

NOTICE OF PUBLIC MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that the **Plan Commission** of the City of De Pere will meet on April 22, 2013 at 7:00 p.m. in the City Hall Council Chambers, Second Floor, City Hall, 335 South Broadway, De Pere, WI 54115.

**** Items with an asterisk require City Council approval***

AGENDA FOR SAID MEETING:

1. Roll Call.
2. Approve the minutes of the regular meeting of the Plan Commission on March 25, 2013.
3. Review the Site Plan Application for an 18,803 square foot building expansion at Belmark, 600 Heritage Road. Applicant: Boldt.
4. Review the Site Plan Application for a 3,931 square foot building expansion at VHC, 2121 American Blvd. Applicant: Best Built.
5. Review the Site Plan Application for a 2,880 square foot building expansion at Fox River Fiber, 1751 Matthew Dr. Applicant: Boldt.
6. Request for motorcycle sales and service in a single unit of Storage Shop USA under the approved PDD, 701 Millennium Ct. Requestor Rock Wery.
7. Review the Rezoning Request for Parcel WD-74 and a portion of parcel WD-D0230 from General Industrial District (I-3) to General Business District (B-2), 710 Glory Road. Applicant City of De Pere. *
8. Future agenda items.
9. Adjournment.

Ken Pabich
Director of Planning and Economic Development

Notice is hereby given that a majority of the members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject(s) over which they have decision-making responsibility.

Any person wishing to attend this meeting who, because of disability, requires special accommodation should contact the City Administrator at 339-4044.

AGENDA SENT TO:

PLAN COMMISSION MEMBERS
HISTORIC PRESERVATION COMMISSION
ALDERPERSONS
BULLETIN BOARDS
NEWS MEDIA
DACC
DOWNTOWN DE PERE INC
TOWN OF LEDGEVIEW
TOWN OF LAWRENCE
TOWN OF ROCKLAND

ITEM 1-2: NONE

ITEM 3:

ROBER SCHREGARDUS
JOHN AMBROSIUS

BOLDT
BELMARK

ITEM 4:

TOM VAN DE HEI

BEST BUILT

ITEM 5:

JEREMY BORCHERT
DAVID STEVENSON

BOLDT
FOX RIVER FIBER

ITEM 6:

ROCK WERY

ITEM 7:

MARK SODERLUND
EUGENE J ROFFERS
JJ & JL LEASING LLC
MCMONAGLE LUMBER INC
TOM HOFFMAN
WILLIAM L & LOIS J AMBROSIUS
WISCONSIN CENTRAL LTD

C/O ACCOUNTS PAYABLE

DRAFT

CITY PLAN COMMISSION De Pere, Wisconsin – March 25, 2013

A special meeting of the Plan Commission of the City of De Pere was held today at 7:00 p.m. in the Council Chambers of the De Pere City Hall.

1. Roll Call.

Mayor Walsh called the meeting to order at 7:00 p.m. Roll call was taken and the following members were present: Derek Beiderwieden, Steven Taylor, Alderpersons James Boyd and Larry Lueck, and Mayor Walsh. Members excused: Elizabeth Runge and James Kalny. Also present: City Planning Director Kenneth Pabich and members of the public.

2. Approve the minutes of the regular meeting of the Plan Commission on February 25, 2013 and the special meeting of March 13, 2013.

Larry Lueck moved, seconded by James Boyd, to approve the minutes. Upon vote, motion carried unanimously.

3. Review the Site Plan Application for a 40,000 square foot building at Cummins Npower, 875 Lawrence Drive. Applicant: Mach IV.

Mayor Walsh moved, seconded by Derek Beiderwieden, to open the meeting to the public. Upon vote, motion carried unanimously.

Keller presented the design of the building and address questions asked by the Plan Commission.

Mayor Walsh moved, seconded by Steven Taylor, to go back to regular order. Upon vote, motion carried unanimously.

Derek Beiderwieden moved, seconded by James Boyd, to approve the site plan with the conditions identified in the staff memo with the addition of windows on the east elevation and fake windows on the south elevation. Upon vote, motion carried unanimously.

James Boyd moved, seconded by Derek Beiderwieden, to open the meeting to the public. Upon vote, motion carried unanimously.

Keller asked for more input on the window design and asked if the fake windows could be removed if the real windows were added.

Mayor Walsh moved, seconded by Steven Taylor, to go back to regular order. Upon vote, motion carried unanimously.

Derek Beiderwieden moved, seconded by James Boyd, to amend the original motion on the site plan with the conditions identified in the staff memo with the addition of windows on the east elevation. Upon vote, motion carried unanimously.

DRAFT

4. Review the CSM Application for a combination CSM at 875 Lawrence Drive. Agent: Mach IV.

Mayor Walsh moved, seconded by Steven Taylor, to go back to regular order. Upon vote, motion carried unanimously.

5. Review the CSM Application for a single lot and outlot at 901 Third Street (and Memory Lane). Agent: Steve Bieda.

Mayor Walsh moved, seconded by Larry Lueck, to approve the CSM with the addition of a note on the CSM as specific in the staff memo. Upon vote, motion carried unanimously.

6. Review the CSM Application for two lots at 2730 Ryan Road. Agent: Steve Bieda.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the CSM with the addition of a note on the CSM as specific in the staff memo. Upon vote, motion carried unanimously.

7. Review request to extend moratorium for an additional 6 months for off premise signs which require a permit as defined in Section 98-3, pending recommendation and implementation of the new signage ordinance.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the moratorium extension for 6 months. Upon vote, motion carried unanimously.

8. Adjournment.

Mayor Walsh moved, seconded by James Boyd, to adjourn the meeting at 7:45 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Ken Pabich, Recording Secretary

Item #3: Review the Site Plan Application for an 18,803 square foot building expansion at Belmark, 600 Heritage Road. Applicant: Boldt.

Overview	
The project is for an 18,803 sq. ft. expansion at Belmark on plant #1.	
Public Works	
Does the project meet the City's Stormwater regulations?	■ Yes ↑ No ↑ NA
Sewer properly connected?	■ Yes ↑ No ↑ NA
Water properly connected?	■ Yes ↑ No ↑ NA
Access properly designed (driveway and sidewalks)?	■ Yes ↑ No ↑ NA
Are there any issues with easements or right-of-ways?	Yes ■ No ↑ NA
Are there other items that need to be addressed?	■ Yes ↑ No ↑ NA
Required Actions: Sanitary Sewer: Not applicable. Water Main: Not applicable. Storm Water 1. Provide information on the amount of impervious surface disturbance and the routine maintenance surface disturbance. Show the areas on a map that correspond with the calculations. Drive / Parking / Access 2. Provide information on the truck movement through the site due to the expansion. Other 3. Provide the street address and parcel number on each plan. 4. Provide existing utility locations in the project area (electric, gas, telephone, and fiber optic). 5. Change the spelling from "Commercial" to "Commerce."	
Forestry & Parks	
Does the project meet the City's Landscaping Regulations?	■ Yes ↑ No ↑ NA
Required Actions: 1. Internal expansion will not have an impact on existing landscaping.	
Fire	
Does the project meet City Fire Codes?	■ Yes ↑ No ↑ NA
Required Actions: 1. Provide detailed plans for construction review; provide details of use for all areas of structure. Provide MSDS sheets for hazards present with quantities stored and locations. M704 marking on hazards in the structure is required. 2. Separation of hazards/use may be required in accordance with NFPA Fire Code. 3. Provide details and calculations for explosion venting. 4. Provide exit/emergency lighting throughout the means of egress. Provide detailed egress information with travel distances and arrangements in new and existing structures. 5. "No smoking" and floor loading signage may be required 6. Provide fire extinguishers at a 75' travel distance throughout facility toward exits. 7. Provide sprinkler system drawings with calcs and cut sheets for approval prior to installation. 8. Provide fire alarm system drawings for approval prior to installation of this system, system may be subject to upgrade.	
Planning & Building Inspection	
Does the project meet the design regulations (exterior building elevations/materials)?	■ Yes ↑ No ↑ NA
Does the project meet City setback requirements?	■ Yes ↑ No ↑ NA
Does the project meet City parking requirements?	■ Yes ↑ No ↑ NA
Does the project meet City lighting requirements?	■ Yes ↑ No ↑ NA
Is the refuse properly sited and screened?	■ Yes ↑ No ↑ NA
Will the signage meet City code?	■ Yes ↑ No ↑ NA
Are there other items that need to be addressed?	Yes ■ No ↑ NA
Required Actions: 1. Not applicable.	

