



Plan Commission

Regular Meeting

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

Revised Agenda

Monday, April 30, 2018

7:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **April 30, 2018** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Approval of the minutes of the March 26, 2018 Plan Commission meeting.
3. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5177 Tetzlaff Road in the Town of Rockland (Parcel R-269). Submitted by Steven E. Zeitler, PLS, authorized representative for Lynda Tetzlaff.*
4. Review and recommendation for a Conditional Use Permit application for an Overnight Shelter Facility at 290 Reid Street (Pennings Activity Center) in an R2 Residential District. Submitted by Steve Jakups on behalf of St. Norbert College. *
5. Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland Avenue in De Pere (Parcel WD-68-1). Submitted by Mark VerHaag, Vice President, Representative for JACHNA LLC, Robert Mach, Mach IV, authorized Representative for FoxStar Investments LLC.
6. Recommendation regarding a Site Plan for a modified onsite storm water management system and additional pavement for Poolworks at 765 Lawrence Drive in De Pere (Parcel WD-D0216-4). Submitted by Ben Hamblin, McMahon Associates INC Project Engineer, authorized representative for Poolworks.
7. Recommendation regarding the proposed 61 Lot and one Outlot Preliminary Plat of "Pine Trail Crossing" at 2600-2700 BLK Ryan Road (Parcels ED-R27-1 & ED-R27-2). Submitted by Steven M. Bieda, Mau & Associates LLP, authorized representative for AGG LLC.*
8. Recommendation regarding a Site Plan for a storage shed for the Brown County Fairgrounds at 1500 Fort Howard Avenue in De Pere (Parcel WD-57). Submitted by Steve Corrigan, authorized Representative for the Brown County Fair Association and Brown County Parks.
9. Review and recommendation for a Proposed Right-Of-Way Vacation at 1022 Main Avenue in De Pere (Adjacent to Parcel WD-708-X-1-2). Submitted by City of De Pere.*
10. Review and recommendation for a Proposed Right-Of-Way Vacation at the 500 BLK S. 9th Street in De Pere (Adjacent to Parcels WD-D0217-3 & WD-D0218-2). Submitted by City of De Pere.*

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special

accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council Approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Steven Zeitler, PLS

Lynda Tetzlaff

Steve Jakups, St Norbert College

Mark VerHaag

JACHNA, LLC

Ben Hamblin

D C Kubiak Holdings, LLC

Steven Bieda, RLS

Peggy Leppiaho

Michael & Laura Mushinski

Steve Corrigan

Brown County Park Fairgrounds

Killian Management

1002 Main Street De Pere LLC

GB 1100 Main LLC

V H C Inc.

Raymond Hoffman

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- PC_Mar2018_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, March 26, 2018

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:15 PM by Mayor Michael J. Walsh

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

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

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

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

3. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Heritage Heights in the Town of Ledgeview (Parcel D-447-3). Submitted by David J. Chrouser, PLS.*

City Planner Peter Schlein reviewed the extraterritorial two lot CSM in the Town of Ledgeview. He stated that the original parcel is 3.1 acres in size, and it is proposed to be divided in half, with one lot being 1.5 acres and the other lot being 1.6 acres. It is currently an agricultural field. Staff recommended approval of the CSM subject to it meeting all other state and local regulations, including the Town of Ledgeview and Brown County Planning Commission. Derek Beiderwieden moved, seconded by Mayor Walsh, to approve the CSM. Upon vote, motion carried unanimously.

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

4. Recommendation regarding a Site Plan for a new manufacturing facility building and parking area called FoxStar Investments LLC at 2010 Venture Avenue (Parcel WD-1049-2). Submitted by Robert Mach, Mach IV, authorized Representative for FoxStar Investments LLC.

City Planner Peter Schlein reviewed the site plan for a new manufacturing warehouse facility for Fox River Fiber and CaroStar, being called FoxStar Investments. This site is located on a very large parcel in the West Business Park, approximately 17.8 acres in size. The site plan will also include a parking area, which will accommodate up to 164

semi trailers. Peter noted that train tracks loop around the back of the building. The materials proposed for the building include a 4 foot exposed concrete base, embossed vertical flat profile insulated panel on the front and sides, and steel architectural panel on the rear of the building. To help compensate for the metal material they want to use, they are proposing adding a lot of landscaping to screen the building from the road, including large trees planted on a berm. Staff recommended approval, subject to conditions and comments from staff as well as the following: a successful purchase of the land from the City of De Pere, and approval of architectural panel as an acceptable building material. Mayor Walsh noted that he was not in favor of the metal panel. He noted that when this material was first introduced, it was mainly used from the top of the door to the top of the building. Now it has gone away from that and is being used more frequently. He asked staff if the City is getting any push-back from other businesses who were required to put stone or brick on their buildings, now that the architectural panel is being used more regularly on newer buildings. Development Services Director responded that she does not know of comments being made. She added that other recent buildings: Midland Plastics, Gaming Machine Supply and the Battlehouse, have all used this type of material below the doors, which were all approved by the Plan Commission. Steve Taylor moved, seconded by Derek Beiderwieden, to approve the site plan. Upon vote, motion carried by a vote of 4-1, with Mayor Walsh voting nay.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Steve Taylor, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Larry Lueck, Derek Beiderwieden, Amy Kunding, Steve Taylor
NAYS:	Michael J. Walsh
EXCUSED:	James Boyd

Adjournment

Mayor Walsh moved, seconded by Derek Beiderwieden to adjourn the meeting at 7:27 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

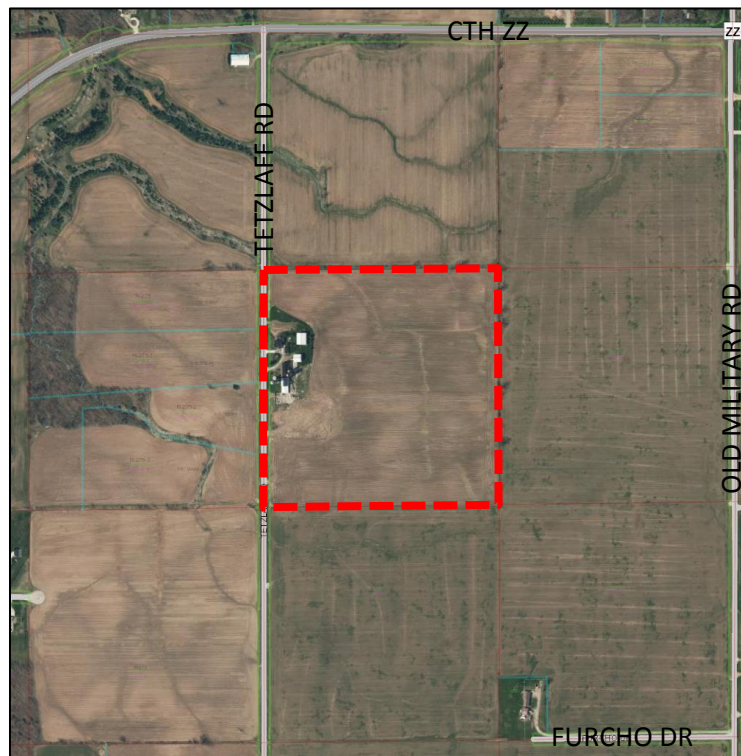
SUBJECT: Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5177 Tetzlaff Road in the Town of Rockland (Parcel R-269). Submitted by Steven E. Zeitler, PLS, authorized representative for Lynda Tetzlaff.*

ATTACHMENTS:

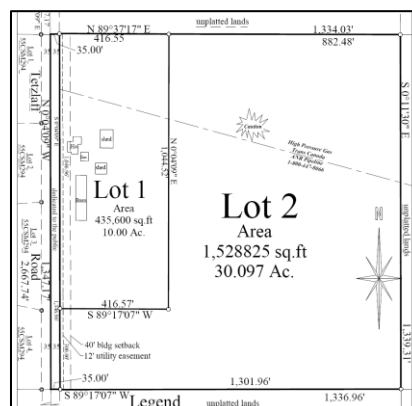
- Extraterritorial CSM - 5177 Tetzlaff RD in Rockland Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

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

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA

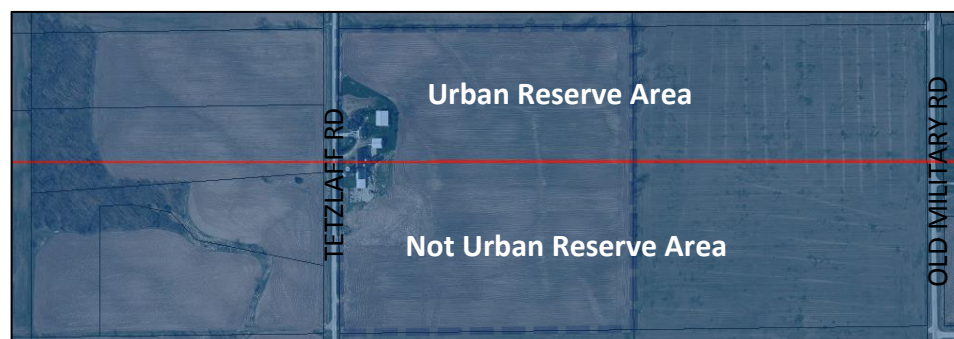


REQUESTED ACTION: Extraterritorial Certified Survey Map Review.

COMMON DESCRIPTION: Town of Rockland, located at 5177 Tetzlaff Road, on Heritage Heights, which is south from the Tetzlaff Road and CTH ZZ intersection.

PARCEL NUMBER(S):	R-269	
EXISTING ZONING:	Town of Rockland March 7, 2016 Zoning Map identifies the zoning as "Estate Residential 10-Acre)."	
PROPOSED ZONING:	Located in Town of Rockland. No new zoning proposed by City.	
SURROUNDING LAND USES:	Agricultural to the north, south, east, and west.	
COMPREHENSIVE PLAN:	Located in the Town of Rockland. Northern part of Parcel R-269 falls within the City's Urban Reserve Area.	
APPLICANT/OWNER NAME:	Steven E. Zeitler, PLS Authorized Representative 7410 Hidden Valley RD Maribel, WI 54227	Lynda L. Tetzlaff Owner 5177 Tetzlaff RD De Pere, WI 54115-9686
SITE HISTORY:	After a review of air photographs, the property has been used for agricultural purposes since 1938. The property is outside of the Sewer Service Area for the Town of Rockland. There are no known environmentally sensitive areas identified.	
STAFF REVIEW:	When reviewing an extraterritorial Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code for general requirements and design standards, required improvements, and public sites and open spaces. Staff also considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The site is used for agricultural purposes with a residential structure and farm structures on Lot 1. • The proposed division will create two lots, both of which must be at least ten acres in size due to partially falling within the City's urban reserve area of extraterritorial review jurisdiction (area at and north of the red line in the below graphic).	

MAP OF PART OF URBAN RESERVE AREA BOUNDARY



The original parcel is 40.1 acres in size. The proposed Lot 1 on the CSM is 10.0 acres in size with 1,047.0 feet of street frontage and proposed Lot 2 is 30.1 acres in size with 300.0 feet of street frontage.

The proposed lots each meet the city requirements of 300.0 feet of street frontage and 10.0 acres of lot area. The proposed lots also meet the Town of Rockland requirements of 300.0 feet frontage, 10.0 acres of lot area, 40 foot street setback, 50 foot side yard setback, and 50 foot rear yard setback. Please note that the pre-existing house falls within the 50 foot front yard setback.

A high pressure gas Trans Canada ANR pipeline that is shown on the CSM is missing a scaled metes and bounds and pipe width measurement. The measurement details will be addressed by Brown County Planning Commission.

In summary, the extraterritorial Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, street frontage, and setbacks meet acceptable City requirements.

REVIEW PROCESS

For extraterritorial Certified Survey Map petitions the Plan Commission recommends either approval, rejection, or approval with conditions. The Common Council reviews the Plan Commission recommendation and makes the final decision on the Certified Survey Map. The anticipated Common Council review date is May 15, 2018.

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 Rockland and Brown County Planning Commission.
2. Verify that missing metes and bounds measurements for the high pressure gas Trans Canada ANR pipeline are shown on the CSM.



CITY OF DE PERE
APPLICATION FOR
CSM REVIEW

CITY OF DE PERE
 RECEIVED
 MAR 22 2018

Fee: \$ 368.00
 Receipt #: 00130837
 Date: 27 MAR 2018

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) Lynda Tetzlaff	Authorized Representative Steven Zeitler	Title PLS	
Mailing Address 7410 Hidden Valley Road	City Maribel	State Wi	ZIP Code 54227
Email Address zeitler99@aol.com	Phone Number (incl. area code) 920-863-8411	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) Lynda Tetzlaff	Contact Person	Title owner	
Mailing Address 5177 Tetzlaff Road	City De Pere	State wi	ZIP Code 54115
Email Address dl1tetz@yahoo.com	Phone Number (incl. area code) 920-336-5579	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2 Lot CSM	Parcel No. R-269
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SECTION 4: CSM Information

Existing Zoning:	EA
Present Use of Parcel:	Ag
Proposed Use of Lots:	Lot 1 5 Ac Estate 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) Lynda Tetzlaff	Title owner	Phone Number 920-336-5579
Signature of Applicant Steven Zeitler	PLS	Date Signed 3/14/18

TO BE COMPLETED BY CITY STAFF

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

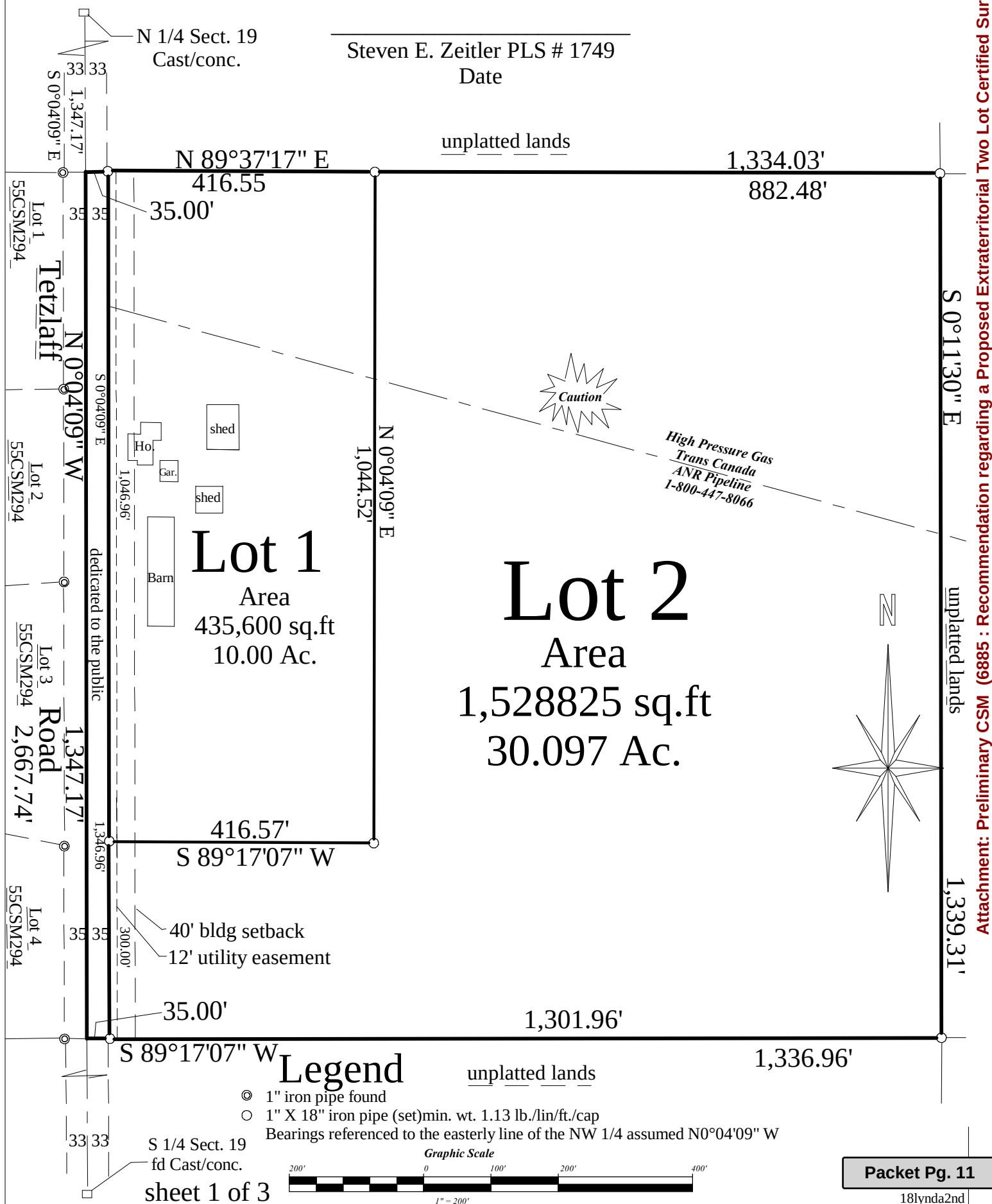
Attachment: Application Form (6885 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5177 Tetzlaff R)

CERTIFIED SURVEY MAP

ALL OF THE SW-NE OF SECTION 19, T.22 N.- R.20 E. ,
TOWN OF ROCKLAND, 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 City of De Pere, Town of Rockland, 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 surveyed division thereof..



CERTIFIED SURVEY MAP

PART OF THE SW-NE, OF SECTION 19, T.22 N.- R.20 E. ,
TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

Description

All of the Southwest 1/4 of the Northeast 1/4, of Section 19, T.22 N.- R.20 E.,
Town of Rockland, Brown County, Wisconsin described as;
Commencing at the North 1/4 Corner of Section 19; thence along the westerly line
of the NE 1/4 South 0°04'09" East 1,347.17 feet to the point of beginning;

thence North 89°37'17" East 1,334.03 feet; thence South 0°11'30" East 1,339.31 feet;
thence South 89°17'07" West 1,336.96 feet; thence North 0°04'09" West 1,347.17 feet
to the point of beginning and including those lands previously
conveyed for highway purposes.

RESTRICTIVE COVENANTS

1. The land on all side and rear lot lines of all lots shall be graded by the owner and maintained be abutting property owners to provide for adequate drainage of surface water.

NOTES:

1. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (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 SW-NE, OF SECTION 19, T.22 N.- R.20 E. ,
TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

OWNERS CERTIFICATE:

As owners, 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 Rockland, City of De Pere and the Brown County Planning Commission for approval or objection in accordance with current Land Subdivision Ordinances.

Lynda L. Tetzlaff

STATE OF WISCONSIN)

BROWN COUNTY)SS

Personally came before me this ____ day of _____, 2018 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 1/15/21

TOWN OF ROCKLAND APPROVAL:

Approved by the Town of Rockland, Brown County
Wisconsin, on the ____ day of _____, 2018.

Julie Koenig Town Clerk

CITY OF DE PERE APPROVAL

Approved for the City of De Pere, Wisconsin on the
____ day of _____, 2018

Shana Ledvina

City Clerk

BROWN COUNTY PLAN COMMISSION APPROVAL:

Approved by the Brown County Planning Commission
this ____ day of _____, 2018

Dan Teaters Senior Planner

BROWN COUNTY TREASURER'S CERTIFICATE:

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

Paul D. Zeller Date

Brown County Treasurer

sheet 3 of 3

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

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- SNC Conditional Use - Plan Commission Report 04-2018 (DOCX)
- 2014 SNC PC Report (PDF)
- SNC Conditional Use Permit App 2018 (PDF)

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

PROPOSED CONDITIONAL USE PERMIT LOCATION



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

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

STAFF REVIEW:

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

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

REVIEW PROCESS:

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

STAFF RECOMMENDATION:

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

LEGAL DESCRIPTION

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

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

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

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



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: September 22, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review a Conditional Use Application for an Overnight Shelter Facility at 290 Reid Street (Pennings Building) in a Single & Two Family Residential District. Applicant: St. Norbert College.*

ATTACHMENTS:

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

Attachment: 2014 SNC PC Report (6901 : Review of a Conditional Use Permit for an Overnight Shelter Facility *)

Item #4: Review a Conditional Use Application for an Overnight Shelter Facility at 290 Reid Street (Pennings Building) in a Single & Two Family Residential District. Applicant: St. Norbert College.*

A Conditional Use Application was submitted by St. Norbert College for an Overnight Shelter Facility at 290 Reid Street which is known as the Pennings Building. A similar conditional use was approved by the Plan Commission and the City Council for the first part of 2014. The conditional use is requesting that the facility be made available between the dates of November 1st through April 30th, 2015 as an overnight shelter. The application also requests that the conditional use be valid for five years. A total of 16 beds would be made available. The property is zoned R-2 (Single & Two Family Residence) and Overnight Shelter Facilities are permitted as a conditional use. The table below summarizes some of the impact related to the new facility.

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	X		
Will the proposed building be architecturally compatible with those in the surrounding area?			X
Will the condition create a:			
1. Noise problem		X	
2. Traffic problem		X	
3. Parking problem		X	
4. Highway Access problem			X
5. Garbage disposal problem		X	
6. Policy and Fire protection problem		X	
7. Be hazardous to children		X	
8. Lighting problem		X	
9. Sewage disposal problem		X	
10. Water supply problem		X	
11. Runoff or drainage problems		X	
12. Windblown articles		X	
13. Water pollution		X	
14. Air pollution		X	
15. Wind erosion		X	
Would the new use of the property have an adverse effect on population densities?		X	
Would the property insurance rates increase for adjoining owners?			X
Would the granting of the conditional use be detrimental to the environment?		X	
Would the proposed use add or create a floodplain problem?		X	
Would prime agricultural land be destroyed if approved?		X	
Will this use have an adverse effect on a school district?		X	
Will this change decrease adjacent property values?		X	
Will the use add to the economic growth of the labor and industry of Brown County?		X	
Is the conditional use primarily for a speculative income return?		X	

Recommendation

Staff would recommend approval of the conditional use with the following conditions:

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

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

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

SECTION 1: Applicant / Permittee Information

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

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

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

SECTION 3: Project or Site Location

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

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

SECTION 5: Certification and Permission

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

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

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

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

TO BE COMPLETED BY CITY STAFF

A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):	
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Attachment: SNC Conditional Use Permit application (2664 : SNC Conditional)

Attachment: 2014 SNC PC Report (6901 : Review of a Conditional Use Permit for an Overnight Shelter Facility *)

City of De Pere Conditional Use Permit application

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

- A. Overflow/Emergency overnight site for St. John the Evangelist Homeless Shelter
- B. Conditional use approval for a temporary, overnight shelter facility at 290 Third. St. The building would be used to provide overnight shelter (as needed) for guests of St. John the Evangelist Homeless Shelter between November 1-April 30, which match with the season the shelter is open. Our intention is to operate primarily during the semester break, but be available if an emergency arises where the Shelter is not available (e.g., loss of heat, etc.) We would also ask that the Conditional Use Permit be valid for a five-year period, and then be revisited at that point.
- C. Location of project/building is 290 Reid St.; De Pere, WI (*see map created by City Planning department*)
- D. Other needed information
 - a. **Existing site conditions** – The building is currently used for a variety of student activities, including athletic activities in the gymnasium. The building also houses the St. Norbert College Campus Safety department as well as the College's ROTC program.
- G. Other information considered pertinent by the Plan Commission
 - a. **Floor plan of use** - The Pennings Activity Center would house 16 guests in an emergency, overflow situation. These guests would sleep in the gymnasium on the lower level. They would have access to the bathroom facilities and lounge. The college security staff are housed on the 2nd floor of this building.
 - b. **Number of beds to be provided** – 16
 - c. **Proposed dates of operation** – November 1-April 30th, matching the shelter's season of operation.
 - d. **Proposed hours of operation** – 9:00 PM-6:00 AM
 - e. **Services to be provided** - St. Norbert College would provide overflow sleeping accommodations and basic bathroom facilities. All other services offered to shelter guests would be done at the primary location (411 St. John St. Green Bay, WI). Guests would eat meals, shower, prepare for the day and meet with case managers at the primary location. The overflow site, located at St. Norbert College, would simply offer safe, warm and dry sleeping facilities when the shelter reaches its capacity of 84 and the 1st identified overflow site, located in Green Bay, reaches its capacity of 16. The space would also be available for up to 16 people if the main shelter is unavailable due to an emergency (e.g., loss of heat, etc.).
 - f. **Serviced provided during daytime hours** - St. Norbert College would not offer services to homeless guests during daytime hours. The college would only serve as an overnight overflow accommodation site.
 - g. **Transportation services provided** - Shelter guests would be transported to and from the overflow site using taxi service or a contracted service through another nonprofit. Guests would be transported from St. John's primary site in Green Bay each evening and would be transported back to St. John' shelter each morning prior to exiting for the day.

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

Attachment: 2014 SNC PC Report (6901 : Review of a Conditional Use Permit for an Overnight Shelter Facility *)

CITY OF DE PERE
RECEIVED

APR 13 2018

PLANNING DEPT.



CITY OF DE PERE

APPLICATION FOR
CONDITIONAL USE

Fee: \$ 305.00

Receipt #: 131433

Date: 4-13-18

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

SECTION 1: Applicant / Permittee Information

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

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

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

SECTION 3: Project or Site Location

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

SECTION 4: Proposed Conditional Use

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

SECTION 5: Certification and Permission

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

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

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

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

TO BE COMPLETED BY CITY STAFF

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



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

March 16, 2018

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

Dear Clerk and Plan Commission Members,

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

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

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

Sincerely,

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

RESOLUTION #14-107

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

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

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

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

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

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

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

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

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana L. Defnet, Clerk-Treasurer

Ayes: _____

Nays: _____

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

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

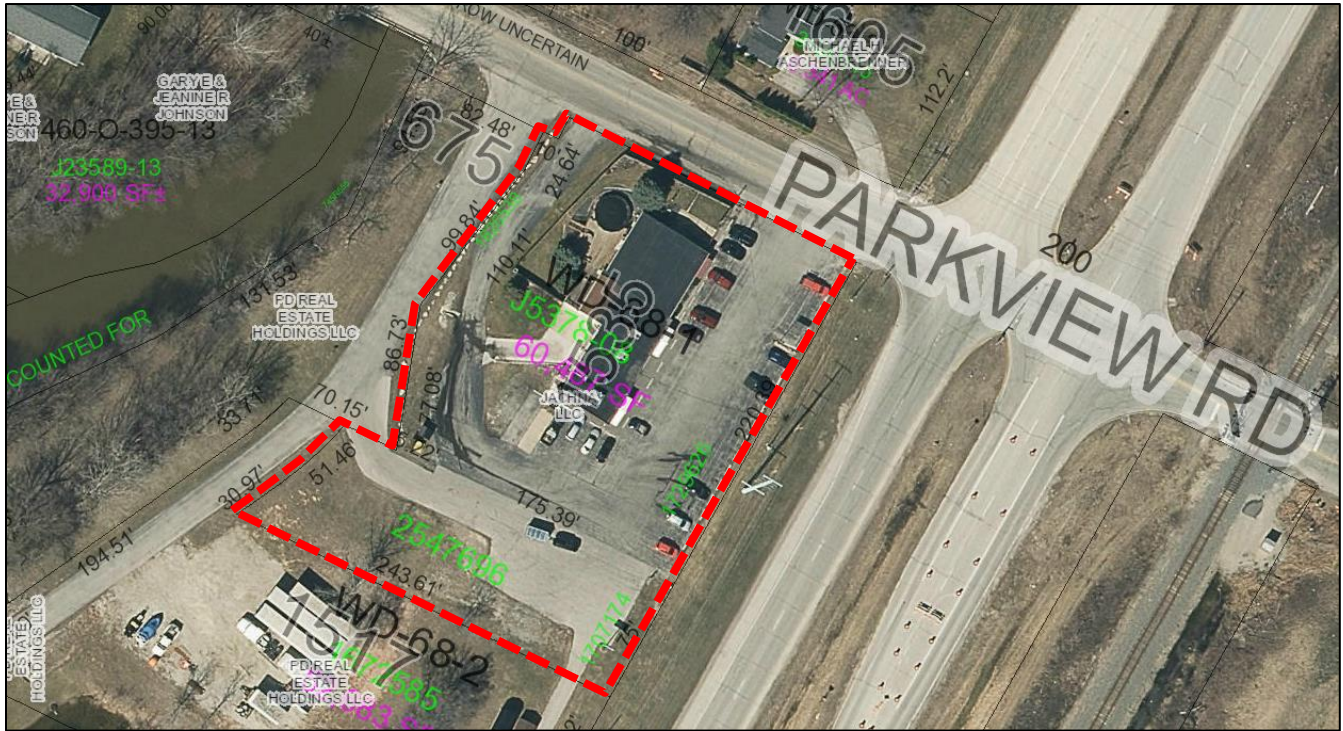
SUBJECT: Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland Avenue in De Pere (Parcel WD-68-1). Submitted by Mark VerHaag, Vice President, Representative for JACHNA LLC, Robert Mach, Mach IV, authorized Representative for FoxStar Investments LLC.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1535 Ashland AV - Drift Inn (DOCX)
- Application Form (PDF)
- Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 (PDF)

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

SITE MAP



REQUESTED ACTION:	Site Plan approval	
	<i>A proposed addition to the south end of an existing business.</i>	
COMMON DESCRIPTION:	1535 Ashland Avenue, located southeast from the Ashland Avenue and Parkview Road intersection.	
PARCEL NUMBERS:	WD-68-1	
EXISTING ZONING:	B-2 (General Business District)	
PROPOSED ZONING:	No rezoning proposed	
SURROUNDING LAND USES:	Residential and commercial to the north. Commercial and highway to the south and east. Residential to the west.	
COMPREHENSIVE PLAN:	Commercial	
APPLICANT / OWNER:	Mark VerHaag, Vice President Representative for JACHNA LLC 1050 Broadway Street Wrightstown, WI 54180	Owner of Parcel WD-68-1 JACHNA LLC 4900 Sportsman Road De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the site was a natural space until the	

1950's when a residential house was built. The Drift Inn building appears in air photos from the 1970's.

In 2017 and 2018 the City has been working with WisDOT to reroute the Parkview Road connection to Ashland Avenue. Rather than passing the subject property on the north side the rerouted street will pass the west and south sides.

STAFF REVIEW:

The applicant proposes a 1,134 square foot building addition. The expansion includes an enclosed garbage/recycling area. Four existing parking stalls will be lost with the expansion and six new stalls will be added. The remainder of the site remains the same.

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

Zoning Code 14-60(6)(d) requires buildings in the B-2 zoning district to be made of brick, concrete masonry, poured concrete, natural stone, or other materials approved by Plan Commission. The structure is made of the following:

- 3 foot masonry/stone base
 - Stone color matching existing building
- Mini rib vertical metal panels above the stone base
 - Color matching existing red building
- Glass windows

Typically mini rib (metal) is not allowed on a building in the B-2 zoning district. However, on August 24, 2015 the Plan Commission approved the use of a stone/masonry base with vertical steel masonry panels above the masonry on the original building. A similar design is being used on the proposed building addition. At the time the owner of Drift Inn was concerned that the use of high end materials on the entire façade would discourage the existing clientele from using the facility and Plan Commission agreed to the use of metal.

The site plan complies with the following massing and setback requirements set by the I-B-2 Zoning District (Section 14-44).

- Restaurant/Tavern (permitted)
- Lot Size: 60,487 s.f. (meets 2,000 s.f. minimum requirement)
- Front Yard Setback: ~80 feet (25 foot minimum requirement)
- Corner Yard Setback: N/A
- Rear/Interior Side Yard Setback: ~35 feet (25 foot minimum requirement)
- Building Height: 1 story at ~24 feet (allowed height based on FAR)
- Floor Area Ratio: 0.53 (maximum allowed 2.8)

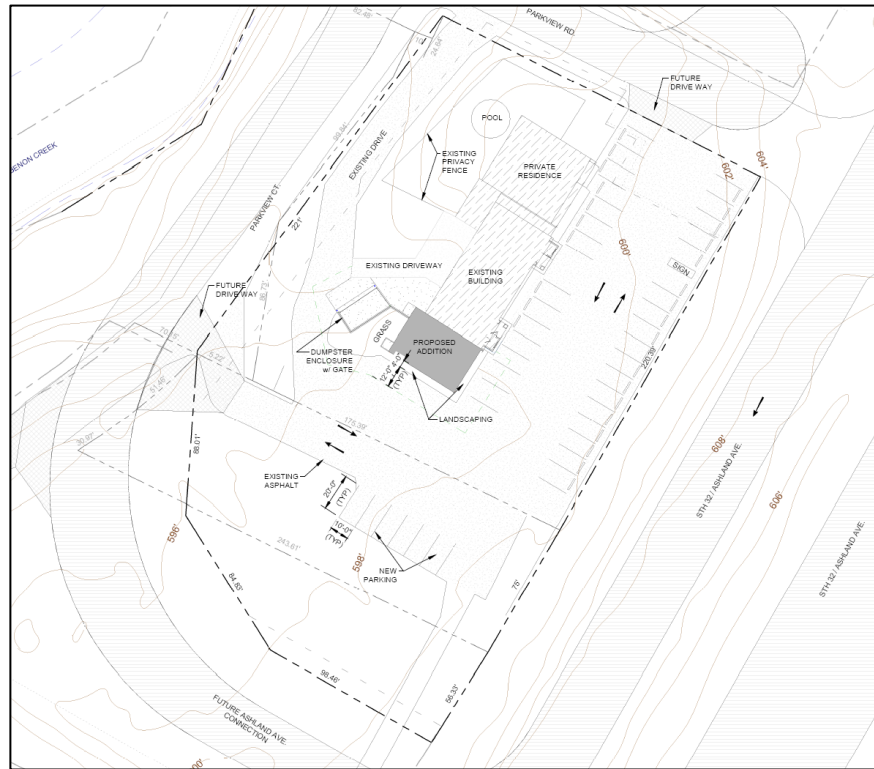
Per current Zoning Code, parking lot requirements are one space per 100 square feet for dining areas, 1 space per 50 square feet for tavern

areas, and 1 space per 250 square feet for all other spaces:

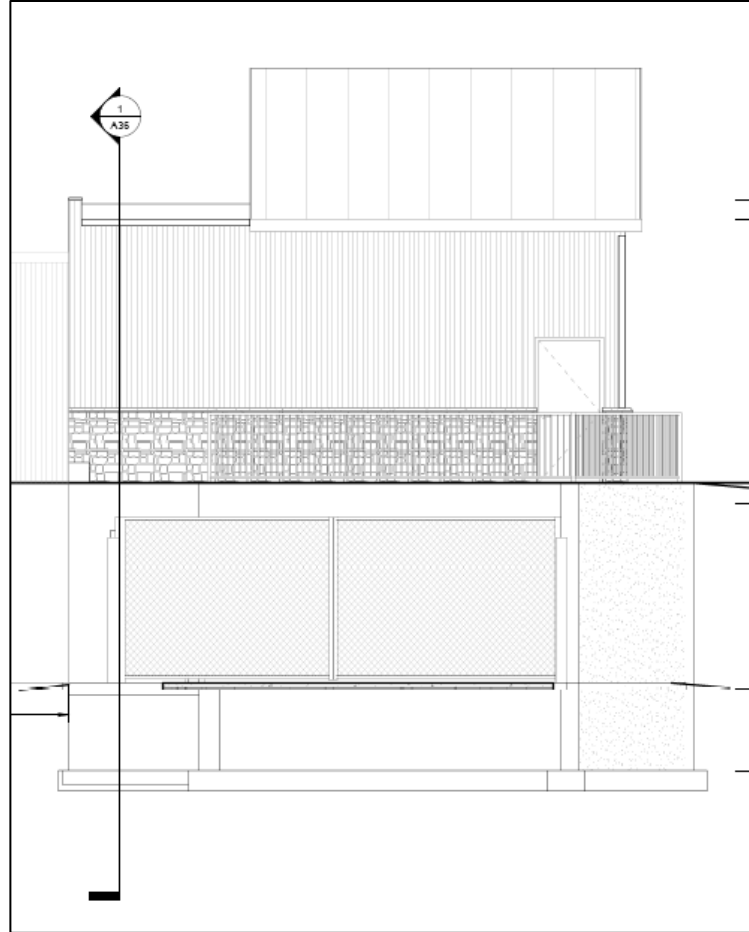
Area	Required Stalls	Provided Stalls
Dining Needs	22.5	38
Tavern Needs	6.5	--
Other Space Needs	13.6	--
TOTAL	42.6 Auto Stalls	38 Auto Stalls

There is a shortage of 5 auto stalls. At the south end of the proposed addition there is an unused paved area that could accommodate the additional needed stalls.

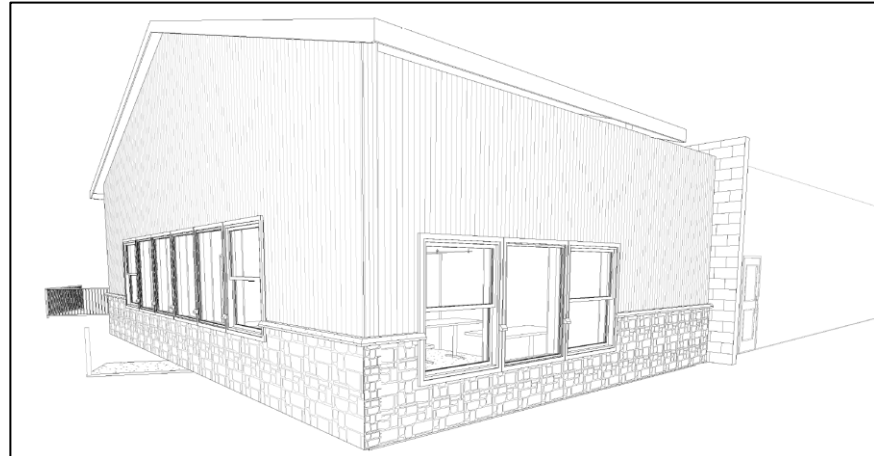
Site plan with rerouted connection to Ashland Avenue shown.



West Façade with dumpster enclose at lower level.



Rendering of south and east façade (facing Ashland Avenue).



STAFF COMMENTS:

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

Engineering:

1. Mark all new pavement marking as 4".
2. Identify any new utility work that is occurring as part of the building expansion.

Fire:

1. The applicant should contact the Fire Department prior to submitting building permit plans in order to review fire code requirements.

Forestry:

1. None.

Health:

1. None.

Planning:

1. B-2 zoned property does not allow for the use of metal on building facades; however in 2015 Plan Commission allowed the use of horizontal or vertical siding above the 3-foot stone base, which is over 26% of the wall (with glass).
2. Identify location for new business signage, if any. Please note that separate sign permits are required for new signage; the Plan Commission site plan review only acknowledges the location/existence of signs.
3. Parking Requirements per 14-56(2)(y) -- dining = 22.5 stalls, tavern = 6.5 stalls, all else = 13.6 stalls. Total 43 stalls (42.6) but the site plan shows 38 stalls. Short by 5 stalls. If parking becomes an issue, the City may order in to the construction of additional stalls on the property in order to meet Code.

Inspection:

1. None.

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

REVIEW PROCESS:

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Site Plan request for a building addition at Drift Inn, subject to compliance with the staff comments noted in this report.



CITY OF DE PERE
RECEIVED
APR 2 2018
PLANNING DEPT.

CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 305.00

Receipt #: 131061

Date: 4-2-18

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mark VerHaagh	Authorized Representative	Title Vice President	
Mailing Address 1050 Broadway Street	City Wrightstown	State WI	ZIP Code 54180
Email Address mark@alliancebuilds.com	Phone Number (incl. area code) (920) 336-3400	Fax Number (incl. area code) (920) 336-3401	

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

Name (Ind. Org. or Entity) JACHNA LLC.	Contact Person Gail	Title Owner	
Mailing Address 4900 Sportsman Rd	City De Pere	State WI	ZIP Code 54115-8732
Email Address	Phone Number (incl. area code) (920) 336-5929	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1535 N. Ashland Ave - De Pere, WI 54115	Parcel No. WD-68-1
--	-----------------------

SECTION 4: Project Information

Existing Zoning:			
Present Use of Parcel:	Restaurant		
Proposed Use of Parcel:	Restaurant		
Estimated Start Date:	May 1st	Estimated Completion Date:	September 1st

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Mark VerHaagh	Title Vice President	Phone Number (920) 336-3400
Signature of Applicant 		Date Signed 03-24-18

TO BE COMPLETED BY CITY STAFF

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

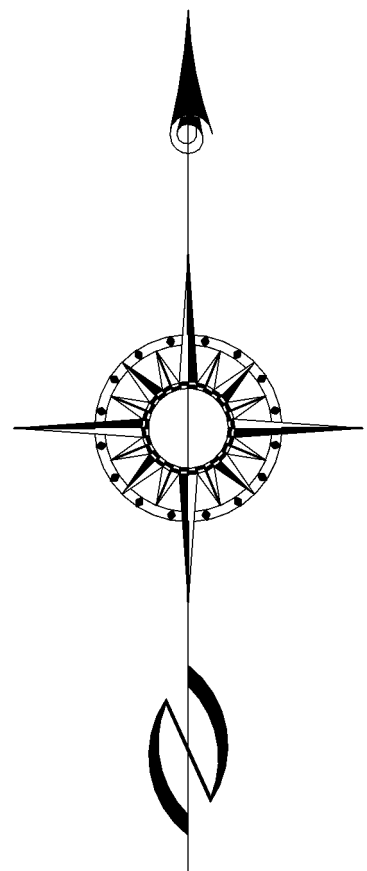
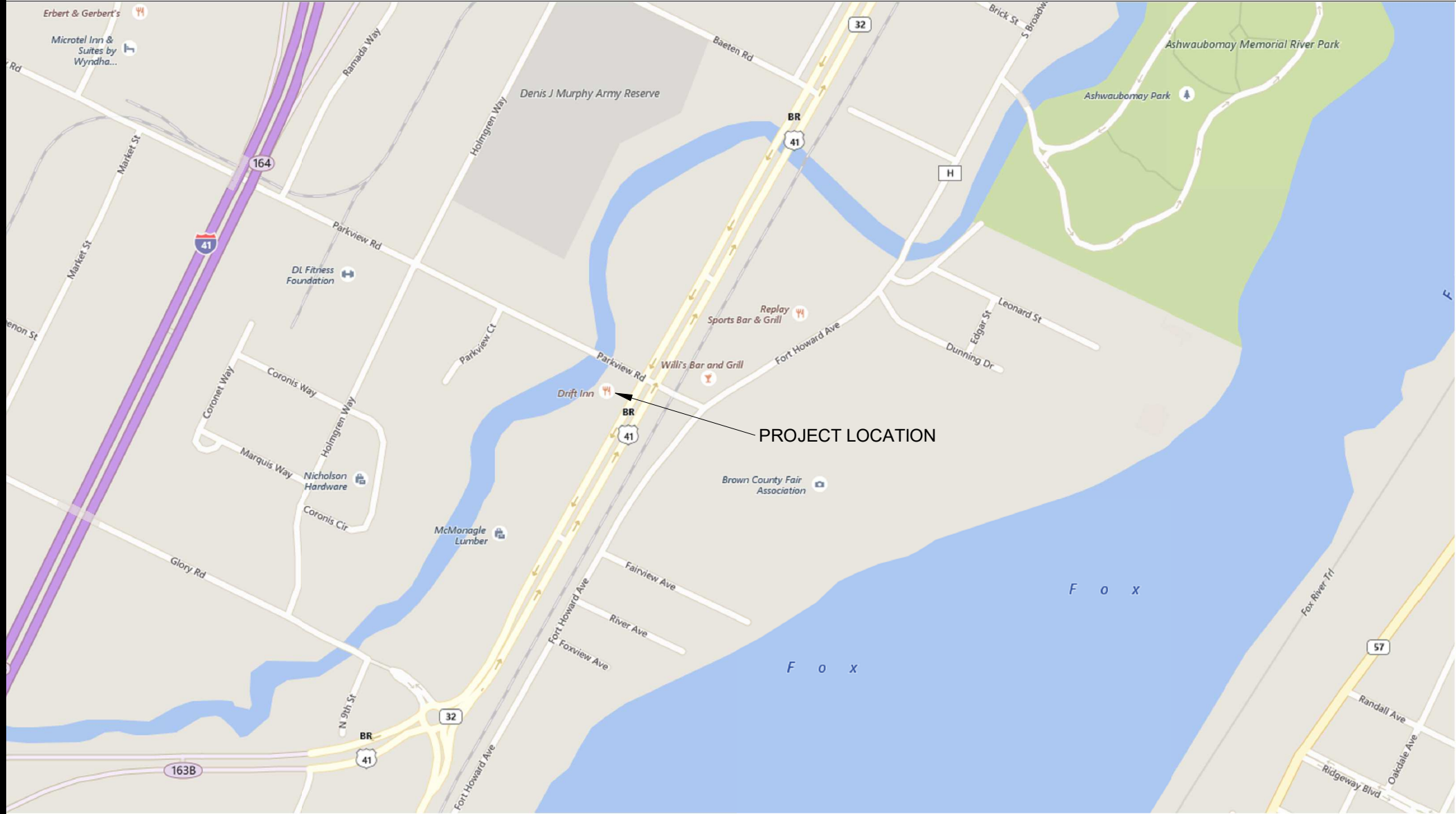
B-2

Attachment: Application Form (6891 : Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

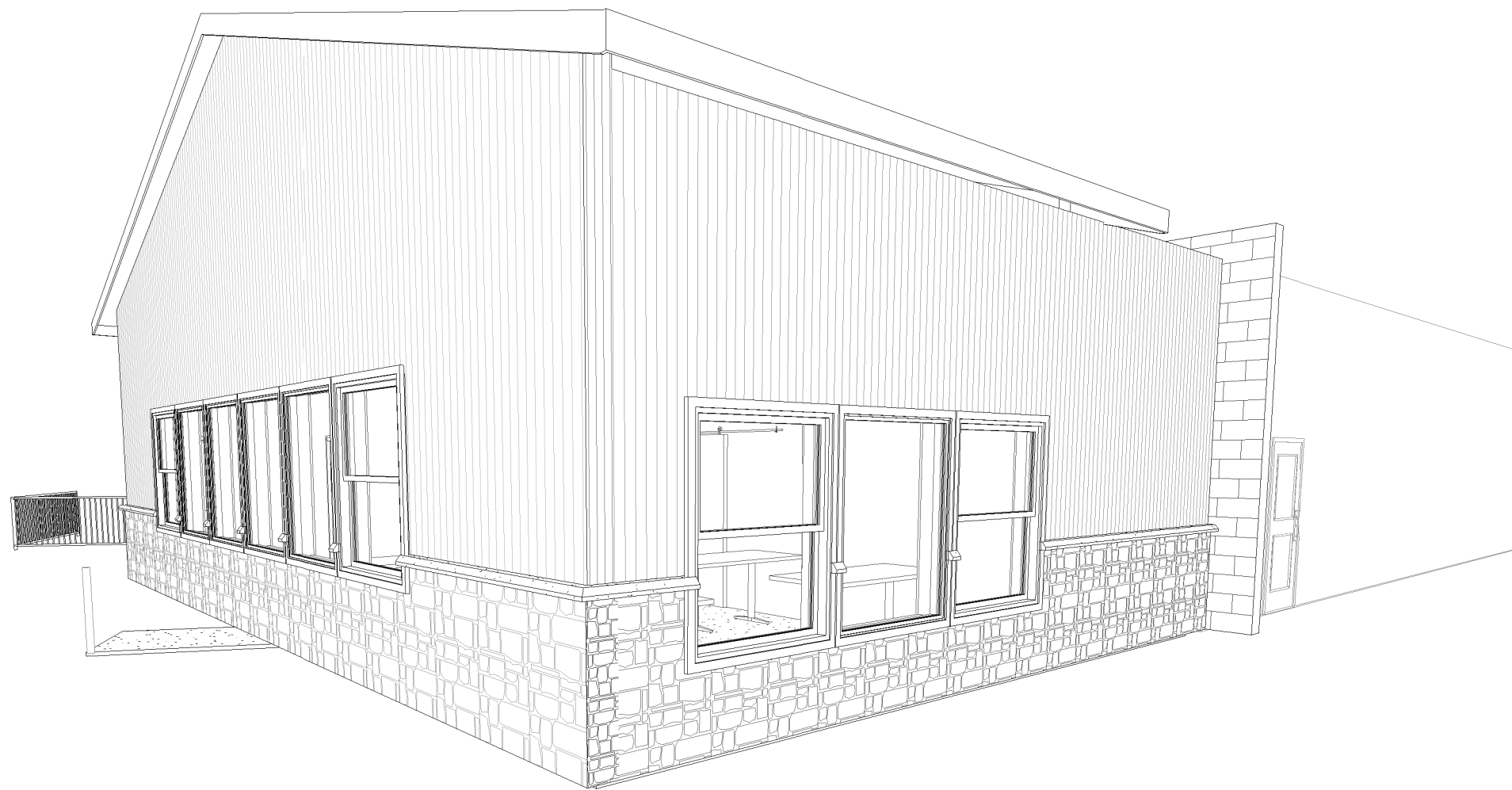
DRIFT INN

1535 SOUTH ASHLAND AVE
DEPERE, WI 54115

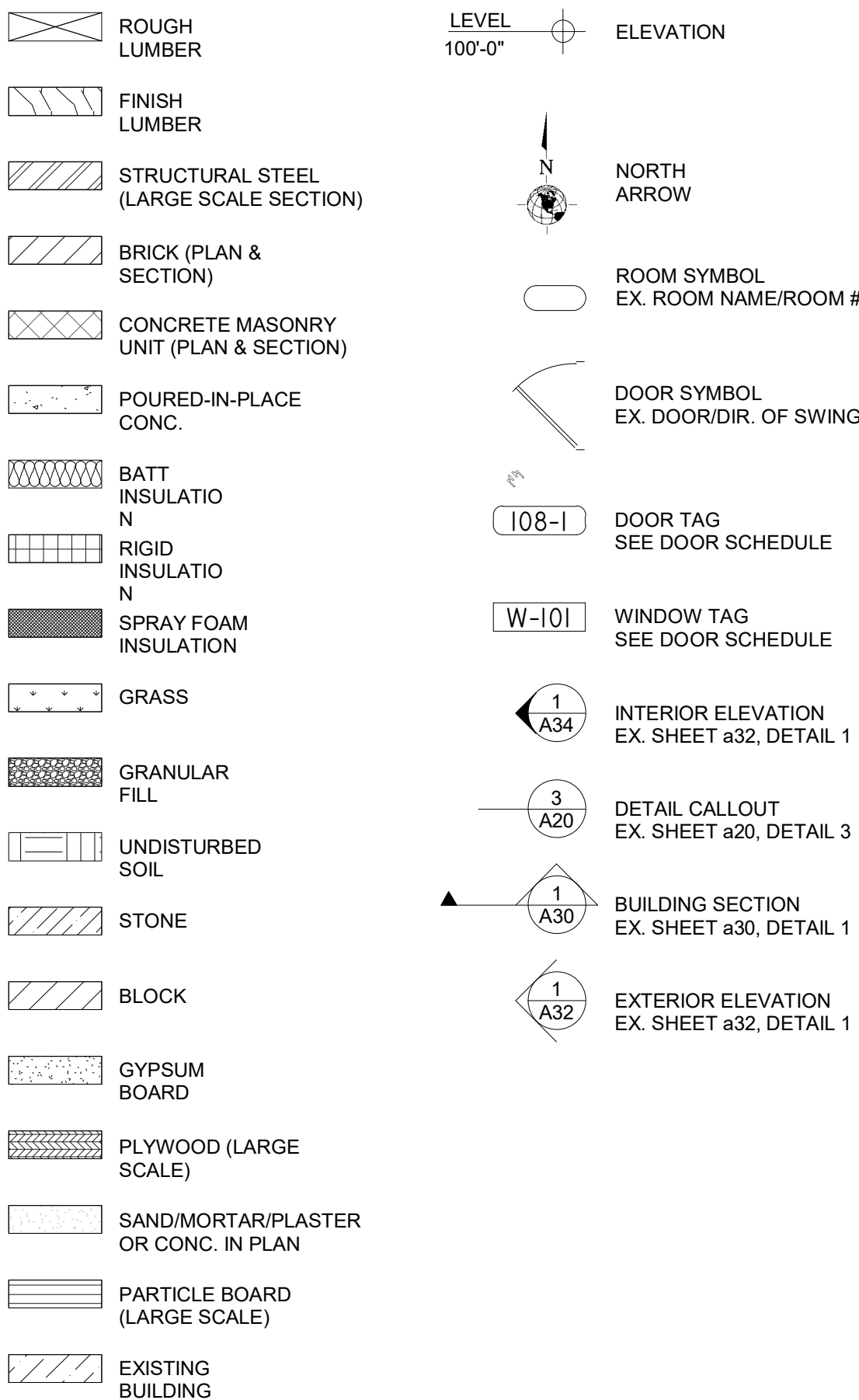
PROJECT LOCATION AREA



CITY OF DEPERE
BROWN CO.
WISCONSIN



SYMBOLS



SHEET INDEX

GENERAL		ARCHITECTURAL		STRUCTURAL																															
<table><tr><th>SHEET #</th><th>SHEET NAME</th></tr><tr><td> </td><td> </td></tr></table>		SHEET #	SHEET NAME			<table><tr><th>SHEET #</th><th>SHEET NAME</th></tr><tr><td>A10</td><td>MAIN FLOOR PLAN</td></tr><tr><td>A12</td><td>ENLARGED KITCHEN / BAR PLAN</td></tr><tr><td>A14</td><td>BASEMENT PLAN</td></tr><tr><td>A20</td><td>ELEVATIONS</td></tr><tr><td>A22</td><td>ELEVATIONS</td></tr><tr><td>A30</td><td>SECTIONS</td></tr><tr><td>A36</td><td>SECTIONS</td></tr><tr><td>A50</td><td>SCHEDULES</td></tr><tr><td>C10</td><td>SITE PLAN</td></tr></table>		SHEET #	SHEET NAME	A10	MAIN FLOOR PLAN	A12	ENLARGED KITCHEN / BAR PLAN	A14	BASEMENT PLAN	A20	ELEVATIONS	A22	ELEVATIONS	A30	SECTIONS	A36	SECTIONS	A50	SCHEDULES	C10	SITE PLAN	<table><tr><th>SHEET #</th><th>SHEET NAME</th></tr><tr><td>S10</td><td>FOUNDATION PLAN</td></tr><tr><td>T01</td><td>TITLE SHEET</td></tr></table>		SHEET #	SHEET NAME	S10	FOUNDATION PLAN	T01	TITLE SHEET
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TOILET ROOM NOTES		INTERIOR FLOOR FINISH NOTES																																	
1. ALL TOILET ROOMS, FIXTURES & ACCESSORIES SHALL BE IN COMPLIANCE W/ APPLICABLE CODES AND THE AMERICANS WITH DISABILITIES ACT 2. AT EACH TOILET ROOM, PROVIDE (1) TANK WATER CLOSET, (1) WALL HUNG LAVATORY (3) GRAB BARS, (1) MIRROR AND (1) TOILET PAPER DISPENSER. 3. AT EACH TOILET ROOM, PROVIDE (1) FLOOR DRAIN.		1. INTERIOR CONCRETE SLAB SHALL RECEIVE A HARD TROWELED FINISH. CONTROL JOINTS SHALL BE PLACED IN THE SLAB AS DICTATED BY DESIGN TO REDUCE RANDOM SHRINKAGE CRACKING.																																	
FIRE PROTECTION NOTES		INTERIOR PAINTING NOTES																																	
1. NON SPRINKLERED BUILDING. 2. PROVIDE FIRE EXTINGUISHERS AS SHOWN ON PLANS.		1. HOLLOW METAL EXIT DOORS AND FRAMES SHALL RECEIVE TWO (2) COATS OF ALKYD ENAMEL PAINT IN ADDITION TO THE SHOP APPLIED PRIMER COAT. 2. TOILET ROOM WOOD DOORS SHALL BE STAINED, SEALED AND VARNISHED. 3. TOILET ROOM WALLS SHALL BE PAINTED WITH ONE (1) COAT OF PRIMER AND ONE (1) COAT OF LATEX SEMI-GLOSS PAINT. ALL OTHER EXPOSED DRYWALL SHALL BE PRIMER COATED ONLY.																																	

CONTRACTOR / CONSULTANT INFORMATION

OWNER	ARCHITECT	GENERAL CONTRACTOR
DRIFT INN GAIL KOZLOVSKY 1535 SOUTH ASHLAND AVE DEPERE, WI 54115 PHONE # (920) 336-5929	LLOYD CARPENTER ARCHITECT, LLC. LLOYD CARPENTER 2663 MAPLE HILLS DRIVE GREEN BAY, WI 54313 PHONE # (920) 434-6333	ALLIANCE CONSTRUCTION & DESIGN MARK RUKAMP 1050 BROADWAY STREET WRIGHTS TOWN, WI 54180 PHONE # (920) 336-3400 FAX # (920) 336-3401 PROJECT MANAGER ROD RUKAMP
ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR	HVAC DESIGNER
T.B.D.	T.B.D.	T.B.D.
-	-	-
-	-	-
-	-	-
-	-	-
GENERAL NOTES		BUILDING DATA
CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES CODES AND STANDARDS. IN CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. STATE OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE VOLUME I & II		BUILDING SIZE PROPOSED BUILDING AREA 2550 SQ. FT. EXISTING BUILDING AREA 3600 SQ. FT. TOTAL LOT AREA 11,108 SQ. FT.
NOTES: - ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION. - LOCATION, SIZE, & INSTALLATION FOR ALL ANCHORS, SLEEVES, HANGERS, INSERTS, OPENINGS, ETC. SHALL BE COORDINATED WITH ALL OTHER APPLICABLE TRADES - REINFORCING STEEL SHALL BE ASTM-615 GRADE 60. - FABRICATION SHALL BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE. - CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION, AND NOTIFY ARCHITECT & OWNER OF ANY INTERFERENCES - CONTRACTORS SHALL PROVIDE ALL BARRICADES, FENCES, SAFETY EQUIPMENT, AND PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT. - ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT. WATER HEATER SHALL BE ELECTRIC. TOILET ROOM FINISHES (ALL) SHALL BE IMPERVIOUS TO WATER. - ALL STRUCTURAL LUMBER SHALL BE MINIMUM (6 950). ALL HOLES IN TOP PLATES AND ANY VOIDS IN EXTERIOR WALL TO BE CAULKED - ALL BATT INSULATION IN EXTERIOR WALLS TO BE SPLIT TO ENVELOPE WIRING. - EXTERIOR DOORS AND WINDOWS TO BE FOAMED.		CONSTRUCTION CLASSIFICATION TYPE VB NONSPRINKLERED BUILDING 1 STORY OCCUPANCY MAIN BUILDING - M TENANT CAPACITY 58 PERSONS EXIT DISTANCE TABLE 1004.2.4, 200" EXIT DISTANCE PLUMBING FIXTURES

COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

PROJECT INFO:
ARCHITECT:

PROJECT INFO:
16-108

PROPOSED ADDITION

DRIFT INN

1535 SOUTH ASHLAND AVE
DEPERE, WI 54115

Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 (6891 - Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

REVISIONS

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TIME
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DRAWN BY: M.J.D.

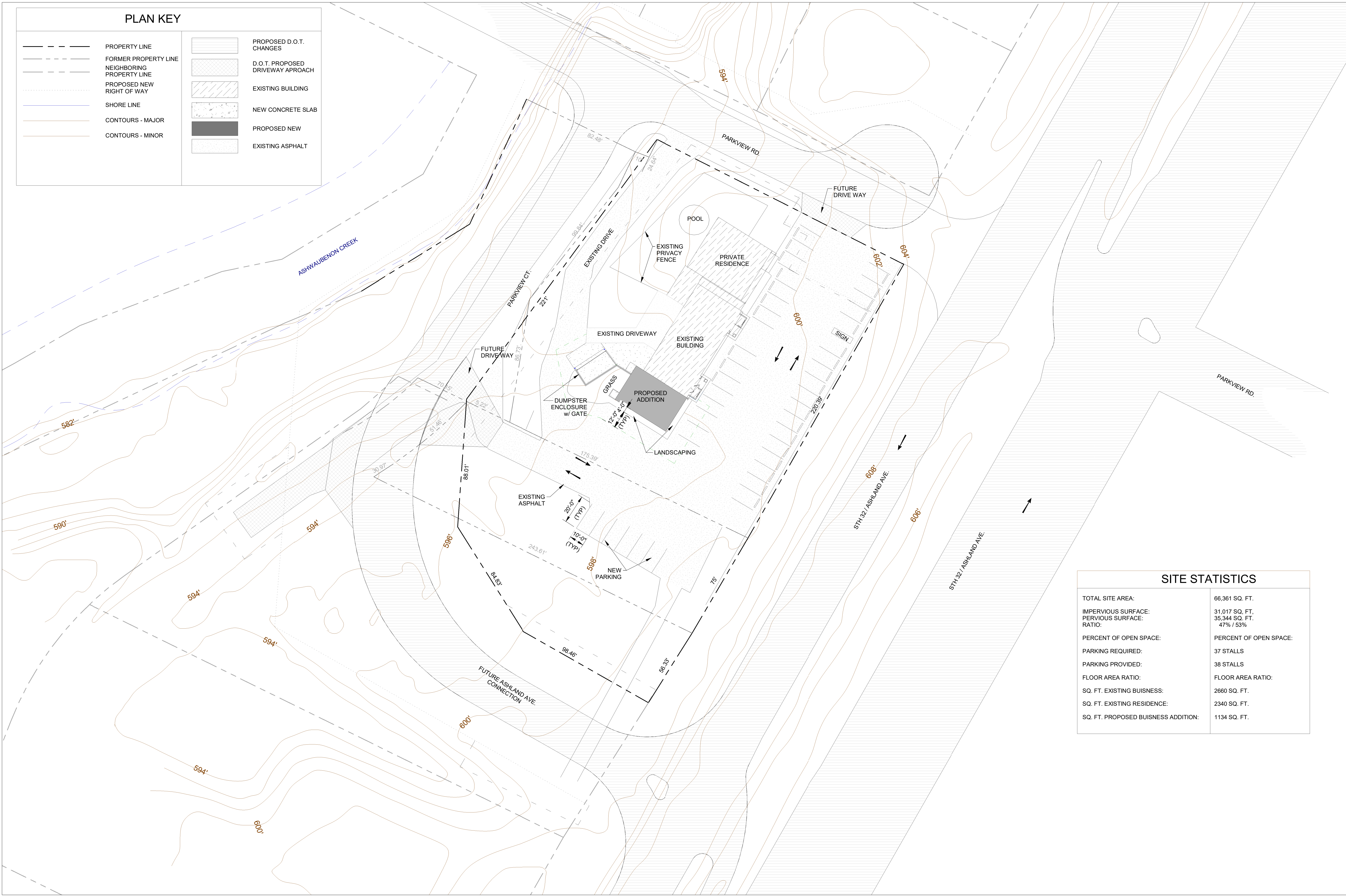
DATE: 02-23-2018

SCALE:

SHEET NAME:

TITLE SHEET

T01



PLAN KEY			
	PROPERTY LINE		PROPOSED D.O.T. CHANGES
	FORMER PROPERTY LINE		D.O.T. PROPOSED DRIVEWAY APPROACH
	NEIGHBORING PROPERTY LINE		EXISTING BUILDING
	PROPOSED NEW RIGHT OF WAY		NEW CONCRETE SLAB
	SHORE LINE		PROPOSED NEW
	CONTOURS - MAJOR		EXISTING ASPHALT
	CONTOURS - MINOR		

SITE STATISTICS	
TOTAL SITE AREA:	66,361 SQ. FT.
IMPERVIOUS SURFACE:	31,017 SQ. FT.
PERVIOUS SURFACE:	35,344 SQ. FT.
RATIO:	47% / 53%
PERCENT OF OPEN SPACE:	PERCENT OF OPEN SPACE:
PARKING REQUIRED:	37 STALLS
PARKING PROVIDED:	38 STALLS
FLOOR AREA RATIO:	FLOOR AREA RATIO:
SQ. FT. EXISTING BUISNESS:	2660 SQ. FT.
SQ. FT. EXISTING RESIDENCE:	2340 SQ. FT.
SQ. FT. PROPOSED BUSINESS ADDITION:	1134 SQ. FT.

1 SITE PLAN
1" = 30'-0"

ARCHITECT OF RECORD:
Checker

PROJECT INFO:
16-108
PROPOSED ADDITION
DRIFT INN
1535 SOUTH ASHLAND AVE
NEDEDE, WI 54145

REVISIONS		
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DATE: 02-23-2018

SCALE: 1" = 30'-0"

SHEET NAME:

SITE PLAN

C10

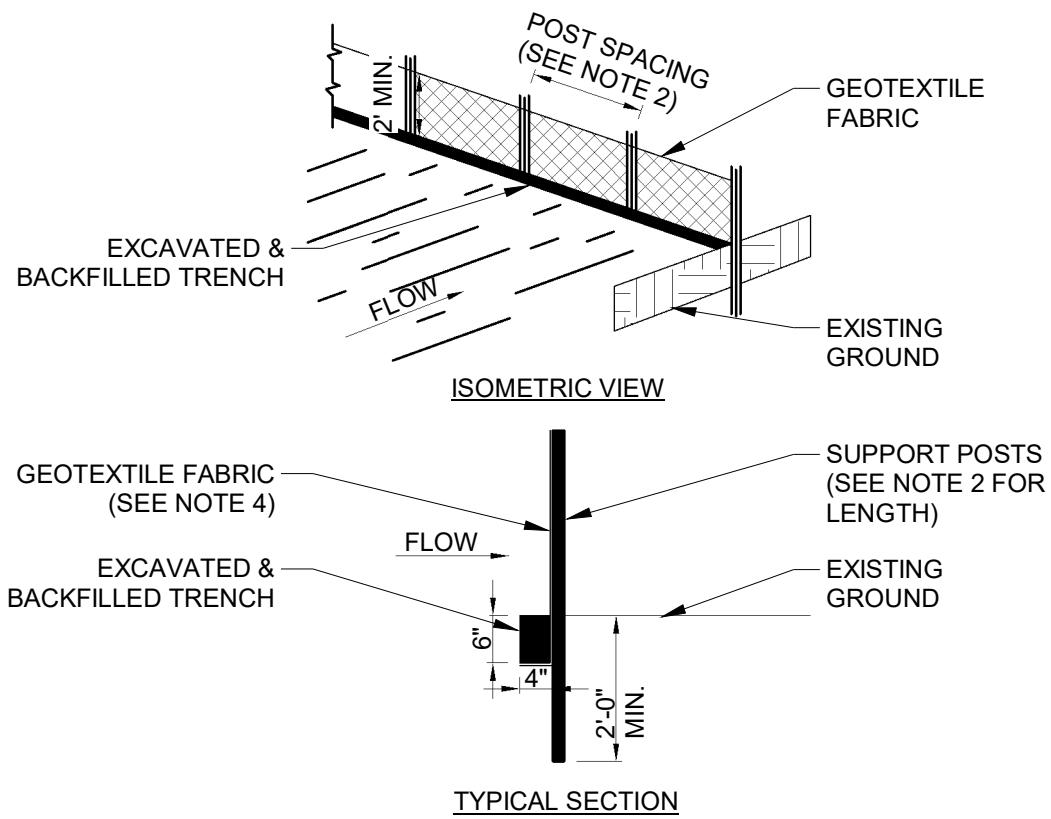


TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITY BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS
HOTLINE
1-800-242-8511

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

DIGGERS HOTLINE



- NOTES:
- THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
 - THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE. THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.

ALL FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

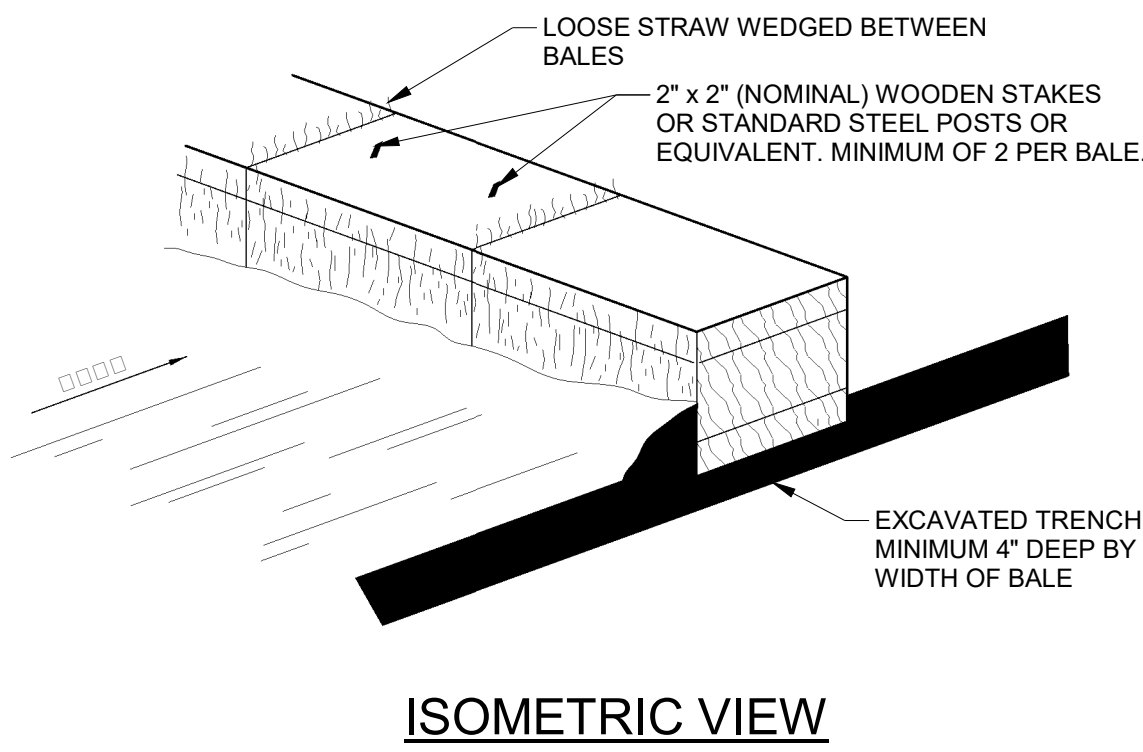
TEST REQUIREMENTS:	METHOD	VALUE*
MIN. GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	ASTM D 4632	120 LBS
MIN. GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	ASTM D 4632	100 LBS
MAXIMUM APPARENT OPENING SIZE EQUIVALENT STANDARD SIEVE	ASTM D 4751	NO. 30
MIN. PERMITIVITY	ASTM D 4491	0.05 SEC.
MIN. PERMITIVITY	ASTM D 4491	0.135 SEC. OR 10 GAL/ SQ. FT. @ 50MM CONSTANT HEAD
MIN. ULTRAVIOLET STABILITY PERCENTAGE OF STRENGTH RETAINED	ASTM D 4355 70%	AFTER 500 HOURS OF EXPOSURE

* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

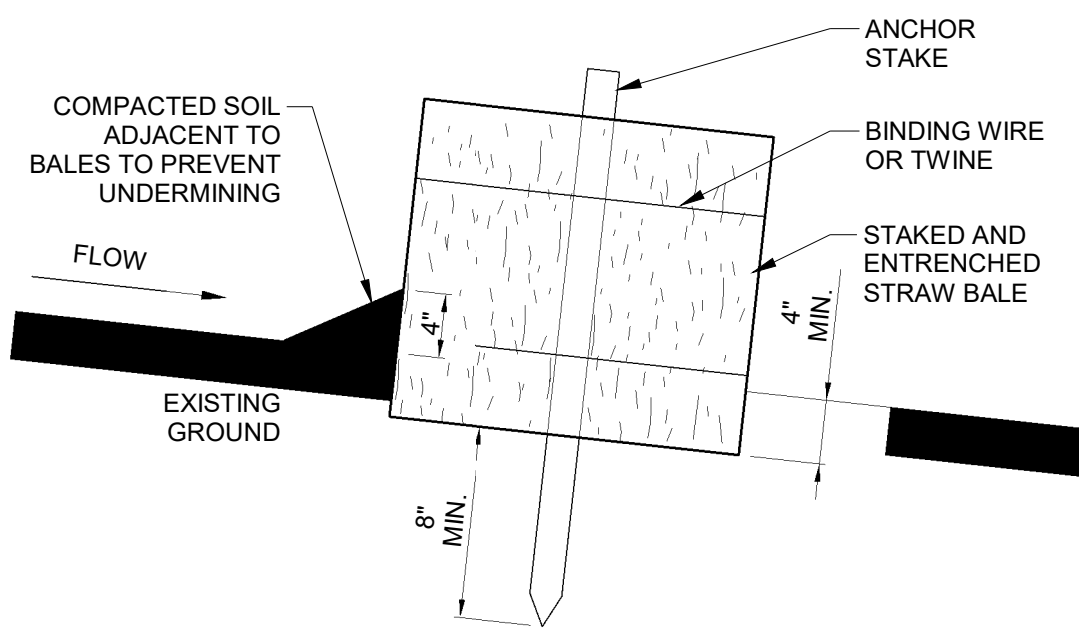
SILT FENCE DETAIL

EROSION MAINTENANCE PLAN:

- ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS, AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFFSITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
- REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 12" OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
- ALL SEEDED AREAS, INCLUDING THE GRASS-LINED CHANNELS, WILL BE RE-SEEDED AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
- BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
- SEDIMENT THAT HAS MIGRATED ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS MONTHLY.



ISOMETRIC VIEW



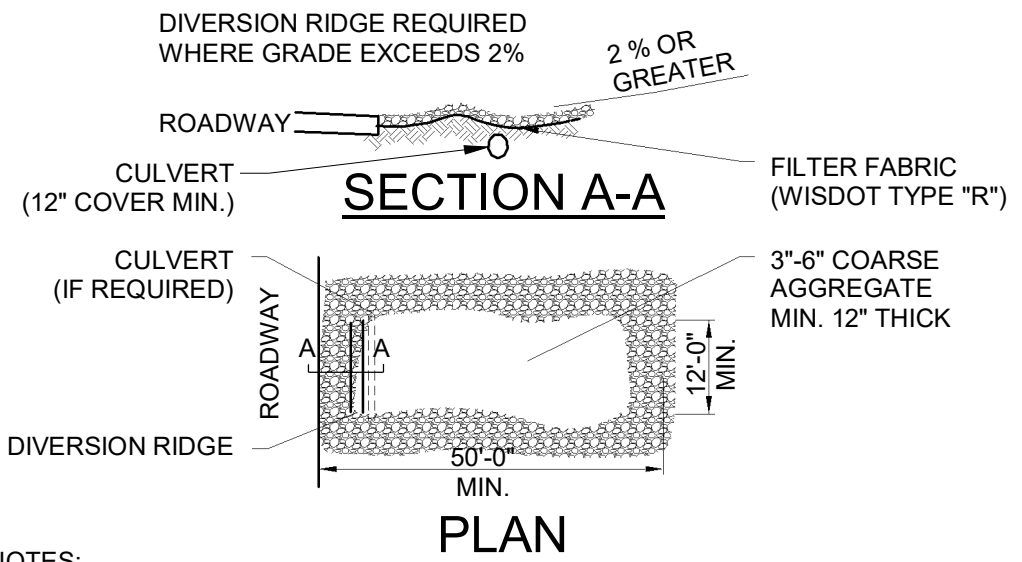
TYPICAL SECTION

- NOTES:
- TURN THE ENDS OF THE STRAW BALE SEDIMEN TRAP UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
 - THE STRAW BALES SHALL BE BUTTED TOGETHER AS TIGHTLY AS POSSIBLE.
 - THE FIRST ANCHOR STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY ANCHORED BALE TO HELP CREATE A TIGHT FIT.

STRAW BALE FENCE DETAIL

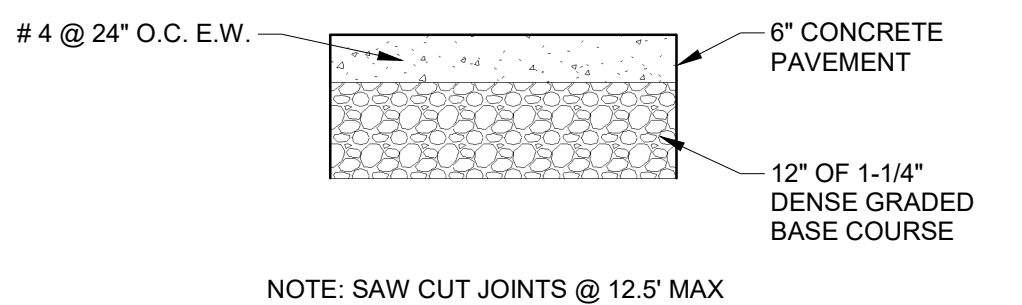
PLANNED EROSION CONTROL PRACTICES:

- TEMPORARY CONSTRUCTION ENTRANCE / EXIT (TECH. STANDARD 1057) A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
- STOCKPILED TOPSOIL / TEMPORARY FILL PILES SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND / OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
- SILT FENCE (TECH. STANDARD 1058) SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELLED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
- DUST CONTROL (TECH. STANDARD 1068) DUST SHALL BE CONTROLLED IN ACCORDANCE WITH WDNR STANDARDS AS NEEDED.
- INLET PROTECTION (TECH. STANDARD 1060) INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.

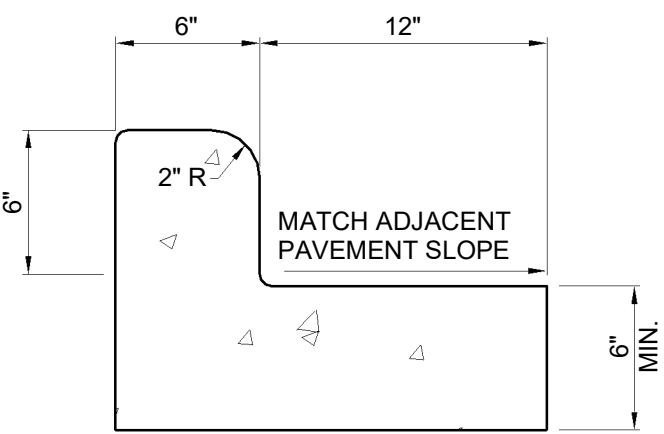


- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
 - USE SANDBAGS, STRAW BALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

SILT FENCE DETAIL



6" CONCRETE PAVEMENT SECTION



18 IN. CURB & GUTTER DETAIL

SHRUB PLANTING

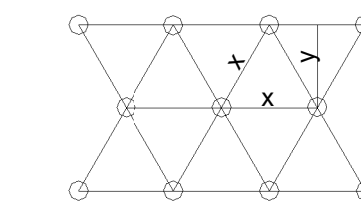
- BACKFILL WITH NATIVE SOIL/RELEASE FERTILIZER TO SURFACE AWAY FROM TRUNK PER MANUFACTURER'S SPECS.
- SET TOP OF ROOT BALL AT SOIL SURFACE.
- PLANTING HOLE SHALL BE 2 - 2 1/2 TIMES THE DIA. OF ROOT BALL AND NO DEEPER THAN HEIGHT OF ROOT BALL. SCARIFY SIDES AND BOTTOM OF PLANTING HOLE.
- SCARIFY ONE SIDE OF ROOT BALL PRIOR TO PLANTING.
- NOTES:
- SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN SHRUBS & UTILITY FACILITIES SO AS TO NOT HINDER USE OF FACILITIES.
 - PLANT PIT BASINS WITHIN SLOPED PLANTING AREAS SHALL BE CONSTRUCTED WITH A MAX. 2:1 SLOPE. PROVIDE SMOOTH TRANSITION TO SURROUNDING FINISH GRADE.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE. FINISH GRADE TO BE RAKED SMOOTH.
- PROVIDE FINAL APPLICATION OF WEED CONTROL UPON FINAL RAKING.
- APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS. (SURFLAN OR EQUAL)
- NOTES:
- REFER TO COS DETAIL FOR FINISH GRADE HEIGHT OF DECOMPOSED GRANITE IN RELATION TO TOP OF CURBS AND SIDEWALKS.

- PRUNE TREE AT TIME OF STAKE REMOVAL.
- TIE WIRE W/ HOSE CHAFING GUARD PER SPECS.
- SET TOP OF ROOT BALL @ SOIL SURFACE.
- BACKFILL WITH NATIVE SOIL (NO ROCKS GREATER THAN 1")
- APPLY SLOW- RELEASE FERTILIZER TO SURFACE AWAY FROM TRUNK PER MANUF. SPECS.
- SCARIFY ONE SIDE OF ROOT BALL PRIOR TO PLANTING.
- NOTES:
- SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN SHRUBS & UTILITY FACILITIES SO AS TO NOT HINDER USE OF FACILITIES.
 - PLANT PIT BASINS WITHIN SLOPED PLANTING AREAS SHALL BE CONSTRUCTED WITH A MAX. 2:1 SLOPE. PROVIDE SMOOTH TRANSITION TO SURROUNDING FINISH GRADE.

TREE PLANTING & STAKING 36" BOX OR 2" CALIPER



- NOTES:
- ALL GROUND COVERS TO BE PLANTED ON CENTER IN A TRIANGULAR PATTERN. (SEE DIAGRAM ABOVE)
 - X = O.C. DIMENSION NOTED IN PLAN
 - Y = 0.86 OF DIMENSION "X"

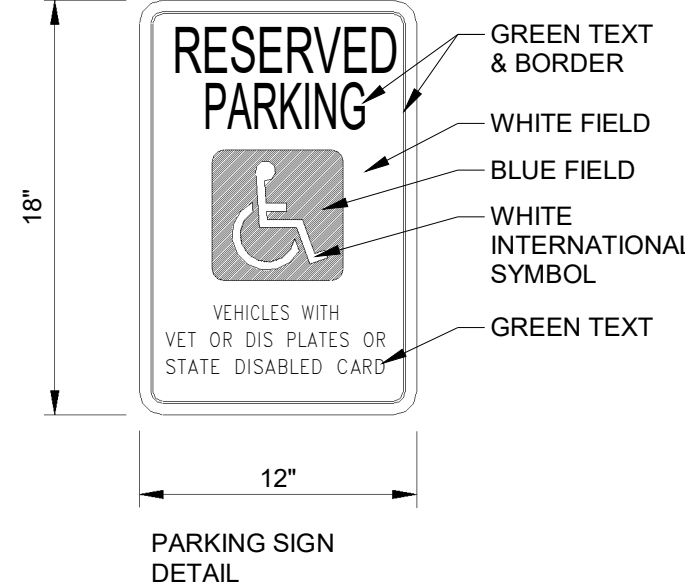
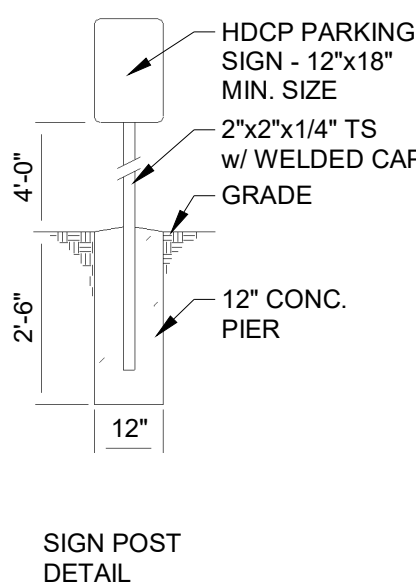
- BACKFILL WITH NATIVE SOIL (NO ROCKS GREATER THAN 1")
- APPLY SLOW- RELEASE FERTILIZER TO SURFACE AWAY FROM TRUNK PER MANUFACTURER'S SPECS.
- MULCH SOIL TO A DEPTH OF 2", 1" IN DIA. KEEP MULCH 2" AWAY FROM PLANT BASE.
- PREPARE SOIL PER SPECIFICATIONS AND ROTOTILL TO A DEPTH OF 6" PRIOR TO AND SPRINKLER WORK.

