Plan Commission

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

Regular Meeting

Agenda

Monday, February 27, 2023 | **7:00 PM** | **Council Chambers and Virtual**

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **February 27, 2023** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the January 23, 2023 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action on a 21-lot and 2-outlot extraterritorial preliminary plat of Lawrence Parkway First Addition at 2200-2300 BLK Little Rapids RD in Lawrence (Parcels L-458-6, L-2118, L-2117, L-2116, L-2115, L-2114, L-458, L-456, L-456-2, L-457-3). *
5. Consideration and possible action on a 2-lot and 1-outlot CSM at 2200-2300 BLK American BL (Parcel WD-L492-B). *
6. Consideration and possible action on a 1-lot CSM at 2400-2500 BLK American BL (Parcel WD-L485). *
7. Consideration and possible action on a major design exception from Zoning Ordinance Section 14-92(9)(a)(1) to add a garage door to an approved carport opening on a primary frontage at 441 Main AV (Parcel WD-288).
8. Discussion about repealing and reenacting the City's proposed DRAFT Floodplain Zoning Ordinance (Municipal Code Chapter 16).
9. Discussion about the 2022 City of De Pere Housing Affordability Report Update.
10. Discussion about site plans received since the January 2023 Plan Commission meeting and review of the status of recently approved development projects.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Douglas E. Woelz, PLS, McMahon Associates
Town of Lawrence
Mark Rukamp, Alliance Construction & Design INC
Bill Novak, Cheddar House LLC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the January 23, 2023 Plan Commission meeting.**

ATTACHMENTS:

- PC_Jan2023_Minutes_Draft (PDF)

Plan Commission

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

Regular Meeting

Draft Minutes

Monday, January 23, 2023 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the November 28, 2022 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	**DISCUSSED**

4. Consideration and possible action on an extraterritorial 4 lot certified survey map at 4546 Trellis DR in the Town of Ledgeview (Parcels D-395-3, D-395-4, D-2028). *

City Planner Peter Schleinz reviewed the 4 lot extraterritorial CSM at 4546 Trellis Dr in the Town of Ledgeview. Staff recommended approval of the CSM, subject to the conditions in the report. Mayor Boyd moved, seconded by Shane Raymaker, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

5. Consideration and possible action on an extraterritorial 2 lot certified survey map at 3300 BLK Lost Dauphin RD in the Town of Lawrence (Part of Parcel L-27-1). *

City Planner Peter Schleinz reviewed the 2 lot extraterritorial CSM at the 3300 BLK Lost Dauphin Road in the Town of Lawrence. Staff recommended approval of the CSM, subject to the conditions in the report. Ald. Raasch moved, seconded by Grant Schilling, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

6. Consideration and possible action on a 3-lot final extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). *

City Planner Peter Schleinz reviewed the 3 lot final extraterritorial plat of Shady Court Subdivision in the Town of Lawrence. Staff recommended approval of the plat and forwarding it to the Common Council for approval, subject to the conditions in the report. Ald. Raasch moved, seconded by Brenda Busch, to approve the final plat. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

7. Discussion about site plans received during January and review of the status of recently approved development projects.

Development Services Director Daniel Lindstrom reviewed the new review process for site plans that are staff level approved. He explained that because the site plan review process changed with the new Zoning Ordinance, fewer site plans will be reviewed at the monthly Plan Commission meetings. To allow the Plan Commission to be aware of all site plan projects that are under review, a list of all properties that are currently under review was made available to them. Daniel noted that this list will also be available on the City's website to allow transparency to the public. Staff noted that the list is not posted on the website yet, but will be posted in the near future.

RESULT:	**DISCUSSED**

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:13 PM. Upon vote, motion carried unanimously

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.**

City of De Pere, Wisconsin

Request For Plan Commission Action

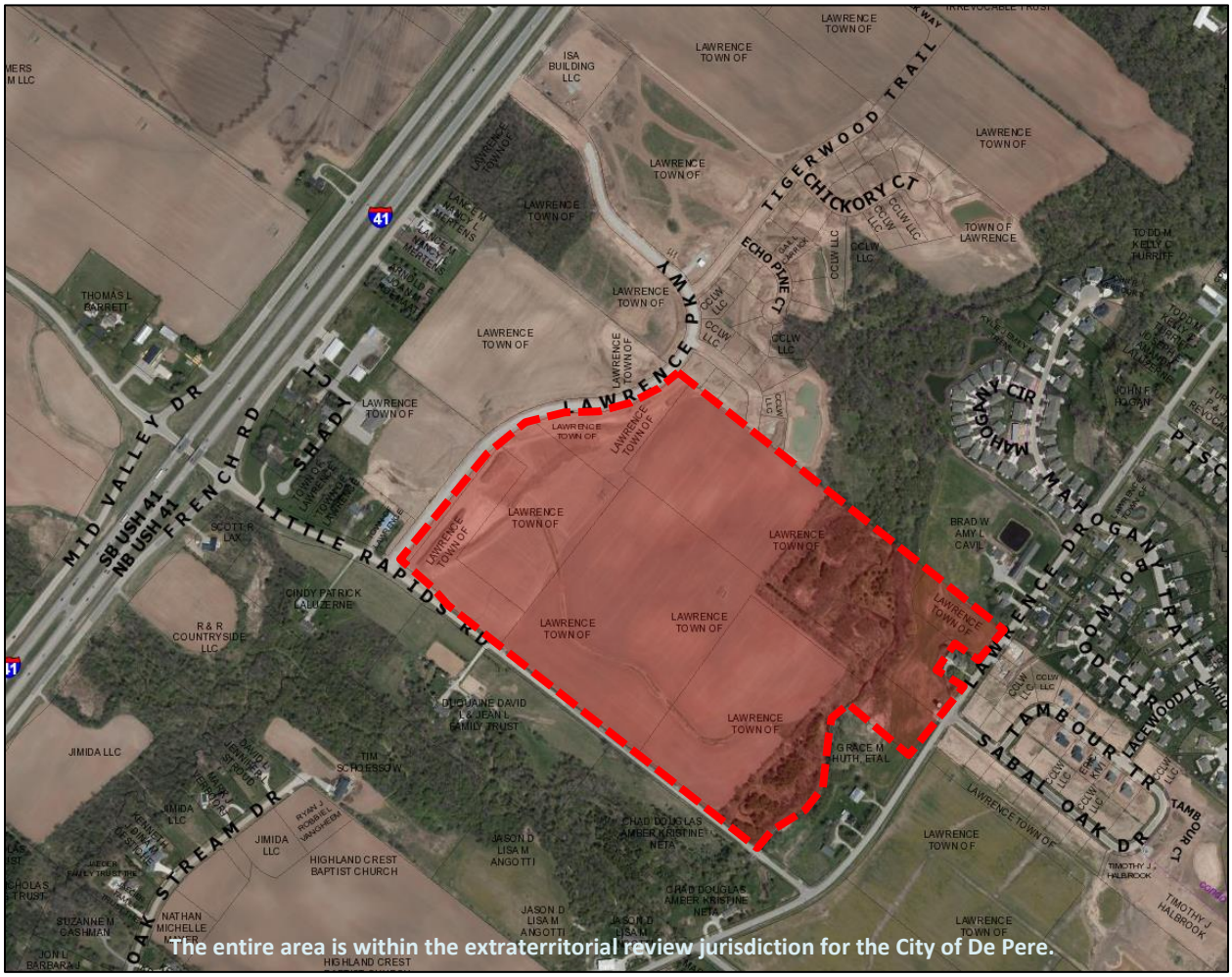
MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a 21-lot and 2-outlot extraterritorial preliminary plat of Lawrence Parkway First Addition at 2200-2300 BLK Little Rapids RD in Lawrence (Parcels L-458-6, L-2118, L-2117, L-2116, L-2115, L-2114, L-458, L-456, L-456-2, L-457-3). ***

ATTACHMENTS:

- PC Report - PrePlat (DOCX)
- Preliminary Plat & Application (PDF)

ITEM 4: **Consideration and possible action on a 21-lot and 2-outlot extraterritorial preliminary plat of Lawrence Parkway First Addition at 2200-2300 BLK Little Rapids RD in Lawrence (Parcels L-458-6, L-2118, L-2117, L-2116, L-2115, L-2114, L-458, L-456, L-456-2, L-457-3). ***

SITE MAP



REQUESTED ACTION: Preliminary Extraterritorial Plat Approval.

COMMON DESCRIPTION: 2200-2300 BLK Little Rapids RD, between Lawrence PKWY and Lawrence DR.

ZONING: A-1 (Agricultural District) and ER (Estate Residential) by the Town of Lawrence. A rezoning is proposed after plat approval.

SURROUNDING LAND USES: Developing residential and natural areas to the north, south, and east. Developing commercial and parklands to the west.

COMPREHENSIVE PLAN: Residential by the Town of Lawrence. A comprehensive plan amendment by the Town of Lawrence is needed for the proposed business/commercial areas.

APPLICANT/OWNER:

Authorized Representative	Property Owner
Douglas E. Woelz, PLS, McMahon Associates	Town of Lawrence
1445 McMahon DR	2400 Shady CT
Neenah, WI 54956	De Pere, WI 54115

LAND USE HISTORY: The property remained undeveloped since air photos of 1938.

STAFF REVIEW: When reviewing a plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The plat has 15 residential lots, 6 commercial lots, and 2 outlots.
- The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres and 100'. All lots meet the minimum acreage and frontage criteria for De Pere and Lawrence.
- A comprehensive plan amendment and rezoning are proposed by the Town of Lawrence: Lots 54-66, 68, and Outlot 5 are proposed to be rezoned to R-1 (Residential District), and Lots 48-53, and Outlot 4 are proposed to be rezoned to B1 (Business/Commercial District).
- All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the final extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.
    a. State regulations and local regulations would include the Town of Lawrence completing a comprehensive plan amendment prior to approval of a final plat.
2. Add a certificate for City of De Pere. Include a line for the Common Council date of approval and a line for the City Clerk signature/date.

DE PERE RUNS DEEPER	CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: $ Receipt #: Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
McMahon Associates	Douglas Woelz	Senior Land Surveyor	
Mailing Address	**City**	**State**	**ZIP Code**
1445 McMahon Dr.	Neenah	WI	54956
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
dwoelz@mcmgrp.com	(920) 751-4200	(920) 751-4284	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Town of Lawrence	Patrick Wetzel	Town Administrator	
Mailing Address	**City**	**State**	**ZIP Code**
2400 Shady Ct.	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
patrickw@townoflawrence.org	(920) 751-4200		

SECTION 3: Project or Site Location

Project Address/Description	Lot 4 CSM No. 9269	Parcel No.	L-458-7

SECTION 4: Plat Review

Review Type:	☑ Preliminary Plat ☐ Final Plat ☐ Condominium Plat	
$1842.00 Fee:	Preliminary Plat Fee: $278 + (23 # of lots and outlots x $68) Final Plat Fee: $195 Condominium Plat Fee: $278 + (____# of units x $68) + (____# of common elements x $68)	$ 1842.00
Present Use of Parcel:	Farm Land	
Proposed Use of Lots:	Single Family & Business/Commercial District	

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Douglas Woelz	Senior Land Surveyor	(920) 751-4200
Signature of Applicant		**Date Signed**
		01-23-2023

TO BE COMPLETED BY CITY STAFF

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

PRELIMINARY PLAT

LAWRENCE PARKWAY FIRST ADDITION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9269, RECORDED AS DOCUMENT No 2942268, ALL OF LOT 2 OF VOLUME 43 OF CERTIFIED SURVEY MAPS PAGES 339–341 AS MAP No. 6554, RECORDED AS DOCUMENT No. 1891137, ALL OF LOTS 45, 46, 47 AND OUTLOTS 2 & 3 OF LAWRENCE PARKWAY RECORDED AS DOCUMENT NO. 2920886 AND A PART OF LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, ALL LOCATED IN LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

OWNER & SUBDIVIDER:
TOWN OF LAWRENCE
2400 SHADY CT
DE PERE WI 54115

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920–751–4200

OBJECTING AUTHORITIES:
– DEPARTMENT OF ADMINISTRATION

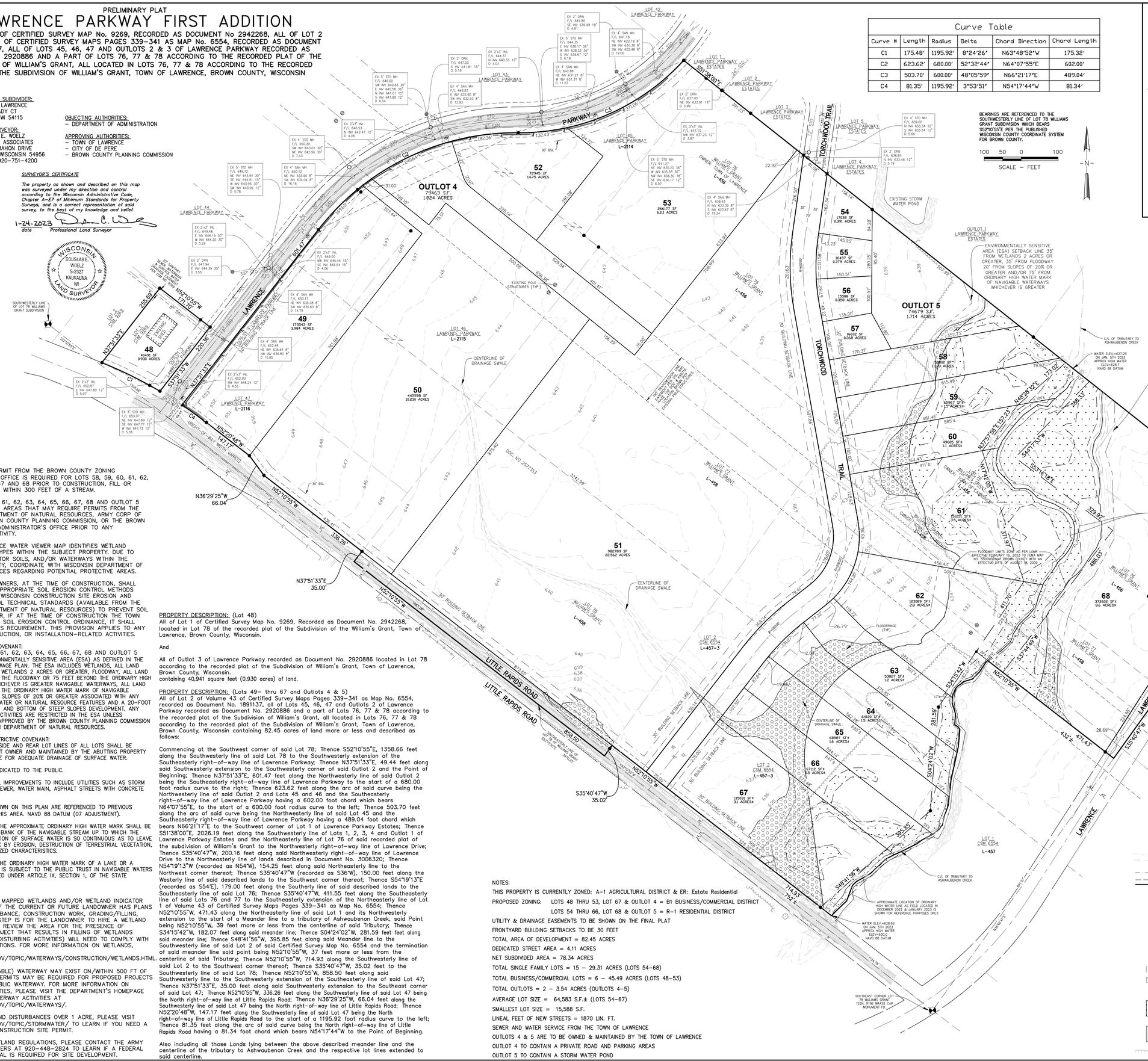
APPROVING AUTHORITIES:
– TOWN OF LAWRENCE
– CITY OF DE PERE
– BROWN COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A–E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

1-24-2023 — date — Professional Land Surveyor

WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR


OUTLOT 4
79463 S.F.
1.824 ACRES
OUTLOT 5
74679 S.F.
1.714 ACRES
LAWRENCE PARKWAY
TORCHWOOD TRAIL
LITTLE RAPIDS ROAD
LAWRENCE DRIVE
SABEL OAK DRIVE
MID VALLEY DR
SHADY CT
EXISTING STORM WATER POND
CENTERLINE OF DRAINAGE SWALE
EXISTING POLE STRUCTURES (TYP.)
FLOODFRINGE (TYP)
C/L OF TRIBUTARY TO ASHWAUBENON CREEK
N52°10'55"W 1358.66'
N37°51'33"E 49.44'
N52°10'55"W 336.26'
N36°29'25"W 66.04'
N37°51'33"E 35.00'
S35°40'47"W 35.02'
S35°40'47"W 200.16'
S35°40'47"W 471.43'
S35°40'47"W 411.55'
N52°10'55"W 858.50'
N52°10'55"W 471.43'
N52°10'55"W 714.93'
N52°10'55"W 336.26'
N52°20'48"W 147.17'
N52°10'55"W 255.69'
N52°10'55"W 171.20'
N37°51'33"W 220.48'
S37°51'33"E 601.47'
N37°51'33"E 601.47'
S52°10'55"E 1358.66'
S37°51'33"W 220.48'
S52°10'55"E 255.69'
S52°10'55"E 171.20'
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S52°10'55"E 858.50'
S52°10'55"E 714.93'
S52°10'55"E 336.26'
S52°10'55"E 471.43'
S52°10'55"E 411.55

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a 2-lot and 1-outlot CSM at 2200-2300 BLK American BL (Parcel WD-L492-B). ***

ATTACHMENTS:

- PC Report - CSM on 2200-2300 American BL (DOCX)
- Preliminary CSM - 30 Jan 2023 (PDF)

Item 5: **Consideration and possible action on a 2-lot and 1-outlot CSM at 2200-2300 BLK American BL (Parcel WD-L492-B). ***

SITE MAP

REQUESTED ACTION: Certified Survey Map Approval.

COMMON DESCRIPTION: 2200-2300 BLK American BL, located southwest from the American BL and Biotech WY intersection.

ZONING: BP-2 (Business Park 2 District).

SURROUNDING LAND USES: Business Park (BP-2) to the north.
Developing Business Park (BP-2) to the south and east.
Two-Unit (R2-60 PDD), Multi-Unit (RM-2 PDD), and Conservancy (C) to the west.

COMPREHENSIVE PLAN: Business Park.

APPLICANT/OWNER: Authorized Representative and Property Owner
City of De Pere
335 S Broadway ST
De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the site has been vacant since 1938.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

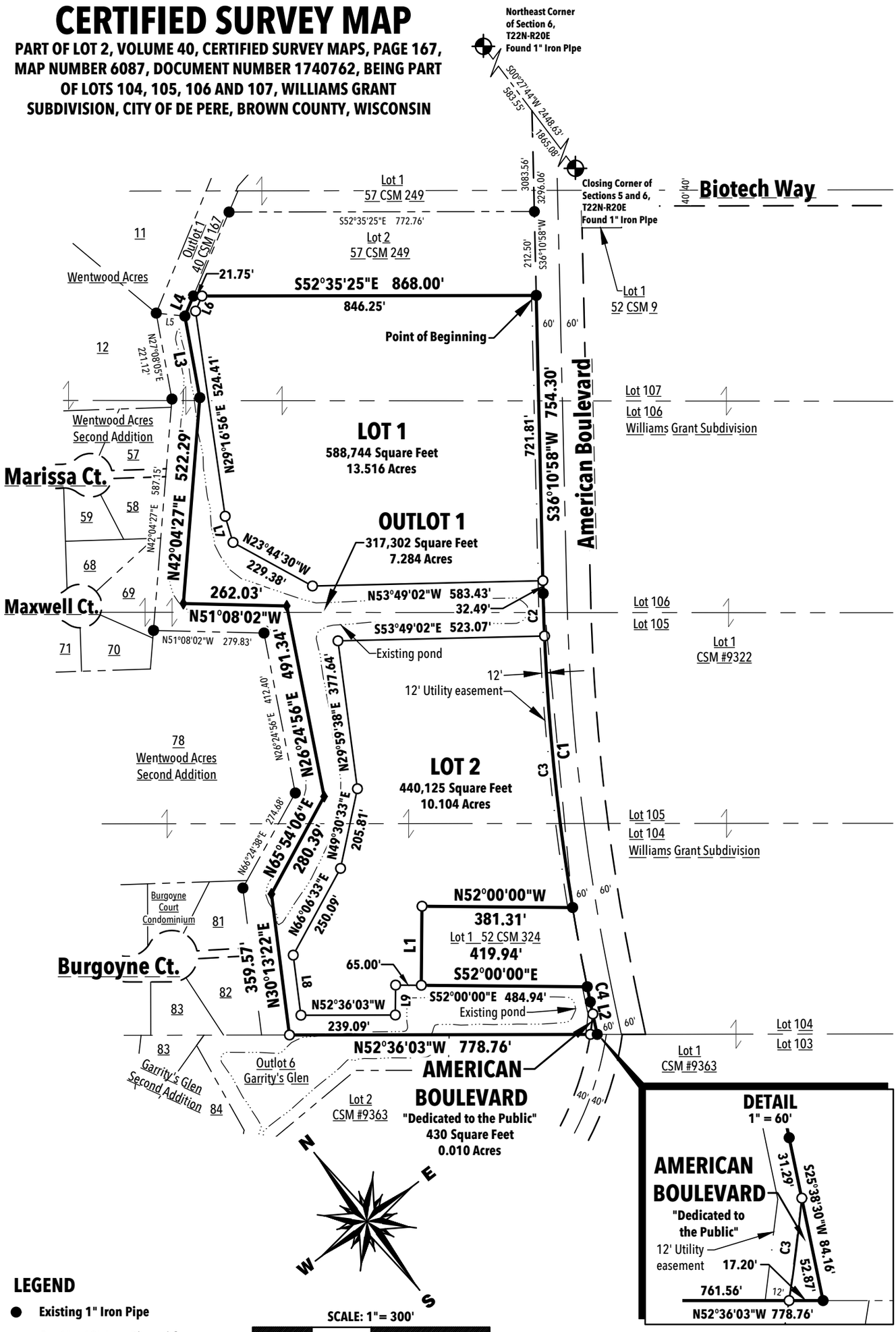
- The proposed CSM has two components:
  - Land division: Proposes two buildable business park lots and one stormwater management outlot.
  - Dedication of right-of-way: Proposes the southeast corner of the parcel to be dedicated to the public for future right-of-way (American BL).
- The proposed lot configurations are greater than the required minimum of 2 acres of area and 150 feet of right-of-way frontage in the BP-2 District.
- Any staff recommended conditions of approval are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the certified survey map, with no conditions of approval.

CERTIFIED SURVEY MAP

PART OF LOT 2, VOLUME 40, CERTIFIED SURVEY MAPS, PAGE 167, MAP NUMBER 6087, DOCUMENT NUMBER 1740762, BEING PART OF LOTS 104, 105, 106 AND 107, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



LEGEND

- ● Existing 1" Iron Pipe
- ○ Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- ♦ Computed Point. Corner Falls in Pond
- ⊕ County Monument

SCALE: 1"= 300'

0' 150' 300' 600'

Bearings are referenced to the Brown County Coordinate System.
The east line of Government Lot 1, Section 6, T22N-R20E bears S00°27'44"W.