Recommendation:

Staff recommends approval of the project with the items identified above being addressed.



CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: \$ 250.00

Receipt #: _____

Date: April 22, 2013

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: _____ Belmark

Mailing Address: _____ 600 Heritage Rd,

Phone: _____ De Pere, WI 54115

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: _____ Roger Schregardus

Mailing Address: _____ 2525 N Roemer Rd

Phone: _____ Appleton, WI 54911

Email: _____

B. Property Information

Address/Location of Property: _____ 600 Heritage Rd Parcel #: _____ ED-F0096

Parcel Dimension: _____ Parcel Area: _____

Legal Description: _____

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14.60.

Owner Signature

Date

Roger Schregardus (electronic)
Agent Signature

April 22, 2013
Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.

PLANT 1 - PHASE IV WAREHOUSE

ADDITION

BELMARK, INC.
DE PERE, WISCONSIN

PROJECT DIRECTORY

OWNER

BELMARK, INC.
800 HERITAGE ROAD
DE PERE, WI 54115
PHONE: (920) 225-6386
FAX: (920) 225-6384

CONTACT: JOHN AMBROSUS

STRUCTURAL ENGINEER

THE BOLDT COMPANY
TECHNICAL SERVICES DIVISION
2525 N. ROEMER ROAD
APPLETON, WI 54912-4119
PHONE: (920) 225-6387
FAX: (920) 225-6375
EMAIL: TONY.WIRTZ@BOLDT.COM

CONTACT: TOM WIRTZ

PROJECT ARCHITECT

THE BOLDT COMPANY
TECHNICAL SERVICES DIVISION
2525 N. ROEMER ROAD
APPLETON, WI 54912-4119
PHONE: (920) 225-6387
FAX: (920) 225-6375
EMAIL: DOUG.HAAS@BOLDT.COM

CONTACT: DOUG HAAS

GENERAL CONTRACTOR

THE BOLDT COMPANY
OSCAR J. BOLDT CONSTRUCTION DIVISION
2525 N. ROEMER ROAD
APPLETON, WI 54912-4119
PHONE: (920) 225-6384
FAX: (920) 225-6384
EMAIL: TONY.MEELWSEN@BOLDT.COM

CONTACT: TONY MEELWSEN

JOB SITE OFFICE

VICINITY MAP



PROJECT LOCATION
800 HERITAGE ROAD

SHEET INDEX

REV	SHEET #	Sheet Name	Current Revision Date	Current Revision Description
1.	GENERAL			
2.	CS1	COVER SHEET	4-9-2013	CITY SUBMITTAL
2.	IS1	GENERAL INFORMATION DRAWING	4-9-2013	CITY SUBMITTAL
2.	IS2	GENERAL INFORMATION DRAWING	4-9-2013	CITY SUBMITTAL
1.	IS2	LIFE SAFETY PLAN - BASEMENT & MEZZANINE LEVELS	3-29-2013	DISPS REVIEW
2.	SITE PLAN			
2.	SD1	SITE PLAN	4-9-2013	CITY SUBMITTAL
2.	SD2	EROSION CONTROL DETAILS	4-9-2013	CITY SUBMITTAL
3.	ARCHITECTURAL			
1.	AD1.1	BASEMENT & FIRST FLOOR REVOLUTION PLANS	3-29-2013	DISPS REVIEW
2.	AD1.2	BASEMENT & FIRST FLOOR REVOLUTION PLANS	4-9-2013	CITY SUBMITTAL
2.	AD1.3	ROOF & MEZZANINE PLANS, EXISTING ELEVATION SECTIONS	4-9-2013	CITY SUBMITTAL
2.	AD2.1	EXTERIOR ELEVATIONS	4-9-2013	CITY SUBMITTAL
1.	AD3.1	BUILDING SECTIONS	3-29-2013	DISPS REVIEW
1.	AD3.2	BUILDING SECTIONS	3-29-2013	DISPS REVIEW
1.	AD3.3	WALL SECTIONS	3-29-2013	DISPS REVIEW
1.	AD4.1	BUILDING CONSTRUCTION DETAILS	3-29-2013	DISPS REVIEW
1.	AD4.2	BUILDING CONSTRUCTION DETAILS	3-29-2013	DISPS REVIEW
1.	AD5.1	TYPICAL HEIGHTS & EXPOSURE/DEGRADATION DETAILS	3-29-2013	DISPS REVIEW
1.	AD6.1	DOOR SCHEDULE & ELEVATIONS & ROOM FINISH SCHEDULE	3-29-2013	DISPS REVIEW
4.	STRUCTURAL			
2.	SD1.1	GENERAL STRUCTURAL NOTES	4-9-2013	ISSUED FOR CONSTRUCTION
2.	SD1.2	FOUNDATION PLAN	4-9-2013	ISSUED FOR CONSTRUCTION
2.	SD1.3	MEZZANINE FRAMING PLAN	4-9-2013	ISSUED FOR CONSTRUCTION
2.	SD1.4	MEZZANINE FRAMING PLAN	4-9-2013	ISSUED FOR CONSTRUCTION
2.	SD2.1	SECTIONS	4-9-2013	ISSUED FOR CONSTRUCTION
2.	SD2.2	SECTIONS	4-9-2013	ISSUED FOR CONSTRUCTION
2.	SD2.3	SECTIONS	4-9-2013	ISSUED FOR CONSTRUCTION
2.	SD2.4	SECTIONS	4-9-2013	ISSUED FOR CONSTRUCTION

A Division of The Boldt Company



www.theboldtcompany.com

DE PERE, WISCONSIN
PLANT 1 - PHASE IV
WAREHOUSE ADDITION
COVER SHEET

Project Number 88606
Drawn By a
Checked By a

CS1

REVISIONS AND REVISIONS REQUIRED BY THE JOB OF COMPANY SHALL NOT BE CANCELED. UNLESS OTHERWISE SPECIFIED, ALL REVISIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE BOLDT COMPANY.

