| <b>STAFF RECOMMENDATION:</b>  | <p>Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to:</p> <ol style="list-style-type: none"> <li>1. Meeting all other state and local regulations, including the Town of Lawrence and Brown County Planning Commission.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |



**CITY OF DE PERE**  
**APPLICATION FOR**  
**CSM REVIEW**

Fee: \$ 368.00

Receipt #: 121599

Date: 4-27-17

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)<br>Troy Hewitt | Authorized Representative<br>Justin Hewitt     | Title                                        |                   |
| Mailing Address<br>1250 Centennial Centre Blvd       | City<br>De Pere                                | State<br>WI                                  | ZIP Code<br>54115 |
| Email Address<br>thewitt@releeinc.com                | Phone Number (incl. area code)<br>920-544-4436 | Fax Number (incl. area code)<br>920-662-9141 |                   |

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

|                                             |                                                |                              |                   |
|---------------------------------------------|------------------------------------------------|------------------------------|-------------------|
| Name (Ind. Org. or Entity)<br>Justin Hewitt | Contact Person<br>Justin Hewitt                | Title                        |                   |
| Mailing Address<br>1845 Williams Grant Dr   | City<br>De Pere                                | State<br>WI                  | ZIP Code<br>54115 |
| Email Address<br>jushewitt@yahoo.com        | Phone Number (incl. area code)<br>920-606-9237 | Fax Number (incl. area code) |                   |

**SECTION 3: Project or Site Location**

|                                                          |                       |
|----------------------------------------------------------|-----------------------|
| Project Address/Description<br>1845 Williams Grant Drive | Parcel No.<br>L-169-1 |
|----------------------------------------------------------|-----------------------|

**SECTION 4: CSM Information**

|                        |             |
|------------------------|-------------|
| Existing Zoning:       | R1          |
| 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)<br>Troy Hewitt | Title | Phone Number<br>920-544-4436 |
| Signature of Applicant<br>                                            |       | Date Signed<br>4-27-17       |

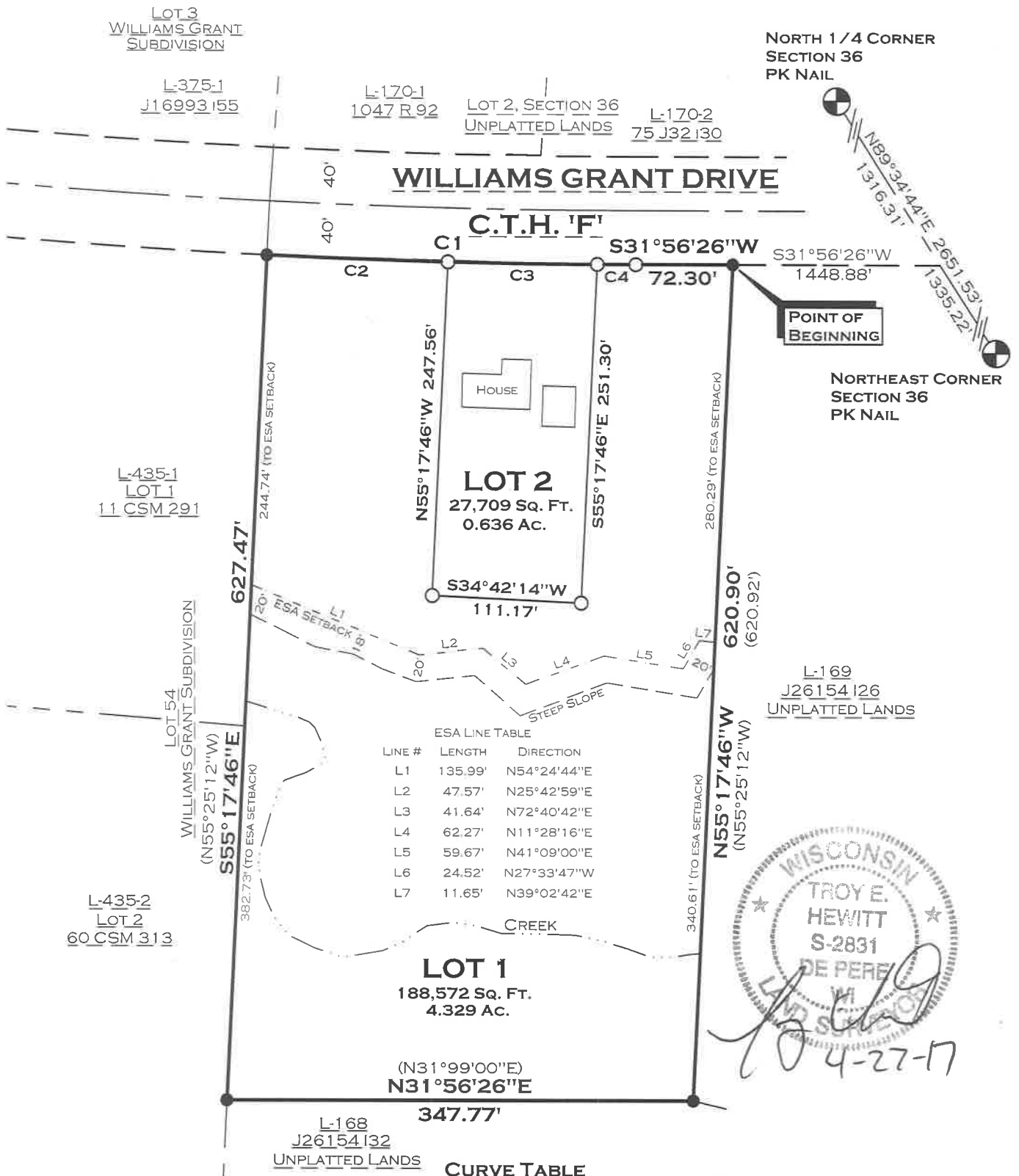
**TO BE COMPLETED BY CITY STAFF**

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

Preliminary

# CERTIFIED SURVEY MAP

ALL OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 495, MAP NUMBER 277,  
LOCATED IN GOVERNMENT LOT 2, SECTION 36, T23N, R19E, TOWN OF LAWRENCE,  
BROWN COUNTY, WISCONSIN



| CURVE # | DELTA    | RADIUS   | LENGTH  | DIRECTION   | CHORD LENGTH | TANGENT BEARING | SECOND TANGENT BEARING |
|---------|----------|----------|---------|-------------|--------------|-----------------|------------------------|
| C1      | 2°44'01" | 5769.58' | 275.26' | N33°18'26"E | 275.23'      | N34°40'27"E     | N31°56'26"E            |
| C2      | 1°20'35" | 5769.58' | 135.23' | N34°00'09"E | 135.23'      | N34°40'27"E     | N33°19'52"E            |
| C3      | 1°06'17" | 5769.58' | 111.23' | N32°46'44"E | 111.23'      | N33°19'52"E     | N32°13'35"E            |
| C4      | 0°17'09" | 5769.58' | 28.80'  | N32°05'01"E | 28.79'       | N32°13'35"E     | N31°56'26"E            |

## LEGEND

- EXISTING 1" IRON PIPE
- SET 1" x 18" IRON PIPE WITH CAP  
WEIGHING 1.38 LBS./LIN. FT.
- ⊙ RECORDED COUNTY MONUMENT

SCALE: 1" = 100'



BEARINGS ARE REFERENCED TO  
THE NORTH LINE OF SECTION 36,  
ASSUMED TO BEAR N89°34'44"E.



SHEET 1 OF 3

**SURVEYOR'S CERTIFICATE**

I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF JUSTIN HEWITT (OWNER), I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING ALL OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 495, MAP NUMBER 277, DOCUMENT NUMBER 612249, LOCATED IN GOVERNMENT LOT 2, SECTION 36, T23N, R19E, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 216,281 SQUARE FEET (4.965 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 IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, DIVIDING AND MAPPING OF THE SAME.

DATED THIS 27<sup>th</sup> DAY OF April, 2017.

Troy E. Hewitt  
TROY E. HEWITT                      PLS #2831



**OWNERS CERTIFICATE**

AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S-236.10 OR S236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF LAWRENCE, VILLAGE OF HOBART, BROWN COUNTY PLANNING COMMISSION:

\_\_\_\_\_  
JUSTIN M. HEWITT                      DATE

\_\_\_\_\_  
NICOLE J. HEWITT (LINDQUIST) DATE

STATE OF WISCONSIN)  
BROWN COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, THE ABOVE NAMED OWNERS TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
(PRINT NAME)  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

DAN TEATERS  
SENIOR COUNTY PLANNER

TOWN BOARD APPROVAL CERTIFICATE

APPROVED BY THE TOWN OF LAWRENCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

JENNIFER MESSERSCHMIDT, CLERK-TREASURER

CITY OF DE PERE EXTRA TERRITORIAL APPROVAL CERTIFICATE

APPROVED BY THE CITY OF DE PERE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

PETER SCHLEINZ, CITY PLANNER

TREASURER'S CERTIFICATE

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (L-169-1) AS OF THE DATE LISTED BELOW.