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

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SHEET 1 OF 4

CERTIFIED SURVEY MAP

PART OF LOT 2, VOLUME 40, CERTIFIED SURVEY MAPS, PAGE 167, MAP NUMBER 6087, DOCUMENT NUMBER 1740762, BEING PART OF LOTS 104, 105, 106 AND 107, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided part of Lot 2, Volume 40, Certified Survey Maps, Page 167, Map Number 6087, Document Number 1740762, being part of Lots 104, 105, 106 and 107, Williams Grant Subdivision, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the Northeast corner of Section 6, Township 22 North, Range 20 East; thence S00°27'44"W, 583.55 feet on the east line of Government Lot 1 of said Section 6 to the northeasterly extension of the northwest right of way of American Boulevard; thence S36°10'58"W, 3296.06 feet on said northeasterly extension and continuing on said northwest right of way to the southeast corner of Lot 2, Volume 57 of Certified Survey Maps, Page 249, Map Number 8234, Document Number 2583253 (57 CSM 249), the POINT OF BEGINNING; thence continuing S36°10'58"W, 754.30 feet on said northwest right of way; thence 798.46 feet on the arc of a 5660.00 foot radius curve to the left, having a long chord which bears S32°08'29"W, 797.80 feet on said northwest right of way to the northeast corner of Lot 1, Volume 52 of Certified Survey Maps, Page 324, Map Number 7670, Document Number 2318067 (52 CSM 324); thence N52°00'00"W, 381.31 feet on the northeast line of said Lot 1 to the northwest corner thereof; thence S38°00'00"W, 200.00 feet on the northwest line of said Lot 1 to the southwest corner thereof; thence S52°00'00"E, 419.94 feet on the southwest line to said northwest right of way; thence 39.14 feet on the arc of a 5660.00 foot radius curve to the left, having a long chord which bears S25°50'23"W, 39.14 feet on said northwest right of way; thence S25°38'30"W, 84.16 feet on said northwest right of way to the southwest line of said Lot 104; thence N52°36'03"W, 778.76 feet on said on said southwest line to the northwest line of said lot 2; thence N30°13'22"E, 359.57 feet on said northwest line; thence N65°54'06"E, 280.39 feet on said northwest line; thence N26°24'56"E, 491.34 feet on said northwest line; thence N51°08'02"W, 262.03 feet on said northwest line; thence N42°04'27"E, 522.29 feet on said northwest line; thence N27°08'05"E, 209.85 feet on said northwest line; thence N60°31'43"E, 55.05 feet on said northwest line to the southwest line of Lot 2 of said 57 CSM 249; thence S52°35'25"E, 868.00 feet on said southwest line to the Point of Beginning.

Said parcel contains 1,346,601 square feet or 30.914 acres of land more or less subject to easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2023.

_____

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

RESTRICTIVE COVENANTS:

1. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
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 lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.

GENERAL NOTES:

1. Parking is not permitted along American Boulevard.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	8°04'58"	5660.00'	798.46'	S32°08'29"W	797.80'	S36°10'58"W	S28° 06' 00"W
C2	1°05'18"	5660.00'	107.50'	S35°38'19"W	107.50'	S36°10'58"W	S35° 05' 40"W
C3	6°59'40"	5660.00'	690.96'	S31°35'50"W	690.53'	S35°05'40"W	S28° 06' 00"W
C4	0°23'46"	5660.00'	39.14'	S25°50'23"W	39.14'	S26°02'16"W	S25° 38' 30"W

Line Table

Line #	Length	Direction
L1	200.00'	S38°00'00"W
L2	84.16'	S25°38'30"W
L3	209.85'	N27°08'05"E
L4	55.05'	N60°31'43"E
L5	72.92'	N46°34'20"W
L6	41.50'	S60°31'43"W
L7	69.01'	N20°51'27"E
L8	153.15'	N30°13'22"E
L9	75.83'	S38°00'00"W

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CERTIFIED SURVEY MAP

PART OF LOT 2, VOLUME 40, CERTIFIED SURVEY MAPS, PAGE 167, MAP NUMBER 6087, DOCUMENT NUMBER 1740762, BEING PART OF LOTS 104, 105, 106 AND 107, WILLIAMS GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF DE PERE

_____ _____ _____

James Boyd, City of De Pere Mayor Date Carey E. Danen, City of De Pere Clerk Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, communications, sanitary sewer, water main and storm sewer service is hereby granted by

City of De Pere, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin Corporation, Time Warner Cable, AT&T, the Green Bay Metropolitan Sewerage District, City of De Pere and public utilities, grantees,

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

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

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

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CERTIFIED SURVEY MAP

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CITY OF DE PERE APPROVAL CERTIFICATE:

Approved by the City of De Pere Common Council on this_____ day of _____, 2023.

_____

Carey E. Danen, City Clerk Date

TREASURER'S CERTIFICATE:

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

_____

Joe Zegers Date
City of De Pere Treasurer

_____

Paul Zeller Date
Brown County Treasurer

Robert E. Lee & Associates, Inc.
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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a 1-lot CSM at 2400-2500 BLK American BL (Parcel WD-L485). ***

ATTACHMENTS:

- PC Report - CSM on 2400-2500 American BL (DOCX)
- Preliminary CSM - 13 Jan 2023 (PDF)

Item 6: **Consideration and possible action on a 1-lot CSM at 2400-2500 BLK American BL (Parcel WD-L485). ***

SITE MAP

REQUESTED ACTION: Certified Survey Map Approval.

COMMON DESCRIPTION: 2400-2500 BLK American BL, located northeast from the Garroman DR and Tipperary WY intersection.

ZONING: BP-2 (Business Park 2 District) and C (Conservancy District).

SURROUNDING LAND USES: Business Park (BP-2) to the north.
Developing Business Park (BP-2) to the north and east.
Town of Lawrence to the south.
Detached house (R1-60 PDD) and Conservancy (C and C PDD) to the west.

COMPREHENSIVE PLAN: Business Park.

APPLICANT/OWNER: <u>Authorized Representative and Property Owner</u>
City of De Pere
335 S Broadway ST
De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the site has been vacant since 1938.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

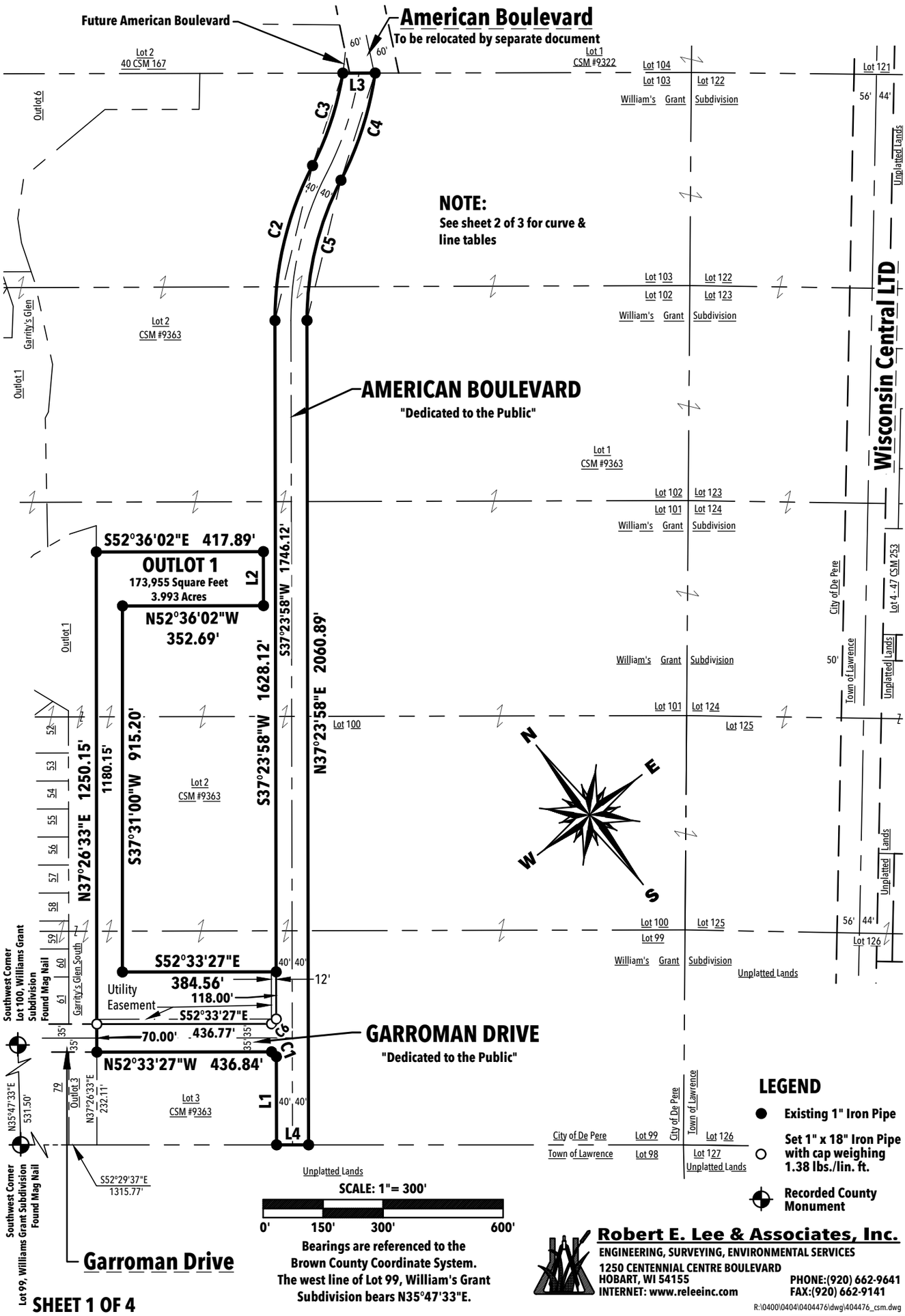
- The proposed CSM has two components:
  - Land division: Proposes one stormwater management outlot.
  - Dedication of right-of-way: Proposes the remainder of the parcel be dedicated to the public for future right-of-way (American BL and Garroman DR).
- There are no proposed lots.
- Any staff recommended conditions of approval are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the certified survey map, with no conditions of approval.

CERTIFIED SURVEY MAP

ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 9363, DOCUMENT NUMBER 2975232, BEING PART OF OUTLOT 2, GARRITY'S GLEN SOUTH, VOLUME 24 OF PLATS, PAGES 112-113, DOCUMENT NUMBER 2864437, ALL LOCATED IN PART OF LOTS 99, 100, 101, 102 AND 103 OF WILLIAM'S GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



Bearings are referenced to the Brown County Coordinate System. The west line of Lot 99, William's Grant Subdivision bears N35°47'33"E.

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SHEET 1 OF 4

CERTIFIED SURVEY MAP

ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 9363, DOCUMENT NUMBER 2975232, BEING PART OF OUTLOT 2, GARRITY'S GLEN SOUTH, VOLUME 24 OF PLATS, PAGES 112-113, DOCUMENT NUMBER 2864437, ALL LOCATED IN PART OF LOTS 99, 100, 101, 102 AND 103 OF WILLIAM'S GRANT SUBDIVISION, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided all of Outlot 1, Certified Survey Map Number 9363, Document Number 2975232, being part of Outlot 2, Garrity's Glen South, Volume 24 of Plats, Pages 112-113, Document Number 2864437, all located in part of Lots 99, 100, 101, 102 and 103 of William's Grant Subdivision, City of De Pere, Brown County, Wisconsin.

Said parcel contains 422,047 square feet or 9.689 acres of land more or less subject to easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2023.

_____

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

RESTRICTIVE COVENANTS WITH THE CITY OF DE PERE:

1. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
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 lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.
4. Fences and other permanent obstructions (including berms) shall not be placed on City access easements.

GENERAL NOTES:

1. Sidewalks are required on both sides of Garroman Drive.
2. The City will provide storm water management via a regional storm water management pond designed to treat to current WDNR standards for storm water quality. City storm sewers are designed for five year rainfall intensity events. Private storm sewers connecting to City storm sewers shall be designed for a five year rainfall event to match the City allocated flow. Detention facilities may be required for higher flow volumes.
3. Parking is not permitted along American Boulevard.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	89°57'25"	12.00'	18.84'	N07°34'44.5"W	16.96'	N37°23'58"E	N52° 33' 27"W
C2	27°27'26"	840.00'	402.54'	S51°07'41"W	398.70'	S64°51'24"W	S37° 23' 58"W
C3	18°24'53"	760.00'	244.26'	N55°38'57.5"E	243.21'	N64°51'24"E	N46° 26' 31"E
C4	19°16'56"	840.00'	282.69'	N55°12'56"E	281.36'	N64°51'24"E	N45° 34' 28"E
C5	27°27'26"	760.00'	364.21'	N51°07'41"E	360.73'	N64°51'24"E	N37° 23' 58"E
C6	90°02'35"	12.00'	18.86'	N82°25'15.5"E	16.98'	S52°33'27"E	N37° 23' 58"E

Line Table

Line #	Length	Direction
L1	220.62'	S37°23'58"W
L2	135.00'	S37°23'58"W
L3	80.91'	N52°36'02"W
L4	80.00'	S52°29'37"E

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As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF DE PERE

_____ _____ _____

James Boyd, City of De Pere Mayor Date Carey E. Danen, City of De Pere Clerk Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, communications, sanitary sewer, water main and storm sewer service is hereby granted by

City of De Pere, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin Corporation, Time Warner Cable, AT&T, the Green Bay Metropolitan Sewerage District, City of De Pere and public utilities, grantees,

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

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CITY OF DE PERE APPROVAL CERTIFICATE:

Approved by the City of De Pere Common Council on this_____ day of _____, 2023.

_____

Carey E. Danen, City Clerk Date

TREASURER'S CERTIFICATE:

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

_____

Joe Zegers Date
City of De Pere Treasurer

_____

Paul Zeller Date
Brown County Treasurer

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City of De Pere, Wisconsin

Request For Plan Commission Action

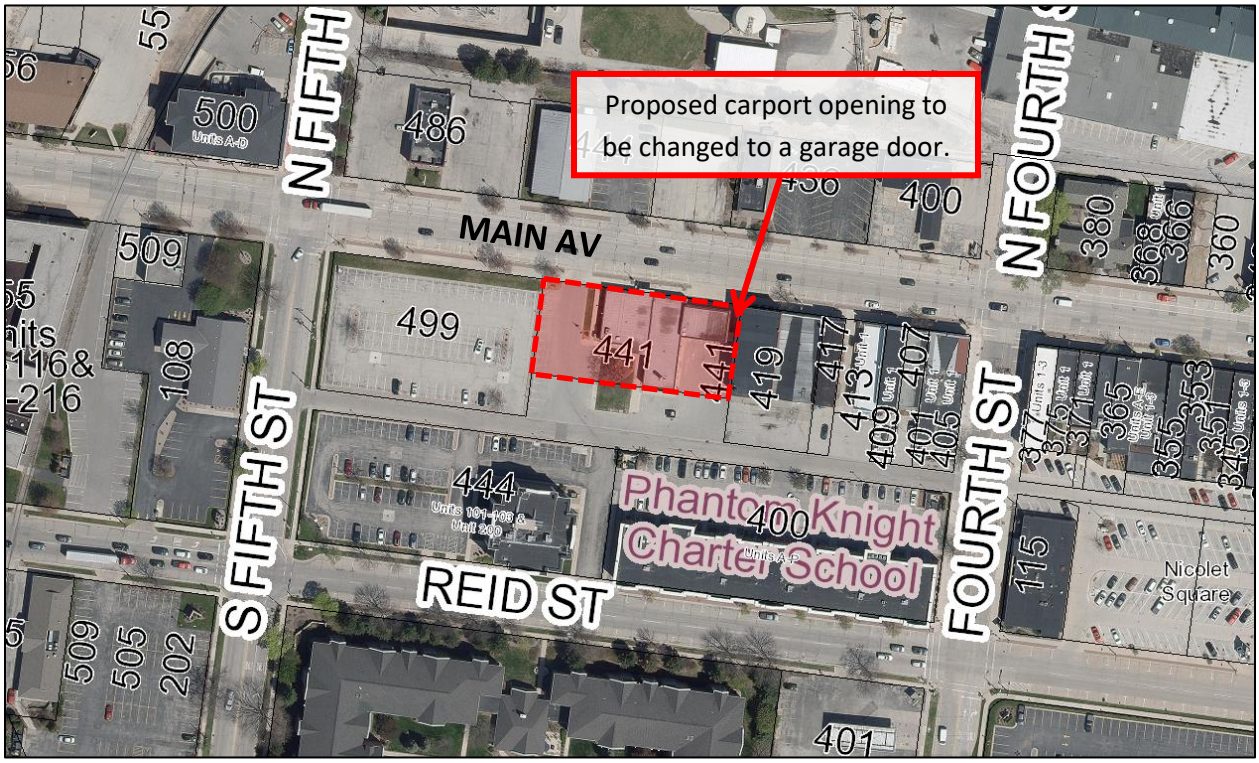
MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a major design exception from Zoning Ordinance Section 14-92(9)(a)(1) to add a garage door to an approved carport opening on a primary frontage at 441 Main AV (Parcel WD-288).**

ATTACHMENTS:

- PC Report - Major Design Exception (DOCX)
- Major Exception Submittal - Signed Narrative (PDF)
- 21-247 Novak Renovation_Overhead Door Update_02-15-2023 (PDF)

ITEM 7: **Consideration and possible action on a major design exception from Zoning Ordinance Section 14-92(9)(a)(1) to add a garage door to an approved carport opening on a primary frontage at 441 Main AV (Parcel WD-288).**

SITE MAP



REQUESTED ACTION: Major Design Exception.

COMMON DESCRIPTION: 441 Main AV, between S Fifth ST and S Fourth ST.

ZONING: MX-1 (Downtown Mixed-Use District.).

SURROUNDING LAND USES: Downtown mixed-use (MX-1) and parking areas in all directions.

COMPREHENSIVE PLAN: Commercial.

APPLICANT/OWNER:

Authorized Representative	Property Owner
Mark Rukamp	Cheddar House LLC
Alliance Construction & Design INC	1200 N Enterprise DR
1050 Broadway ST	De Pere, WI 54115
Wrightstown, WI 54180	

LAND USE HISTORY: Part of the building has been in existence since the 1950's.

STAFF REVIEW: **Recent Site Plans**

On September 30, 2022, and February 6, 2023, a site plan was approved by staff for façade and parking lot renovations to the Novak Cheese Building at 441 Main AV. The approvals included a carport at the east

end of the building. The carport and existing curb cut on the front façade (Main AV) are approvable when compared against both the existing (year 2023) Zoning Ordinance and the previous (year 2022) Zoning Ordinance.

Major Design Exception Request

On February 15, 2023, the authorized representative requested changing the carport on the approved site plan to a garage door on the front façade (Main AV side) of the building. Main AV is a primary frontage Street. The garage door is proposed to be full glass with a dark bronze aluminum frame to compliment the building façade.

- Per Zoning Ordinance Section 14-92(9), garage doors are permitted on primary street facades only when used for patio access, open-air dining, or display and not used for vehicular access.

Plan Commission review is required for vehicular access garage doors on primary frontages. The request is considered a major design exception for relief from strict compliance with the regulations of Article IX (Buildings and Site Design).

Existing front facade without a design exception.

Proposed front façade with a design exception.

Criteria for Review

The Plan Commission's decision to approve or deny a request for a major design exception must be based on a determination of whether:

1. The requested design exception is consistent with the general intent statement of 14-125(2);
   a. Intent statement: The design exception provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The exception provisions are also intended to recognize that alternative design solutions may result in equal or better

implementation of the regulation's intended purpose and consistency with the comprehensive plan.

2. The requested design exception is consistent with the comprehensive plan and any adopted area plan; and

3. The requested design exception will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the regulation.

The authorize representative's response to the above criteria is attached to this report.

Required Design Criteria
If a major design exception is considered, the following design criteria must be met on a revised site plan for his location:

- Section 14-92(9)(b): Garage doors located on street-facing facades must be recessed a minimum of one feet from the dominant facade of the principal building facing the same street.

- Section 14-92(c)(2): On primary frontage facades, garage doors must be a minimum of 50% glass.

REVIEW PROCESS: Staff does not make a recommendation for major design exceptions. Plan Commission reviews the petition, and then makes a final decision of approval or denial.

Alliance CONSTRUCTION & DESIGN
www.alliancebuilds.com | 1050 Broadway St., Wrightstown, WI 54180
office: 920-336-3400 | fax: 920-336-3401

City of De Pere - Planning Department
Attn: Mr. Peter Schleinz
335 S. Broadway
De Pere, WI 54115

Re: Major Design Exception
441 Main Avenue – Novak-Chase Bank Project
MX1 Downtown Mixed-Use District

MAJOR DESIGN EXCEPTION REQUEST TO ARTICLE IX, SECTION 14-92 (9) GARAGE DOORS

14-92 (9) Garage Doors
This section states that garage doors under Building and Site Design requirements are only permitted on primary street facades only when used for patio access, open air dining, or display and are not used for vehicular access.

As an approved and permitted use under this new zoning district this site has a second floor residential occupancy to be used as a VRBO type rental. The current plans have been approved with an open-air drive-thru carport (vehicular access) on the east side of the development immediately adjacent to Baba Louie's.

We are requesting a major design exception to allow for the carport area to be enclosed with a full-glass, dark bronze aluminum frame contemporary etched or tinted overhead door facing the Main Avenue side of the development with the alley side of the carport enclosed with a decorative-style overhead door to match the door types previously approved on that south side.

We feel that the exception, as depicted on the attached plans and renderings, will meet the design intent of garage doors allowed in this zoning district with providing a recess to the primary facade of the building as well as the door itself being more than 50% glazing, as we will be providing a full-glass, contemporary etched or tinted unit. In either case the door would not allow for interior visibility.

The design will not only fit within the contemporary upgrades to the remainder of this project but also will continue the standard for this district as to the contemporary nature of what is required.

We feel that by allowing the exception the occupancy of this area of the development is better served as it is an extended stay residential occupancy – which an enclosed garage allows for a higher level of security for the tenant. Additionally, the exception's security aspect would deter foot traffic from the adjacent bars or restaurants from using the carport as a "walk-thru" from the back alley to Main Ave. As a worse case, the carport only option would provide an ill-intentioned person the ability to "hide" temporarily out-of-sight from other foot traffic or even the VRBO tenant and provide an unfortunate opportunity for victimization. Enclosing the carport with door units will all but eliminate this issue.

Alliance CONSTRUCTION & DESIGN
www.alliancebuilds.com | 1050 Broadway St., Wrightstown, WI 54180
office: 920-336-3400 | fax: 920-336-3401

Lastly, we feel the exception would not result in any adverse impacts on other properties in the area. We have previously discussed with the City that, if the exception be allowed, we could provide that the access from Main Avenue be an entrance only access. This would provide the user with the greatest amount of visibility for foot traffic along Main Avenue and the ability to "wait" until foot traffic clears to proceed into the garage. Exiting the garage would in turn be accomplished only by exiting to the back alley.