[illegible]

[illegible]

BELMARK, INC.
DE PERE, WISCONSIN
PLANT 1 - PHASE IV
WAREHOUSE ADDITION
FIRST FLOOR PLAN

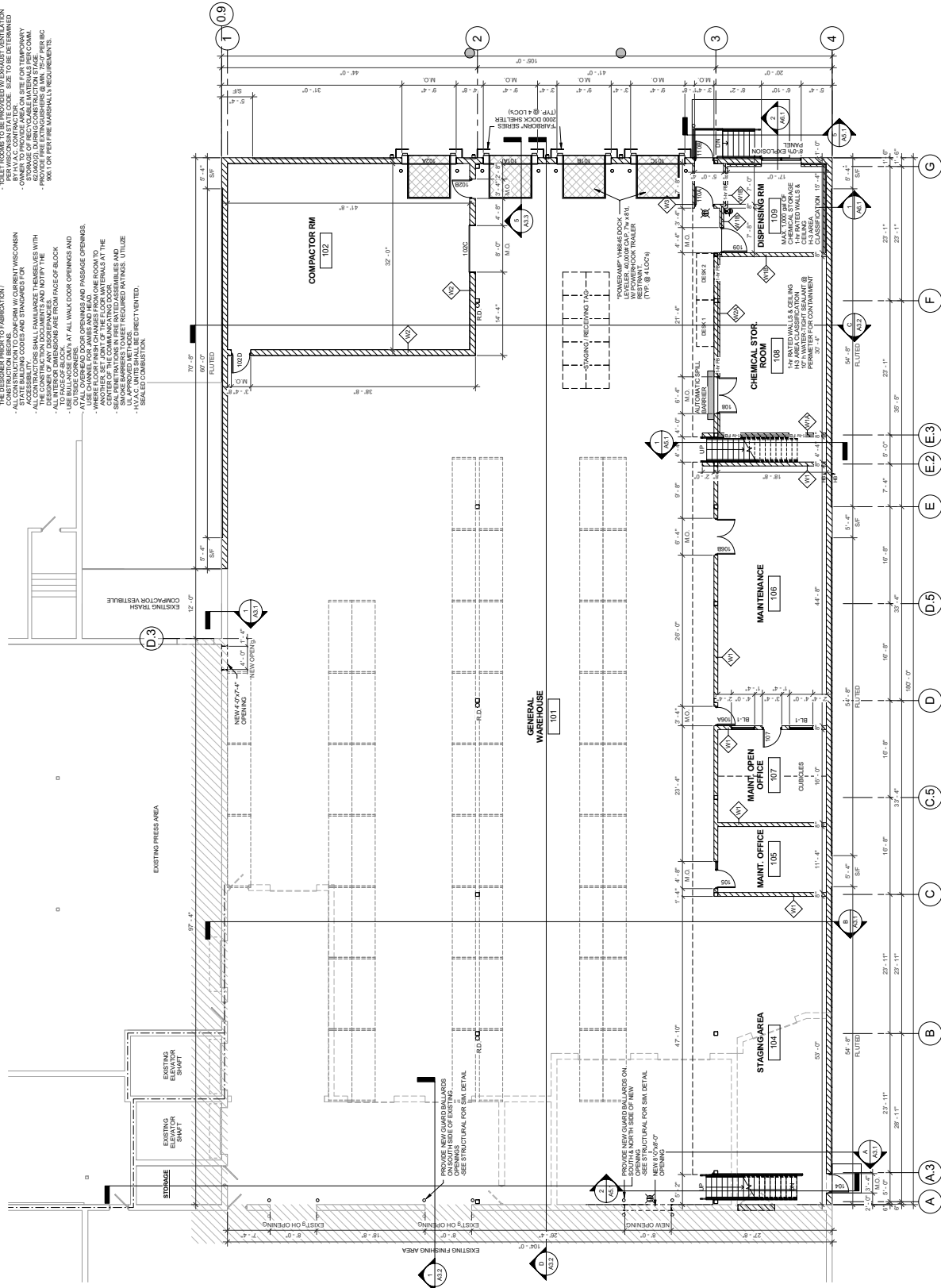
Project Number	88606
Drawn By	ms
Checked By	dh

A1.1

FLOOR PLAN NOTES:

[illegible]

- ALL EXITS AND MEANS OF EGRESS ILLUMINATION FOR INTERIOR AND EXTERIOR EXIT DISCHARGE AREA TO FOLLOW IBC SECTION 1006. SEE ELECTRICAL DRAWINGS FOR GENERAL LIGHTING AND EMERGENCY LIGHTING PLANS.
- TOILET ROOMS TO BE PROVIDED W/ EXHAUST VENTILATION PER WISCONSIN STATE CODE. SIZE TO BE DETERMINED BY HVAC CONTRACTOR ON SITE FOR TEMPORARY STORAGE OF BUILDING MATERIALS PER COMM. 62.040(2)(2), DURING CONSTRUCTION SITE.
- PROVIDE FIRE EXTINGUISHERS @ MIN. 75-07 PER BIC 100-LB. OR PER FIRE MARSHAL'S REQUIREMENTS.



DRAWINGS AND SPECIFICATIONS PREPARED BY THE BOLDT COMPANY SHALL NOT BE COPIED, DISTRIBUTED OR USED EXCEPT AS AUTHORIZED BY CONTRACT WITHOUT EXPRESS WRITTEN CONSENT OF THE BOLDT COMPANY

Item #4: Review the Site Plan Application for a 3,931 square foot building expansion at VHC, 2121 American Blvd. Applicant: Best Built.

Overview	
The project is for a 3,931 sq. ft. warehouse for storage of specialty goods. It's important to note the items that will be stored are considered more hazardous, and will need Fire Department approval for fire protection (see below).	
Public Works	
Does the project meet the City's Stormwater regulations?	■ Yes ↑ No ↑ NA
Sewer properly connected?	■ Yes ↑ No ↑ NA
Water properly connected?	■ Yes ↑ No ↑ NA
Access properly designed (driveway and sidewalks)?	■ Yes ↑ No ↑ NA
Are there any issues with easements or right-of-ways?	Yes ■ No ↑ NA
Are there other items that need to be addressed?	Yes ■ No ↑ NA
Required Actions: Sanitary Sewer: Not applicable. Water Main: Not applicable. Storm Water: Not applicable. Drive / Parking / Access: Not applicable. Other 1. Provide the street address project name / development and address on each plan sheet.	
Forestry & Parks	
Does the project meet City Landscaping Regulations?	■ Yes ↑ No ↑ NA
Required Actions: 1. Internal expansion does not have impact on existing landscaping.	
Fire	
Does the project meet City Fire Codes?	Yes ■ No ↑ NA
Required Actions: 1. Material to be stored is classified High Hazard by the code as an IB Flammable liquid. More detail must be provided prior to construction or permit release. This product may require additional protective mitigation be installed under the building and fire prevention codes. Revisions to the building configuration or design may be required for this project. 2. Provide complete detailed plans for construction review; provide details of use for all areas of structure. Provide details for quantities, locations, and protection for hazardous storage. Vapor sensing for the product may be required. (IBC 415) 3. Separation of hazards/use is required. Provide arrangement for inside and outside structure. Submit details for ignition source controls. (IBC, NFPA 1) 4. Provide details defining the means of egress. Provide exit/emergency lighting throughout the means of egress. "No smoking" signage is required (NFPA 13) 5. Provide fire extinguishers at maximum 50' travel distances from any point. Locate extinguishers toward the exits. (NFPA 13) 6. Provide sprinkler system drawings for approval prior to installation of this system. System shall comply with NFPA 13 requirements. (NFPA 1- 13.1) 7. Provide fire alarm system drawings for approval prior to installation of this system. Building fire alarm system may be inadequate as currently installed, and is subject to review and replacement for this project. (NFPA 1, 13, 72) 8. Install key box for fire department access. (NFPA13)	
Planning & Building Inspection	
Does the project meet design regulations (exterior building elevations/materials)?	■ Yes ↑ No ↑ NA
Does the project meet City setback requirements?	■ Yes ↑ No ↑ NA
Does the project meet City parking requirements?	■ Yes ↑ No ↑ NA
Does the project meet City lighting requirements?	■ Yes ↑ No ↑ NA
Is the refuse properly sited, and screened?	■ Yes ↑ No ↑ NA
Will the signage meet City code?	■ Yes ↑ No ↑ NA
Are there other items that need to be addressed?	Yes ■ No ↑ NA
Required Actions: 1. Note that the building is shown using all metal. Given the amount of precast concrete on the existing elevations, the building would still meet City standards. The metal panels will need to meet City requirements.	