PAUL D. ZELLER                      DATE  
BROWN COUNTY TREASURER

Office of the Register of Deeds  
Brown County, Wisconsin

Received for Record \_\_\_\_\_, 20  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M and recorded as  
Document # \_\_\_\_\_ in  
Volume \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_  
Cheryl Berken, Register of Deeds



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

---

**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2484 Shirley Road in Town of Wrightstown (part of Parcels W-546 & W-547). Submitted by Adam T. Van De Walle, Applicant.\*

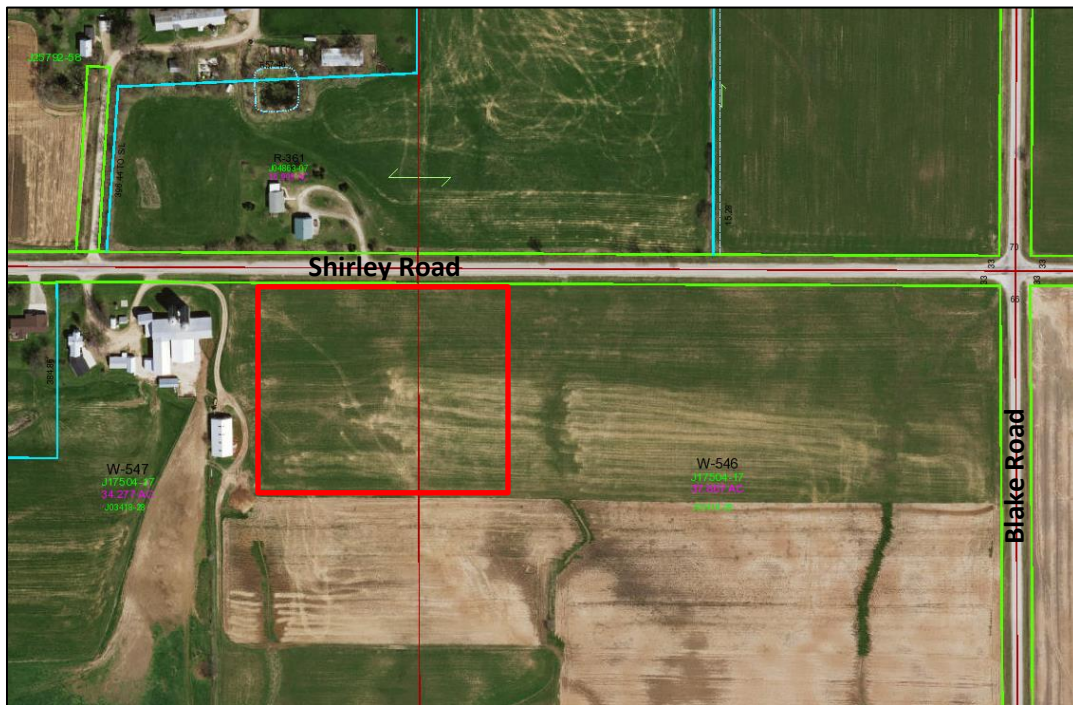
---

**ATTACHMENTS:**

- Extraterritorial CSM - Shirley - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 6:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2484 Shirley Road in Wrightstown (part of Parcels W-546 & W-547). Submitted by Adam T. Van De Walle, Applicant.\*

**SITE MAP**



**PROPOSED CERTIFIED SURVEY MAP AREA**



**REQUESTED ACTION:** Extraterritorial Certified Survey Map Approval.\*

**COMMON DESCRIPTION:** 2484 Shirley Road in the Town of Wrightstown, located west from the Shirley Road and Blake Road intersection.

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                       |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>PARCEL NUMBER(S):</b>      | Part of W-546 & W-547                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                       |
| <b>EXISTING ZONING:</b>       | Located in Town of Wrightstown.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                       |
| <b>PROPOSED ZONING:</b>       | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                       |
| <b>SURROUNDING LAND USES:</b> | Agricultural to the north, south, east and west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |
| <b>COMPREHENSIVE PLAN:</b>    | Not identified because site is an extraterritorial area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                       |
| <b>APPLICANT / OWNER:</b>     | Adam T. Van De Walle, Applicant<br>104 Norman Lane<br>Wrightstown, WI 54180<br><i>(Surveyor: Steven E. Zeitler, PLS)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Michael & Elizabeth Van De Walle,<br>Owners<br>2484 Shirley Road<br>De Pere, WI 54115 |
| <b>SITE HISTORY:</b>          | <p>After a review of air photographs, the property has been used for agricultural purposes, without development, going earlier than 1938.</p> <p>The 6.00 acre area outlined in the Site Map graphic, is part of two lots totaling 72 acres with a farm at the west end. The outlined area has 561 feet of street frontage along Shirley Road. The area is located outside of the town's sewer service area. There are no environmentally sensitive areas on the property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                       |
| <b>STAFF REVIEW:</b>          | <p>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.</p> <p>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. Creating one lot for a proposed residential site does not impact the Comprehensive Plan negatively. The site is outside of the sewer service area. The proposed lot size, street frontage, and setback meets acceptable City requirements.</p> <p>For extraterritorial Certified Survey Map petitions, the Plan Commission either approves, rejects, or approves the map with conditions. The subject Certified Survey Map must also be approved by the Common Council due to being an extraterritorial review. The anticipated Council review date is June 6, 2017.</p> |                                                                                       |
| <b>STAFF RECOMMENDATION:</b>  | <p>Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to:</p> <ol style="list-style-type: none"> <li>1. Meeting all other state and local regulations, including the Town of Wrightstown and Brown County Planning Commission.</li> <li>2. Include a City of De Pere Certificate on the CSM.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |

|                                                                                   |                                                                     |                          |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------|
|  | <b>CITY OF DE PERE</b><br><br><b>APPLICATION FOR<br/>CSM REVIEW</b> | <b>Fee:</b> \$ 368.00    |
|                                                                                   |                                                                     | <b>Receipt #:</b> 121452 |
|                                                                                   |                                                                     | <b>Date:</b> 4-24-17     |

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)<br>Adam T VanDeWalle | Authorized Representative                      | Title                                        |                   |
| Mailing Address<br>104 Norman Ln                           | City<br>Wrightstown                            | State<br>WI                                  | ZIP Code<br>54180 |
| Email Address<br>lyrch99@sbcglobal.net                     | Phone Number (incl. area code)<br>920 406 7113 | Fax Number (incl. area code)<br>920 532 4348 |                   |

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

|                                                              |                                                |                                   |                   |
|--------------------------------------------------------------|------------------------------------------------|-----------------------------------|-------------------|
| Name (Ind. Org. or Entity)<br>Michael + Elizabeth VanDeWalle | Contact Person                                 | Title<br>Owners                   |                   |
| Mailing Address<br>2484 Shirley Rd                           | City<br>De Pere                                | State<br>WI                       | ZIP Code<br>54115 |
| Email Address                                                | Phone Number (incl. area code)<br>920 336 5995 | Fax Number (incl. area code)<br>- |                   |

**SECTION 3: Project or Site Location**

|                                                                                                             |                                       |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Project Address/Description<br>NW-NE of Section 26 T22<br>Part of the NE-NE + N.R. 20 E Town of Wrightstown | Parcel No.<br>Unknown<br>W-546, W-547 |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------|

**SECTION 4: CSM Information**

|                        |             |
|------------------------|-------------|
| Existing Zoning:       | Agriculture |
| Present Use of Parcel: | Agriculture |
| 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)<br>Michael + Elizabeth VanDeWalle | Title<br>Owner | Phone Number<br>920 336 5995 |
| Signature of Applicant<br>Adam T VanDeWalle                                              |                | Date Signed<br>4-22-2017     |

**TO BE COMPLETED BY CITY STAFF**

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

# CERTIFIED SURVEY MAP

PART OF THE NE - NE AND NW-NE OF SECTION 26, T-22 N.- R. 20 E.,  
TOWN OF WRIGHTSTOWN, 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, the Town of Wrightstown, Village of Wrightstown and the Brown County Planning Commission in surveying, dividing and mapping the hereon described parcel of land and that the map hereon is a true and correct representation of the exterior boundary and the division of it.

