



Plan Commission

Regular Meeting

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

Agenda

Monday, February 27, 2017	7:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **February 27, 2017** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Approval of the minutes of the January 23, 2017 Plan Commission meeting.
3. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley Road in Rockland (Parcel R-326-3). Submitted by Aaron P. Schroeder, PLS.*
4. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road in Rockland (Parcel R-323). Submitted by Aaron P. Schroeder, PLS.*
5. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2545 French Road in Lawrence (Parcel L-456-3). Submitted by Steven C. De Jong, PLS.*
6. Recommendation regarding a Proposed Three Lot Certified Survey Map at the intersection of American Boulevard and Southbridge Drive in De Pere (Parcels WD-L179-1, WD-L179-3, WD-L179-4, WD-L179-5-1, WD-L179). Submitted by the City of De Pere.*
7. Recommendation regarding a sign variance for the St. Norbert College Mulva Family Fitness and Sports Center at 601 3rd Street in De Pere (Parcel WD-40). Submitted by St. Norbert College.
8. Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions, a revision to a building setback, and parking accommodations for Rennes Health & Rehab at 200 S. Ninth Street in De pere (Parcels WD-D0204, WD-D0204-2). Submitted by TDR Properties, LLC.*

Adjournment

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

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations

Kress Family Library
De Pere Chamber of Commerce
Aaron P. Schroeder, PLS, CQM INC
Steven C. De Jong, PLS, Meridian Surveying LLC
Nina Rouse, Int. Director of Communications, St. Norbert College
Chuck Hawkins, Executive VP Operations, TDR Properties LLC

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: February 27, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the January 23, 2017 Plan Commission meeting.

ATTACHMENTS:

- PC_Jan2017_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, January 23, 2017

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

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

Also present: Planning Director Kim Flom, City Planner Peter Schleinz, and members of the public.

- Approval of the minutes of the November 28, 2016 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Aldersperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
EXCUSED:	Jim Kalny, Steve Taylor

- Recommendation regarding a rezoning request from C-EO-2 (Corporate Executive Office District 2) to I-B-2 (Industrial Business 2) at the 2200 BLK American Boulevard (Parcel WD-1379). Gaming Machine Manufacturing & Supply.*

City Planner Peter Schleinz reviewed the rezoning request. He reported that when this area was originally zoned, the entire area around American Court was zoned to the existing category, including this property. The first thing that was looked at was adjacent zoning categories and it was identified that the proposed zoning category does exist across the street to the east and also southward. Staff recommended approval of the rezoning provided it meets all state and local regulations. If the request is approved, it will require a public hearing before the City Council, which is scheduled for February 22, 2017. Derek Beiderwieden moved, seconded by James Boyd, to approve the rezoning request. Upon vote, motion carried unanimously.

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

- Recommendation regarding a rezoning request from Temporary R-1 to R-1 (Parcel ED-R20), Temporary A-1 to A-1 (Parcels ED-D393-3, ED-D394, ED-D409, ED-D411-1, ED-D411-2), and Temporary A-11 to Conservancy District (Parcel (ED-D393-4) for recently annexed lands on South Broadway Street and on Heritage Road. Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the rezoning request. He stated that this is the property that was annexed into the City of De Pere from the Towns of Ledgeview and Rockland in November of 2016. At the time of the annexation, these properties were only temporarily zoned, so this is the formal action to assign permanent zoning categories to the parcels. The zoning categories that were selected are the same as the ones identified during the annexation with the exception of one parcel (ED-D393-4), which is proposed to be changed to the Conservancy District since there is a waterway that cuts through the parcel. Peter noted that it is a wooded area which can't be reached for practical farming. Staff recommended approval of the rezoning subject to meeting state and local regulations. Peter stated that if this is approved, it will require a public hearing before the City Council, which is scheduled for February 22, 2017. Mayor Walsh motioned, seconded by Derek Beiderwieden, to approve the rezoning request. Upon vote, motion carried unanimously.

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

5. Review possible land and location for future Fire Station #3 *

Planning Director Kim Flom presented the next agenda item, stating that the next two items are related to the west industrial park and specifically the same parcels of land. Early in the fall of 2015, there was a discussion at Plan Commission and Council to put City land on hold for the future development of fire station #3. This land was located at the southeast corner of American and Red Maple. At that time, the land was put on hold but there was some discussion of the fact that there are other properties in the area that are available if there were development interest on this piece of land. Kim stated that there is now some development interest on this piece of land, which is the reason why this item is coming back to the Plan Commission to propose they switch the hold for fire station #3 to the parcel across the street. In a memo from Al Matzke, the fire chief, it was identified that one of the most important things they are looking for is access to Southbridge and the Southbridge corridor pending the future bridge. Another important factor is a site that allows for two vehicular access points so that a fire truck could drive in and then drive out easily without having to back up and turn around. The new proposed site provides both of those things and the fire chief is in support of the relocation of the fire station to this property. Kim noted that this hold is more of a note for staff that this property is on hold and may not be as available to potential buyers as other sites. James Boyd motioned, seconded by Derek Beiderwieden, to approve the relocation of the fire station. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a Conditional Use request to permit a Recreational Building located generally at the southeast corner of Red Maple Rd and American Blvd (Parcels WD-L479-3, WD-L-179-4, WD-L-179-5-1). *