Recommendation:

Staff recommends approval of the project with the items identified above being addressed. Specifically, the project will need to obtain approval from the Fire Department before permits can be issued.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 245.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: VHCMailing Address: 3090 Holmgren Way Green Bay WI 54304Phone: 920-336-7278

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent:

Name: Best Built IncMailing Address: 3100 Holmgren Way Green Bay WI 54304Phone: 920-337-6488Email: Jim@Bestbuiltinc.com

B. Property Information

Address/Location of Property: 2101 American Dr Parcel #: WD-1040

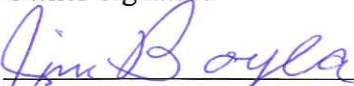
Parcel Dimension: _____ Parcel Area: _____

Legal Description: _____

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14.60.


 Owner Signature

4/5/13
 Date


 Agent Signature

4/5/13
 Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.



★ Construction ★ Development
PROJECT NO: 22-000001
DRAWN BY: S.M.S.
DESIGNED BY: S.M.S.

PROFESSIONAL SEALS

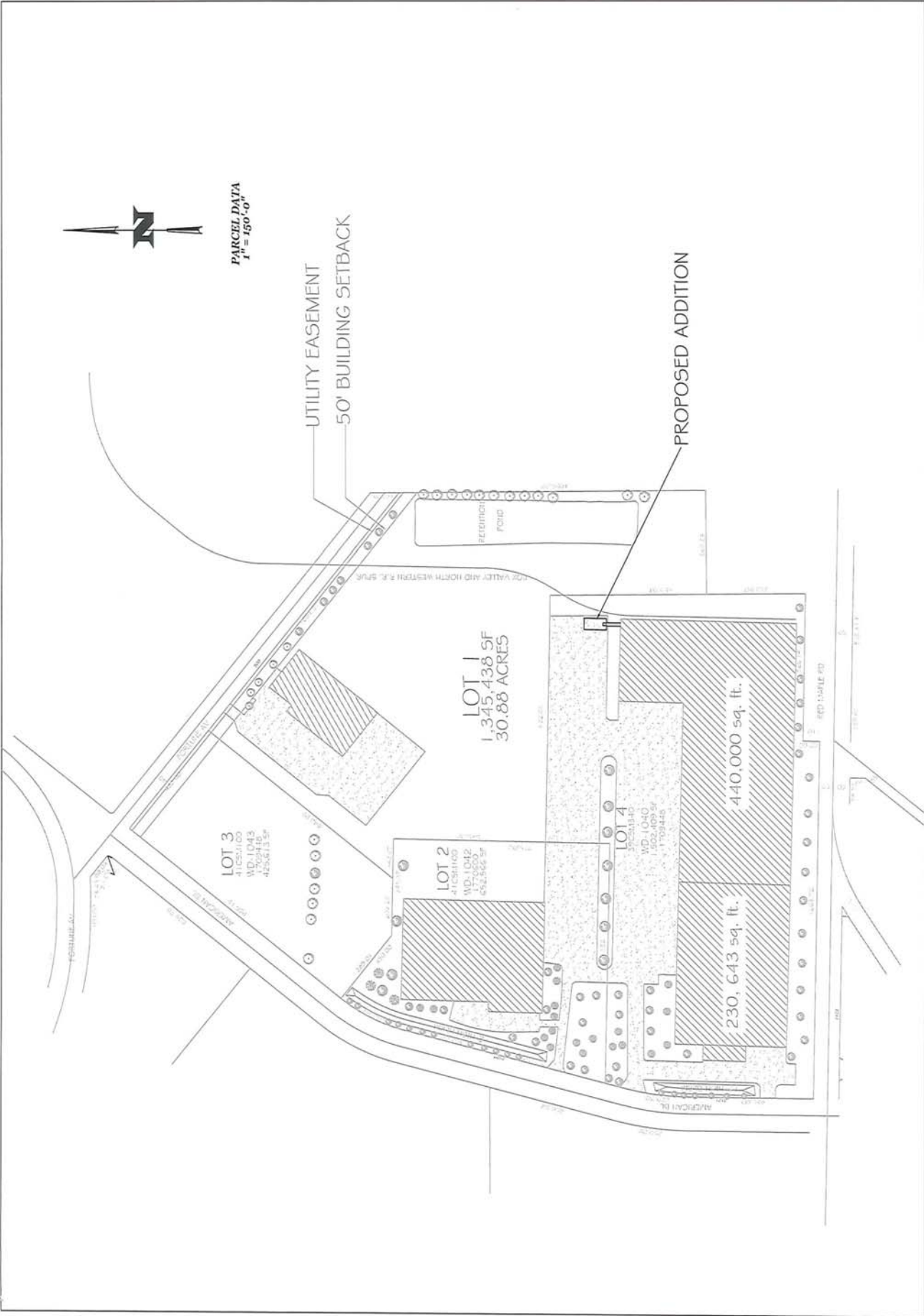
PROJECT INFO:
**AMERICAN BLVD.
PARCEL DATA**
DE PERE, WI

REVISION DATE DESCRIPTION

DATE: 2-20-22
PROJECT NO: 22-000001
DRAWN BY: S.M.S.
DESIGNED BY: S.M.S.