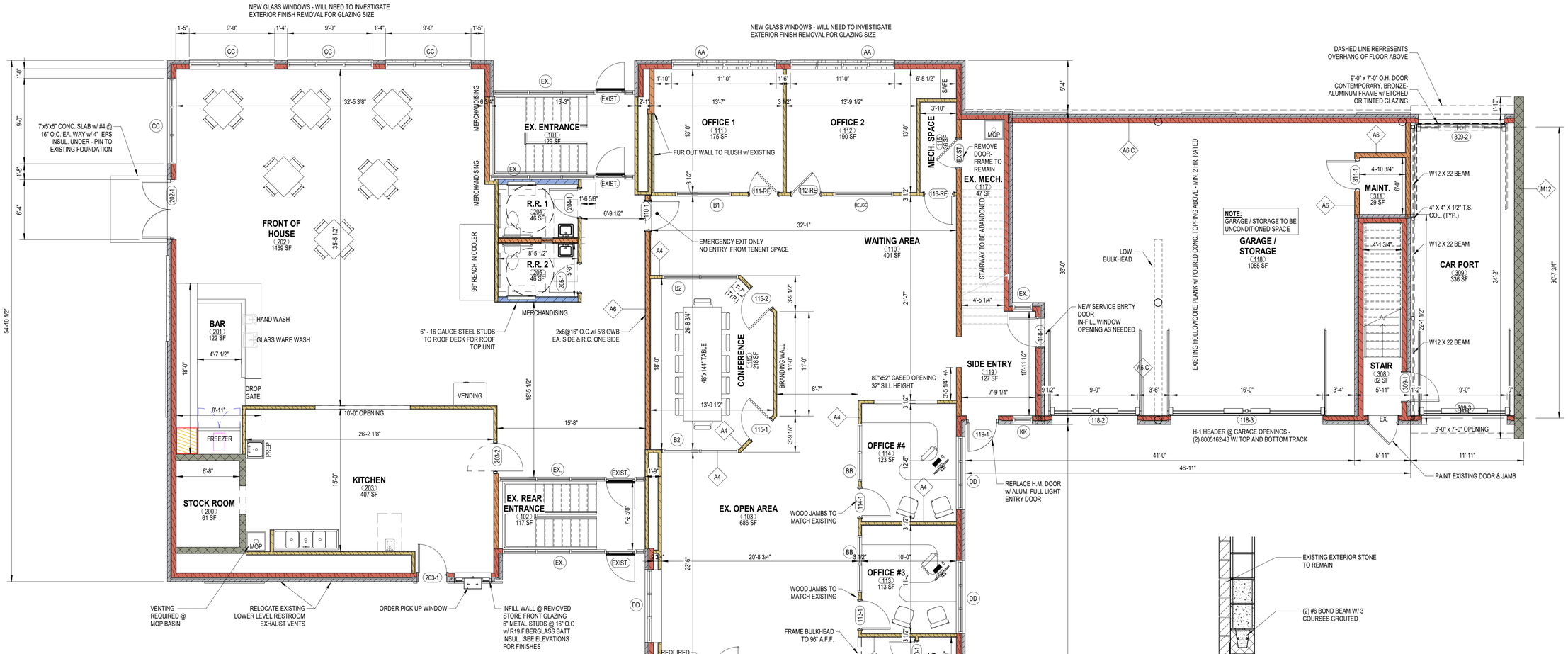
We greatly appreciate your Commission taking this exception under consideration.

Bill Novak

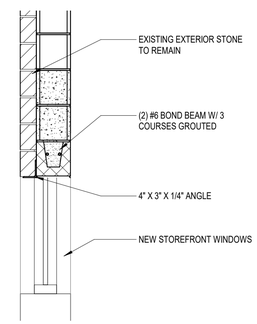
Bill Novak – Owner
The Cheddar House, LLC

Mark J Rukamp

Mark Rukamp - Representative
Alliance Construction & Design, Inc.



1 FLOOR PLAN
3/16" = 1'-0"



2 WINDOW LINTEL DETAIL
3/4" = 1'-0"

ROOM SCHEDULE

NO.	NAME	FLOOR	BASE	EAST WALL	WEST WALL	NORTH WALL	SOUTH WALL	CEILING FINISH	CEILING HEIGHT	REMARKS
100	EX. VAULT	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
101	EX. ENTRANCE	EXISTING	4" VINYL	PAINT	PAINT	EXISTING	EXISTING	EXISTING	EXISTING	
102	EX. REAR ENTRANCE	EXISTING	4" VINYL	PAINT	PAINT	EXISTING	EXISTING	EXISTING	EXISTING	
103	EX. OPEN AREA	LVP	4" VINYL	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	OPEN STRUCTURE	EXISTING	EXTEND GWB TO T.O. CMU
104	OPEN OFFICE	LVP	4" VINYL	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	EXISTING	EXISTING	
105	EX. MECH CLST.	LVP	4" VINYL	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
106	EX. R.R.	LVP	4" VINYL	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	EXISTING	EXISTING	
107	EX. STAIR	EXISTING	EXISTING	PAINT	PAINT	PAINT	PAINT	EXISTING	EXISTING	
108	EX. CLST.	LVP	4" VINYL	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
109	EX. MECH.	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
110	WAITING AREA	LVP	4" VINYL	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	OPEN STRUCTURE	EXISTING	EXTEND GWB TO T.O. CMU
111	OFFICE 1	LVP	4" VINYL	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	2 X 2 ACT 5/8 REVEAL	9'-10"	
112	OFFICE 2	LVP	4" VINYL	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	2 X 2 ACT 5/8 REVEAL	9'-10"	
113	OFFICE #3	LVP	4" VINYL	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	2 X 2 ACT 5/8 REVEAL	9'-10"	
114	OFFICE #4	LVP	4" VINYL	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	2 X 2 ACT 5/8 REVEAL	9'-10"	
115	CONFERENCE	LVP	4" VINYL	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	2 X 2 ACT 5/8 REVEAL	9'-10"	
116	MECH. SPACE	CONCRETE	NONE	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	PLASTER / PAINT	EXISTING	EXISTING	
117	EX. MECH.	EXISTING	4" VINYL	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
118	GARAGE / STORAGE	CONCRETE	NONE	GWB	EXISTING	GWB	GWB	PAINT	EXISTING	
119	SIDE ENTRY	LVP	4" VINYL	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	EXISTING	EXISTING	
120	I.T.	LVP	NONE	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	OPEN STRUCTURE	EXISTING	
121	BACK ROOM	LVP	4" VINYL	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	2 X 2 ACT 5/8 REVEAL	EXISTING	
122	R.R.	LVP	4" VINYL	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	PATCH PLASTER / PAINT	2 X 2 VINYL ROCK	9'-0"	
200	STOCK ROOM	EXISTING	4" VINYL	PAINT	PAINT	PAINT	PAINT	PAINT	EXISTING	
201	BAR	STAINED CONC.	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	EXISTING / UNFINISHED	14'-0"	
202	FRONT OF HOUSE	EXISTING	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	EXISTING / UNFINISHED	14'-0"	
203	KITCHEN	EPOXY	4" VINYL	FRP	FRP	FRP	FRP	2 X 2 VINYL ROCK	10'-0"	
204	R.R. 1	STAINED CONC.	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	9'-0"	
205	R.R. 2	STAINED CONC.	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	9'-0"	
301	LIVING SPACE	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
302	HALL	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
303	BEDROOM 1	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
304	BEDROOM 2	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
305	BATH 1	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
306	BATH 2	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
307	POWDER	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
308	STAIR	RUBBER DISC S.T.	4" VINYL	PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
309	CAR PORT	CONCRETE	NONE	PAINT	WAVE PANEL	PAINT	PAINT	PAINT	9'-4"	
310	UTILITY	LVP	4" VINYL	GWB / PAINT	GWB / PAINT	GWB PAINT	GWB PAINT	PAINT	EXISTING	
311	MAINT.	CONCRETE	NONE	GWB	GWB	GWB	GWB	GWB	EXISTING	

GLAZING SCHEDULE

MK	QTY	WIDTH	HEIGHT	SILL HEIGHT	GRID	FUNCTION	COMMENTS
AA	2	11' - 0"	7' - 0"		4 x 2	EXTERIOR	
B1	1	5' - 10"	6' - 2"		1 x 1	INTERIOR	TO MATCH EXISTING REUSED OFFICE WINDOW
B2	2	8' - 0"	8' - 0"		2 x 2	INTERIOR	FROSTED GLASS TO 84" A.F.F. CLEAR ABOVE THAT (BILLET PANE) - TEMPERED GLAZING @ F.F. TO 24" A.F.F. -WOOD FRAMED - WOOD MULIONS
BB	2	6' - 0"	6' - 0"		2 x 1	INTERIOR	
C1	1	9' - 0"	3' - 0"		3 x 2	EXTERIOR	
CC	4	9' - 0"	7' - 0"		3 x 2	EXTERIOR	
DD	3	7' - 8"	6' - 2"		3 x 1	EXTERIOR	
EE	2	6' - 4"	6' - 2"		3 x 1	EXTERIOR	
FF	2	3' - 8"	6' - 2"		2 x 1	EXTERIOR	
GG	1	3' - 2"	6' - 2"		1 x 1	EXTERIOR	
KK	1	2' - 0"	4' - 0"		1 x 1	EXTERIOR	
LL	4	14' - 6"	4' - 4"		5 x 1	EXTERIOR	SEE ELEVATIONS FOR LOCATION
MM	2	9' - 9"	4' - 4"		3 x 1	EXTERIOR	SEE ELEVATIONS FOR LOCATION

IMAGE TO REPRESTNENT ***CONCEPTUAL*** LOOK ONLY FOR B2 INTERIOR GLAZING

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PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

PLAN START DATE: 5/12/2022
APPROVED FOR BID
APPROVED FOR REVIEW
APPROVED FOR CONSTRUCTION

PROJECT INFO:
PROJECT # 21-247
PROPOSED FOR
NOVAK - CHASE BANK RENOVATION
441 MAIN AVE.
DEPERE, WI 54115

CURRENT AS OF: 2/15/2023 2:35:29 PM
DRAWN BY: BB
SCALE: As indicated
SHEET NAME:
FLOOR PLAN

200

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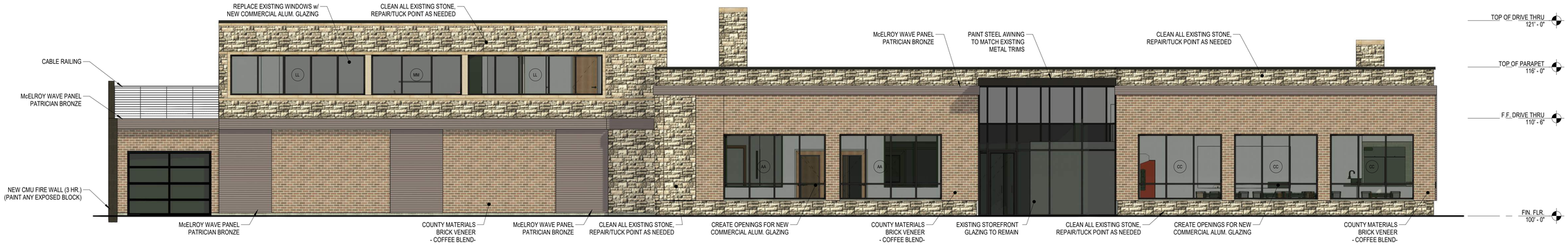
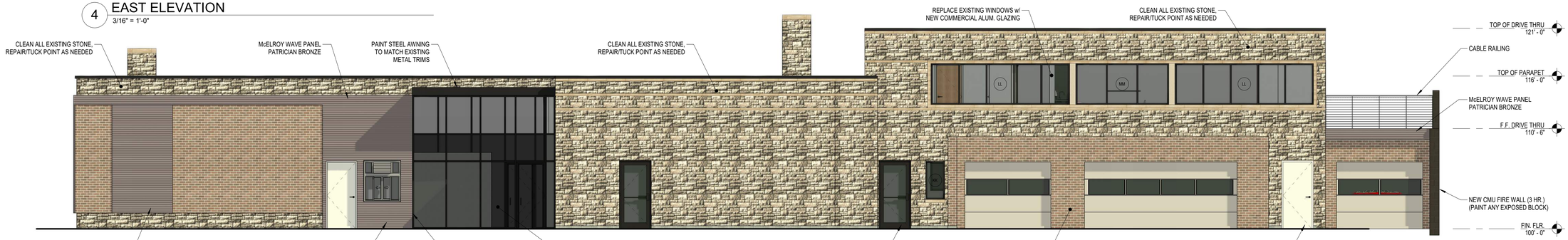


1 NORTH ELEVATION
3/16" = 1'-0"

3 WEST ELEVATION
3/16" = 1'-0"

4 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

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NOVAK - CHASE BANK RENOVATION
441 MAIN AVE.
DEPERE, WI 54115

CURRENT AS OF:	2/15/2023 2:35:44 PM
DRAWN BY:	M.J.D.
SCALE:	3/16" = 1'-0"

SHEET NAME:
ELEVATIONS

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NOTE:
ALL SINAGE AND BUILDING NUMBERS SHOWN ARE CONCEPTUAL
ANY FINAL SINAGE WILL NEED A SEPARATE SIGN REVIEW AND PERMIT

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#	STAGE	DATE

PLAN START DATE:	5/12/2022
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DEPERE, WI 54115

CURRENT AS OF:	2/15/2023 2:35:44 PM
DRAWN BY:	M.J.D.
SCALE:	12" = 1'-0"

SHEET NAME:

PERSPECTIVES

"THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK AND ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT."

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DOOR TYPE LEGEND

TYPE #	DESCRIPTION	PLAN VIEW	ELEVATION VIEW
TYPE A TYPE A-1 TYPE A-2 TYPE A-3	SINGLE LEAF HOLLOW METAL SLAB FINISH - PRIMED SINGLE LEAF HOLLOW METAL SLAB w/ 1/2 LIGHT FINISH - PRIMED - TEMPERED GLAZING SINGLE LEAF HOLLOW METAL SLAB w/ FULL LIGHT FINISH - PRIMED - TEMPERED GLAZING SINGLE LEAF HOLLOW METAL SLAB w/ SLIM LIGHT FINISH - PRIMED - TEMPERED GLAZING	DRYWALL FRAME H.M. / MASONRY FRAME	TYPE A TYPE A-1 TYPE A-2 TYPE A-3
TYPE B TYPE B-1 TYPE B-2 TYPE B-3	SINGLE LEAF SOLID CORE SLAB FINISH - VENEERED / VARNISH SINGLE LEAF SOLID CORE SLAB w/ 1/2 LIGHT FINISH - VENEERED / VARNISH - TEMPERED GLAZING SINGLE LEAF SOLID CORE SLAB w/ FULL LIGHT FINISH - VENEERED / VARNISH - TEMPERED GLAZING SINGLE LEAF SOLID CORE SLAB w/ SLIM LIGHT FINISH - VENEERED / VARNISH - TEMPERED GLAZING	DRYWALL FRAME H.M. / MASONRY FRAME	TYPE B TYPE B-1 TYPE B-2 TYPE B-3
TYPE C	TWIN LEAF - HOLLOW METAL EXTERIOR DOOR & FRAME - NO CENTER MULL. FINISH - PRIMED	DRYWALL FRAME H.M. / MASONRY FRAME	TYPE C H.M.
TYPE D TYPE D-1	TWIN LEAF - HOLLOW METAL PASSAGE DOOR & FRAME - NO CENTER MULL. FINISH - PRIMED TWIN LEAF - SOLID CORE PASSAGE DOOR & FRAME - NO CENTER MULL. FINISH - VENEERED / VARNISHED	DRYWALL FRAME H.M. / MASONRY FRAME	TYPE D H.M. TYPE D-1 SOLID CORE
TYPE E TYPE E-1	TWIN LEAF - HOLLOW METAL PASSAGE DOOR & FRAME - DOUBLE ACTING - NO CENTER MULL. FINISH - PRIMED TWIN LEAF - SOLID CORE PASSAGE DOOR & FRAME - DOUBLE ACTING - NO CENTER MULL. FINISH - VENEERED / VARNISHED	DRYWALL FRAME H.M. / MASONRY FRAME	TYPE E H.M. TYPE E-1 SOLID CORE
TYPE F TYPE F-1	TWIN LEAF - FULL LIGHT - ALUMINUM ENTRY DOOR & FRAME - NO CENTER MULL. FINISH - ANNODIZED ALUMINUM - TEMPERED GLAZING TWIN LEAF - FULL LIGHT - ALUMINUM ENTRY DOOR & FRAME w/ FIXED TRANSOM- NO CENTER MULL. FINISH - ANNODIZED ALUMINUM - TEMPERED GLAZING	COMMERCIAL ALUMINUM FRAME	TYPE F TYPE F-1
TYPE G TYPE G-1	SINGLE LEAF - FULL LIGHT - ALUMINUM ENTRY DOOR & FRAME FINISH - ANNODIZED ALUMINUM - TEMPERED GLAZING SINGLE LEAF - FULL LIGHT - ALUMINUM ENTRY DOOR & FRAME w/ FIXED TRANSOM FINISH - ANNODIZED ALUMINUM - TEMPERED GLAZING	COMMERCIAL ALUMINUM FRAME	TYPE G TYPE G-1

ROLLING DOOR TYPE LEGEND

TYPE #	DESCRIPTION	PLAN VIEW	ELEVATION VIEW
O.H.D.	EXTERIOR INSULATED METAL PANEL OVER HEAD DOOR. FINISH - ANNODIZED ALUMINUM LIGHTS - SEE PLAN ELEVATIONS -	EXTERIOR INTERIOR	
O.H.D.	EXTERIOR GLASS PANEL / ALUMINUM FRAME OVER HEAD DOOR. FINISH - ANNODIZED ALUMINUM	EXTERIOR INTERIOR	
R.U.D.	STEEL ROLL-UP DOOR FINISH - PER PLAN SCHEDULE	EXTERIOR INTERIOR	

DOOR HARDWARE GROUPS:

A. STANDARD ENTRY DOOR
(3) HINGES
(1) LEVER HANDEL LOCK SET
(3) SILENCERS
(1) WALL BUMPER
((1) ALUMINUM THRESHOLD - PER PLAN SCHEDULE)

B. STANDARD PASSAGE DOOR
(3) HINGES
(1) LEVER HANDEL PASSAGE LOCK SET
(3) SILENCERS
(1) WALL BUMPER
(NO THRESHOLD)

C. STANDARD PRIVACY DOOR
(3) HINGES
(1) LEVER HANDEL PRIVACY LOCK SET
(3) SILENCER
(1) WALL BUMPER
(1) HEAVY DUTY DOOR CLOSER
(NO THRESHOLD)

D. SECURE PRIVACY DOOR
- FULL WEATHER STRIP
(3) HINGES
(1) LEVER HANDEL LOCK SET w/ KEYED LOCK; EXTERIOR
(1) 1" DEAD BOLT
(1) STRIKE GAURD PLATE
(1) FLOOR MOUNTED BUMPER
(1) ALUMINUM THRESHOLD (OR PRIVACY SWEEP)
(1) HEAVY DUTY CLOSER

E. DOUBLE DOOR - EXTERIOR
FULL WEATHER STRIP
(3) HINGES
(1) LEVER HANDEL LOCK SET
(1) SCHLAGE OCCUPANCY INDICATOR DEADBOLT
(1) SELF CLOSER
(1) SET FLUSH BOLTS
(1) HEAVY DUTY CLOSER
(1) ALUMINUM THRESHOLD

F. DOUBLE DOOR - LOADING DOOR
FULL WEATHER STRIP
(3) HINGES
(1) LEVER HANDEL LOCK SET
(1) SCHLAGE OCCUPANCY INDICATOR DEADBOLT
(1) SELF CLOSER
(1) SET FLUSH BOLTS
(1) WEATHER SEAL SWEEP

G. SECTION OVER HEAD DOOR
- FULL WEATHER STRIP
(1) PROVIDE POWER OPERATOR
(1) MILLER SAFETY EDGE @ BOTTOM

H. ROLL-UP DOOR
(1) STAINLESS STEEL PADLOCK SLIDE BOLT
(2) COILING SPRINGS w/ DOOR

J. AUTOMATIC SLIDING ENTRANCE DOOR
FULL WEATHER STRIP
(1) 1" SINGLE CYLINDER DEAD BOLT, KEYED BOTH SIDES
(1) KEY SWITCH & KEYED LOCK
(1) AUTO LOCK
- NO THRESHOLD

K. RESTROOM DOOR - INTERIOR
(3) HINGES
(1) LEVER HANDEL LOCK SET
(1) SCHLAGE OCCUPANCY INDICATOR DEADBOLT
(1) SELF CLOSER
(3) SILENCERS
(1) WALL BUMPER

L. -

DOOR SCHEDULE

	DOOR				FRAME						
MK	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	FIRE RATING	PANIC HARDWARE	THRESHOLD	HARDWARE GROUP	REMARKS
104-1	3' - 0"	7' - 0"	ALUM.	DK.BRONZE ANNO.	ALUM.	DK. BRONZE ANNO.				(none)	FULL LIGHT ALUM. ENTRY DOOR
104-2	3' - 0"	7' - 0"	SOLID CORE / VENEER	STAIN / VARNISH	HOLLOW METAL	PAINT				(none)	1/2 LIGHT
110-1	3' - 0"	7' - 0"	SOLID CORE / VENEER	STAIN / VARNISH	HOLLOW METAL	PAINT				(none)	
111-RE	3' - 0"	7' - 0"	RE-USE	RE-USE	RE-USE	RE-USE				(none)	REPLACE WOOD TRANSOMS w/ GLAZING
112-RE	3' - 0"	7' - 0"	RE-USE	RE-USE	RE-USE	RE-USE				(none)	REPLACE WOOD TRANSOMS w/ GLAZING
113-1	3' - 0"	7' - 0"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	FULL LIGHT DOOR MATCH JAMBS w/ EXISTING JAMBS w/ TRANSOMS
114-1	3' - 0"	7' - 0"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	FULL LIGHT DOOR MATCH JAMBS w/ EXISTING JAMBS w/ TRANSOMS
115-1	3' - 0"	7' - 0"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	FULL LIGHT DOOR MATCH JAMBS w/ EXISTING JAMBS w/ TRANSOMS
115-2	3' - 0"	7' - 0"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	FULL LIGHT DOOR MATCH JAMBS w/ EXISTING JAMBS w/ TRANSOMS
116-RE	3' - 0"	7' - 0"	RE-USE	RE-USE	WOOD	PAINT				(none)	MAKE NEW JAMB TO FIT EXISTING DOOR
118-1	3' - 0"	7' - 0"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT				(none)	
118-2	9' - 0"	7' - 0"	O.H.D. PANEL	SANDSTONE OR AS SELECTED BY OWNER	N/A	N/A				(none)	
118-3	16' - 0"	7' - 0"	O.H.D. PANEL	SANDSTONE OR AS SELECTED BY OWNER	N/A	N/A				(none)	
119-1	3' - 0"	7' - 0"	ALUM.	DK.BRONZE ANNO.	ALUM.	DK. BRONZE ANNO.				(none)	FULL LIGHT ALUM. ENTRY DOOR
120-1	2' - 8"	6' - 8"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	
121-RE	3' - 3"	7' - 0"	RE-USE	STAIN / VARNISH	WOOD	PAINT				(none)	MAKE NEW JAMB TO FIT EXISTING DOOR - 39" SLAB
122-1	3' - 0"	7' - 0"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	
202-1	3' - 0"	7' - 0"	ALUM.	DK.BRONZE ANNO.	ALUM.	DK. BRONZE ANNO.				(none)	
203-1	3' - 0"	7' - 0"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT				(none)	
203-2	3' - 0"	7' - 0"	ELIASON FRP	FACTORY	HOLLOW METAL	PAINT				(none)	
204-1	3' - 0"	7' - 0"	WOOD	STAIN / VARNISH	HOLLOW METAL	PAINT				C	
205-1	3' - 0"	7' - 0"	WOOD	STAIN / VARNISH	HOLLOW METAL	PAINT				C	
301-1	3' - 0"	7' - 0"	CLAD WOOD	FACTORY	WOOD	PAINT				(none)	THERMOTRU CLAD ENTRY DOOR - FULL LIGHT
301-2	3' - 0"	7' - 0"	CLAD WOOD	FACTORY	WOOD	PAINT				(none)	THERMOTRU CLAD ENTRY DOOR - FULL LIGHT
303-1	0' - 0"	0' - 0"	WOOD	FACTORY	GWB RETURNS	PAINT				(none)	SLIDING "BARN" STYLE DOOR
303-2	4' - 0"	7' - 0"	FOAM CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	CLOSET DOORS, (2) 24" LEAFS w/ DUMMY PULLS & BULLET CATCHES
304-1	0' - 0"	0' - 0"	WOOD	FACTORY	GWB RETURNS	PAINT				(none)	SLIDING "BARN" STYLE DOOR
304-2	4' - 0"	7' - 0"	FOAM CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	CLOSET DOORS, (2) 24" LEAFS w/ DUMMY PULLS & BULLET CATCHES
305-1	2' - 8"	6' - 8"	FOAM CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	
306-1	2' - 8"	6' - 8"	FOAM CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	
307-1	2' - 8"	6' - 8"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	POCKET DOOR
309-1	3' - 0"	7' - 0"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT				(none)	
309-2	9' - 0"	7' - 0"	BRONZE ALUMINUM & GLAZING	BRONZE ALUMINUM	N/A	N/A				(none)	CONTEMPORARY STYLE DOOR, GLAZING SHALL BE ETECHED OR TINTED
309-3	9' - 0"	7' - 0"	O.H.D. PANEL	SANDSTONE OR AS SELECTED BY OWNER	N/A	N/A				(none)	
310-1	3' - 0"	6' - 8"	SOLID CORE / VENEER	STAIN / VARNISH	WOOD	PAINT				(none)	POCKET DOOR
311-1	3' - 0"	6' - 8"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT				(none)	