Planning Director Kim Flom reviewed the conditional use request. The overall project is an indoor recreational building that will house a few related companies, including a laser tag facility, a ninja warrior style course, and a dairy bar concession facility. There is a developer who is looking to acquire the land from the City and build the building and a business tenant in a lease-to-own situation operating the business. The business has already applied for and received preliminary approval for a revolving loan fund. Kim reported that in the next few Plan Commission meetings, a CSM will consolidate all of these lots together and also provide right of way for a future round-about at Southbridge and American. Also, a site plan will come forward at a later date which will have a lot more detail than the preliminary diagram. She stated that the developer wanted to get this initial conditional use approval before going through the expenses related to the development of a site plan. Kim explained that the request is for an indoor recreational land use. Usually the reason a recreational use is listed is because traditional industrial buildings may not have enough parking to serve a recreational use which often needs to be served at commercial type levels. In this case, it is a new build, and the building will be built with commercial parking standards so parking will not be an issue. Kim noted that this is a two step approval process with a public hearing by the City Council, which will be held on Feb. 22, 2017. Mayor Walsh moved, seconded by Larry Lueck, to approve the conditional use request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Larry Lueck, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
EXCUSED:	Jim Kalny, Steve Taylor

7. Recommendation regarding a Revised Site Plan request at 1212 N. Enterprise Drive in De Pere for a warehouse addition and parking lot expansion (Parcels ED-2070 and ED-2069). Applicant: Mach IV Engineering & Surveying LLC

City Planner Peter Schlein reviewed the revised site plan request for Amerilux Holdings LLC. The original site plan was reviewed at the November 28, 2017 Plan Commission meeting. The difference between the two site plans is that the proposal for the warehouse is changing from a 28,100 square foot building to a 30,590 square foot building to maximize the space. However, with the larger building, the southeast corner will encroach approximately 14 feet into the side yard setback, which is typically a 25 foot setback. Peter reported that a Board of Appeals approval is required for the setback variance, and this variance was approved at the Board of Appeals meeting earlier this evening. Staff recommended approval of the revised site plan subject to compliance with staff comments. Peter highlighted condition #4 under the building and planning recommendations, which recognizes that the front facade of the building does not meet the full criteria of the building material requirements. However, it is known that an office building is being built as a future addition to the warehouse which will bring it into compliance. The petitioner has five years to build the office addition; however, Peter noted that the Plan Commission's approval this evening is not for the approval of the office addition, it is only identifying that the addition needs to happen within five years. Mayor Walsh moved, seconded by Amy Kunding, to approve the revised site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Amy Kunding, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
EXCUSED:	Jim Kalny, Steve Taylor

8. Recommendation regarding a Site Plan request at 1700 Chicago Street in De Pere for a Music Addition to East De Pere High School (Parcel ED-1128-30). Applicant: GRAEF
- City Planner Peter Schlein reviewed the site plan request for a 3590 square foot music addition to the west side of East De Pere High School. Due to the fact that the addition to the building will not be increasing student population, it does not trigger requirements for additional parking. However, staff recognizes that a parking shortage already exists at the school and is recommending additional parking be considered. Staff recommended approval subject to compliance with a few staff comments, with the recommendation to consider additional parking. Peter stated that he did talk to the applicant of this project, who was not present at the meeting and they did mention that the school is considering conducting a parking lot study to evaluate the parking conditions. Mayor Walsh strongly suggested the applicant consider the additional parking as he has received numerous inquiries from residents regarding the current parking situation. Alderperson Boyd agreed that the parking shortage is a problem that needs to be addressed. Mayor Walsh motioned, seconded by Amy Kunding, to approve the site plan request, adding that he strongly suggests they consider putting in additional parking. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Amy Kunding, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
EXCUSED:	Jim Kalny, Steve Taylor

9. Discussion (only) with applicant regarding a proposed site plan and revision to a Planned Development District (PDD) for The Rennes Group -- De Pere Campus CBRF and RCAC Addition, located at the northwest corner of Ninth Street and Lois street. Applicant: The Rennes Group.

City Planner Peter Schlein reviewed the site plan proposal for the Rennes Group, stating that it is not being formally submitted at this time. The applicant is submitting the site plan for discussion only at this time in order to get feedback from the Plan Commission. Mayor Walsh moved, seconded by Derek Beiderwieden, to open the meeting to the public. Upon vote, motion carried unanimously. Eric Schoedel, of Plunkett Raysich Architects, addressed the board. He explained that there is a multifaceted expansion and upgrades to the campus that are being planned, including a CBRF (community based residential facility) along Lois Street along with the expansion of another level of assisted living facilities. There will also be expansion to the current therapy building along with upgrades to the main entrance of the health center along Ninth Street. Along with this expansion, they are proposing filling in a portion of the retention pond along Lois Street to accommodate the expansion, which would reduce the setback from 30 feet to 20 feet. Eric noted that some parking will be reconfigured to help maximize the parking that will be taken up by the expansion. James Boyd asked if the reduced retention pond will still meet the requirements with the proposed changes. Planning Director Kim Flom stated

that this is something to take a look at and double check with engineering to make sure the retention pond requirements are still met. Mayor Walsh moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously. As this is a discussion only item, no action needed to be taken by the Plan Commission at this time.

