

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 March 25, 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 February 25, 2013 and the special meeting of March 13, 2013.
3. Review the Site Plan Application for a 40,000 square foot building at Cummins Npower, 875 Lawrence Drive. Applicant: Mach IV.
4. Review the CSM Application for a combination CSM at 875 Lawrence Drive. Agent: Mach IV. *
5. Review the CSM Application for a single lot and outlot at 901 Third Street (and Memory Lane). Agent: Steve Bieda. *
6. Review the CSM Application for two lots at 2730 Ryan Road. Agent: Steve Bieda. *
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.*
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 AND 4:

JOEL EHRFURTH

MACH IV
CUMMINS NPOWER

211 N BROADWAY STE 114
1600 BUERKLE RD

GREEN BAY, WI 54303
WHITE BEAR LAKE, MN 551100

ITEM 5:

MAU AND ASSOCIATES
MARTHA BLANEY

STEVE BIEDA

400 SECURITY BLVD
901 THIRD ST

GREEN BAY, WI 54313
DE PERE, WI 54115

ITEM 6:

MAU AND ASSOCIATES
PEGGY LEPPIAHO

STEVE BIEDA

400 SECURITY BLVD
2730 RYAN RD

GREEN BAY, WI 54313
DE PERE, WI 54115

ITEM 7: NONE

DRAFT

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

A 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, Elizabeth Runge, Steven Taylor, Alderperson Larry Lueck, and Mayor Walsh. Member excused: James Kalny, and Alderperson James Boyd. Also present: City Planning Director Kenneth Pabich, and members of the public.

Mayor Walsh welcomed, and introduced new member Steven Taylor to the Plan Commission.

3. Approve the minutes of the Plan Commission meeting held on January 28, 2013.

Elizabeth Runge moved, seconded by Derek Beiderwieden, to approve the minutes as presented. Motion carried unanimously.

3. Review the Site Plan Application for 97,600 square foot expansion at Green Bay Packaging, 2275 American Boulevard, De Pere. Applicant: Tom Katers.

Mayor Walsh moved, seconded by Alderperson Larry Lueck, to approve the Site Plan Application. Motion carried unanimously.

4. Review the Precise Implementation Plan (PIP) Amendment Application for 5,105 square foot expansion at Aurora Clinic, 1881 Chicago Street, De Pere. Applicant: Jason Day.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the Site Plan Application. Motion carried unanimously.

5. Review a conceptual layout for a multi-family development at ED-1164-R-32-2, located west of East River Drive. Applicant: Harry Macco.

This item was for review only; no action was taken.

6. Review the CSM Application for a three-lot CSM at the Saint Norbert College Science Center. Agent: Steve Bieda.

Derek Beiderwieden moved, seconded by Elizabeth Runge, to approve the Site Plan Application. Motion carried unanimously.

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7. Future Agenda Items.

There was discussion on the Walgreens project coming back to the Plan Commission for a special meeting in March.

8. Adjournment.

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

Respectfully submitted,
Lori Phillips, Recording Secretary

DRAFT

CITY PLAN COMMISSION De Pere, Wisconsin – March 13, 2013

A special meeting of the Plan Commission of the City of De Pere was held today at 6:00 p.m. in the Council Chambers of the De Pere City Hall.

1. Roll Call.

Mayor Walsh called the meeting to order at 6:00 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. James Kalny joined the meeting at 7:50 p.m. Member excused: Elizabeth Runge. Also present: City Planning Director Kenneth Pabich, City Building Inspector David Hongisto, City Engineer Eric Rakers, City GIS Coordinator William Boyle, City Planning Intern Allyson Watson, Alderperson Daniel Robinson, Alderperson Scott Crevier, Alderperson Kevin Bauer, and members of the public.

2. Review the proposed Walgreens project located at 135 South Broadway Street.

A. Review the Rezoning Application from Central Business (B-1) to Central Business with a Planned Development Overlay (B-1 with PDD).

B. Review the General Development Plan for the proposed Walgreens.

Planning Director Ken Pabich reviewed the format of tonight's meeting for the attendees, and then invited the developers to give an overview of the project.

Project Developers for Walgreens: Mark Lake, Steve Rolfe, and Steve Gartman (architect). Mark reviewed the project, and the meetings and discussions they have had with property and business owners, members of the City's Historical Preservation Commission, and the Main Street Program's Design Committee. Mark reviewed how they have designed the building to fit in with the "historical" nature of the block. Mark summarized the results of the traffic study that they were required to obtain. Mark reviewed the history of the site, and stated that they found contamination left over from the former gas station, and drying cleaning store that were previously located on this site. Mark indicated that as the developers of this site, they would be responsible for cleaning up the contamination. Mark also stated they would be responsible for paying for relocating and updating the sanitary and storm sewer.

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

Todd Parczick, 121 S. Winnebago Street, De Pere, spoke as a business owner, and resident of De Pere. Mr. Parczick spoke in favor of the project, and the fact that the project will bring more traffic to the downtown.

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Lance Abts, 371 Main Avenue, De Pere, business owner, and member of the De Pere Main Street Program's Design Committee, indicated the Design Committee supports the project, and the revised changes that Walgreens made to their initial drawings.

Frederick Wessel, 1526 Fox Ridge Court, De Pere, spoke in opposition to this project, and cited several Walgreens' locations in other Wisconsin cities.

Susan Zurawski, co-owner, Ameriprise Financial, Inc., 113 S. Broadway Street, De Pere, spoke in opposition to the project; Susan feels the project will diminish the historical aspect of this block.

Mark Steuer, 1730 Nancy Avenue, Green Bay; Mark indicated he is a member of the Green Bay Historic Preservation Commission, and President of the Brown County Historical Society. Mark stated he does not support the project, and wants to preserve the historical nature of the community.

Gene Hackbarth, resident, and member of the City's Historical Preservation Commission, spoke in opposition to tearing down the building located at 129 S. Broadway Street. Gene reviewed the "12 Economic Benefits of Historic Preservation," and provided Plan Commission members with a copy of the 12 Economic Benefits.

Carol Shier indicated she is the owner of the building located at 129 S. Broadway Street, and has had this building on the market for 4 years; due to the current economic conditions, Carol has been unable to sell the building. Carol indicated she wants to sell the building, and retire.

Julie Fronsee, 515 George Street, De Pere (resident and business owner). Julie indicated the current corner is an eyesore to everyone coming into the City; she also stated many companies would not be willing to make the financial commitment necessary to update the utilities, and clean up the contamination left by previous owners; Julie noted she is in favor of this project, because it will bring more traffic and visibility to downtown De Pere.

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

Planning Director Pabich stated that four e-mails were received regarding this project. These e-mails were received, and placed on file.

Michael Moore, wrote in favor to tear down the Carol Shier building as it makes the "downtown look run-down." Michael believes "We should extend every effort to welcome businesses in the downtown area so we fill the vacant store fronts with businesses that can thrive, and assist the other businesses in the community."

Gerald Gillespie (De Pere business owner) wrote in favor of the project, and indicated that the newly redesigned Walgreens would be a "significant entry way to our downtown." Gerald also believes Carol Shier should have a say in what happens to her building.

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Thomas Bartel, 413 Charles Street, De Pere. Thomas wrote to register his support of the project. Thomas stated "the proposed development is more physically attractive than what currently exists on that site."

Joe Doe (ibuylocal@yahoo.com). "John Doe" indicated he "supports local businesses and generally oppose larger retail chain stores."

Planning Director Ken Pabich invited the Project Developers to address questions made by the public.

Mark Lake, Steve Rolfe, Steve Gartman. Mark indicated Walgreens reviewed other sites, but feels this site is more viable due to the traffic. Mark indicated that a lot of planning is done by Walgreens and they would not make this type of financial commitment if they did not think they would do well at this site. Mark reiterated his earlier comments that they have designed this building to blend in with the other buildings on this block. Mark also indicated that they looked at keeping the Shier building, but its current condition does not make that viable. Mark further indicated that if the Shier building was torn down that they could keeping the old portion of the building so that it could be used for another project.

City Alderperson and Plan Commission Member James Boyd indicated there is a misconception that the City solicited a proposal from Walgreens to develop this project. Developer Mark Lake indicated that was not true; that Walgreens came to the City with their proposal.

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

Susan Zurawski reiterated her feeling that this project will take away the integrity of this area.

Gene Hackbarth reiterated that he feels it best to rehab rather than demolish buildings; once gone, they are gone forever; old buildings are built to last.

Mike Fleck responded to the question as to why the De Pere Historic Preservation Commission approved the demolition of the historic house located at 409 N. Broadway Street to make room for a parking lot. Mike indicated they did look into moving the building, but it wasn't feasible. Mike reiterated that he does not support the demolition of the Shier building.

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

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James Boyd moved, seconded by Larry Lueck to approve both the Rezoning Application from Central Business (B-1) to Central Business with a Planned Development District Overlay, and the General Development Plan for the proposed Walgreens. Motion carried with James Kalny voting nay.

3. Adjournment.

Mayor Walsh moved, seconded by James Boyd, to adjourn the meeting at 8:05 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Lori Phillips, Recording Secretary

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

Overview	
The project is for a 40,000 sq ft warehouse for Cummins NPower. The goal is to move the equipment that is stored outside within the warehouse. As part of the project proposal, two lots would be combined.	
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
<i>Required Actions:</i>	
Sanitary Sewer	
1. Label the existing sanitary sewer as a 12" concrete pipe.	
2. The connection of the sanitary sewer is to be completed under the observation of the Engineering Department.	
3. A connection permit will be required from the Inspection Department.	
Water Main	
4. Label the existing water main as 12" PVC.	
5. The connection to the water main is to be completed under the observation of the Water Department. The connection is to be made with a 12"x8" tapping tee and valve.	
6. Excavation in the right of way will require a street excavation permit. The permit fee will be \$800 for excavation in the street pavement. The entire disturbed panel will need to be replaced.	
Storm Water	
7. Provide a swale along the north lot line to prevent water from draining off site.	
8. Locate the silt fence at the edge of the disturbed limits.	
9. The parking lot along Lawrence is sheet draining to Lawrence Drive. Curb and gutter is required along the parking lot with the storm water directed to the internal storm sewer system.	
10. Provide a signed copy of the City's maintenance agreement which is attached. The City will have the agreement recorded.	
11. Provide information on how are the loading docks being drained.	
12. Provide justification on the post runoff CN number for both drainage basins. The numbers appear low.	
13. The predevelopment runoff CN number for Type C soil is per the City Code is 71.	
14. Provide calculations for the post development time of concentration.	
Drive / Parking / Access	
15. The existing gravel drive with a concrete apron will need to be removed. The concrete panel on Lawrence will be sawcut and an 18 inch wide concrete curb constructed adjacent and connected with tie bars.	
16. Striping for parking stalls is to be a minimum width of four inches.	
17. The parking stall located just west of the loading docks and north of the building is not practicable. A driver will not be able to back out of the stall and turn the vehicle to drive north.	
18. Board of Public Works approval is required for the new driveway onto Lawrence Drive. Lawrence Drive has an ADT of 5300.	
19. The width of the new driveway at the right-of-way is approximately 58 feet. Section 14-55(8)(a)(1) allows for a maximum width of 35 feet at the right-of-way. A variance will be required for the additional width. Note that the existing drive to the south has a width of approximately 60 feet at the right-of-way.	
20. Provide a connection for the sidewalk on the southwest corner of the site	
Other	
21. Provide the street address on the site plans.	
22. Provide lighting location/information on the site plan	
Forestry & Parks	
Does the project meet the City Landscaping Regulations?	■ Yes ↑ No ↑ NA
<i>Required Actions:</i>	
1. All planting, mulching and staking should be in accordance with WDNR recommendations and current proper practices.	
2. All plant material and beds should have a follow-up schedule for maintenance and replacement. It is essential that this schedule be established to ensure that the plants are maintained for health and any compromised plants are to be replaced in a timely manner.	
3. A preservation and protection plan for existing vegetation and trees, including City owned trees and shrubs, should be included on plans when applicable.	