DOOR HARDWARE SCHEDULE

HARDWARE GROUP	HINGES	HANDLE-LOCKSET	SECURITY / CONTROLS	WALL STOP	SEAL / SWEEP / SILENCER	FLUSH BOLT	CLOSER
A	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET	-	(1) BASE MOUNTED WALL STOP	FULL WEATHER SEAL		N/A
B	(3) BALL BEARING HINGES	(1) STANDARD DUTY PASSAGE LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		N/A
C	(3) BALL BEARING HINGES	(1) STANDARD DUTY PRIVACY LOCK SET	-	(1) BASE MOUNTED WALL STOP	(3) BUTTON SILENCERS		HEAVY DUTY CLOSER
D	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET w/ DEADBOLT	STRIKE GAURD PLATE	(1) FLOOR MOUNTED WALL STOP	FULL WEATHER SEAL		HEAVY DUTY CLOSER
E	(3) BALL BEARING HINGES	(1) STANDARD DUTY ENTRY LOCK SET w/ DEADBOLT	STRIKE GAURD PLATE	(2) BASE MOUNTED WALL STOP	FULL WEATHER SEAL w/ EXTERIOR SEAL @ CENTER	Yes	N/A
F	(6) BALL BEARING HINGES	(1) STANDARD DUTY FRENCH DOOR PRIVACY LOCKSET	-	(2) BASE MOUNTED WALL STOP	(6) BUTTON SILENCERS	Yes	N/A
G	N/A		O.H.D. CONTROLER	N/A	EXTERIOR WEATHER SEAL & ASTRAGLE		AUTOMATIC O.H.D. OPENER

GENERAL DOOR NOTES:

1. EXISTING BUILDINGS:
   - VERIFY THAT NEW HARDWARE HAS THE CAPACITY TO BE KEYED w/ EXISTING.
2. NEW BUILDINGS:
   - PROVIDE HARDWARE THAT CAN BE KEYED USING SCHLAGE KEYING HARDWARE.
3. ALL PROJECTS:
   - PROVIDE PANICK HARDWARE AS NOTED ON PLAN
   - PROVIDE FIRE PROTECTION AS NOTED PER PLAN
   - PROVIDE ALUM. THRESHOLD AS NOTED PER PLAN

DOOR NOTES:

1. ALL DOOR GLAZING SHALL BE TEMPERED SAFETY GLASS AND PERMANENTLY IDENTIFIED BY THE MANUFACTURER.
2. LOCK & LATCH SETS SHALL HAVE LEVER DEVICES FOR USE BY THOSE w/ DISABILITIES.
3. HAND ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED @ 30" TO 44" ABOVE F.F. & BE OPENED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.
4. MAXIMUM EFFORT TO OPERATE SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS & 5 POUNDS FOR INTERIOR DOORS.
5. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
6. ALL REQUIRED EGRESS DOORS SHALL HAVE A MINIMUM OF 32" CLEAR OPENING w/ DOOR @ 90° TO THE CLOSED POSITION.
7. THE MAXIMUM HEIGHT OF THE THRESHOLD TO BE 1/2", MAXIMUM VERTICAL CHANGE @ EDGE IS 1/4" WITH A MAXIMUM BEVEL OF 45°
8. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70° THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" (75 MM) FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
9. VERIFY ALL DOOR OPENINGS BEFORE FABRICATION.
10. EXISTING EGRESS DOORS SHALL RECEIVE NEW PANIC HARDWARE AS REQUIRED.

PROPOSED FOR
NOT FOR CONSTRUCTION

Alliance CONSTRUCTION & DESIGN
WWW.ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

REVISIONS

#	STAGE	DATE

PLAN START DATE: 5/12/2022
APPROVED FOR BID
APPROVED FOR REVIEW
APPROVED FOR CONSTRUCTION

PROJECT INFO:
PROJECT # 21-247
PROPOSED FOR
NOVAK - CHASE BANK RENOVATION
441 MAIN AVE.
DEPERE, WI 54115

CURRENT AS OF: 2/15/2023 2:35:50 PM
DRAWN BY: M.J.D.
SCALE: 1/8" = 1'-0"
SHEET NAME:
DOOR TYPES

P:\Solid Projects\21-247 Novak - Chase Bank\Design\Revit\21-247 Novak New Exterior stone-2.rvt

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Discussion about repealing and reenacting the City's proposed DRAFT Floodplain Zoning Ordinance (Municipal Code Chapter 16).**

ATTACHMENTS:

- Floodplain Zoning Ordinance Memo - 27 Feb 2023 (DOCX)
- Floodplain Zoning Ordinance - WDNR MODEL EDITED BY CITY - 07 Feb 2023 (PDF)

CITY OF DE PERE
MEMO

To: James Boyd, Mayor
Plan Commission Members
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: February 27, 2023

RE: **Discussion about repealing and reenacting the City's proposed DRAFT Floodplain Zoning Ordinance (Municipal Code Chapter 16).**

Summary:
Wisconsin 2019 ACT 175 changes how the Wisconsin Administrative Code requires local governments to regulate nonconforming structures in a floodplain. To continue to participate in the National Flood Insurance Program (NFIP), the City must update the Floodplain Zoning Ordinance (Municipal Code Chapter 16) to meet or exceed the NFIP minimum standards by May 6, 2023. The attached DRAFT Floodplain Ordinance includes the required changes. Notable changes include the following:

- For nonconforming structures with new living quarters built at or above the flood protection elevation, the Wisconsin Department of Natural Resources (WDNR) is prohibited from imposing cost-based regulations or restrictions to the structure.
- All development must be regulated by the City in special flood hazard areas, regardless of conforming or nonconforming status.
- The City had a 1978 exemption from FEMA for basements in the floodfringe, which is not proposed in the DRAFT Floodplain Zoning Ordinance.
- Certain floodplain variance authorities were created for the Board of Appeals.
- The City may impose higher floodplain standards than NFIP. No new standards are proposed.

Timeline:
The following is a proposed timeline to complete the task before May 6, 2023:

1. February 27, 2023 – Provide DRAFT Floodplain Zoning Ordinance to Plan Commission for review.
2. March 27, 2023 – Plan Commission potentially recommends approval to Common Council.
3. March 31 and April 07, 2023 – Public Hearing Notice published in Press Times.
4. April 18, 2023 – Public Hearing in front of Common Council.
5. April 18, 2023 – Common Council Repeals and Reenacts Ordinance, to be effective May 1 2023.
6. April 18-May 1, 2023 – Ordinance becomes effective.
7. April 18-May 9, 2023 – WDNR facilitates notice and submits compliance documents to FEMA.

Staff Request:
1. Discuss the proposed notable changes to the DRAFT Floodplain Zoning Ordinance.

2. Review the DRAFT Floodplain Zoning Ordinance prior to the March 27, 2023 Plan Commission meeting to be ready to make a recommendation to Common Council.

DRAFT FLOODPLAIN ORDINANCE FOR CITY OF DE PERE

Proposed to become effective _____, 2023.

Yellow highlights are places where the ordinance needs to be filled in with community specific information.

Date of Public Hearing: _____
(Requires a Class 2 Hearing Notice of Publication or Posting)

Date of Adoption: _____

Dates of Publication or Posting: _____
(Second/last date must be at least 7 days before hearing, see definition, Ch 985 Stats)

Date of Publication or Posting of Notice of Enacted Ordinance:

_____

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ARTICLE I. STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, TITLE, AND GENERAL PROVISIONS

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16-01 Statutory Authorization

This ordinance is adopted pursuant to the authorization in s. 61.35 and 62.23, for villages and cities and the requirements in s. 87.30, Wis. Stats.

16-02 Finding of Fact

Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare, and tax base.

16-03 Statement of Purpose

This ordinance is intended to regulate floodplain development to:

(1) Protect life, health, and property;

(2) Minimize expenditures of public funds for flood control projects;

(3) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;

(4) Minimize business interruptions and other economic disruptions;

(5) Minimize damage to public facilities in the floodplain;

(6) Minimize the occurrence of future flood blight areas in the floodplain;

(7) Discourage the victimization of unwary land and homebuyers;

(8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and

(9) Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

16-04 Title

This ordinance shall be known as the Floodplain Zoning Ordinance for City of De Pere, Wisconsin.

16-05 General Provisions

(1) Areas to be regulated

This ordinance regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, or AE on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.

(2) Official Maps and Revisions

Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, or AO on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in Section 16-05(a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in Section 16-05(b) below. These maps and revisions are on file in the office of the Development Services Department, City of De Pere.

(a) Official Maps based on the Flood Insurance Study (FIS).

1. Flood Insurance Rate Map (FIRM), panel numbers 55009C0067G, 55009C0069G, 55009C0086G, 55009C0088G, 55009C0114G, 55009C0118G, 55009C0119G, 55009C0154G, 55009C0157G, 55009C0158G, 55009C0159G, 55009C0166G, 55009C0167G, 55009C0168G,

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55009C0169G, 55009C0176G, 55009C0178G, 55009C0182G, 55009C0183G, 55009C0184G, 55009C0186G, 55009C0187G, 55009C0188G, 55009C0189G, 55009C0191G, 55009C0193G, 55009C0201G, 55009C0202G, 55009C0254G, 55009C0256G, 55009C0257G, 55009C0258G, and 55009C0276G, dated 11/18/2020;

2. Flood Insurance Rate Map (FIRM), panel numbers 55009C0242F, 55009C0244F, 55009C0253F, 55009C0254F, 55009C0258F, 55009C0259F, 55009C0261F, 55009C0262F, 55009C0263F, 55009C0264F, 55009C0266F, 55009C0267F, and 55009C0268F, dated 08/18/2009;

3. Flood Insurance Study (FIS) for City of De Pere (Brown County) 55009CV001C, 55009CV002C, 55009CV003C, and 55009CV004C, dated 11/18/2020.

4. Approved by: The DNR and FEMA.

(b) Official Maps based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

(3) Establishment of Floodplain Zoning Districts

The flood hazard areas regulated by this ordinance are divided into districts as follows:

(a) The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to s. 16-41(5).

(b) The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to s. 5.1(5), within A Zones shown on the FIRM.

(c) The General Floodplain District (GFP) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and includes shallow flooding areas identified as AH and AO zones on the FIRM.

(4) Locating Floodplain Boundaries

Discrepancies between the exterior boundaries of zones A1-30, AE, AH, or A on the official floodplain zoning map and actual field conditions may be resolved using the criteria in Section 16-05(4)(a) or (b) below. If a significant difference exists, the map shall be amended according to Article VII. The zoning administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether a map amendment is required. The zoning administrator shall be responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined. Disputes between the zoning administrator and an applicant over the district boundary line shall be settled according to s. 16-63(3) and the criteria in (a) and (b) below**.** Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to s. 8.0 *Amendments*.

(a) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

(b) Where flood profiles do not exist for projects, including any boundary of zone A, or AO the location of the boundary shall be determined by the map scale.

(5) Removal of Lands from Floodplain

(1) Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended according to Article VII.

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(2) The delineation of any of the Floodplain Districts may be revised by the community where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed Letter of Map Revision is a record of this approval. The floodplain administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:

1. The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation;

2. The fill must be contiguous to land outside the floodplain; Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F;

(3) Removal of lands from the floodplain may also occur by operation of §87.30(1)(e), Wis. Stats. if a property owner has obtained a letter of map amendment from the federal emergency management agency under 44 C.F.R. 70.

(6) Compliance

(a) No structure or use within areas regulated by this ordinance shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full compliance with the terms of these regulations and all other applicable regulations that apply to uses within the jurisdiction of these regulations.

(b) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with Article XIII.

(c) Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Floodplain Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with Article XIII.

(7) Municipalities and State Agencies Regulated

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if s. 13.48(13), Wis. Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when s. 30.2022, Wis. Stats., applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the community is in compliance with Federal, State, and local floodplain standards. If a local transportation project is located within a Zone A floodplain and is not a WisDOT project under s. 30.2022, then the road project design documents (including appropriate detailed plans and profiles) may be sufficient to meet the requirements for issuance of a local floodplain permit if the following apply: The applicant provides documentation to the Floodplain Administrator that the proposed project is a culvert replacement or bridge replacement under 20' span at the same location, the project is exempt from a DNR permit under s. 30.123(6)(d), the capacity is not decreased, the top road grade is not raised, and no floodway data is available from a federal, state, or other source. If floodway data is available in the impacted area from a federal, state, or other source that existing data must be utilized by the applicant in the analysis of the project site.

(8) Abrogation and Greater Restrictions

(a) This ordinance supersedes all the provisions of any municipal zoning ordinance enacted under s. 62.23 for cities or s. 87.30, Wis. Stats., which relate to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

(b) This ordinance is not intended to repeal, abrogate, or impair any existing deed

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restrictions, covenants or easements. If this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

(9) Interpretation

In their interpretation and application, the provisions of this ordinance are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this ordinance, required by ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

(10) Warning and Disclaimer of Liability

The flood protection standards in this ordinance are based on engineering experience and research. Larger floods may occur, or the flood height may be increased by man-made or natural causes. This ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. This ordinance does not create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

(11) Severability

Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

(12) Annexed Areas for Cities and Villages

The Brown County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of ch. NR 116, Wis. Adm. Code and 44 CFR 59-72, *National Flood Insurance Program* (NFIP). These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal zoning administrator. All plats or maps of annexation shall show the regional flood elevation and the floodway location.

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ARTICLE II. GENERAL STANDARDS APPLICABLE TO ALL FLOODPLAIN DISTRICTS

16-10 Purposes 2-1
16-11 Hydraulic and Hydrologic Analyses 2-1
16-12 Watercourse Alterations 2-1
16-13 Chapter 30, 31, Wis. Stats., Development 2-2
16-14 Public or Private Campgrounds 2-2

16-10 Purposes

The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding and assure that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law.

(1) If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:

(a) Be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(b) Be constructed with flood-resistant materials;

(c) Be constructed by methods and practices that minimize flood damages; and

(d) Mechanical and utility equipment must be elevated to or above the flood protection elevation.

(2) If a subdivision or other proposed new development is in a flood-prone area, the community shall assure that:

(a) Such proposed subdivision or other proposed new development is consistent with the need to minimize flood damage within the flood-prone area;

(b) Public utilities and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and

(c) Adequate drainage is provided to reduce exposure to flood hazards.

All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this ordinance and all other requirements in Section 16-60(2).

16-11 Hydraulic and Hydrologic Analyses

(1) No floodplain development shall:

(a) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in the regional flood height; or

(b) Cause any increase in the regional flood height due to floodplain storage area lost.

(2) The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood height, based on the officially adopted FIRM or other adopted map, unless the provisions of Article VIII are met.

16-12 Watercourse Alterations

No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified in writing all adjacent municipalities, the Department and FEMA regional offices, and required the applicant to secure all necessary state and federal permits. The standards of Section 16-11 must be met and the flood carrying capacity of any altered or relocated watercourse shall be maintained.

As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to s. 8.0

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Amendments, the community shall apply for a Letter of Map Revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

16-13 Chapter 30, 31, Wis. Stats., Development

Development which requires a permit from the Department, under chs. 30 and 31, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams, and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain zoning ordinance are made according to Article VIII.

16-14 Public or Private Campgrounds

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

(1) The campground is approved by the Department of Agriculture, Trade and Consumer Protection;

(2) A land use permit for the campground is issued by the zoning administrator;

(3) The character of the river system and the campground elevation are such that a 72-hour warning of an impending flood can be given to all campground occupants;

(4) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the floodplain zoning agency or zoning administrator, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation;

(5) This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated - by the officials identified in Section 16-14(4) - to remain in compliance with all applicable regulations, including those of the state Department of Agriculture, Trade and Consumer Protection and all other applicable regulations;

(6) All mobile recreational vehicles placed on site must meet one of the following:

(a) Be fully licensed, if required, and ready for highway use; or

(b) Not occupy any site in the campground for more than 180 consecutive days, at which time the recreational vehicle must be removed from the floodplain for a minimum of 24 hours; or

(c) Meet the requirements in either Article III, Article IV, Sections 16-40, or Section 16-40 for the floodplain district in which the structure is located;

(7) A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

(8) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit consistent with Section 16-14(6) and shall ensure compliance with all the provisions of this section;

(9) The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;

(10) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and

(11) All service facilities, including but not limited to refuse collection, electrical service, gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation; and

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(12) Standards for structures in a campground:

(a) All structures must comply with Section 16-14 or meet the applicable requirements in Article III, Article IV, Sections 16-41, or Section 16-43 for the floodplain district in which the structure is located;

(b) Deck / landing-a portable landing may be allowed for a camping unit for each entry provided that the landing is not permanently attached to the ground or camping unit, is no more than 200 square feet in size, shall be portable, contain no walls or roof, and can be removed from the campground by a truck and/or trailer. Sections of such portable landings may be placed together to form a single deck not greater than 200 square feet at one entry point. Provisions for the removal of these temporary landings during flood events must be addressed within the written agreement with the municipality compliant with section 2.4(4). Any such deck/landing structure may be constructed at elevations lower than the flood protection elevation but must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

(c) Decks/patios that are constructed completely at grade may be allowed but must also comply with applicable shoreland zoning standards.

(d) Camping equipment and appurtenant equipment in the campground may be allowed provided that the equipment is not permanently attached to the ground or camping unit, is not used as a habitable structure, and must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood. Provisions for the removal of this equipment during flooding events shall be addressed within the written agreement with the municipality compliant with section 2.4(4).

(e) Once a flood warning in the written agreement has been issued for the campground, the campground owner or the designated operator shall ensure that all persons, camping units, decks, camping equipment and appurtenant equipment in the campground shall be evacuated within the timelines specified within the written agreement with the municipality compliant with Section 2.4(4).

(13) A land use permit shall be obtained as provided under 7.1(2) before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated.

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ARTICLE III. FLOODWAY DISTRICT (FW)

16-20 Applicability 3-1
16-21 Permitted Uses 3-1
16-22 Standards for Development in the floodway 3-1
16-23 Prohibited Uses 3-3

16-20 Applicability

This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to Section 16-41(5).

16-21 Permitted Uses

The following open space uses are allowed in the Floodway District and the floodway areas of the General Floodplain District, if:

(a) The open space uses are not prohibited by any other ordinance;

(b) The open space uses meet the standards in Sections 16-22 and 16-23; and

(c) All permits or certificates have been issued according to Section 16-61.

(1) Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture, and wild crop harvesting.

(2) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.

(3) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of Section 16-22(4).

(4) Uses or structures accessory to open space uses or classified as historic structures that comply with Sections 16-22 and 16-23.

(5) Extraction of sand, gravel or other materials that comply with Section 16-22(4).

(6) Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with chs. 30 and 31, Wis. Stats.

(7) Public utilities, streets and bridges that comply with Section 16-22(3).

(8) Portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383, Wis. Adm. Code.

(9) Public or private wells used to obtain potable water for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code.

(10) Wastewater treatment ponds or facilities permitted under s. NR 110.15(3)(b), Wis. Adm. Code.

(11) Sanitary sewer or water supply lines to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

16-22 Standards for Development in the floodway

(1) General

(a) Any development in the floodway shall comply with Article II and have a low flood damage potential.

(b) Applicants shall provide an analysis calculating the effects of this proposal on the regional flood height to determine the effects of the proposal according to Sections 16-11 and 16-61(2)(c). The analysis must be completed by a registered professional engineer in the state of Wisconsin.

(c) Any encroachment in the regulatory floodway is prohibited unless the data

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submitted for Section 16-22(1)(b) above demonstrates that the encroachment will cause no increase in flood elevations in flood events up to the base flood at any location or removes the encroached area from the regulatory floodway as provided in Section 16-05(5).

(2) Structures

Structures accessory to permanent open space uses, including utility and sanitary facilities, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

(a) Not designed for human habitation, does not have a high flood damage potential, and is constructed to minimize flood damage;

(b) Shall either have the lowest floor elevated to or above the flood protection elevation or shall meet all the following standards:

(1) Have the lowest floor elevated to or above the regional flood elevation and be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention during flooding;

(2)Have structural components capable of meeting all provisions of Section 16-22(2)(g) and;

(3) Be certified by a registered professional engineer or architect, using a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with Section 16-22(2)(g).

(c) Must be anchored to resist flotation, collapse, and lateral movement;

(d) Mechanical and utility equipment must be elevated to or above the flood protection elevation; and

(e) Must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

(f) For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets s. 16-23(2)(a) through 16-23(2)(e) and meets or exceeds the following standards:

(1) The lowest floor must be elevated to or above the regional flood elevation;

(2) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

(3) The bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices if they permit the automatic entry and exit of floodwaters, otherwise must remain open; and

(4) The use must be limited to parking, building access or limited storage.

(g) Certification: Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:

(1) Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;

(2) Construction of wells, water supply systems and waste treatment systems to prevent the entrance of flood waters in such systems and must be in accordance with provisions in Sections 16-24(4) and 16-24(5);

(3) Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;

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(4) Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and

(5) Placement of utilities to or above the flood protection elevation.