RESULT:	NO ACTION
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10. Recommendation regarding a Proposed Extraterritorial Two-Lot Certified Survey Map at 1800 BLK Swan Road in Ledgeview (Parcel D-74-4). Submitted by Steven M. Bieda, PLS.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Larry Lueck, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding
EXCUSED:	Jim Kalny, Steve Taylor

11. Recommendation regarding a street name change for the suffix of Richco Road to change to Richco Court, located east from American Boulevard. Submitted by City of De Pere.*

City Planner Peter Schlein explained that a recent certified survey map along Richco Road created three or four parcels and shortly thereafter, a street vacation on a portion of Richco Road occurred, which left a remnant of the road behind as a cul-de-sac. Typically cul-de-sacs end in a suffix of Court. Therefore Road is no longer an appropriate name since this is no longer a thru street, so a more appropriate name would be Court. Staff recommended approval with no conditions. Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the street name change. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Walsh moved, seconded by James Boyd, to adjourn the meeting at 7:39 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: February 27, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

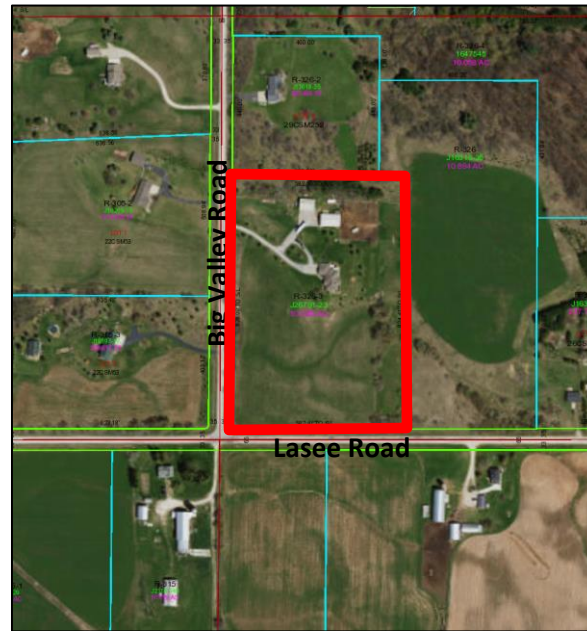
SUBJECT: Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley Road in Rockland (Parcel R-326-3). Submitted by Aaron P. Schroeder, PLS.*

ATTACHMENTS:

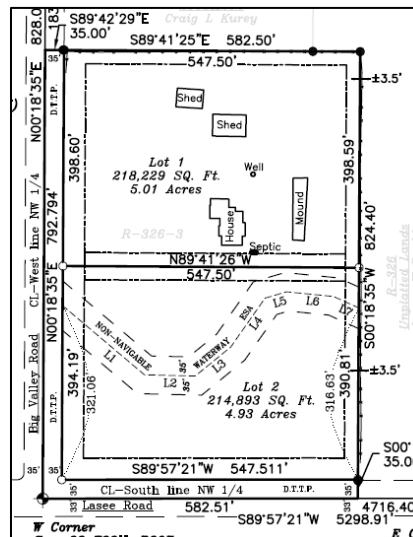
- Extraterritorial CSM - Big Valley - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 3:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley Road in Rockland (Parcel R-326-3). Submitted by Aaron P. Schroeder, PLS.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Extraterritorial Certified Survey Map Approval.*

COMMON DESCRIPTION: 5201 Big Valley Road in the Town of Rockland, located northeast from the Lasee Road and Big Valley Road intersection.

PARCEL NUMBER(S): R-326-3

EXISTING ZONING: Located in Town of Rockland.

PROPOSED ZONING: None.

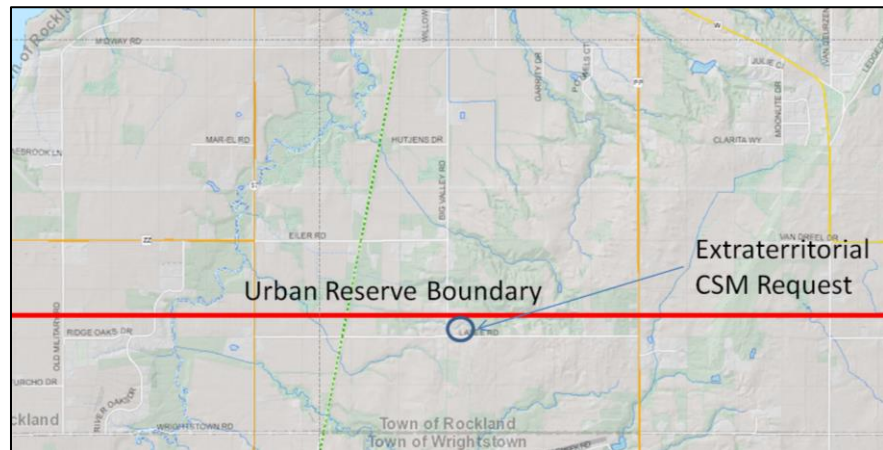
SURROUNDING LAND USES: Agricultural and natural to the north, south, east and west.