*Steven E. Zeitler* 3/9/17  
Steven E. Zeitler PLS # 1749 Date

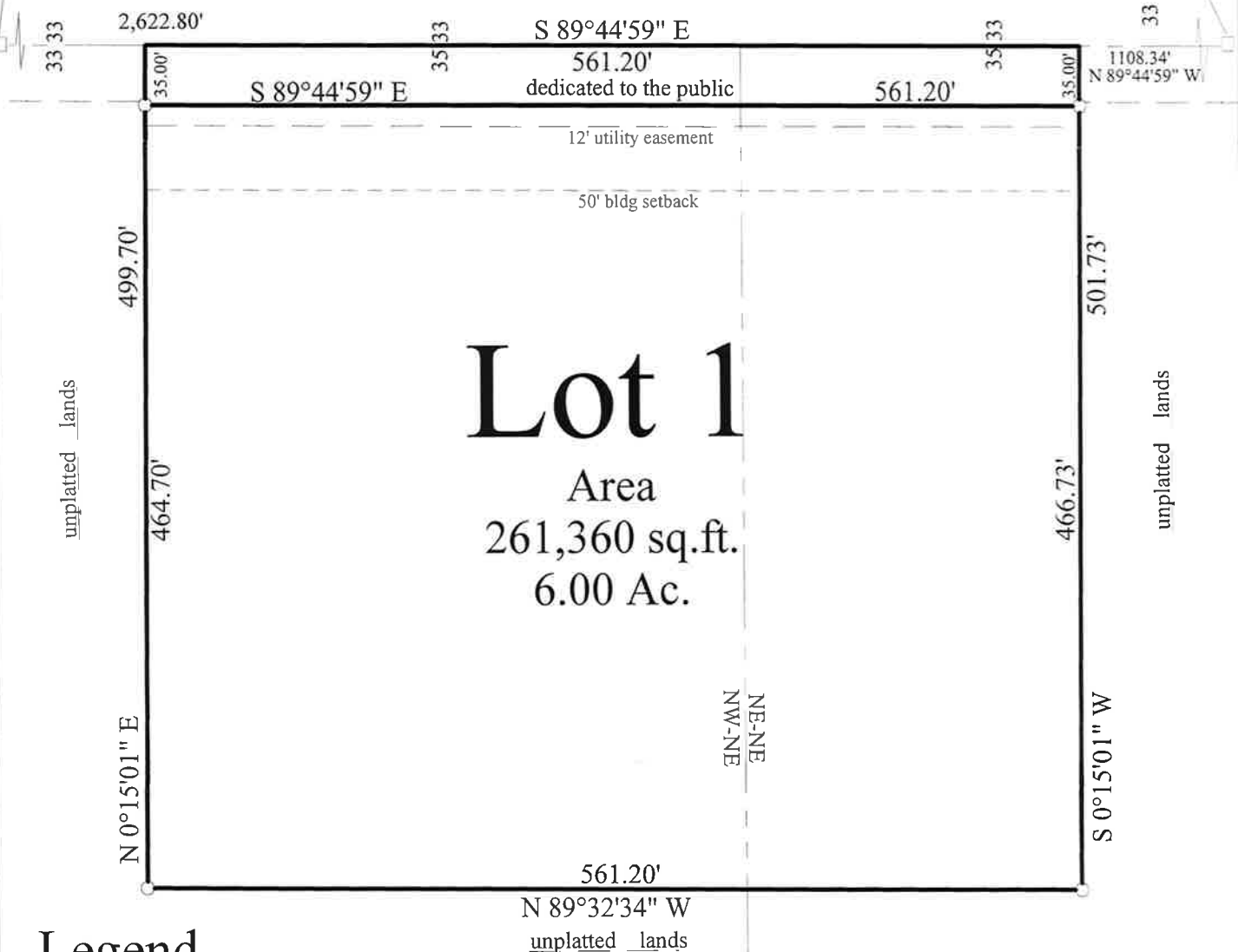


unplatted lands

## Shirley Road

N 1/4 Sect. 26  
fd. Mag nail/washer

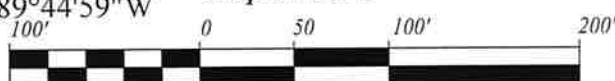
NE Cor Sect. 26  
fd. Pk nail/washer



## Legend

- 1" X 18" iron pipe (set) min. wt. 1.13 lb./lin.ft.
- Bearings referenced to the northerly line of NE 1/4 Section 26 recorded as N89°44'59"W

### Graphic Scale



1" = 100'

# CERTIFIED SURVEY MAP

PART OF THE NE - NE AND NW-NE OF SECTION 26, T-22 N.- R. 20 E.,  
TOWN OF WRIGHTSTOWN, BROWN COUNTY, WISCONSIN

## Description

Part of the Northeast 1/4 of the Northeast 1/4 and Northwest 1/4  
of the Northeast 1/4 of Section 26, T.22 N.- R.20 E., Town of Wrightstown,  
Brown County, Wisconsin described as;

Commencing at the Northeast Corner of Section 26; thence along  
the northerly line of the NE 1/4; thence North 89°44'59" West  
1,108.34 feet to the poing of beginning;

thence South 0°15'01" West 501.73 feet;  
thence North 89°32'34" West 561.20 feet;  
thence North 0°15'01" East 499.70 feet;  
thence South 89°44'59" East 561.20 feet to the point of beginning.

## 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.

## NOTES:

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.

# CERTIFIED SURVEY MAP

PART OF THE NE - NE AND NW-NE OF SECTION 26, T-22 N.- R. 20 E.,  
TOWN OF WRIGHTSTOWN, BROWN COUNTY, WISCONSIN

## OWNERS CERTIFICATE:

As owner's, We hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon; We also certify that this Certified Survey Map is required to be submitted to the Town of Wrightstown, and the Brown County Planning Commission, for approval or objection in accordance with current Land Subdivision Ordinances

\_\_\_\_\_  
Michael S. Van De Walle

\_\_\_\_\_  
Elizabeth C. Van De Walle

STATE OF WISCONSIN) ss  
BROWN COUNTY )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_,  
2017 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

Steven E. Zeitler  
My commission expires

## 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  
Brown County Treasurer

\_\_\_\_\_  
Date

## TOWN OF WRIGHTSTOWN APPROVAL:

Approved by the Town of Wrightstown, Brown County Wisconsin, on the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Donna Martzahl      Town Clerk

for recording

## BROWN COUNTY PLAN COMMISSION APPROVAL:

Approved by the Brown County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Dan Teaters      Senior Planner

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

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**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Kelly Barker

**SUBJECT:** Recommendation regarding a sign variance request for a ground mounted sign located at 325 Reid Street. Submitted by Tweet Garot.\*

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**ATTACHMENTS:**

- Report SUPPLEMENT to Plan Commission - Tweet Garrot Sign Variance (DOCX)
- Tweet Garot Plan Commission Memo (PDF)
- Application Form (PDF)
- Tweet Garot Letter (PDF)
- City of De Pere Sign Ordinance (PDF)
- Tweet Garot Sign Pictures (PDF)

**ITEM 7:** Recommendation regarding a sign variance request for a ground mounted sign located at 325 Reid Street. Submitted by Tweet Garot.\*

### SITE MAP



**REQUESTED ACTION:** Sign Variance.  
*Allowing a ground mounted sign that exceeds sign code allowances.*

**COMMON DESCRIPTION:** 325 Reid Street, specifically at the intersection of Reid Street and Fourth Street (southeast corner).

**PARCEL NUMBERS:** WD-961

**EXISTING ZONING:** B-1 (Central Business District)

**PROPOSED ZONING:** No change.

**SURROUNDING LAND USES:** Commercial (Nicolet Square) to the north.  
Parking Lot (St. Norbert College) and Housing to the south.  
Commercial (bar & grill) and St. Norbert College to the east.  
Commercial (gas station) and church to the west.

**COMPREHENSIVE PLAN:** Commercial

**APPLICANT NAME:** Tweet Garot

**SITE HISTORY, REVIEW, & STAFF RECOMMENDATION:** See attached memo from Chief Building Inspector/Asst. Assessor.

**CITY OF DE PERE****MEMO**

TO: Mayor Mike Walsh  
Members of the City Plan Commission

FROM: David R, Hongisto, Chief Building Inspector/Asst. Assessor

DATE: May 15, 2017

RE: Sign variance requests

*DRA*

Tweet Bros. Rental Partnership has purchased the former Humana Dental building located at 325 Reid Street. Tweet/Garot Mechanical, Inc. currently is renovating the interior and will utilize the structure as their new corporate headquarters.