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 on the structure may be required. 2. Separation of hazards/use may be required in accordance with NFPA Fire Code. 3. Provide exit/emergency lighting throughout the means of egress. Provide detailed egress information with travel distances and arrangements. Aisles at west end must provide for pass through without creating a dead end. 4. No smoking and floor loading signage may be required. 5. Provide fire extinguishers at 75' travel distance throughout facility towards exits. 6. Provide sprinkler system drawings with calcs and cut sheets for approval prior to installation. Show location for fire department connection on plans. 7. Provide fire alarm system drawings for approval prior to installation of this system. Fire alarm system must be monitored by a central station. 8. Install key box for fire department access.	
Planning & Building Inspection	
Does the project meet the design regulations (exterior building elevations/materials)?	■ Yes † No † NA
Does the project meet the City setback requirements?	■ Yes † No † NA
Does the project meet the City parking requirements?	■ Yes † No † NA
Does the project meet the 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. On the north elevation staff would suggest that "fake" window design be added to match the east elevation. 2. Staff is concerned with the east elevation and would request that the Plan Commission review the elevation in detail.	

Recommendation:

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



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 245.00

Receipt #: 80754

Date: Mar 20, 2017

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Cummins NPower LLC

Mailing Address: 1600 Buerkle Rd. White Bear Lake, MN 55110

Phone: 651-636-1000

Email: _____

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

Agent:

Name: Mach IV Engineering & Surveying LLC

Mailing Address: 211 N. Broadway St. Suite 114 Green Bay, WI 54303

Phone: 920-569-5765

Email: jehrfurth@mach-iv.com

B. Property Information

Address/Location of Property: 875 Lawrence Dr. Parcel #: WD-D0216-3/WD-D0216-5

Parcel Dimension: ~668' X 565'

Parcel Area: 8.96 Acres

Legal Description: Parcels to be combined under CSM submitted for review 3-11-13

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

Owner Signature

Date

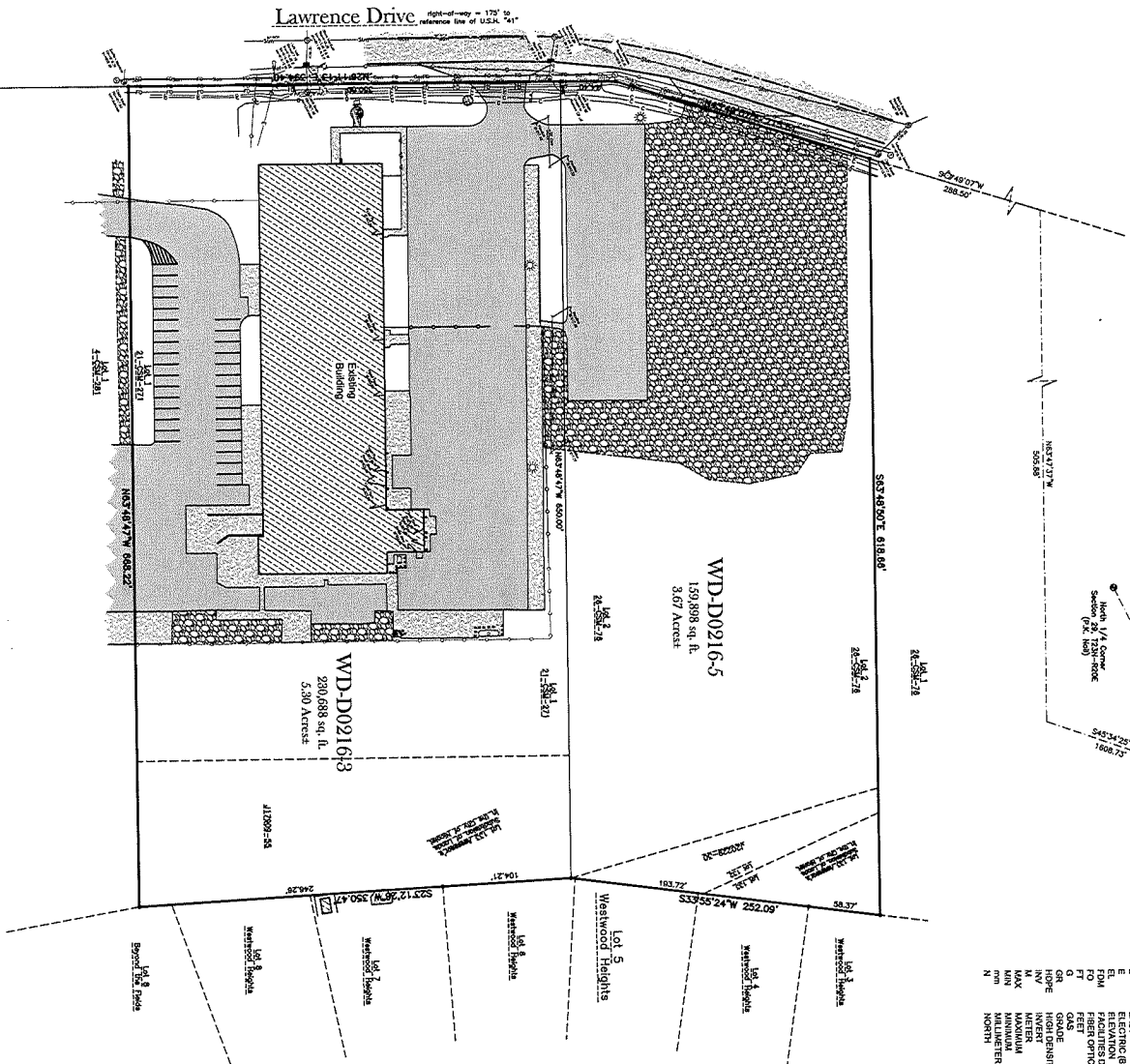
Agent Signature

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.



Owner / Developer
Cummins NPower, LLC
875 Lawrence Drive
De Pere, WI 54115-3910



ABBREVIATIONS

ASTM	AMERICAN SOCIETY FOR TESTING	NE	NORTHEAST
C	CABLE	OD	OUTSIDE DIAMETER
C2	CATCH BASIN	OP	OVERHEAD POWER
C3	CERTIFIED SURVEY MAP	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	R	RADIUS
E	EAST	REC	REINFORCED CONCRETE PIPE
E	ELECTRIC (BUILT)	SA	SAWTOOTH
FL	FLAT	ST	STONED
FO	FIBER OPTIC	ST	STONED
GR	GRADE	U.S.H.	UNITED STATES HIGHWAY
GR	GRADE	W	WATER
GR	GRADE	WI	WISCONSIN
GR	GRADE	WI	WISCONSIN DEPARTMENT OF TRANSPORTATION
GR	GRADE	WI	WISCONSIN DEPARTMENT OF TRANSPORTATION



CIVIL LEGEND

- Existing
- Proposed
- Street / Parking Sign
- Cable / Telephone Pole
- Cable / Telephone Pole
- Power Pole with Light
- Power Pole
- Water
- Ground Light
- Light Pole
- Dead End
- Proposed Tank
- Flag Pole
- Boiler
- Landscape Edging
- Gas Line
- Over Head Power
- Underground Power
- Flag Pole Line
- Cable / Telephone Line
- Hydrant
- Watermain Valve
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet Catch Basin
- Apex End Wall
- Watermain
- Sanitary Sewer
- Storm Sewer
- Culvert
- Road Crossover
- Curb & Gutter
- Face
- Property Line
- Adjacent Property Line
- Major Center
- Minor Center
- Asphalt Standard
- Asphalt Heavy Duty
- Gravel
- Concrete
- Building
- Wetland
- Landscape Area
- Area of Disturbance

INDEX OF CIVIL SHEETS

- C0.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 PROPOSED SITE PLAN
- C3.0 PROPOSED GRADING PLAN
- C5.1 EROSION CONTROL PLAN
- C5.2 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS

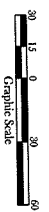
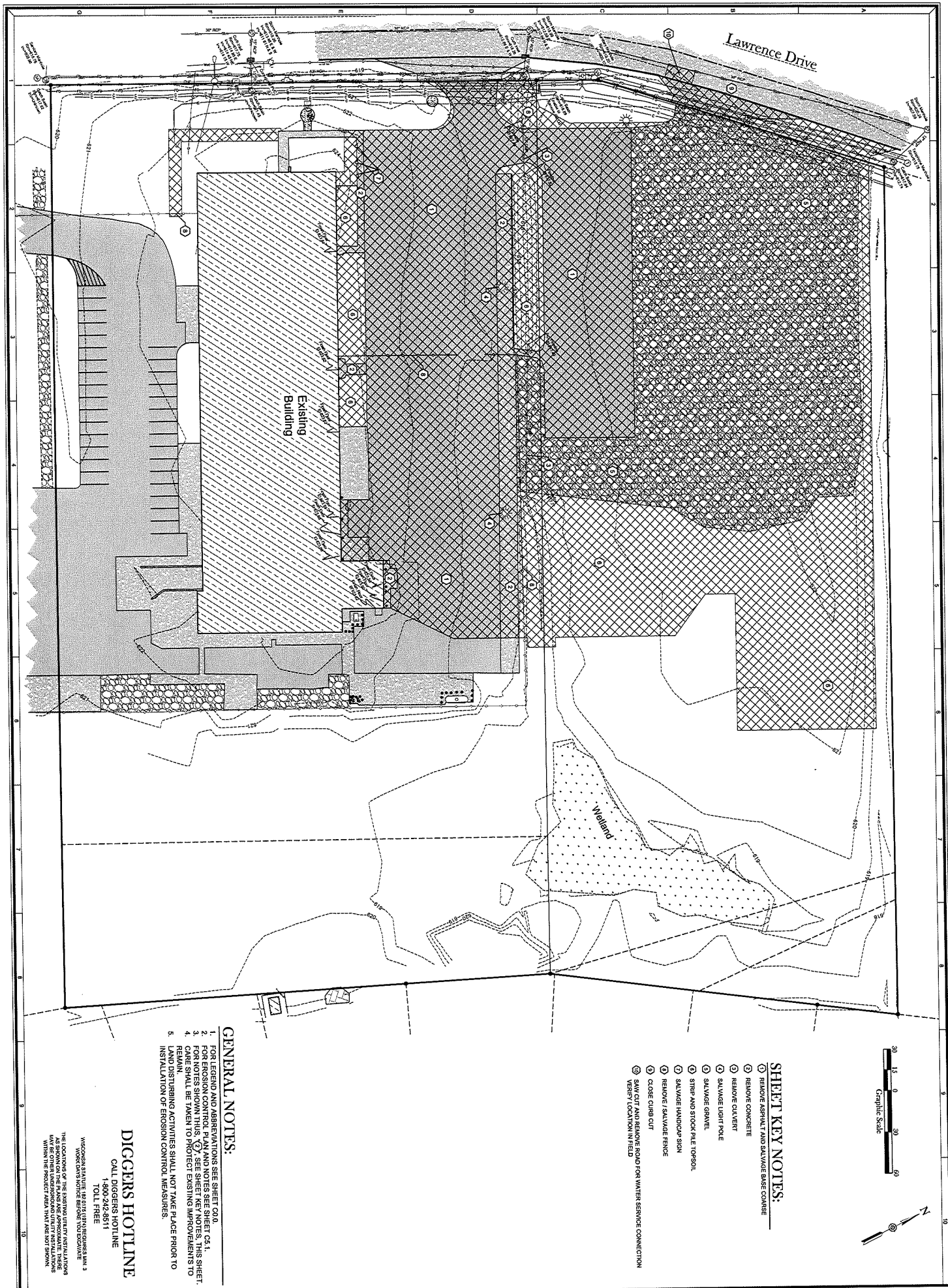
GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.0.
2. FOR EROSION CONTROL, PLAN AND NOTES SEE SHEET C5.1.
3. FOR NOTES SHOWN THUS, (X) SEE SHEET X, THIS SHEET.
4. REPAIRS SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 12.07(1)(b) REQUIRES LAWYER 3
PROVIDE NOTICE BEFORE TO DISTURBANCE
THE LOCATION OF THE EXISTING UTILITY INSTALLATIONS
MAY BE CHANGED UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA (THEY ARE NOT SHOWN).



SHEET KEY NOTES:

- 1 REMOVE ASPHALT AND SALVAGE BASE COURSE
- 2 REMOVE CONCRETE
- 3 REMOVE CULVERT
- 4 SALVAGE LIGHT POLE
- 5 SALVAGE GRAVEL
- 6 STRIP AND STOCK PILE TOPSOIL
- 7 SALVAGE HANDICAP SIGN
- 8 REMOVE / SALVAGE FENCE
- 9 CLOSE CURB CUT
- 10 SAW CUT AND REMOVE ROAD FOR WATER SERVICE CONNECTION VARIETY LOCATION IN FIELD

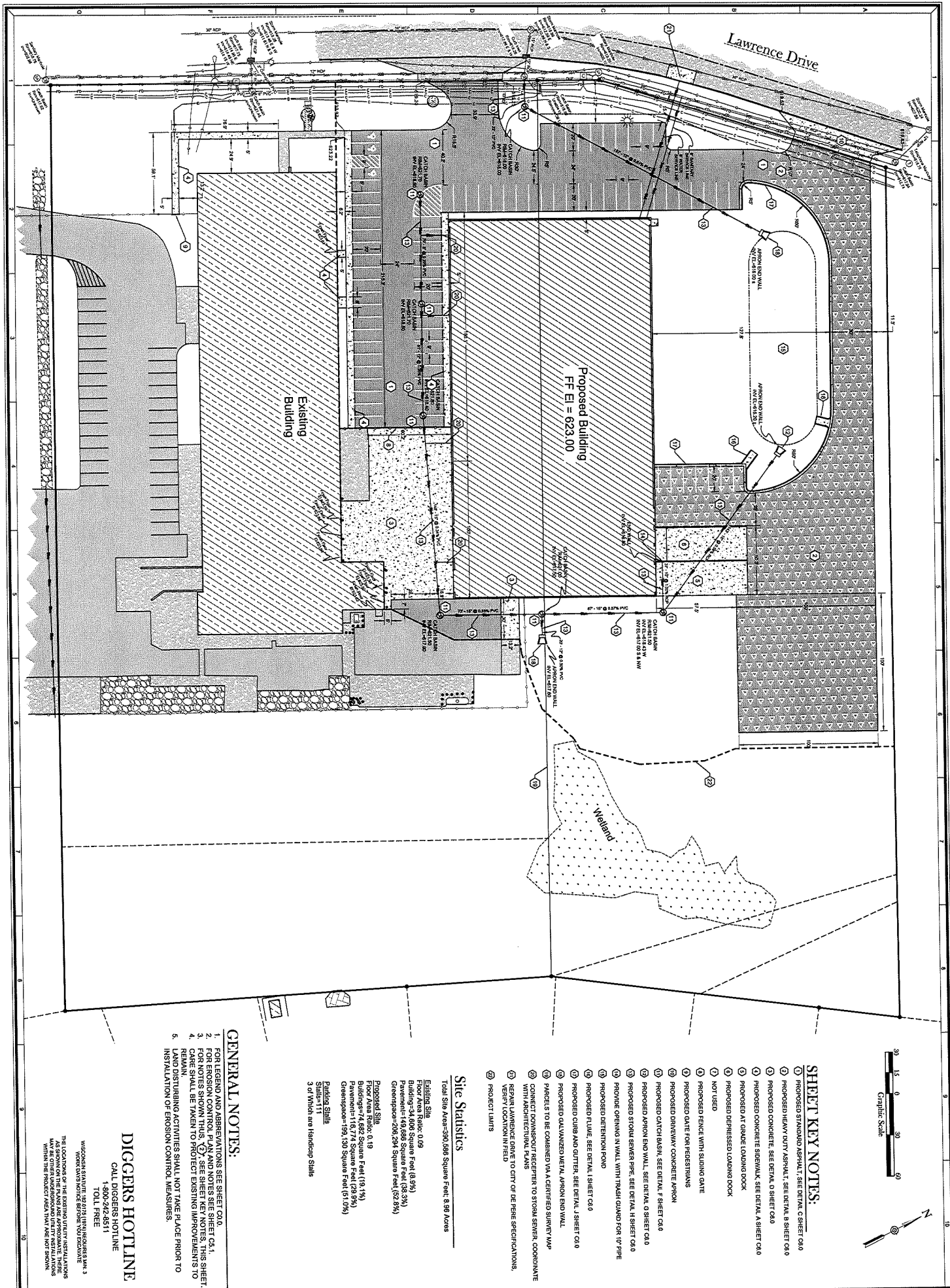
GENERAL NOTES:

- 1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.0.
- 2. FOR EROSION CONTROL, PLAN AND NOTES SEE SHEET C0.1.
- 3. FOR NOTES SHOWN THIS, "C", SEE SHEET KEY NOTES, THIS SHEET.
- 4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
- 5. ANY DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATE WIRE 12-0171 (12-01) REGIONS 1, 2, 3
WORKING NOTES: SEE SHEET C0.0, C0.1, C0.2, C0.3
THE LOCATION OF THE EXISTING UTILITY INSTALLATIONS
MAY BE OTHER UNDESIRABLE UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAN AS SHOWN.



SHEET KEY NOTES:

1. PROPOSED STANDED ASPHALT, SEE DETAIL C SHEET C-0
2. PROPOSED HEAVY DUTY ASPHALT, SEE DETAIL B SHEET B-0
3. PROPOSED CONCRETE, SEE DETAIL D SHEET D-0
4. PROPOSED CONCRETE SIDEWALK, SEE DETAIL A SHEET A-0
5. PROPOSED AT GRADE LOADING DOCK
6. PROPOSED DEPRESSED LOADING DOCK
7. NOT USED
8. PROPOSED FENCE WITH SLIDING GATE
9. PROPOSED GATE FOR PEDESTRIANS
10. PROPOSED DRIVEWAY CONCRETE APRON
11. PROPOSED CATCH BASIN, SEE DETAIL F SHEET F-0
12. PROPOSED APRON END WALL, SEE DETAIL G SHEET G-0
13. PROPOSED STORM SEWER PIPE, SEE DETAIL H SHEET H-0
14. PROVIDE OPENING IN WALL WITH THICK GROUND FOR 10" PIPE
15. PROPOSED DETENTION POND
16. PROPOSED FLUME, SEE DETAIL I SHEET I-0
17. PROPOSED CURB AND GUTTER, SEE DETAIL J SHEET J-0
18. PROPOSED GALVANIZED METAL APRON END WALL
19. PARCELS TO BE COMBINED VIA A CERTIFIED SURVEY MAP
20. CONNECT DOWNSPUT RECEPENT TO STORM SEWER, COORDINATE WITH ADJACENT TOWN
21. REPAIR LAWRENCE DRIVE TO CITY OF DE PINE SPECIFICATIONS, VERIFY LOCATION IN FIELD
22. PROJECT LIMITS

Site Statistics

Total Site Area=380.566 Square Feet, 8.88 Acres

Existing Site

Floor Area=0.09

Building=14,662 Square Feet (3.83%)

Pavement=14,662 Square Feet (3.83%)

GreenSpace=206,294 Square Feet (53.8%)

Proposed Site

Floor Area=0.19

Building=74,662 Square Feet (19.1%)

Pavement=116,774 Square Feet (30.4%)

GreenSpace=199,130 Square Feet (51.5%)

Parking Stalls

Stalls=11

3 of Which are Handicap Stalls

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C-0
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C-1
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DE PINE SPECIFICATIONS
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-292-2811
TOLL FREE

WISCONSIN LAW WITH THE EROSION CONTROL ADVISORY BOARD
THE LOCATION OF THE EROSION CONTROL MEASUREMENTS
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WHICH THE PROJECT IS NOT TAKEN INTO ACCOUNT.