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

APPLICANT NAME: Aaron P. Schroeder, PLS, Authorized Representative
CQM INC
2679 Continental DR
Green Bay, WI 54311

SITE HISTORY: After a review of air photographs, the property has been used for agricultural purposes for over 80 years. A residential structure was added approximately 20 years ago, within the area designated as Lot 1. A non-navigable waterway lies within Lot 2 but the proposed lot still appears to be buildable.

The land division lies outside of the area where the City of De Pere enforces a minimum 10 acre lot size threshold. Each proposed lot is approximately 5 acres in size.



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

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Creating two lots for proposed residential sites does not impact the

Comprehensive Plan negatively. The site is outside of the sewer service area. The lot size, street frontage, and setbacks are acceptable.

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

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

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

3.b



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 368.00

Receipt #:

Date:

Packet Pg. 13

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) Aaron Schroeder	Authorized Representative	Title PLS	
Mailing Address 2679 Continental Dr	City Green Bay	State WI	ZIP Code 54311
Email Address schroeder@cqmnc.com	Phone Number (incl. area code) 920-465-3911	Fax Number (incl. area code) 920-465-3913	

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

Name (Ind. Org. or Entity) Paul Edlebeck	Contact Person	Title	
Mailing Address 5201 Big Valley Rd	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-337-0301	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 5201 Big Valley Rd De Pere, WI	Parcel No. R-326-3
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SECTION 4: CSM Information

Existing Zoning:	Lot 1 - ER-5, Lot 2 - ER-2
Present Use of Parcel:	Residential
Proposed Use of Lots:	Residential

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

SECTION 5: Certification and Permission

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

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

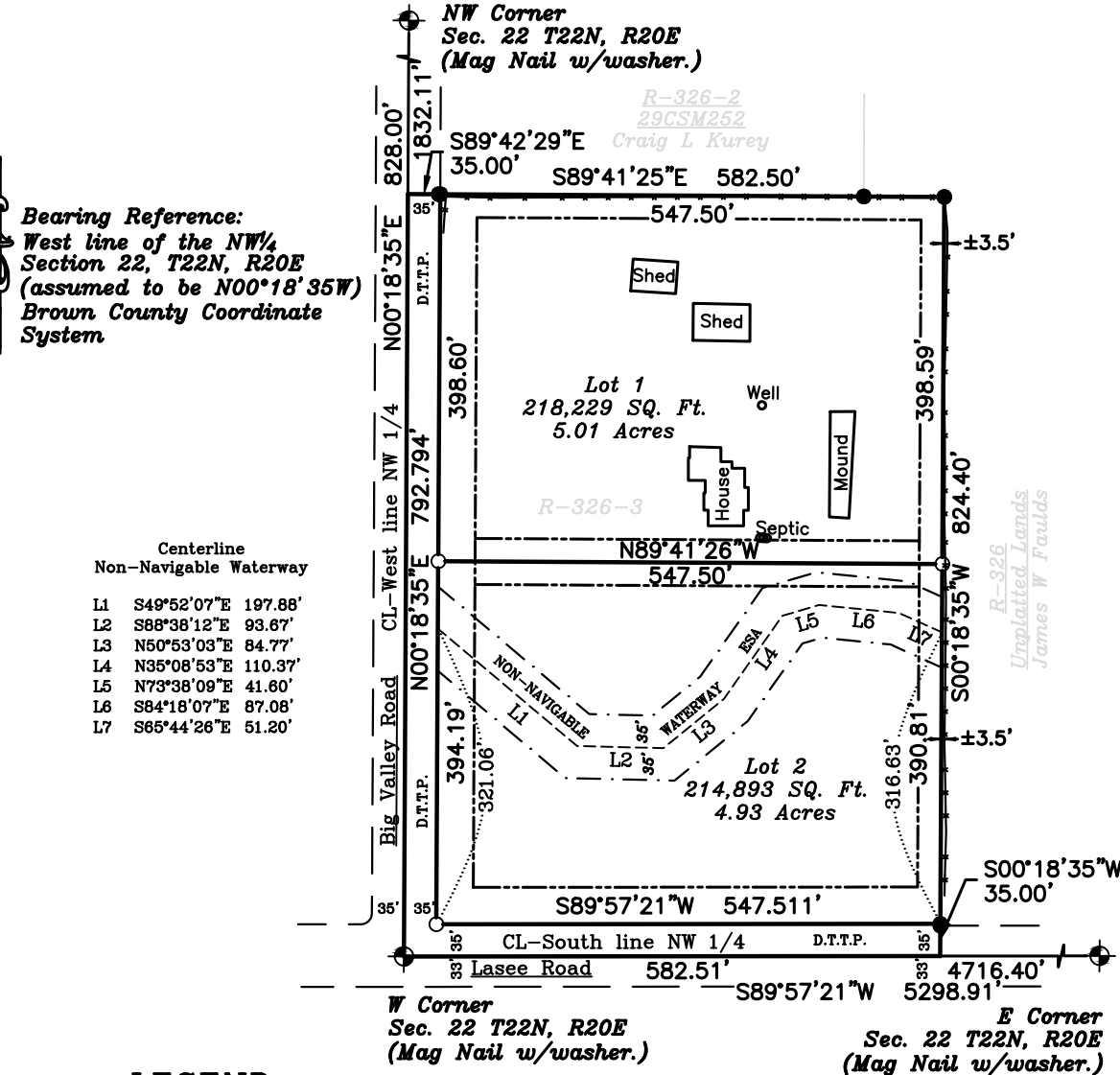
Name of Owner/Authorized Representative (please print) Aaron Schroeder	Title PLS	Phone Number 920-465-3911
Signature of Applicant 		Date Signed