SHEET TITLE:
**PARCEL
DATA**

SHEET:
PD-01



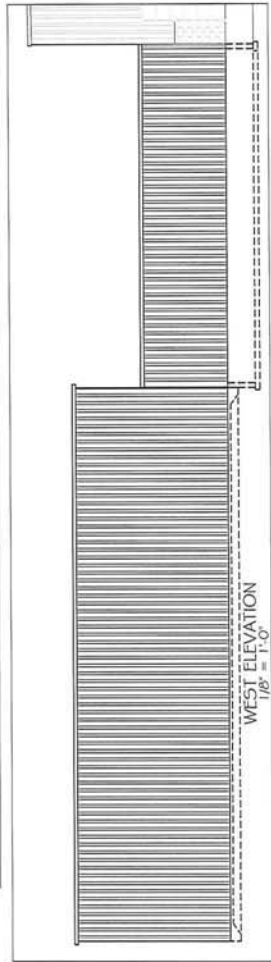
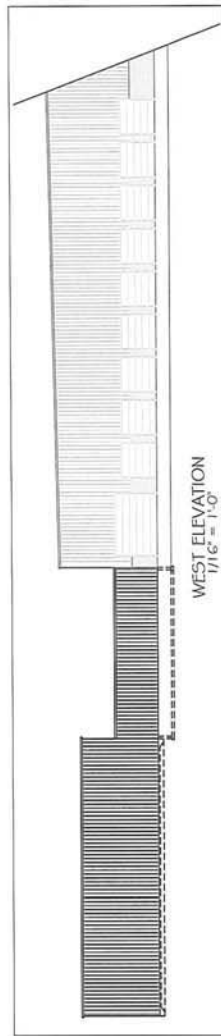
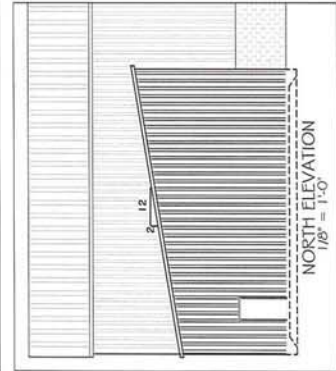
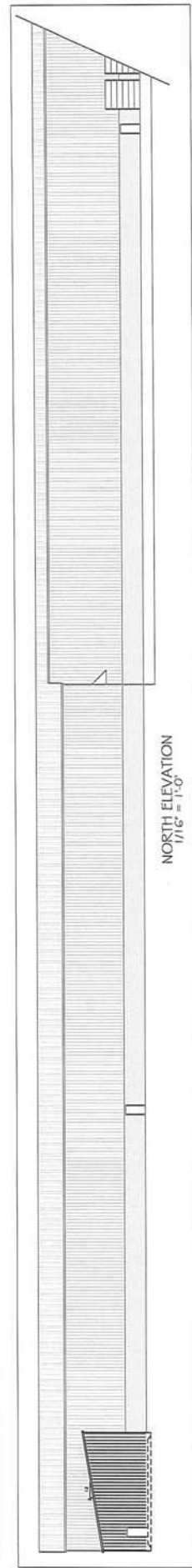
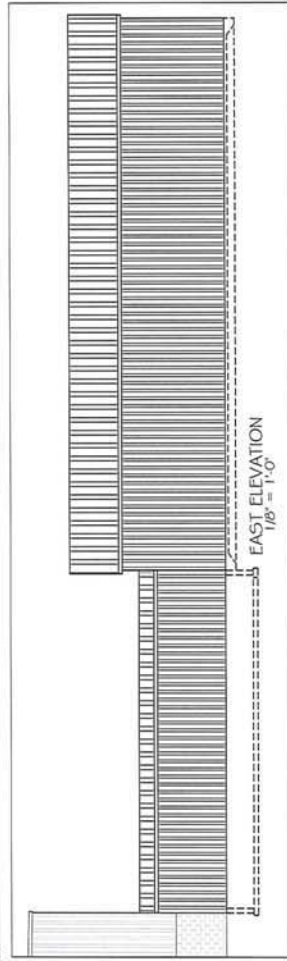
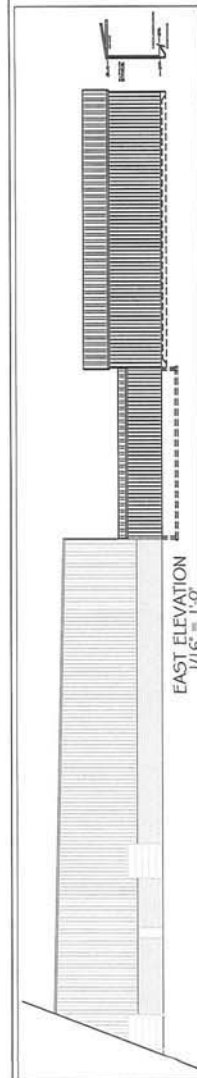
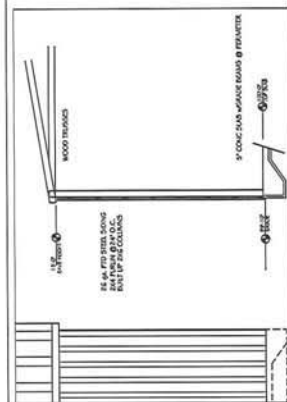
BEST-BUILT
SPECIAL CONTRACTING
920-337-6488

★ Contribution
 ★ Development
 12/25/2019
 222 S. 10th St.
 Phoenix, AZ 85001

PROJECT INFO

2121 AMERICAN BLVD
BUILDING ADDITION

PROFESSIONAL SEAL(S)



SHEET TITLE

PROPOSED
ELEVATIONS

SHEET:

A-01



BEST-BUILT
GENERAL CONTRACTORS
920-337-6488

★ Construction ★ Development

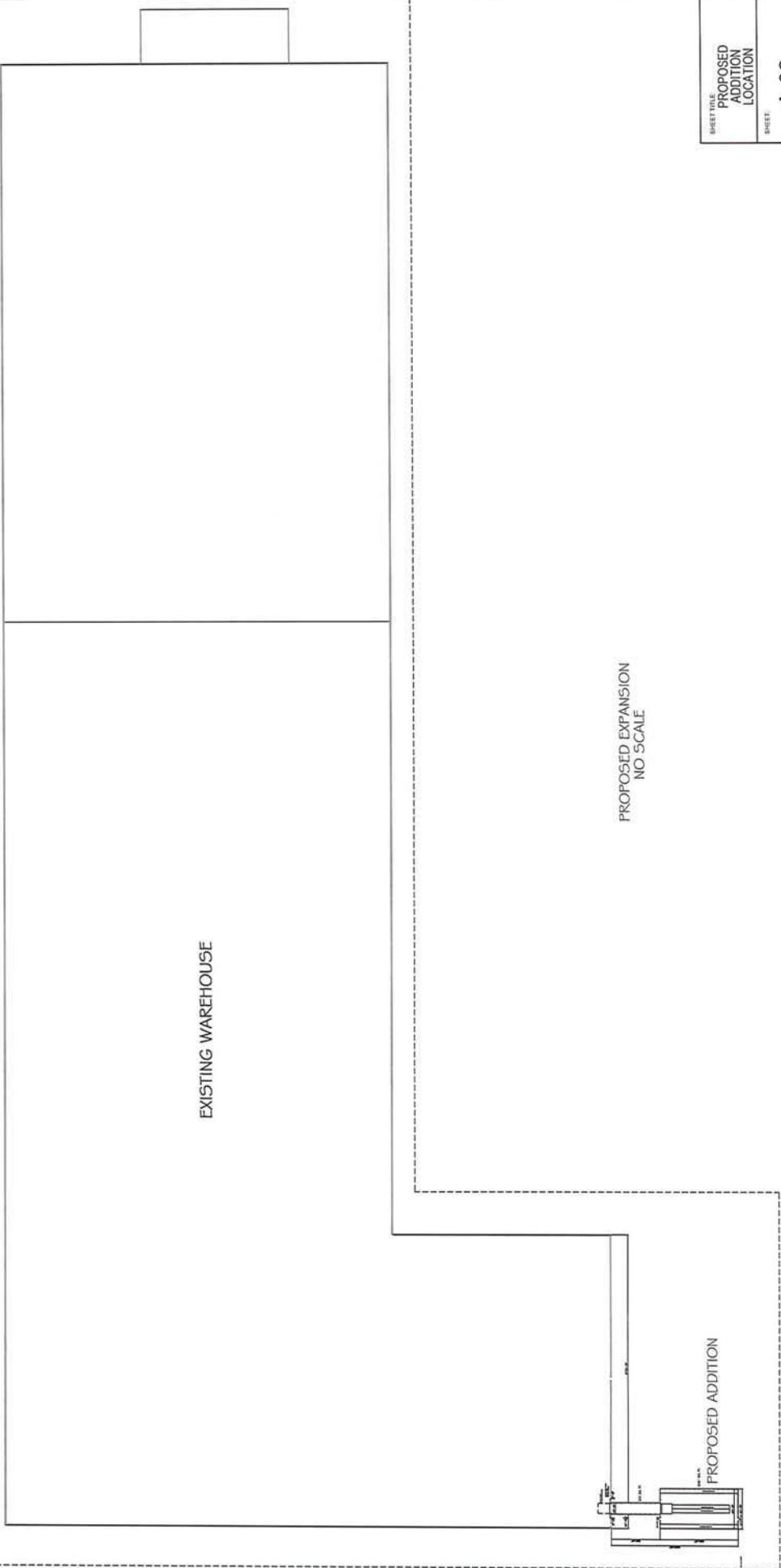
920-337-6488 920-337-6488

PROFESSIONAL SEAL(S)

PROJECT INFO:

2121 AMERICAN BLVD

BUILDING ADDITION



SHEET TITLE

PROPOSED ADDITION LOCATION

SHEET:

A-02

Item #5: Review the Site Plan Application for a 2,880 square foot building expansion at Fox River Fiber, 1751 Matthew Dr. Applicant: Boldt.