Their current office location is located at 2545 Larsen Road in Green Bay. They have had an easily identifiable ground mount sign with tilted TG letters. (Please see the enclosed color rendering). Tweet/Garot would like to have the same type of signage at their new location. They are proposing to construct a ground mount sign at the southeast corner of the intersection of Reid and Fourth Streets. (Enclosed are diagrams that depict the size of their current sign and the proposed dimensions for the new sign).

Tweet/Garot has provided a color rendering to depict what the sign would look like upon completion. They have also been courteous and placed a mock sign at the site for Plan Commission members to view prior to the meeting. (Enclosed is a photo of the mock sign).

You will see in Tweet/Garot's enclosed APPLICATION FOR A VARIANCE that they are requesting a number of variances from the City of De Pere Sign Ordinance. I have enclosed highlighted copies of the Sign Ordinance as it pertains to the Downtown area of the City of De Pere. The following variance requests have been made:

- The maximum height allowed for a ground mount sign is 6'. The proposed sign is 10' in height.
- The maximum size of ground mount sign signage is restricted to 30 square feet. The proposed sign would have 86 square feet of signage.
- The bottom base of a ground mount sign is required to be constructed out of a material similar to the principal building which is brick. The proposed base would not have a brick base.

- The sign ordinance requires that no signage be placed in the bottom 2' of the base. The lettering "tweet garot" is proposed to be in this area.
- Letter heights on ground mount signs are restricted to a maximum of 8". The proposed height of the "tg" lettering is 6'10".

It is important to note that the City of De Pere's Sign Ordinance was revised in 2014. During this process city staff looked at a number of sign ordinances from other communities and melded together a new ordinance that was felt to fit the City of De Pere. The Downtown District regulations were specifically created to help maintain the unique historical characteristics on both sides of the Fox River.

The Plan Commission when reviewing sign variance requests should look for specific hardships that are unique to the specific property that would substantiate and justify the granting of a variance. It is important to note that if variances are granted there is the possibility of setting a precedent for future signage. Changing the sign ordinance is also a possibility which would generally occur if there are repeated requests for similar types of variances.

Feel free to contact me at [dhongisto@mail.de-pere.org](mailto:dhongisto@mail.de-pere.org) or via phone by at 339-4053 (office) or 660-0302 (cell) if you have any questions.

FFR 2 4 2017

Print Form

|                                                                                   |                                                                                                    |                   |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------|
|  | <p align="center"><b>CITY OF DE PERE</b></p> <p align="center"><b>APPLICATION FOR VARIANCE</b></p> | Fee: \$ 160.00    |
|                                                                                   |                                                                                                    | Receipt #: 119554 |
|                                                                                   |                                                                                                    | Date: 2-24-17     |

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)<br><b>TWEET BROS. RENTAL PARTNERSHIP</b> | Authorized Representative<br><b>CHRISTOPHER HOWALD</b> | Title<br><b>MEMBER</b>       |                               |
| Mailing Address<br><b>P.O. BOX 11767</b>                                       | City<br><b>GREEN BAY</b>                               | State<br><b>WI</b>           | ZIP Code<br><b>54307-1767</b> |
| Email Address<br><b>christopher.howald@tweetgarot.com</b>                      | Phone Number (incl. area code)<br><b>920-498-7692</b>  | Fax Number (incl. area code) |                               |

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

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

**SECTION 3: Project or Site Location**

|                                                                                                                                                                  |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Project Address: <b>325 REID ST.</b>                                                                                                                             | Parcel Number(s): |
| Legal Description: <b>PLAT OF W. DePere LOTS 89-93 + DOUSMAN'S ADDITION TO W. DePere LOTS 1-7 BLK E + UNDATED ALLEY DESCRIBED IN 1735242 + EX RD IN J25046-3</b> | <b>WD 961</b>     |

**SECTION 4: Variance Information**

|                                                                                                                     |                                                                                                                                                        |                                                                               |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Section of De Pere Code which creates need for Variance:                                                            | <b>CHAPTER 98-15 (e) + 98-14 (d)</b>                                                                                                                   |                                                                               |
| Ordinance Provision:                                                                                                | <b>1. ALLOWS MAX HEIGHT OF 6'</b><br><b>2. ALLOWS MAX OF 30 SQ. FT. OF SIGNAGE</b><br><b>3. REQUIRES A BASE 2' HIGH OF BRICK</b>                       | <b>4. NO SIGN COPY IN BOTTOM</b><br><b>5. LETTER HEIGHTS NOT TO EXCEED 8"</b> |
| Project Description:                                                                                                | <b>INSTALLATION OF A MONUMENT SIGN</b>                                                                                                                 |                                                                               |
| Variance Requested:                                                                                                 | <b>1. 4'0" VARIANCE HEIGHT</b><br><b>2. 56 SQ. FT. SIZE VARIANCE</b><br><b>3. NOT TO HAVE BRICK BASE</b><br><b>4. COPY IN BOTTOM 2' OF SIGN</b>        | <b>5. LETTERS HIGHER THAN 8" IN HEIGHT</b>                                    |
| Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties: | <b>THE BUILDING OCCUPIES NEARLY A FULL CITY BLOCK AND REQUIRES A SIGN OF SIGNIFICANCE. IT IS PART SIGN, PART SCULPTURE + SYMBOLIC TO OUR BUSINESS.</b> |                                                                               |
| Describe the hardship(s) that would result if the variance is not granted:                                          | <b>WE WOULD NEED TO PURSUE LESS ATTRACTIVE LETTERING ON A BEAUTIFUL MASONRY BUILDING</b>                                                               |                                                                               |
| Describe how the variance would not have adverse effects on surrounding properties:                                 | <b>IT WOULD ADD BEAUTY TO THE INTERSECTION, NOT IMPEDE TRAFFIC SIGHT LINES BECAUSE REID ST. IS ONE WAY.</b>                                            |                                                                               |

**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 Variance 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)<br><b>CHRISTOPHER HOWARD</b>                         | Title<br><b>MEMBER</b> | Phone Number<br><b>920-498-7692</b> |
| Signature of Applicant<br> |                        | Date Signed<br><b>2-22-17</b>       |

Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.



TWEET/GAROT MECHANICAL, INC.

**CORPORATE OFFICE:**

2545 Larsen Road  
P. O. Box 11767  
Green Bay, WI 54307-1767  
(920) 498-0400  
Fax: (920) 498-8136

**REGIONAL OFFICE:**

2810 Jefferson Street  
Wisconsin Rapids, WI 54495  
(715) 421-0400  
Fax: (715) 421-5442

[www.tweetgarot.com](http://www.tweetgarot.com)

February 21, 2017

Mr. David R. Hongisto  
Chief Building Inspector/Asst. Assessor  
City of De Pere  
335 S. Broadway St.  
De Pere, WI 54115

Dear Dave:

We are finally getting back to you with the required paperwork for applying for a variance for our Tweet/Garot sign at our new corporate headquarters at 325 Reid St. We apologize for the delay but we are just commencing a \$2.5 M remodel and have been working diligently with Performa to actually move into a construction phase. It seems like now might be a great time to address the sign issue.

As we have discussed, it would be our hope to install it in the northwest corner of the property at 325 Reid Street, at a 45 degree angle to the parking lot. It would be lit with one ground-mounted flood and appropriately landscaped around it. We are submitting a rendering of how we think it will look.

It is constructed of 3/16" thick stainless steel plate and 3/16" thick corten steel plate, so it is somewhat indestructible.

As we have also discussed, it is part sign and part sculpture. The sign won an award from the City of Green Bay in the 90's for Outstanding Sign of the Year in Green Bay.

Since we think the scale of our current sign might be slightly too large, we are planning to construct an almost identical sign that is 20" shorter and scaled down in every other dimension appropriately. We will then use our existing sign at a new manufacturing facility that we are also building in the very near future.

The answers to items in Section 4 that require lengthier explanations than what the form allows are as follows:

**Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:**

The building and its property occupy nearly a full city block and require a sign of significance. The building is four stories tall, 60,000 square feet, and requires a sign of a magnitude higher than 6'0". There is an appropriate location already in place where the existing sign is that would be perfect for our new sign. To reconstruct a sign for a structure this large with the existing parameters does not seem appropriate architecturally.

**Describe the hardships that would result if the variance were not granted:**

If the variance were not granted it would not totally impede our ability to function. Yet, we are proud of our new facility, our new location in De Pere, and of our company and its employees. Our sign is unique and, we believe, attractive. It will not block any traffic sightlines because of the one-way flow of Reid St. And, we will landscape around it in a manner of which we will all be proud. We do need for our

customers and vendors to be able to find us and this sign will announce our location. If we cannot add an appropriate sized sign on the corner we would need to pursue less attractive lettering on a beautiful masonry building which is something that we are not anxious to do at this moment.