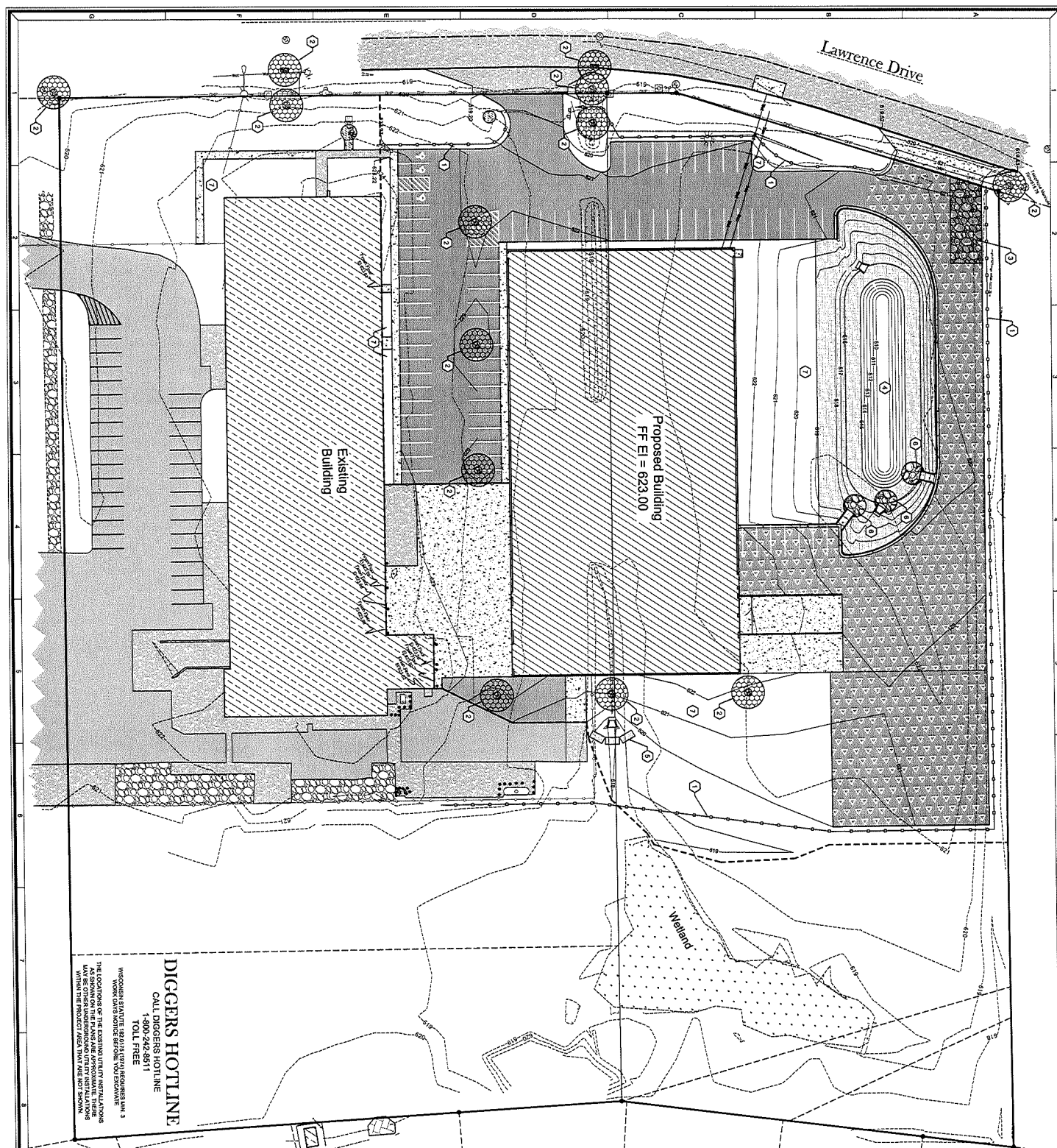
636.60	TOC TOP OF WALL
636.10	GUTTER/PVMT
636.7	FIN. GRADE

① SPOT GRADE, SEE DETAIL A THIS SHEET
② SHOT GRADE, SIDEWALK AND PAVEMENT, SEE DETAIL A THIS SHEET
③ GRADING LIMITS

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET CO.1.
2. FOR EROSION CONTROL, PLAN AND NOTES SEE SHEET CA.1.
3. FOR NOTES SHOWN THIS "X2" SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.

CALL DIGGERS HOTLINE
1-800-242-8511

WISCONSIN STATUTE 182.0116 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



DIGGERS HOTLINE
CALL DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1 800 243 9511

TOLL-FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3
WORK DAYS NOTICE BEFORE YOU EXCAVATE.

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATION AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE

MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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[illegible]

SHEET KEY NOTES:

- ② CATCH BASIN INLET PROTECTION, SEE DETAIL E SHEET C5.2
- ③ STONE TRACKING PAD, SEE DETAIL D SHEET C5.2
- ④ EROSION CONTROL, MAT, SEE DETAIL B SHEET C5.2
- ⑤ STRAW BALE CHECK DAM, SEE DETAIL F SHEET C5.2
- ⑥ ENERGY DISSIPATOR, SEE DETAIL C SHEET C5.2
- ⑦ SEED AND MULCH ALL DISTURBED AREAS

PLANNED EROSION CONTROL PRACTICES

- [illegible]

MAINTENANCE PLAN

- [illegible]

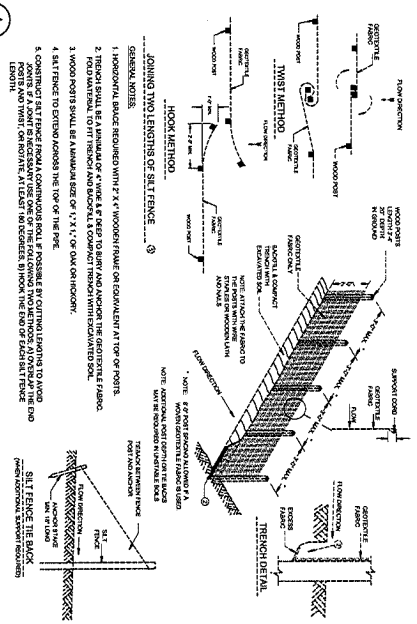
CONSTRUCTION NOTES

1. TOPSOIL, REMOVED FROM THE PROJECT SITE PRIOR TO ACQUISITION OF TITLE OR EXISTING MATERIAL, EXCESS TOPSOIL, OR STOCKPILING OF THE SITE AS
2. LAND EXCAVATED FROM THE PROJECT SITE, SHALL BE STOCKPILED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF THE SITE.
3. EXCESS TOPSOIL, EXCAVATED FROM THE PROJECT SITE, SHALL BE STOCKPILED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF THE SITE.
4. EXCESS TOPSOIL, EXCAVATED FROM THE PROJECT SITE, SHALL BE STOCKPILED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF THE SITE.
5. EXCESS TOPSOIL, EXCAVATED FROM THE PROJECT SITE, SHALL BE STOCKPILED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF THE SITE.
6. EXCESS TOPSOIL, EXCAVATED FROM THE PROJECT SITE, SHALL BE STOCKPILED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF THE SITE.
7. EXCESS TOPSOIL, EXCAVATED FROM THE PROJECT SITE, SHALL BE STOCKPILED IN A MANNER THAT PREVENTS EROSION, SEDIMENTATION, AND POLLUTION OF THE SITE.

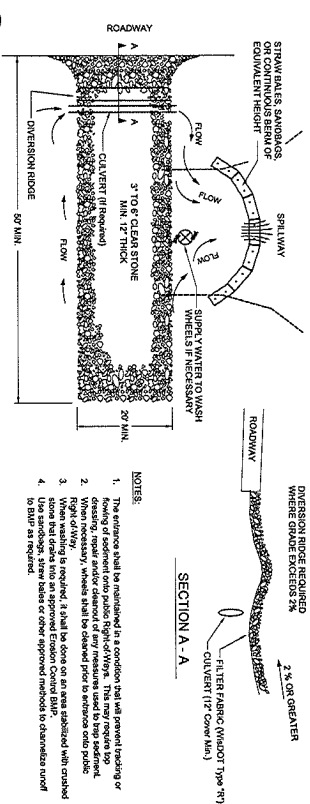
GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.0.
2. FOR EROSION CONTROL, PLAN AND NOTES SEE SHEET C0.1.
3. FOR NOTES SHOWN THIS, "X2" SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.

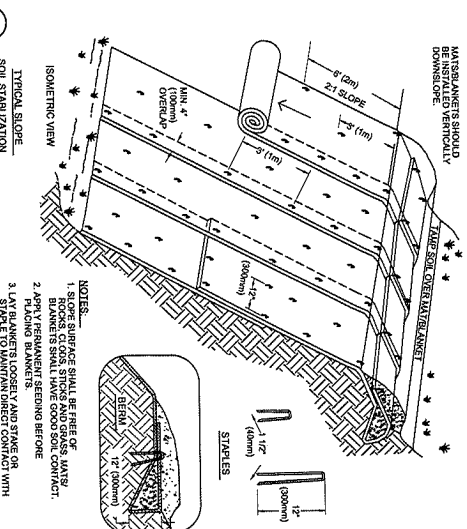
A SILT FENCE



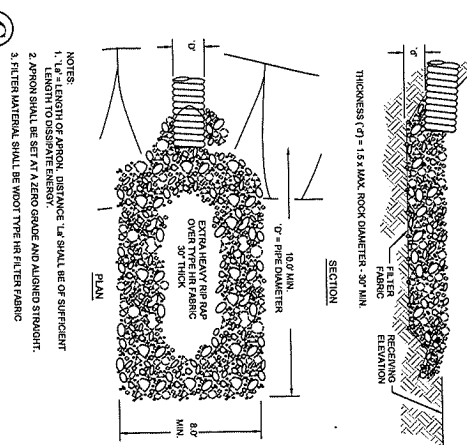
D STONE TRACKING PAD



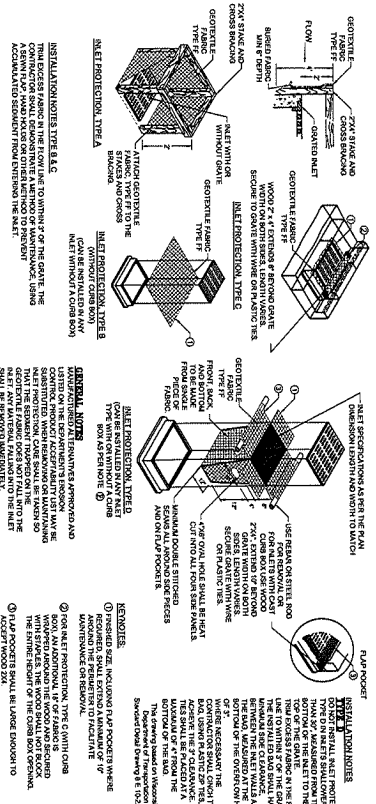
B EROSION CONTROL MAT FOR SLOPE INSTALLATION



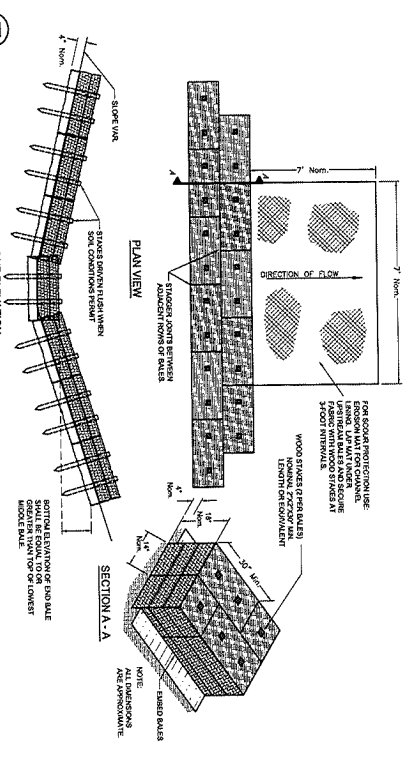
C ENERGY DISSIPATOR

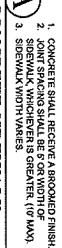


E INLET PROTECTION



F STRAW BALE DITCH CHECK



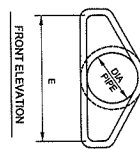


1. CONCRETE SHALL RECEIVE A BROOMED FINISH.
2. JOINT SPACING SHALL BE 6 OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER, (10' MAX).
3. SIDEWALK WIDTH VARIES.