(3) Public Utilities, Streets, and Bridges

Public utilities, streets and bridges may be allowed by permit, if:

(a) Adequate floodproofing measures are provided to the flood protection elevation; and

(b) Construction meets the development standards of Section 16-11.

(4) Fills or Disposition of Materials

Fills or deposition of materials may be allowed by permit, if:

(a) The requirements of Section 16-11 are met;

(b) No material is deposited in navigable waters unless a permit is issued by the Department pursuant to ch. 30, Wis. Stats., and a permit pursuant to s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and all other requirements have been met;

(c) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and

(d)The fill is not classified as a solid or hazardous material.

16-23 Prohibited Uses

All uses not listed as permitted uses in Section 16-21 are prohibited, including the following uses:

(1) Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;

(2) Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish, or other aquatic life;

(3) Uses not in harmony with or detrimental to uses permitted in the adjoining districts;

(4) Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383, Wis. Adm. Code;

(5) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code;

(6) Any solid or hazardous waste disposal sites;

(7) Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b), Wis. Adm. Code; and

(8) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

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ARTICLE IV. FLOODFRINGE DISTRICT (FF)

16-30 Applicability 4-1
16-31 Permitted Uses 4-1
16-32 Standards for Development in the Floodfringe 4-1

16-30 Applicability

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to Section 16-40(5).

16-31 Permitted Uses

Any structure, land use, or development is allowed in the Floodfringe District if the standards in Section 16-32 are met, the use is not prohibited by this, or any other ordinance or regulation and all permits or certificates specified in Section 16-60 have been issued.

16-32 Standards for Development in the Floodfringe

Article II shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of Article VI *Nonconforming Uses*;

(1) Residential Uses

Any structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe, shall meet, or exceed the following standards. Any existing structure in the floodfringe must meet the requirements of Article VI *Nonconforming Uses*;

(a) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. No area may be removed from the floodfringe district unless it can be shown to meet Section 16-05(5).

(b) Notwithstanding Section 16-32(1)(a), a basement or crawlspace floor may be placed at the regional flood elevation if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is allowed below the regional flood elevation;

(c) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in Section 16-32(1)(d).

(d) In developments where existing street or sewer line elevations make compliance with Section 16-32(1)(c) impractical, the municipality may permit new development and substantial improvements where roads are below the regional flood elevation, if:

1. The municipality has written assurance from police, fire and emergency services that rescue, and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or

2. The municipality has a DNR-approved emergency evacuation plan that follows acceptable hazard mitigation planning guidelines.

(2) Accessory Structures or Uses

In addition to Article II, new construction and substantial improvements of Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.

(3) Commercial Uses

In addition to Article II, any commercial structure which is erected, altered, or moved into the floodfringe shall meet the requirements of Section 16-32(1). Subject to the requirements of Section 16-32(5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life

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and property.

(4) Manufacturing and Industrial Uses

In addition to Article II, any manufacturing or industrial structure which is erected, altered, or moved into the floodfringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in Section 16-64. Subject to the requirements of Section 16-32(5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

(5) Storage of Materials

Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish, or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with Section 16-64. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

(6) Public Utilities, Streets, and Bridges

All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and

(a) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of such facilities shall only be permitted if they are designed to comply with Section 16-64.

(b) Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

(7) Sewage Systems

All sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to Section 16-64(3), to the flood protection elevation and meet the provisions of all local ordinances and ch. SPS 383, Wis. Adm. Code.

(8) Wells

All wells shall be designed to minimize or eliminate infiltration of flood waters into the system, pursuant to Section 16-64(3), to the flood protection elevation and shall meet the provisions of chs. NR 811 and NR 812, Wis. Adm. Code.

(9) Solid Waste Disposal Sites

Disposal of solid or hazardous waste is prohibited in floodfringe areas.

(10) Deposition of Materials

Any deposited material must meet all the provisions of this ordinance.

(11) Manufactured Homes

(a) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare, secure approval, and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.

(b) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:

1. have the lowest floor elevated to the flood protection elevation; and

2. be anchored so they do not float, collapse, or move laterally during a flood.

(c) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the floodfringe in Section 16-32(1).

(12) Mobile Recreational Vehicles

All mobile recreational vehicles must be on site for less than 180 consecutive days and be either:

(a) fully licensed and ready for highway use; or

(b) shall meet the elevation and anchoring requirements in s. 4.3 (11)(b) and (c).

A mobile recreational vehicle is ready for

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highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

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ARTICLE V. OTHER FLOODPLAIN DISTRICTS

16-40 General Floodplain District (GFP) 5-1

16-40 General Floodplain District (GFP)

(1) Applicability

The provisions for the General Floodplain District shall apply to development in all floodplains mapped as A, AO, AH, and in AE zones within which a floodway is not delineated on the Flood Insurance Rate Maps identified in Section 16-05(2)(a).

(2) Floodway Boundaries

For proposed development in zone A, or in zone AE within which a floodway is not delineated on the Flood Insurance Rate Map identified in Section 16-05(2)(a), the boundaries of the regulatory floodway shall be determined pursuant to Section 16-40(5). If the development is proposed to encroach upon the regulatory floodway, the development is subject to the standards of Article III. If the development is located entirely within the floodfringe, the development is subject to the standards of Article IV.

(3) Permitted Uses

Pursuant to Section 16-40 it shall be determined whether the proposed use is located within the floodway or floodfringe. Those uses permitted in the Floodway (Section 16-21) and Floodfringe (Section 16-31) Districts are allowed within the General Floodplain District, according to the standards of Section 16-40(4) provided that all permits or certificates required under Section 16-60 have been issued.

(4) Standards for Development in the General Floodplain District

Article III applies to floodway areas, determined to pursuant to Section 16-40(5); Article IV applies to floodfringe areas, determined to pursuant to Section 16-40(5).

(a) New construction and substantial improvement of structures in zone AO shall have the lowest floor, including basement, elevated:

1. To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade; or

2. If the depth is not specified on the FIRM, to or above two (2) feet above the highest adjacent natural grade.

(b) New Construction and substantial improvement of structures in zone AH shall have the lowest floor, including basement, elevated to or above the flood protection elevation.

(c) In AO zones and AH zones, provide adequate drainage paths to guide floodwaters around structures.

(d) All development in AO zones and AH zones shall meet the requirements of Article IV applicable to flood fringe areas.

(5) Determining Floodway and Floodfringe Limits

Upon receiving an application for development within zone A, or within zone AE where a floodway has not been delineated on the Flood Insurance Rate Maps, the zoning administrator shall:

(a) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures; and the flood zone as shown on the FIRM.

(b) Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries.

1. A Hydrologic and Hydraulic Study as specified in Section 16-60(2)(c).

2. Plan (surface view) showing elevations or

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contours of the ground; pertinent structure, fill or storage elevations; size, location, and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information;

3. Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

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ARTICLE VI. NONCONFORMING USES

16-50 General 6-1
16-51 Floodway District 6-5
16-52 Floodfringe District 6-6

16-50 General

(1) Applicability

(a) The standards in this section shall apply to all uses and buildings that do not conform to the provisions contained within a floodplain zoning ordinance or with s. 87.30, Wis. Stats. and §§ NR 116.12-14, Wis. Adm. Code and 44 CFR 59-72., these standards shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto. A party asserting existence of a lawfully established nonconforming use or structure has the burden of proving that the use or structure was compliant with the floodplain zoning ordinance in effect at the time the use or structure was created.

(b) As permit applications are received for additions, modifications, or substantial improvements to nonconforming buildings in the floodplain, municipalities shall develop a list of those nonconforming buildings, their present equalized assessed value, and a list of the costs of those activities associated with changes to those buildings.

(2) Existing Lawful Uses

The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this ordinance may continue subject to the following conditions:

(a) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this includes painting, decorating, paneling and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance.

The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification, or addition. The roof of the structure may extend over a portion of the deck to provide safe ingress and egress to the principal structure.

(b) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this ordinance;

(c) The municipality shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;

(d) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in

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compliance with Section 16-32(1). The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this paragraph;

(e) No maintenance on a per event basis to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with 16-32(1). Maintenance to any nonconforming structure, which does not exceed 50% of its present equalized assessed value on a per event basis, does not count against the cumulative calculations over the life of the structure for substantial improvement calculations.

(f) If on a per event basis the total value of the work being done under (d) and (e) equals or exceeds 50% of the present equalized assessed value, the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with Section 16-32(1).

(g) Except as provided in Section 16-50(2)(h), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed, or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.

(h) For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the following minimum requirements are met, and all required permits have been granted prior to the start of construction:

1.Residential Structures

a. Shall have the lowest floor, including basement, elevated to or above the flood protection elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of Section 16-64(2).

b. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, and shall be constructed with methods and materials resistant to flood damage.

c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.

d. In A Zones, obtain, review and utilize any flood data available from a federal, state or other source.

e. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in Section 16-40(4).

f. In AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

2. Nonresidential Structures

a. Shall meet the requirements of Section

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16-50(2)(h)1a-f.

b. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in Section 16-64(1) or (2).

c. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in Section 16-40(4).

(3) Nonconforming Historic Structures

A nonconforming historic structure may be altered if the alteration does not preclude the structure's continued designation as a historic structure, the alteration will comply with Section 16-22(1), flood resistant materials are used, and construction practices and floodproofing methods that comply with Section 16-64 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of Section 16-50(2)(h)1 if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

(4) Nonconforming Buildings

Notwithstanding anything in this chapter to the contrary, modifications, additions, maintenance, and repairs to a nonconforming building shall not be prohibited based on cost and the building's nonconforming use shall be permitted to continue if:

(a) Any living quarters in the nonconforming building are elevated to be at or above the flood protection elevation;

(b) The lowest floor of the nonconforming building, including the basement, is elevated to or above the regional flood elevation;

(c) The nonconforming building is permanently changed to conform to the applicable requirements of Article II;

(d) If the nonconforming building is in the floodway, the building is permanently changed to conform to the applicable requirements of Sections 16-22(1), 16-22(2)(b) through (e), 16-22(3), 16-22(4), and 15-51. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with Section 16-40(5). If the encroachment is in the floodway, it must meet the standards in Section 16-22(4);

(e) If the nonconforming building is in the floodfringe, the building is permanently changed to conform to the applicable requirements of Section 16-32 and Section 16-52;

(f) Repair or reconstruction of nonconforming structures and substantial improvements of residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation;

(g) Repair or reconstruction of nonconforming structures and substantial improvements of non-residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation, or (together with attendant utility and sanitary facilities) be designed so that below the base flood elevation the building is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy:

i. Where a non-residential structure is intended to be made watertight below the base flood elevation, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction, and must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of Section 16-50(4)(g) above.

ii. The community must maintain a record of such certification including the specific

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elevation to which each such structure is floodproofed;

(h) Fully enclosed areas below the lowest floor of repair or reconstruction of nonconforming structures and substantial improvements in zones A1-30, AE, and AH that are usable solely for parking of vehicles, building access, or storage, must be designed to adequately equalize hydrostatic forces on exterior walls by allowing for the entry and exit of floodwaters. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet the following criteria:

i. A minimum of two openings into each enclosed area must be located below the base flood elevation and provide a total net area of not less than one square inch for every square foot of enclosed area.

ii. The bottom of all openings must be no higher than one foot above the adjacent grade.

iii. Openings may be equipped with screens, louvers, valves, or other coverings if they permit the automatic entry and exit of floodwaters;

(i) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;

(j) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH on existing sites in an existing manufactured home park that is not undergoing expansion and on which a manufactured home has not incurred substantial damage as a result of flood must be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;

(k) Recreational vehicles placed on sites within zones A1-30, AH, and AE must either:

i. Be on site for fewer than 180 consecutive days; or

ii. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or

iii. Meet the elevation and anchoring requirements for manufactured homes in Section 16-50(4)(i) above;

(l) In a regulatory floodway that has been delineated on the FIRM in zone A1-30 or AE, encroachments, including repair or reconstruction of nonconforming structures , substantial improvement, or other development (including fill) must be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

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(m) In zone A, the community must obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring repair or reconstruction of nonconforming structures, substantial improvement, and other development to meet Sections 16-50(4)(f) through (l) (inclusive) above. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with Section 16-40(5). If the encroachment is in the floodway, it must meet the standards in Section 16-22(4). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

(n) In zones A1-30 or AE where a regulatory floodway has not been delineated on the FIRM, repair or reconstruction of nonconforming structures, substantial improvement, or any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with Section 16-40(5). If the encroachment is in the floodway, it must meet the standards in section 16-22(4). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

(o) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity; or

(p) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of nonresidential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified), or (together with attendant utility and sanitary facilities) be structurally dry-floodproofed to that level according to the standard specified in Section 16-50(4)(g) above. Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity.

16-51 Floodway District

(1) Modifications or Additions

No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the Floodway District, unless such modification or addition:

(a) Has been granted a permit or variance which meets all ordinance requirements;

(b) Meets the requirements of Section 16-50;

(c) Shall not increase the obstruction to flood flows or regional flood height;

(d) Any addition to the existing structure shall be floodproofed, pursuant to Section 16-64, by means other than the use of fill, to the flood protection elevation; and

(e) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

2. The parts of the foundation located below the flood protection elevation

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must be constructed of flood-resistant materials;

3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

4. The use must be limited to parking, building access or limited storage.

(2) Sewage Disposal Systems

No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District. Any replacement, repair, or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, Section 16-64(3) and ch. SPS 383, Wis. Adm. Code.

(3) Wells

No new well or modification to an existing well used to obtain potable water shall be allowed in the Floodway District. Any replacement, repair, or maintenance of an existing well in the Floodway District shall meet the applicable requirements of all municipal ordinances, Section 16-64(3) and chs. NR 811 and NR 812, Wis. Adm. Code.

16-52 Floodfringe District

(1) Modifications or Additions

No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality and meets the requirements of Section 16-32 except where Section 16-53(2) is applicable.

(2) Variances

Where compliance with the provisions of Section 16-52(1) would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Board of Appeals, using the procedures established in Section 16-62, may grant a variance from those provisions of Section 16-52(1) for modifications or additions using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:

(a) No floor is allowed below the regional flood elevation for residential or commercial structures;

(b) Human lives are not endangered;

(c) Public facilities, such as water or sewer, shall not be installed;

(d) Flood depths shall not exceed two feet;

(e) Flood velocities shall not exceed two feet per second; and

(f) The structure shall not be used for storage of materials as described in Section 16-32(5).

(3) Sewage Disposal Systems

All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system shall meet all the applicable provisions of all local ordinances, Section 16-64(3) and ch. SPS 383, Wis. Adm. Code.

(4) Wells

All new wells, or addition to, replacement, repair, or maintenance of a well shall meet the applicable provisions of this ordinance, Section 16-64(3) and ch. NR 811 and NR 812, Wis. Adm. Code.

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ARTICLE VII. ADMINISTRATION

16-60 Zoning Administrator 7-1
16-61 Zoning Agency 7-5
16-62 Board of Appeals 7-5
16-62 Review of Appeals to Permit Denials 7-7
16-64 Floodproofing Standards 7-8
16-65 Public Information 7-9

Where a zoning administrator, planning agency or a Board of Appeals has already been appointed to administer a zoning ordinance adopted under ss. 59.69, 59.692 or 62.23(7), Wis. Stats., these officials shall also administer this ordinance.

16-60 Zoning Administrator

(1) Duties and Powers

The zoning administrator is authorized to administer this ordinance and shall have the following duties and powers:

(a) Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.

(b) Issue permits and inspect properties for compliance with provisions of this ordinance and issue certificates of compliance where appropriate.

(c) Inspect and assess all damaged floodplain structures to determine if substantial damage to the structures has occurred.

(d) Keep records of all official actions such as:

1. All permits issued, inspections made, and work approved;

2. Documentation of certified lowest floor and regional flood elevations;

3. Floodproofing certificates.

4. Water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments.

5. All substantial damage assessment reports for floodplain structures.

6. List of nonconforming structures and uses.

(e) Submit copies of the following items to the Department Regional office:

1. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;

2. Copies of case-by-case analyses and other required information.

3. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.

(f) Investigate, prepare reports, and report violations of this ordinance to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the Department Regional office.

(g) Submit copies of amendments to the FEMA Regional office.

(2) Land Use Permit

A land use permit shall be obtained before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the zoning administrator shall include:

(a) General Information

1. Name and address of the applicant, property owner and contractor;

2.Legal description, proposed use, and

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whether it is new construction or a modification;

(b) Site Development Plan

A site plan drawn to scale shall be submitted with the permit application form and shall contain:

1. Location, dimensions, area, and elevation of the lot;

2. Location of the ordinary highwater mark of any abutting navigable waterways;

3. Location of any structures with distances measured from the lot lines and street center lines;

4. Location of any existing or proposed on-site sewage systems or private water supply systems;

5. Location and elevation of existing or future access roads;

6. Location of floodplain and floodway limits as determined from the official floodplain zoning maps;

7. The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study – either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);

8. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether the requirements of Article III or Article IV are met; and

9. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to Section16-11. This may include any of the information noted in Section 16-22(1).

(c) Hydraulic and Hydrologic Studies to Analyze Development

All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department.

1. Zone A floodplains and in AE zones within which a floodway is not delineated:

a. Hydrology

The appropriate method shall be based on the standards in ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge.*

b. Hydraulic modeling

The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, Hydraulic Analysis: Determination of Regional Flood Elevation and the following:

i. Determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.

ii. Channel sections must be surveyed.

iii. Minimum four-foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.

iv. A maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.

v. The most current version of HEC-RAS shall be used.

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vi. A survey of bridge and culvert openings and the top of road is required at each structure.

vii. Additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.

viii. Standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high-water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.

ix. The model must extend past the upstream limit of the difference in the existing and proposed flood profiles to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

c. Mapping

A work map of the reach studied shall be provided, showing all cross-section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is in the floodway.

i. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.

ii. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

2. Zone AE Floodplains

a. Hydrology

If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge.*

b. Hydraulic model

The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

i. Duplicate Effective Model

The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.

ii. Corrected Effective Model.

The Corrected Effective Model shall not include any man-made physical changes since the effective model date but shall import the model into the most current version of HEC-RAS for Department review.

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iii. Existing (Pre-Project Conditions) Model.
The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.

iv. Revised (Post-Project Conditions) Model.
The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.

v. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.

vi. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and top widths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.

c. Mapping
Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:

i. Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.

ii. Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.

iii. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.

iv. If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used, then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.

v. The revised floodplain boundaries shall tie into the effective floodplain boundaries.

vi. All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.

vii. Both the current and proposed floodways shall be shown on the map.

viii. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

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(d) Expiration
All permits issued under the authority of this ordinance shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause. If the permitted work has not started within 180 days of the permit date, the development must comply with any regulation, including any revision to the FIRM or FIS, that took effect after the permit date.

(3) Certificate of Compliance

No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt, or replaced shall be occupied until a certificate of compliance is issued by the zoning administrator, except where no permit is required, subject to the following provisions:

(a) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this ordinance;

(b) Application for such certificate shall be concurrent with the application for a permit;

(c) If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;

(d) The applicant shall submit a certification signed by a registered professional engineer, architect, or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that the requirements of Section16-64 are met.

(e) Where applicable pursuant to Section 16-40(4), the applicant must submit a certification by a registered professional engineer or surveyor of the elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding pilings or columns), and an indication of whether the structure contains a basement.

(f) Where applicable pursuant to Section 16-40(4), the applicant must submit certifications by a registered professional engineer or architect that the structural design and methods of construction meet accepted standards of practice as required by Section 16-40(4).

(4) Other Permits

Prior to obtaining a floodplain development permit the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

16-61 Zoning Agency

(1) The Development Services Department shall:

(a) Oversee the functions of the office of the zoning administrator; and

(b) Review and advise the governing body on all proposed amendments to this ordinance, maps, and text.

(c) Publish adequate notice pursuant to Ch. 985, Wis. Stats., specifying the date, time, place, and subject of the public hearing.

(2) The Development Services Department shall not:

(a) grant variances to the terms of the ordinance in place of action by the Board of Appeals; or

(b) amend the text or zoning maps in place of official action by the governing body.

16-62 Board of Appeals

The Board of Appeals, created under s. 62.23(7)(e), Wis. Stats., for cities or villages, is hereby authorized or shall be appointed to act for the purposes of this ordinance. The Board of Appeals shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The zoning administrator shall not be the secretary of the Board.

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(1) Duties and Powers

The Board of Appeals shall hear and decide the following:

(a) Appeals -- Hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement or administration of this ordinance;

(b) Boundary Disputes -- Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map; and

(c) Variances -- Hear and decide, upon appeal, variances from the ordinance standards.

(2) Appeals

(a) Appeals to the Board of Appeals may be taken by any person aggrieved, or by any officer or department of the municipality affected by any decision of the zoning administrator or other administrative officer. Such appeal shall be taken within 30 days unless otherwise provided by the rules of the Board of Appeals, by filing with the official whose decision is in question, and with the Board of Appeals, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the Board of Appeals all records regarding the matter appealed.

(b) Notice and Hearing for Appeals Including Variances

1. Notice - The Board of Appeals shall:

(a) Fix a reasonable time for the hearing;

(b) Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place, and subject of the hearing; and

(c) Assure that notice shall be mailed to the parties in interest and the Department Regional office at least 10 days in advance of the hearing.

2. Hearing - Any party may appear in person or by agent. The Board of Appeals shall:

(a) Resolve boundary disputes according to Section 16-62(3);

(b) Decide variance applications according to Section 16-62(4); and

(c) Decide appeals of permit denials according to Section 16-63.

(c) Decision – The final decision regarding the appeal or variance application shall:

1. Be made within a reasonable time;

2. Be sent to the Department Regional office within 10 days of the decision;

3. Be a written determination signed by the chairman or secretary of the Board of Appeals;

4. State the specific facts which are the basis for the Board of Appeal's decision;

5. Either affirm, reverse, vary or modify the order, requirement, decision, or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application; and

6. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board of Appeals proceedings.

(3) Boundary Disputes

The following procedure shall be used by the Board of Appeals in hearing disputes concerning floodplain district boundaries:

(a) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary.

(b) The person contesting the boundary location

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shall be given a reasonable opportunity to present arguments and technical evidence to the Board of Appeals; and

(c) If the boundary is incorrectly mapped, the Board of Appeals should inform the zoning committee or the person contesting the boundary location to petition the governing body for a map amendment according to Article XIII *Amendments*.

(4) Variances

(a) The Board of Appeals may, upon appeal, grant a variance from the standards of this ordinance if an applicant convincingly demonstrates that:

1. Literal enforcement of the ordinance will cause unnecessary hardship;

2. The hardship is due to adoption of the floodplain ordinance and unique property conditions, not common to adjacent lots or premises. In such case the ordinance or map must be amended;

3. The variance is not contrary to the public interest; and

4. The variance is consistent with the purpose of this ordinance in Section 16-03.

(b) In addition to the criteria in Section 16-62(4)(a), to qualify for a variance under FEMA regulations, the Board of Appeals must find that the following criteria have been met:

1. The variance shall not cause any increase in the regional flood elevation;

2. The applicant has shown good and sufficient cause for issuance of the variance;

3. Failure to grant the variance would result in exceptional hardship;

4. Granting the variance will not result in additional threats to public safety, extraordinary expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

5. The variance granted is the minimum necessary, considering the flood hazard, to afford relief.

(c) A variance shall not:

1. Grant, extend or increase any use prohibited in the zoning district;

2. Be granted for a hardship based solely on an economic gain or loss;

3. Be granted for a hardship which is self-created.

4. Damage the rights or property values of other persons in the area;

5. Allow actions without the amendments to this ordinance or map(s) required in Article VIII *Amendments*; and

6. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

(d) When a floodplain variance is granted the Board of Appeals shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to $25.00 per $100.00 of coverage. A copy shall be maintained with the variance record.