Overview	
The project is for a 2,880 sq. ft. building that would be used for pre-treatment of wastewater. The project also includes a number of storage silos that are also used as part of the pre-treatment process.	
Public Works	
Does the project meet the City's Stormwater regulations?	■ Yes ↑ No ↑ NA
Sewer properly connected?	■ Yes ↑ No ↑ NA
Water properly connected?	■ Yes ↑ No ↑ NA
Access properly designed (driveway and sidewalks)?	■ Yes ↑ No ↑ NA
Are there any issues with easements or right-of-ways?	Yes ■ No ↑ NA
Are there other items that need to be addressed?	Yes ■ No ↑ NA
Required Actions: Sanitary Sewer: Not applicable. Water Main: Not applicable. Storm Water 1. Based on the review, there are no requirements for post storm water management. 2. Provide a grading plan in the area of disturbance. 3. Provide an erosion control plan. Drive / Parking / Access: Not applicable. Other: 4. Provide the street address and parcel number on each plan sheet. 5. Provide the project name/development on each plan sheet. 6. Provide existing utility locations in the project area (electric, gas, telephone, and fiber optic).	
Forestry & Parks	
Does the project meet the City's Landscaping Regulations?	■ Yes ↑ No ↑ NA
Required Actions: 1. Internal expansion will not have an impact on existing landscaping.	
Fire	
Does the project meet City Fire Codes?	■ Yes ↑ No ↑ NA
Required Actions: 1. Provide complete detailed plans for construction review. Provide details, and definitions of use for all areas of structure. 2. Separation of hazards/use is required. Provide floor arrangement for inside structure. Detail hazardous substances/operations anticipated within the structure. Detail process and quantities to be stored and processed within the operations. 3. Site requires protective devices placed for any open operations, and hazardous operations. 4. Provide exit/emergency lighting throughout the means of egress within structure. Define exit pathways for site. 5. "No smoking" and floor loading signage may be required 6. Provide fire extinguishers at a maximum of 75' travel distances; locate extinguishers toward exits. 7. If a sprinkler system is provided submit drawings for approval prior to installation of any required system. 8. If a fire alarm system is provided, submit drawings for approval prior to installation of required system.	
Planning & Building Inspection	
Does the project meet the design regulations (exterior building elevations/materials)?	■ Yes ↑ No ↑ NA
Does the project meet City setback requirements?	■ Yes ↑ No ↑ NA
Does the project meet City parking requirements?	■ Yes ↑ No ↑ NA
Does the project meet City lighting requirements?	■ Yes ↑ No ↑ NA
Is the refuse properly sited and screened?	■ Yes ↑ No ↑ NA
Will the signage meet City code?	■ Yes ↑ No ↑ NA
Are there other items that need to be addressed?	Yes ■ No ↑ NA
Required Actions: 1. The project will need approval from the Airport Director due to the height of the storage silos. This approval will be required before permits are issued for this project. 2. Note that the pre-cast tilt ups will match their existing plant. Storage silos will be a dull stainless steel finish.	

Recommendation:

Staff recommends approval of the project with the items identified above being addressed.



CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: \$ 250.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Fox River Fiber

Mailing Address: 1751 W Matthew Dr, De Pere, WI 54115-8183

Phone: 920-339-9880

Email: daves@foxriverfiber.com

I hereby appoint the following as my agent for purposes of this application:

Agent: Name: Oscar J Boldt Construction

Mailing Address: PO Box 28343, Green Bay, WI 54324-0324

Phone: 920-450-1770

Email: jeremy.borchert@boldt.com

B. Property Information

Address/Location of Property: 1751 W Matthew Drive Parcel #: WD-364-D-526

Parcel Dimension: _____ Parcel Area: 631,940 Sq Ft

Legal Description: Lot 1 & 2 of 25 CSM 76 & Lot 3 of 29 CSM 297 BNG PRT of Lots 25 thru 29 De Pere
Business Park

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14.60.

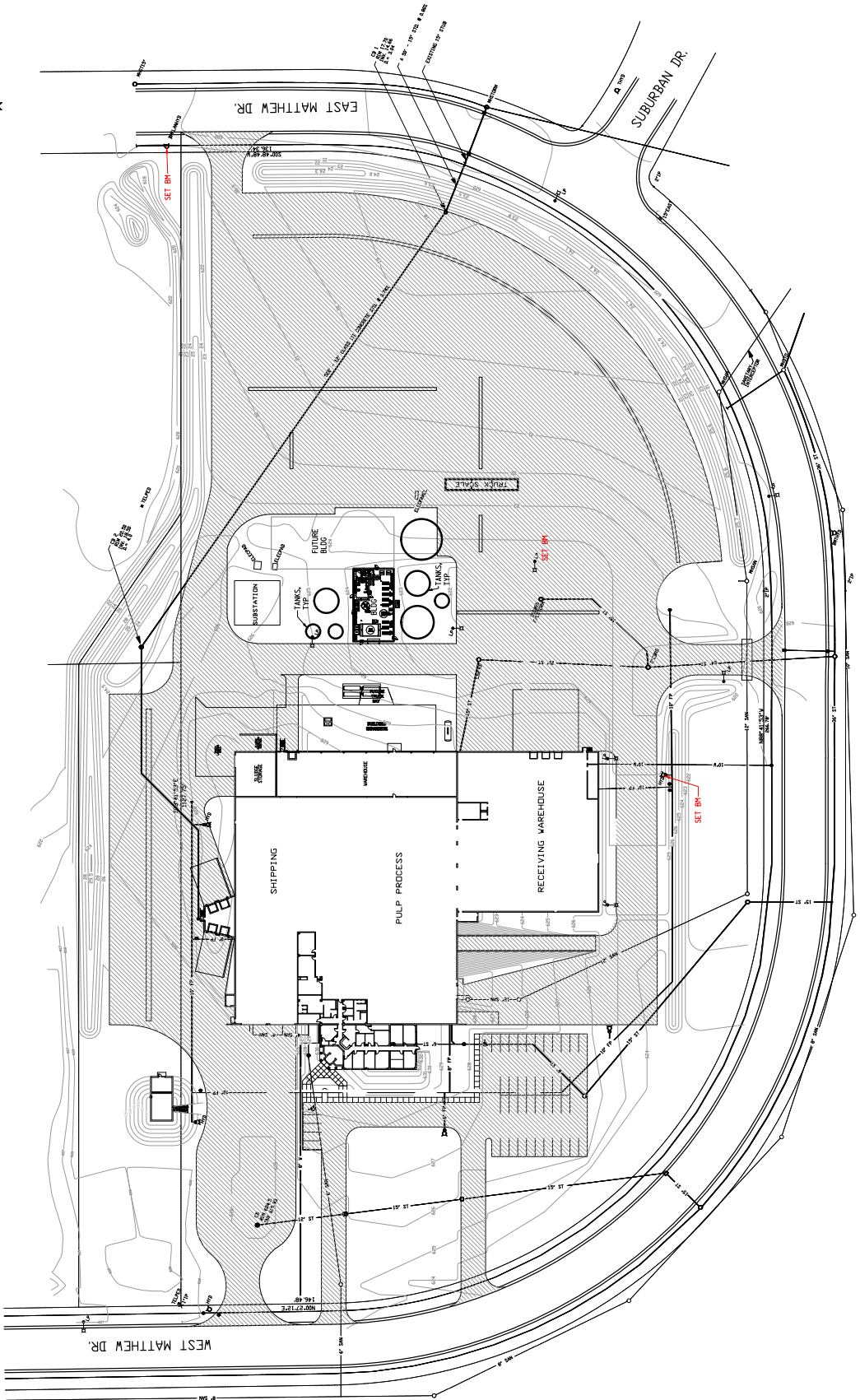
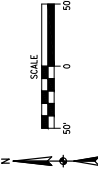
[Signature]
Owner Signature

4/10/13
Date

[Signature]
Agent Signature

4/10/13
Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.