GROUNDCOVERS

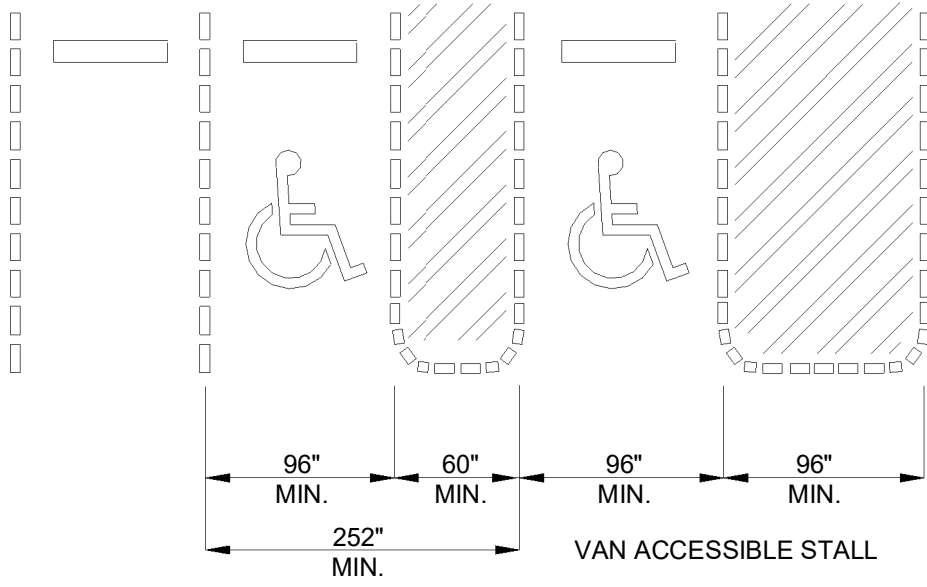
ACCESSIBLE ROUTE



IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON), BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE : TRANS #200.07



HNDCP PARKING SIGN DETAILS



NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED, THAT STALL MUST BE VAN ACCESSIBLE

PARKING SPACE DIMENSIONS

ARCHITECT OF RECORD:
Checker

PROJECT INFO:
16-108
PROPOSED ADDITION

DRIFT INN

1535 SOUTH ASHLAND AVE
WAUKEGAN, WI 54180

Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 (6891 - Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

REVISIONS

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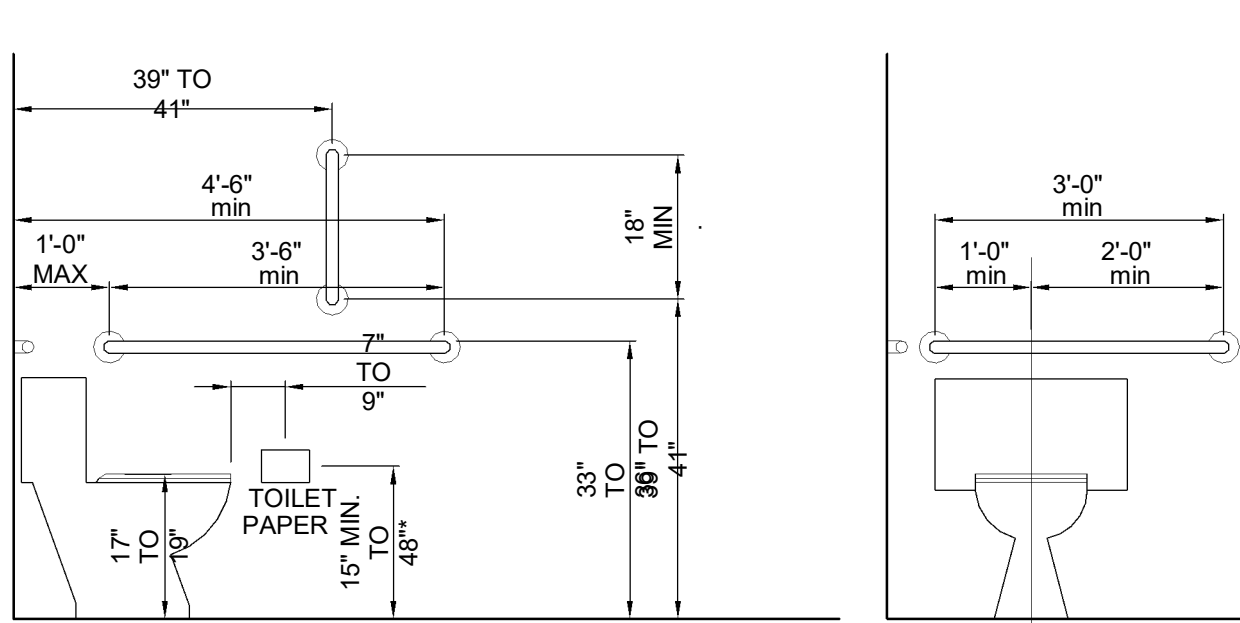
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SCALE: 12" = 1'-0"

SHEET NAME:

SITE
MANAGEMENT

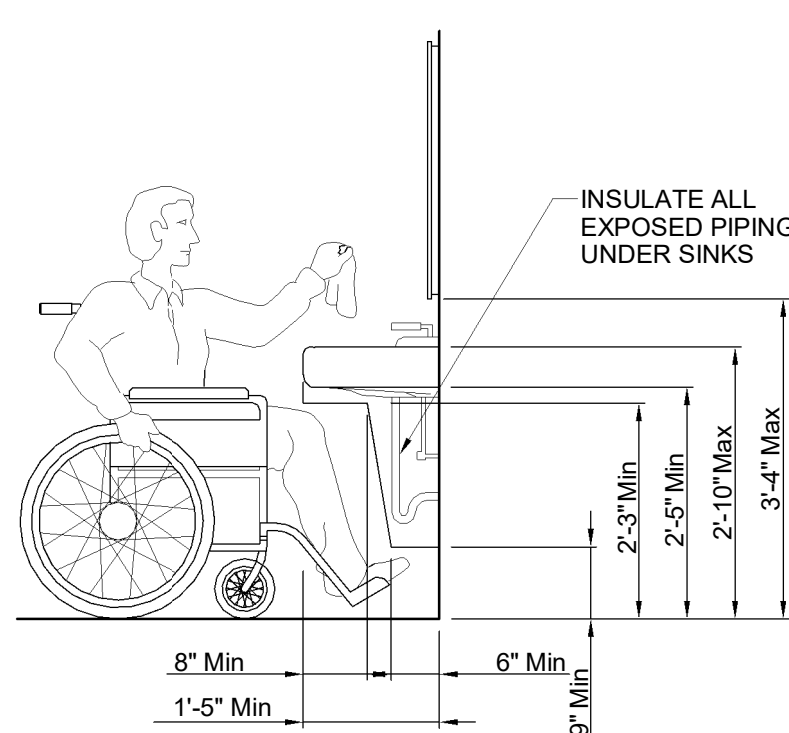
G01



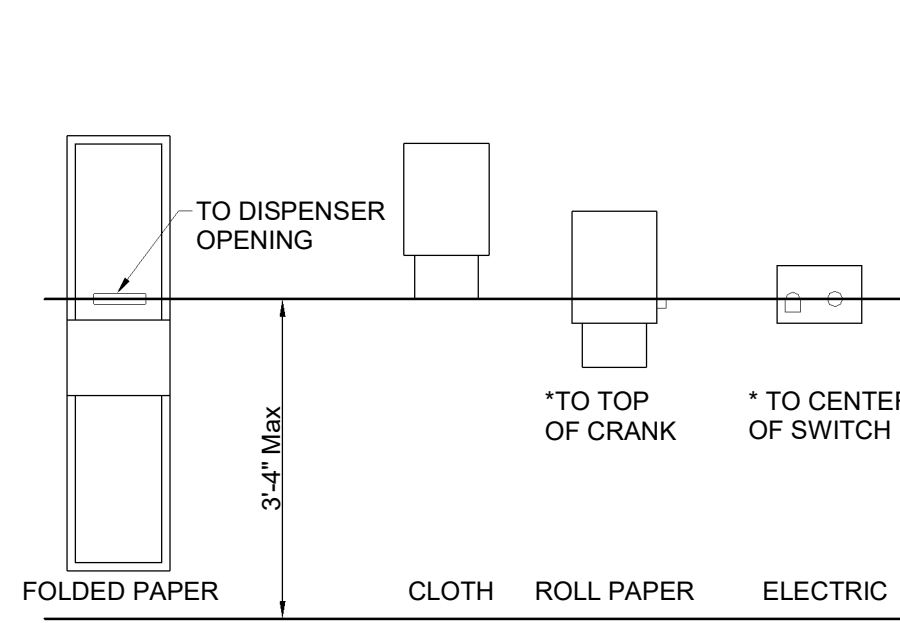
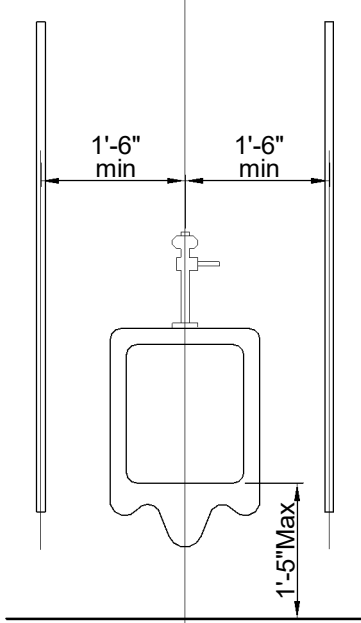
WATER CLOSET ELEVATION

* IF TOILET PAPER DISPENSERS ARE INSTALLED ABOVE THE SIDE WALL GRAB BAR, THE OUTLET OF THE TOILET PAPER DISPENSER MUST BE 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR AND THE TOP OF THE GRIPPING SURFACE OF THE GRAB BAR MUST BE 33 INCHES (840 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR.

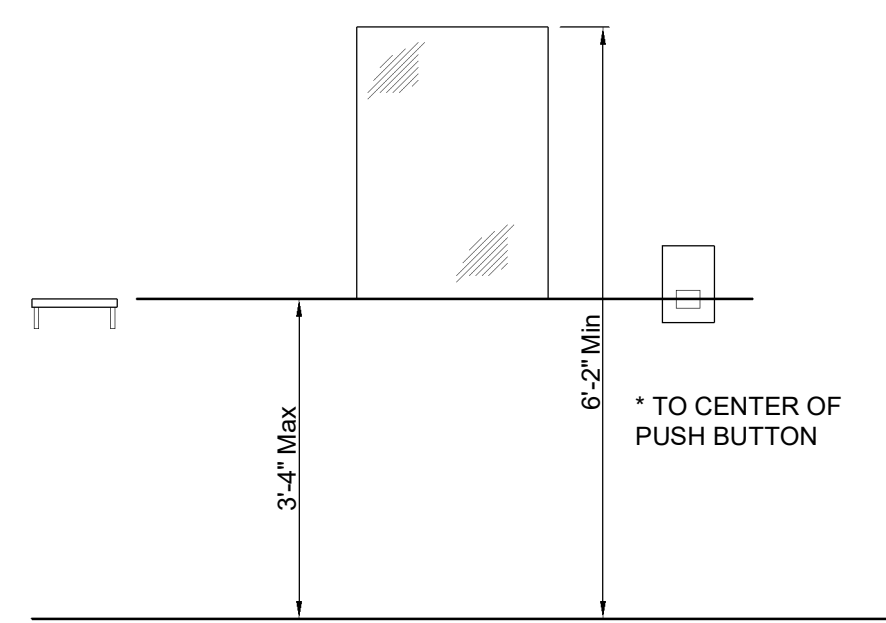
LAVATORY CLEARANCES



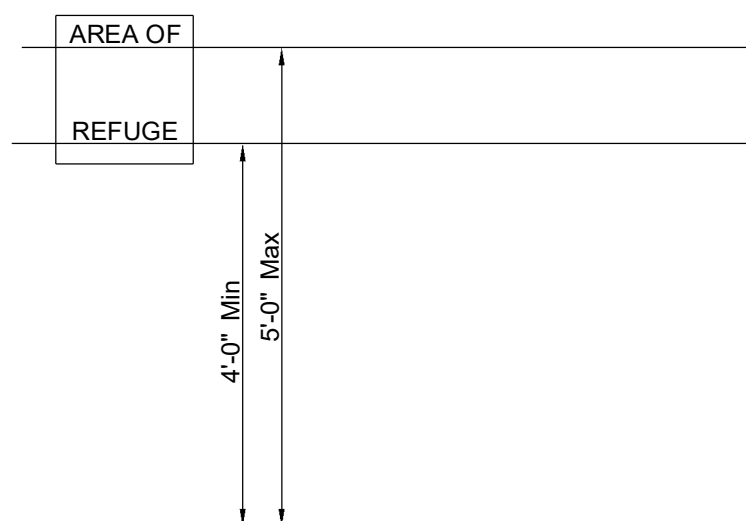
WALL-HUNG URINAL H.C. ACCESSIBLE



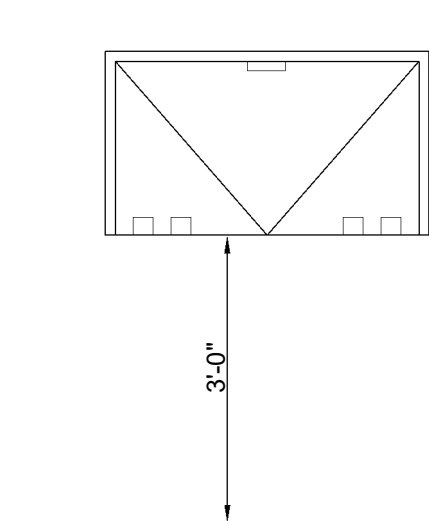
HAND DRYERS



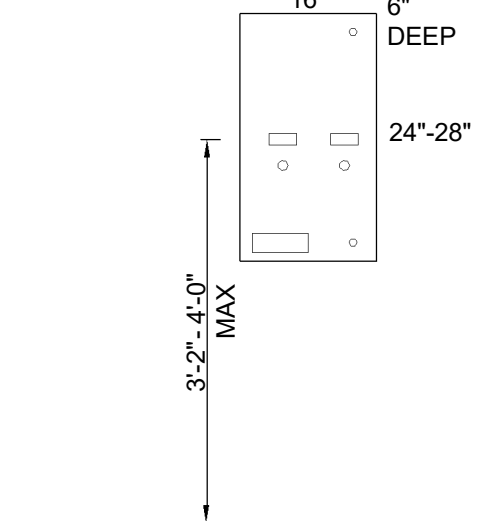
SHELF MIRROR SOAP DISPENSER



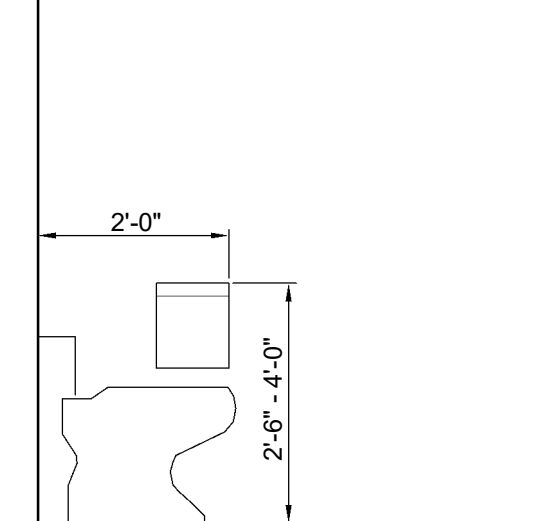
AREA OF REFUGE SIGNAGE 703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.



FOLD-UP BABY CHANGING TABLE



RECESSED FEMININE NAPKIN DISPENSER

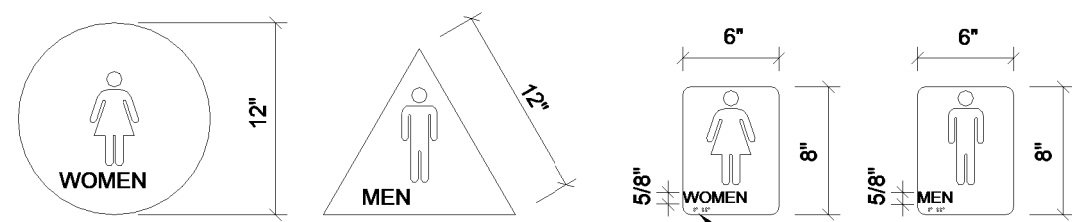


SURFACE MTD. FEMININE NAPKIN DISPOSAL

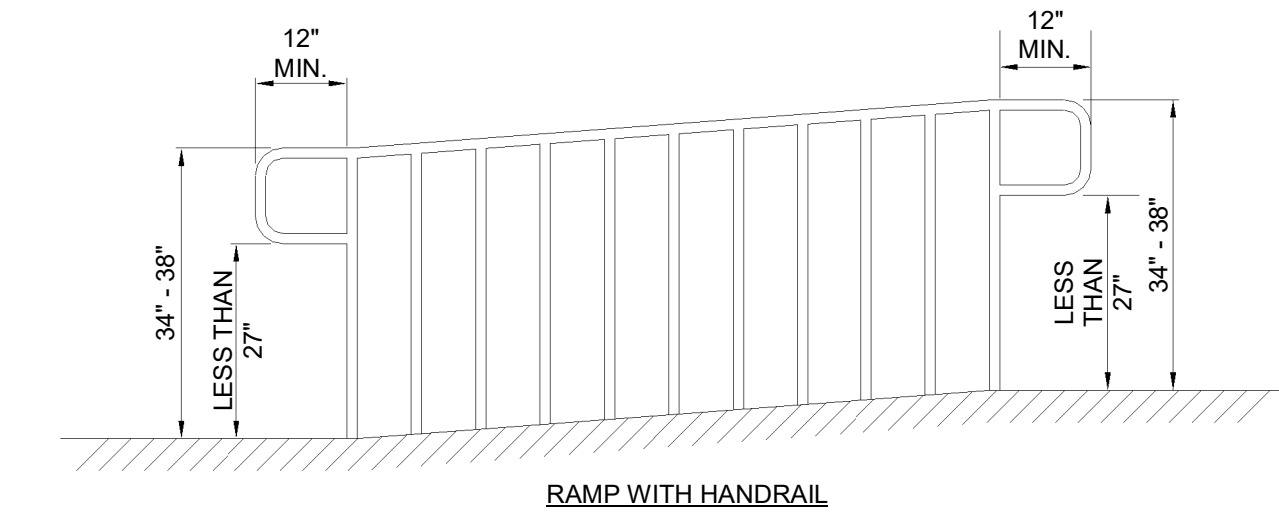
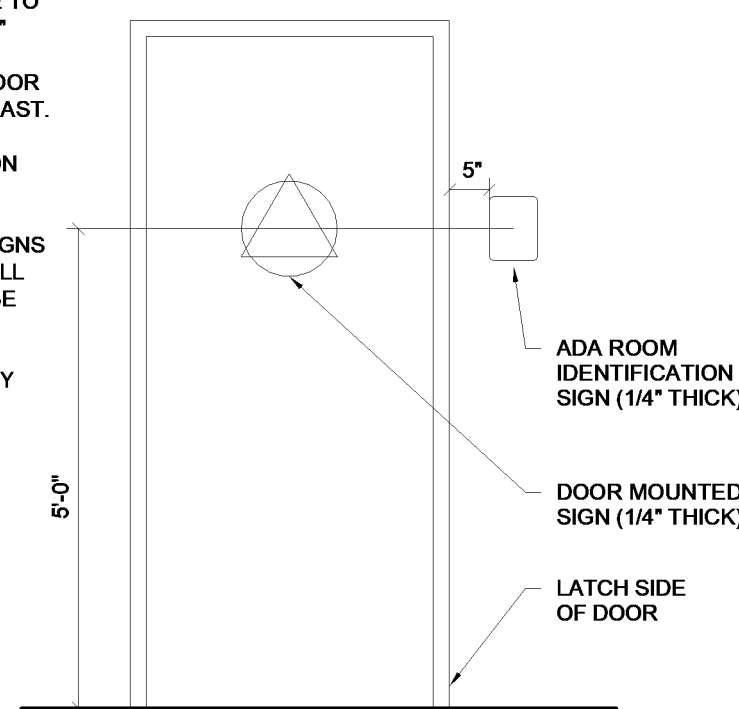
A.D.A. MOUNTING HEIGHTS FOR FIXTURES & ACCESSORIES

DOOR MOUNTED SIGNS

ADA SIGNS

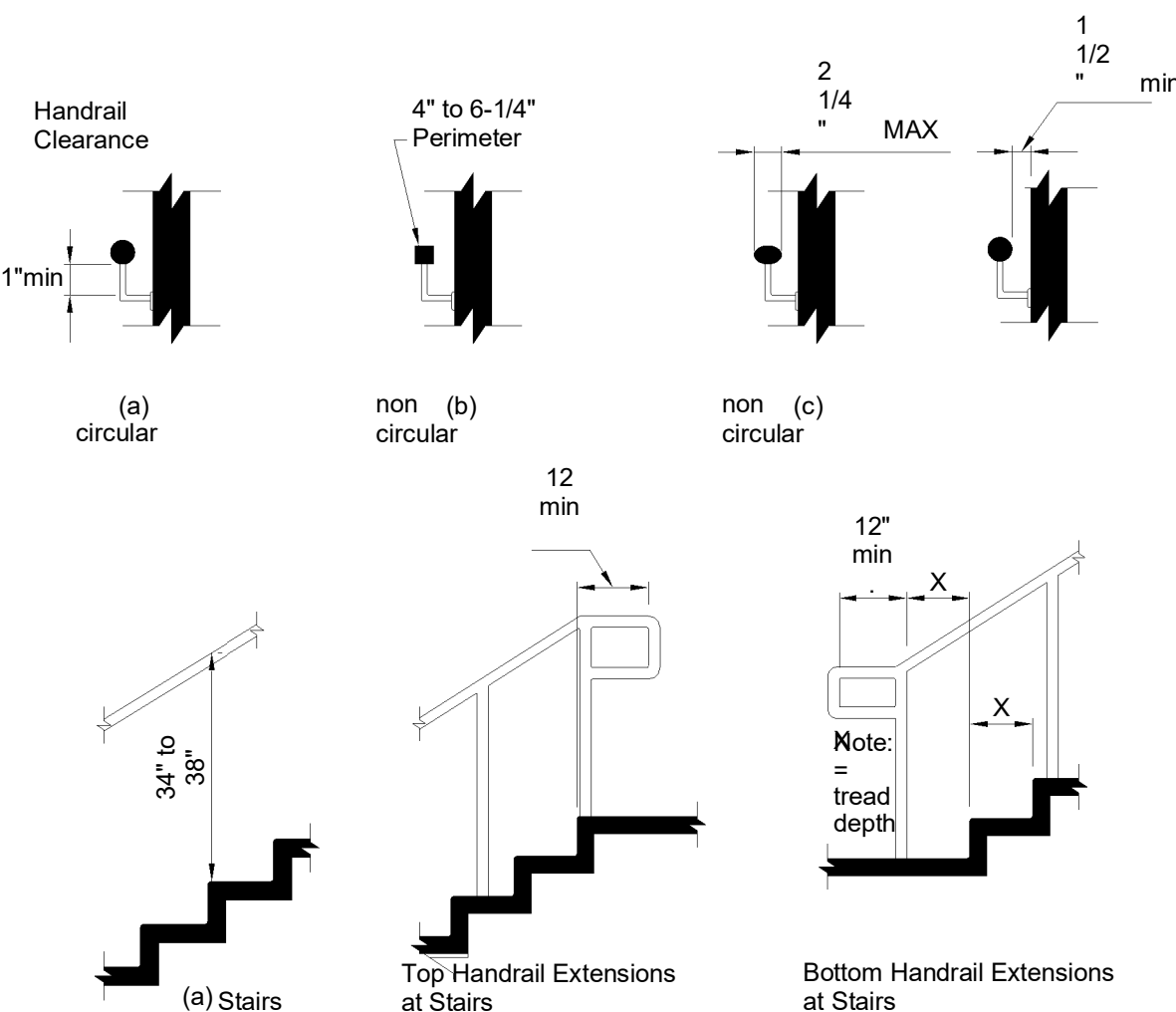


1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE ON WALL ADJACENT DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM DOOR AND WALL IN COLOR AND CONTRAST.
3. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
4. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN. SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS. A.D.A. SIGNAGE ACCOMPANIED BY GRADE 2 BRAILLE.
5. REGULATORY SIGNS TO BE TYPICALLY ADA COMPLIANT TACTILE 3-D PLAQUES PER CODE REQUIREMENTS.
6. SIGNS TO BE A TYPICAL ONE PIECE INJECTION MOLDED FABRICATION WITH RAISED SECOND SURFACE GRAPHICS.
7. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.



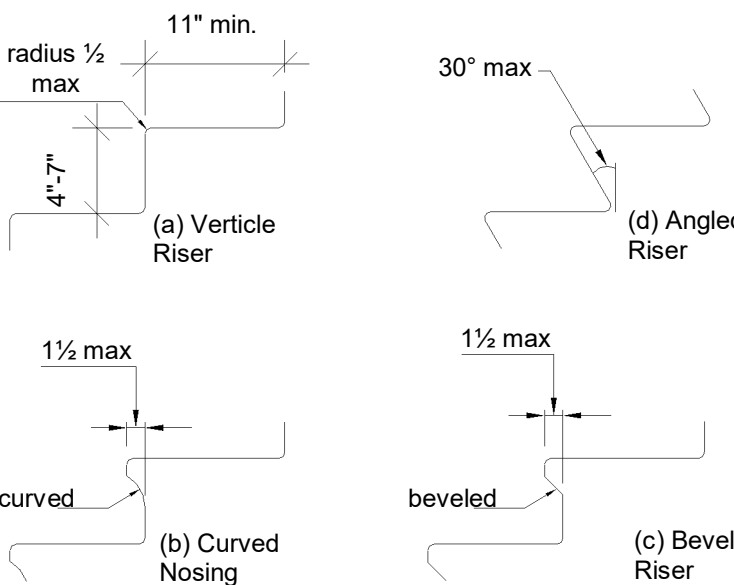
RAMP WITH HANDRAIL

- 4.8 RAMPS (ADAAG) (reference)
- (A) EXTERIOR RAMPS - THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 40", MEASURED BETWEEN HANDRAILS.
- (B) INTERIOR RAMPS - THE MINIMUM CLEAR WIDTH OF AN INTERIOR RAMP SHALL BE 36", MEASURED BETWEEN HANDRAILS.
- 4.8.4 LANDINGS (ADAAG)
- RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
- (1) THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP LEADING TO IT.
- (2) THE LANDING LENGTH SHALL BE A MINIMUM OF 60" (1525 mm) CLEAR.
- (3) IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"x 60" (1525 mm x 1525 mm).
- (4) IF DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6.
- 4.8.5 HANDRAILS (ADAAG) IF A RAMP HAS A RISE GREATER THAN 6 inches (150 mm) OR A HORIZONTAL PROJECTION GREATER THAN 72" (1830 mm), THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS SHALL COMPLY WITH 4.26.

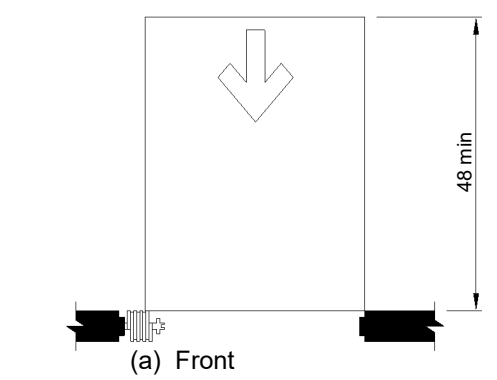


- 505.2 LOCATION. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
- 505.3 CONTINUITY. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. OTHER HANDRAILS SHALL COMPLY WITH SECTIONS 505.10 AND 307.
- 505.4 HEIGHT. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34" MINIMUM AND 38" MAXIMUM VERTICALLY ABOVE STAIR NOSINGS AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS AND RAMP SURFACES.
- 505.5 CLEARANCE. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 1/2" MINIMUM.
- 505.6 GRIPPING SURFACE. GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWELL POSTS, OR OTHER CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.
- 505.7 CROSS SECTION. HANDRAILS SHALL HAVE A CIRCULAR CROSS-SECTION WITH AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM & 2" MAXIMUM, OR SHALL PROVIDE EQUIVALENT GRASPABILITY COMPLYING WITH SECTION 505.7.1.
- 505.7.1 NON-CIRCULAR CROSS SECTIONS. HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4" MINIMUM AND 6-1/2" MAXIMUM, AND PROVIDED THEIR LARGEST CROSS-SECTION DIMENSION IS 2 1/4" MAXIMUM.
- 505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY 12" MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. SUCH EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
- 505.10.2 TOP EXTENSIONS AT STAIRS. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MINIMUM, BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. SUCH EXTENSION SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- 505.10.3 BOTTOM EXTENSION AT STAIRS. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT, OR SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE. IF PROVIDED AT THE BOTTOM OF A STAIR FLIGHT, A HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12" LONG, MINIMUM, AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL, AS MEASURED ABOVE THE STAIR NOSINGS. SUCH EXTENSION SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

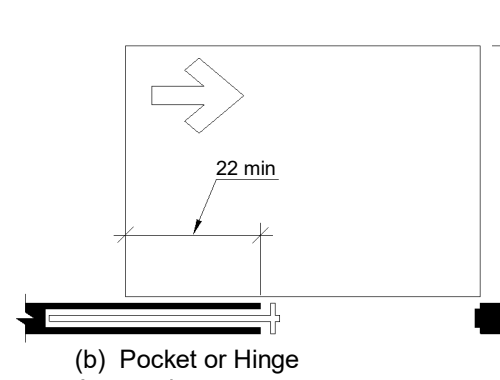
ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS



- 504.2 TREADS AND RISERS. RISERS SHALL BE 4" HIGH MINIMUM AND 7" MAXIMUM. TREADS SHALL BE 11" DEEP MINIMUM, MEASURED FROM RISER TO RISER, AND UNIFORM TREAD DEPTH.
- 504.3 OPEN RISERS. OPEN RISERS SHALL NOT BE PERMITTED.
- 504.4 TREAD SURFACE. STAIR TREADS SHALL COMPLY WITH SECTION 302.
- 504.5 NOSINGS. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2" MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEG. MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL BE 1 1/2" MAXIMUM BEYOND THE TREAD BELOW.
- 504.6 HANDRAILS. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505.



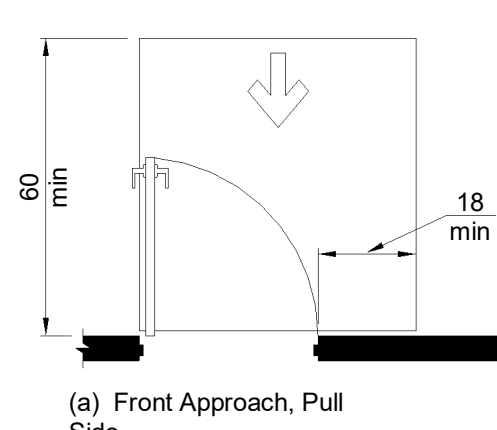
(a) Front Approach



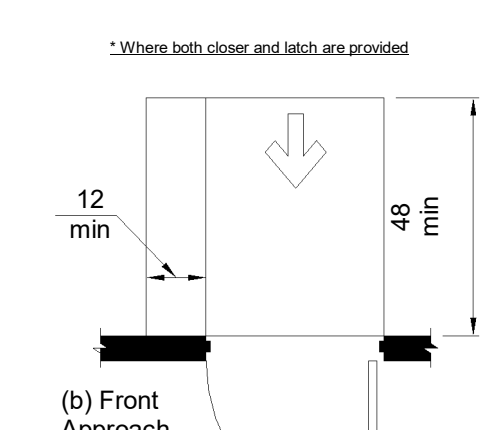
(b) Pocket or Hinge Approach



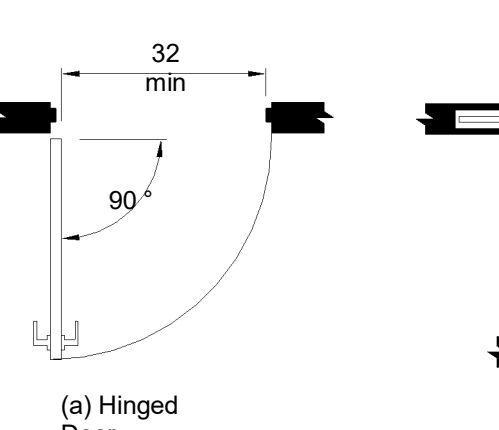
(c) Stop or Latch Approach



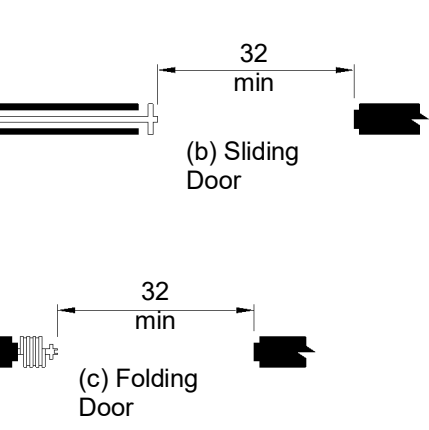
(a) Front Approach, Pull Side



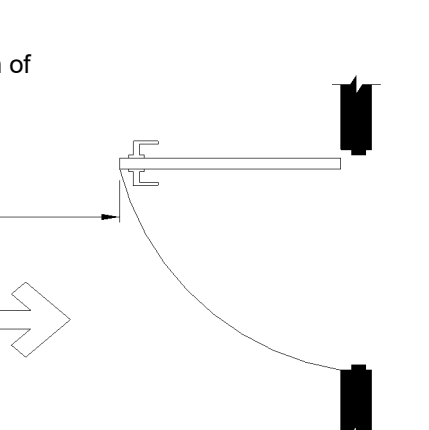
(b) Front Approach, Push Side



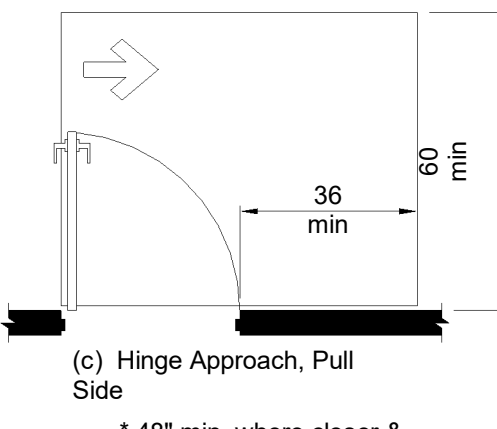
(a) Hinged Door



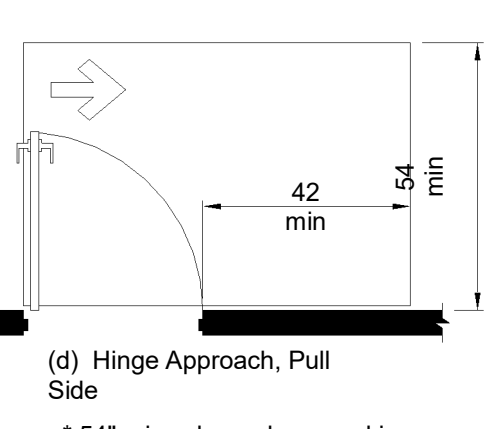
(b) Sliding Door



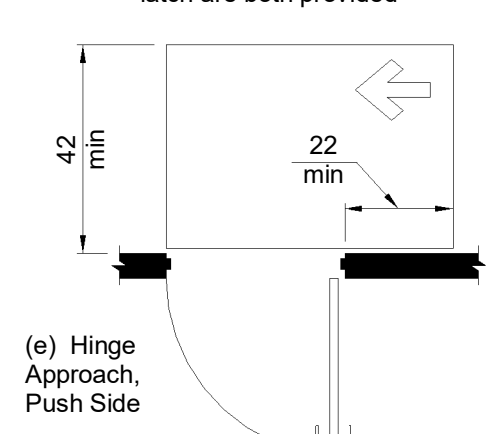
(c) Folding Door



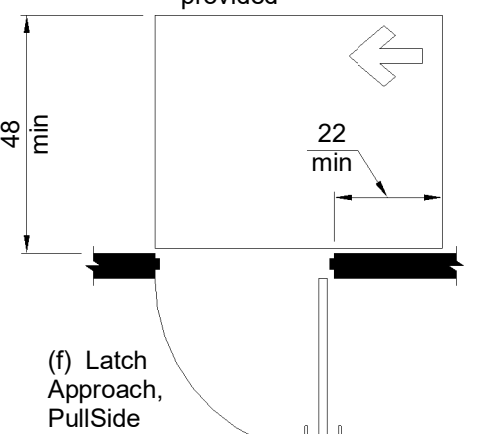
(c) Hinge Approach, Pull Side



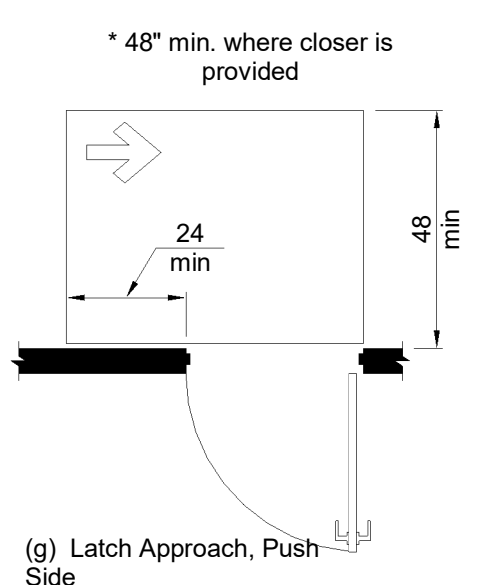
(d) Hinge Approach, Pull Side



(e) Hinge Approach, Push Side



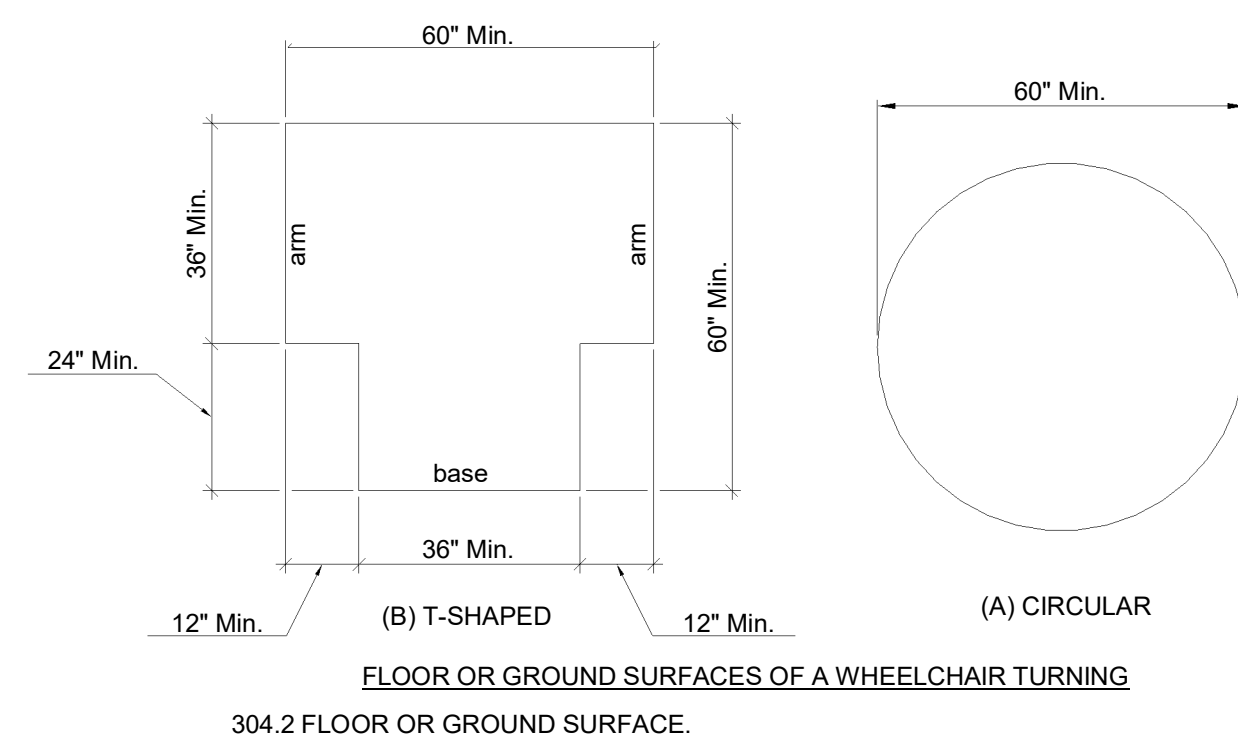
(f) Latch Approach, Pull Side



(g) Latch Approach, Push Side

TYPE OF USE	Door Side	MINIMUM CLEARANCES	
		Perpendicular to Door (1)	Parallel to Door
Approach Direction	Pull	60"	18"
From Front	Push	48"	0" (2)
From Hinge	Pull	60"	36"
From Hinge	Push	54"	42"
From Latch	Pull	48" (4)	24"
From Latch	Push	42" (4)	24"

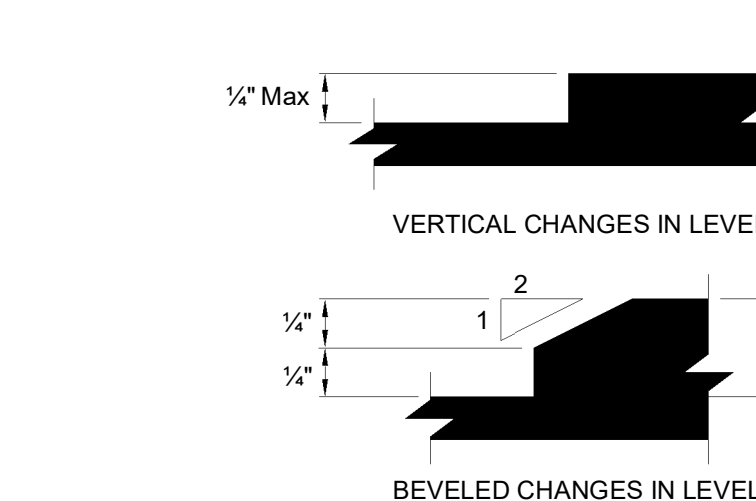
- NOTES:
- (1) Maneuvering space shall include full width of doorway.
- (2) Add 12" if closer and latch provided.
- (3) Add 6" if closer and latch provided.
- (4) Add 6" if closer provided.



FLOOR OR GROUND SURFACES OF A WHEELCHAIR TURNING

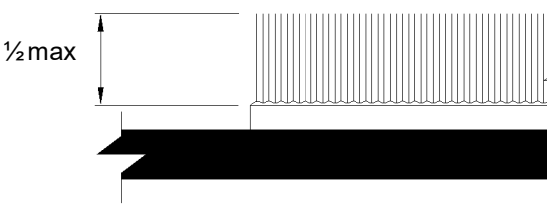
304.2 FLOOR OR GROUND SURFACE.

302.2 GENERAL. FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH ICC/ANSI A117.1-1998 SECTION 302.



BEVELED CHANGES IN LEVEL

- 303.2 VERTICAL. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
- 303.3 BEVELED. CHANGES IN LEVEL BETWEEN 1/4" & 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- 303.4 RAMPED. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND SHALL COMPLY WITH ICC/ANSI A117.1-1998 Section 405 AND 406.



CARPET ON FLOOR OR GROUND SURFACES

- 302 GENERAL. FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH ICC/ANSI A117.1-1998 SECTION 302.
- 302.2 CARPET. PILE HEIGHT SHALL BE 1/2" MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR OR GROUND AND SHALL HAVE TRIM ALONG ENTIRE LENGTH OF EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH ICC/ANSI A117.1-1998 Section 303. (Fig.302.2)

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ARCHITECT OF RECORD:

Checker

PROJECT INFO:

16-108

PROPOSED ADDITION

DRIFT INN

1535 SOUTH ASHLAND AVE

NEDEDE, WI 54145

Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 6891 - Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

REVISIONS

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DATE: 02-23-2018

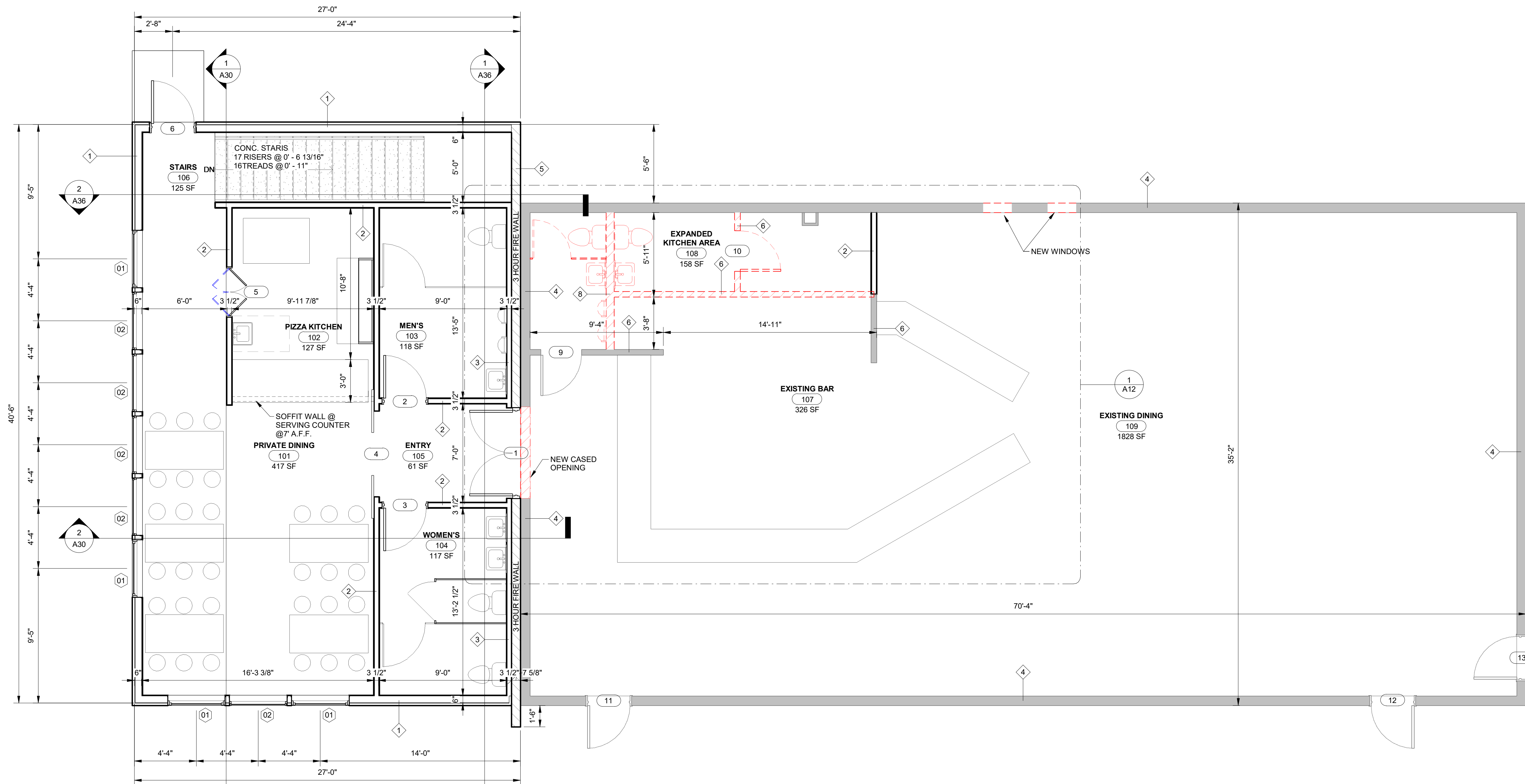
SCALE: 1/2" = 1'-0"

SHEET NAME:

ADA DETAILS

G02

Packet Pg. 38



1 FIRST FLOOR
1/4" = 1'-0"

PRELIMINARY PLAN

ARCHITECT OF RECORD:
M.J.D.