Review of Appeals to Permit Denials

(1) Data to Review

The Zoning Agency (Section 16-61) or Board of Appeals shall review all data related to the appeal. This may include:

(a) Permit application data listed in Section 16-60(2);

(b) Floodway/floodfringe determination data in section 16-40(5);

(c) Data listed in Section 16-22(1)(b) where the applicant has not submitted this information to the zoning administrator; and

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(d) Other data submitted with the application or submitted to the Board of Appeals with the appeal.

(2) Appeals of all Denied Permits

For appeals of all denied permits the Board of Appeals shall:

(a) Follow the procedures of Section 16-62;

(b) Consider zoning agency recommendations; and

(c) Either uphold the denial or grant the appeal.

(3) Appeals Concerning Increases in Regional Flood Elevation

For appeals concerning increases in regional flood elevation the Board of Appeals shall:

(a) Uphold the denial where the Board of Appeals agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of Section VIII *Amendments*; and

(b) Grant the appeal where the Board of Appeals agrees that the data properly demonstrates that the project does not cause an increase provided no other reasons for denial exist.

16-64 Floodproofing Standards

(1) Non-residential Structure Designed to be Watertight Below the Regional Flood Elevation

No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to or above the flood protection elevation and submits a FEMA Floodproofing Certificate. Floodproofing is not an alternative to the development standards in Article II, Article III, Article IV, Section 16-40, or Section 16-42.

(2) Structure Designed to Allow the Entry of Floodwaters

For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan that is either:

(a) Certified by a registered professional engineer or architect; or

(b) Meeting or exceeding the following standards:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

2. The bottom of all openings shall be no higher than one foot above grade; and

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices if they permit the automatic entry and exit of floodwaters.

(3) Floodproofing Measures

Floodproofing measures shall be designed, as appropriate, to:

(a) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;

(b) Protect structures to the flood protection elevation;

(c) Anchor structures to foundations to resist flotation and lateral movement;

(d) Minimize or eliminate infiltration of flood waters;

(e) Minimize or eliminate discharges into flood waters;

(f) Placement of essential utilities to or above the flood protection elevation; and

(g) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

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1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

4. The use must be limited to parking, building access or limited storage.

16-65 Public Information

(1) Place marks on structures to show the depth of inundation during the regional flood.

(2) All maps, engineering data and regulations shall be available and widely distributed.

(3) Real estate transfers should show what floodplain district any real property is in.

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ARTICLE VIII. AMENDMENTS

16-70 When Permitted 8-1
16-71 General 8-1
16-72 Procedures 8-1

16-70 When Permitted

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 16-71.

(1) In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Section 16-71. Any such alterations must be reviewed and approved by FEMA and the DNR.

(2) In A Zones increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain maps, floodway lines, and water surface profiles, in accordance with Section 16-71.

16-71 General

The governing body shall change or supplement the floodplain zoning district boundaries and this ordinance in the manner outlined in s. 8.2 below. Actions which require an amendment to the ordinance and/ or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:

(1) Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;

(2) Any change to the floodplain boundaries and/or watercourse alterations on the FIRM;

(3) Any changes to any other officially adopted floodplain maps listed in Section 16-05(2)(b);

(4) Any floodplain fill which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain;

(5) Correction of discrepancies between the water surface profiles and floodplain maps;

(6) Any upgrade to a floodplain zoning ordinance text required by s. NR 116.05, Wis. Adm. Code, or otherwise required by law, or for changes by the municipality; and

(7) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

16-72 Procedures

Ordinance amendments may be made upon petition of any party according to the provisions of s. 62.23, Wis. Stats., for cities and villages. The petitions shall include all data required by Section 16-40(5) and Section 16-60(2). The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.

(1) The proposed amendment shall be referred to the zoning agency for a public hearing and recommendation to the governing body. The amendment and notice of public hearing shall be submitted to the Department Regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of s. 62.23, Wis. Stats., for cities and villages.

(2) No amendments shall become effective until reviewed and approved by the Department.

(3) All persons petitioning for a map amendment that obstructs flow causing any increase in the regional flood height, shall obtain flooding easements or other appropriate legal arrangements from all

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adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

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ARTICLE IX. ENFORCEMENT AND PENALTIES

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not more than $50.00 (fifty dollars), together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance, and the creation may be enjoined, and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to s. 87.30, Wis. Stats.

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ARTICLE X. DEFINITIONS

16-91 General Definitions

Unless specifically defined, words and phrases in this ordinance shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word "may" is permissive, "shall" is mandatory and is not discretionary.

(1) Terms beginning with "A"

A ZONES – Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

AH ZONE – See "AREA OF SHALLOW FLOODING".

AO ZONE – See "AREA OF SHALLOW FLOODING".

ACCESSORY STRUCTURE OR USE – A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure, or building. An accessory structure shall not be used for human habitation.

ALTERATION – An enhancement, upgrade or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

AREA OF SHALLOW FLOODING – A designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

(2) Terms beginning with "B"

BASE FLOOD – Means the flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.

BASEMENT – Any enclosed area of a building having its floor sub-grade on all sides.

BREAKAWAY WALL – A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

BUILDING – See STRUCTURE.

BULKHEAD LINE – A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to s. 30.11, Wis. Stats., and which allows limited filling between this bulkhead line and the original ordinary highwater mark, except where such filling is prohibited by the floodway provisions of this ordinance.

(3) Terms beginning with "C"

CAMPGROUND – Any parcel of land which is designed, maintained, intended, or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area.

CAMPING UNIT – Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, or tent that is fully licensed, if required, and ready for highway use.

CERTIFICATE OF COMPLIANCE – A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this ordinance.

CHANNEL – A natural or artificial watercourse with definite bed and banks to confine and

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conduct normal flow of water.

CRAWLWAYS or CRAWL SPACE – An enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.

DECK – An unenclosed exterior structure that has no roof or sides and has a permeable floor which allows the infiltration of precipitation.

(4) Terms beginning with "D"

DEPARTMENT – The Wisconsin Department of Natural Resources.

DEVELOPMENT – Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

DRYLAND ACCESS – A vehicular access route which is above the regional flood elevation, and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

(5) Terms beginning with "E"

ENCROACHMENT – Any fill, structure, equipment, use or development in the floodway.

(6) Terms beginning with "F"

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – The federal agency that administers the National Flood Insurance Program.

FLOOD INSURANCE RATE MAP (FIRM) – A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

FLOOD or FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:
The overflow or rise of inland waters;
The rapid accumulation or runoff of surface waters from any source;
The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or
The sudden increase caused by an unusually high-water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

FLOOD FREQUENCY – The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average once in a specified number of years or as a percent (%) chance of occurring in any given year.

FLOODFRINGE – That portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

FLOOD HAZARD BOUNDARY MAP – A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

FLOOD INSURANCE STUDY – A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered

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and unnumbered A-Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

FLOODPLAIN – Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe and may include other designated floodplain areas for regulatory purposes.

FLOODPLAIN ISLAND – A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

FLOODPLAIN MANAGEMENT – Policy and procedures to ensure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

FLOOD PROFILE – A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

FLOODPROOFING – Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

FLOOD PROTECTION ELEVATION – An elevation of two feet of freeboard above the Regional Flood Elevation. (Also see: FREEBOARD.)

FLOOD STORAGE – Those floodplain areas where storage of floodwaters has been considered during analysis in reducing the regional flood discharge.

FLOODWAY – The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

FREEBOARD – A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.

(7) Terms beginning with "G"

Reserved.

(8) Terms beginning with "H"

HABITABLE STRUCTURE – Any structure or portion thereof used or designed for human habitation.

HEARING NOTICE – Publication or posting meeting the requirements of Ch. 985, Wis. Stats. For appeals, a Class 1 notice, published once at least one week (7 days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (7 days) before the hearing. Local ordinances or bylaws may require additional notice, exceeding these minimums.

HIGH FLOOD DAMAGE POTENTIAL – Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE – Any structure that is either:
Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

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Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.

(9) Terms beginning with "I"

INCREASE IN REGIONAL FLOOD HEIGHT – A calculated upward rise in the regional flood elevation greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

(10) Terms beginning with "J"

Reserved.

(11) Terms beginning with "K"

Reserved.

(12) Terms beginning with "L"

LAND USE – Any nonstructural use made of unimproved or improved real estate. (Also see DEVELOPMENT.)

LOWEST ADJACENT GRADE – Elevation of the lowest ground surface that touches any of the exterior walls of a building.

LOWEST FLOOR – The lowest floor of the lowest enclosed area (including basement).

(13) Terms beginning with "M"

MAINTENANCE – The act or process of ordinary upkeep and repairs, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems, or structures.

MANUFACTURED HOME – A structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING – A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring if concrete pads.

MOBILE RECREATIONAL VEHICLE – A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

MODEL, CORRECTED EFFECTIVE – A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.

MODEL, DUPLICATE EFFECTIVE – A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.

MODEL, EFFECTIVE – The hydraulic engineering

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model that was used to produce the current effective Flood Insurance Study.

MODEL, EXISTING (PRE-PROJECT) – A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man-made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.

MODEL, REVISED (POST-PROJECT) – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.

MUNICIPALITY or MUNICIPAL – The county, city or village governmental units enacting, administering, and enforcing this zoning ordinance.

(14) Terms beginning with "N"

NAVD or NORTH AMERICAN VERTICAL DATUM – Elevations referenced to mean sea level datum, 1988 adjustment.

NGVD or NATIONAL GEODETIC VERTICAL DATUM – Elevations referenced to mean sea level datum, 1929 adjustment.

NEW CONSTRUCTION – Structures for which the start of construction commenced on or after the effective date of a floodplain zoning regulation adopted by this community and includes any subsequent improvements to such structures.

NON-FLOOD DISASTER – A fire or an ice storm, tornado, windstorm, mudslide, or other destructive act of nature, but excludes a flood.

NONCONFORMING STRUCTURE – An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this ordinance for the area of the floodplain which it occupies. (For example, an existing residential structure in the floodfringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

NONCONFORMING USE – An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this ordinance for the area of the floodplain which it occupies. (Such as a residence in the floodway.)

(15) Terms beginning with "O"

OBSTRUCTION TO FLOW – Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

OFFICIAL FLOODPLAIN ZONING MAP – That map, adopted and made part of this ordinance, as described in s. 1.5(2), which has been approved by the Department and FEMA.

OPEN SPACE USE – Those uses having a relatively low flood damage potential and not involving structures.

ORDINARY HIGHWATER MARK – The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

(16) Terms beginning with "P"

PERSON – An individual, or group of individuals, corporation, partnership, association, municipality, or state agency.

PRIVATE SEWAGE SYSTEM – A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure, or a system located on a different parcel than the structure.

PUBLIC UTILITIES – Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and

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distribution and collection systems such as water, sanitary sewer and storm sewer.

(17) Terms beginning with "Q"

Reserved.

(18) Terms beginning with "R"

REASONABLY SAFE FROM FLOODING – Means base flood waters will not inundate the land or damage structures to be removed from the floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

REGIONAL FLOOD – A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

START OF CONSTRUCTION – The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

(19) Terms beginning with "S"

STRUCTURE – Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

SUBDIVISION – Has the meaning given in s. 236.02(12), Wis. Stats.

SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

(20) Terms beginning with "T"

Reserved.

(21) Terms beginning with "U"

UNNECESSARY HARDSHIP – Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height, or density unnecessarily burdensome or unreasonable in light of the purposes of the ordinance.

(22) Terms beginning with "V"

VARIANCE – An authorization by the Board of Adjustment or Appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the floodplain zoning ordinance.

VIOLATION – The failure of a structure or other

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development to be fully compliant with the floodplain zoning ordinance. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

(23) Terms beginning with "W"

WATERSHED – The entire region contributing runoff or surface water to a watercourse or body of water.

WATER SURFACE PROFILE – A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

WELL – means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.

(24) Terms beginning with "X"

Reserved.

(25) Terms beginning with "Y"

Reserved.

(26) Terms beginning with "Z"

Reserved.

#END#

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Discussion about the 2022 City of De Pere Housing Affordability Report Update.**

ATTACHMENTS:

- 2022 Housing Affordability Report Update Memo - 27 Feb 2023 (DOCX)
- 2022 Housing Affordability Report (PDF)

CITY OF DE PERE
MEMO

To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: February 27, 2023

RE: Discussion about the 2022 City of De Pere Housing Affordability Report Update.

Summary:
Per the requirements of Wisconsin Act 243, all Wisconsin communities with a population greater than 10,000 are required to prepare a Housing Affordability Report for year 2018 and then update the report annually. The following document reflects the Year 2022 Update for the City of De Pere.

The intent of the document is to focus on affordable housing and improve upon the City's 2010 Comprehensive Plan. The report also helps to identify the existence of housing stock and opportunities for lower-income families.

The contents of the report, in summary include the following from year 2022:

- The number of approved subdivision plats, certified survey maps, condominium plats, and building permit applications.
- The total number of City approved new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- An analysis of housing affordability for homeowners and renters.
- A list and map of undeveloped parcels in the city that are zoned for residential development as well as undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment.

Staff Request:
No action required. This is an informational item to identify that the 2022 City of De Pere Housing Affordability Report Update was placed on the City of De Pere website prior to the January 31, 2022, deadline.

CITY OF DE PERE

Housing Affordability Report
2022 Update

An update on De Pere's implementation of the housing element of the Comprehensive Plan

Update Completed January 31, 2023

Prepared per 2017 WI Act 243 Housing Report Requirements

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Purpose for a Housing Affordability Report 2022 Update

Wisconsin Statutes Section 66.10013 requires that municipalities with a population greater than 10,000 publish an annual housing affordability report online and the report must be updated annually. The City of De Pere, with an approximate 2022 population of 25,353, is providing the following information as part of the 2022 update:

- Number of proposed new residential dwelling units.
- An analysis of residential development regulations.
- An analysis of residential development regulations.
- A financial impact on the cost of each new subdivision.
- Ways to modify construction and development regulations, lot sizes, approval processes, and fees to meet existing and forecasted housing demand, and reduce time and cost to approve and develop a new subdivision by 20%.
- A list and map of undeveloped parcels that are suitable for, but not zoned for residential development.
- A list and map of undeveloped residential zoned parcels.

All information within the 2022 update reflects data that was collected from January 1, 2022, through December 31, 2022. The 2022 update was posted on the City of De Pere website on January 31, 2023.

Year 2022 Final Approved Residential Land Divisions and Building Permit Applications

Final Approved Residential Land Division and Building Permit Reviews

SUBDIVISION PLATS		CERTIFIED SURVEY MAPS (CSM)		CONDOMINIUM PLATS		BUILDING PERMIT APPLICATIONS	
Subdivision Name	New Residential Dwelling Units	CSM Location	New Residential Dwelling Units	Condominium Name	New Residential Dwelling Units	All Use Applications	New Residential Dwelling Units
Mystic Creek	97 One-Unit	3234 Old Janssen TR	2	-	-	242	23 One-Unit 6 two-unit 0 multi-unit
Waterview Heights Fifth Addition	94 One-Unit 18 two-unit 64 multi-unit	2000 BLK Lawrence DR	2	-	-	-	-
TOTAL	**273**	**NA**	**4**	**NA**	**0**	**242**	**29**

Source: Year 2022 Plan Commission reviews and Building Permit applications.

Year-End Undeveloped City Acreage Suitability for Residential Development

UNDEVELOPED CITY ACREAGE TYPE	ACRES
Zoned for Residential Development	538.63
Not zoned but Suitable for Residential Development	324.91
TOTAL	**863.54**

Source: Year 2022 City Zoning Map and GIS.

Appendix C includes a list of undeveloped parcels in the municipality that are zoned for residential development and all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development. Appendix D includes a map of the parcels referenced in Appendix C.

Analysis of Residential Development Regulations

Land Use Controls

In 2022 the City of De Pere approved a rewrite of Municipal Code Chapter 14 (Zoning Ordinance), which became effective on January 1, 2023. The rewritten Zoning Ordinance Articles II and III modernized land use controls for residential lots, principal building siting, accessory building siting, and maximum building height. In most cases the changes included reduced lot sizes, reduced setbacks, increased accessory building sizes, and increased building heights.

The Zoning Ordinance does not have any architectural or material requirements for one-unit and two-unit dwellings. Multi-unit dwellings are subject to Zoning Ordinance Article IX (Building and Site Design) for allowed and prohibited façade materials and Article X (Landscaping and Screening). Both articles were modernized with expanded lists and opportunities for the developer.

Site Improvement Requirements and Costs

The City of De Pere designs, bids and oversees construction of almost all public infrastructure in new residential developments including stormwater management, utilities, and roads. Sidewalks are required and are installed by the property owner or home builder. The City of De Pere did not have any newly approved residential subdivisions in 2022 for cost calculations. The following table represent estimates.

Average Cost for City Residential Infrastructure

TYPE	COST
Utilities, Streets, Curbs	$700 per lineal foot
Stormwater	$1,000 per lot

Source: Year 2022 City Engineering.

Costs can vary depending on the design of the subdivision and property conditions. Developers also incur additional costs including Wisconsin Public Service, engineering fees and real estate fees.

Estimated City Plat Infrastructure Costs

SUBDIVISION NAME	ACRES	ONE-UNIT LOTS	ESTIMATED COST PER LOT	AVERAGE SALE PRICE PER LOT	NOTES
Mystic Creek	46	97	$30,400	NA (Zillow.com)	All one-unit.
Waterview Heights Fifth Addition	58	94	$36,000	NA (Zillow.com)	One-unit, two-unit, and multi-unit.

Source: City Development Services, Brown County GIS, Zillow.com.

Cost to Permit

The following are estimated City of De Pere rezoning, permit, park dedication, and engineering fees from the last five one-unit dwellings on vacant land. The average City cost for developing a basic 20 lot subdivision using the average of the below developer driven lots would be approximately $728,194.60.

Estimated Per-Lot Platting, Rezoning, Permit, Park Dedication, and Engineering Fees

ADDRESS	SQUARE FEET	PLATTING	REZONING	BUILDING PERMIT	PARK DEDICATION	INFRA-STRUCTURE
2534 Tipperary TR	8,750	$75.61	$3.81	$804.76	$300.00	$25,500.00
2530 Tipperary TR	8750	$75.61	$3.81	$874.12	$300.00	$25,500.00
2141 Fox Point CI	17,883	$81.91	$0.00	$904.12	$300.00	$36,010.50
1586 Red Maple RD	22,841	$81,91	$0.00	$936.64	$300.00	$19,085.00
3021 Scarlet Oak RD	17,071	$82.78	$0.00	$913.24	$300.00	$26,075.00

Source: City Development Services.

Fees and Land Dedication Requirements

The City of De Pere charges platting and/or zoning review fees and park in lieu of dedication fees for residential development. Appendix A includes a list of review and permit fees; Appendix B includes a table of collected residential fees from 2022. Land dedication requirements are outlined in Municipal Code Section 46-5 (Platting and Division of Land – Public sites and open spaces), which includes requirements for dedication of sites and payment in lieu of dedication.

Permit Procedures

Permit procedures and applications are provided in a Single and Two-Family Permit Packet that is available on the City's website. Single and Two-Family residential permit reviews are typically completed within five days of submittal. General steps are outlined in the permit packet.

Housing Demand and Development Regulations

The following information includes a summary of the impact on existing and forecasted housing demand. The information also includes ways that a developer can work with the City of De Pere and reduce time and/or costs to approve a new subdivision by up to 20%.

Subdivision approvals, timing, and savings

The creation of new one-unit lots generally occurs through the land division process. The types of land divisions are subdivision plats, certified survey maps, and condominium plats.

Subdivision Plat

Subdivision plats are reviewed in three phases, per Municipal Code Section 46-3 (Platting and Division of Land – Procedure). The phases include a pre-consultation, preliminary plat review, and final plat review.

Most subdivisions in De Pere are reviewed faster than the Municipal Code established timelines. Generally, Plan Commission reviews the preliminary plat and final plat when properly submitted 4 weeks prior to a Plan Commission meeting and Common Council reviews Plats within 8-16 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Certified Survey Map (CSM)

Certified survey maps are reviewed in two phases, per Municipal Code Section 46-8 (Platting and Division of Land – Land divisions other than subdivisions). The phases include a pre-consultation and certified survey map review.

Most CSM documents in De Pere are reviewed faster than the Municipal Code Chapter 46 established timelines. Generally, Plan Commission reviews the CSM when properly submitted 4 weeks prior to a Plan Commission meeting and Common Council (if needed) reviews within 8-16 days of Plan Commission reviews. This represents a 44%-67% time reduction.

Condominium Plat

Condominium plats are reviewed in two phases, per Municipal Code Section 46-13 (Platting and Division of Land – Land divisions other than subdivisions) and Wis. Stats. §703.115. The phase includes a pre-consultation and certified survey map review.

Most condominium plats in De Pere are reviewed faster than the Wis. Stats. §703.115 established 10-day deadline. Administrative staff reviews typically take 0-2 day an 80%100% time savings. To further save, The City has eliminated the need for the review of the conversion of existing duplex units, which is a 100% savings for review time and a 100% savings for review fees.

Lot Size Changes and Savings with more Sellable Lots

Two subdivisions were created in 2022. Based on the last 5 one-unit detached house building permits the average lot size was 15,059 square feet and the average street frontage 97 linear feet. The sizes were developer driven; a reduction and savings in sizes to generate more saleable lots can also be developer driven, rather than City driven, by simply reducing lot sizes. See the example table below, which compares the 2022 average developer lot sizes and street frontages to the city allowed lot sizes and street frontages for one-unit detached houses.

For the sake of simplicity when comparing, the following will be assumed for the "concept subdivisions":

- The subdivision will include the construction of a new 970-foot-long street.
- Half of the lots will be on each side of the street.
- In order to keep the street length comparable for all scenarios, any extra remaining street frontage can be used to make additional full-size lots, but insufficient width to make an extra lot will be absorbed into the costs of the remaining lots.
- Each lot will have a one-unit detached house.
- Special land dedications were not made for parks, etc.

Potential Per Lot Profit Increase when a Developer Reduces Detached House Lot Sizes

CONCEPT SUBDIVISION	PER LOT FRONTAGE	TOTAL LOTS	PER LOT FEES/INFRA-STRUCTURE	PER LOT SALE PRICE (ZILLOW.COM)	PER LOT PROFIT	ALL LOTS OF PROFIT
2022 Developer Driven Average	97'	20	$36,355	$65,500 (Fox Point CT)	$29,145	$582,900
Existing R1-80 Zoning District	80'	24	$30,671	$61,900 (Kilrush RD)	$32,229	$749,496
Existing R1-60 Zoning District	60'	32	$23,567	$50,000.00 (Tipperary TR)	$26,433	$845,856
Existing R1-45 Zoning District	45'	45	$17,410	$37,000 (Wisconsin ST)	$19,590	$881,550

Source: City Development Services, Zillow.com. Data for informational purposes only.