**Describe how the variance would not have any adverse effects on surrounding properties:**

The sign is far more attractive than the small sign currently in place. It will not block any traffic sightlines because Reid St. is one-way flow. It is virtually indestructible so it will always present itself appropriately. It is as much sculpture, as it is sign. It is far more aesthetically pleasing in every way than the convenience store canopy to the west of our building. And, because St. Norbert College occasionally uses our parking lot for functions it will be easier to identify our location for their patrons.

Lastly, we appreciate your help and guidance in getting this request submitted appropriately. Your assistance is invaluable.

Any other information or assistance that I can provide, please feel free to call or email.

Thanks,

TWEET/GAROT MECHANICAL, INC. – Green Bay



Christopher Howald  
CEO

Ordinance #14-04

Page 37 of 39

(e) *Signs permitted in Downtown Main Street Overlay District.* The following signs types shall be permitted in the Downtown Main Street Overlay District and properties zoned Central Business (B-1), General Business (B-2), Motor Vehicle Dependent Business (B-3), districts:

- (1) All exempt signs as listed in Section 98-9. Sign authorization is required for all other signs.
- (2) Temporary signs as specified in Section 98-13.
- (3) For individual businesses that have multiple right-of-way exposure, a maximum of 4 signs are permitted regardless of sign type used.
- (4) Business center signs must comply with the following:
  - a. To be permitted, the building footprint shall not cover more than 50% of the lot area.
  - b. The maximum square footage of sign area is determined by multiplying the total lot square footage x 0.00175. The sign shall not exceed 80 square feet in size.

Signs Permitted in Main Street Overlay District

|                  | Awning / Canopy / Marquee                                                               | Business Center            | Electronic Message Center | Monument                                                                   | Pole | Projecting                                                                              | Wall                                                                                    | Window                                                                                  |
|------------------|-----------------------------------------------------------------------------------------|----------------------------|---------------------------|----------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Districts</b> |                                                                                         |                            |                           |                                                                            |      |                                                                                         |                                                                                         |                                                                                         |
| R-4              | Yes                                                                                     | Yes                        | No                        | Yes                                                                        | No   | Yes                                                                                     | Yes                                                                                     | Yes                                                                                     |
| B-1              |                                                                                         |                            |                           |                                                                            |      |                                                                                         |                                                                                         |                                                                                         |
| B-2              |                                                                                         |                            |                           |                                                                            |      |                                                                                         |                                                                                         |                                                                                         |
| B-3              |                                                                                         |                            |                           |                                                                            |      |                                                                                         |                                                                                         |                                                                                         |
| <b>Standards</b> |                                                                                         |                            |                           |                                                                            |      |                                                                                         |                                                                                         |                                                                                         |
| Restrictions     | See Section 98-14(a)                                                                    | See Section 98-14(b)       |                           | See Section 98-14(d)                                                       |      | See Section 98-14(f)                                                                    | See Section 98-14(g)                                                                    | See Section 98-14(h)                                                                    |
| Max # of Signs   | 1 sign per building street frontage. Multi-tenant building allowed 1 sign per business. | 1 per business center      |                           | 1                                                                          |      | 1 sign per building street frontage. Multi-tenant building allowed 1 sign per business. | 1 sign per building street frontage. Multi-tenant building allowed 1 sign per business. | 1 sign per building street frontage. Multi-tenant building allowed 1 sign per business. |
| Max Area         | Maximum 1 sq ft for each linear ft. of storefront not to exceed 30 sq ft                | See paragraph (e)(3) above |                           | 1 sq ft per linear foot of store frontage or 30 sq ft, which ever is less. |      | Maximum 1 sq. ft. for each linear ft. of storefront not to exceed 8 sq. ft./face        | 1 sq ft per linear foot of store frontage or 50 sq ft, which ever is less.              | No more than 30 percent of the gross first floor window area                            |
| Lighting         | External                                                                                | External                   |                           | External or back lit / halo illumination                                   |      | External                                                                                | External or back lit / halo illumination                                                | Not permitted                                                                           |
| Max Height       | Below 2nd floor windows or 20', which ever is less.                                     | 10'                        |                           | 6'                                                                         |      | Below 2nd floor windows or 20', which ever is less.                                     | Below 2nd floor windows or 20', which ever is less.                                     | na                                                                                      |
| Min Clearance    | 7'                                                                                      | na                         |                           | na                                                                         |      | 7'                                                                                      | na                                                                                      | na                                                                                      |
| Set Back         | na                                                                                      | 0'                         |                           | 10'                                                                        |      | na                                                                                      | na                                                                                      | na                                                                                      |

- (9) The EMS shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination. The sign must not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness. No such sign shall be illuminated that is greater than necessary for adequate visibility. Message center signs that are found to be too bright shall be modified with the order of the city.
- (10) Including an EMS as part of a permanent sign will prohibit the use of any portable signs.
- (11) EMS Signs shall not display off-premise commercial advertising.

(d) *Monument Signs*. Monument signs shall be permitted subject to the following standards:

- (1) Monument signs shall keep the first 2' of the sign closest to the ground free of sign copy. This portion of the sign shall not be counted toward the calculation of allowable sign area.
- (2) Monument signs must incorporate design details, materials, and colors of the associated building(s). EIFS shall not be allowed on the bottom 3'.
- (3) The maximum height of the sign base shall be no more than 1/3 the total sign height.
- (4) Letter heights shall not exceed 8".
- (5) Sign text shall be limited to the building or project name, logos, and the business address.
- (6) Corner lots: 2 monument signs are permitted with a minimum of 250' of frontage on each street.

(e) *Pole Signs*. Pole signs shall be subject to the following standards:

- (1) The structure shall be constructed and designed to incorporate design details, materials, and colors of the associated building(s). EIFS shall not be allowed on the bottom 3'. Poles shall be shrouded and integrated into the overall sign design.
- (2) Sign panels shall not extend more than 2' beyond the width of the architectural support elements on the sign except in the primary view of any freeway.