TO BE COMPLETED BY CITY STAFF

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

CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Northwest 1/4 of
Section 22, T22N-R20E, Town of Rockland,
Brown County, Wisconsin.



LEGEND

Brown County Monument

1"x24" Iron Pipe weighing 1.13 lbs/ft set.
(ID Cap S-2839)

1" Iron Pipe found

Setbacks: 40' Front Yard
25' Side Yard
25' Rear Yard

Right of Way

Brown County 2010 Lidar Contour

Non-Navigable Waterway

35' ESA Setback

Fence Line

0' 100' 200'



Scale: 1"=200'

Aaron P. Schroeder
S-2839

Prepared For:
Paul & Jacalyn Edlebeck
5201 Big Valley Rd.
De Pere, WI 54115

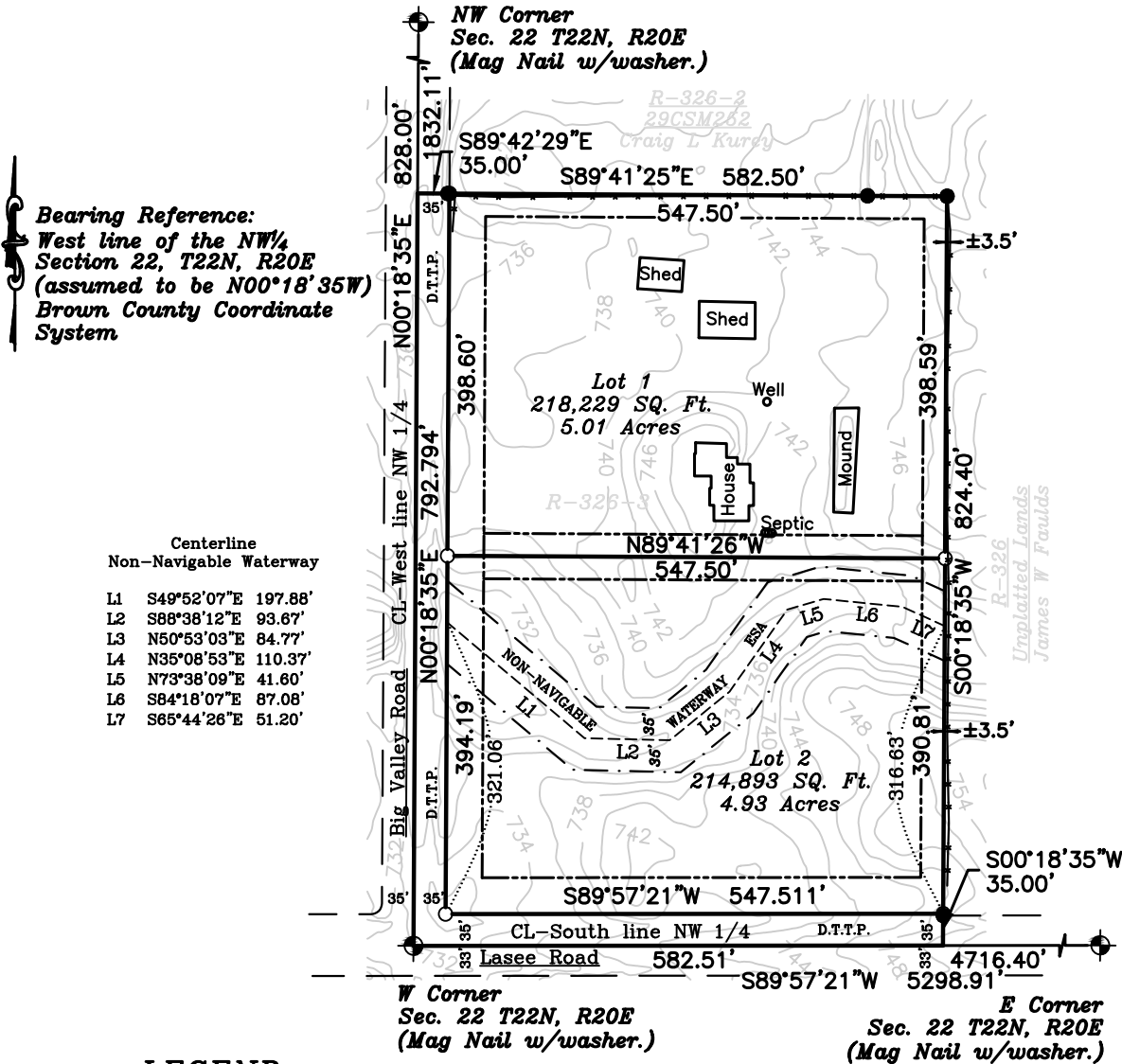
Date:
Jan. 2017
Sheet: 1 of 4
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (5556 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley)