Financial Support for Residential Development

The City proactively supports residential development via a Residential Infrastructure Policy. This policy allows developers to request City-funded public infrastructure. The City funds the public infrastructure for the project and then recaptures those funds as lots develop. This dramatically reduces the capital outlay required by the developer. The City of De Pere also offers TIF for mixed-use projects in the downtown that includes residential units.

Additional Potential Changes to Residential Regulations

In 2022 the City approved a new Zoning Ordinance, that would become effective on January 1, 2023. To assist in meeting existing and forecasted housing demands the new Zoning Ordinance addresses the following:

- Backyard cottages and secondary suites are a permitted uses in residential districts.
- Maximum building heights were increased in residential districts and mixed-use districts.
- A wider range of reduced lot sizes was created.
- Online permit submittal and payment was created (or is in progress).
- Along with developers, the following was promoted:
    - Promote reinvestment in existing housing stock to maintain property values and strong neighborhoods.
    - Promote adequate supply and mix of housing types for individuals of all life stages, physical abilities, and income levels.
    - Encourage the development of additional community-based residential facilities to help care for a diverse population.
    - Identify residential Smart Growth areas next to existing development to take advantage of existing utilities and public services.
    - Promote traditional neighborhood design (TND) as a viable mixed-use development option.
    - Develop and implement residential maintenance standards.
    - Identify and utilize government programs, such as Community Development Block Grants–Housing (CDBG–Housing) and the Wisconsin Housing and Economic Development Authority (WHEDA), to improve aging residential stock.

Housing Affordability

De Pere Median One-Unit Detached House Price for Past Five Years

YEAR End	MEDIAN HOME PRICE	INCREASE / DECREASE FROM PREVIUS YEAR
2022	$322,217	+ $35,874
2021	$286,343	+ $41,828
2020	$244,515	+ $21,023
2019	$223,492	+ $10,213
2018	$213,279	--

Source: City Development Services, Zillow.com.

De Pere Average Monthly Rent by Number of Bedrooms

NUMBER OF BEDROOMS	DE PERE MONTHLY RENT	INCREASE / DECREASE FROM THE GREEN BAY METROPOLITAN AREA
Studio	$637	+ $11
1	$680	+ $9
2	$876	+ $15
3	$1,201	+ $26
4	$1,205	+ $22

Source: City Development Services, Bestplaces.net

In 2022, the median cost of home ownership has gone up from the previous year. However, the median cost of renting stayed the same as the previous year. Living in Green Bay, Allouez, or Ashwaubenon is less expensive than De Pere; It is more expensive to live in Bellevue, Hobart, and Suamico.

Appendix A: Building/Planning Fee Lists

2023 PLANNING DEPARTMENT FEES

Fee Type	Current Fee (2023)
Cell Tower	$325.00
Conditional Use Permit	$350.00
Condo Plat Review	$300 + (# of lots x $68) + (# of common elements x $68)
CSM Review	$375.00
New Easement/Easement Release	$375.00
Land Use Permit	$175.00
Preliminary Plat Review	$300 + (# of lots x $68)
Final Plat	$200.00
ROP (Revocable Occupany Permit)	$35.00
Rezoning (Includes PDD/PIP)	$350.00
Right-of-Way Vacation	$350.00
Short Term Rental	$350.00
Site Plan Review	$350.00
Street Name Change	$350.00
Variance	$175.00
Zoning Verification Letter	$75.00
Comprehensive Plan Amendment	$500.00
Other/Unspecified	$300.00

2023 BUILDING DEPARTMENT FEES

Fee Type	Current Fee	Proposed 2023 Fee
Residential Building Permit - New/Add	$.12/sq ft	No change
Commercial Tenant Build-out Permit	$.22/sq ft	No change
Warehouses - New/Add Building Permit	$.12/sq ft	No change
Comm/Ind/Institutional/Multi Fam - New/Add	$.22/sq ft	No change
Comm/Ind/Institutional/Multi Fam - Alt/Rep/Rem	$12/$1,000	No change
Residential - Alt/Rep/Rem	$10/$1,000	No change
1-2 Family Dwelling Plan Review - New/Add	$135.00	$175.00
Multi-Fam/Comm/Ind Plan Review - New/Add	$215.00	$250-$500/sq.ft
Fire Alarm System	$75.00	$100.00
Fire Suppression Sprinkler System - New/Add/Alt	$300 + $75/riser or floor	$350 + $80/riser or floor
Flood Plain Development Fee	$165.00	$175.00
Flood Plain Zoning Letter	$95.00	$100.00
Soil Erosion Control Fee <20,000 sq ft	$95.00	$150.00
Soil Erosion Control Fee >20,000 sq ft	$215.00	$250.00
State UDC Permit Seal	$50.00	No change
Residing/soffits	$75.00	No change
Shed (<200 sq ft)	$50.00	No change
Deck/Gazebo	$75.00	No change
Detached Garage (>200 sq ft)	$75.00	No change
Swimming Pool/Hot Tub/Spa	$6/every $1000	$75.00
Pool Abandonment	$30.00	No change
Canopy (installed over gas station dispensers)	$275.00	$300.00
Awnings/Canopies to Exterior of Buildings	$75.00	$100.00
Moving Building (<600 sq ft)	$100.00	No change
Moving Building (>600 sq ft)	$300.00	No change
Window/Door Replacement	$10/every $1000	$75.00
Working Without a Permit	NEW FEE	Double Fee
Wrecking Permit (<600 sq ft)	$50.00	No change
Wrecking Permit (>600 sq ft)	$160.00	$175.00
Early Start (footings & foundation)	$160.00	$175.00
Fence	$50.00	No change
Reinspection Fee	$75.00	No change
Renew Lapsed Permit	$75.00	No change
Grade Permit	$85.00	No change
Curb Cut	$35.00	No change
Docks	$50.00	No change
Fox River Bank Stabilization/Rip Rap	$50.00	No change
Occupancy w/o permit or before final inspection	$125.00	No change
Radio/Television/Wireless Communication Tower	$300.00	No change
Bleachers/Assembly Seating	$125.00	No change
Residential Driveway/Parking Lot	$50.00	$75.00
Comm/Ind/Multi Driveway/Parking Lot	$150.00	No change
Sign Contractor Annual License	$130.00	No change
Sign Permit	$75.00	$100.00

Sign Variance	$165.00	$300.00
Payment in Lieu of Dedication - Single Family	$300.00	No change
Payment in Lieu of Dedication - Two Family	$600.00	No change
Payment in Lieu of Dedication - Multi Family	$130.00/bedroom	$150.00/bedroom
Change of Use/Occupancy/Special Inspections	NEW FEE	$75.00
Tent Permit	NEW FEE	$75.00
Municipal Service Fee - First violation	NEW FEE	$75.00
Municipal Service Fee - Second Violation	NEW FEE	$150.00
Municipal Service Fee- Third Violation	NEW FEE	$300.00

HVAC PERMIT FEES

Fee Type	Current Min	Proposed Min	Current Fee	Proposed 2023 Fee
Residential - New/Add	$50.00	$75.00	$.10/sq ft	No change
Comm/Ind/Inst/Multi Fam - New/Add	$100.00	No change	$.14/sq ft	No change
Warehouses - HVAC/MUA/AH/VAV/RTU			$75.00/unit	No change
Warehouses - infrared heating units			$130/unit	No change
1-2 Family - Alt/Repair/Remodel	$50.00	$75.00	$7/$1,000	No change
Multi/Comm/Ind/Inst - Alt/Rep/Rem	$100.00	No change	$8/$1,000	No change
Furnace/Boiler Replacement			$75.00	No change
Air Conditioner			$75.00	No change
Fireplace			$75.00	No change
Wood Burning Unit/Space Heater			$75.00	No change
Geo Thermal			$75.00	No change
Re-inspection fee			$75.00	No change
RTU/MUA/AH			$75.00	No change
Kitchen Hood			$75.00	$100.00
Spray Booth			$75.00	$100.00
VAV Unit			$75.00	No change
Unit Heater			$75.00	No change
Infrared Heater			$130.00	No change

ELECTRIC PERMIT FEES

Fee Type	Current Min	Proposed Min	Current Fee	Proposed 2023 Fee
Residential - New/Add	$50.00	$75.00	$.10/sq ft	No change
Warehouses - New/Add	$100.00	No change	$.12/sq ft	No change
Comm/Ind/Inst - New/Add	$100.00	No change	$.14/sq st	No change
Alt/Repair/Remodel (1-30 fixtures)			$50.00	No change
Alt/Repair/Remodel (31-60 fixtures)			$75.00	No change
Alt/Repair/Remodel (61-90 fixtures)			$100.00	No change
Alt/Repair/Remodel (>90 fixtures)			$125 +$.50/ea. opening >90)	No change
Single Family Service Change			$75.00	No change
Two Family Service Change			$75.00	No change
Service Change (all others)			$100.00	No change
Gas Station Pump Control Panel			&75.00	No change
Gas Station Canopy Lights			$75.00	No change
Gas Station Dispensers			$75.00	No change
Illuminated Signs			$75.00	No change
Temporary Electrical Service			$50.00	No change
Accessory Building			$50.00	$75.00
Re-inspection Fee			$75.00	No change
Cell Tower			$100.00	No change
Active Sub-Slab Ventilation System			$75.00	No change
Generator/Standby Sytem			$75.00	No change
Vehicle Charging Station			NEW FEE	$75.00

PLUMBING PERMIT FEES

Fee Type	Current Min	Proposed Min	Current Fee	Proposed 2023 Fee
Residential - New/Add/Alt	$50.00	$75.00	$11/fixture	No change
Buildings Requiring State Approval (16+ fixtures)			$175 + $11/fixture	No change
Lawn Sprinkler Systems			$75.00	No change
Replacement Water Heater			$75.00	No change
Cap sanitary sewer			$75.00	No change
Sewer Lateral Connection			$125.00	No change
Re-inspection fee			$75.00	No change

Appendix B: City Residential Fees Collected

ITEM	FEE COLLECTED
Residential Building Permits	$35,494
Additions	$2,666
Alterations	$28,930
Plumbing related to residential	$5,353
Electrical related to residential	$22,067
HVAC related to residential	$14,143
Plat Review (preliminary)	$6,330
Plat Review (final)	$195
CSM Review	$736
Condominium Plat Review	$482
Fee in lieu of Land (single-family residential)	$6,300
Fee in lieu of Land (two-family residential)	$3,600
Fee in lieu of Land (multi-family residential)	--
Water Meter Fee (residential)	$20,342
Sewer Connection (residential)	$9,275
TOTAL	$155,913

Source: City Development

Building permits for new residential dwelling units: 29

2022 City Residential Fees Divided by above-referenced residential dwelling units*: $5,376

*This calculation is included as part of the fee report appendix but does not accurately reflect fees per unit because many units approved in 2022 are not recorded and permitted until a later year. Some fees are paid at the time of permit, not the time of land division approval.

Appendix C: List of Undeveloped Parcels (Residential Related)

Residential Zoned Property

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-1041	220 S ERIE ST	R2-45	Two-Unit	0.17
ED-1113	0 S ERIE ST	GX-2	Neighborhood Office-Residential	0.17
ED-1119	0 S ONTARIO ST	R2-45	Two-Unit	0.18
ED-1128-11	0 EAST RIVER DR	PI-1	Neighborhood Public Institutional District	12.16
ED-1129-Q-41	0 MERRILL ST	R1-80	Single-Dwelling Detached	0.35
ED-1164-R-32-2	0 RIDGEWAY DR	RM-2	Multi-Unit Districts	5.57
ED-1186	420 COOK ST	R1-60	Single-Dwelling Detached	0.17
ED-1212	0 RANDALL AVE	R1-45	Single-Dwelling Detached	0.12
ED-124-29	1501 GRACE ST BLK	R1-80	Single-Dwelling Detached	0.27
ED-124-48-2	0 GRACE ST	R1-80	Single-Dwelling Detached	0.20
ED-124-Q-28	1644 COLONY DR	R1-80	Single-Dwelling Detached	0.27
ED-1303	611 GLENWOOD AVE	R1-80	Single-Dwelling Detached	0.31
ED-131	0 N BROADWAY ST	R1-80	Single-Dwelling Detached	1.10
ED-134	0 N BROADWAY ST	R1-80	Single-Dwelling Detached	1.53
ED-137	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.22
ED-140	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.17
ED-141	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.17
ED-142	0 OAKDALE AVE	R1-45	Single-Dwelling Detached	0.09
ED-1423-2	0 BOLLES ST	R2-60	Two-Unit	0.22
ED-1423-25	0 BOMIER ST	R2-60	Two-Unit	0.19
ED-1435-41	0 N WINNEBAGO ST	R1-60	Single-Dwelling Detached	0.20
ED-1442-5	1300 CHICAGO ST BLK	R1-60	Single-Dwelling Detached	0.33
ED-1455	927 FOX RIVER DR	R1-80	Single-Dwelling Detached	0.16
ED-1478-2	0 GENEVA ST	R1-80	Single-Dwelling Detached	0.35
ED-156	436 RANDALL AVE	R1-45	Single-Dwelling Detached	0.23
ED-163-2	0 N BROADWAY ST	R1-45	Single-Dwelling Detached	0.23
ED-165	0 RANDALL AVE	R1-45	Single-Dwelling Detached	0.21
ED-177	0 S WISCONSIN ST	R2-45	Two-Unit	0.17
ED-2226	741 EAST RIVER DR	R1-80	Single-Dwelling Detached	0.28
ED-2436	200 OAK WATER CT	R1-80	Single-Dwelling Detached	0.41
ED-2474	2082 RUSHWAY CIR	R1-45	Single-Dwelling Detached	0.15
ED-2498	2113 YAHARA CIR	R1-80	Single-Dwelling Detached	1.01
ED-2504	798 PECATONICA CT	PI-1	Neighborhood Public Institutional District	0.56
ED-2510	2193 YAHARA CIR	R1-80	Single-Dwelling Detached	0.33
ED-2525	2150 CHARLES ST	R1-80	Single-Dwelling Detached	0.49
ED-2528	619 BLACK EARTH DR	R1-80	Single-Dwelling Detached	0.50

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-2535	673 BLACK EARTH DR	R1-80	Single-Dwelling Detached	0.27
ED-2569	2067 OLD PLANK CT	R1-80	Single-Dwelling Detached	0.52
ED-2570	2066 OLD PLANK CT	R1-80	Single-Dwelling Detached	0.58
ED-2763	814 ROTH RD	R1-60	Single-Dwelling Detached	0.21
ED-2813	1232 ATRIUM CT	R2-60	Two-Unit	0.25
ED-2818	1201 ATRIUM CT	R2-60	Two-Unit	0.28
ED-2819	1233 ATRIUM CT	R2-60	Two-Unit	0.34
ED-2830	837 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2831	839 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2832	845 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2833	847 KILLARNY TRL	R2-60	Two-Unit	0.23
ED-2917	942 TRAILSIDE CT	R1-80	Single-Dwelling Detached	0.30
ED-3012	3030 SCARLET OAK RD	R1-60	Single-Dwelling Detached	0.29
ED-3014	3018 SCARLET OAK RD	R1-60	Single-Dwelling Detached	0.25
ED-3019	2700 W SCARLET OAK CIR	R1-60	Single-Dwelling Detached	0.25
ED-3041	635 DIVERSITY DR	R2-60	Two-Unit	0.37
ED-3047	2683 W SCARLET OAK CIR	R1-60	Single-Dwelling Detached	0.35
ED-3053	2562 E SCARLET OAK CIR	R1-60	Single-Dwelling Detached	0.34
ED-3062	3021 SCARLET OAK RD	R1-60	Single-Dwelling Detached	0.39
ED-3070	636 DIVERSITY DR	R1-60	Single-Dwelling Detached	0.26
ED-367	0 N HURON ST	R1-60	Single-Dwelling Detached	0.19
ED-371-A-45	0 N FOX CROFT DR	R1-80	Single-Dwelling Detached	0.41
ED-410	0 N WISCONSIN ST	R2-45	Two-Unit	0.19
ED-439	502 N WISCONSIN ST	R2-45	Two-Unit	0.19
ED-582-10	828 N WEBSTER AVE BLK	R1-60	Single-Dwelling Detached	0.26
ED-582-N-26	0 RIDGEWAY BLVD	R1-60	Single-Dwelling Detached	0.29
ED-639-2	0 S WEBSTER AVE	R1-80	Single-Dwelling Detached	0.31
ED-73-1	0 S BROADWAY ST	PI-1	Neighborhood Public Institutional District	0.05
ED-80-2	0 S BROADWAY ST	PI-1	Neighborhood Public Institutional District	0.06
ED-83	0 FOX RIVER DR	R1-60	Single-Dwelling Detached	0.20
ED-F0123	0 OLD PLANK RD	R1-80	Single-Dwelling Detached	1.28
ED-F0124	0 STH 32-57	R1-80	Single-Dwelling Detached	4.26
ED-R20	0 CTH PP	R1-80	Single-Dwelling Detached	20.79
ED-R29	3100 RYAN RD BLK	R1-80	Single-Dwelling Detached	21.63
ED-R43-1	0 ROCKLAND RD	R1-60	Single-Dwelling Detached	17.63
ED-R44	0 ROCKLAND RD	R1-60	Single-Dwelling Detached	14.61
ED-R46-1	3352 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	10.06
ED-R49	0 OLD PLANK RD	R1-60	Single-Dwelling Detached	31.29
ED-R49-1	0 STH 32-57	R1-60	Single-Dwelling Detached	9.18
ED-R50-1	0 OLD PLANK RD	R1-60	Single-Dwelling Detached	8.57

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-R52-2	0 STH 57	R1-60	Single-Dwelling Detached	14.74
ED-R52-3	0 OLD PLANK RD	R1-60	Single-Dwelling Detached	14.25
ED-R53	3234 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	2.86
ED-R53-2	0 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	20.37
ED-R53-3	OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	11.35
ED-R54-1	0 STH 57	R1-60	Single-Dwelling Detached	11.93
ED-R54-2	0 STH 57	R1-60	Single-Dwelling Detached	3.12
ED-R60	3234 OLD JANSSEN TRL	R1-60	Single-Dwelling Detached	31.38
ED-R61	0 OLD MARTIN RD	R1-60	Single-Dwelling Detached	36.55
ED-R65-1	0 NEW PLANK RD	R1-60	Single-Dwelling Detached	8.91
WD-1004	421 S NINTH ST	R1-80	Single-Dwelling Detached	0.25
WD-1023	422 S NINTH ST	R2-60	Two-Unit	0.29
WD-1030-6	1510 N HONEYSUCKLE CIR	R1-80	Single-Dwelling Detached	0.66
WD-1102	1410 S CARRINGTON LN	R2-60	Two-Unit	0.28
WD-122-2	0 FRIENDSHIP LN	R2-45	Two-Unit	0.23
WD-123-1	0 FRIENDSHIP LN	R2-60	Two-Unit	0.31
WD-123-4	0 FRIENDSHIP LN	R2-60	Two-Unit	0.80
WD-1239	2373 DAYTONA SPEEDWAY	R1-45	Single-Dwelling Detached	0.16
WD-1364	0 RED TAIL GLEN	R1-80	Single-Dwelling Detached	0.21
WD-1388	1952 SNOWY OWL CT	R1-60	Single-Dwelling Detached	1.61
WD-1544	2218 RYGAR CT	R2-60	Two-Unit	0.29
WD-1601	2293 GLEN MEADOWS CIR	R2-60	Two-Unit	0.40
WD-1607	2269 GLEN MEADOWS CIR	R2-60	Two-Unit	0.28
WD-1609	2257 GLEN MEADOWS CIR	R2-60	Two-Unit	0.37
WD-1694	2475 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.25
WD-1696	2463 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.25
WD-1736	2406 KILRUSH RD	R1-60	Single-Dwelling Detached	0.58
WD-1862	1745 MAXWELL CT	R2-60	Two-Unit	0.46
WD-1863	1753 MAXWELL CT	R2-60	Two-Unit	0.32
WD-1940	2485 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1941	2489 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1942	2493 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1943	2497 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1944	2501 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1945	2505 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1946	2509 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1947	2513 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.26
WD-1950	2525-2527 LAWRENCE DR	R1-60	Single-Dwelling Detached	0.35
WD-1951	1790-1792 GARROMAN DR	R1-60	Single-Dwelling Detached	0.28
WD-1952	1784-1786 GARROMAN DR	R1-60	Single-Dwelling Detached	0.28

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-1955	1768-1770 GARROMAN DR	R1-60	Single-Dwelling Detached	0.28
WD-1956	1762-1764 GARROMAN DR	R1-60	Single-Dwelling Detached	0.36
WD-1960	2524 KILRUSH RD	R1-60	Single-Dwelling Detached	0.39
WD-1961	2520 KILRUSH RD	R1-60	Single-Dwelling Detached	0.57
WD-1968	2492 KILRUSH RD	R1-60	Single-Dwelling Detached	0.26
WD-1970	2489 KILRUSH RD	R1-60	Single-Dwelling Detached	0.26
WD-1971	2493 KILRUSH RD	R1-60	Single-Dwelling Detached	0.26
WD-1974	2505 KILRUSH RD	R1-60	Single-Dwelling Detached	0.30
WD-1975	2509 KILRUSH RD	R1-60	Single-Dwelling Detached	0.33
WD-1979	2506 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.46
WD-1987	2475 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.37
WD-1988	2481 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.32
WD-1989	2487 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.32
WD-1990	2493 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.28
WD-1991	2501 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.32
WD-1992	2505 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1993	2509 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1994	2513 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1995	2517 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-1999	2533 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2000	2537 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.34
WD-2001	1754 GARROMAN DR	R1-60	Single-Dwelling Detached	0.34
WD-2002	2534 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2003	2530 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2004	2526 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2005	2522 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2006	2518 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2007	2514 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2008	2510 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.20
WD-2009	2506 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.28
WD-2010	2474 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.28
WD-2011	2468 TIPPERARY TRL	R1-60	Single-Dwelling Detached	0.53
WD-2012	2507 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.39
WD-2013	2511 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.27
WD-2017	2527-2529 BALLYVAUGHAN RD	R1-60	Single-Dwelling Detached	0.37
WD-2039	2168 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.63
WD-2040	2164 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.48
WD-2047	2134 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.39
WD-2051	2137 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.44
WD-2052	2141 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.41