PROJECT INFO:
16-108
PROPOSED ADDITION
DRIFT INN
1535 SOUTH ASHLAND AVE
NEDEDE, WI 54145

REVISIONS		
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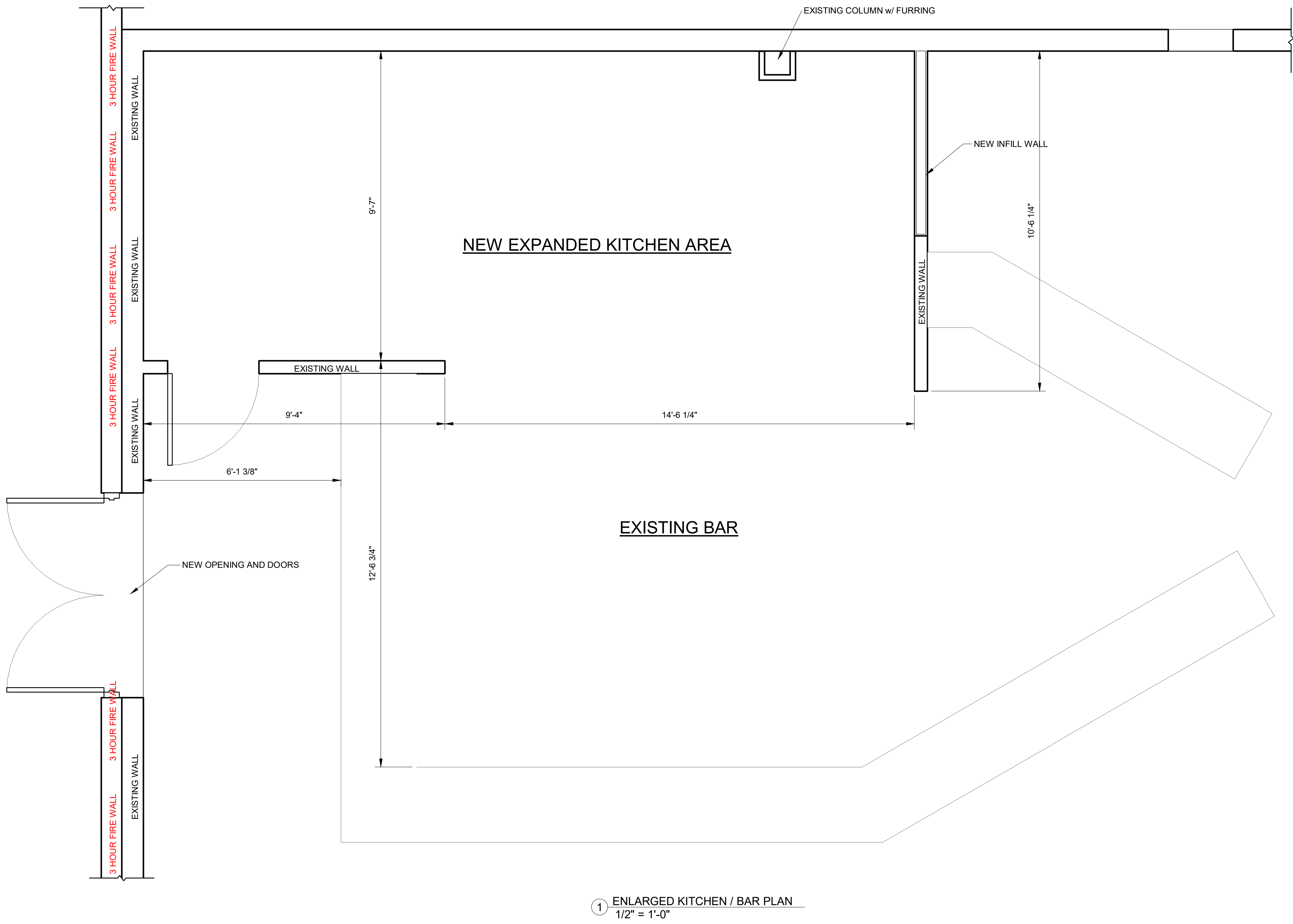
DRAWN BY: Author

DATE: 02-23-2018

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

SHEET NAME:
**MAIN FLOOR
PLAN**

A10



1 ENLARGED KITCHEN / BAR PLAN
1/2" = 1'-0"

PRELIMINARY PLAN

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5.c

ARCHITECT OF RECORD:
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PROJECT INFO:
16-108
PROPOSED ADDITION
DRIFT INN

1535 SOUTH ASHLAND AVE
NEDEDE, WI 54145
Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 6891 : Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

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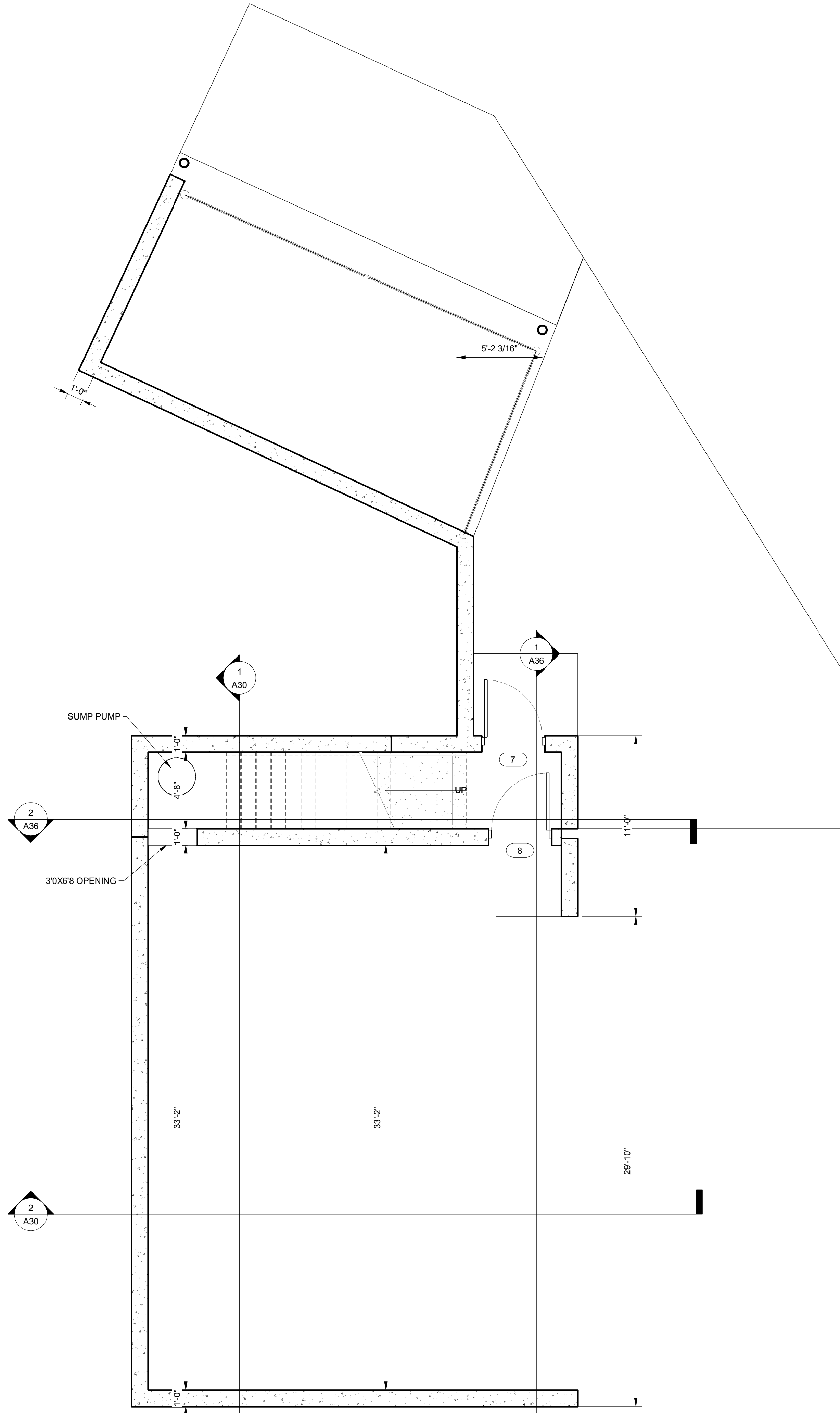
SCALE: 1/2" = 1'-0"

ENLARGED
KITCHEN / BAR
PLAN

A12

Packet Pg. 40

PRELIMINARY PLAN



1 BASEMENT
1/4" = 1'-0"



ARCHITECT OF RECORD:
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PROJECT INFO:
16-108
PROPOSED ADDITION
DRIFT INN

1535 SOUTH ASHLAND AVE
NEDEDE, WI 54145

REVISIONS		
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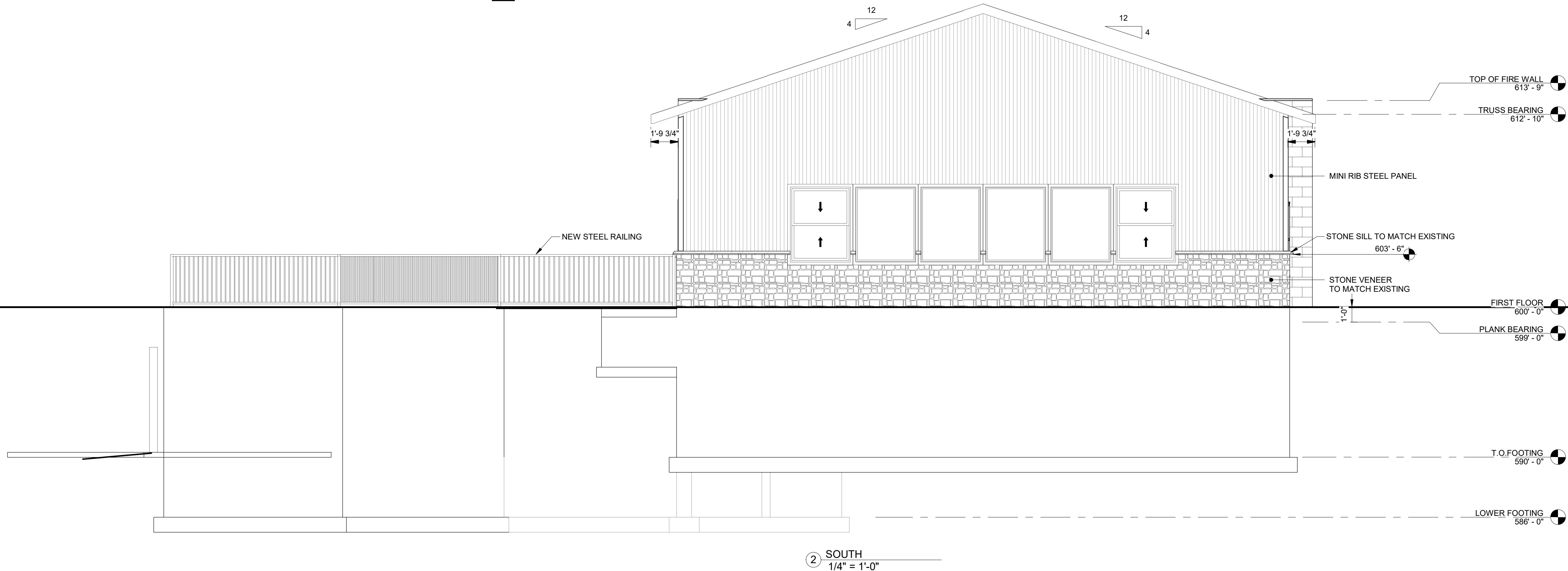
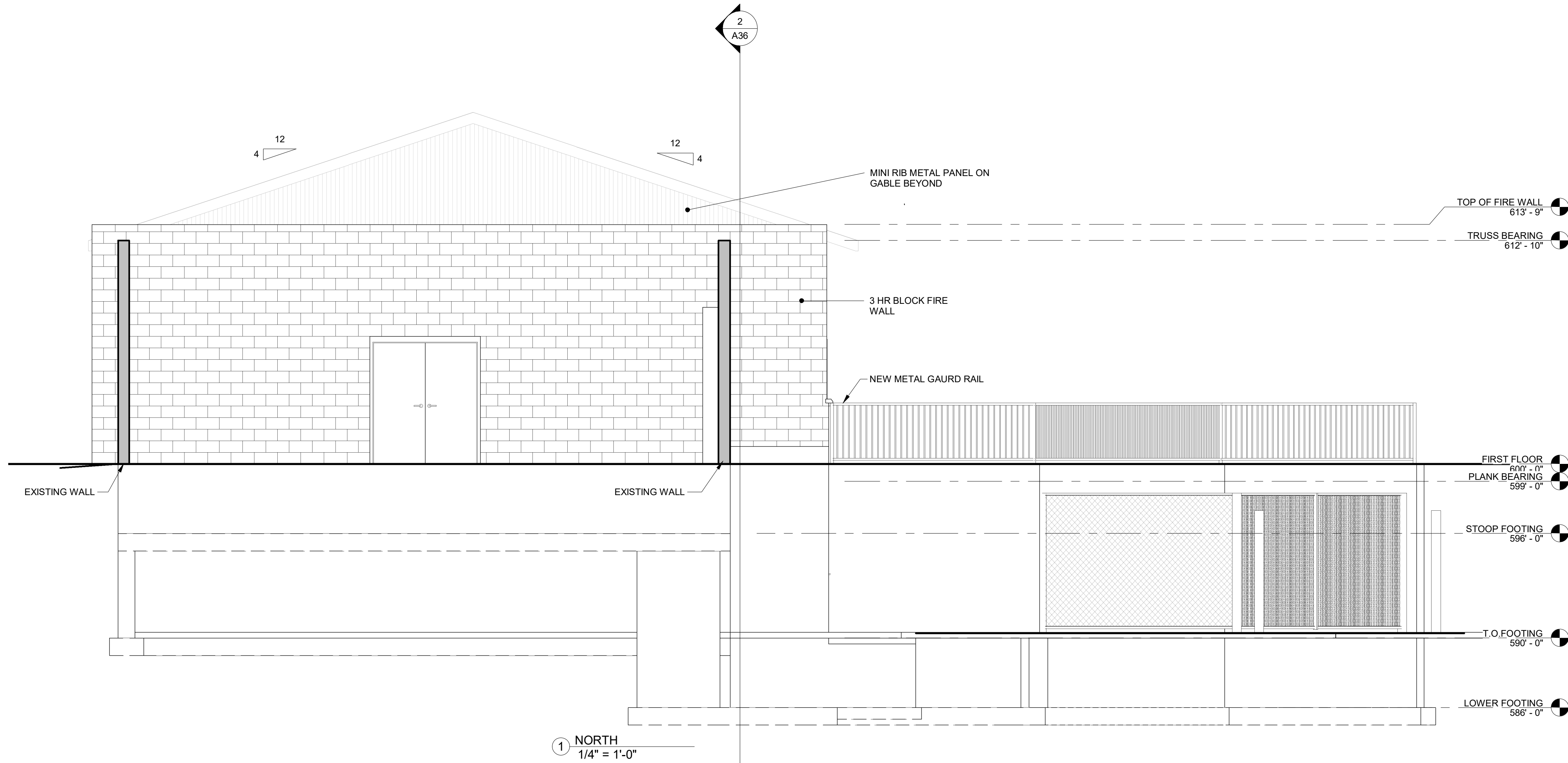
DRAWN BY: Author

DATE: 02-23-2018

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

SHEET NAME:
**BASEMENT
PLAN**

A14



PRELIMINARY PLAN

5.c

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ARCHITECT OF RECORD:

M.J.D.

PROJECT INFO:

16-108

PROPOSED ADDITION

DRIFT INN

1535 SOUTH ASHLAND AVE

NEDEDE, WI 54145

REVISIONS			
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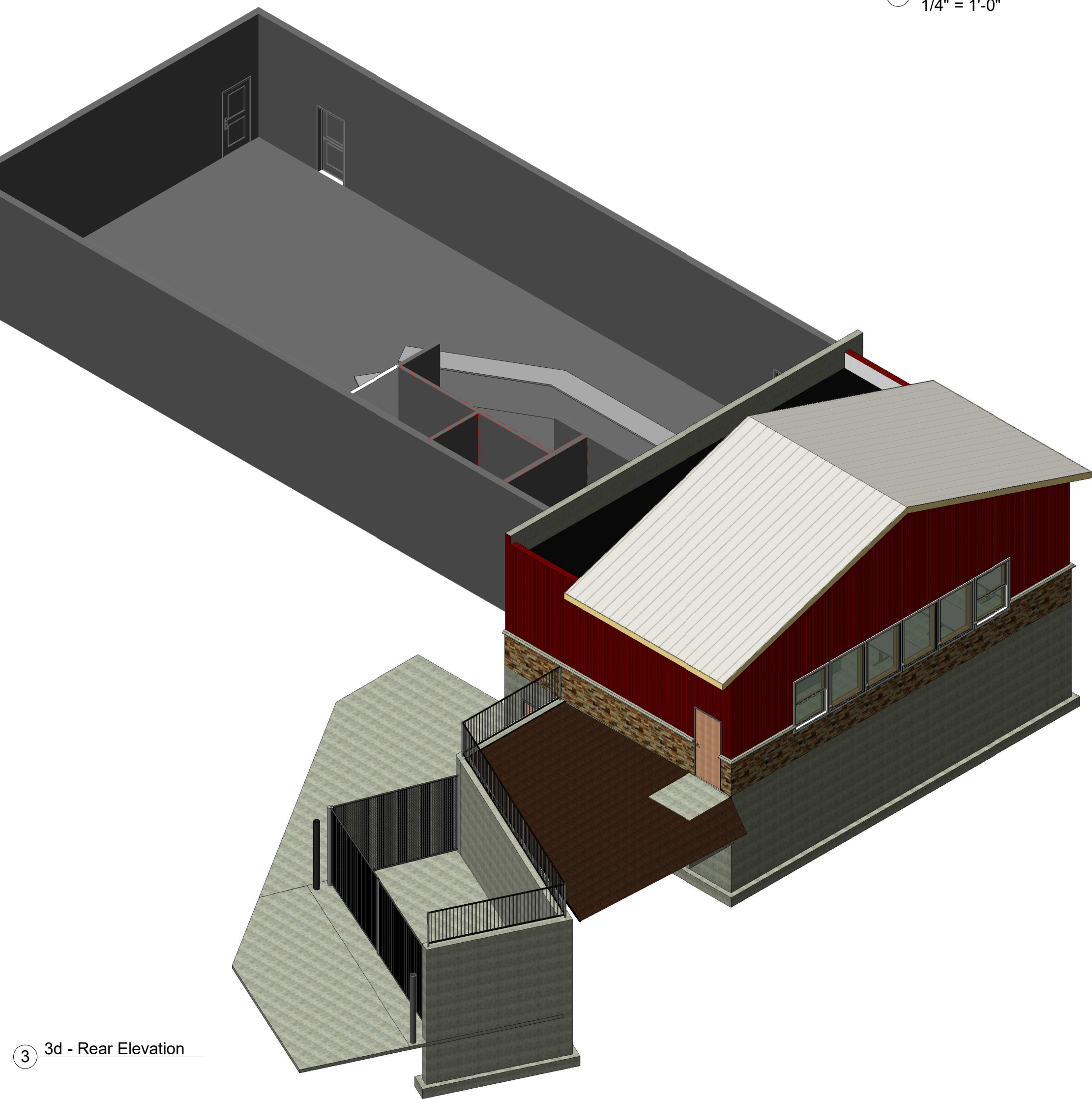
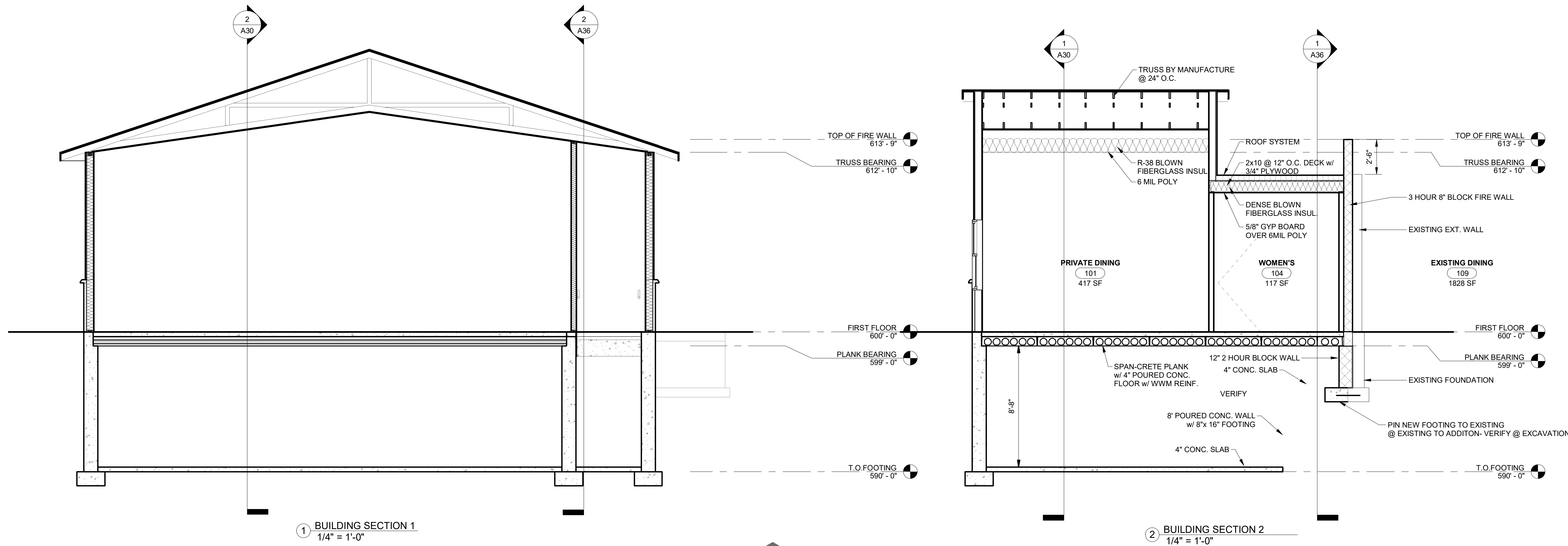
1/4" = 1'-0"

SHEET NAME:

ELEVATIONS

A20

Packet Pg. 42



PRELIMINARY PLAN

COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

ARCHITECT OF RECORD:
M.J.D.

PROJECT INFO:

16-108
PROPOSED ADDITION

DRIFT INN

1535 SOUTH ASHLAND AVE
NEDEDE, WI 54445

Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 (6891 - Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

REVISIONS

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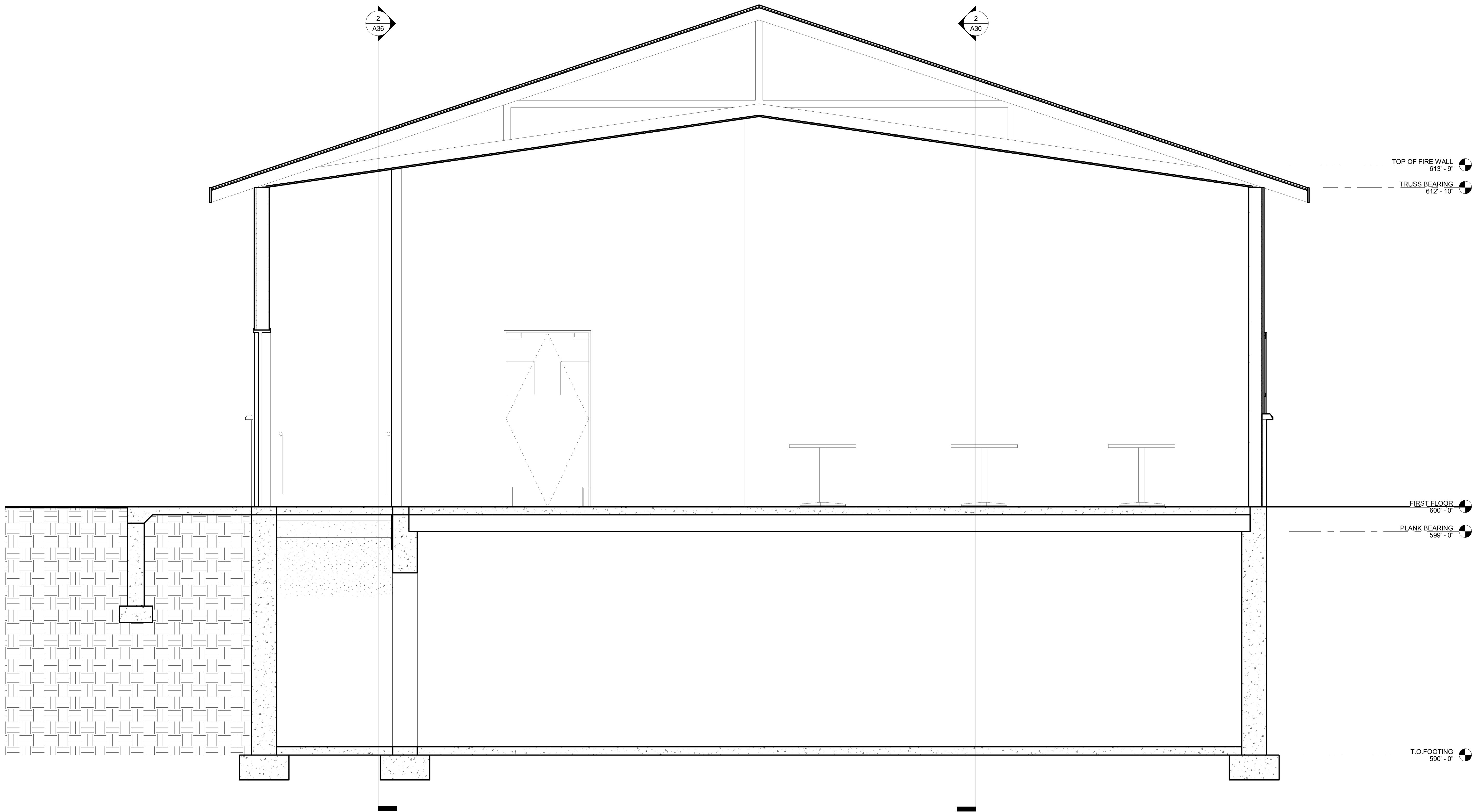
DATE: 02-23-2018

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

SHEET NAME

SECTIONS

A30



1 BUILDING SECTION
1/2" = 1'-0"

ARCHITECT OF RECORD:
Chickler

PROJECT INFO:

16-108
PROPOSED ADDITION
DRIFT INN

1535 SOUTH ASHLAND AVE
NEDEDE, WI 54445

Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 (6891 - Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

REVISIONS

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SCALE: 1/2" = 1'-0"

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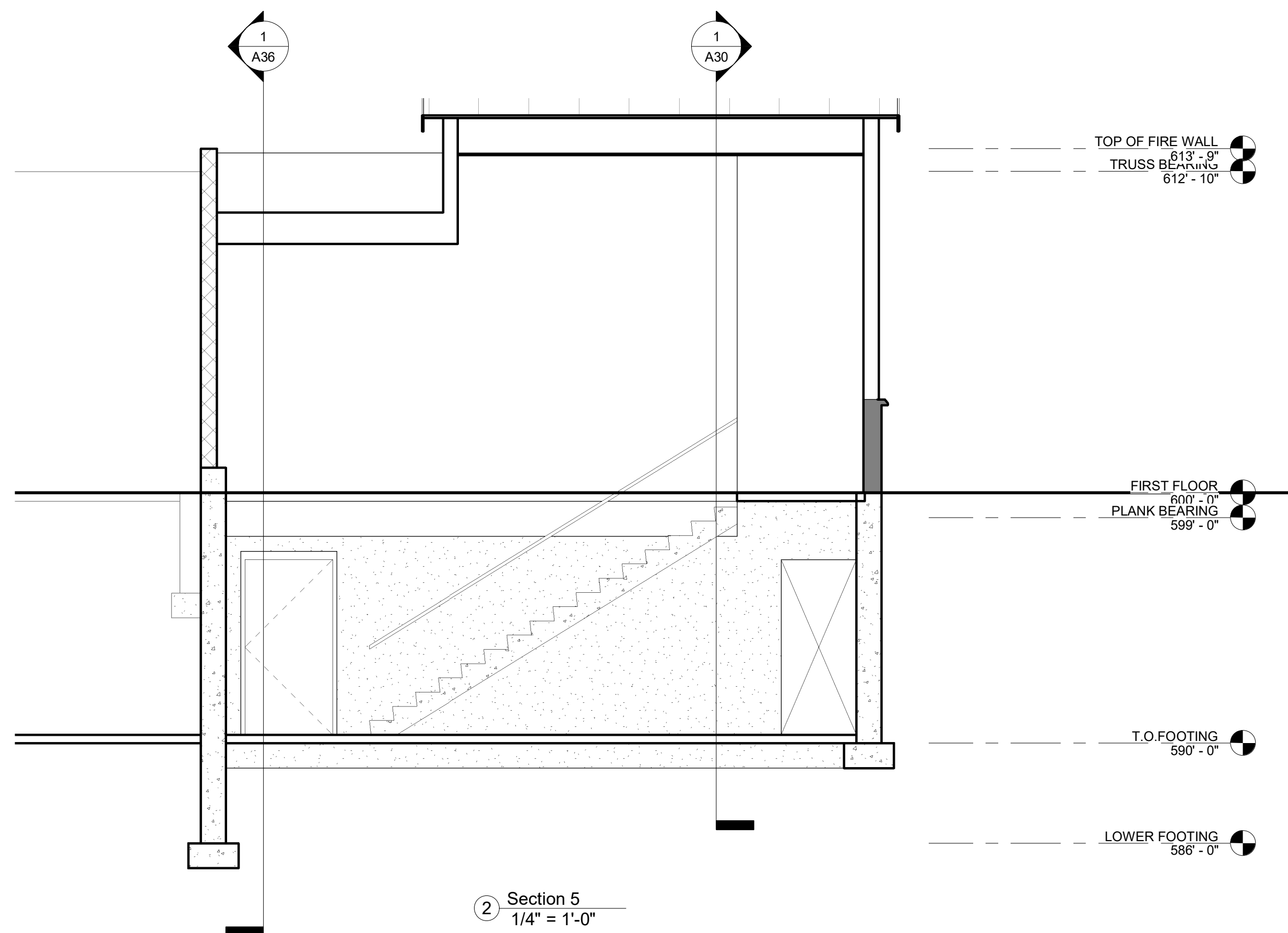
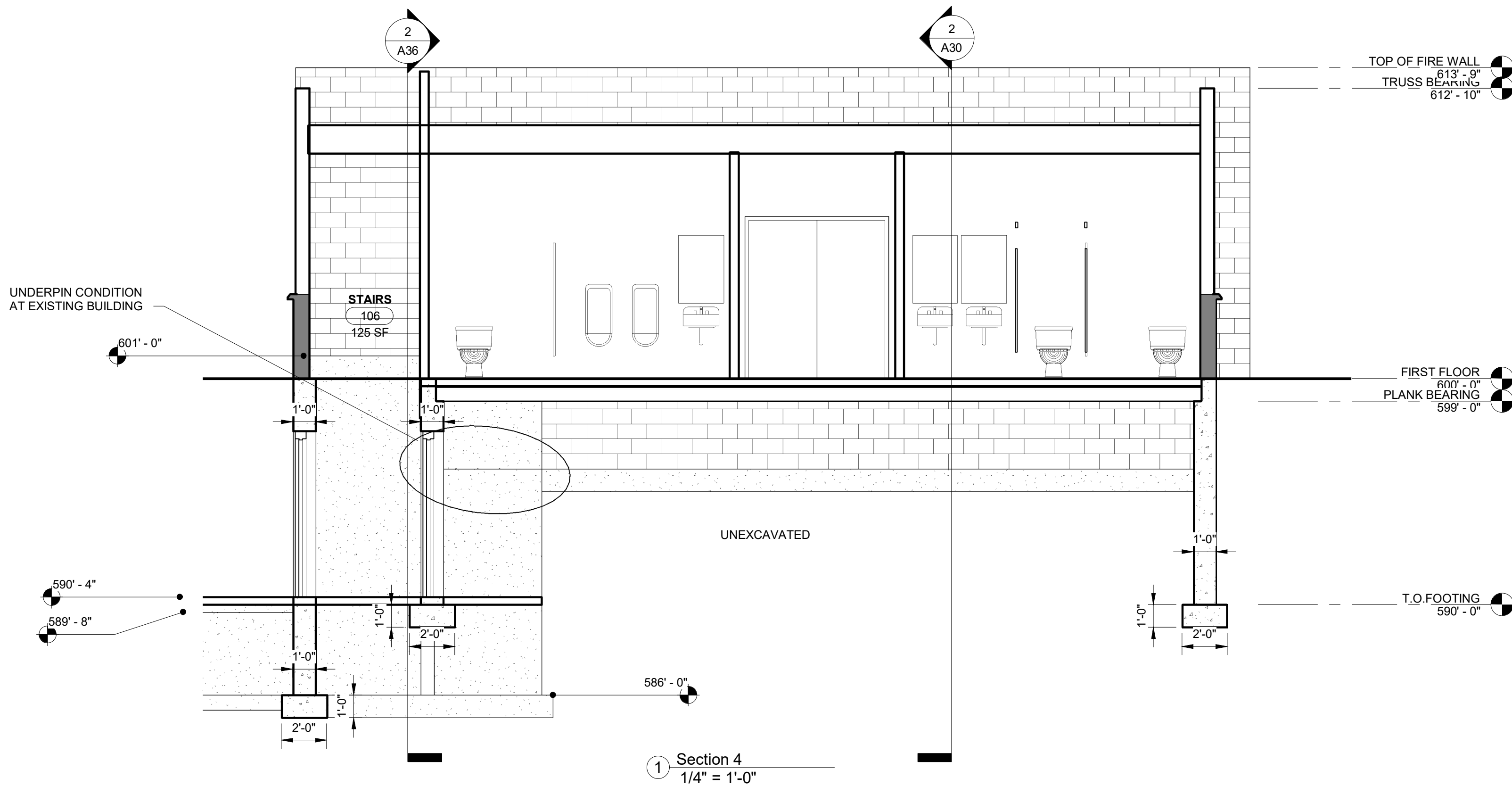
**BUILDING
SECTION**

A32

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PRELIMINARY PLAN

REVISIONS		
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DRAWN BY: Author

DATE: 02-23-2018

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

SHEET NAME:

SECTIONS

A36

ROOM FINISH SCHEDULE									
ROOM NUMBER	NAME	FINISHES							
		FLOORING	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS		
001	BASEMENT	STAINED CONC.	VINYL BASE	UNFINISHED (CONC.)	UNFINISHED PRE-CAST PLANK	9' - 0"			
101	PRIVATE DINING	STAINED CONC.	VINYL BASE	PLASTER / PAINT	PLASTER / PAINT		CATHEDRAL CEILING		
102	PIZZA KITCHEN	STAINED CONC.	VINYL BASE	F.R.P. - WHITE	2X2 VINYL ROCK	8' - 0"			
103	MEN'S	STAINED CONC.	VINYL BASE	CERAMIC TILE, PLASTER / PAINT	2X2 VINYL ROCK	8' - 0"	CERAMIC TILE ON WALLS, FLOOR TO 4'-0"		
104	WOMEN'S	STAINED CONC.	VINYL BASE	CERAMIC TILE, PLASTER / PAINT	2X2 VINYL ROCK	8' - 0"	CERAMIC TILE ON WALLS, FLOOR TO 4'-0"		
105	ENTRY	STAINED CONC.	VINYL BASE	PLASTER / PAINT	PLASTER / PAINT	9' - 0"			
106	STAIRS	CONC.	CONC.	CONC. FOUNDATION W/ PLASTER PAINT ABOVE	PLASTER / PAINT				
107	EXISTING BAR	T.B.D.	T.B.D.		T.B.D.		EXISTING		
108	EXPANDED KITCHEN AREA	T.B.D.	T.B.D.		T.B.D.		EXISTING		
109	EXISTING DINING	T.B.D.	T.B.D.		T.B.D.		EXISTING		

DOOR SCHEDULE												
MK	ROUGH OPENING		DOOR				FRAME		FIRE RATING	HARDWARE GROUP	REMARKS	
	WIDTH	HEIGHT	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH				
1	6' - 4"	7' - 4"	6' - 0"	7' - 0"	H.M.	PAINT	H.M.	PAINT	90 MIN.		(2) 36" DOORS * ALTERNATE- 90 MIN. HALF LIGHT *	
2	3' - 2 1/2"	7' - 1 1/4"	3' - 0"	7' - 0"	S.C. WOOD	STAIN / VARNISH	H.M.	PAINT				
3	3' - 2 1/2"	7' - 1 1/4"	3' - 0"	7' - 0"	S.C. WOOD	STAIN / VARNISH	H.M.	PAINT				
4	6' - 1 1/4"	7' - 1 1/4"	6' - 0"	7' - 0"	S.C. WOOD	STAIN / VARNISH	STEEL	PAINT			ELIASON DOORS # SCP-8 HANGER DOORS	
5	3' - 6"	7' - 1"	1' - 8"	7' - 0"	S.C.	WOOD GRAIN	STEEL	STAINLESS			(2) DOORS - DOUBLE ACTING	
6	3' - 2 1/2"	7' - 1 1/4"	3' - 0"	7' - 0"	H.M.	PAINT	H.M.	PAINT				
7	3' - 10"	7' - 4"	3' - 6"	7' - 0"	H.M.	PAINT	H.M.	PAINT				
8	3' - 10"	7' - 4"	3' - 6"	7' - 0"	H.M.	PAINT	H.M.	PAINT				
9	3' - 0 1/2"	7' - 1 1/4"	2' - 10"	6' - 8"	EXISTING	EXISTING	EXISTING	EXISTING				
10	3' - 0 1/2"	7' - 1 1/4"	2' - 10"	6' - 8"	EXISTING	EXISTING	EXISTING	EXISTING				
11	3' - 2 1/2"	6' - 0 1/4"	3' - 0"	6' - 8"	EXISTING	EXISTING	EXISTING	EXISTING				
12	3' - 2 1/2"	6' - 0 1/4"	3' - 0"	6' - 8"	EXISTING	EXISTING	EXISTING	EXISTING				
13	3' - 2 1/2"	6' - 0 1/4"	3' - 0"	6' - 8"	EXISTING	EXISTING	EXISTING	EXISTING				
14	3' - 0"	7' - 0"	0' - 0"	0' - 0"								

WINDOW SCHEDULE					
MK	QUANT.	WINDOW SIZE		TYPE	REMARKS
		WIDTH	HEIGHT		
01	4	4' - 0"	5' - 0"	Window-Double-Hung	WINDGATE
02	5	4' - 0"	5' - 0"	Window-Fixed	WINDGATE
12	2	0' - 0"	0' - 0"	Window-Square Opening	

PRELIMINARY PLAN

5.c

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A

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CONSTRUCTION & DESIGN

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ARCHITECT OF RECORD:
M.J.D.