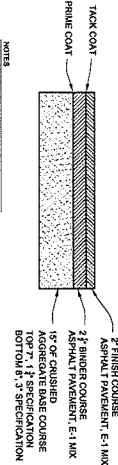
MONOLITHIC SIDEWALK



60°	2.11°	5.0°
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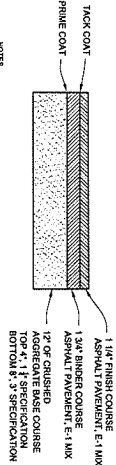
[illegible]

③



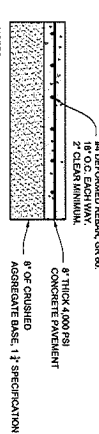
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION

© 1999 by The McGraw-Hill Companies, Inc.

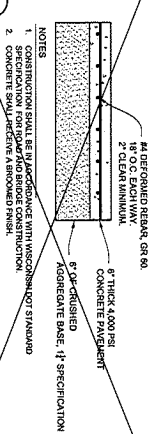


1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION

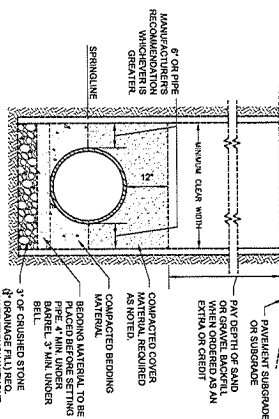
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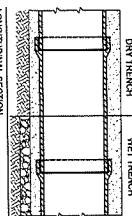
2. CONCRETE SHALL RECEIVE A BROOMED FINISH.



- NOTES
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 2. CONCRETE SHALL RECEIVE A BROOMED FINISH.

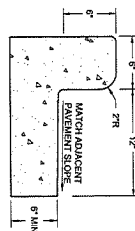
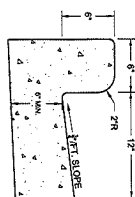
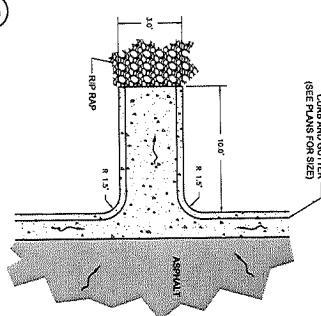


- NOTES

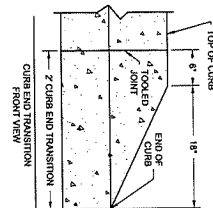


H
X-SECTION

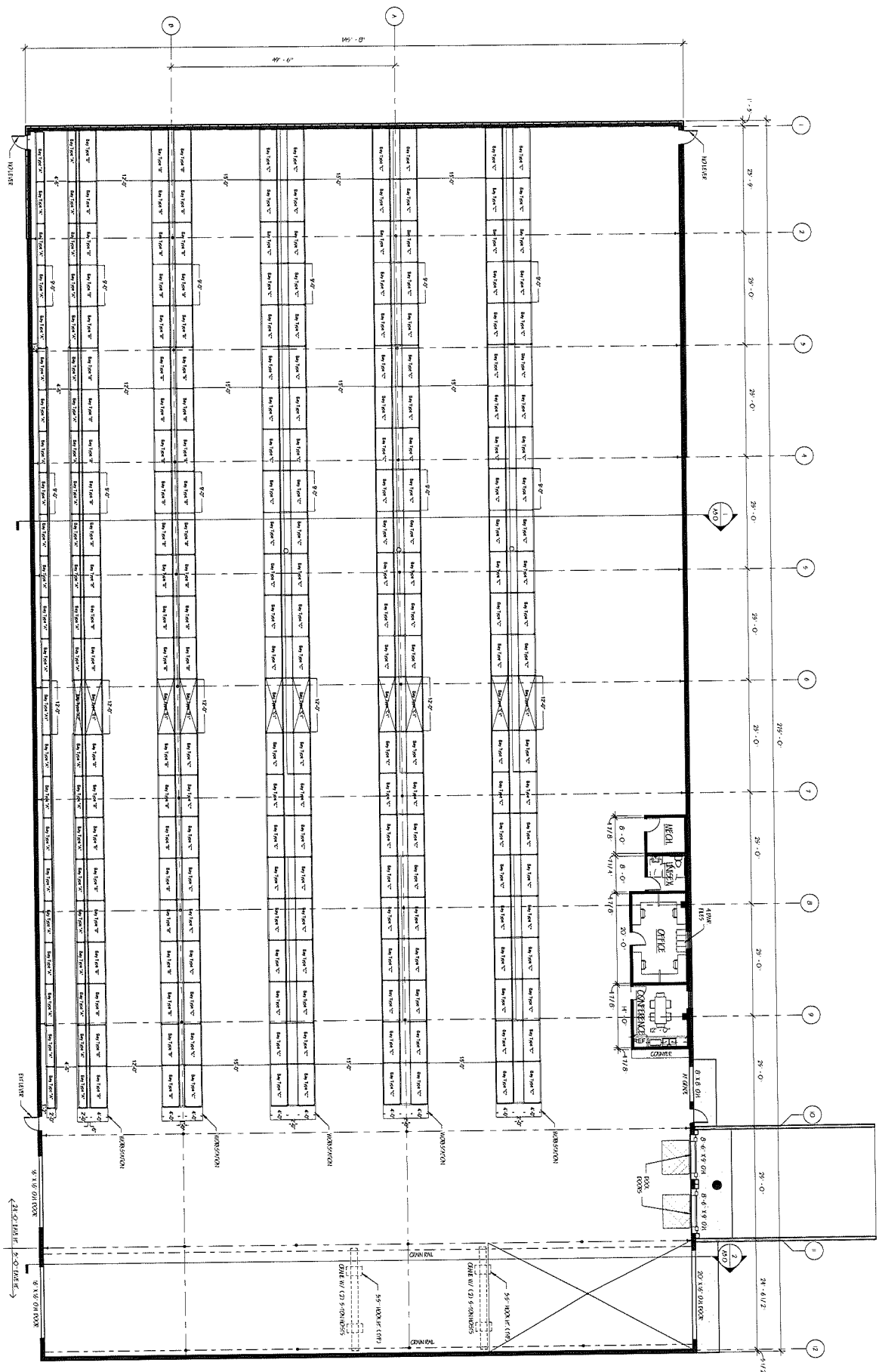
○



1. THE BOTTOM OF THE CURB AND GUTTER MAY EITHER BE LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE.
2. LOCATION OF STANDBOARD AND REVERSE PAN CURB AND GUTTER IS INDICATED ON THE DRAWINGS.
3. CURB SHALL BE PLACED ON A MINIMUM OF 6" OF COMPACTED DENSE GRADED BASE.



3. CURB SHALL BE PLACED ON A MINIMUM OF 6" OF COMPACTED DENSE GRADED BASE

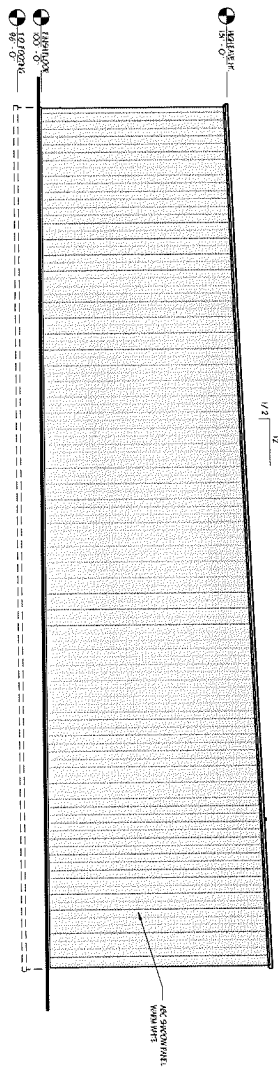


PLAN
NORTH
FLOOR PLAN
3/12/10

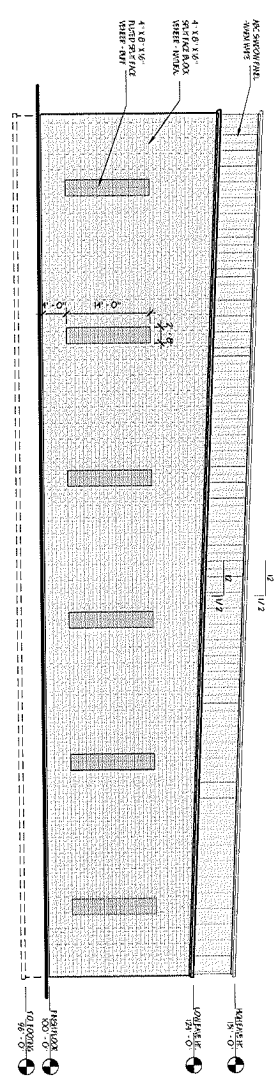
Ke
PLANNING
ARCHITECTS
700 S. 10th St.
PO Box 1000
Minneapolis, MN 55402
TEL: 612.338.1000
FAX: 612.338.1001
WWW.KEPLANNING.COM

PROPOSED FOR:

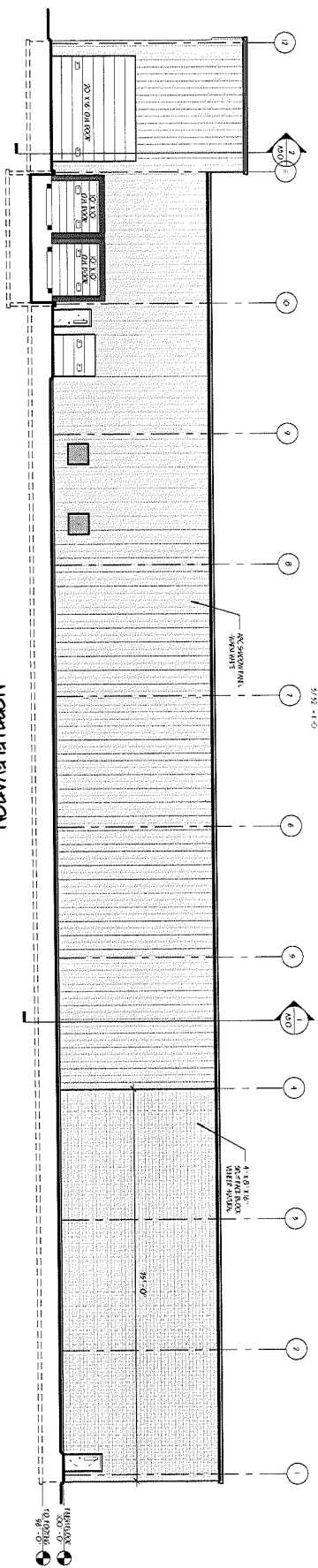
PROJECT: 2100
DESIGNER: 2100
DRAWN BY: 2100
CHECKED BY: 2100
DATE: 2100
SHEET: 2100



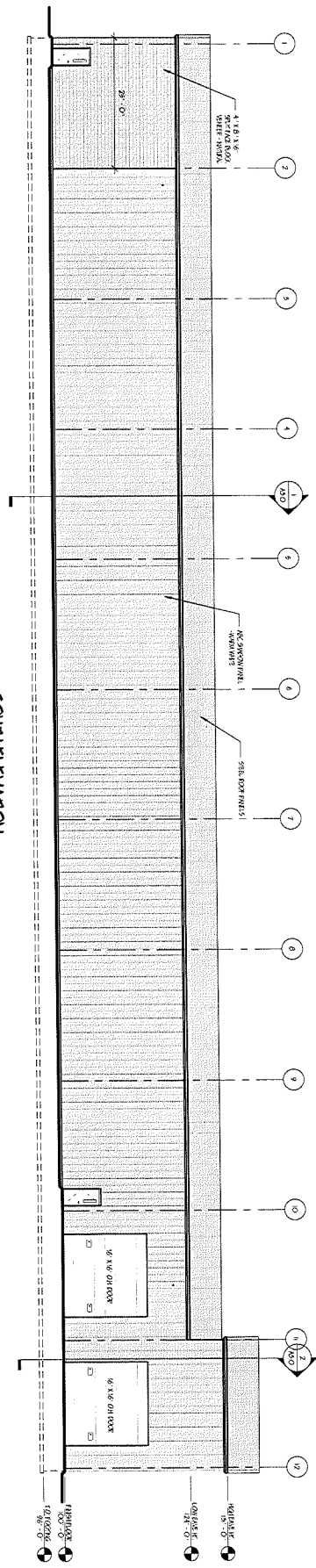
EAST ELEVATION
3/52 - V-O



WEST ELEVATION
5/32 - 1-5



NORTH ELEVATION
3/4" = 1'-0"



1944712 1274102

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

Mach IV has submitted a combination CSM for the expansion project at Cummins Npower. Lot 1 is 8.97 acres (390,586 square feet). The combination of the two lots is required for the project to proceed.

Recommendation:

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval.



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 300.00

Receipt #: 80755

Date: Mar 20, 2013

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Cummins NPower LLC

Mailing Address: 1600 Buerkle Rd. White Bear Lake, MN 55110

Phone: 651-636-1000 Fax #: 651-286-2111

Email: _____

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

Agent:

Name: Mach IV Engineering & Surveying LLC

Mailing Address: 211 N. Broadway St. Suite 114 Green Bay, WI 54303

Phone: 920-569-5765 Fax #: 920-569-5767

Email: jehrfurth@mach-iv.com

B. Property Information

Address/Location of Property: 875 Lawrence Dr.

Parcel #: WD-D0216-3/WD-D0216-5

NOTE: 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.

A CSM Review is requested as authorized by the De Pere Municipal Code, Chapter 46.

Owner Signature

Date

Agent Signature

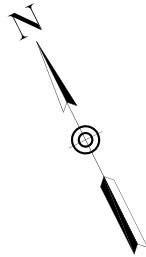
Date

3-11-13

Certified Survey Map

Preliminary

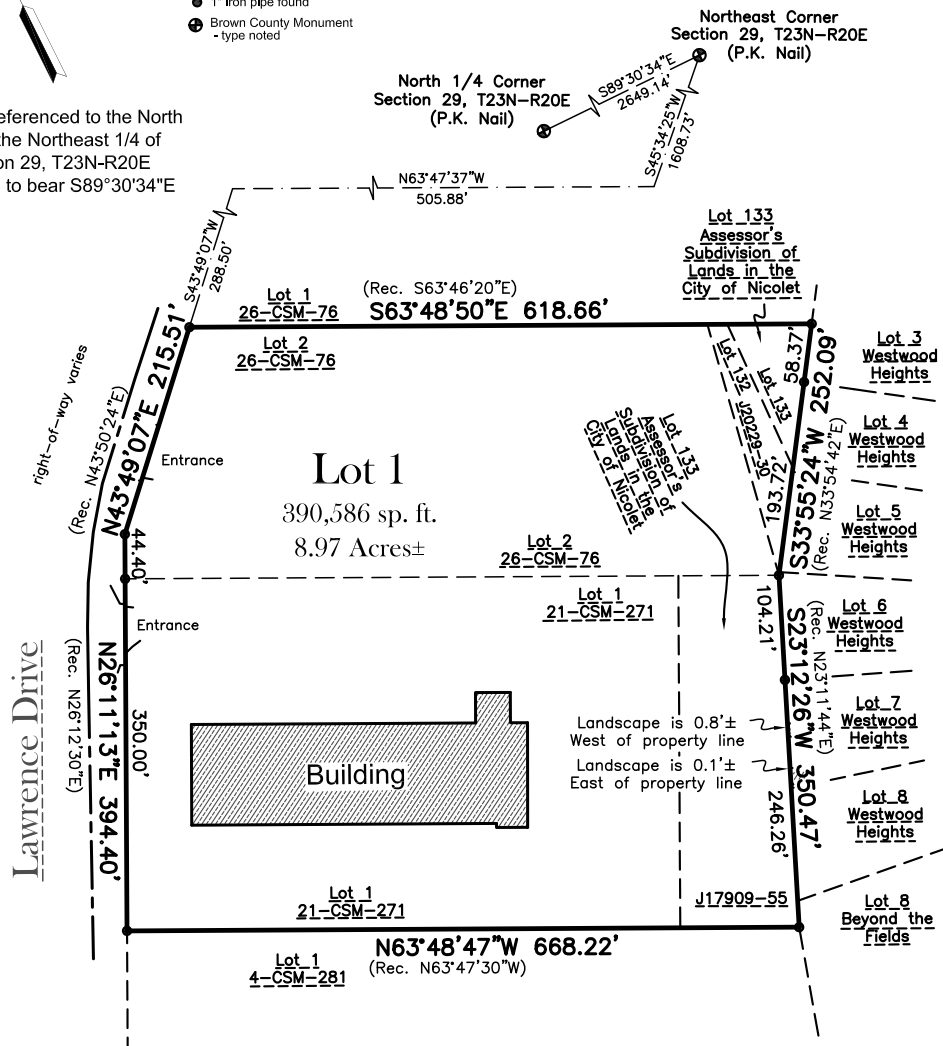
A Combination of lands recorded as Lot 2 of Volume 26, Certified Survey Map, Page 76, Document Number 1270785, Map Number 4206 of Brown County Records and lands recorded in Jacket 20229, Image 30 of Brown County Records (WD-D0216-5) and lands recorded as Lot 1 of Volume 21, Certified Survey Map, Page 271, Document Number 1193009, Map Number 3764 of Brown County Records and lands recorded in Jacket 17909, Image 55 of Brown County Records (WD-D0216-3), all being located in the Northeast 1/4 of Section 29, T23N-R20E, City of De Pere, Brown County, Wisconsin.



Legend

- 1" Iron pipe found
- ⊕ Brown County Monument - type noted

North is referenced to the North line of the Northeast 1/4 of Section 29, T23N-R20E recorded to bear S89°30'34"E



Mach IV

Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
PH: 920-569-5765 Fax: 920-569-5767

Client: Cummins Power LLC
Drafted By: BRW
Tax Parcel No.: WD-D0216-5
WD-D0216-3

Scale:
1"=150'

Sheet One of Three
Project No. 0543-01-12
Drawing No. 798

Surveyor's Certificate

I, Andrew S. Cleveland, Registered Land Surveyor, do hereby certify that this Certified Survey Map is not a division of property but solely a Combination of A Combination of lands recorded as Lot 2 of Volume 26, Certified Survey Map, Page 76, Document Number 1270785, Map Number 4206 of Brown County Records and lands recorded in Jacket 20229, Image 30 of Brown County Records (WD-D0216-5) and lands recorded as Lot 1 of Volume 21, Certified Survey Map, Page 271, Document Number 1193009, Map Number 3764 of Brown County Records and lands recorded in Jacket 17909, Image 55 of Brown County Records (WD-D0216-3), all being located in the Northeast 1/4 of Section 29, T23N-R20E, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 corner of said Section 29; thence S89°30'34"E, 2649.14 feet along the North line of said Northeast 1/4; thence S45°34'25"E, 1608.73 feet to the Northeast corner of Lot 1 of Volume 26, Certified Survey Map, Page 76, Document Number 1270785, Map Number 4206 of Brown County Records; thence N63°47'37"W, 505.88 feet to the Northwest corner of said Lot 1; thence S43°49'07"W, 288.50 feet to the Northwest corner of Lot 2 of said Volume 26, Certified Survey Map, Page 76, Document Number 1270785, Map Number 4206 of Brown County Records; thence S63°48'50"E, 618.66 feet along the North line of said Lot 2 and the extension thereof to a West line of the recorded plat of "Westwood Heights"; thence S33°55'24"W, 252.09 feet along said West line to the southeast corner of said Lot 2; thence S23°12'26"W, 350.47 feet along said West line of the recorded plat of "Westwood Heights" and the West line of the recorded plat of "Beyond the Fields" to the extension of the South line of Lot 1 of Volume 21, Certified Survey Map, Page 271, Document Number 1193009, Map Number 3764 of Brown County Records; thence N63°48'47"W, 668.22 feet along the extension of said South line and the South line of said Lot 1 to the Southwest corner of said Lot 1; thence N26°11'13"E, 394.40 feet along the West line of said Lot 1 and a West line of said Lot 2; thence N43°49'07"E, 215.51 feet along a West line of said Lot 2 to the point of beginning.