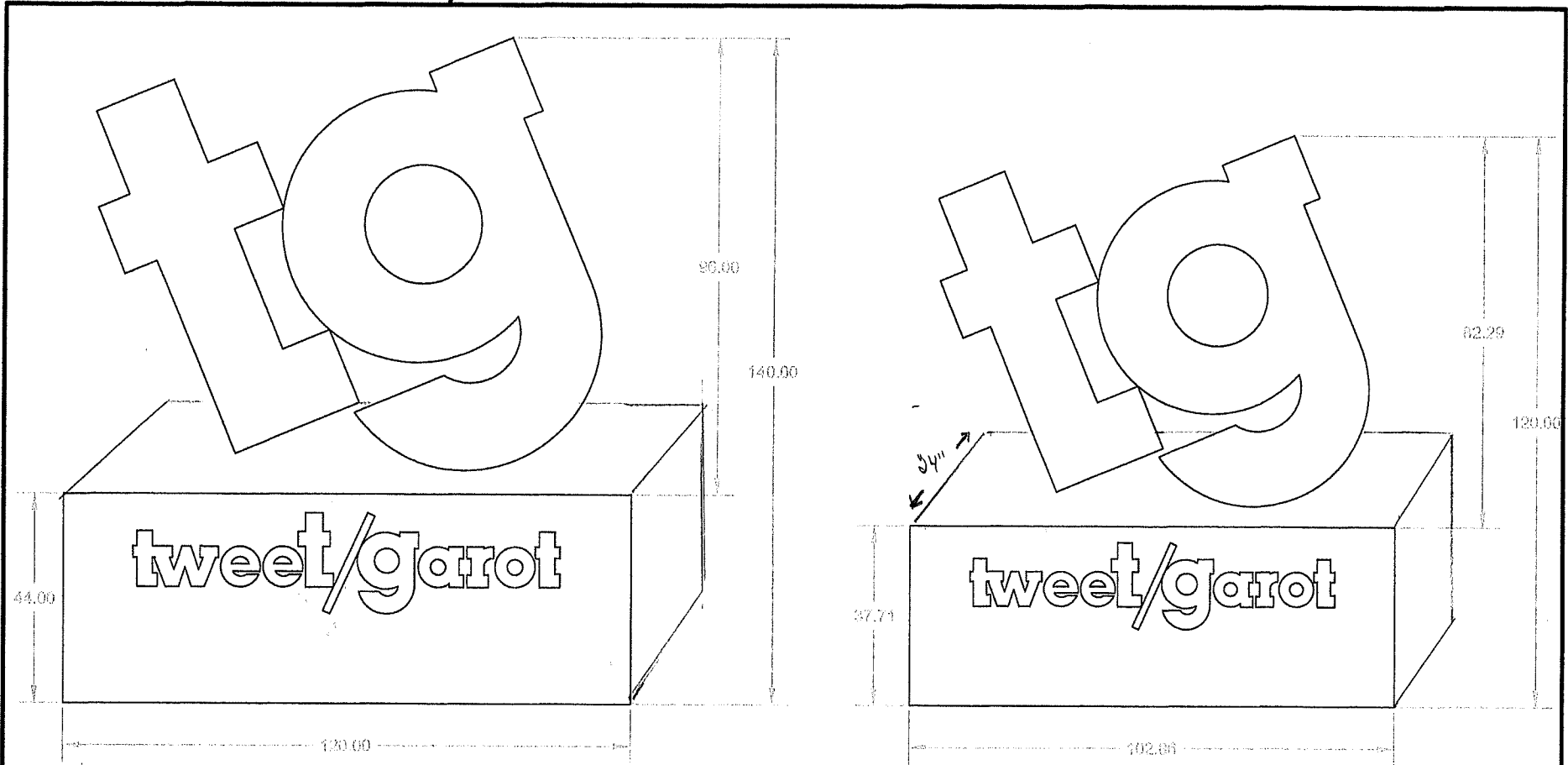
## EXISTING TG SIGN IN CURRENT LOCATION





CURRENT SIGN AT T/G SITE

PROPOSED NEW SIZE


**tweet/garot**

P.O. Box 11787 / 2545 Lanson Rd.  
Green Bay, WI. 54307-1787  
920-498-0420  
WWW.TWEETGAROT.COM

## TWEET GAROT SIGN

DATE: 5-12-17  
JOB#:  
DRAWN BY:  
CHECKED BY:  
SCALE: 1:20

## REVISION HISTORY



TITLE

LAYOUT1

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TWEET/GAROT MECHANICAL, AND WAS PREPARED FOR THE EXCLUSIVE USE OF TWEET/GAROT MECHANICAL, FOR THE SERVICES PERFORMED BY TWEET/GAROT MECHANICAL. NO USE, REPRODUCTION, OR DUPLICATION OF THIS DRAWING, IN PART OR WHOLE MAY BE MADE WITHOUT WRITTEN PERMISSION OF TWEET/GAROT MECHANICAL.  
2/17/2017 C:\USERS\JA\GORZL\DESKTOP\TIG SIGN.DWG



Attachment: Tweet Garot Sign Pictures (5865 : Recommendation regarding a sign variance request for a ground mounted sign located at 325



## City of De Pere, Wisconsin

**Request For Plan Commission Action**

---

**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2 District) for nine parcels that are adjacent to American Court (Parcels WD-1380, WD-1381, WD-1620, WD-1621, WD-1622, WD-1623, WD-1624, WD-1625, WD-1626). Submitted by the City of De Pere.\*

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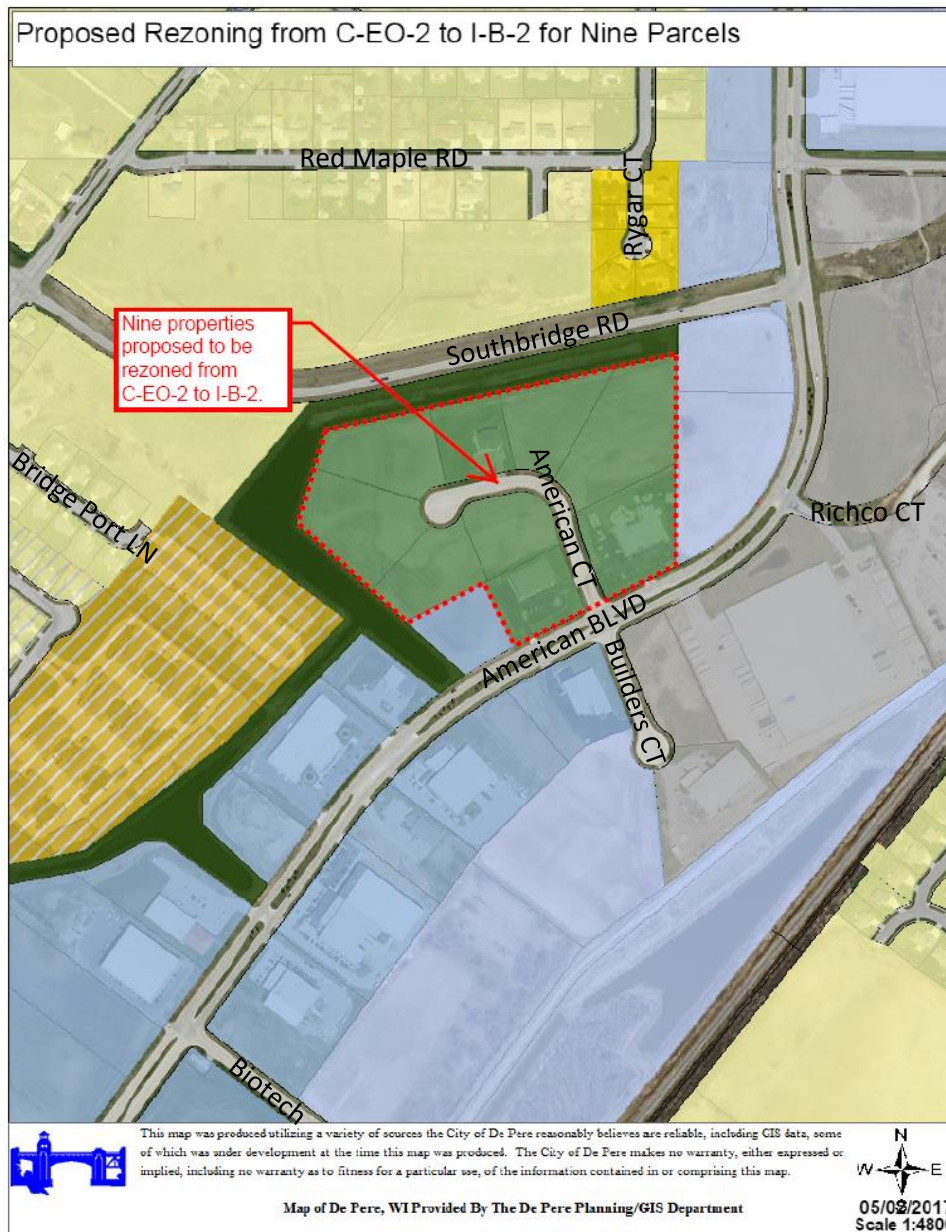
This rezoning request is related to a proposed Zoning Code text revision for the I-B-2 District that will be reviewed by the Plan Commission at tonight's meeting. Although presented as two separate items, both proposals should be considered when Plan Commission reviews the rezoning petition.

**ATTACHMENTS:**

- Report to Plan Commission - Rezoning Nine Parcels near American CT(DOCX)
- Application Form (PDF)
- Adjacent Owner Pre-PC Letter(DOCX)

- ITEM 8:** Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2 District) for nine parcels that are adjacent to American Court (Parcels WD-1380, WD-1381, WD-1620, WD-1621, WD-1622, WD-1623, WD-1624, WD-1625, WD-1626). Submitted by the City of De Pere.\*

### SITE MAP



**REQUESTED ACTION:** Rezoning Request.

*Rezone nine parcels from C-EO-2 (Corporate-Executive Office District-2) to I-B-2 (Industrial-Business-2 District).*