PROJECT INFO:
16-108
PROPOSED ADDITION
DRIFT INN
1535 SOUTH ASHLAND AVE
NEDEDE, WI 54145

Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 6891 - Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

REVISIONS

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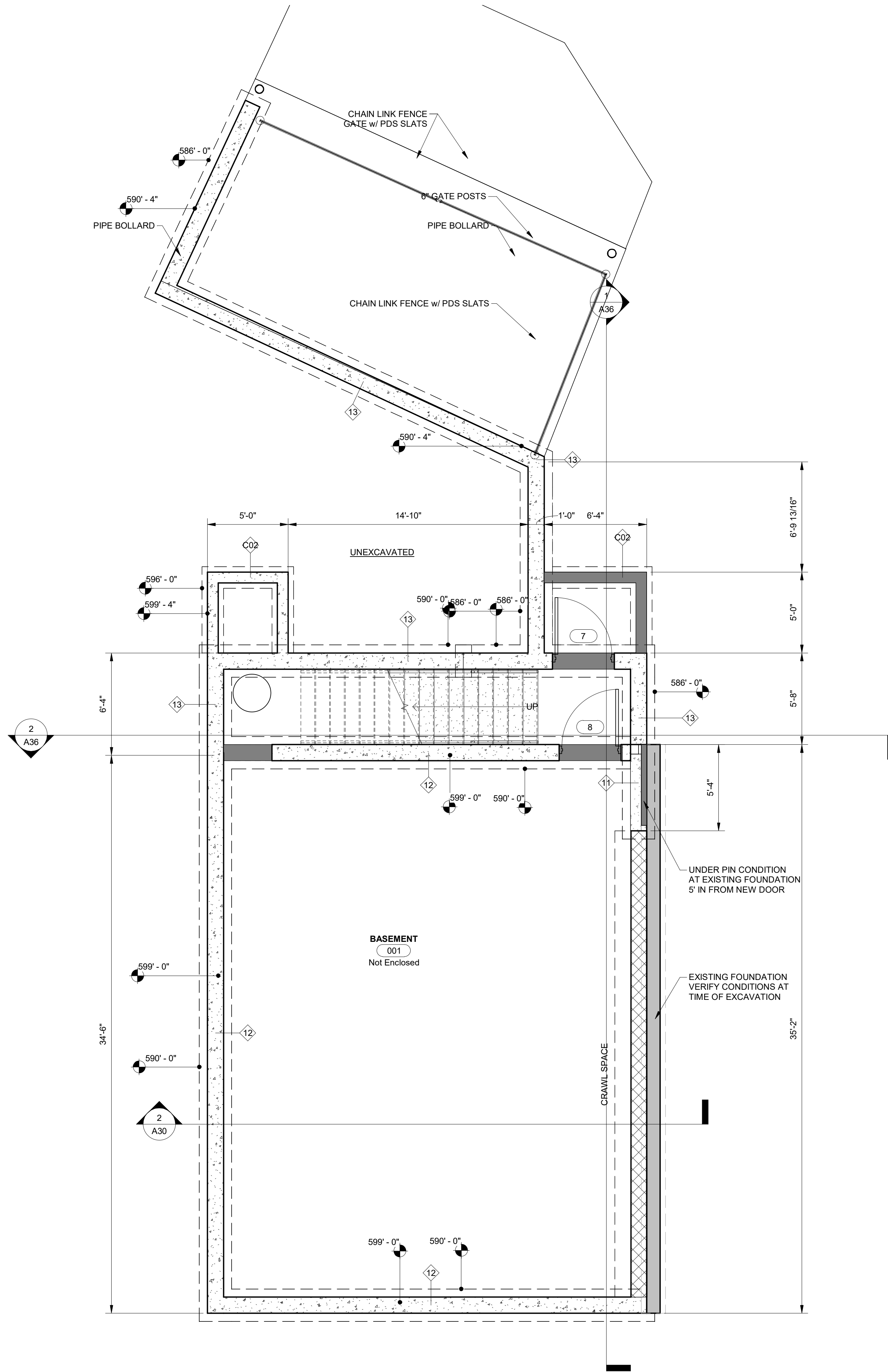
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SHEET NAME:

SCHEDULES

A50

Packet Pg. 47



1 FOUNDATION PLAN
1/4" = 1'-0"

PRELIMINARY PLAN

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CONSTRUCTION & DESIGN

5.c

ARCHITECT OF RECORD:
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PROJECT INFO:
16-108
PROPOSED ADDITION
DRIFT INN
1535 SOUTH ASHLAND AVE
NEDEDE, WI 54145
Attachment: Site Plan - plan-elevations - PRELIMINARY 02 Apr 2018 (6891 - Recommendation regarding a Site Plan for a building addition for Drift Inn located at 1535 Ashland A)

REVISIONS

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DRAWN BY: Author

DATE: 02-23-2018

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

SHEET NAME

FOUNDATION
PLAN

S10

Packet Pg. 48

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

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

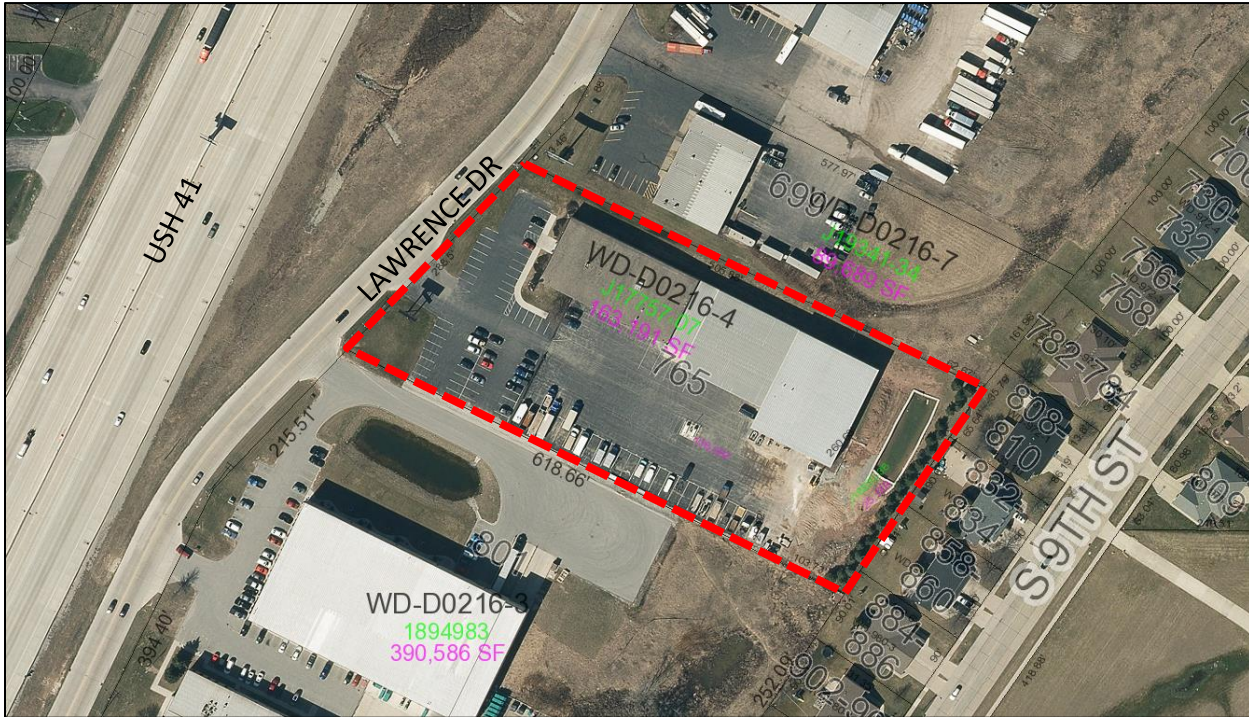
SUBJECT: Recommendation regarding a Site Plan for a modified onsite storm water management system and additional pavement for Poolworks at 765 Lawrence Drive in De Pere (Parcel WD-D0216-4). Submitted by Ben Hamblin, McMahon Associates INC Project Engineer, authorized representative for Poolworks.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 765 Lawrence DR - Poolworks (DOCX)
- Application Form (PDF)
- Site Plan - pavement-storm - 02 Apr 2018 (PDF)

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

SITE MAP



REQUESTED ACTION: Site Plan approval

A modified onsite storm water management system and additional pavement at the west end of the existing building. The proposed new manufacturing facility building and parking area.

COMMON DESCRIPTION: 765 Lawrence Drive, located south from Grant Street and north from Scheuring Road.

PARCEL NUMBERS: Parcel WD-D0216-4.

EXISTING ZONING: HWY 41-DIST B (Highway 41 Business Corridor: District B).

PROPOSED ZONING: No rezoning proposed.

SURROUNDING LAND USES: Business and Industrial to the north and south.
Residential to the east.
USH 41 to the west.

COMPREHENSIVE PLAN: Commercial.

APPLICANT / OWNER:

Ben Hamblin, Project Engineer
Representative for Poolworks
McMahon Associates INC
1445 McMahon DR
Neenah, WI 54956

Owner of Parcel WD-D0216-4
D C Kubiak Holdings LLC
765 Lawrence DR
De Pere, WI 54115-3909

SITE HISTORY:

After a review of air photographs, the site was used for agricultural purposes since 1938 until the 1992 when the area began to develop along Highway 41. The original building that Poolworks is in was developed in the 1980's and was expanded to the size it is today in 2000 and in 2005.

In 2018, Poolworks proposed a revision to the onsite storm water management systems at the east and west ends of the property. The review of the function of storm water is an Engineering task. The proposal also includes the addition of approximately 8,000 square feet of pavement at the southeast end of the building.

Although there is not a "building" for Plan Commission to review, the area exceeds 2,000 square feet of disturbed land. Thus, the site plan must be reviewed by Plan Commission.

STAFF REVIEW:

The applicant proposes to modify the existing storm water management system, located in the southwest corner and the eastern end of the property. The applicant also proposes the addition of approximately 8,000 square feet of pavement at the east end of the existing building. Part of the existing parking lot will also be restriped to better accommodate truck passage to the rear of the property. There is no proposed expansion to the existing building.

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

- Because the majority of the work proposed on the site is related to storm water, the storm water management plan was reviewed by Engineering staff. The technical Engineering comments are included with the staff comments near the end of the report.
- The remainder of the changes relate to the addition of pavement at the east end of the property and alteration of some of the parking stalls at the west end (near Lawrence Drive). There are no staff comments regarding the changes due to compliance with Code.

The site plan complies with the following massing and setback requirements set by the HWY 41-DIST B Zoning District (Section 14-14-45.3).

- Building Material Product Sales/Showrooms (permitted)
- Lot Size: 163,191 s.f. (meets 87,120 s.f. minimum requirement)
- Front Yard Setback: ~80 feet (40 foot minimum requirement)
- Corner Yard Setback: N/A
- Lot Coverage: 33% Green Space (20% required)
- Interior Side Yard / Rear Yard Setback: ~30 feet & ~90 feet (25 foot & 50 foot minimum requirement)

- Building Height: 24.75 feet (maximum based on Floor Area Ratio)
- Floor Area Ratio: N/A (approved with previous plan – 0.05 to 0.8 allowed)

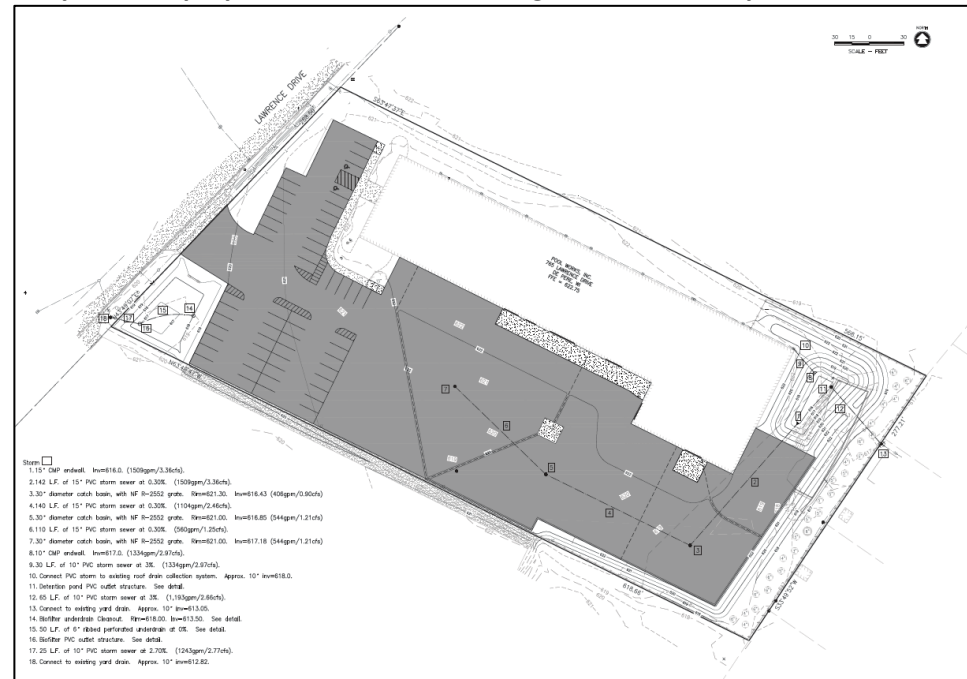
Lighting and photometric plans were not included. The lighting remains unchanged. Engineering comments include a request for information on the site plan to document that.

Per current Zoning Code, parking lot requirements are one space per 200 square feet of gross customer service area and one space per 275 square feet of office and service area:

Area	Required Stalls	Provided Stalls
Customer Service Needs	36.6	56
Office & Service Needs	11.2	--
Company Trucks	--	29 Company Trucks
TOTAL	47.8 Auto Stalls and N/A Company Trucks	56 Auto Stalls and 29 Company Trucks

There is a small surplus of staff and customer parking stalls to allow for potential future expansions.

Site plan with proposed storm water management area and pavement.



STAFF COMMENTS:

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

Engineering:

1. Per Municipal Code 14-60(9)(a)(2)(j): Include site statistics in the plan: site square footage, percent site coverage, percent open space, and floor area ratio. We understand this information is already in the Stormwater Management Plan.
2. Per Municipal Code 16-60(12)(k): All parking stalls shall be marked with painted lines not less than four (4) inches wide.
3. ADA 2010 Standards Chapter 2018 on Parking Space – Parking lots containing 51 to 75 parking spaces are required to provide 3 accessible parking spaces. A minimum of one of the spaces is required to be van accessible.
4. Per Municipal Code 14-60(9)(a)(2)(n): A staging plan for any projects involving more than one phase or construction season which sets forth the chronological order of construction and relates to the proposed uses of structures of various service facilities and estimated completion dates.
5. Page 5 of the stormwater management plan has a typo: Table five should list 467 not 267 lbs for Postconstruction TSS Generated. The TSS released would then be 209 lbs not 9 lbs to reflect your 55.2% captured.
6. Identify where customers and staff will park during work periods.
7. Include the following note for the excavations within City right-of-way: "For excavations in the public right-of-way please obtain a excavation permit through the City of De Pere Public Works office by calling 920-339-4061. Prior to work start in the right-of-way also call 920-339-4061 a week in advance to schedule an inspection."
8. The following are required prior to obtaining an Occupancy Permit:
 - a. The City will provide a storm water maintenance agreement for the facilities.
 - b. As-built plans and an Engineer's Certification after construction is completed that the stormwater treatment facilities meet the site plan and stormwater management plan.
 - c. Identify if the lights and security fence are being re-installed at the same locations.

Fire:

1. None.

Forestry:

1. None.

Health:

1. None.

Planning:

1. Provide a table with count of existing and required number of parking stalls on the site plan. Identify company truck parking stalls on the site plan.

Inspection:

1. None.

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

-
- REVIEW PROCESS:** For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.
- STAFF RECOMMENDATION:** Staff recommends APPROVAL of the Site Plan for a modified onsite storm water management system and additional pavement for Poolworks at 765 Lawrence Drive in De Pere (Parcel WD-D0216)-4, subject to compliance with the staff comments noted in this report.

CITY OF DE PERE
RECEIVED

APR 3 2018

PLANNING DEPT



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 305.00

Receipt #: 131068

Date: 4-03-18

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) McMahon Associates, Inc	Authorized Representative Ben Hamblin	Title Project Engineer	
Mailing Address 1445 McMahon Drive	City Neenah	State WI	ZIP Code 54956
Email Address bhamblin@mcmgrp.com	Phone Number (incl. area code) 920-751-4200	Fax Number (incl. area code) n/a	

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

Name (Ind. Org. or Entity) Poolworks	Contact Person Dave Kubiak	Title Owner	
Mailing Address 765 Lawrence Drive	City De Pere	State WI	ZIP Code 54115
Email Address Dave@poolworksinc.com	Phone Number (incl. area code) 920-339-9801	Fax Number (incl. area code) n/a	

SECTION 3: Project or Site Location

Project Address/Description 765 Lawrence Drive - redevelopment of existing parking and stormwater devices	Parcel No. WD-D0216-4
--	--------------------------

SECTION 4: Project Information

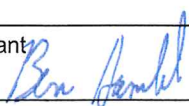
Existing Zoning:	Interstate 41 District - B		
Present Use of Parcel:	swimming pool store		
Proposed Use of Parcel:	swimming pool store		
Estimated Start Date:	May, 2018	Estimated Completion Date:	May, 2019

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

SECTION 5: Certification and Permission

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

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

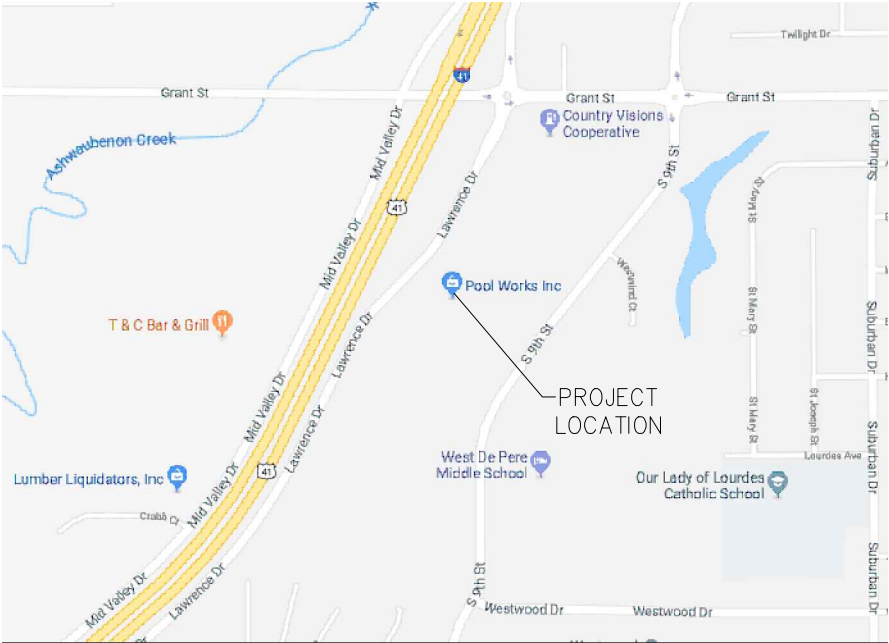
Name of Owner/Authorized Representative (please print) Ben Hamblin	Title Project Engineer	Phone Number 920-751-4200
Signature of Applicant 		Date Signed 3/29/2018

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (6889) : Recommendation regarding a Site Plan for a modified onsite storm water management system and

bhamblin, W:\PROJECTS\P0949\9170076\1\CADD\Civil3D\Plan Sheets\00-Notes and Details.dwg, 01 notes, Plot Date: 2/26/2018 1:26 PM, xrefs:none



STANDARD ABBREVIATIONS		
AC	ACRE	LT
AGG	AGGREGATE	LVC
AH	AHEAD	MAINT
ASPH	ASPHALT PAVEMENT	MAT'L
AVG	AVERAGE	MAX
B-B	BACK TO BACK	MIN
BEG	BEGIN	MH
BIT	BITUMINOUS	MP
BK	BACK	NB
B/L	BASE LINE	NO
BLDG	BUILDING	NOR
BM	BENCH MARK	OD
BOC	BACK OF CURB	OBUT
BRG	BEARING	PAV'T
C-C	CENTER TO CENTER	PC
CY	CUBIC YARD	PCC
C&G	CURB AND GUTTER	PE
CB	CATCH BASIN	PED
CE	COMMERCIAL ENTRANCE	PGL
CHD	CHORD	PI
C/L	CENTER LINE	P/L
CL	CLASS (FOR CONC PIPE)	PLE
CMP	CORRUGATED METAL PIPE	PP
CO	CLEAN OUT	PRC
CONC	CONCRETE	PROP
CORR	CORRUGATED	PSD
CP	CONTROL POINT	PSI
CR	CRUSHED	PT
CS	CURB STOP	PVC
CSW	CONCRETE SIDEWALK	PVI
CTH	COUNTY TRUNK HIGHWAY	PVT
CULV	CULVERT	R
D	DEPTH OR DELTA	RCP
DI	DUCTILE IRON	RD
DIA	DIAMETER	REBAR
DIS	DISCHARGE	REB
EA	EACH	RECON
EB	EASTBOUND	REQ'D
EBS	EXCAVATION BELOW SUBGRADE	R/L
EG	EDGE OF GRAVEL	RP
ELEV	ELEVATION	RR
ELEC	ELECTRIC	RT
EMB	EMBANKMENT	R/W
EMAT	EROSION MAT	SB
ENT	ENTRANCE	SE
EOR	END OF RADIUS	SF
EP	EDGE OF PAVEMENT	SI
EXC	EXCAVATION	STH
EX	EXISTING	SY
EW	ENDWALL	SALV
F-F	FACE TO FACE	SAN
FDN	FOUNDATION	SEC
FE	FIELD ENTRANCE	SHLDR
FERT	FERTILIZER	S/L
FG	FINISHED GRADE	SQ
F/L	FLOW LINE	STA
FT	FOOT	STD
FTG	FOOTING	STO
GRAV	GRAVEL	SW
GN	GRID NORTH	TC
GV	GAS VALVE	TEL
HDPE	HIGH DENSITY POLYETHYLENE	TEMP
HE	HIGHWAY EASEMENT	TLF
HMA	HOT MIX ASPHALT	TV
HP	HIGH POINT	TYP
HT	HEIGHT	UG
HYD	HYDRANT	USH
ID	INSIDE DIAMETER	VAR
IN	INCH	VC
INL	INLET	VERT
INV	INVERT	WB
IP	IRON PIPE	WM
JCT	JUNCTION	WV
LB	POUND	
LF	LINEAR FOOT	
LP	LIGHT POLE	

STANDARD SYMBOLS (PLAN VIEW ONLY)			
	2" IRON PIPE FOUND		TELEPHONE CABLE - BURIED
	1 1/4" REBAR FOUND		ELECTRIC CABLE - BURIED
	1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET		UTILITIES - OVERHEAD
	1" (1.315 OD) IRON PIPE FOUND		FIBER OPTIC CABLE - BURIED
	1" IRON PIPE SET		GAS MAIN
	3/4" IRON REBAR FOUND		CABLE TELEVISION - BURIED
	3/4" IRON PIPE FOUND		DITCH LINE
	3/4" x 24" IRON REBAR WEIGHING 1.5 LB/LF SET		STREET C/L OR R/L
	MAG NAIL FOUND		PROPERTY LINE
	MAG NAIL SET		RIGHT-OF-WAY LINE
	GEAR NAIL SET		SECTION LINE
	MAG SPIKE FOUND		EXISTING CONTOURS
	MAG SPIKE SET		PROPOSED CONTOURS
	CHISEL CROSS FOUND		EXISTING FORCEMAIN SEWER
	CHISEL CROSS SET		EXISTING SANITARY SEWER
	COUNTY MONUMENT		PROPOSED SANITARY SEWER
	CONCRETE MONUMENT FOUND		EXISTING WATER MAIN
	CONTROL POINT HORIZONTAL		PROPOSED WATER MAIN
	VERTICAL BENCHMARK		EXISTING STORM SEWER
	SOIL BORING or MONITORING WELL		PROPOSED STORM SEWER
	POWER POLE		EXISTING CURB & GUTTER
	POWER POLE W/GUY WIRE		PROPOSED CURB & GUTTER
	TELEPHONE OR TELEVISION PEDESTAL		PROPOSED REJECT CURB & GUTTER
	MAILBOX		EXISTING CULVERT WITH END SECTIONS
	SIGN		PROPOSED CULVERT WITH END SECTIONS
	RAILROAD CROSS BUCK		BUILDING OUTLINE
	RAILROAD GATE ARM		FENCE LINE
	RAILROAD TRACKS		SAW CUT REQ'D
	LIGHT POLE		SILT FENCE
	WOOD POLE		GUARD RAIL
	TRAFFIC SIGNAL		DITCH CHECK
	TRAFFIC SIGNAL MAST ARM		INLET PROTECTION
	CONIFEROUS TREE		TRACKING PAD
	DECIDUOUS TREE		TURBIDITY BARRIER OR SHEET PILING
	TREE OR BRUSH LINE		SANDBAG COFFERDAM
	BED ROCK (IN PROFILE VIEW)		SLOPE INTERCEPT
	HANDICAPPED PARKING STALL		LIMITS OF DISTURBANCE
	EXISTING SPOT ELEVATION		ASPHALT PAVEMENT
	PROPOSED SPOT ELEVATION		CONCRETE SIDEWALK/DRIVEWAY
	DRAINAGE HIGH POINT		GRAVEL
	DRAINAGE DIRECTION		RIP-RAP (SIZE AS SPECIFIED)
	EXISTING MANHOLE		BRICK/PAVERS
	PROPOSED MANHOLE		PROPOSED EROSION MAT
	EXISTING INLET		PROPOSED TURF REINFORCEMENT MAT (TRM)
	PROPOSED INLET		EXISTING DELINEATED WETLANDS
	EXISTING YARD DRAIN		PROPOSED ASPHALTIC DRIVEWAY
	PROPOSED YARD DRAIN		
	EXISTING CLEAN OUT		
	PROPOSED CLEAN OUT		
	EXISTING DOWNSPOUT		
	PROPOSED DOWNSPOUT		
	EXISTING WATER VALVE		
	PROPOSED WATER VALVE		
	EXISTING CURB STOP		
	PROPOSED CURB STOP		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
	PROPOSED WATER FITTING		
	PROPOSED WATER REDUCER		
	PROPOSED ENDCAP		
	GAS VALVE		

EROSION & SEDIMENT CONTROL PLAN		
BEST MANAGEMENT PRACTICES:		
THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT http://www.dnr.wi.gov/runoff/stormwater/techstds.htm . RIP-RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WS-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:		
[] LAND APPLICATION OF POLYACRYLAMIDE (1050)	[] DE-WATERING (1061)	
[] WATER APPLICATION OF POLYMERS (1051)	[] DITCH CHECK (1062)	
[X] NON-CHANNEL EROSION MAT (1052)	[] SEDIMENT TRAP (1063)	
[] CHANNEL EROSION MAT (1053)	[] SEDIMENT BASIN (1064)	
[] VEGETATIVE BUFFER (1054)	[] RIP-RAP (1065)	
[] SEDIMENT BALE BARRIER (1055)	[] CONSTRUCTION DIVERSION (1066)	
[X] SILT FENCE (1056)	[] GRADING PRACTICES (1067)	
[X] TRACKING PAD & TIRE WASHING (1057)	[] DUST CONTROL (1068)	
[X] MULCHING (1058)	[] TURBIDITY BARRIER (1069)	
[X] SEEDING (1059)	[] SILT CURTAIN (1070)	
[X] STORM DRAIN INLET PROTECTION (1060)	[] MANUFACTURED PERIMETER PRODUCTS (1071)	

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING:		
A. DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.		
B. DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.		
C. DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.		
D. DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.		
E. DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.		
F. DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.		
G. DISCHARGE OF SEDIMENT FROM EROSION OUTLET FLOWS.		
H. TRANSPORT OF CHEMICALS, CEMENT AND BUILDING MATERIALS BY RUNOFF.		
I. TRANSPORT OF UNTREATED VEHICLE AND WHEEL WASH WATER BY RUNOFF.		
THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:		
A. PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.		
B. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.		
C. MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.		
D. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.		
E. DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.		
F. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.		
G. PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.		
H. CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.		
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.		

INSPECTION & MAINTENANCE:		
THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.		
THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.		

AMENDMENTS:		
THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.		

6.c

McMAHON

ENGINEERS & ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
McMahon P.O. BOX 1098 NEENAH, WI 54957-0109

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DESIGNED
BTH

DRAW
MJJ

PROJECT NO.
P0949 9-17-007

DATE
11/2017

SHEET NO.
01

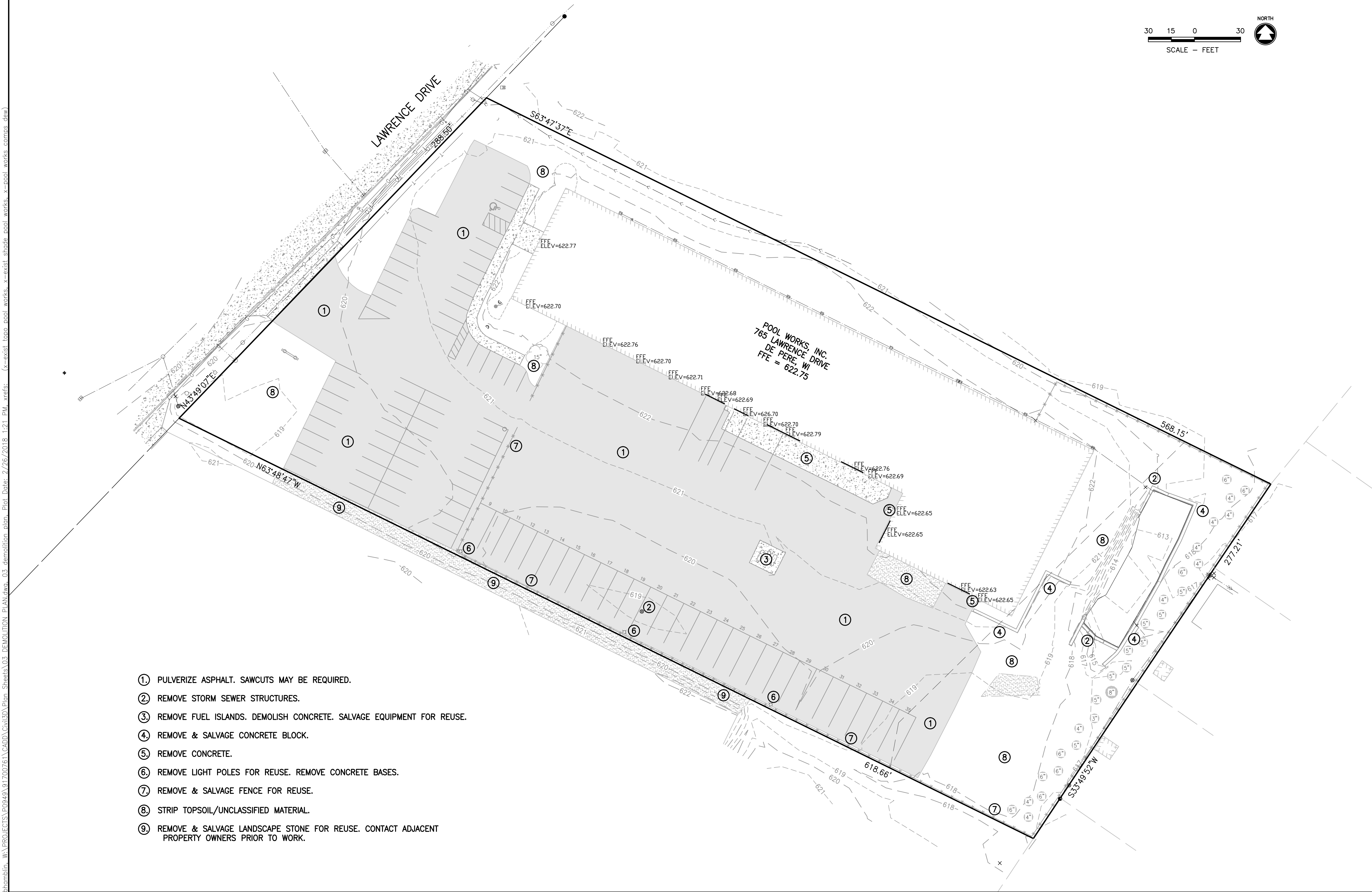
POOL WORKS

CITY OF DE PERE, BROWN COUNTY, WISCONSIN

ABBREVIATIONS, SYMBOLS & NOTES

Attachment: Site Plan - pavement-storm - 02 Apr 2018 (6889 : Recommendation regarding a Site Plan for a modified onsite storm water

Packet Pg. 56



- ①. PULVERIZE ASPHALT. SAWCUTS MAY BE REQUIRED.
- ②. REMOVE STORM SEWER STRUCTURES.
- ③. REMOVE FUEL ISLANDS. DEMOLISH CONCRETE. SALVAGE EQUIPMENT FOR REUSE.
- ④. REMOVE & SALVAGE CONCRETE BLOCK.
- ⑤. REMOVE CONCRETE.
- ⑥. REMOVE LIGHT POLES FOR REUSE. REMOVE CONCRETE BASES.
- ⑦. REMOVE & SALVAGE FENCE FOR REUSE.
- ⑧. STRIP TOPSOIL/UNCLASSIFIED MATERIAL.
- ⑨. REMOVE & SALVAGE LANDSCAPE STONE FOR REUSE. CONTACT ADJACENT PROPERTY OWNERS PRIOR TO WORK.

30 15 0 30
SCALE — FEET

NORTH



POOL WORKS
CITY OF DE PERE, BROWN COUNTY, WISCONSIN
DEMOLITION PLAN

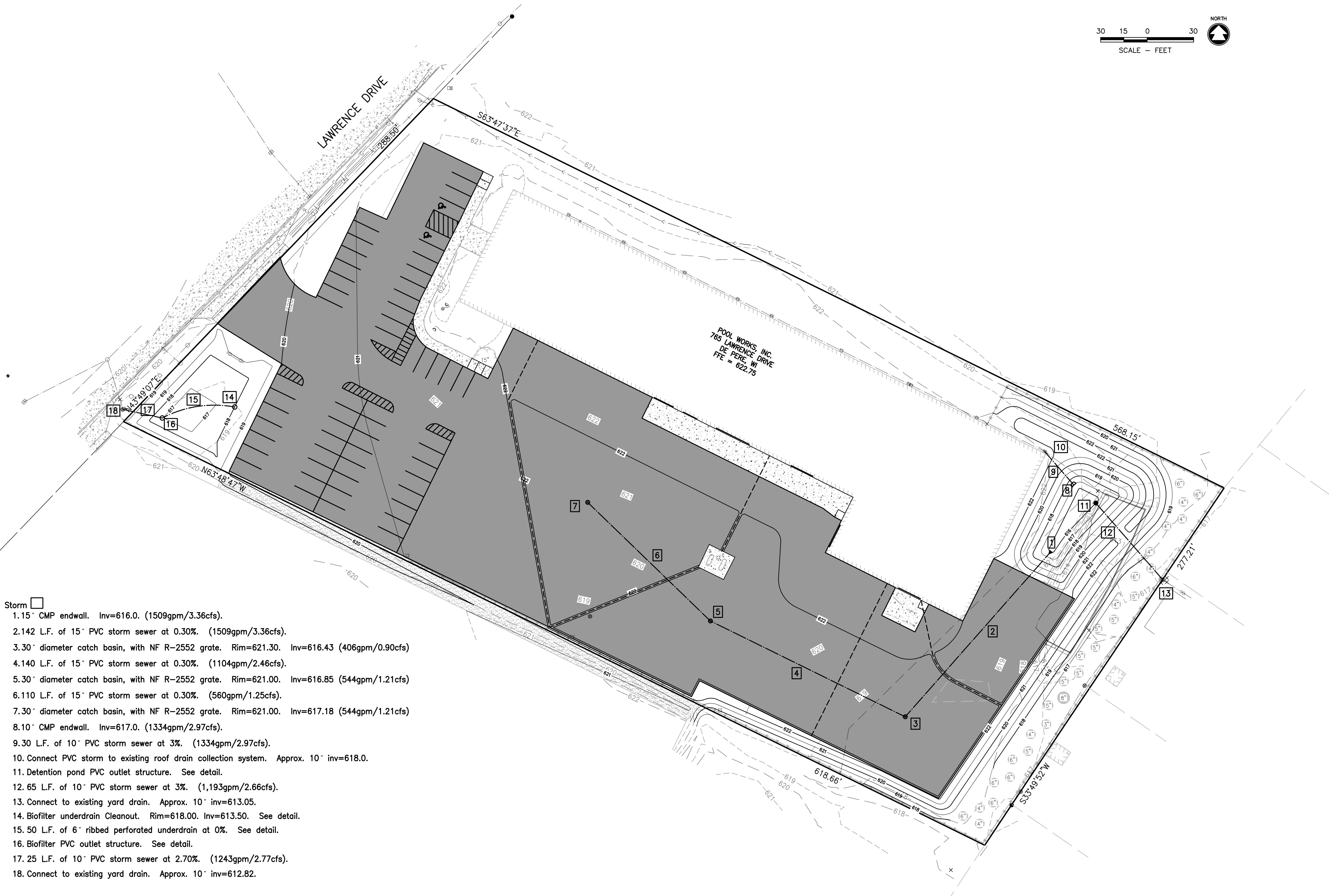
DESIGNED BTH	DRAWN MJA
PROJECT NO. P0949 9-17-00761	
DATE 11/2017	
SHEET NO.	

03

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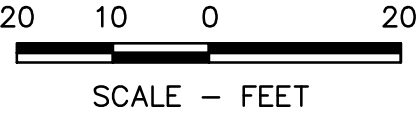
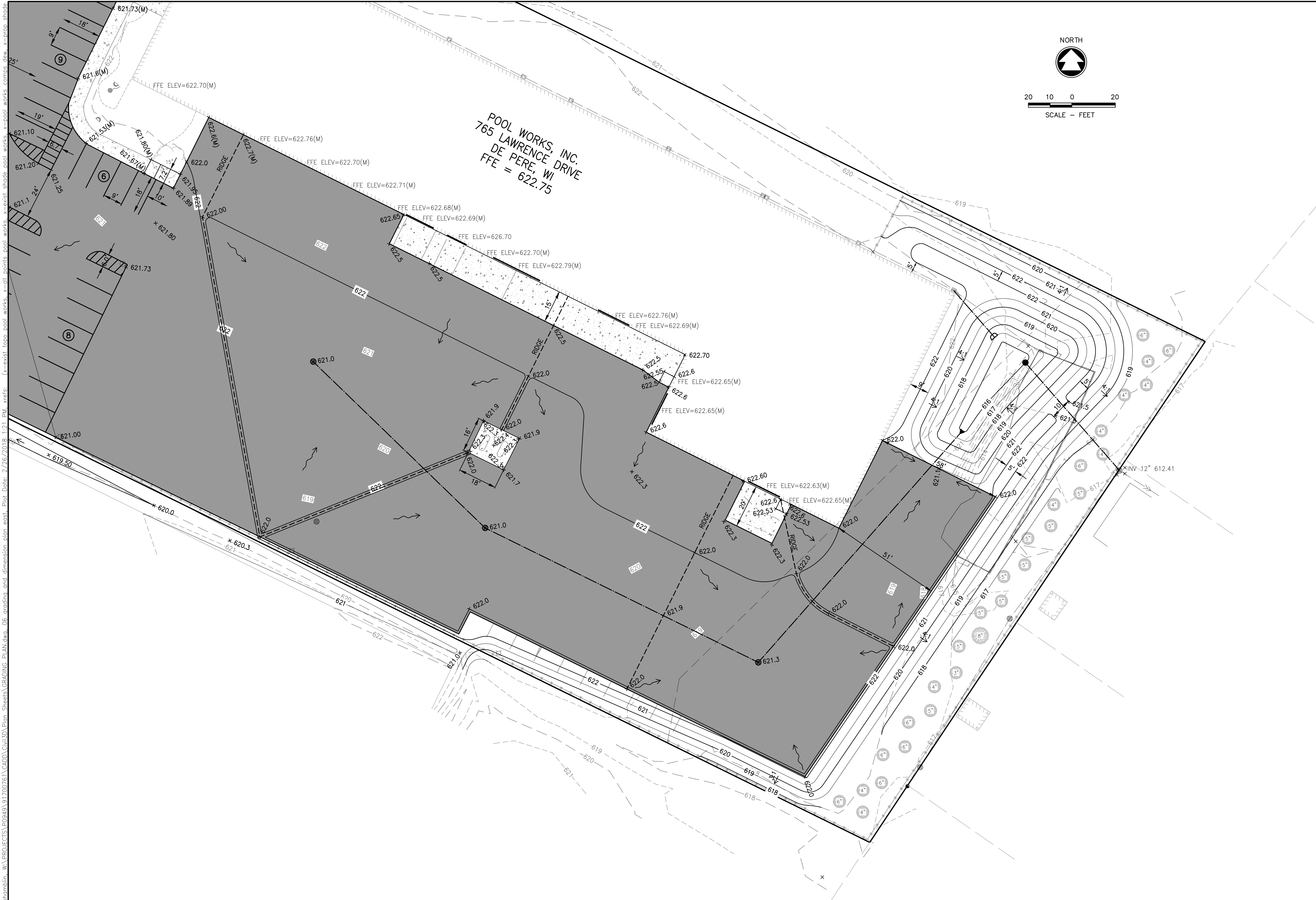
McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

Attachment: Site Plan - navement-storm - 02 Apr 2018 (6889 - Recommendation regarding a Site Plan for a modified onsite storm water management system and addition)



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POOL WORKS CITY OF DE PERE, BROWN COUNTY, WISCONSIN UTILITY PLAN	
DESIGNED BTH	DRAWN MJA
PROJECT NO. P0949 9-17-00761	
DATE 11/2017	
SHEET NO. 04	



McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEEHAH, WI 54956
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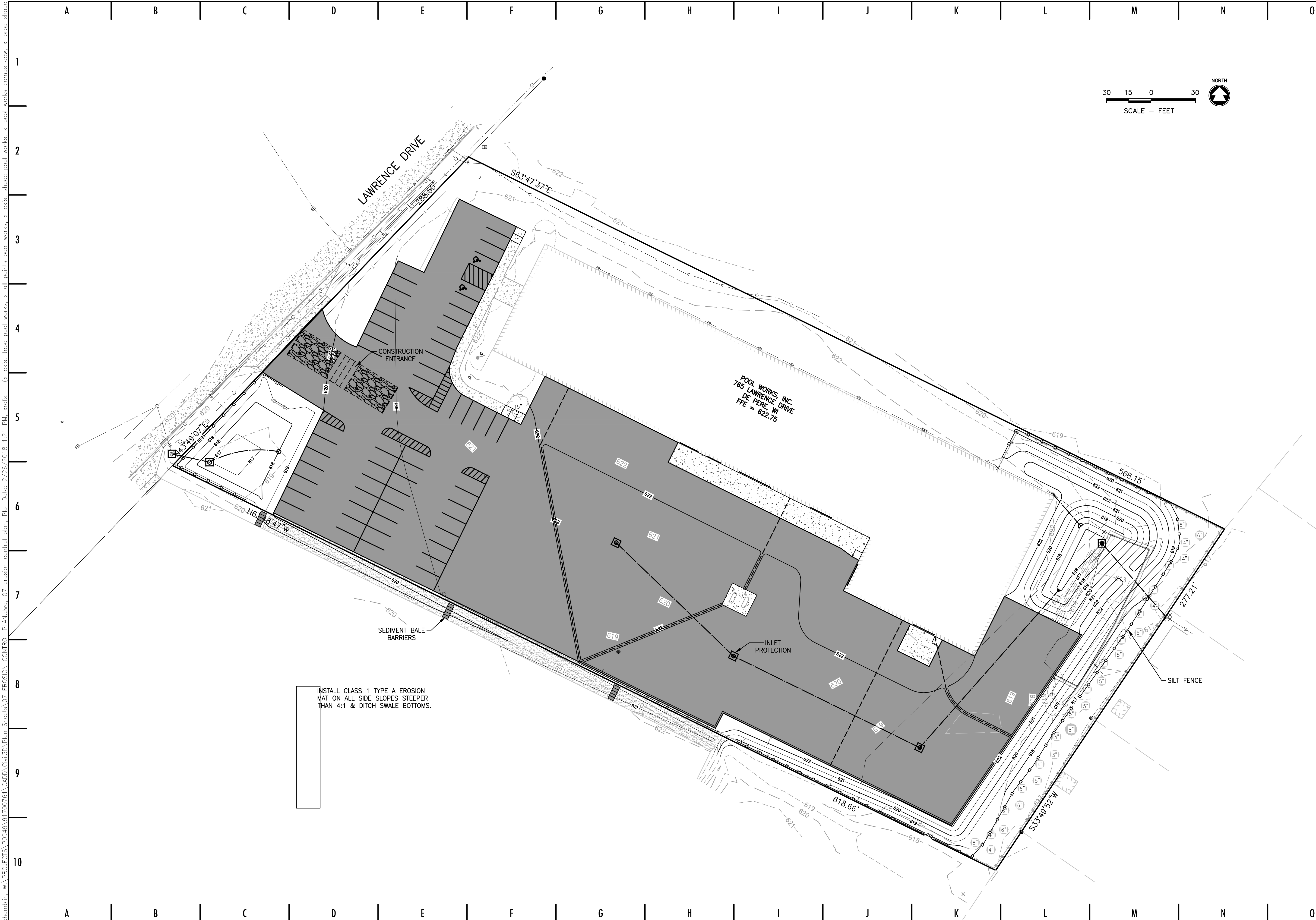
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POOL WORKS
CITY OF DE PERE, BROWN COUNTY, WISCONSIN
GRADING AND DIMENSION PLAN EAST

Attachment: Site Plan - pavement-storm - 02 Apr 2018 (6889 : Recommendation regarding a Site Plan for a modified onsite storm water management system and additio)

DESIGNED BTH	DRAWN MJA
PROJECT NO. P0949 9-17-00761	
DATE 11/2017	
SHEET NO.	