CERTIFIED SURVEY MAP

Part of the Southwest ¼ of the Northwest ¼ of
Section 22, T22N-R20E, Town of Rockland,
Brown County, Wisconsin.



Prepared For:
Paul & Jacalyn Edlebeck
5201 Big Valley Rd.
De Pere, WI 54115

Date:
Jan. 2017
Sheet: 2 of 4
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (5556 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley)

CERTIFIED SURVEY MAP

Part of the Southwest ¼ of the Northwest ¼ of
Section 22, T22N–R20E, Town of Rockland,
Brown County, Wisconsin.

More Particularly Described as Follows:

Commencing at the West ¼ corner of said Section 22, also being the Point of Beginning; Thence N00°18'35"E, 828.00 feet along the West line of said NW ¼; Thence S89°41'25"E, 582.50 feet; Thence S00°18'35"W, 824.40 feet to the South Line of said NW ¼; Thence S89°57'21"W, 582.51 feet along said South line of the NW ¼, to the point of beginning. Subject to any easements, covenants, or restrictions of record. Parcel contains 481,261± Square Feet or 11.05± Acres total including 48,139± Square Feet or 1.11± Acres dedicated to the public for road purposes.

Surveyor's Certificate

I, Aaron P. Schroeder, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of chapter 236.34 of the Wisconsin Statutes and the survey requirements of Section 21.50 of the Brown County Subdivision and Platting Regulations, and under the direction of Paul F. Edlebeck, owner of said land, I have surveyed, divided, and mapped this certified survey map, and that such map correctly represents all exterior boundaries of the land surveyed.

Aaron P. Schroeder
PLS 2839

Date:

Notes:

- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- No development shall occur on Lot 2 until such time that public sewer and water is available OR a soils test has been submitted and sanitary permit issued by the Brown County Zoning Administrator's office.

Restrictive Covenants:

- Lots 1 & 2 contain environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes approximate wetlands, all lands within 50 feet of approximate wetlands of any size, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark - whichever is greater, and navigable waterways, all land within 75 feet of the ordinary high water mark of a navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.
- The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Aaron P. Schroeder
S-2839

Prepared For:
Paul & Jacalyn Edlebeck
5201 Big Valley Rd.
De Pere, WI 54115

Date:
Jan. 2017
Sheet: 3 of 4
Drafted By:
APS

CQM, INC.
Engineering–Surveying–Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (5556 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley)

CERTIFIED SURVEY MAP

*A Part of the Southwest ¼ of the Northwest ¼
of Section 22, T22N–R20E, Town of Rockland,
Brown County, Wisconsin.*

Owners's Certificate:

As owner's, We hereby certify that we have caused the land described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the Brown County Treasurer for approval or objection.

Dated this _____ day of _____, 2017.

Paul F. Edlebeck

Jacalyn A. Edlebeck

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

Notary Public

Brown County, WisconsinMy Commission Expires

STATE OF WISCONSIN]

] SS

COUNTY OF BROWN]

Town of Rockland:

Approved for the Town of Rockland, this _____ day of _____, 2017

Jann Charette, Clerk

City of De Pere:

Approved for the City of De Pere, this _____ day of _____, 2017

Shana D. Ledvina Clerk-Treasurer

Brown County Planning Commission:

Approved for the Brown County Planning Commission, this _____ day of _____, 2017

Senior Planner

Brown County Treasurer:

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

Approved for the Brown County Treasurer, this _____ day of _____, 2017

Paul D. Zeller - Brown County Treasurer

Aaron P. Schroeder
S-2839

Prepared For:
Paul & Jacalyn Edlebeck
5201 Big Valley Rd.
De Pere, WI 54115

Date:
Jan. 2017
Sheet: 4 of 4
Drafted By:
APS

CQM, INC.
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2679 Continental Drive
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Attachment: Preliminary CSM (5556 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley)

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

MEETING DATE: February 27, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

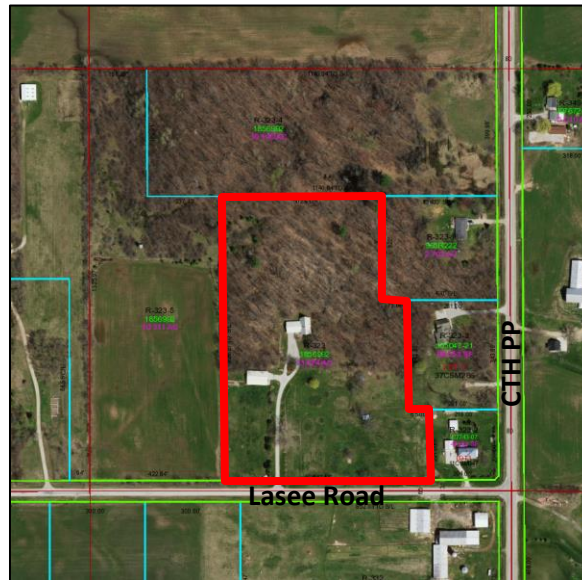
SUBJECT: Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road in Rockland (Parcel R-323). Submitted by Aaron P. Schroeder, PLS.*