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2053	2145 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.43
WD-2054	2149 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.48
WD-2057	2161 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.57
WD-2059	2169 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.61
WD-2060	2173 FOX POINT CIR	R1-80	Single-Dwelling Detached	0.67
WD-2064	2213 FOX POINT CT	R1-80	Single-Dwelling Detached	0.47
WD-2065	2217 FOX POINT CT	R1-80	Single-Dwelling Detached	0.47
WD-2066	2218 FOX POINT CT	R1-80	Single-Dwelling Detached	0.51
WD-2067	2212 FOX POINT CT	R1-80	Single-Dwelling Detached	0.75
WD-2069	2200 FOX POINT CT	R1-80	Single-Dwelling Detached	0.59
WD-2070	1585 RED MAPLE RD	R1-80	Single-Dwelling Detached	0.52
WD-2087	2400 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2088	2406 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2089	2412 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2090	2418 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.25
WD-2091	2424 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.44
WD-2092	2599 N STELLITA CIR	R1-60	Single-Dwelling Detached	1.77
WD-2093	2595 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.44
WD-2094	2589 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.43
WD-2095	2583 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.32
WD-2096	2530 MEYER WAY	R1-60	Single-Dwelling Detached	0.35
WD-2097	2536 MEYER WAY	R1-60	Single-Dwelling Detached	0.86
WD-2098	2540 MEYER WAY	R1-60	Single-Dwelling Detached	0.86
WD-2099	2546 MEYER WAY	R1-60	Single-Dwelling Detached	0.29
WD-2100	2552 MEYER WAY	R1-60	Single-Dwelling Detached	0.30
WD-2101	2558 MEYER WAY	R1-60	Single-Dwelling Detached	0.30
WD-2102	2564 MEYER WAY	R1-60	Single-Dwelling Detached	0.40
WD-2103	2570 MEYER WAY	R1-60	Single-Dwelling Detached	0.41
WD-2104	2576 MEYER WAY	R1-60	Single-Dwelling Detached	0.41
WD-2105	2575 MEYER WAY	R1-60	Single-Dwelling Detached	0.55
WD-2106	2571 MEYER WAY	R1-60	Single-Dwelling Detached	0.55
WD-2107	2567 MEYER WAY	R1-60	Single-Dwelling Detached	0.53
WD-2108	2591 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.57
WD-210-8	0 LOST DAUPHIN RD	R1-80	Single-Dwelling Detached	0.45
WD-2109	2585 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.32
WD-2110	2579 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2111	2573 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2112	2567 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2113	2561 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2114	2555 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2115	2549 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2116	2543 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2117	2537 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2118	2531 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2119	2525 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2120	2519 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2121	2513 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.33
WD-2122	2507 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.41
WD-2123	2501 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.29
WD-2124	2500 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.34
WD-2125	2504 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.45
WD-2126	2512 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.58
WD-2127	2518 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.34
WD-2128	2524 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.26
WD-2129	2528 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2130	2534 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2131	2542 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.26
WD-2132	2548 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.26
WD-2133	2556 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.28
WD-2134	2564 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.30
WD-2135	2572 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.28
WD-2136	2578 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.27
WD-2137	2580 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.31
WD-2138	2584 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.43
WD-2139	2586 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.42
WD-2140	2590 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.35
WD-2141	2596 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.31
WD-2142	2421 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.42
WD-2143	2405 CREEKSEDGE WAY	R1-60	Single-Dwelling Detached	0.37
WD-2144	2429 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.36
WD-2145	2423 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.48
WD-2146	2417 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.66
WD-2147	2420 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.84
WD-2148	2426 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.44
WD-2149	2432 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.28
WD-2150	2438 ADRIENNE CT	R1-60	Single-Dwelling Detached	0.37
WD-2151	2529 MEYER WAY	R1-60	Single-Dwelling Detached	0.36
WD-2152	2535 MEYER WAY	R1-60	Single-Dwelling Detached	0.24
WD-2153	2541 MEYER WAY	R1-60	Single-Dwelling Detached	0.24
WD-2154	2547 MEYER WAY	R1-60	Single-Dwelling Detached	0.26

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-2155	2553 MEYER WAY	R1-60	Single-Dwelling Detached	0.35
WD-2156	2559 MEYER WAY	R1-60	Single-Dwelling Detached	0.25
WD-2157	2563 MEYER WAY	R1-60	Single-Dwelling Detached	0.37
WD-215-7	1016 STEVENS ST	R1-80	Single-Dwelling Detached	0.24
WD-2158	2582 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2159	2576 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2160	2570 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.24
WD-2161	2562 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2162	2554 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2163	2546 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2164	2538 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2165	2530 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2166	2522 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2167	2514 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.25
WD-2168	2506 S STELLITA CIR	R1-60	Single-Dwelling Detached	0.36
WD-2169	2503 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.45
WD-2170	2513 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.32
WD-2171	2521 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.39
WD-2172	2529 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.50
WD-2174	2541 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.37
WD-2175	2509 BEASLE CT	R1-60	Single-Dwelling Detached	0.30
WD-2176	2515 BEASLE CT	R1-60	Single-Dwelling Detached	0.46
WD-2177	2521 BEASLE CT	R1-60	Single-Dwelling Detached	0.32
WD-2178	2520 BEASLE CT	R1-60	Single-Dwelling Detached	0.42
WD-2179	2514 BEASLE CT	R1-60	Single-Dwelling Detached	0.34
WD-2180	2508 BEASLE CT	R1-60	Single-Dwelling Detached	0.35
WD-2181	2502 BEASLE CT	R1-60	Single-Dwelling Detached	0.29
WD-2182	2563 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2183	2571 N STELLITA CIR	R1-60	Single-Dwelling Detached	0.23
WD-2185	N STELLITA CIR	R1-60	Single-Dwelling Detached	0.06
WD-2173		R1-60	Single-Dwelling Detached	0.30
WD-256	0 LOST DAUPHIN RD	R1-45	Single-Dwelling Detached	0.22
WD-332	660 REID ST	R1-45	Single-Dwelling Detached	0.17
WD-425	0 N SIXTH ST	R1-45	Single-Dwelling Detached	0.14
WD-452	749 OAK ST BLK	MX-3	Corridor Mixed-Use District	0.11
WD-454	749 OAK ST	MX-3	Corridor Mixed-Use District	0.14
WD-459	711 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-462	PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-463-1	731 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-484	306 FORT HOWARD AVE	R1-45	Single-Dwelling Detached	0.15

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
WD-551	823 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-553-1	0 PINE ST	R1-45	Single-Dwelling Detached	0.14
WD-6	0 HELENA ST	R2-45	Two-Unit	0.19
WD-663	325 GRANT ST	PI-1	Neighborhood Public Institutional District	0.16
WD-699-E-1	0 ERICKSON WAY	R2-60	Two-Unit	1.63
WD-708-J-10	0 FRIENDSHIP LN	R2-60	Two-Unit	0.24
WD-708-J-11	0 FRIENDSHIP LN	R2-60	Two-Unit	0.25
WD-708-J-12	0 FRIENDSHIP LN	R2-60	Two-Unit	0.24
WD-708-J-235	966 ALDRIN ST	R2-60	Two-Unit	0.47
WD-708-J-7	0 OUTWARD AVE	R2-60	Two-Unit	0.25
WD-723-20	1501 FOX RIDGE CT	R1-80	Single-Dwelling Detached	1.12
WD-726-V-4	0 MEADOW VIEW LN BLK	R1-80	Single-Dwelling Detached	0.27
WD-734	0 LANDE ST	R2-60	Two-Unit	0.60
WD-735	0 LANDE ST	R2-60	Two-Unit	0.19
WD-736	0 LANDE ST	R2-60	Two-Unit	0.38
WD-746	0 LANDE ST	R2-60	Two-Unit	0.16
WD-746-D-82	1234 CARMEN CT	R1-80	Single-Dwelling Detached	0.34
WD-758-L-2	1105 GRANT ST	R2-60	Two-Unit	0.32
WD-76	0 FOXVIEW AVE	R1-45	Single-Dwelling Detached	0.99
WD-77-2	0 FORT HOWARD AVE	R1-45	Single-Dwelling Detached	0.52
WD-792-G-87	1291 DRIFTWOOD DR	R1-80	Single-Dwelling Detached	0.24
WD-807-1	600 FAIRVIEW AVE BLK	R1-45	Single-Dwelling Detached	0.24
WD-816	667 FAIRVIEW AVE	R1-45	Single-Dwelling Detached	0.14
WD-835	600 RIVER AVE BLK	R1-45	Single-Dwelling Detached	0.15
WD-883-T-23	1002 COUNTRYSIDE DR	R1-80	Single-Dwelling Detached	0.37
WD-D0075-1	0 LOST DAUPHIN RD	RM-2	Multi-Unit Districts	1.12
WD-D0075-2	0 LOST DAUPHIN RD	RM-2	Multi-Unit Districts	16.95
WD-D0079-1	2120 LOST DAUPHIN RD	R2-60	Two-Unit	1.41
WD-D0079-11	1200 RED MAPLE RD BLK	RM-2	Multi-Unit Districts	9.78
WD-D0205	1200 TWILIGHT DR RR	R1-80	Single-Dwelling Detached	0.24
WD-L183-3-1	0 SOUTHBRIDGE RD	CON	Conservancy	1.05
WD-L437-12	0 LEMON LN	R1-60	Single-Dwelling Detached	0.83
WD-L438-6	0 CREAMERY RD	R1-60	Single-Dwelling Detached	0.54
WD-L438-8	0 CREAMERY RD RR	R1-60	Single-Dwelling Detached	2.98
WD-L500-1	0 LOST DAUPHIN RD	R1-60	Single-Dwelling Detached	17.13
WD-L505-1	0 LOST DAUPHIN RD	R1-60	Single-Dwelling Detached	17.21
WD-VA458	CEDAR ST RR	RM-2	Multi-Unit Districts	2.75
WD-D0104		R1-80	Single-Dwelling Detached	27.69
WD-L496		R1-80	Single-Dwelling Detached	30.03

Source: City Development Services, City GIS.

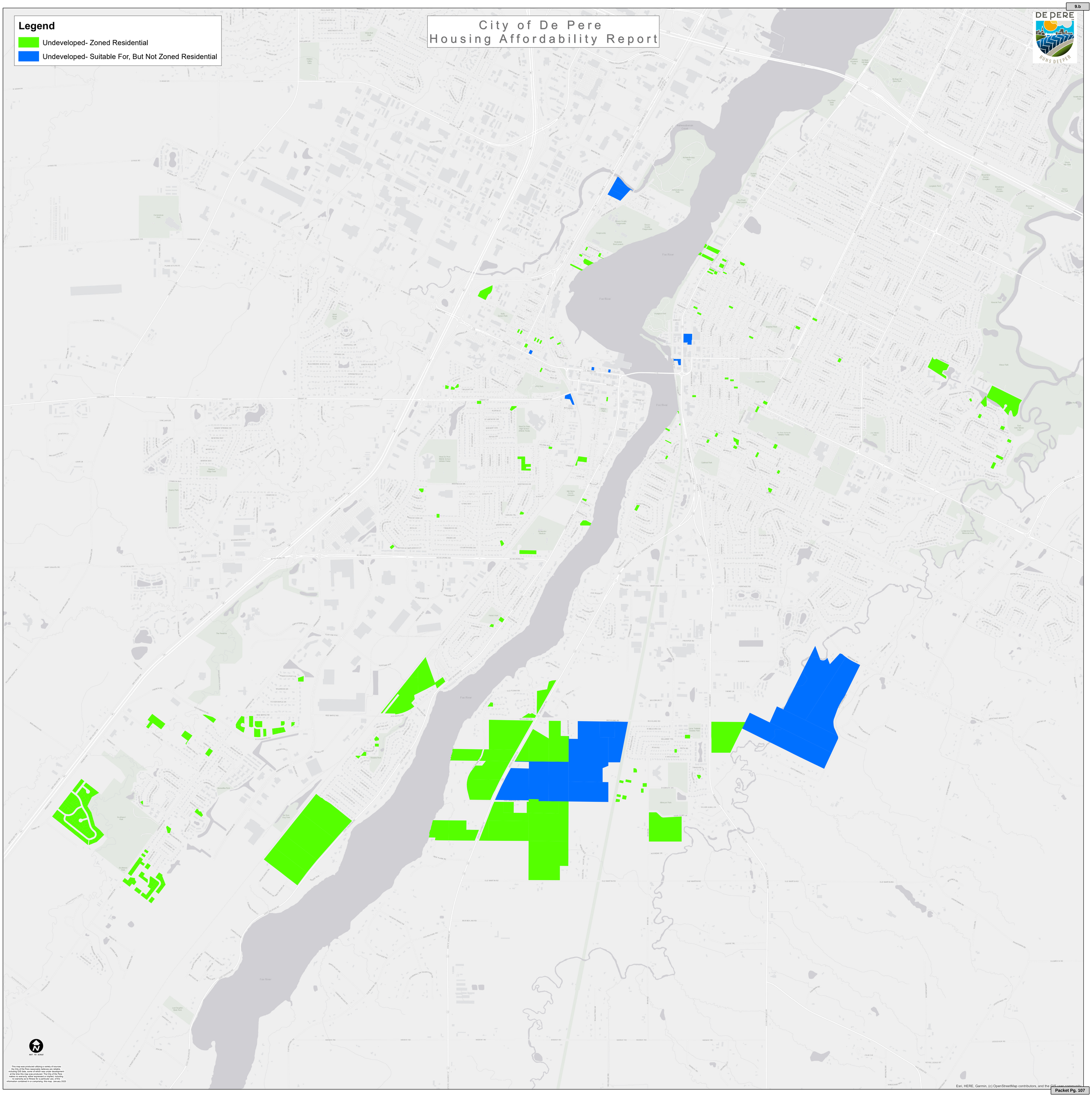
Undeveloped Suitable Non-Residential Zoned Property

PARCEL NUMBER	ADDRESS	ZONING DISTRICT	ZONING DISTRICT NAME	ACRES
ED-783	100 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.21
ED-784	106 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.05
ED-785	114 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.21
ED-788	118 S BROADWAY ST	MX-1	Downtown Mixed-Use District	0.05
ED-798	302 GEORGE ST	MX-1	Downtown Mixed-Use District	0.13
ED-861	230 N BROADWAY ST	MX-1	Downtown Mixed-Use District	2.10
ED-D393-3	0 HERITAGE RD	A	Agricultural	43.86
ED-D393-4	0 HERITAGE RD	CON	Conservancy	4.26
ED-D394	2022 HERITAGE RD	A	Agricultural	39.82
ED-D409	0 COTTONWOOD LN	A	Agricultural	31.09
ED-D411-1	0 COTTONWOOD LN	A	Agricultural	26.81
ED-D411-2	0 CTH PP	A	Agricultural	14.38
ED-R26	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	13.73
ED-R26-1	610 ROCKLAND RD	MX-3	Corridor Mixed-Use District	6.12
ED-R42	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	51.58
ED-R45	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	20.10
ED-R46	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	19.61
ED-R48	0 ROCKLAND RD	MX-3	Corridor Mixed-Use District	20.10
ED-R52-1	0 STH 57	MX-3	Corridor Mixed-Use District	21.57
WD-100-2	600 GRANT ST BLK	MX-2	Neighborhood Mixed-Use District	0.48
WD-376	360 MAIN AVE	MX-1	Downtown Mixed-Use District	0.11
WD-377	360 MAIN AVE	MX-1	Downtown Mixed-Use District	0.06
WD-387-1	0 MAIN AVE	MX-1	Downtown Mixed-Use District	0.21
WD-445	726 MAIN AVE	MX-3	Corridor Mixed-Use District	0.28
WD-52	0 FORT HOWARD AVE RR	I	Industrial	1.47
WD-59	0 FORT HOWARD AVE	I	Industrial	3.41
WD-60	1703 FORT HOWARD AVE	I	Industrial	2.47
WD-99	601 GRANT ST	MX-2	Neighborhood Mixed-Use District	0.51
WD-99-4	0 GRANT ST	MX-2	Neighborhood Mixed-Use District	0.13

Appendix D: Map of Undeveloped Parcels (Residential Related)

(See Next Page for map.)

City of De Pere
Housing Affordability Report



This map was produced utilizing a variety of sources including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map. January 2023

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**February 27, 2023**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Discussion about site plans received since the January 2023 Plan Commission meeting and review of the status of recently approved development projects.**

ATTACHMENTS:

- Site Plan Reviews Memo - February 2023 (DOCX)
- Site Plan Status - February 2023 (RTF)

CITY OF DE PERE
MEMO

To: James Boyd, Mayor
Plan Commission Members
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: February 27, 2023

RE: **Discussion about site plans received since the January 2023 Plan Commission meeting and review of the status of recently approved development projects.**

Summary:
The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. The new Zoning Ordinance speeds up the site plan review process by allowing staff to approve site plan proposals that comply with the Zoning Ordinance and site plan proposals with a minor exception(s). Plan Commission review is required for site plan proposals that require a major design exception(s) and when a requirement for Plan Commission consideration is identified in the Zoning Ordinance.

Maintaining Transparency:
The attached 'Site Plan Review Status' list has been provided to the Plan Commission for transparency. The list identifies site plan projects that are either under review, denied, approved, permitted/under construction, or obtaining occupancy permits.

Site Plan status changes since the last Plan Commission meeting:
For convenience, the following is a list of site plans proposals that are under staff review, staff approved, or staff denied since the last Plan Commission meeting:

- In Pre-Consultation (complete site plan not formally submitted)
  - Sustana Fibers Flash Dryer System Addition – 1751 W Matthew DR
  - Multi-Use Facility at Voyageur Park – 100 William ST
  - Washworld Building Addition – 2222 American BL

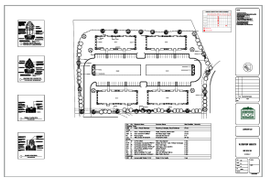
- Under staff review:
  - New Waterview Heights Apartments – 300 BLK Willie Mays CI

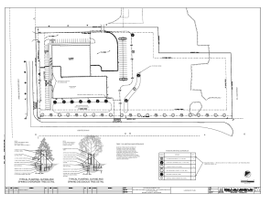
- Staff approved:
  - Novak-Cheese Renovation – 441 Main AV
  - Chicago Street Pub and The Swan Club New Patio Addition – 875 Heritage RD
  - Mulva Cultural Center Truck Driveway Modification – 201 S Broadway ST

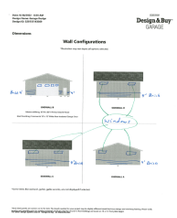
Staff Request:
Review the attached list. Ask staff questions (if any) about specific site plan projects.

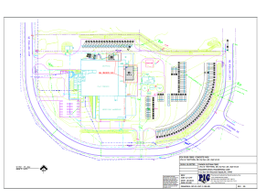
2023 SITE PLAN REVIEW STATUS

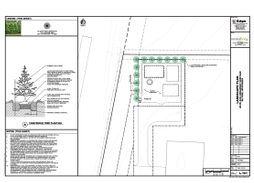
Last Updated February 17, 2023

NEW WATERVIEW HEIGHTS APARTMENTS		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	>	Staff review in progress.
	-	Plan Commission review (if needed).
		Site plan denied.
		Site plan approved on _____.
300 BLK Willie Mays Cl (Street under construction.)		Permits issued/under construction.
		Occupancy permit issued.

BAYSIDE MACHINE BUILDING ADDITION		
	-	Site plan, application and review fee submitted.
	>	Developer revising site plan.
		Staff review in progress.
	-	Plan Commission review (if needed).
		Site plan denied.
		Site plan approved on _____.
2257 American BL		Permits issued/under construction.
		Occupancy permit issued.

MACK LANE SERVICE STORAGE GARAGE		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
		~~Plan Commission review (if needed).~~
		~~Site plan denied.~~
	-	Site plan approved on October 13, 2022.
1509 N Ashland AV	>	Permits issued/under construction.
		Occupancy permit issued.

SUSTANA FIBERS CONCRETE PADS		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
	-	Plan Commission review (if needed).
		~~Site plan denied.~~
	-	Site plan approved on October 27, 2022.
1751 W Matthew DR	>	Permits issued/under construction.
		Occupancy permit issued.

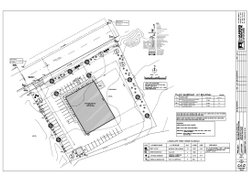
NEW WIRELESS CELL TOWER		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
	-	Plan Commission review (if needed).
		~~Site plan denied.~~
	-	Site plan approved on October 19, 2022.
747 Heritage RD	>	Permits issued/under construction.
		Occupancy permit issued.

2023 SITE PLAN REVIEW STATUS

Last Updated February 17, 2023

NEW COVANTAGE CREDIT UNION		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
	-	Plan Commission review (if needed).
		~~Site plan denied.~~
	-	Site plan approved on November 10, 2022.
1225 Lawrence DR	>	Permits issued/under construction.
		Occupancy permit issued.

NOVAK-CHASE RENOVATION		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
		~~Plan Commission review (if needed).~~
		~~Site plan denied.~~
	-	Site plan approved on February 6, 2023.
441 Main AV	>	Permits issued/under construction.
		Occupancy permit issued.

NEW ONE SOURCE TECHNOLOGIES		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
	-	Plan Commission review (if needed).
		~~Site plan denied.~~
	>	Site plan approved on October 20, 2022.
2051 Profit PL		Permits issued/under construction.
		Occupancy permit issued.

STORAGE SHOP USA PHASE 2 & 3 ADDITION (PIP)		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
	-	Plan Commission review (if needed).
		~~Site plan denied.~~
	-	Site plan approved on October 4, 2022.
701 Millennium CT	>	Permits issued/under construction.
		Occupancy permit issued.

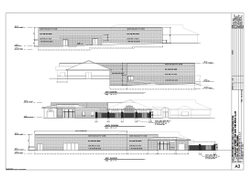
NEW TACO BELL (PIP)		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	>	Staff review in progress.
	-	Plan Commission review (if needed).
		Site plan denied.
		Site plan approved on _____.
1610 Lawrence DR		Permits issued/under construction.
		Occupancy permit issued.

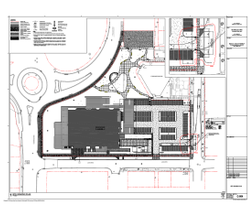
2023 SITE PLAN REVIEW STATUS

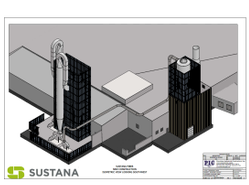
Last Updated February 17, 2023

NEW STARBUCKS (PIP)		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
	-	Plan Commission review (if needed).
		~~Site plan denied.~~
	-	Site plan approved on August 2, 2022.
1360 Scheuring RD	>	Permits issued/under construction.
		Occupancy permit issued.

CAMPBELL WRAPPER BUILDING ADDITION		
	-	Site plan, application and review fee submitted.
	-	Developer revising site plan.
	-	Staff review in progress.
	-	Plan Commission review (if needed).
		~~Site plan denied.~~
	-	Site plan approved on February 6, 2023.
1415 Fortune AV	>	Permits issued/under construction.
		Occupancy permit issued.

CHICAGO STREET PUB AND THE SWAN CLUB NEW PATIO ADDITION		
	-	Site plan, application and review fee submitted.
		Developer revising site plan.
	-	Staff review in progress.
		~~Plan Commission review (if needed).~~
		~~Site plan denied.~~
	>	Site plan approved on February 8, 2023.
875 Heritage RD		Permits issued/under construction.
		Occupancy permit issued.

MULVA CULTURAL CENTER TRUCK DRIVEWAY MODIFICATION		
	-	Site plan, application and review fee submitted.
		Developer revising site plan.
	-	Staff review in progress.
		~~Plan Commission review (if needed).~~
		~~Site plan denied.~~
	>	Site plan approved on February 16, 2023.
221 S Broadway ST		Permits issued/under construction.
		Occupancy permit issued.

SUSTANA FIBERS FLASH DRYER SYSTEM ADDITION		
	-	Site plan, application and review fee submitted.
	>	Developer revising site plan.
		Staff review in progress.
		Plan Commission review (if needed).
		Site plan denied.
		Site plan approved on _____.
1751 W Matthew DR		Permits issued/under construction.
		Occupancy permit issued.