06



h:\mtd\lin\w\PROJECTS\PO949\91700761\CADD\Civil3D\Plan Sheets\07 EROSION CONTROL PLAN.dwg, 07 erosion control plan, Plot Date: 2/26/2018 1:21 PM, xrefs: (x=exist topo pool works, x=al points pool works, x=exist shade pool works, x=pool works comps dew, x=prob shade

McMAHON

ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
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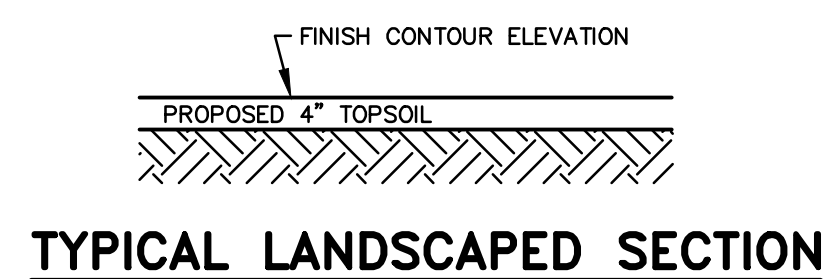
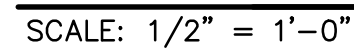
REVISION		NO.	DATE

POOL WORKS

CITY OF DE PERE, BROWN COUNTY, WISCONSIN

EROSION CONTROL PLAN

DESIGNED BTH	DRAWN MJA
PROJECT NO. P0949 9-17-00761	
DATE 11/2017	
SHEET NO. 07	



SITEWORK SPECIFICATIONS	
SITEWORK AND GENERAL EARTHWORK	WDOT STD SPECIFICATIONS SECTION 205, 207, 211
SITEWORK CONCRETE CONSTRUCTION	WDOT STD SPECIFICATIONS SECTION 415, 501, 601, 602
ASPHALTIC CONCRETE PAVEMENT	WDOT STD SPECIFICATIONS SECTION 460, LATEST & SUPPLEMENTAL EDITIONS
BASE COURSE AGGREGATE	WDOT STD SPECIFICATIONS SECTION 304
UNDERGROUND PIPE FOR GENERAL WATER SERVICE	PVC DR-18, AWWA C-900; D.I.P. CL-52 D.I.P. AWWA C111, COR-BLUE BOLTS, 6.5" MIN. COVER, 10 GA. SOLDERED TRACER WIRE
STORM PIPING	PVC SDR 35, ASTM D-3034, CLASS B BEDDING TO 12" ABOVE PIPE RCP CL-III, ASTM C-76 W/ 10 GA. SOLDERED TRACER WIRE PER DOC. REQUIREMENTS, SECTION 82-30 ASTM C-478
PRECAST CONCRETE STRUCTURES	
SANITARY SEWER PIPE	PVC SDR 35 ASTM D-3034 W/ 10 GA. SOLDERED TRACER WIRE PER DOC. REQUIREMENTS, SECTION 82-30
PAVEMENT PAINT MARKING	WDOT STD SPECIFICATIONS 646

McMAHON
ENGINEERS / ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
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POOL WORKS

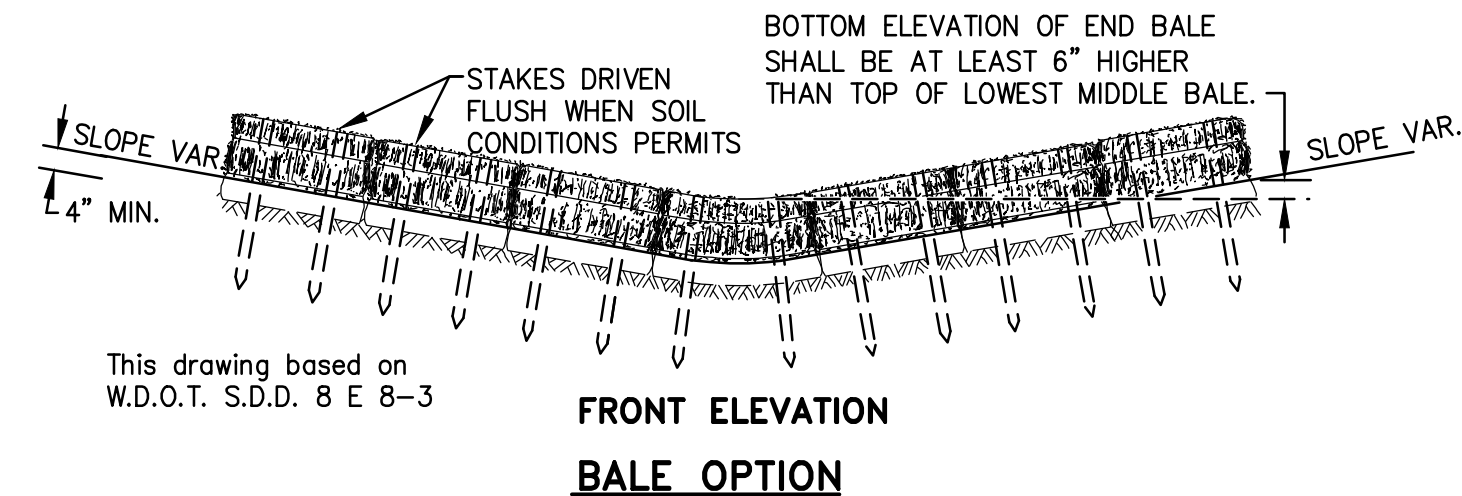
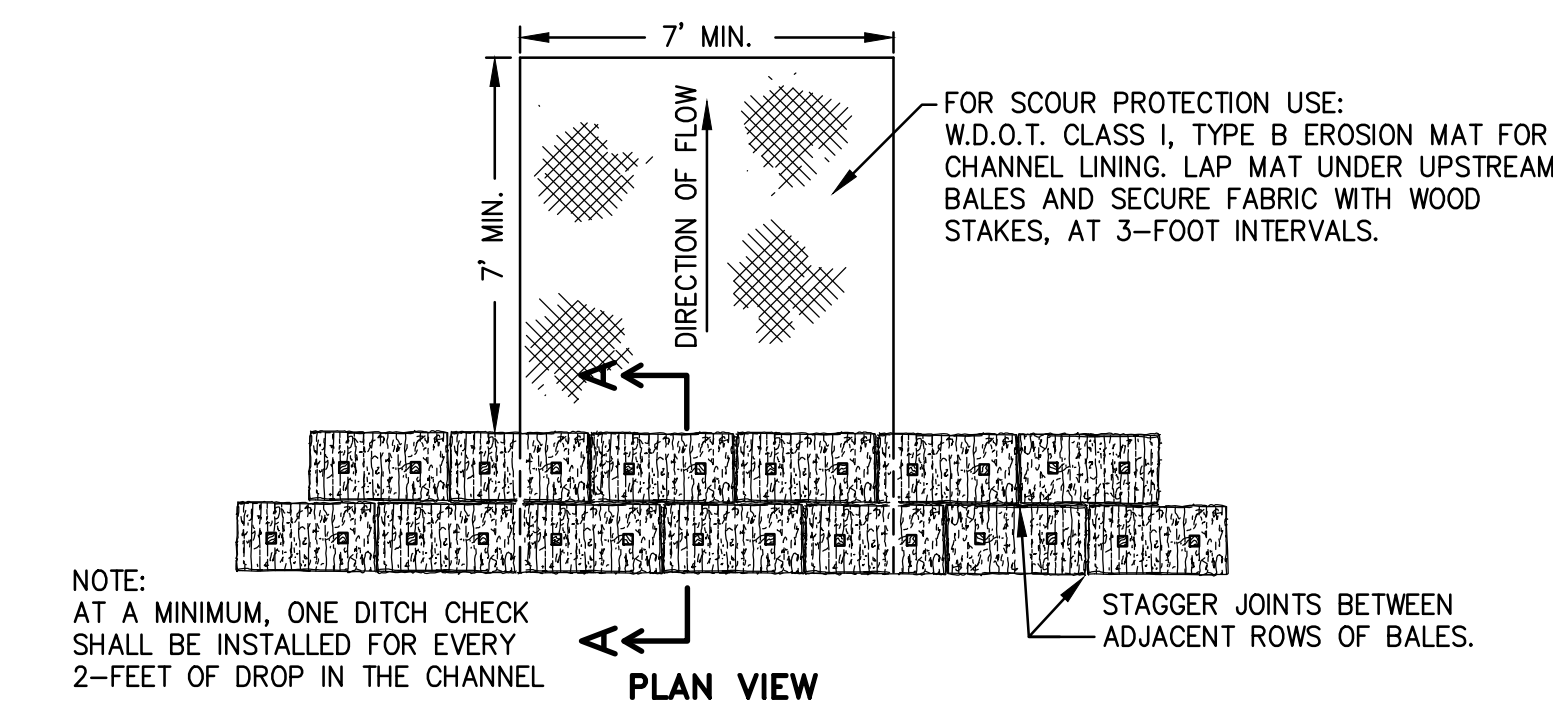
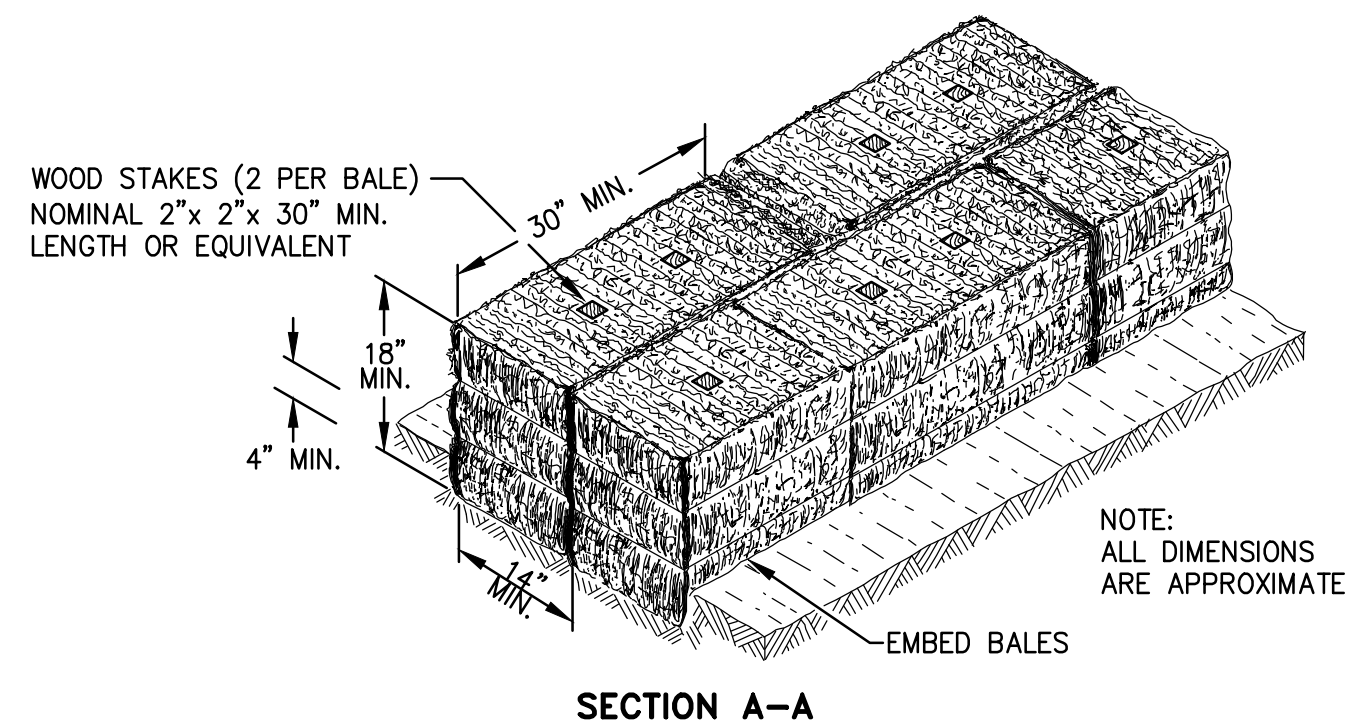
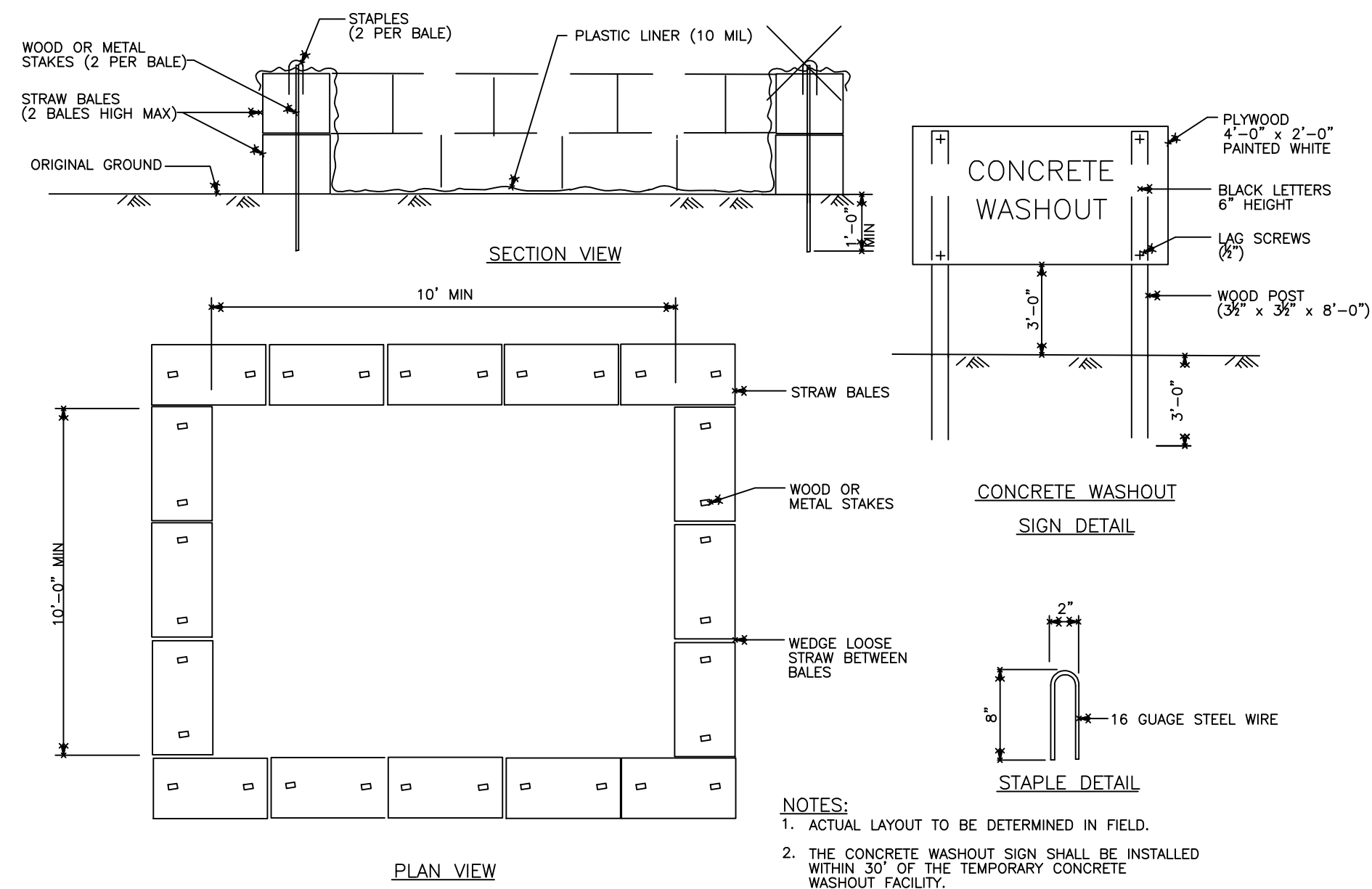
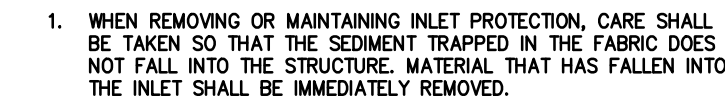
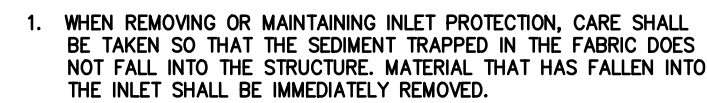
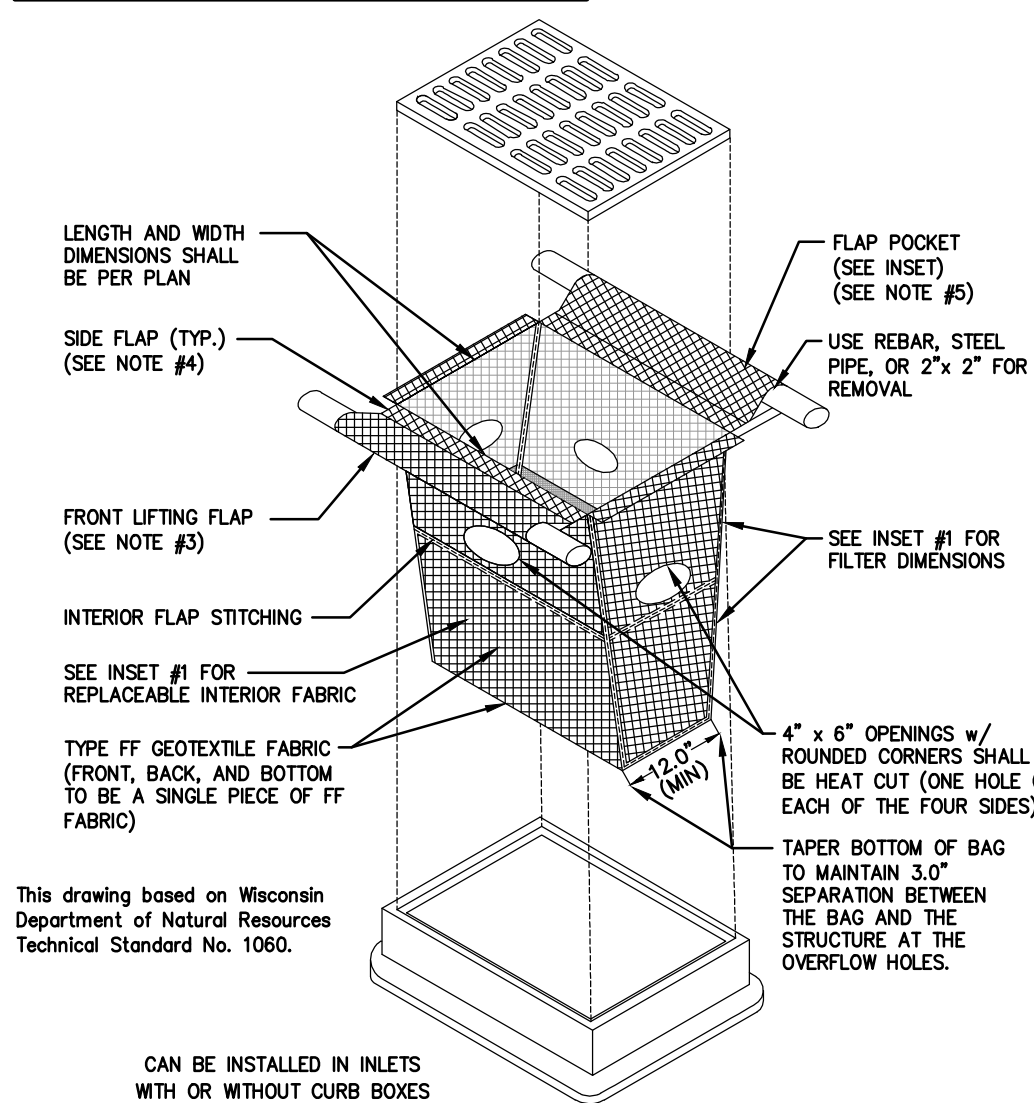
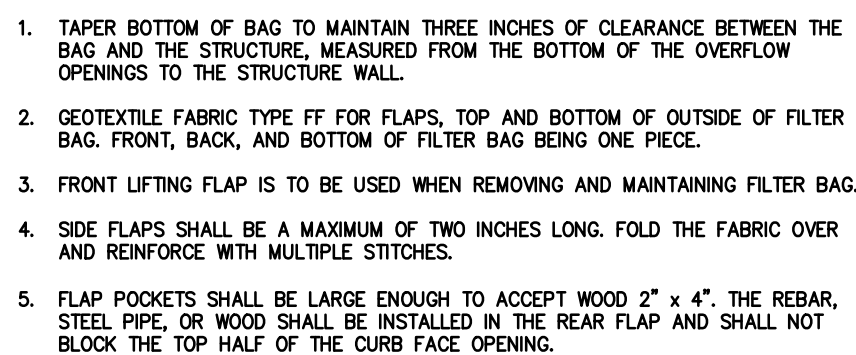
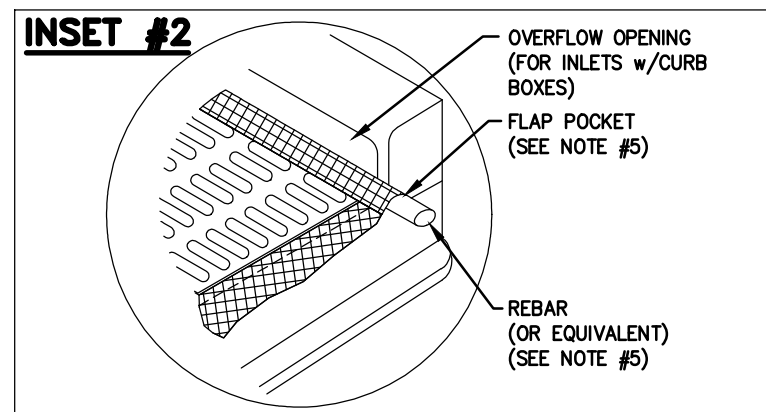
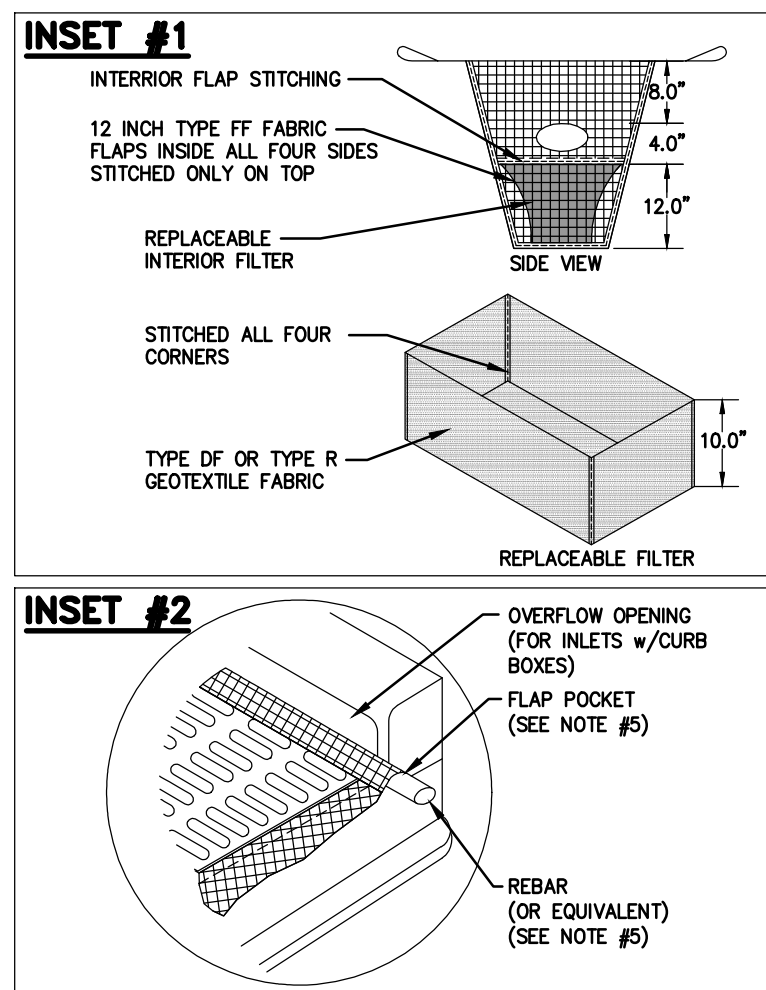
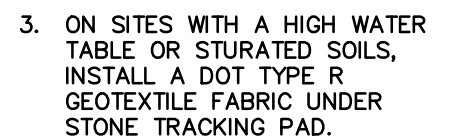
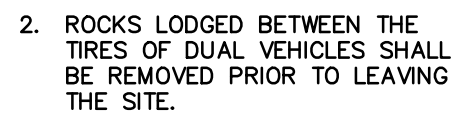
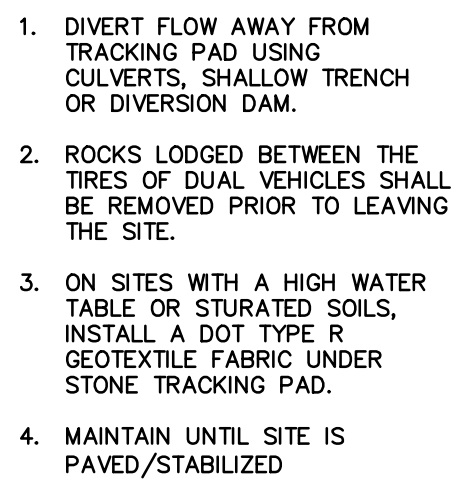
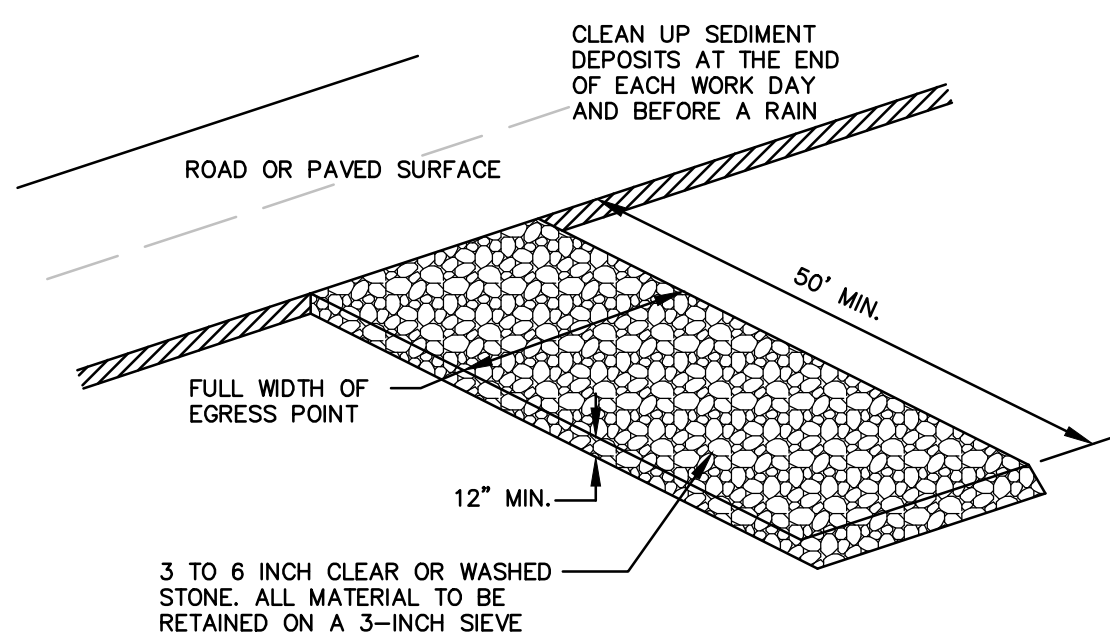
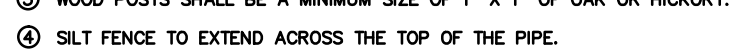
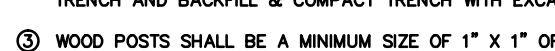
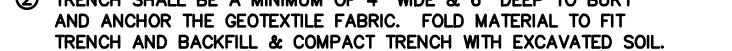
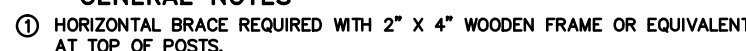
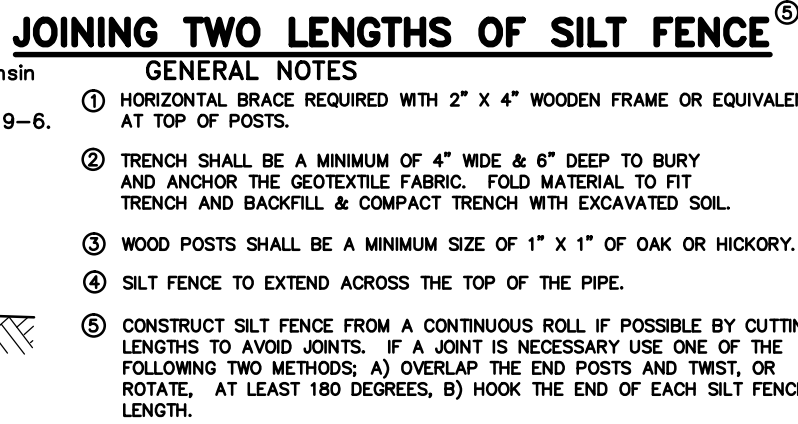
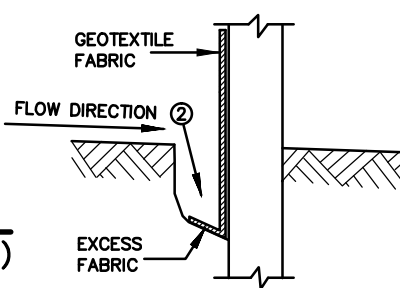
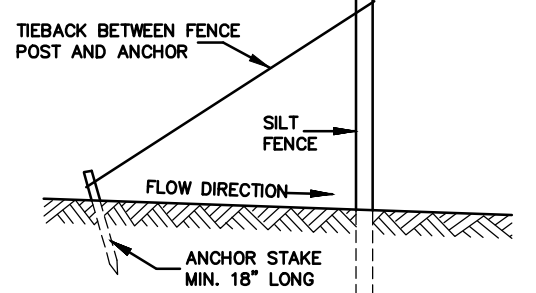
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

Attachment: Site Plan - pavement-storm - 02 Apr 2018 (6889 : Recommendation regarding a Site Plan for a modified onsite storm water management system and additio)

DESIGNED BTH	DRAWN MJA
PROJECT NO. P0949 9-17-00761	
DATE 11/2017	
SHEET NO.	

09



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

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

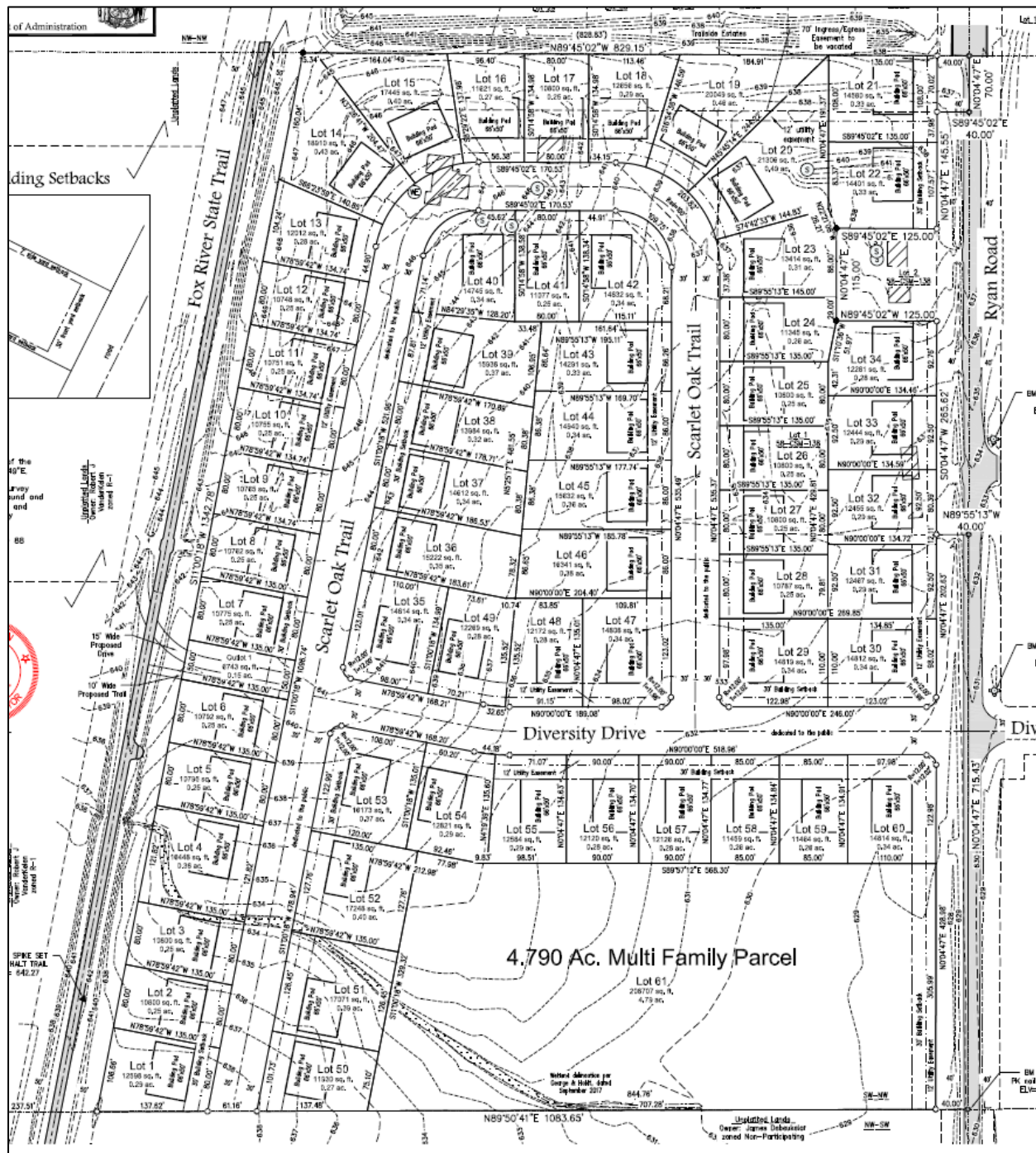
SUBJECT: Recommendation regarding the proposed 61 Lot and one Outlot Preliminary Plat of "Pine Trail Crossing" at 2600-2700 BLK Ryan Road (Parcels ED-R27-1 & ED-R27-2). Submitted by Steven M. Bieda, Mau & Associates LLP, authorized representative for AGG LLC.*

ATTACHMENTS:

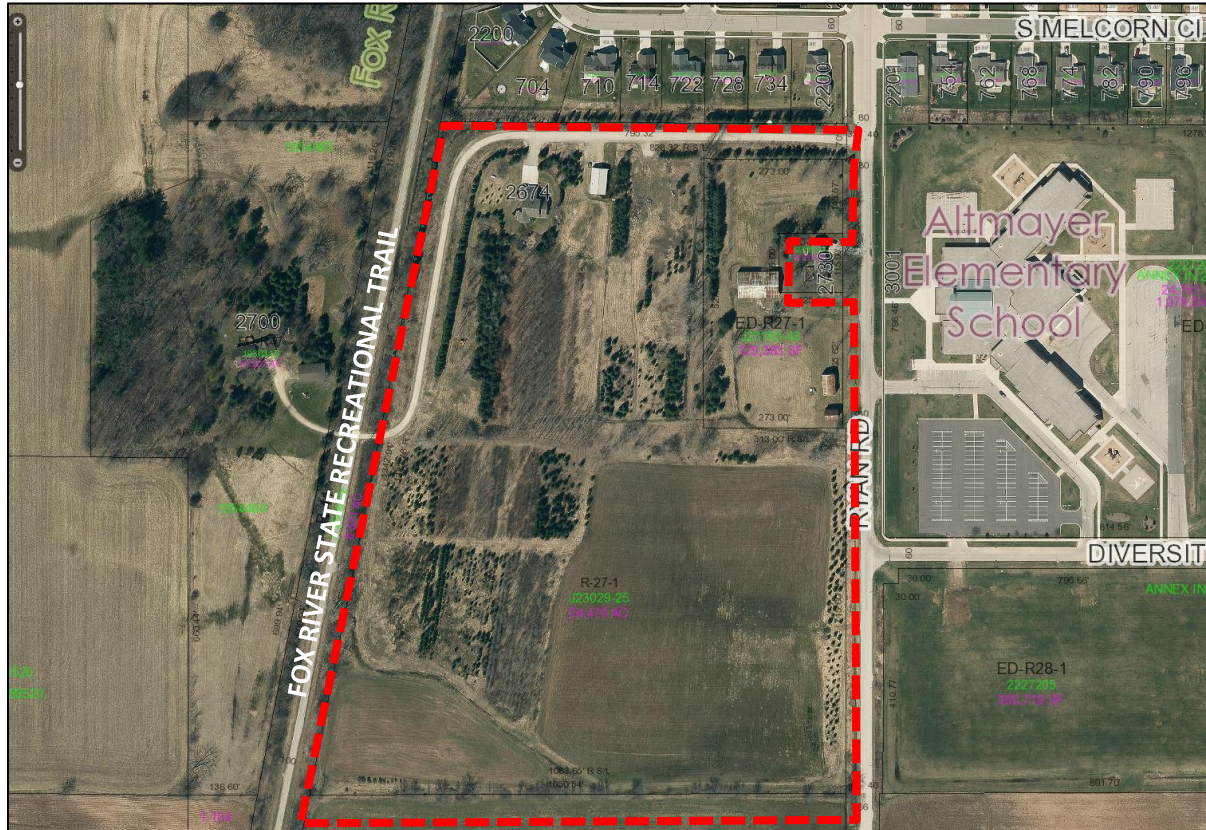
- Preliminary Plat - Pine Trail Crossing - Plan Commission Report (DOCX)
- Preliminary Plat (PDF)
- Setback and Lot Width Variance Letter 4-2018 (PDF)
- Application Form (PDF)

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

PROPOSED PRELIMINARY PLAT AREA



SITE MAP



REQUESTED ACTION:	Preliminary Plat Approval
COMMON DESCRIPTION:	2600-2700 BLK Ryan Road, located southwest from the Ryan Road and S. Melcorn Circle intersection (west from Altmayer Elementary School).
PARCEL NUMBER(S):	ED-R27-1 & ED-R27-2
EXISTING ZONING:	R-1 (Single Family Residence District)
PROPOSED ZONING:	No rezoning is under consideration for this petition. However, lot 61 is proposed to be rezoned to a multi-family residential category in the near future. The rezoning process will likely occur shortly after the plat is recorded.
SURROUNDING LAND USES:	Residential to the north (Trailside Subdivision). Agricultural and natural areas to the south and west (Fox River State Recreational Trail is directly west). Altmayer Elementary School to the east.

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family)

APPLICANT/OWNER NAME:	Steven M. Bieda, RLS Representative Mau & Associates LLP 400 Security BLVD Green Bay, WI 54313	Owner of Parcel ED-R27-1 Peggy J Leppiaho 1532 Midway RD De Pere 54115 Owner of ED-R27-2 Michael L & Laura J Mushinski 2674 Ryan RD De Pere, WI 54115
------------------------------	--	--

SITE HISTORY: After a review of air photographs, the property and nearby areas were used for agricultural purposes, but have been transitioning to residential and educational uses at the northern and eastern borders. The site is immediately to the east of the Fox River State Recreational Trail which was formerly a rail line.

On January 8, 2018, Plan Commission recommended approval of the annexation of Parcel ED-R27-2 into the City and Council approved the recommendation. Parcel ED-27-1 was already within the City limits.

The land division is within the City of De Pere sewer service area. There are wetland environmentally sensitive areas on Lots 3, 4, 51, 52, and 61.

The developer, AGG LLC, proposes 60 single family residential lots, one multi-family residential lot, and one outlot that provides a connection to the Fox River State Recreational Trail.

STAFF REVIEW: When reviewing a preliminary plat, 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 preliminary plat meets the criteria of State Statutes 236 and most criteria of Section 46-8 of the De Pere Platting and Division of Land Code. Lot sizes are sufficient for property zoned R-1. However, the street frontages for 28 of the 60 single family lots do not meet the required frontage of 85 feet.

The developer requested that the following lots be designed with side street frontages that are less than the required 85 feet, but no less than 80 feet wide.

- Lots 1-3, 5-20, 23-28, 32, 36-38, 41, and 55.

The proposed new subdivision will likely attract residents desiring the same size and type of housing stock as the residential neighborhood to the north (Trailside Estates). The neighborhood to the north has several

lots that are less than 85 feet wide, including lots that are 75 feet wide.

Subdivision Name	Pine Trail Crossing (proposed plat)	Trailside Estates (existing plat)
Total number of lots/outlots	62	185
Number of single family lots	60	144
Number of single family lots that are less than 85 feet	28	77
Percentage of single family lots that are less than 85 feet	46.7%	53.5%

The Plan Commission may grant variances related to minimum lot width as part of the plat review, per Platting and Division of Land Code 46-10. Staff supports such a variance for the above-referenced lots as the average size and percentage of the lots are similar (and larger) than the lots for an existing subdivision located to the north and northeast.

The Preliminary Plat shows a diagram with a 7' side yard setback for all lots (rather than the 10' required by code). The applicant had originally requested a variance to reduce the side yard setbacks on all lots from the required 10' to 7'. The applicant has since revised that request to limit the 7' side yard setback for 20 of the 28 lots that are less than 85' in width. The applicant has provided a written response to the variance standards, which are attached for your review.

Outlot 1 was created to allow for the creation of a connection to the Fox River State Recreational Trail. Likewise, the outlot will be used for the property owner of Parcel ED-R47, located on the west side of the trail, to gain driveway access to their house and agricultural fields.

The numbering of Lots 21-22 is out of sequence on the plat. The numbering must be corrected prior to submittal of a final plat.

The building pads shown on the plat are shown at an incorrect size that does not fit within side yard setbacks. The size and location of the building pads must be adjusted.

Note #2 and Restrictive Covenant #2 on the second page of the plat incorrectly reference the location of wetlands. The wetlands are on Lots 3, 4, 51, 52, and 61.

The City plat is reviewed by the City of De Pere. A courtesy review of technical measurements was performed by Brown County to expedite

the efficient process of recording plats.

REVIEW PROCESS

For preliminary City plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews preliminary City plats. The Common Council is expected to review the City plat on May 1, 2018.

The Plan Commission and Common Council will review the City plat again should a final plat be submitted for review and recording.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the preliminary City plat and forwarding the map to the Common Council for final approval, subject to:

(PLEASE NOTE THAT THERE ARE A LARGE NUMBER OF CONDITIONS, PARTICULARLY IN ITEM #11, BECAUSE STORM WATER AND OTHER INFORMATION WAS NOT YET READILY AVAILABLE AT THE TIME THIS REPORT WAS WRITTEN.)