ATTACHMENTS:

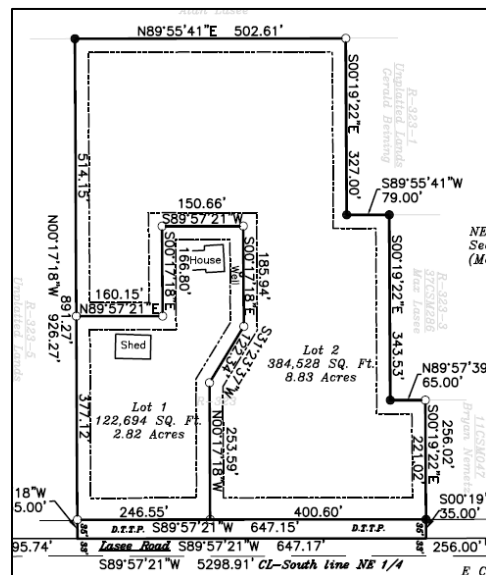
- Extraterritorial CSM - Lasee - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 4: Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road in Rockland (Parcel R-323). Submitted by Aaron P. Schroeder, PLS.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Extraterritorial Certified Survey Map Approval.*

COMMON DESCRIPTION: 2259 Lasee Road in the Town of Rockland, located northwest from the Lasee Road and CTH PP intersection.

PARCEL NUMBER(S): R-323

EXISTING ZONING: Located in Town of Rockland.

PROPOSED ZONING: None.

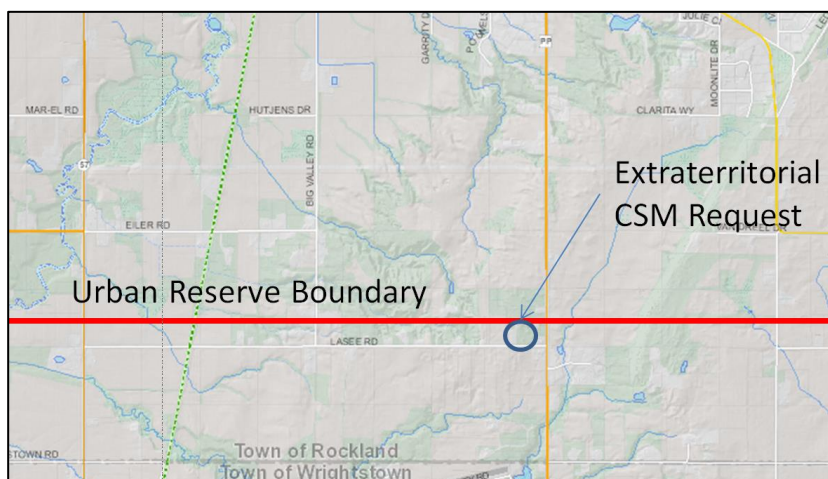
SURROUNDING LAND USES: Agricultural and natural to the north, south, east and west.

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

APPLICANT NAME: Aaron P. Schroeder, PLS, Authorized Representative
CQM INC
2679 Continental DR
Green Bay, WI 54311

SITE HISTORY: After a review of air photographs, the property has been used for agricultural purposes for over 80 years. A residential structure was added approximately 20 years ago, within the area designated as Lot 1.

The land division lies outside of the area where the City of De Pere enforces a minimum 10 acre lot size threshold. Each proposed lot is approximately 5 acres in size.



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

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Creating two lots for proposed residential sites does not impact the Comprehensive Plan negatively. The site is outside of the sewer service area. While the lots are of an irregular shape, the lot size, street frontage, and setbacks are acceptable.

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

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

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

4.b



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 368.00

Receipt #:

Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Aaron Schroeder	Authorized Representative	Title PLS	
Mailing Address 2679 Continental Dr	City Green Bay	State WI	ZIP Code 54311
Email Address schroeder@cqminc.com	Phone Number (incl. area code) 920-465-3911	Fax Number (incl. area code) 920-465-3913	

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

Name (Ind. Org. or Entity) Alan Lasee	Contact Person	Title	
Mailing Address 2259 Lasee Rd	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-336-8247	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2259 Lasee Rd. De Pere, WI 54115	Parcel No. R-323
---	---------------------

SECTION 4: CSM Information

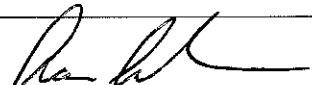
Existing Zoning:	Lot 1 - ER-2, Lot 2 - ER-5
Present Use of Parcel:	Residential
Proposed Use of Lots:	Residential