6737 West Washington Street
Suite 3440 - Milwaukee, WI 53214
symbiontonline.com : 800.748.7423

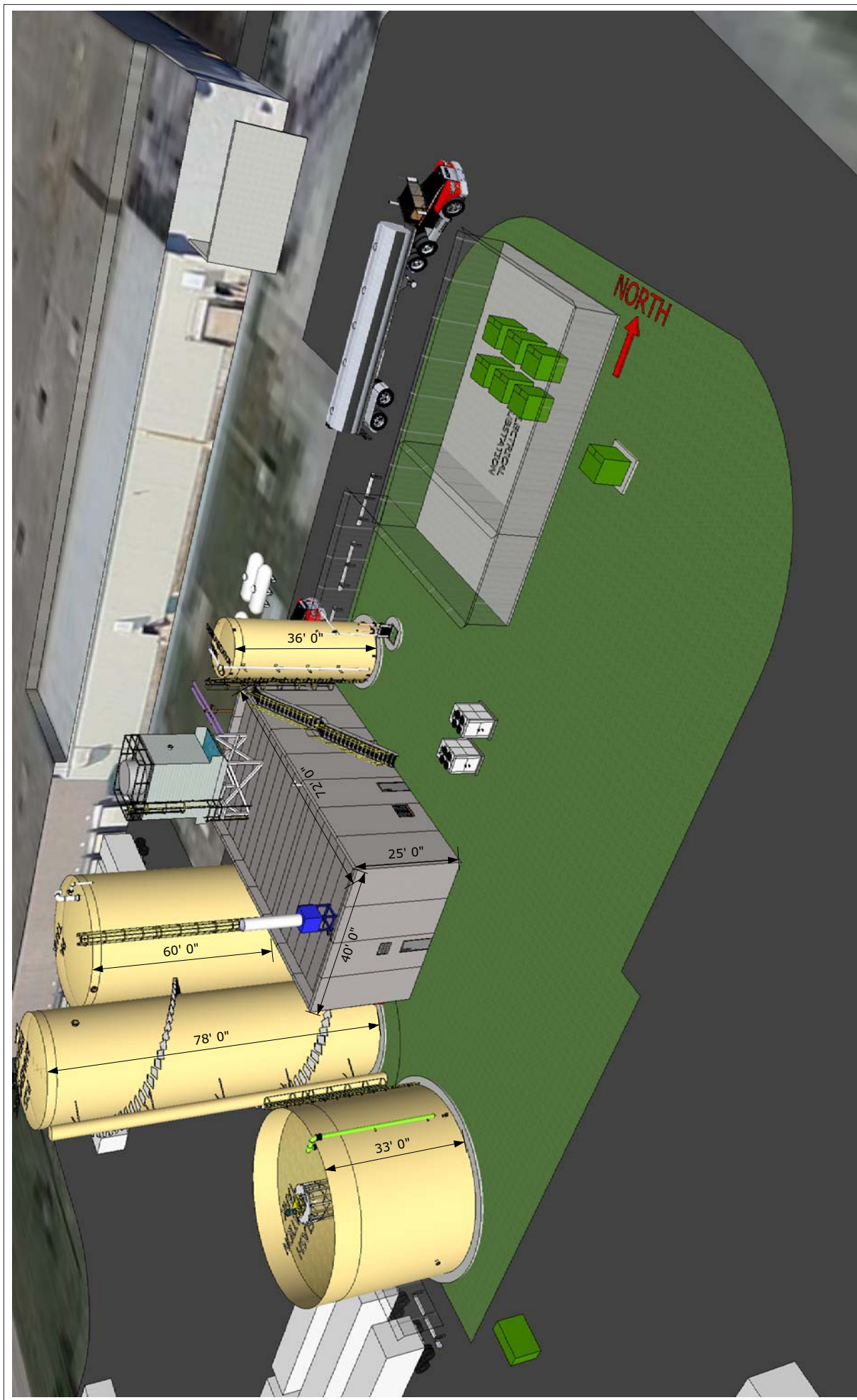
VERIFY SCALE	
ISSN	JAW
DATE IS ONE INCH ON ORIGINAL DRAWING.	JAW
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	CHK
	APVD

NO.	DATE	REVISION	BY	APVD

DE PERE, WISCONSIN

FIGURE 1
CIVIL/SITEWORK
SITE PLAN

SHEET NO.	NO.
DATE	4-10-2013
PROJ. NO.	W32246



677 West Washington Street, Suite 340 West Allis, Wisconsin 53214 (414) 291-8840 Fax 291-8881		* INDUSTRIAL TREATMENT OVERSIGHT * ENVIRONMENTAL MANAGEMENT * SPECIALIZED CONSTRUCTION MANAGEMENT * DESIGN/CONSTRUCTION FOR SITE CLOSURE * PROCESS IMPROVEMENT		* WATER SUPPLY AND DISTRIBUTION * WASTEWATER TREATMENT * WASTE MANAGEMENT * WASTE REDUCTION/RECYCLING * SERVICES * SPECIALISTS		VERIFY SCALE: DESIGN: NPB BASED ON: ORIGINAL DRAWING: NPB IF NOT ONE, NOTE ON: -- THIS SHEET, ADJUST: -- SCALE: ACCORDANCE: 1: --		NO. 1 DATE: 4-09-13 PRELIMINARY - NOT FOR CONSTRUCTION		NPB BY: JCY		FOX RIVER FIBER CO. DE PERE, WI		WASTEWATER BUILDING FRONT ISOMETRIC		SHEET NO. 1 OF 1	DATE: APR 2013	PROJECT NO. W132246
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- WATER SUPPLY AND DISTRIBUTION
- SOLID AND HAZARDOUS WASTE MANAGEMENT
- WATER RESOURCES PLANNING/DESIGN
- STORM WATER MANAGEMENT
- GIS SERVICES
- BROWNFIELDS

DSGN	NPB
DR	NPB
CHK	--
APVD	--

PRELIMINARY - NOT FOR CONSTRUCTION
REVISION

	JCV	APVD
IPB		
BY		

FOX RIVER FIBER CO.
DE PERE, WI

WASTEWATER BUILDING
FRONT ELEVATION

SHEET NO.	- -
DWG NO.	G-3
DATE	APR 2013
PROJ NO.	W132246

Item #6: Request for motorcycle sales and service in a single unit of Storage Shop USA under the approved Planned Development District (PDD), 701 Millennium Ct. Requestor Rock Wery.

Storage Shop USA was approved as a PDD in September 2006 by the City Council. It was approved as General Industrial with a Planned District Development Overlay (I-3 PDD). When it was approved, the project was described to have 21 units that would be used for startup businesses. To date, only two of the units have been built. When the PDD was approved, the project was described to allow any of the permitted I-3 uses, plus the following potential uses:

1. Office
2. Warehouse
3. Workshop / light manufacturing
4. Small businesses

The applicant is interested in being able to allow motorcycle sales, and service in one of the units. Since the initial PDD was approved with such broad terms, staff is requesting that the Plan Commission approve the specific use. Staff has worked with the applicant in explaining the requirements for no outdoor storage, and that noise must be contained.