1. Meeting all other state and local regulations.
2. Properly number all lots in sequence. Lots 21-22 should be located between Lots 21 and 23.
3. Revise the plat to reflect the code required and variance approved front, rear and side yard setbacks.
4. Identify the piece of right-of-way at the northeast end of the plat as "dedicated to the public."
5. Revise Note #2 and Restrictive Covenant #2 on the plat to properly reference the wetlands that are on Lots 3, 4, 51, 52, and 61, per a September 2017 wetland delineation.
6. The certificate for the City Clerk-Treasurer should be revised to be able to reference the date that the Common Council approves the plat. The certificate for Plan Commission is not needed on the plat.
7. Identify the ownership, uses, and maintenance of Outlot 1 in a restrictive covenant on the plat.
8. Street Name "Scarlet Oak Trail" should be modified to have a suffix ending for a 'Circle' at the north end and 'Road' or 'Drive' at the south end.
9. It has been recommended by the United States Post Office that the developer consult with the postmaster regarding the placement of mailboxes.
10. Because no park land is required as part of this project, a payment in lieu of dedication, per section 46-5(b) is required. Information regarding this payment should be included on the plat.
11. Address the following Engineering related conditions prior to submitting a final plat for review:
 - a. The tangent bearing shall be shown for each end of the

main chord for all nontangent circular lines. When a circular curve of 30-foot radius or less is used to round off the intersection between 2 straight lines, it shall be tangent to both straight lines. It is sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight lines.

- b. Driveway is to be built by the developer. The developer is responsible for obtaining all necessary permits for the Fox River Trail crossing for the private driveway. Ownership of the outlot needs to be identified. The City needs to have an easement (depending on ownership of the outlot) for the pedestrian trail.
- c. Add all structures to the plat. The barn/shed on parcel ED-R27-1 is not shown.
- d. The 60 foot right of way is approved with the 28 foot clear roadway.
- e. Label the radius of the northwestern most curve. The minimum curvature is 100 feet on the centerline.
- f. A drainage easement in favor of the city, centered on rear lot lines, shall be provided on all subdivisions of land. Such easement shall, at a minimum, contain the restrictions per 46-4(e)(2)(a through h).
- g. Add the following to the restrictive covenants of the plat: " Side lot lines shall be graded by the owner and maintained by the abutting property owners to provide for adequate drainage of surface water. The City reserves the right to establish these grades for the owner, which will then be adhered to by the property owners."
- h. The following should be added to the restrictive covenants of the plat: "The drainage swale located through/along Lots 3, 4, 51, 52, and 61 is a wetland and shall remain natural." Additionally, a 30 foot drainage easement (centered on the swale) is required. This will continue to be used as a drainage swale after the subdivision is constructed.
- i. The following note should be added to the plan: "Due to the shallow, flat swale located through/along Lots 3, 4, 51, 52, and 61, adjacent areas next to the easements should be filled 1 .5 feet above the swale to maintain flows in the easement. All drainage from adjacent lots shall be directed to City storm sewers for collection and treatment in the regional pond."
- j. The following should be added to the restrictive covenants of the plat: "The land on all rear lot lines of all

- lots shall be graded by the subdivider and maintained by the abutting property owners to provide for adequate drainage of surface water."
- k. Clearly show the lot frontages for the following lots: 13, 14, 15, 16, 18, 19, 20, 23, 54, & 55.
 - l. Lots at right angles to each other should be avoided wherever possible, especially in residential areas. The lot lines should be worked to reduce this issue. i.e. Lot 40.
 - m. Side lot lines shall be substantially at right angles or radial to street lines. Lots 39 and 40 have this issue.
 - n. Municipal Code 46-7(b)(1)(m): Need to show the direction and distance to the nearest water and sewer mains.
 - o. Add the following note: (1) The City of De Pere requires the installation of sidewalk on all lots abutting all streets. Sidewalk installation shall be complete prior to the issuance of the occupancy permit by the City."
 - p. A property line is shown to intersect the Fox River State Trail property line splitting the property owned by Robert J. VanderKelen. This property line does not extend to the trail property. It terminates approximately 260 feet to the west and continues south.
 - q. Need to provide an area for vehicles to turn around at the southern end of Scarlet Oak Trail.
 - r. Developer needs to provide the wetland delineation per George & Holdt, dated September 2017.
 - s. Add the following restrictive covenant to the plat: "No accessory structures, fences, trees, nor shrubs shall be placed within the drainage easements."
 - t. Add the following restrictive covenant to the plat: "Access for Lots 30 and 60 shall be off Diversity Drive." Also show the restriction graphically on the plat and in the legend.
 - u. Add the following note at this time: "The City is reviewing a regional storm water pond which will be located off-site. If a regional pond off-site is not feasible, a storm water pond for the subdivision will be required on Lot 61.
 - v. Add the following note at this time: "The City is designing utilities for the subdivision. All lot lines shall be considered available for utilities until the final design is completed. Easement width shall be 20 feet for single utilities and 30 feet for two utilities. The final easements shall be labeled on the final plat."
 - w. Vacation of all existing utilities, and any associated costs for utility relocation is the developers responsibility.

- x. All existing structures that are not remaining as part of the new subdivision shall be removed prior to the start of utility and street construction. All costs for removal, including foundation removal, shall be the responsibility of the developer.
- y. Driveways for lots on Ryan Road that are developed prior to the reconstruction shall remain as gravel from the sidewalk section to the street. Sidewalk grades shall be built to match the proposed street grades. Property owners shall place concrete on the apron (between the sidewalk and new street) after street reconstruction.
- z. Existing driveway removal is to be completed by the developer.
- aa. Add the following note: "Any exposed basement windows must be approved by the inspection department."
- bb. The City reserves the right to restrict parking to one side of the street.

Staff recommends approval of a variance, Per Municipal Code 46-10 to allow the following lots to be no less than 80 feet in width at the right-of-way:

Lots 1-3, 5-20, 23-28, 32, 36-38, 41, and 55.

Staff recommends approval of a variance, Per Municipal Code 46-10 to allow the following lots to have a 7' side yard setback:

1-3, 5, 6, 8, 9, 10, 11, 12, 23, 24, 25, 26, 27, 28, 36, 37, 38 and 41.

When considering variance requests, the Plan Commission must make findings that set forth the reasons which, in the opinion of the commission and/or council, justify the variance. The following findings are presented below for consideration of the lot width and side yard setback variance requests.

a) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications. Lot and side yard setbacks for other single family developments, strong demand for new lots, changing desires in building types (3 car garages) and the current market price for land result in a situation where a specific number of lots are required in order to make

this development occur. The proposed lot reduction and side yard setback reduction for a certain number of lots allow the development to happen in a manner that is consistent with the character of the surrounding neighborhoods.

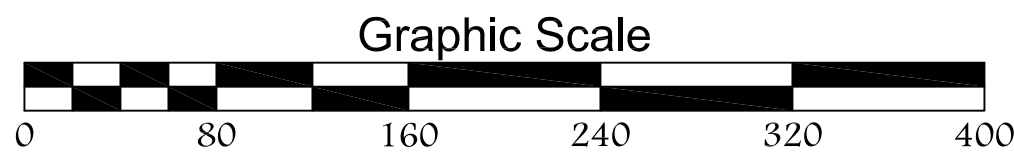
b) The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property. The City of De Pere has often granted lot setback reductions to 80', but they typically occur as part of the Planned Development Review. This has set a precedent as related to the level of development that can be expected on a property. Reducing the lot width and side yard setbacks for some of the proposed single family lots allows the proposed development to be consistent with other single family subdivisions in De Pere.

c) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The requested variances will result in the proposed development integrating into the surrounding other neighborhoods.

d) The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. The project is proposed to be primarily single family, and the overall density of the project will be very similar to the surrounding neighborhoods.

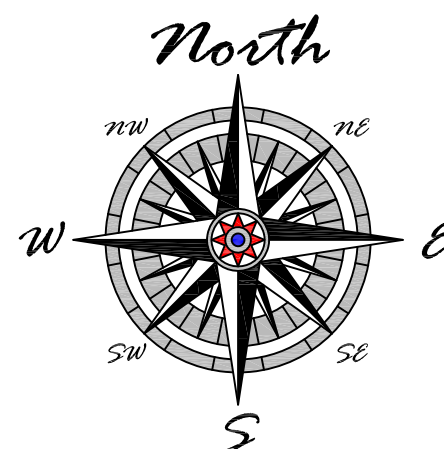
Pine Trail Crossing

All of Lot 1, Volume 58, Certified Survey Maps, Page 138, Map No. 8308, Doc. No. 2624629, Brown County Records, and part of the Southwest 1/4 of the Northwest 1/4, in Section 3, T22N-R20E, in the City of De Pere, Brown County, Wisconsin



Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- PK nail found
- Brown County monument - type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- () recorded as bearing / distance
- 30' building setback (unless noted)
- 12' utility easement (unless noted)
- PK nail set
- hydrant
- Septic Manhole
- existing building
- wetland area
- blacktop



Developer:

Keith E. Garot
AGG, LLC
320 Main Avenue Suite 300
DePere, Wisconsin 54115
(920) 337-9566

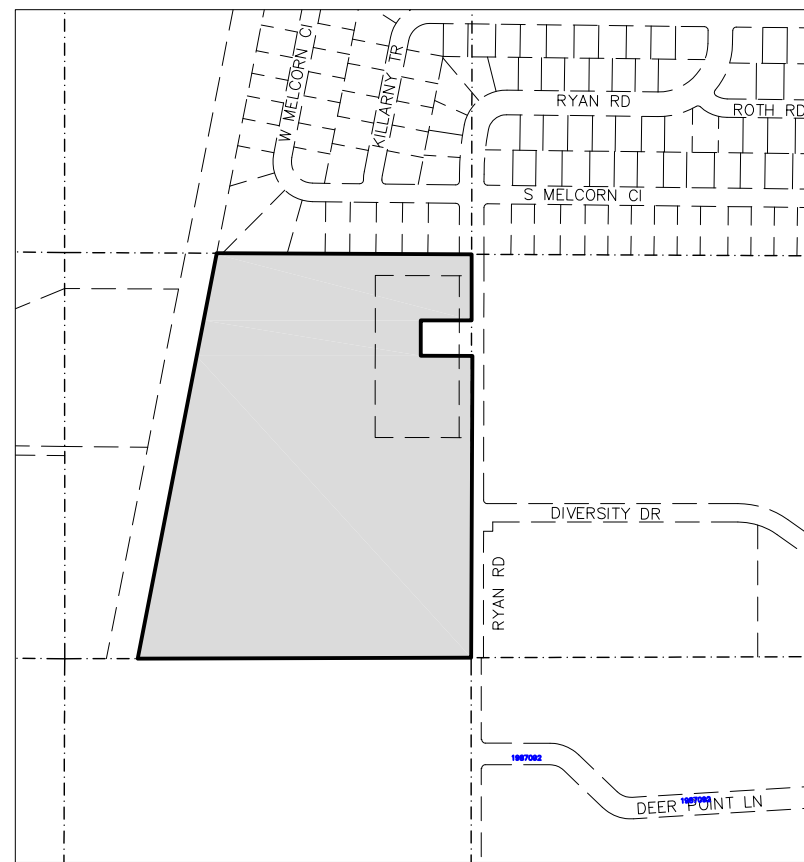
Approving / Objecting Agencies

City of De Pere
Department of Administration

Owners:

Michael L & Laura J Mushinski
2674 Ryan Road
DePere, Wisconsin 54115
Peggy J Leppiaho
1532 Midway Road
DePere, Wisconsin 54115

Location Sketch



Section 3, T22N-R20E
Not to Scale

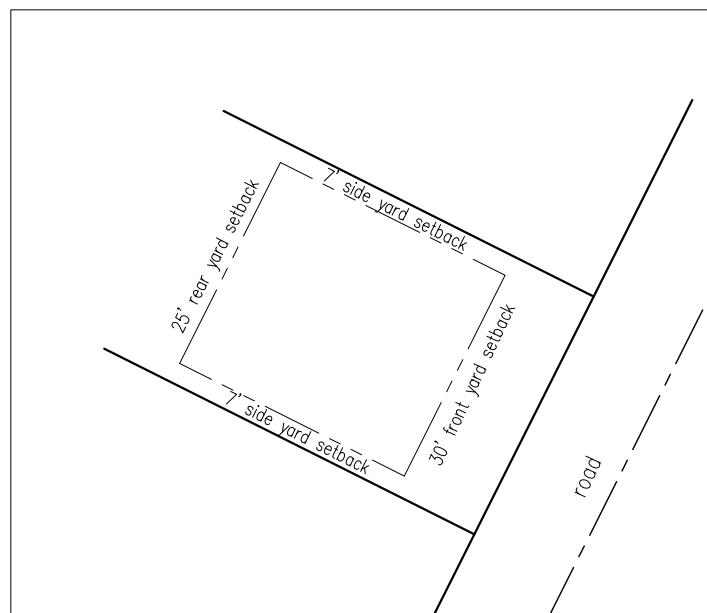
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



R1-Building Setbacks



NOTES

Bearings referenced to the West line of the Northwest 1/4, assumed to be S0°00'49"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.

Elevations are referenced to the NAVD 88 Benchmark Datum

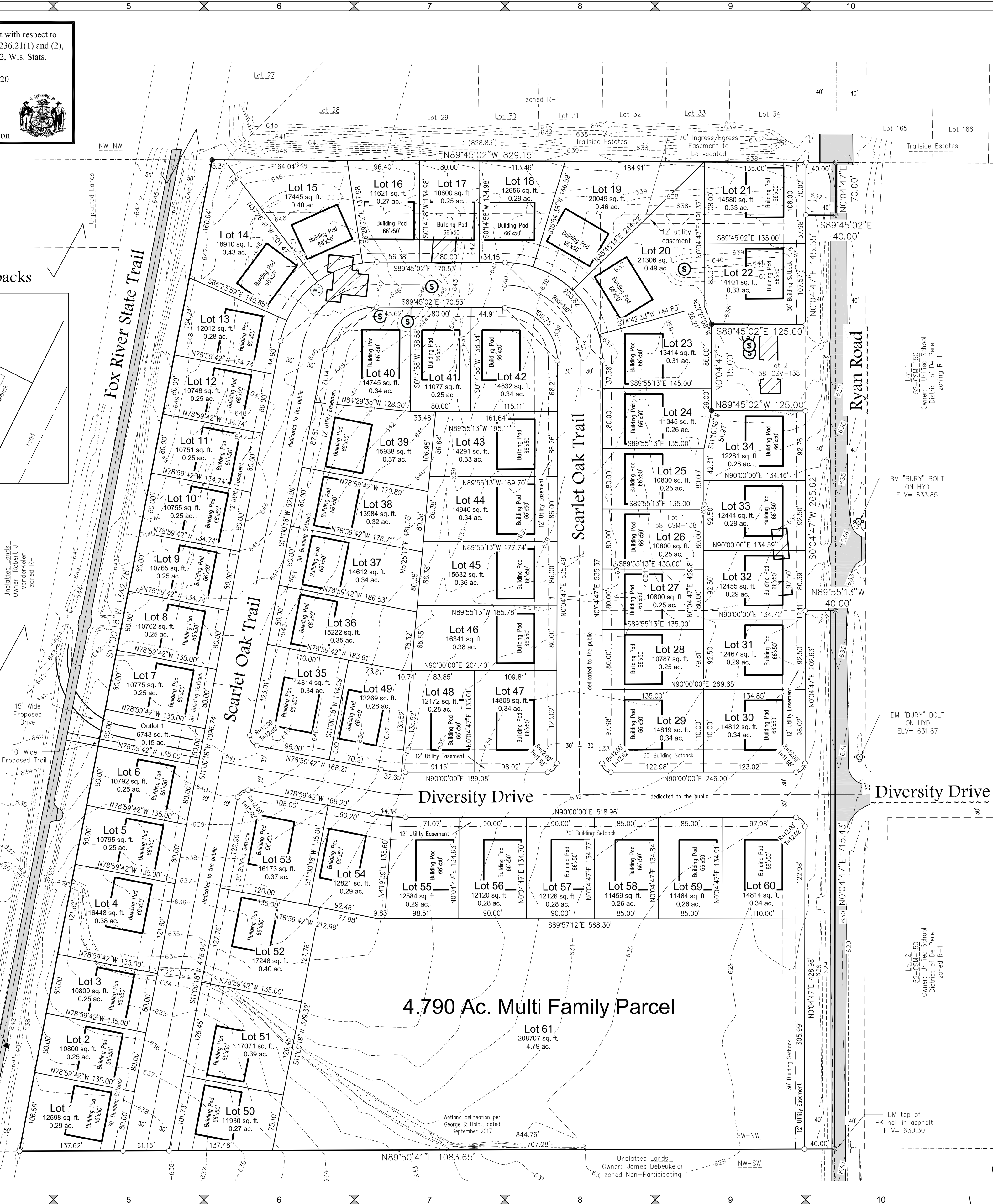


Steven M. Bieda
PLS-2275
February 6, 2018

Northwest Corner
Section 3
T22N-R20E
(found Mag Nail)

BM RR SPIKE SET
IN ASPHALT TRAIL
ELV= 642.27'

West 1/4 Corner
Section 3
T22N-R20E
(found Brass Cap Monument)



4.790 Ac. Multi Family Parcel

SCALE
1"=80'

DRAWN BY
JMB

Preliminary Plat

TAX PARCEL NO. ED-R27-1, R-27-1

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

AGG, LLC

PROJECT NO.
D-16511

SHEET NO.
1 of 2

DRAWING NO.
P-2361

File: D-16511PrelPlat 012318.dwg Data File: D-16511.txt Flashed/Completed: 01/25/2018

Pine Trail Crossing

Preliminary Plat

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

Landmark Real

Estate & Development

SHEET NO.
2 of 2

DRAWING NO.
P-2361

Shana Ledvina Date
City of De Pere Treasurer

MAU & ASSOCIATES-LLP**LAND SURVEYING & PLANNING ♦ CIVIL & WATER RESOURCE ENGINEERING****400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434-9670 ♦ FAX (920) 434-9672**

April 23, 2018

Kimberly Flom
City of De Pere
335 S. Broadway St
De Pere, WI 54115

Re: Pine Trail Crossing
Location: Ryan Road
Tax Parcel No.: ED-R27-1, R-27-1

Dear Ms. Flom,

This is a formal request to reduce the side yard setbacks from 10 feet to 7 feet on the proposed subdivision of Pine Trail Crossing. Because we are requesting to reduce the lot frontage from 85 feet to 80 feet we are requesting the side yard setbacks to then be 7 feet, making the maximum building pad be 66 feet in width. This will include 20 of the proposed 61 lots, being Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 23, 24, 25, 26, 27, 28, 36, 37, 38 and 41.

- a) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;
We are requesting a reduction in lot frontages to 80 feet and the side yard setbacks will need to follow suit with this reduction for a typical home with three stall garages.
- b) The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications;
Ten foot side yard setbacks are fine for the typical 90 foot lot frontages but with the proposed lot reduction the setbacks will need to follow in the reduction.
- c) The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property;
If a community is going to allow for smaller lot sizes then to be consistent they should allow for the smaller side yard setbacks.
- d) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
Our client will abide by all applicable ordinances and regulations throughout the construction in question. Proper soil erosion control will be placed and maintained with proper practices as well as containment precautions in place.
- e) The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the

MAU & ASSOCIATES-LLP**LAND SURVEYING & PLANNING ♦ CIVIL & WATER RESOURCE ENGINEERING****400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434 - 9670 ♦ FAX (920) 434 - 9672**

danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

According to building code, houses are allowed to be as close as 6 feet apart, not meaning 6 foot side yard setbacks. The City of Green Bay has side yard setbacks for one story buildings of 6 feet. Another example is Rock River Court in the City of De Pere which has 52 foot lot frontages and zero lot lines with 10 foot building separation. Nazcr Trac is a subdivision in the City of De Pere with reduced lot sizes and 7 foot side yard setbacks to accommodate the narrower lot widths.

By allowing for the reduction of 7 foot side yard setbacks we will then be able to allow for homes to be as large as possible thus protecting property values.

Sincerely,

Jill Bostedt



CITY OF DE PERE

APPLICATION FOR
PLAT REVIEW

CITY OF DE PERE
RECEIVED
FEB 12 2018
PLANNING DEPT.

Fee: \$4494.00

Receipt #: 129464

Date: 2-12-18

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) AGG, LLC	Authorized Representative Steve Bieda	Title Managing Partner - Mau & Associates, LLP	
Mailing Address 400 Security	City Green Bay	State WI	ZIP Code 5433
Email Address sbieda@mau-	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) Michael Mushinski	Contact Person	Title	
Mailing Address 2674 Ryan R	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Ryan Road	Parcel No. ED-R27-1, R-27-1
--	--------------------------------

SECTION 4: Plat Review

Review Type:	☒ Preliminary Plat ☐ Final Plat	
Fee:	Preliminary Plat Fee: \$278 + (62 # of lots x \$68) Final Plat Fee: \$195	\$4494.00
Present Use of Parcel:	Residential	
Proposed Use of Lots:	R-1 and Multi Family	

Please submit 1 hard copy and 1 PDF copy of the Plat 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) Steve Bieda	Title Managing Part	Phone Number 920-434-9670
Signature of Applicant 		Date Signed February 9, 2018

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (6887 : Recommendation regarding the proposed 61 Lot and one Outlot Preliminary Plat of "Pine Trail Crossing)

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

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1500 Fort Howard AV - Shed (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 06 Apr 2018 (PDF)
- Updated Staff Recommendation Memo 4-30-18 (PDF)

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

SITE MAP



REQUESTED ACTION:	Site Plan approval	
	<i>A proposed new storage building at the north end of the fairgrounds.</i>	
COMMON DESCRIPTION:	1500 Fort Howard Avenue, 2010 Venture Avenue, located northeast from the Fort Howard Avenue and Parkview Road intersection.	
PARCEL NUMBERS:	WD-57	
EXISTING ZONING:	R-1 (Single Family Residence District) with a Planned Development District Overlay.	
PROPOSED ZONING:	No rezoning proposed	
SURROUNDING LAND USES:	Residential and sewage plant to the north. Fairgrounds, boat launch, and residential to the south. Fox River and sewage plant to the east. Commercial to the west.	
COMPREHENSIVE PLAN:	Parks and Recreation.	
APPLICANT / OWNER:	Steve Corrigan Representative PO BOX 472 De Pere, WI 54115	Owner of Parcel WD-57 Brown County Park Fairgrounds PO BOX 23600 Green Bay, WI 54305-3600

SITE HISTORY:

After a review of air photographs, the site was used for agricultural and fairground purposes since 1938. The nearby residential neighborhood to the northwest developed in the 1940's-1950's. the nearby metropolitan sewerage plant to the north and east developed in the 1960's-1970's.

There are existing gravel drive lanes that were put in place within the last five years for temporary special event parking on the lawn. There are no known environmentally sensitive areas on the site.

The Brown County Fairgrounds are currently undergoing a process to complete a master plan that will help determine the future design of the entire property.

STAFF REVIEW:

The applicant proposes a storage building at the far east end of the lot (see yellow star on 'Site Map'). The building location minimizes the view of the building by nearby residential property. There is a proposed 12 foot wide gravel drive that connects the storage building to existing gravel drives on the fairgrounds.

The 3,200 square foot building will be used for fairgrounds storage. The building is 50 feet wide, 64 feet deep and 15 feet tall. The façade and roof materials are 26 gauge PBR metal panels that are colored polar white. The trim is galvalume. There is a 14 foot high by 16 foot wide garage door on the south façade, as well as a standard entry door.

The building is designed with the ability to be relocated elsewhere on the property. The building is designed to be relocated because a Brown County Fairgrounds Master Plan is not yet complete and the final location for such a building may not be at the north end of the fairgrounds properties.

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

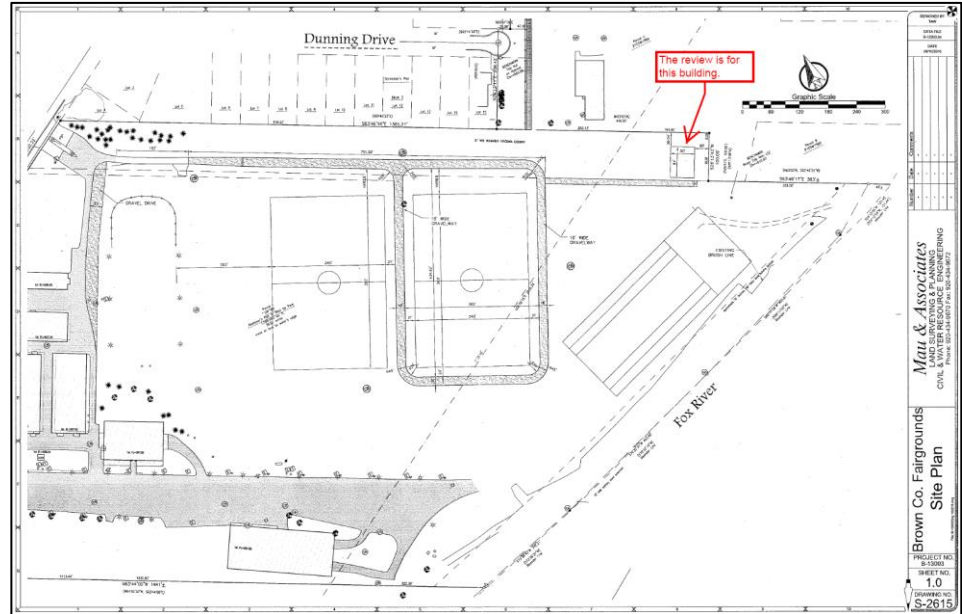
Typically buildings must have stone or glass facades. That is not the case for the subject site as it is uniquely a fairground and it is in an R-1 zone. R-1 zoning does not carry the same building material requirements as the business and industrial zones. Parking stalls are not required for the storage building; because the site is unique on the fairgrounds. Paving of the drive lane for a temporary building would not be needed because the building and drive could be relocated in the future and the drive is not being used for parking.

The site plan complies with the following requirements set by the R-1 Zoning District (Section 14-38) and the Planned Development District.

- Accessory building (permitted)
- Lot Size: 152,460 s.f. (meets 10,000 s.f. minimum requirement)
- Front Yard Setback: ~1,300-feet (60 foot minimum requirement)
- Corner Yard Setback: N/A
- Rear/Interior Side Yard Setback: ~30 feet & 6 feet (6 feet & 4 feet minimum requirement)
- Building Height: 1 story at ~15 feet (allowed height 15 feet)
- Floor Area Ratio: 0.02 (maximum allowed N/A)

Per current Zoning Code, parking is not required for the accessory building.

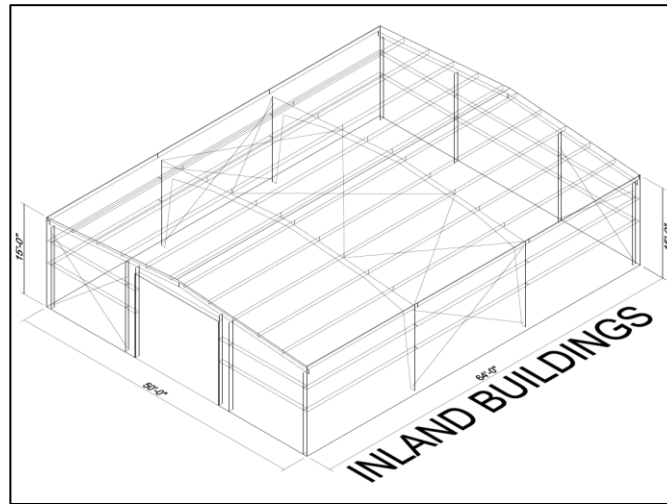
Site plan with proposed new storage building and gravel drive.



Sample of South façade facing fairgrounds (SAMPLE ONLY - not actual building).



Skeleton of Actual 15 Foot Tall Building



STAFF COMMENTS:

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

Engineering:

1. None.

Fire:

1. None.

Forestry:

1. None.

Health:

1. None.

Planning:

1. Due to the unique location within a County Fairgrounds, a 3,200 square foot metal storage building should be considered in R-1 zone.
2. Due to the unique location within a County Fairgrounds, and there being no increased parking requirements for a moveable building, a gravel drive should be considered in R-1 zone.
3. Strongly recommended that Parcels WD-57 and WD-67 be combined in the future.
4. It is recommended, but not required at the time of site plan review, that the buildings on the fairgrounds receive address/identifier labels for emergency identification purposes.

Inspection:

1. None.

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

REVIEW PROCESS:

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a new 3,200 square foot storage building with 12 foot gravel drive, subject to compliance with the staff comments noted in this report



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 305.00

Receipt #: 131195

Date: 4-6-18

CITY OF DE PERE
RECEIVED
APR 6 2018
PLANNING DEPT.

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) Brown County Fair Association	Authorized Representative Steve Corrigan	Title President	
Mailing Address 472 PO Box	City De Pere	State Wisconsin	ZIP Code 54115
Email Address steve.corrigan@corrigan-scbs.com	Phone Number (incl. area code) 920-371-2379	Fax Number (incl. area code) 920-336-4052	

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

Name (Ind. Org. or Entity) Brown County Parks	Contact Person Matt Kriese	Title Park Director	
Mailing Address PO Box 23600	City Green Bay	State Wisconsin	ZIP Code 54305
Email Address Kriese, Matt M. <Kriese_MM@co.brown.wi.us>	Phone Number (incl. area code) 920-448-6242	Fax Number (incl. area code) 920-448-4052	

SECTION 3: Project or Site Location

Project Address/Description 1500 Fort Howard Ave.	Parcel No. WD-57
--	---------------------

SECTION 4: Project Information

Existing Zoning:	E-3 Exempt County		
Present Use of Parcel:	Fair Grounds		
Proposed Use of Parcel:	Fair Grounds		
Estimated Start Date:	June 1, 2018	Estimated Completion Date:	August 10, 2018

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Steve Corrigan Fair Board Association	Title President	Phone Number 920-371-2379
Signature of Applicant <i>Steve Corrigan</i>		Date Signed 4-3-2018

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (6890 : Recommendation regarding a Site Plan for a storage shed for the Brown County Fairgrounds at 1500 Fort Howard Ave.)



SHEET INDEX

C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN
A1.0	RELATIONSHIP DIAGRAM

PROJECT INFORMATION

APPLICABLE BUILDING CODE
2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	SUB-TOTAL
SECOND FLOOR	----- S.F.
FIRST FLOOR	88,060 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.
BASEMENT	----- S.F.
BUILDING AREA SUB-TOTALS	88,060 S.F.
MEZZANINES	----- S.F.
FIRE AREA TOTALS	88,060 S.F.

HIGH PILE STORAGE	YES/NO
FIRE ALARM SYSTEM	YES/NO

OCCUPANCY

?-?
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE ?B CONSTRUCTION
SPRINKLED YES/NO
FIREWALL YES/NO

ALLOWABLE AREA

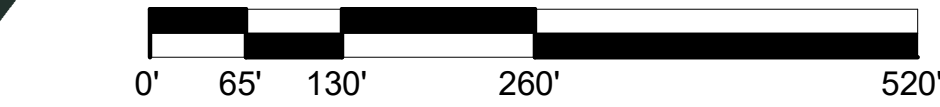
TABULAR FLOOR AREA:	--- S.F.
FRONTAGE INCREASE:	--- S.F.
SPRINKLER INCREASE:	--- S.F.
TOTAL ALLOWABLE AREA:	--- S.F.
ALLOWABLE FIRE AREA:	--- S.F.

BUILDING/SITE CONTENT

BUILDING SIZE	--- S.F.	---%
HARD SURFACE	--- S.F.	---%
GREEN SPACE	--- S.F.	---%
PARCEL SIZE (APPROX.)	--- S.F.	-- ACRES
PARKING PROVIDED	-- STALLS (1 STALL/--- S.F.)	

ZONING INFORMATION

ZONING:	-
FRONT YARD SETBACK:	---"
SIDE YARD SETBACK:	---"
REAR YARD SETBACK:	---"



OVERALL SITE PLAN
1" = 130'-0"

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Lake Dr. Sun Prairie, WI 53590 PHONE (608) 318-2336 FAX (608) 318-2337
MILWAUKEE W204 N11509 Goldendale Rd Carmelton, WI 53022 PHONE (262) 250-9710 1-800-236-2534 FAX (262) 250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
BROWN COUNTY FAIRGROUNDS
GREEN BAY,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

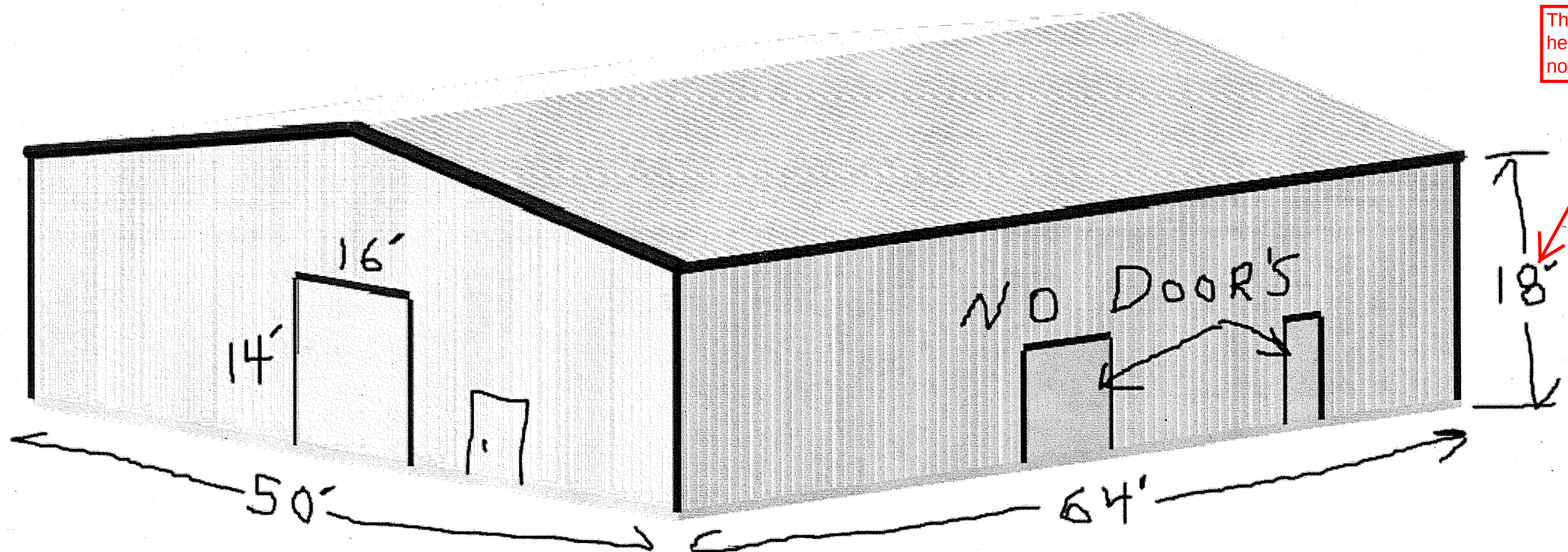
PROJECT MANAGER:	K. CLAFLIN
DESIGNER:	S. KLESSIG
DRAWN BY:	TDP
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	P17348
CONTRACT NO:	-----
DATE:	12.22.2017
SHEET:	C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED FOR:
BROWN COUNTY FAIRGROUNDS
GREEN BAY,
WISCONSIN

Please click on the colored boxes in the chart below to see different combinations of our roof, wall and trim colors.

Note: These color samples are as close as possible to the actual colors offered. However, the colors shown here may differ from actual colors due to the variations in your monitor and the limitaions of web browsers. Call 1.877.257.BLDG to order our Color Chart.



Silicon Polyester - SMP																		Kynar							
	Galvalume	Polar White	Light Stone	Ash Gray	Desert Sand	Charcoal Gray	Burnished Slate	Saddle Tan	Hawaiian Blue	Rustic Red	Fern Green	Burgundy	Koko Brown	Evergreen	Aztec Gold	Crimson Red	Colony Green	Regal Red	Gallery Blue	Medium Bronze	Snow White	Slate Gray	Almond	Classic Green	Brownstone
Roof Color																									
Wall Color																									
Trim Color																									

Attachment: Site Plan - PRELIMINARY - 06 Apr 2018 (6890 : Recommendation regarding a Site Plan for a s...ed for the Brown County

[HOME](#)[METAL BUILDINGS](#)▼[SALES & SERVICE](#)▼[PROJECT PHOTOS](#)▼[FOR ARCHITECTS](#)▼

8.c

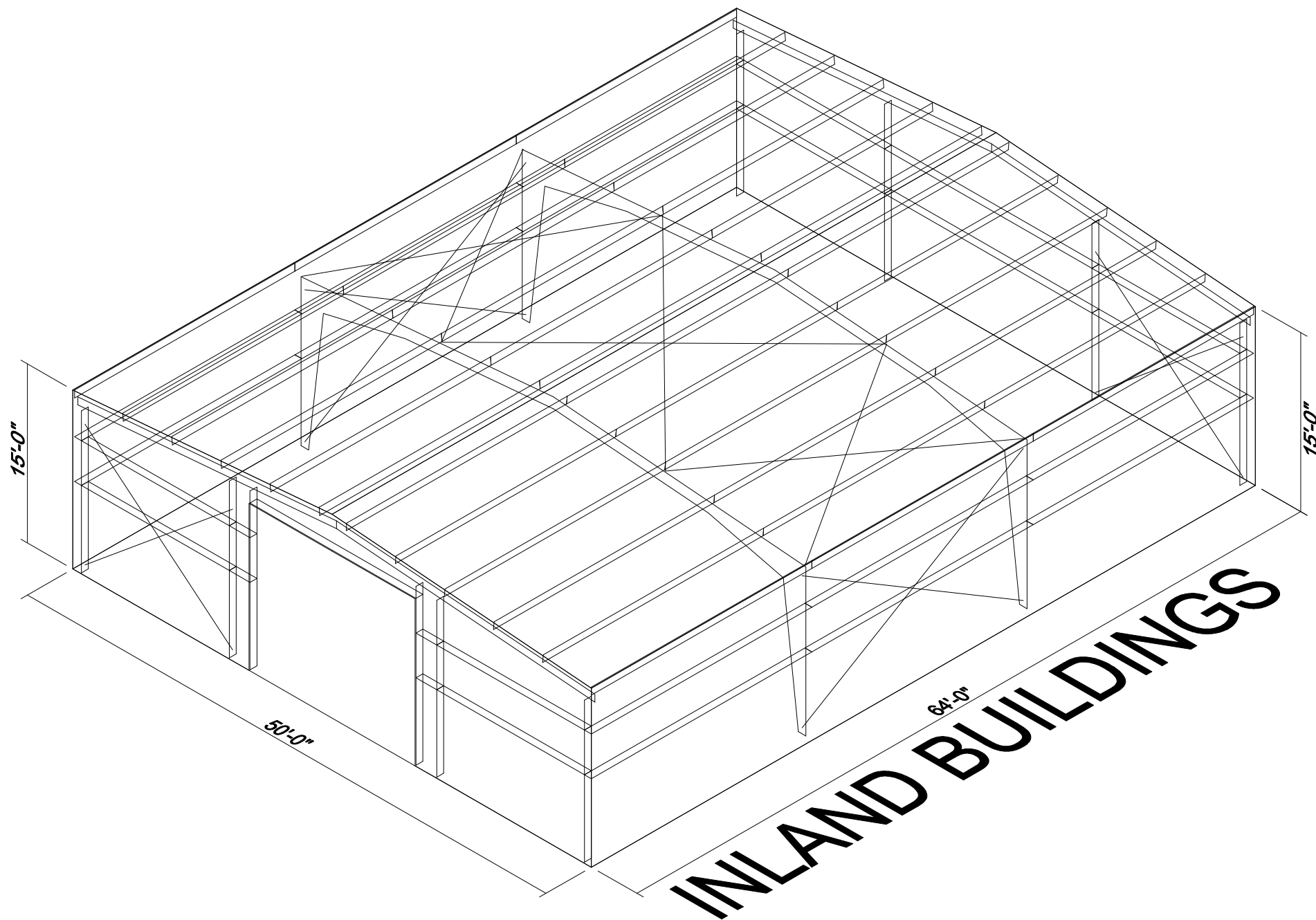
Wall Panels + ROOF

The PBR Panel is hard to beat for its versatility and economy. It makes an attractive wall panel or partition or accent panel. It provides 36" coverage, is available in 24 or 26 gauge material, and is available in Galvalume®, Silicone Polyester (SMP) or Fluoropolymer Kynar 550 & Hylar 5000 finish.



Packet Pg. 91

Attachment: Site Plan -



FLANGE BRACES: FB (1 or 2)
xx-length(in)
(1) One Side; (2) Two Sides
A - 2X2X14Ga

[illegible]

DRAWING STATUS		REVISIONS			INLAND BUILDINGS	
NO.	DATE	DESCRIPTION	BY	CHKD	2141 SECOND AVENUE S.W. CULLMAN, AL 36005 PHONE: 800-688-1828 FAX: 800-498-1828 www.inlandbuildings.com	
☒ FOR APPROVAL	A	4/5/18	FOR REPRODUCTION			
THESE DRAWINGS, BEING FOR APPROVAL, ARE OF DEFINITION NOT FINAL, AND ARE FOR CONSTRUCTION, REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE. THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL, THAT IS, AS A MINIMUM, PRICE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE. ONLY DRAWINGS TO BE USED FOR FINAL DRAWINGS.						
☒ FOR APPROVAL						
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☒ FOR CONSTRUCTION						

SAMPLE OF WHAT BUILDING MAY LOOK LIKE (NOT ACTUAL BUILDING SIZE).



City of De Pere MEMORANDUM



To: Plan Commission
 From: Kimberly Flom, Economic Development & Planning Director
 Date: April 30, 2018

RE: **Update Recommendation for Brown County Fairgrounds Site Plan – Agenda Item #8**

After the Plan Commission agenda publication, the City received information from Brown County indicating that the County had not established the final agreement necessary in order to provide permission to the Brown County Fair Association to construct the proposed shed structure.

Brown County did pass a resolution (attached) supporting the shed and is currently finalizing the 'Build, Donate and Lease Agreement'. We request that the Plan Commission consider the below updated recommendation that considers the finalization of this agreement.

UPDATED RECOMMENDATION

Staff recommends APPROVAL of the Site Plan request for a new 3,200 square foot storage building with 12 foot gravel drive, subject to compliance with the staff comments noted in this report and subject to the following condition:

That no construction of any kind occur until De Pere receives a fully executed copy of the "Build, Donate and Lease Agreement" between Brown County and the Brown County Fair Association.

Attachment: Updated Staff Recommendation Memo 4-30-18 (6890 : Recommendation regarding a Site Plan for a storage shed for the Brown

March 21, 2018

TO THE HONORABLE CHAIRMAN AND MEMBERS
OF THE BROWN COUNTY BOARD OF SUPERVISORS

Ladies and Gentlemen:

**RESOLUTION PROVIDING PRELIMINARY APPROVAL FOR THE BROWN
COUNTY FAIR ASSOCIATION (FA) TO CONSTRUCT A STORAGE BUILDING ON
COUNTY FAIRGROUNDS PROPERTY, TO DONATE SAID BUILDING TO THE
COUNTY, AND FOR THE COUNTY TO LEASE SAID BUILDING BACK TO THE FA**

WHEREAS, Brown County ("County") is the owner and operator of the Fairgrounds Property located within the City of De Pere, and the Brown County Fair Association ("FA") is a private non-profit corporation with tax exempt status per Section 501(c)(3) of the Internal Revenue Code; and

WHEREAS, the FA is a separate and distinct entity from the County, and formed for the purpose of developing, promoting, operating and supporting the annual Brown County Fair; and

WHEREAS, it is desirable: 1) for the FA, at no cost to the County, to provide materials for and to construct a 3,200 square foot steel pole style storage building in the northeast corner area of the Fairgrounds property (see 'Attachment A'), with proposed dimensions of 64' long by 50' wide by 16' high (See 'Attachment B' and 'Attachment C'); 2) for the FA to donate said building to the County; and 3) for the County to enter into a 20-year lease with the FA, with renewal options, wherein the County would lease said building to the FA for \$1.00 per year; and

WHEREAS, the FA desires preliminary approval from the County to build, donate and lease said building as described above, and as specified in Attachments A, B and C to this Resolution, with final and formal approval to do so being contingent upon the County and the FA entering into a "*Build, Donate, and Lease Agreement*" with terms and conditions agreeable to both the County and the FA, so that the FA knows it has the preliminary approval of the County regarding this project before it begins the process of applying for necessary permits; and

WHEREAS, any such preliminary approval by the County would be a good faith showing that the County preliminarily supports the FA proposal to build, donate and lease said building, but final and formal approval would be contingent upon the County and the FA entering into a *“Build, Donate and Lease Agreement”* with terms and conditions acceptable to both the County and the FA; and

WHEREAS, any actions taken by the FA after receiving preliminary approval from the County, such as expending funds as part of the permitting process or otherwise, would be taken at the sole risk of the FA, and any such preliminary approval may not be used a basis to seek reimbursement from the County for activities taken in reliance upon said preliminary approval, should the *“Build, Donate and Lease Agreement”* ultimately not be entered into.