**COMMON DESCRIPTION:** Area of 1500 BLK American Court, including lots that are north of the

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | American Court and American Boulevard intersection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PARCEL NUMBERS:</b>        | WD-1380, WD-1381, WD-1620, WD-1621, WD-1622, WD-1623, WD-1624, WD-1625, WD-1626                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>EXISTING ZONING:</b>       | C-EO-2 (Corporate-Executive Office District-2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PROPOSED ZONING:</b>       | I-B-2 (Industrial-Business-2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>SURROUNDING LAND USES:</b> | Storm water management, right-of-way, and vacant/developed residential to the north.<br>Vacant/developed industrial and business to the south and east.<br>Storm water management, industrial/business and residential to the west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>COMPREHENSIVE PLAN:</b>    | Business park                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>APPLICANT NAME:</b>        | City of De Pere                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>SITE HISTORY:</b>          | <p>The subject cul-de-sac has been zoned C-EO-2 since year 2000. The area was created for offices when traditional development included having a warehouse in one location and a “headquarters” in another. In the years that followed the C-EO-2 District remained empty, less three lots, because most businesses and warehouses built their offices onsite.</p> <p>In recent years, requests for smaller business and industrial lots increased. The zoning on the American Court cul-de-sac limits what can be built, potentially preventing some developments from seeking De Pere even though the City’s specific design standards could be met.</p> <p>In order to align with current market trends and to increase development opportunities, staff proposes to rezone the C-EO-2 District properties to the I-B-2 District.</p> <p>Staff will also be proposing a small Zoning Code text amendment at the May 22, 2017 Plan Commission meeting to allow all permitted uses in the C-EO District to be allowed in the I-B-2 District, so as not to inhibit the future abilities of the three existing businesses on American Court.</p> |
| <b>REVIEW:</b>                | <p>When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. The Future Land Use Map of the Comprehensive Plan identifies this, and most of the West Industrial Park as ‘Business Park.’ The zoning in this category ranges from I-3 to C-EO. Therefore, a rezoning to I-B-2 is consistent with the Comprehensive Plan. The proposed rezoning also is consistent and complimentary of surrounding land uses, including matching existing uses south and southwest and being similar to uses to the east and northeast.</p> <p>C-EO-2 and I-B-2 are very similar zoning districts as related to setbacks and bulk requirements. One key difference to note, however, is a 100’ frontage requirement in C-EO-2 versus a 150’ frontage requirement in I-B-2. Some of the lots on the cul-de-sac have less than 150 feet of</p>                                                                                                                                                                                                      |

frontage along the right-of-way line. On cul-de-sac lots, however, frontage can be measured from the setback instead of the right-of-way.

The Design and Materials section also differentiates between the two districts as related to where metal siding can be used on a building. By rezoning the property to I-B-2, future developments will need to comply with the I-B-2 requirements rather than the C-EO-2 requirements.

Overall, the proposed rezoning will provide additional development flexibility for the remaining lots while not negatively impacting the three businesses that operate there today.

For rezoning petitions, the Plan Commission recommends approval, rejection, or approval with modifications. If approved by Plan Commission, a Common Council public hearing and final review is expected to be held on June 20, 2017.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the rezoning petition subject to the following:

1. Meet all state and local regulations.



**CITY OF DE PERE**  
**APPLICATION FOR**  
**REZONING**

Fee: ~~\$ 305.00~~ \$ 305.00  
Receipt #: **Not Applicable**  
Date: **08 May 2017**

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) | Authorized Representative      | Title                        |          |
| Mailing Address                       | City                           | State                        | ZIP Code |
| Email Address                         | Phone Number (incl. area code) | Fax Number (incl. area code) |          |

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

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

**SECTION 3: Project or Site Location**

|                             |                   |
|-----------------------------|-------------------|
| Project Address/Description | Parcel Number(s): |
|-----------------------------|-------------------|

**SECTION 4: Proposed Rezoning Use**

|                        |                        |                       |                       |
|------------------------|------------------------|-----------------------|-----------------------|
| Existing Zoning:       |                        |                       |                       |
| Proposed Zoning:       |                        |                       |                       |
| Adjacent Zoning: North | Adjacent Zoning: South | Adjacent Zoning: West | Adjacent Zoning: East |
| Present Use of Parcel  |                        |                       |                       |
| Proposed Use of Parcel |                        |                       |                       |

**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) | Title | Phone Number |
| Signature of Applicant<br><i>Peter Schlegel</i>        |       | Date Signed  |

Attached additional sheets if necessary.

Attachment: Application Form (5850 : Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I)

# CITY OF DE PERE

335 South Broadway  
De Pere, WI 54115  
Fax No.: 920/339-4049  
Web: <http://www.de-pere.org>



May 9, 2017

RE: Proposed rezoning for nine properties located adjacent to American Court in the City of De Pere (Parcels WD-1380, WD-1381, WD-1620, WD-1621, WD-1622, WD-1623, WD-1624, WD-1625, WD-1626)

Dear Property Owner:

This mailing has been sent to inform you that the City of De Pere made a rezoning request for property that is adjacent to American Court, located north from American Boulevard (see map on the back of this letter). The rezoning request will be reviewed by the City of De Pere Plan Commission on **Monday, May 22, 2017 at 7:00 pm**. Also, a City Council (Public Hearing) meeting regarding this request will take place on Tuesday, June 20, 2017 at 7:30 pm.

Both meetings will be located in the Council Chambers on the second floor of De Pere City Hall. Copies of the meeting agendas will be available on the City of De Pere webpage at <http://www.de-pere.org/> a few days before each meeting.

The purpose for the rezoning request is to change C-EO-2 (Corporate-Executive Office District-2) on American Court to I-B-2 (Industrial-Business-2 District) in order to simplify zoning categories in the business park. The change is proposed because the two zoning categories are very similar and the C-EO-2 District is no longer needed. The following proposed parcels are under consideration:

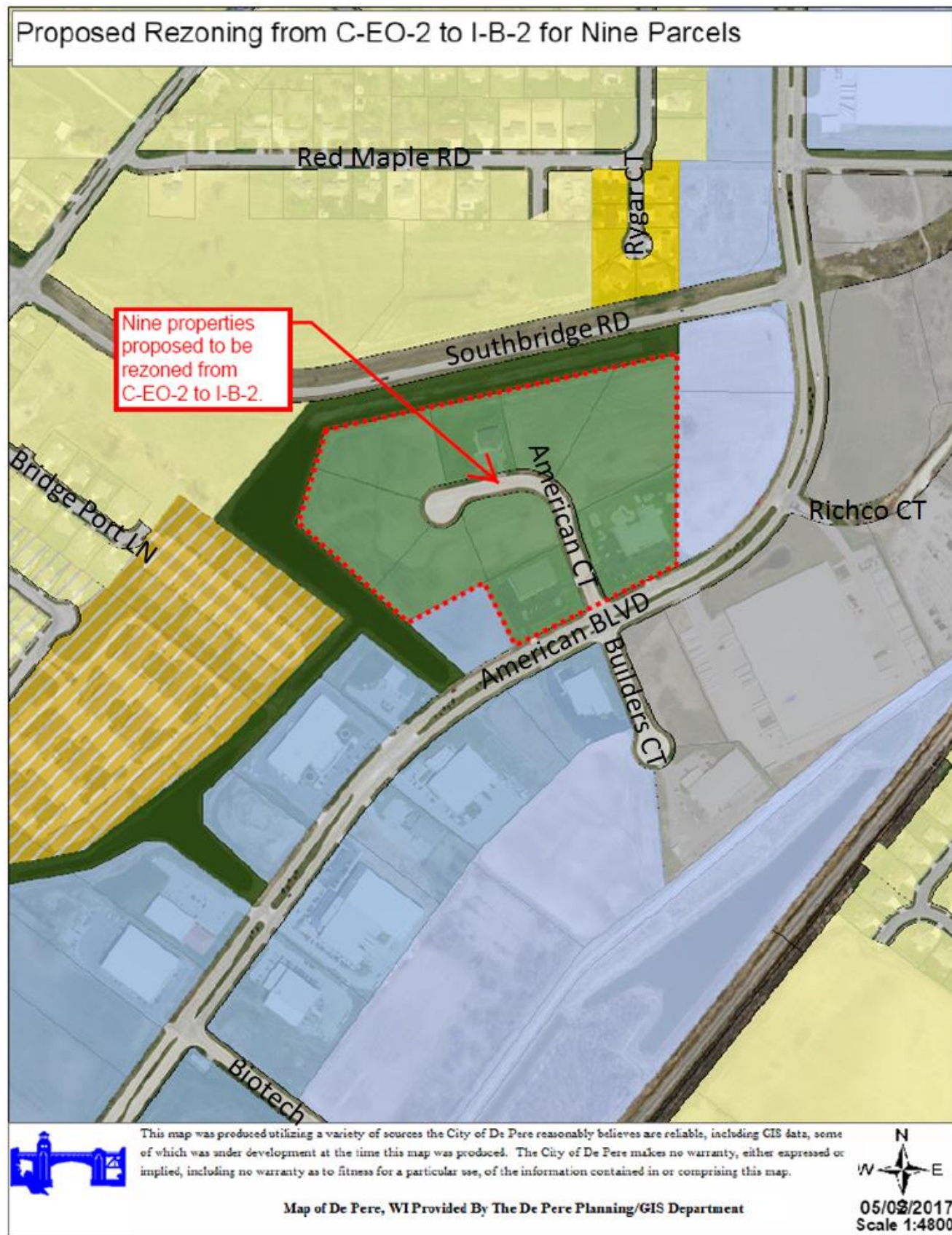
- Rezoning Parcels WD-1380, WD-1381, WD-1620, WD-1621, WD-1622, WD-1623, WD-1624, WD-1625, and WD-1626 from C-EO-2 District to I-B-2 District.