Recommendation:

Staff would recommend approval of the use within the PDD, and that the use be limited to the individual building that is leased / owned by the applicant.

Ken Pabich

From: Wery, Rock <rock.wery@twcable.com>
Sent: Thursday, April 18, 2013 7:56 AM
To: Ken Pabich
Subject: RE: 701 Millennium ct.

Good morning Ken ,

Per our meeting with Dave on April 9,2013 . I would like to request permission to do a small start up business at the 701 Millennium Ct. location . The nature of the business is selling motorcycles. The scope of work being performed would be as follows : I buy 10 to 15 motorcycles a year, detail and service those and resell . In this process , I will need to apply to the state for a Dealer Selling License in with part of that requires a signed zoning form from the City of Depere for approval of such a business . Part of the dealer license requires that I perform or have access to maintenance on those vehicles in case an issue arises . There will be no vehicles with for sale signs left outside for any length of time and no vehicles left sitting around . The property is ,at this time is neat and orderly and will continue to operate in that fashion . Noise and disruption to the area is very minimal as my hours of operation are usually behind closed doors . My intentions are to keep this low key and word of mouth advertising.

In summary , I have found a niche in the motorcycle market that I can provide a valued service with very high integrity and I would like to pursue that on a small scale on the 701 Millennium Ct. location.

Thank you.

Rock Wery

*Rock Wery
Construction Supervisor
Time Warner Cable
3520 E. Destination Dr.
Appleton,Wi 54915
920-831-9207*

Cell 920-378-0361

From: Ken Pabich [mailto:kpabich@gmail.com]

Item #7: Review the Rezoning Request for Parcel WD-74, and a portion of parcel WD-D0230 from General Industrial District (I-3) to General Business District (B-2). Applicant City of De Pere.*

Description: The City of De Pere has an accepted offer to purchase for the property (see attached map) which is all of WD-74, and a portion of WD-D0230. As part of the offer to purchase, the City was requested to rezone the property from I-3 to B-2.

Location: Northwest corner of Ashland and Glory Road (710 Glory Road).

Zoning

Existing Zoning: The I-3 General Industrial District is designed to accommodate heavily industrial activities.

Proposed Zoning: The B-2 General Business District is a general business zone for retail activity, and is created to provide accessibility and convenience for residents, and visitors of the City of De Pere.

Adjacent Zoning: I-3 to the west, and North, B-2 to the south, Ashland, and railroad to the east.

Land Use

Current use: Vacant.

Use of Adjacent Property: Uses are consistent with the zoning.

Suitability to Existing Zoning: The existing area is in transition. With the new intersection, there has been more interest in commercial activities.

Suitability to Proposed Zoning: The requested use would be compatible with the zoning to the south. The potential uses for the site could also be compatible with I-3 zoning.

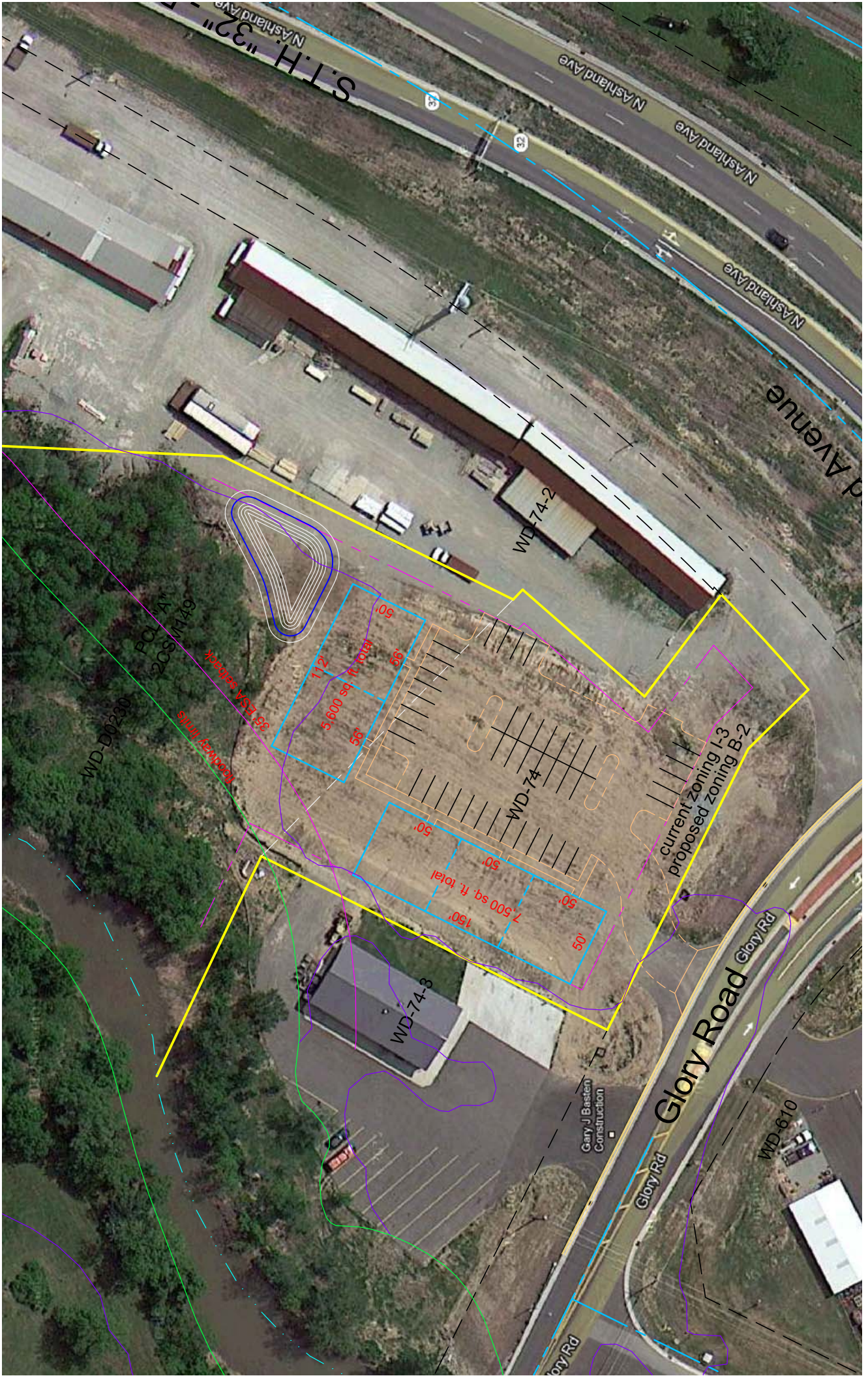
Effects of Proposed Rezoning

Densities:	Change	Utilities:	Change	Police and Fire:	Change
Traffic:	Increase	Pedestrian:	Increase	Parking:	Provided on site
Highway Access:	NA	Garbage:	NA	Property Value:	Increase
Pollution:	No change	Schools:	NA		

Recommendation:

Based on staff review, we would recommend the following:

1. That the rezoning be approved, and forwarded to Council for the required public hearing.



ST.H "32"

Nashland Ave

Nashland Ave

WD-74-2

WD-D0230
PQ174
208M149

88'25'4" easement

WD-74-3

WD-74

current zoning I-3
proposed zoning B-2

Gary J Bastien
Construction

Glory Rd

WD-610