NOW, THEREFORE, BE IT RESOLVED that the Brown County Board of Supervisors hereby grants preliminary approval for the Brown County Fairgrounds Association (FA) to build, donate and lease back the building described above as outlined above and subject to the conditions stated above, with final and formal approval of the County being contingent upon the County and the FA entering into a mutually agreeable *“Build, Donate and Lease Agreement”* in accord with the terms and conditions stated above, and so long as the County does not bear any significant direct or indirect costs or incur significant additional liability related to this project; and

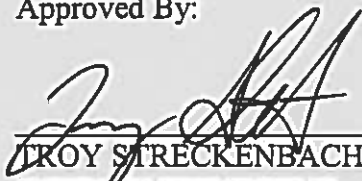
BE IT FURTHER RESOLVED, that the Brown County Corporation Counsel shall draft a *“Build, Donate and Lease Agreement”* as outlined above, shall consult with the FA and the County Parks Department regarding desired terms and conditions to include, and when said Agreement has been drafted shall bring said Agreement back to the Education and Recreation Committee, and to the County Board, for final and formal approval.

Respectfully submitted,

EDUCATION & RECREATION
COMMITTEE (Special Meeting)
EXECUTIVE COMMITTEE

*Fiscal Impact: This resolution does not require an appropriation from the general fund.
Insurance can be funded within the existing 2018 budget. There may be maintenance costs in subsequent years, but the Fair Association will be responsible for those.*

Approved By:


TROY STRECKENBACH
COUNTY EXECUTIVE

Date Signed: 3/26/18

Authorized by Corporation Counsel
Approved by Corporation Counsel

BOARD OF SUPERVISORS ROLL CALL # _____

Roll Call Vote Taken

Motion made by Supervisor Van Dyck

Seconded by Supervisor Campbell

SUPERVISORS	DIST.	AYES	NAYS	ABSTAIN	EXCUSED
SIEBER	1				X
DE WANE	2	X			
NICHOLSON	3	X			
HOYER	4	X			
GRUSZYNSKI	5		X		
LEFEBVRE	6	X			
ERICKSON	7	X			
ZIMA	8	X			
EVANS	9	X			
VANDER LEEST	10	X			
BUCKLEY	11	X			
LANDWEHR	12	X			
DANTINNE, JR	13	X			

SUPERVISORS	DIST.	AYES	NAYS	ABSTAIN	EXCUSED
BRUSKY	14		X		
BALLARD	15	X			
KASTER	16	X			
VAN DYCK	17	X			
LINSSEN	18		X		
KNEISZEL	19		X		
CLANCY	20	X			
CAMPBELL	21	X			
MOYNIHAN, JR.	22	X			
BLON	23				
SCHADEWALD	24	X			
LUND	25	X			
BECKER	26				X

Total Votes Cast 23

Motion: Adopted ☒ Defeated ☐ Tabled ☐

HUMAN RESOURCES DEPARTMENT

Brown County

305 E. WALNUT STREET
P.O. BOX 23800
GREEN BAY, WI 54305-3600



KATHRYN ROELLICH

PHONE (920) 448-4071 FAX (920) 448-6277 WEB: www.co.brown.wi.us

HUMAN RESOURCES DIRECTOR

RESOLUTION/ORDINANCE SUBMISSION TO COUNTY BOARD

DATE: March 8, 2018
REQUEST TO: Exec Comm, Ed & Rec SPECIAL Comm and County Board
MEETING DATE: 03-12-2018, 03-21-2018 and 03-21-2018, respectively
REQUEST FROM: Dave Hemery per Ed & Rec Committee
REQUEST TYPE: ☒ New resolution ☐ Revision to resolution
☐ New ordinance ☐ Revision to ordinance

TITLE: RESOLUTION PROVIDING PRELIMINARY APPROVAL FOR THE BROWN COUNTY FAIR ASSOCIATION (FA) TO CONSTRUCT A STORAGE BUILDING ON COUNTY FAIRGROUNDS PROPERTY, TO DONATE SAID BUILDING TO THE COUNTY, AND FOR THE COUNTY TO LEASE SAID BUILDING BACK TO THE FA

ISSUE/BACKGROUND INFORMATION:

From 01-25-2018 Ed & Rec Committee: Motion made by Supervisor Campbell, seconded by Supervisor Lefebvre to direct Corporation Counsel to draft a resolution to go before the February County Board in support of the Fair Board's request to construct a storage building at the fairgrounds and develop an MOA. Vote taken. Nay: Gruszynski. MOTION CARRIED 4 to 1

ACTION REQUESTED:

Review and approve.

FISCAL IMPACT:

NOTE: This fiscal impact portion is initially completed by requestor, but verified by the DOA and updated if necessary.

1. Is there a fiscal impact? ☐ Yes ☒ No
 - a. If yes, what is the amount of the impact? _____
 - b. If part of a bigger project, what is the total amount of the project? \$ _____
 - c. Is it currently budgeted? ☐ Yes ☐ No
 1. If yes, in which account? _____
 2. If no, how will the impact be funded? _____

☒ COPY OF RESOLUTION OR ORDINANCE IS ATTACHED

Attachment: Updated Staff Recommendation Memo 4-30-18 (6890 : Recommendation regarding a Site Plan for a storage shed for the Brown

ATTACHMENT A

Proposed
Storage
Building

EX

PLAN
DIAGRAM

INFORMATION

PLANNING CODE
ZONING CODE (WITH WISCONSIN ADOPTED)

TENT

NET SQUARE FOOTAGE

SUB-TOTAL
0.0
0.0
0.0
0.0
0.0
0.0

YES/NO
YES/NO

ASSIGNMENT

0.0
0.0
0.0
0.0
0.0

TENT

0.0
0.0
0.0
0.0
0.0

STALLS IN STALLS 0.0

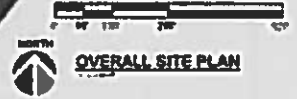
ON

ED FOR:

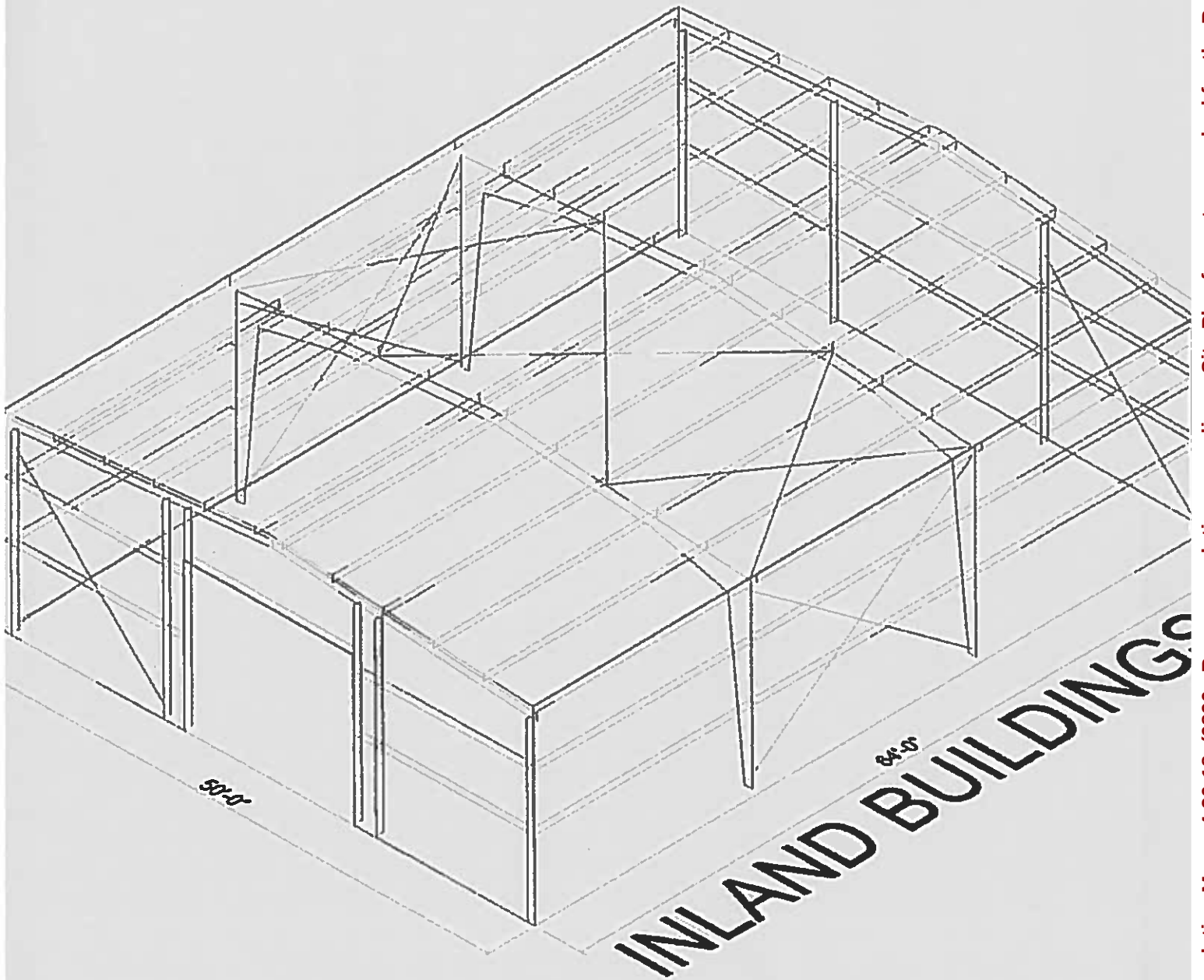
BROWN COUNTY FAIRGROUNDS

AY,

WISCONSIN

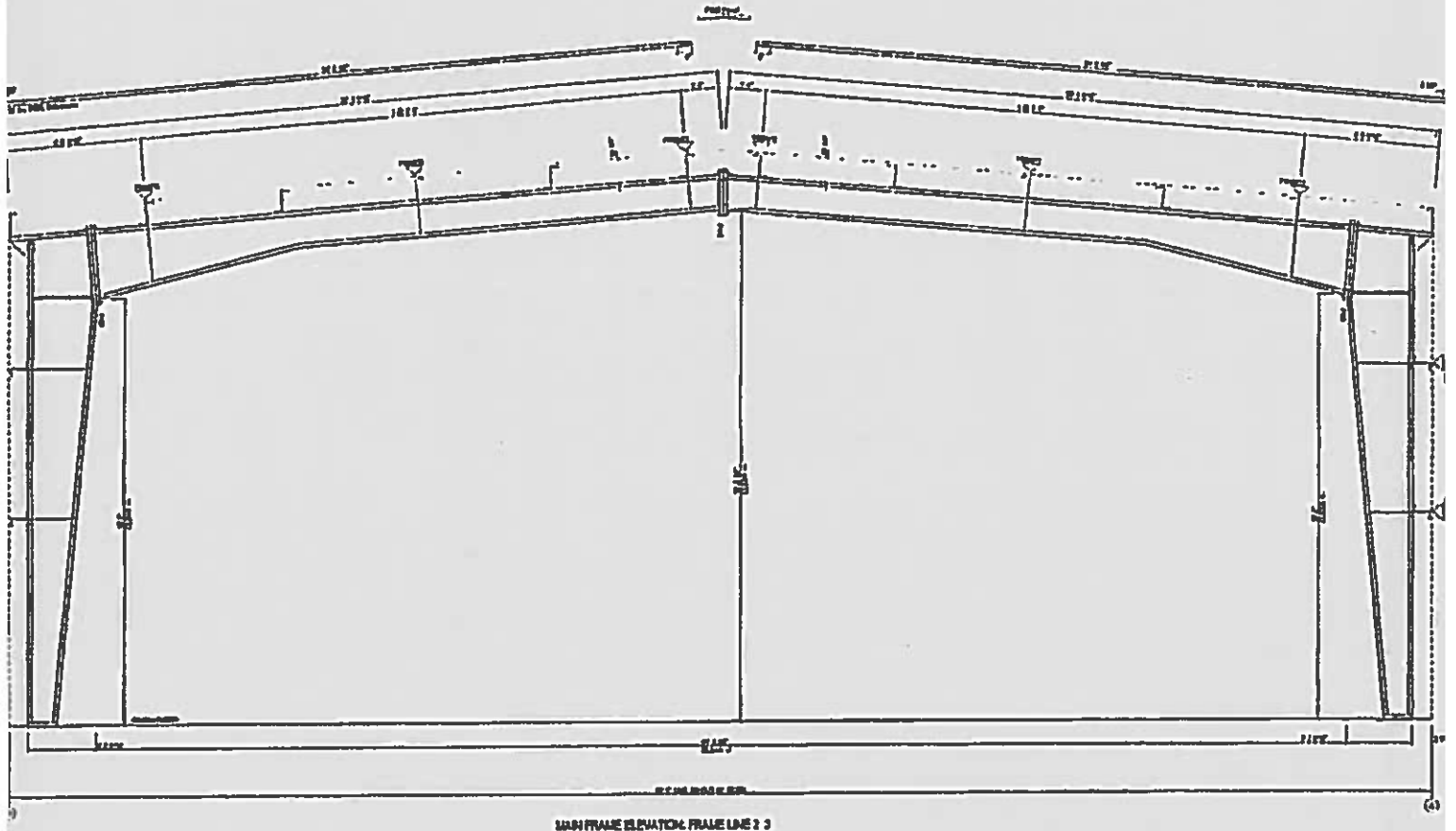


THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH A SURVEYOR AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP WHEN AVAILABLE IS REQUIRED.

ATTACHMENT B

ATTACHMENT C

PRELIMINARY DRAWING USE ONLY FOR REFERENCE.



DRAWING STATUS				INFLUENCE			
1	DESIGN	DATE	BY	1	DESIGN	DATE	BY
2	REVISION	DATE	BY	2	REVISION	DATE	BY
3	REVISION	DATE	BY	3	REVISION	DATE	BY
4	REVISION	DATE	BY	4	REVISION	DATE	BY
5	REVISION	DATE	BY	5	REVISION	DATE	BY
6	REVISION	DATE	BY	6	REVISION	DATE	BY
7	REVISION	DATE	BY	7	REVISION	DATE	BY
8	REVISION	DATE	BY	8	REVISION	DATE	BY
9	REVISION	DATE	BY	9	REVISION	DATE	BY
10	REVISION	DATE	BY	10	REVISION	DATE	BY

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

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

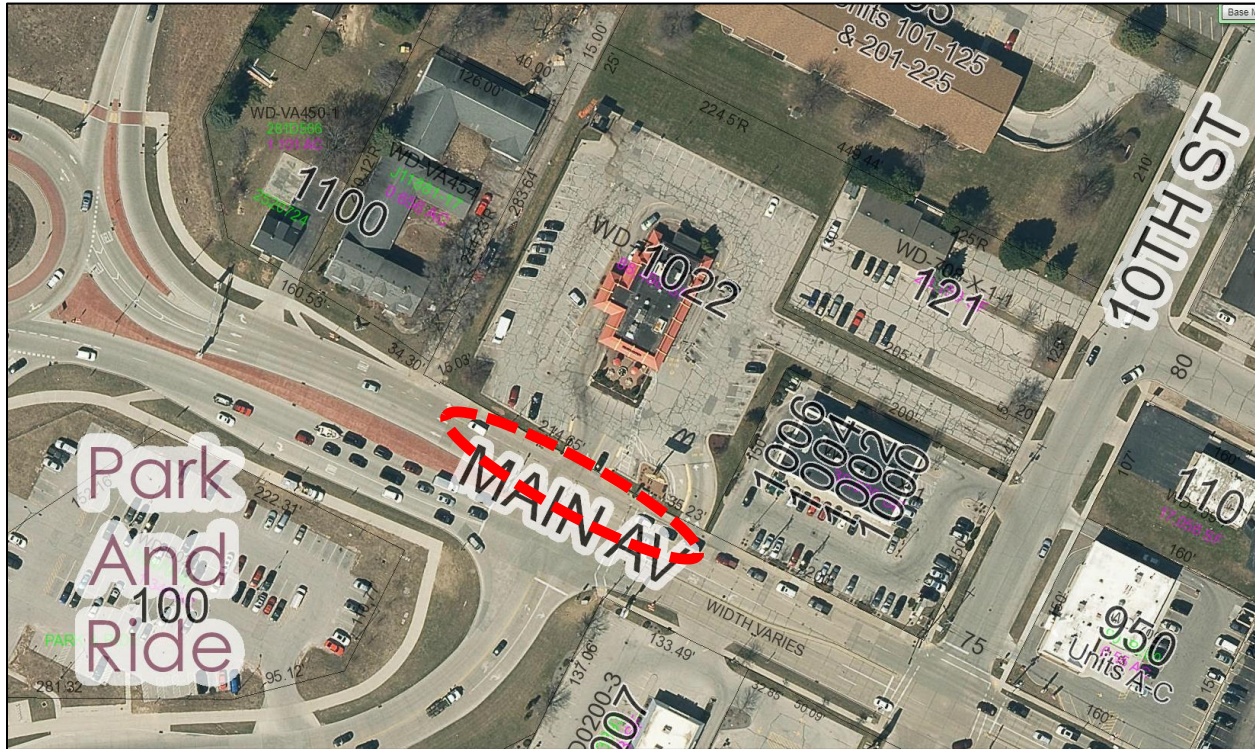
SUBJECT: Review and recommendation for a Proposed Right-Of-Way Vacation at 1022 Main Avenue in De Pere (Adjacent to Parcel WD-708-X-1-2). Submitted by City of De Pere.*

ATTACHMENTS:

- ROW Vacation - 1022 Main AV - Plan Commission Report (DOCX)
- Application Form (PDF)
- Exhibit (PDF)

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

PROPOSED RIGHT-OF-WAY VACATION



- REQUESTED ACTION:** Public Right-Of-Way vacation approval.
- Right-Of-Way vacation for lands south of the McDonald's on Main Avenue, due to the redesign and reconstruction of Main Avenue with a roundabout.*
- COMMON DESCRIPTION:** South from 1022 Main Avenue, located at the Main Avenue and Lawrence Drive intersection.
- PARCEL NUMBER(S):** Adjacent to Parcel WD-708-X-1-2
- EXISTING ZONING:** None as the area is existing Right-Of-Way.
- PROPOSED ZONING:** If the vacation is approved by Common Council, the vacated right-of-way will take on the B-3 (Motor Vehicle Dependent Business District) zoning of the adjacent parcel WD-708-X-1-2.
- SURROUNDING LAND USES:** Restaurants, retail and parking to the north, south and east. Vacant (developing) to the west.
- COMPREHENSIVE PLAN:** Neighborhood Residential (Including Multi-Family)

APPLICANT/OWNER NAME: City of De Pere is applicant and owner of Right-Of-Way.

Owner of adjacent/nearby properties:

Parcel WD-708-X-1-2
Killian Management
1722 Clarence Court
West Bend, WI 53095

Parcel WD-708-X-1
1002 Main Street De Pere LLC
230 Ohio Street, Suite 200
Oshkosh, WI 54902

Parcel WD-VA-454
GB 1100 Main LLC
300 N Van Buren Street
Green Bay, WI 54301

SITE HISTORY: After a review of air photographs, the subject area was originally agricultural. Significant commercial development occurred in the area during the 1970's.

In the past Main Avenue was categorized as a state highway, a county highway, and most recently as a local street. The sole local street jurisdiction was confirmed between Brown County and the City of De Pere via "jurisdictional transfer," which was reviewed by the Board of Public Works on April 9, 2018 and approved by Common Council on April 17, 2018.

The subject area is being redesigned with a roundabout, similar to the roundabout that was built to the west approximately five years ago. Because of the redesign a piece of right-of-way potentially can be vacated that is adjacent to the McDonald's property.

If the right-of-way is vacated, ownership of the vacated right-of-way would be attached to the adjacent property to the north (Parcel WD-708-X-1-2). Because the subject right-of-way is entirely on the north side of the street, any vacated area does not attach to the property to the south.

STAFF REVIEW: When reviewing a right-of-way vacation/discontinuance, staff utilizes the vacation process identified in Wisconsin State Statutes 66.103 and 66.105. The role of the Plan Commission in the process is determining if such a vacation/discontinuance is necessary, and if so, recommending to the Common Council that the right-of-way be vacated/discontinued. The following are factors for consideration:

- With the design of the roundabout, the area does not appear to be necessary as a future right-of-way.

- The adjacent property owner, to the north, desires the right-of-way for future commercial development. Plan Commission reviewed a site plan that utilized the area for a rebuilt McDonald's, which included heavy landscaping, a pedestrian/bicycle connection, and a drive lane at or within near the right-of-way. The drive lane was not directly connected to Main Avenue.
- The function of the redesigned street and pedestrian system will allow for vehicle and pedestrian access along Main Avenue and Lawrence Drive.
- If the right-of-way is vacated, the utility easement must remain because there are existing underground storm water utilities within the easement.

All property owners within 300 feet of the subject area have been notified of the right-of-way vacation petition. As of April 13, 2018 no objecting comments have been received. Any comments received after April 13 will be provided to the Plan Commission at the meeting on April 30.

REVIEW PROCESS:

The Common Council will review the Plan Commission recommendation twice, first as a resolution on May 1, 2018 and then with a public hearing and resolution potentially on June 19, 2018 where property owners within 300 feet will again be notified. It is not typical for the Common Council to review a Plan Commission item the day after the meeting but staff proposes moving this forward in order to keep the project on schedule and to consider the fact that the Plan Commission meeting was rescheduled from the regular date of April 23.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and forwarding the right-of-way vacation to the Common Council for final approval with the following condition:

1. All existing easements remain in place.

LEGAL DESCRIPTION

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

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

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

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



	CITY OF DE PERE APPLICATION FOR ROW VACATION	Fee: \$ 305.00
		Receipt #: N/A
		Date: 06 Apr 2018

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) City of De Pere	Authorized Representative Peter Schleinz	Title Senior Planner/Zoning Administrator	
Mailing Address 335 S. Broadway ST	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-pere.org	Phone Number (incl. area code) 920.339.4043 x2	Fax Number (incl. area code) 920.330.9491	

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: Right of Way Requested to be Vacated

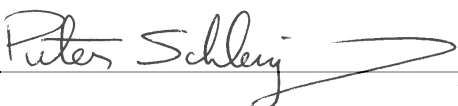
Name of ROW:	Main Avenue -- Part of 1000 BLK
Legal Description to be Vacated: (Please attach map)	

SECTION 4: Reason of Vacation

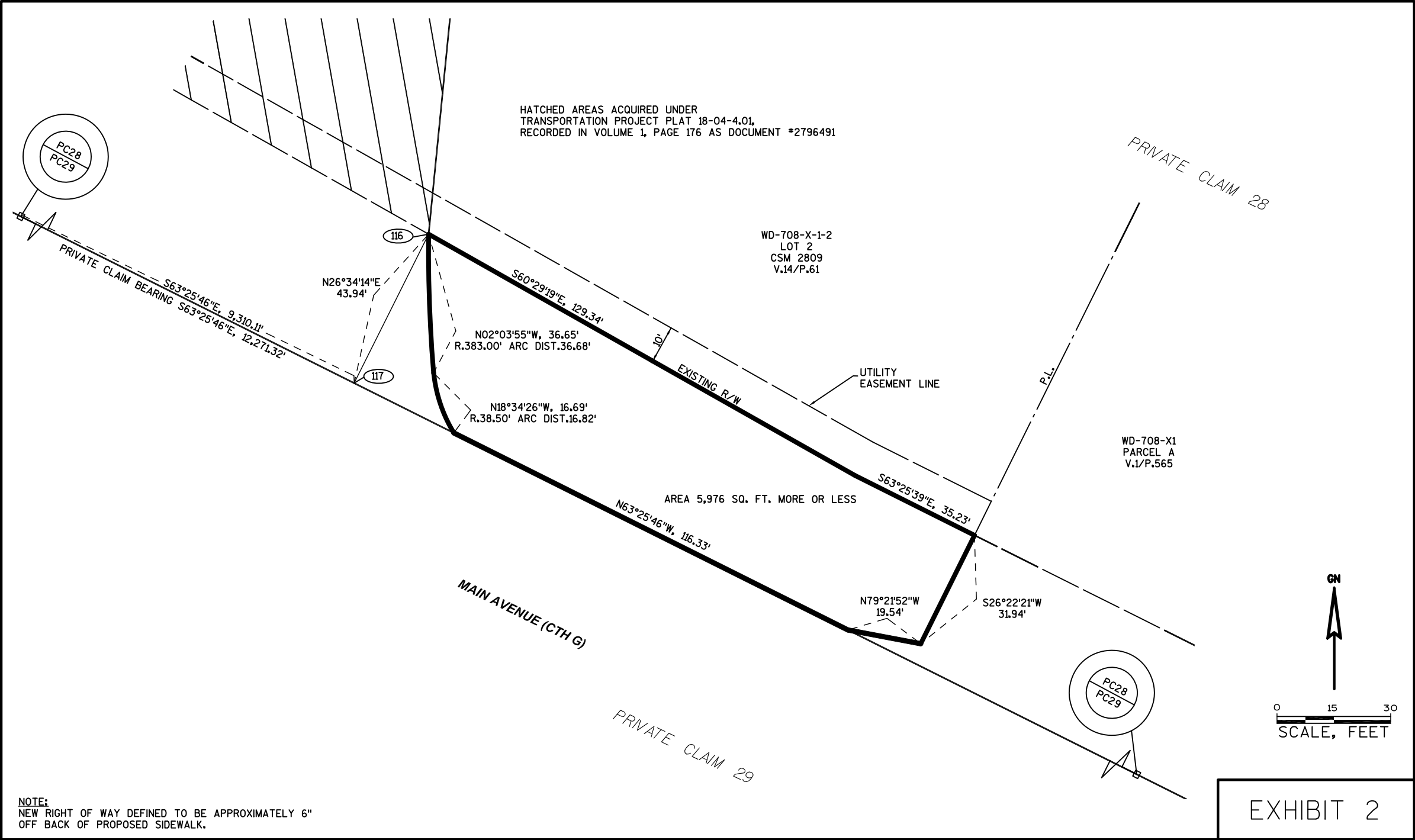
Reason for Requesting Vacation of ROW:	The street is being redesigned with a roundabout.
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SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

Name of Owner/Authorized Representative (please print) Peter Schleinz	Title Senior Planner/Zoning Administrator	Phone Number 920.339.4043 x2
Signature of Applicant 		Date Signed 06 Apr 2018

Attachment: Application Form (6895 : Review and recommendation for a Proposed Right-Of-Way Vacation at 1022 Main Avenue in De Pere



Attachment: Exhibit (6895 : Review and recommendation for a Proposed Right-Of-Way Vacation at 1022

EXHIBIT 2

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: April 30, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

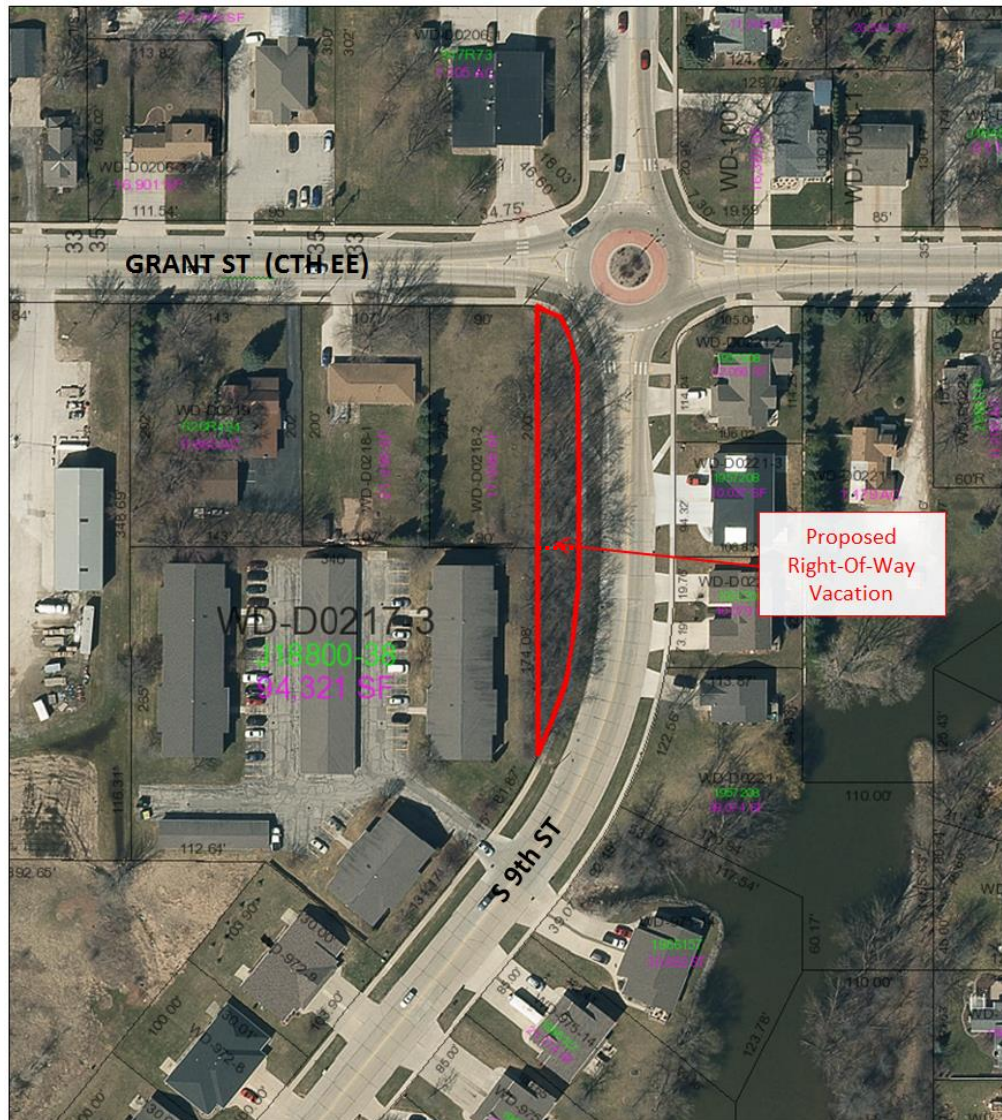
SUBJECT: Review and recommendation for a Proposed Right-Of-Way Vacation at the 500 BLK S. 9th Street in De Pere (Adjacent to Parcels WD-D0217-3 & WD-D0218-2). Submitted by City of De Pere.*

ATTACHMENTS:

- ROW Vacation - 500 BLK S. 9th ST - Plan Commission Report (DOCX)
- Application Form (PDF)
- Area Map (PDF)

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

PROPOSED RIGHT-OF-WAY VACATION



REQUESTED ACTION: Public Right-Of-Way vacation approval.

Right-Of-Way vacation for lands located on the west side of a sidewalk. The area is presently vegetated with trees.

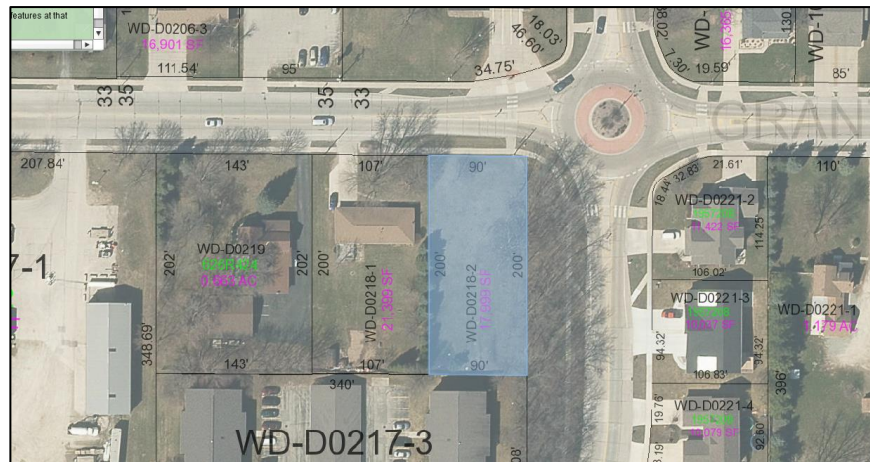
COMMON DESCRIPTION: The 500 BLK S. 9th Street, located southwest from the 9th Street and Grant Street (CTH EE) intersection.

PARCEL NUMBER(S): Adjacent to Parcels WD-D0217-3 & WD-D0218-2

EXISTING ZONING:	None as the area is existing Right-Of-Way.	
PROPOSED ZONING:	If the vacation is approved by Common Council, the area adjacent to Parcel WD-D0217-3 would take on the adjacent zoning of R-3 (Multiple Family Residence District) with a Planned Development District overlay, and the area adjacent to Parcel WD-D0218-2 would take on the adjacent zoning of R-2 (Single and Two-Family Residence District).	
SURROUNDING LAND USES:	Fire station, single family & two family residential to the north and east. Single family, two family, & multi-family residential to the south & west.	
COMPREHENSIVE PLAN:	Neighborhood Residential (Including Multi-Family)	
APPLICANT/OWNER NAME:	City of De Pere is applicant and owner of Right-Of-Way.	Owner of adjacent properties: Parcel WD-D0217-3 V H C INC ATTN: 3090 Holmgren Way Green Bay, WI 54304-5736 Parcel WD-D0218-2 Raymond J. Hoffman 1140 Aldrin Street De Pere, WI 54115-1258
SITE HISTORY:	After a review of air photographs, the subject area was originally agricultural or wooded going back to 1938. In the 1990's the paved extension of S. 9th Street was built to the south of Grant Street (CTH EE). In the early 2000's the roundabout was built at the S. 9th Street and Grant Street (CTH EE) intersection. The subject area has been identified on a number of historical recorded documents. The most recent document referencing the land as dedicated to the public for street purposes is Certified Survey Map Volume 28 Page 271, recorded on February 22, 1993. If the right-of-way was vacated, the property would be split into two pieces (north part and south part) and each piece would be attached to the two adjacent properties to the west. Because the subject right-of-way is entirely on the west side of the street, any vacated area does not attach to the property to the east. In the past year, Ray Hoffman has approached the City with interest to build one or two duplex units on Parcel WD-D0218-2, similar to the two duplex units located to the east, across 9th Avenue. The parcel is zoned R-2, which permits two-family dwelling units. However, the current size and dimension of the parcel makes it difficult to construct two duplex	

buildings that meet zoning code setbacks. With the addition of vacated right of way, the parcel could be developed as requested. 9th Street, south of Grant Street, includes a number of duplex units. Grant Street includes two single family homes located in between Parcel WD-D0218-2 and Country Visions Cooperative. If the right of way vacation is approved, no additional public review processes are needed as long as the proposed duplexes meet zoning code requirements.

The City Comprehensive Plan supports residential development, including multifamily, in this area. There are also two existing single-family homes located just west of the proposed development parcel. Generally, this block has been trending towards a transition into commercial and/or multifamily development. If the corner parcel develops as 2 duplex units that front onto 9th Street, the two remaining homes would be the only single-family residences on the block.



STAFF REVIEW:

When reviewing a right-of-way vacation/discontinuance, staff utilizes the vacation process identified in Wisconsin State Statutes 66.103 and 66.105. The role of the Plan Commission in the process is determining if such a vacation/discontinuance is necessary, and if so, recommending to the Common Council that the right-of-way be vacated/discontinued. The following are factors for consideration:

- The right-of-way area was never developed into a street or walkway since the right-of-way was established in 1993.
- With the design of the existing roundabout at the intersection, the area does not appear to be necessary as a future right-of-way.
- The adjacent property owner, to the north, desires the right-of-way for future residential development of their vacant property. Specifically, the property owner wishes to construct two duplexes that would generally mirror the size and layout of the two duplexes to the east, across 9th Avenue.

- The function of the existing street and pedestrian system already allows for vehicle and pedestrian access along 9th Street and Grant Street.
- If the right-of-way is vacated, the utility easement must remain because there are existing underground storm water utilities within the easement.

All property owners within 300 feet of the subject area have been notified of the right-of-way vacation petition. As of April 13, 2018 no objecting comments have been received. Comments received after that date will be provided to the Plan Commission at the meeting.

REVIEW PROCESS:

The Common Council will review the Plan Commission recommendation twice, first as a resolution on May 15, 2018 and then with a public hearing and resolution potentially on July 17, 2018 where property owners within 300 feet will again be notified. Because the right-of-way vacation will likely lead to additional development in the area, and that development will not require any additional review by Plan Commission, staff recommends that notification letters also include information about the proposal to construct two duplexes on the property.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and forwarding the right-of-way vacation to the Common Council for final approval with the following conditions:

1. All existing easements remain in place.
2. Staff send notification letters for the right of way vacation public hearing that also includes information on the proposal to construct two duplex units on Parcel WD-D0218-2.

GENERAL LEGAL DESCRIPTION & EXHIBIT*

**NOTE: A detailed legal description and exhibit map will be forwarded to the Common Council, should the Plan Commission recommend approval of this right-of-way vacation.*

	CITY OF DE PERE APPLICATION FOR ROW VACATION	Fee: \$ 305.00
		Receipt #: N/A
		Date: 27 Mar 2018

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) City of De Pere	Authorized Representative Peter Schleinz	Title Senior Planner/Zoning Administrator	
Mailing Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-pere.org	Phone Number (incl. area code) 920.339.4043 x 2	Fax Number (incl. area code) 920.339.9491	

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: Right of Way Requested to be Vacated

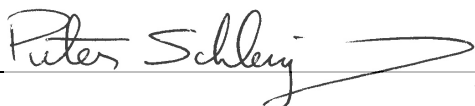
Name of ROW:	Part of 500 Block S. 9th Street. Located on the west side of the sidewalk at the southwest corner of S. 9th Street and Grant Street.
Legal Description to be Vacated: (Please attach map)	ROW that is adjacent to Parcels WD-D0217-3 & WD-D0218-2.

SECTION 4: Reason of Vacation

Reason for Requesting Vacation of ROW:	Vacating ROW was suggested by one of the two adjacent property owners.
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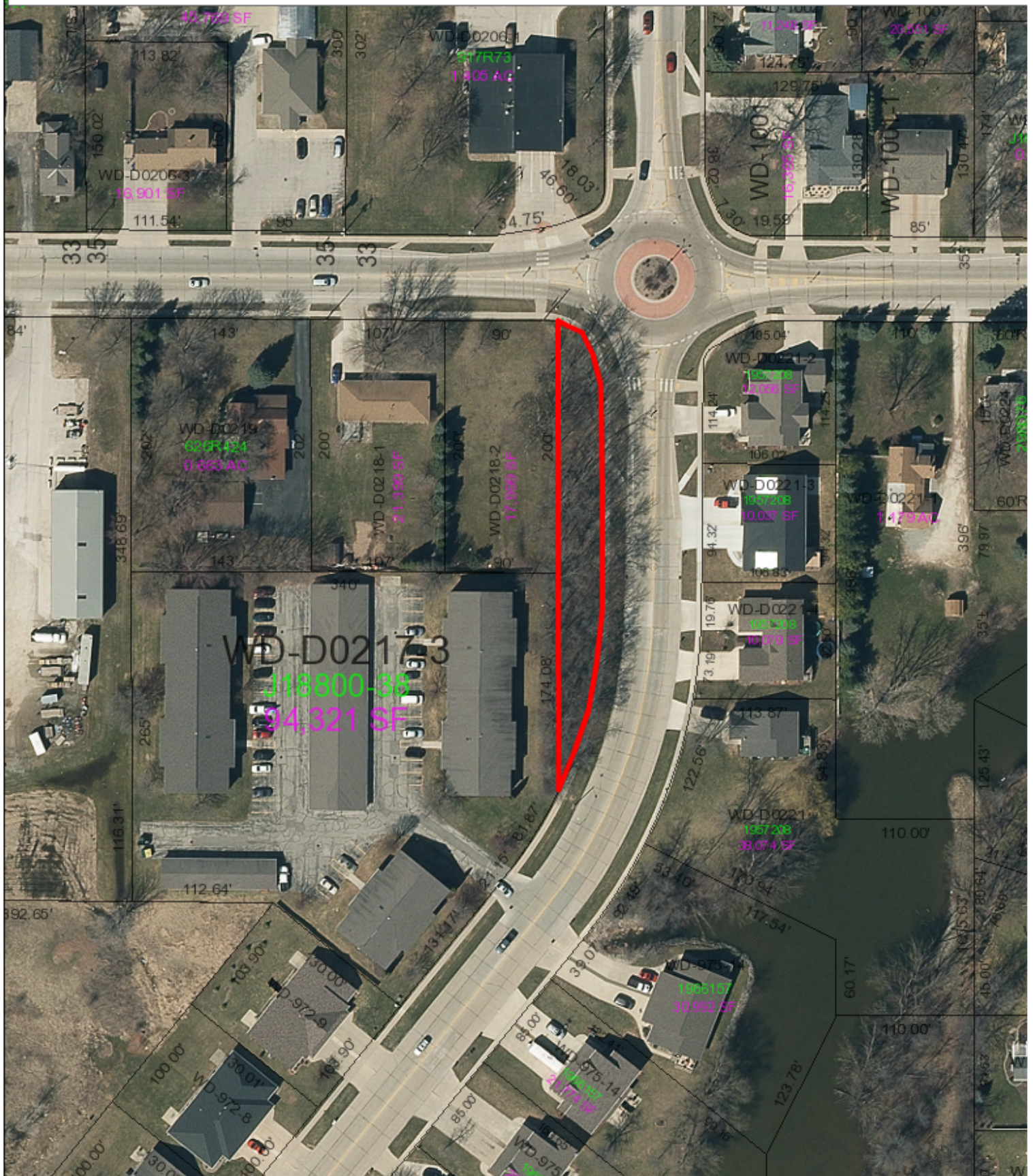
SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

Name of Owner/Authorized Representative (please print) Peter Schleinz	Title Senior Planner/Zoning Administrator	Phone Number 920.339.4043 x 2
Signature of Applicant 		Date Signed 27 Mar 2018

Attachment: Application Form (6892 : Review and recommendation for a Proposed Right-Of-Way Vacation at the 500 BLK S. 9th Street in De Pe)

Proposed Street Vacation: Part of 500 Block 9th Street



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

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



03/28/2018

Packet Pg. 117

Attachment: Area Map (6892 : Review and recommendation for a Proposed Right-Of-Way Vacation at the 500 BLK S. 9th Street in De Pe)