Said parcel contains 390,586 sq. ft./8.97 acres of land more or less.
Subject to all easements and restrictions of record.

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

Andrew S. Cleveland S-2787
March 11, 2013

Preliminary

Certificate for the City of DePere

Approved for the City of DePere this ____ day of _____, 20__.

Ken Pabich
Director of Planning

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
PH: 920-569-5765 Fax: 920-569-5767

Client: Cummins Power LLC
Drafted By: BRW
Tax Parcel No.: WD-D0216-5
WD-D0216-3

Sheet Two of Three
Project No. 0543-01-12
Drawing No. 798

Limited Liability Company Owner's Certificate

Cummins NPower LLC, a Delaware limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed and mapped as represented hereon. Cummins NPower LLC does further certify that this Certified Survey Map is required to be submitted to the City of De Pere for approval or objection in accordance with current Land Subdivision Ordinances.

In Witness Whereof, the said Cummins NPower LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Member

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public _____ My Commission Expires _____
 _____ County, _____

STATE OF _____]
COUNTY OF _____] SS

Preliminary

Office of the Register of Deeds
Brown County, Wisconsin

Received for Record _____, 20____.

at _____ o'clock _____ M and recorded as

Document # _____ in _____

Volume _____ of _____ on Page _____.

Cathy Williquette, Register of Deeds

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
PH: 920-569-5765 Fax: 920-569-5767

Client: Cummins Power LLC
Drafted By: BRW
Tax Parcel No.: WD-D0216-5
WD-D0216-3

Sheet Three of Three
Project No. 0543-01-12
Drawing No. 798

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

Steve Bieda has submitted a single lot CSM with an outlot for 901 Third St. Lot 1 is 8,201 sq ft and the outlot is 3,568 sq ft. If approved, Lot 1 would be classified as a sub-standard lot due to the size. Staff is recommending that the following note be added to the CSM:

“Note: Lot 1 is created as a sub-standard lot and as such cannot be used to constitute a hardship for future variance requests.”

The outlot has an existing garage and as a outlot it cannot be converted to any type of residential use. The owner is requesting the change since they are trying to sell the property when the detached garage on the proposed outlot was shared with her father who owns the property to the east. When sold the outlot will be transferred and associated with the lot to the east.

Recommendation:

Staff would recommend approval of the CSM with modifications, and that the CSM be forwarded to the Common Council for approval.



CITY OF DE PERE

APPLICATION FOR CSM REVIEW

Fee: \$ 300.00

Receipt #: 80756

Date: Mar 20, 2013

Please print or type using black ink for duplicating purposes.

A. **Property Owner:** Name: MARTHA BLANEY
Mailing Address: 901 THIRD STREET
Phone: 920.362.7220 Fax #: _____
E-Mail Address: MARTHA@CPRSERVICESINC.COM
Signature: _____ Date: _____

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

Agent: Name: STEVE BIEDA - MAU ASSOCIATES
Mailing Address: 400 SECURITY BLVD.
Phone: 920.434.9670 Fax #: 920.434.9672
E-Mail Address: SBIEDA@MAU-ASSOCIATES.COM
Signature: [Signature] Date: 3-15-13

B. Property Information

Address/Location of Property: NORTHEAST CORNER OF THIRD STREET & MEMORY LANE.

Parcel #: WD-175

NOTE: Please submit thirteen (13) copies of the CSM if property is located within the City or two (2) copies of the CSM if the property is located within the extraterritorial jurisdiction.

A CSM Review is requested as authorized by the De Pere Municipal Code, Chapter 46.

Signed: [Signature]
Applicant/Agent

Dated: 3-15-13

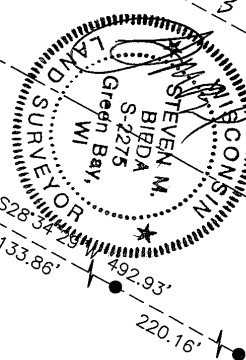


North



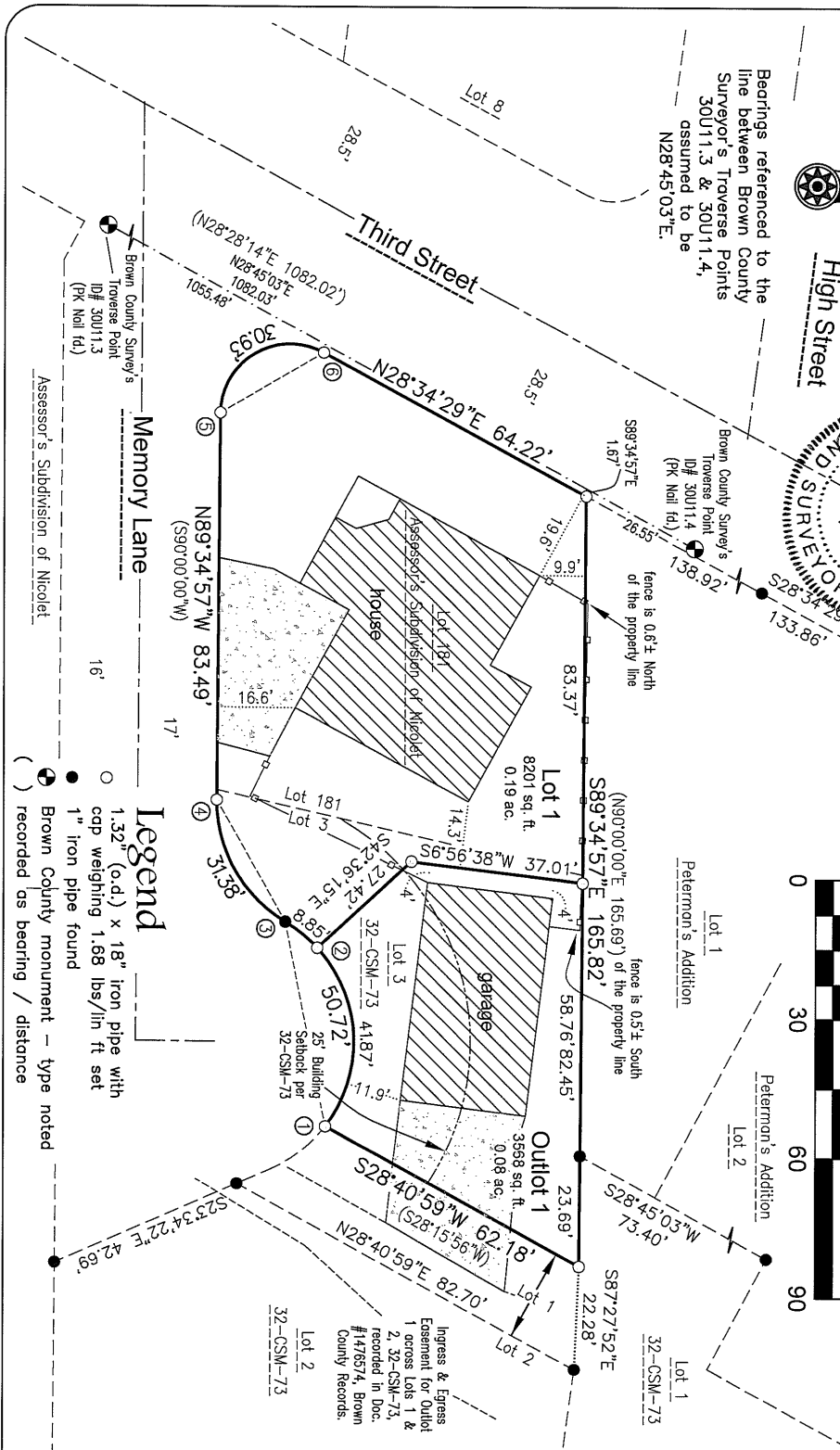
High Street

Bearings referenced to the line between Brown County Surveyor's Trovare Points 30U11.3 & 30U11.4, assumed to be N28°45'03"E.



Certified Survey Map

All of Lot 3, Volume 32, Certified Survey Maps, page 73, Map Number 4950, Document Number 1450199, Brown County Records, and part of Lot 181 according to the recorded "Assessors Subdivision of Nicolet", all in the City of DePere, Brown County, Wisconsin.



Scale: 1" = 30'

Client: Martha Blaney
Tax Parcel: WD-175
Drafted By: BAR
File: K-2613CSM 031513.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three
Project No.: K-2613
Drawing No.: L-8446

SURVEYOR'S CERTIFICATE

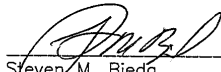


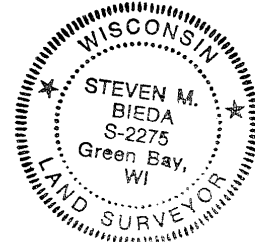
I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that I have surveyed, divided and mapped all of Lot 3, Volume 32, Certified Survey Maps, page 73, Map Number 4950, Document Number 1450199, Brown County Records, and part of Lot 181 according to the recorded "Assessors Subdivision of Nicolet", all in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID#30U11.3; thence N28°45'03"E, 1055.48 feet along a line between said point and Brown County Surveyor's Traverse Point ID#30U11.4; thence S89°34'57"E, 1.67 feet along the Westerly extension of the North line of Lot 181 of the recorded "Assessor's Subdivision of Nicolet", to the Easterly right of way of Third Street, and the point of beginning; thence continuing S89°34'57"E, 165.82 feet along said North line and the North line of Lot 3, Volume 32, Certified Survey Maps, page 73, Map Number 4950, Document Number 1450199, Brown County Records, to the Northeast corner of said Lot 3; thence S28°40'59"W, 62.18 feet along the East line of said Lot 3 to the Southeast corner thereof, and the Northerly right of way of Memory Lane; thence 50.72 feet along said right of way being the arc of a 30.00 foot radius curve to the left whose long chord bears S78°55'01"W, 44.89 feet; thence 31.38 feet along said right of way being the arc of a 30.00 foot radius curve to the right whose long chord bears S60°27'01"E, 29.97 feet; thence N89°34'57"W, 83.49 feet along said right of way; thence 30.93 feet along the arc of a 15.00 foot radius curve to the right whose long chord bears N30°30'14"W, 25.74 feet to the Easterly right of way of Third Street; thence N28°34'29"E, 64.22 feet along said right of way to the point of beginning.