You are welcome to attend the meetings to learn about the proposal and to provide comments. If you have any additional questions or comments regarding the proposal, or if hard copies of the meeting agendas are desired, contact me at (920) 339-4043 or [pschleinz@mail.de-pere.org](mailto:pschleinz@mail.de-pere.org).

Respectfully,

Peter Schleinz  
City Planner

Attachment: Adjacent Owner Pre-PC Letter (5850) : Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office



## City of De Pere, Wisconsin

**Request For Plan Commission Action**

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**MEETING DATE:** May 22, 2017

**DEPARTMENT:** Planning

**FROM:** Peter Schleinz

**SUBJECT:** Recommendation regarding a proposed revision to Zoning Code 14-52 to allow permitted uses and conditional uses in C-EO-2 (Corporate-Executive Office District-2) to also be permitted uses and conditional uses in I-B-2 (Industrial-Business-2 District). Submitted by the City of De Pere.\*

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This Zoning Code text revision is related to a proposed rezoning request, for an area of C-EO-2 District to change to I-B-2 District, that will be reviewed by the Plan Commission at tonight's meeting. Although presented as two separate items, both proposals should be considered when Plan Commission reviews the Zoning Code text revision.

**ATTACHMENTS:**

- Zoning Code 14-52 Revision for I-B-2 District- Plan Commission Report (DOCX)

**ITEM 9:** Recommendation regarding a proposed revision to Zoning Code 14-52 to allow permitted uses and conditional uses in C-EO (Corporate-Executive Office District) to also be permitted uses and conditional uses in I-B-2 (Industrial-Business-2 District). Submitted by the City of De Pere.\*

**REQUESTED ACTION:** Revision to Zoning Code 14-52.

*In order to provide consistency between I-B-1 and I-B-2, and to best accommodate a rezoning for nine parcels from C-EO-2 to I-B-2, a revision to the Zoning Code has been proposed to allow all permitted uses in C-EO to also be permitted uses in I-B-2.*

**APPLICANT:** City of De Pere

**STAFF REVIEW:** Currently, all uses permitted in the C-EO (Corporate-Executive Office District) are also permitted in the I-B-1 (Industrial-Business-1 District). However, uses permitted in C-EO are only allowed as conditional uses in the I-B-2 (Industrial-Business-2 District). The Code does not include standards or conditions that explain why the uses are different between two very similar zoning districts.

Staff reviewed this section of Code in detail while preparing a rezoning request for nine lots, adjacent to American Court, from C-EO-2 (Corporate-Executive Office District-2) to I-B-2 (Industrial-Business-2 District). With the rezoning, there no longer will be any parcels in the City with C-EO-2 zoning.

Of the nine lots proposed for rezoning, three privately owned lots are developed and six City owned lots are vacant. All developed lots are already allowed in the C-EO, the C-EO-2, or the I-B-2 zoning categories as either a permitted use or a conditional use. Required site plan approvals for the permitted uses and conditional uses are on file with the City.

To provide consistency in the Code, and to ensure there are no long-term development and expansion concerns for the developed and vacant lots, staff proposes the following revisions to Zoning Code 14-52 in order for all permitted uses in the C-EO District and C-EO-2 District to also be permitted in the I-B-2 District:

- **Change** 14-52(1)(a) through (f) to be 14-52(1)(b) through (g).
- **Add new** "14-52(1)(a) Any use permitted in the C-EO District."
- **Delete** 14-52(2)(a).
- **Change** 14-52(2)(b) through (c) to be (a) through (b).

For revisions to zoning codes, the Plan Commission recommends approval, rejection, or approval with modifications. If approved by Plan Commission, a Common Council public hearing and final review is expected to be held on June 20, 2017.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the above revisions to Zoning Code 14-52 and forwarding the revision to the Common Council for final approval.

## ZONING CODE 14-50(a). – C-EO-2, Corporate-Executive Office District-2

The purpose of this district is to provide for small 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 office oriented activity.

A. *Uses.* It is not the intent of this ordinance to limit the type of office development in this district but to establish a desired image or character. Uses and their respective building type which are typical of office park developments is the desired image of this district. Uses that require extensive truck loading, parking or servicing will not be allowed. Any proposed development must be reviewed pursuant to the requirements contained in [Section 14-60](#) (Development and Design Standards in Certain Districts).

B. *Permitted uses.*

(a) Any use permitted in the C-EO District

C. *Conditional uses.*

(a) Any permitted uses permitted in the C-EO District

D. *Density.*

(a) Minimum Lot Size - 1 acre (43,560 square feet)

(b) Minimum Frontage - 100 feet

(c) Maximum Floor Area Ratio (F.A.R.) - 0.5

E. *Setbacks.*

(a) Front - 40 feet

(b) Rear - 25 feet

(c) Side - 25 feet

(d) Corner Side - 40 feet

F. *Minimum building gross floor area:* 15,000 square feet

G. *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, landscaped parking areas and flagpoles

H. *Maximum height.* The maximum height of building shall be no more than one story or 15 feet

I. *Other requirements.*

(a) Site and landscaping plan procedures, 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)

(b) Building exteriors shall be one of the following:

1. Hard burned clay brick color and texture to be approved

2. Concrete masonry. Units shall be those generally described by the National Concrete Masonry Association as "customized architectural concrete masonry units" or shall be broken faced brick type units with marble aggregate or split face or broke off concrete block. There shall be no exposed concrete block on the

exterior of any building. Any concrete masonry units that have a gray cement color shall be coated

3. Concrete may be poured in place, tilt-up or pre-cast. Poured in place and tilt-up walls shall have a finish of stone, a texture or a coating. Textured finishes, except in special cases, shall be coated. Pre-cast units which are not uniform in color must be coated. Coating shall be an approved cementitious or epoxy type with a ten (10) year minimum life expectancy

4. Natural stone

5. Glass curtain walls

6. Other materials approved by the City Plan Commission

7. The building exterior requirements of this district are intended to be minimum requirements and more stringent requirements may be imposed by the Plan Commission, taking into consideration public interests; such as coordinating a consistent appearance and quality of construction with adjacent structures, the size of the proposed structure, the topography of the site, and the proximity of the structure to the public right-of-way.

(Ord. No. 00-10, § 1, 6-6-2000)

**[REVISIONS REDLINED] ZONING CODE 14-52. – I-B-2, Industrial Business District**

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

(1) *Permitted uses.* Any of the following uses provided they are found not to be obnoxious, unhealthy or offensive by reason of potential emissions or transmission of noise, vibration, smoke, dust, odor, heat, or toxic or noxious matter.

(a) Any use permitted in the C-EO District.

(b) ~~(a)~~ Manufacturing facilities as defined in the Standard Industrial Classification Manual issued by the Executive Office of the President, Office of Management and Budget, 1987 edition.

(c) ~~(b)~~ Assembly plants.

(d) ~~(c)~~ Laboratories.

(e) ~~(d)~~ Distribution centers.

(f) ~~(e)~~ Wholesaling of merchandise when incidental to a permitted use.

(g) ~~(f)~~ Accessory uses, including offices, cafeterias, and display areas justified as to need by the developer and approved by the Plan Commission.

(2) *Conditional uses.*

~~(a) Any use permitted in the C-EO District and other similar compatible Corporate/Executive Office uses.~~

(a) ~~(b)~~ Day care centers complimentary to businesses and industries located in the De Pere Business Park.

(b) ~~(c)~~ Health services, specifically industry group numbers 801, 802, 803, and 804.

(3) *Prohibited uses.* Those uses prohibited in the I-B-1 District are specifically prohibited.

(4) *Density.*

(a) Minimum Lot Size: 1 acre (43,560 square feet).

(b) Minimum Frontage: 150 feet.

(c) Minimum Building Gross Floor Area: 5,000 square feet.

(d) Maximum Floor Area Ratio: 0.5.

(5) *Setbacks.*

(a) Front - 40 feet.

(b) Side - 25 feet.

(c) Rear - 25 feet.

(d) Corner Side - 40 feet.

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

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

- (a) Adequate air and light to adjacent properties.
- (b) The potential for damage to adjacent properties.
- (c) Consistency with the heights of adjacent development.

(8) *Other requirements.* Site and landscaping plan procedures, building and performance standards, fencing, lighting, off-street parking, off-street loading, and other applicable regulations as required by [Section 14-60](#), De Pere Municipal Code (Development and Design Standards in Certain Districts).