Parcel contains 11,769 square feet / 0.27 acres, more or less.
Parcel subject to easements and restrictions of record.

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


Steven M. Bieda S-2275
March 15, 2013



Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-3	50.72	30.00	44.89	S78°55'01"W	96°52'04"	N52°38'57"W
3-4	31.38	30.00	29.97	S60°27'01"W	59°56'04"	N30°28'59"E
5-6	30.93	15.00	25.74	N30°30'14"W	118°09'26"	-
1-2	41.87	30.00	38.56	S87°22'05"W	79°57'56"	-
2-3	8.85	30.00	8.82	S38°56'03"W	16°54'08"	-

CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of DePere this _____ day of _____, 20____.

Ken Pabich
Director of Planning



Sheet Two of Three
Project No.: K-2613
Drawing No.: L-8446



OWNER'S CERTIFICATE

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

CITY OF DEPERE

Martha Blaney

Brian Blaney

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Martha & Brian Blaney, Owner(s).

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at _____, this ____ day of _____, _____.

Personally came before me this ____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

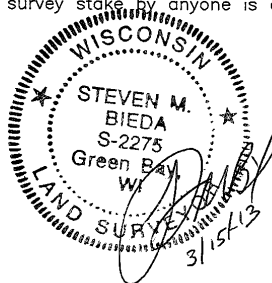
STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

RESTRICTIVE COVENANTS

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

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.



Sheet Three of Three
Project No.: K-2613
Drawing No.: L-8446

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

Steve Bieda has submitted a two lot CSM request on Ryan Road. Lot 1 is 2.97 acres (129,383 square feet) and lot 2 is .33 acres (14,375square feet). Lot 2 has been identified for future residential development once utilities have been provided to the site. Staff is recommending that the following note be added to Lot 2:

“Note: For future development on lot 2 sewer and water utility hookups are required.”

Recommendation:

Staff would recommend approval of the CSM with modifications, and that the CSM be forwarded to the Common Council for approval.

emailed Ken P.
3-11-13



CITY OF DE PERE

APPLICATION FOR CSM REVIEW

Fee: \$ 300.00

Receipt #: 80257

Date: Mar 20, 2013

Please print or type using black ink for duplicating purposes.

A. **Property Owner:** Name: Peggy J. Leppiaho
Mailing Address: 2730 Ryan Rd. De Pere, WI 54115
Phone: _____ Fax #: _____
E-Mail Address: _____
Signature: _____ Date: _____

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

Agent:

Name: Steven M. Bieda - Mau E. Associates
Mailing Address: 400 Security Blvd
Phone: 434-9670 Fax #: 434-9672
E-Mail Address: sbieda@mau-associates.com
Signature: [Signature] Date: 3-11-13

B. Property Information

Address/Location of Property: lot 1-30-CSM-165, part of the SW 1/4 - NW 1/4, Section 3, T22N-R20E

Parcel #: R-27

NOTE: Please submit thirteen (13) copies of the CSM if property is located within the City or two (2) copies of the CSM if the property is located within the extraterritorial jurisdiction.

A CSM Review is requested as authorized by the De Pere Municipal Code, Chapter 46.

Signed: _____

Applicant/Agent

Dated: _____

3-11-13

Sheet One of Four
Project No.: D-16511
Drawing No.: L-8438

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that I have surveyed, divided and mapped all of Volume 30, Certified Survey Map, Page 165, Map No. 4713, Doc No. 1400920, Brown County Records, being part of the Southwest 1/4 of the Northwest 1/4, Section 3, T22N-R20E, City of DePere, Brown County, Wisconsin more fully described as follows;

Commencing at the Northwest corner of Section 3, T22N-R20E, thence S89°20'38"E, 252.78 feet along the north line of said Northwest 1/4, Section 3; thence S89°19'15"E, 1072.86 feet along said line; thence S00°04'47"W, 1453.68 feet along the east lines of the Northwest 1/4 of the Northwest 1/4, and the Southwest 1/4 of the Northwest 1/4, said Section 3 to the POINT OF BEGINNING; thence S00°04'47"W, 526.07 feet along said east line of the Southwest 1/4 of the Northwest 1/4; thence N89°55'13"W, 313.00 feet along the south line of Volume 30, Certified Survey Maps, page 165, Map No. 4713, Doc#1400920, Brown County Records; thence N00°04'47"E, 527.00 feet along the west line of said Map; thence S89°45'02"E, 313.00 feet along the north line of said Map, to the POINT OF BEGINNING, excepting any lands previously conveyed for road purposes.

Parcel Contains 164,803 square feet / 3.78 Acres more or less.

Road dedication contains 21,045 square feet / 0.48 acres more or less.

Parcel subject to any easements and restrictions of record.

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



March 11, 2013

CERTIFICATE FOR THE CITY OF DE PERE

Approved for the City of DePere this ____ day of _____, 20__.

Ken Pabich
Director of Planning

TREASURER'S CERTIFICATE

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

Kerry M. Blaney Date
Brown County Treasurer

Shana L. Defnet Date
De Pere City Treasurer

*Sheet Two of Four
Project No.: D-16511
Drawing No.: L-8438*

OWNER'S CERTIFICATE

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

CITY OF DE PERE

Peggy J. Leppiaho Dorn

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

RESTRICTIVE COVENANTS

- 1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

NOTES:

- 1) Existing mound system to be used until such time that sanitary sewer service is available to connect to.



March 11, 2013

*Sheet Three of Four
Project No.: D-16511
Drawing No.: L-8438*

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of _____, Owner(s). IN WITNESS

WHEREOF, _____ has caused these presents to be signed by _____

(name of bank)
_____, its _____ and countersigned by _____
(print name #1 above) (print title #1 above)
_____, its _____, at _____, _____
(print name #2 above) (print title #2 above) (city) (state)

this ____ day of _____, _____.
(day) (month) (year)

(signature #1)

(print name #1)

(print title #1)

(signature #2)

(print name #2)

(print title #2)

Personally came before me this ____ day of _____, _____, the
(day) (month) (year)
above named officers of said corporation to me known to be the
persons who executed the foregoing instrument and to me known to be
such officers of said corporation, and acknowledged that they executed
the foregoing instrument as such officers as the deed of said
corporation, by its authority.

_____ Notary Public

My Commission Expires _____ [STATE OF WISCONSIN]

ss

[COUNTY OF BROWN]



March 11, 2013

Office of the Register of Deeds Brown County, Wisconsin
Received for Record _____, 20____,
at _____ o'clock _____ M and recorded as
Document # _____ in
Volume _____ of _____ on Page _____.
Cathy Williquette Lindsay, Register of Deeds

Sheet Four of Four
Project No.: D-16511
Drawing No.: L-8438

Item #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.*

In April of 2012, the Plan Commission passed a 12 month moratorium for off premise signs which expires in May. Staff has been working on a complete re-write of the entire sign ordinance which also includes the section for off premise signs. Due to the scale of the project and research involved, staff is requesting that the moratorium be extended for an additional six months.

Previous Staff Comments from 2012

US41 is in the process of being converted to an interstate highway. Interstate status also changes the signage requirements along the corridor. This potential change has created a push to establish signage along the corridor before the conversion would be made.

The City code on signage, as it relates to off premise signage, is out of date and was planned to be updated in 2012. The moratorium on permitted off premise signage will allow the City to develop regulations that match the needs for the City and also the rapid changes in the different sign technology.

A moratorium is a tool that can be used by the City with a specific purpose and timeframe. The purpose and timing of the moratorium would be to hold off on permitted new or converted off premise signage until the City can amend the sign ordinance. It is important to note that the moratorium would not restrict temporary off premise signage (for example for events).

Recommendation

Staff would recommend that the Plan Commission approve the extension request and that is be forwarded to the Common Council for action.

RESOLUTION #12-49

IMPOSING A MORATORIUM ON ISSUANCE OF SIGN PERMITS FOR ERECTING, CONSTRUCTING, ENLARGING OR STRUCTURALLY MODIFYING PERMANENT OFF-PREMISE SIGNS

WHEREAS, the City of De Pere Planning, Building Inspection and Law Department staff are in the process of developing proposed comprehensive changes to the City's sign ordinance, including changes to regulations covering permanent off-premise signs; and

WHEREAS, nomination of US Highway 41 (HWY 41) as part of the Federal Interstate Highway System has been made and such designation is anticipated to occur in 2014, meaning that federal regulations pertaining to such system, including the prohibition of erecting new off-premise signs along such corridor, will then become effective; and

WHEREAS, such pending designation has, and will continue to result in actions to install off-premise signs along the HWY 41 corridor within the City in order for the signs to be grandfathered as non-conforming but allowed structures when the Federal Interstate designation becomes final; and

WHEREAS, over four miles of HWY 41 frontage lie within the corporate limits of the City; and

WHEREAS, the erection of a significant number of off-premise signs within that four mile stretch of HWY 41 in a less than two year period without clear direction in the sign code will potentially have harmful effects on neighboring properties and upon the development of improved and unimproved parcels; and

WHEREAS, during this interim period between the present and finalization of the sign ordinance modifications, it is important to maintain the status quo on the location and number of current off-premise signs so as to ensure that erection of off-premise signs during this interim

period do not injure or cause harm to the use and enjoyment of other property in the orderly development, to the improvement in the immediate vicinity for the uses already permitted and to property values within the corridor; and

WHEREAS, the Plan Commission has reviewed the matter and finds that a moratorium on the issuance of sign permits for the erection, construction, enlarging or structural modification of permanent off-premise signs under Chapter 98 De Pere Municipal Code is necessary to maintain the status quo during the period of study and therefore recommends approval of a moratorium not to exceed 12 months in length, to permit City sign ordinance standards for off-premise signs and recommendations to be presented, approved and implemented by the City.

NOW THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council of the City of De Pere hereby adopts the findings of the Plan Commission and based thereon, together with the facts and data contained in this Resolution, imposes a moratorium on the issuance of sign permits requested under Chapter 98 De Pere Municipal Code to erect, construct, enlarge or structurally modify permanent off-premise signs.

BE IT FURTHER RESOLVED THAT:

Said moratorium be enacted in order to permit permanent off-premise sign standards and recommendations to be presented, approved and implemented by the City.

BE IT FURTHER RESOLVED THAT:

Said moratorium shall apply to all new applications for a sign permit for the erection, construction, enlargement or structural modification of a permanent off-premise sign dated April 23, 2012 and after.

BE IT FURTHER RESOLVED THAT:

Said moratorium shall lapse at the expiration of 12 months or upon the completion and approval of the steps set forth above, whichever occurs sooner.

BE IT FURTHER RESOLVED THAT:

All City officers, officials and employees are hereby authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 1st day of May, 2012.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Vicki L. Scray, Deputy Clerk

Ayes: _____

Nays: _____