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

SECTION 5: Certification and Permission

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

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

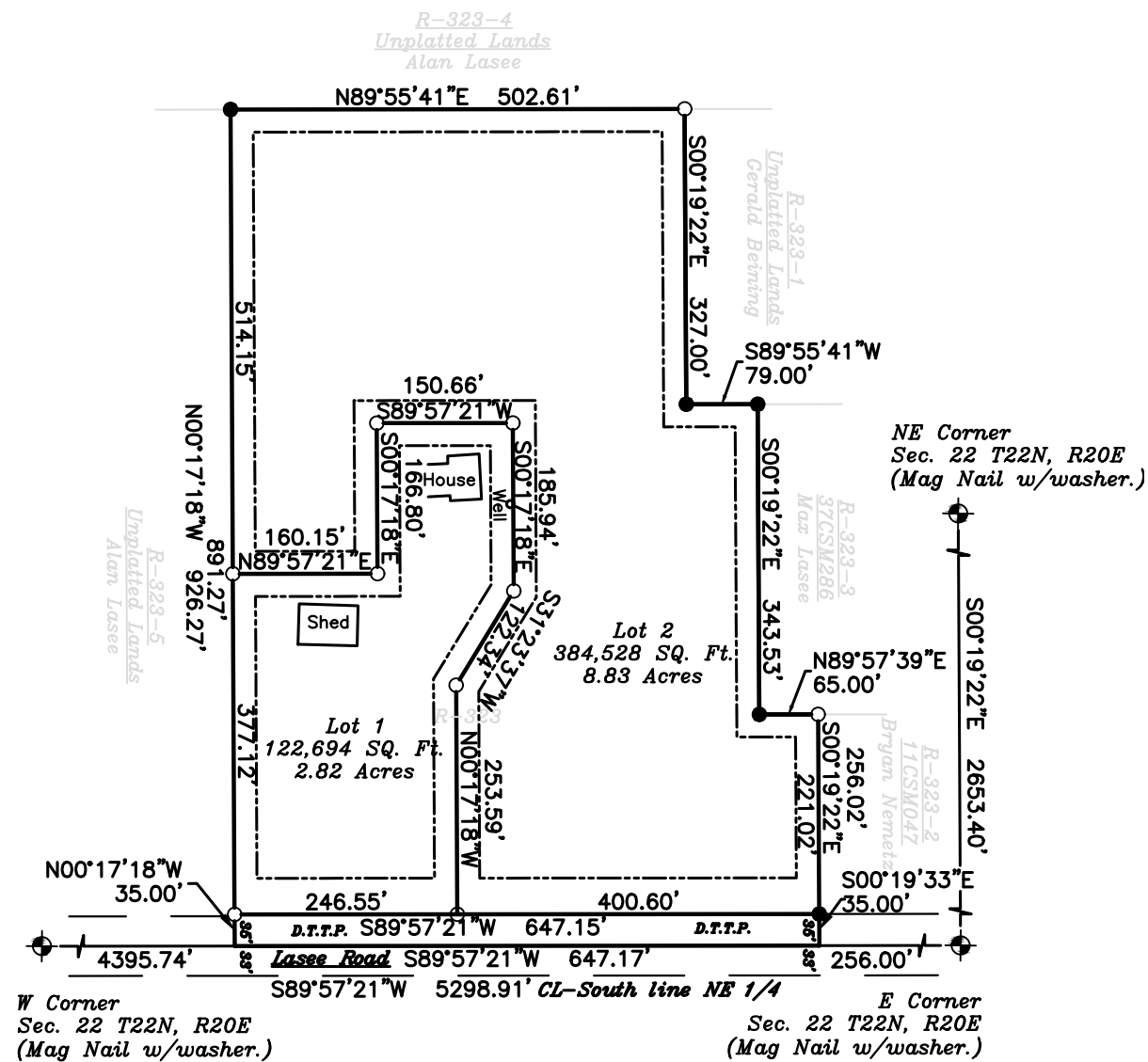
Name of Owner/Authorized Representative (please print) Aaron Schroeder	Title PLS	Phone Number 920-465-3911
Signature of Applicant 		Date Signed 2-7-17

TO BE COMPLETED BY CITY STAFF

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

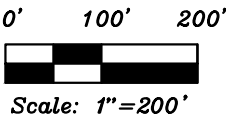
CERTIFIED SURVEY MAP

Part of the Southeast ¼ of the Northeast ¼ of
Section 22, T22N-R20E, Town of Rockland,
Brown County, Wisconsin.



LEGEND

- Brown County Monument
- 1"x24" Iron Pipe weighing 1.13 lbs/ft set. (ID Cap S-2839)
- 1" Iron Pipe found
- Setbacks: 40' Front Yard
25' Side Yard
25' Rear Yard
- Right of Way
- Brown County 2010 Lidar Contour



Bearing Reference:
South line of the NE¼
Section 22, T22N, R20E
(assumed to be S89°57'21"W)
Brown County Coordinate
System

Aaron P. Schroeder
S-2839

Prepared For:
Alan & Janice Lasee
2259 Lasee Road
De Pere, WI 54115

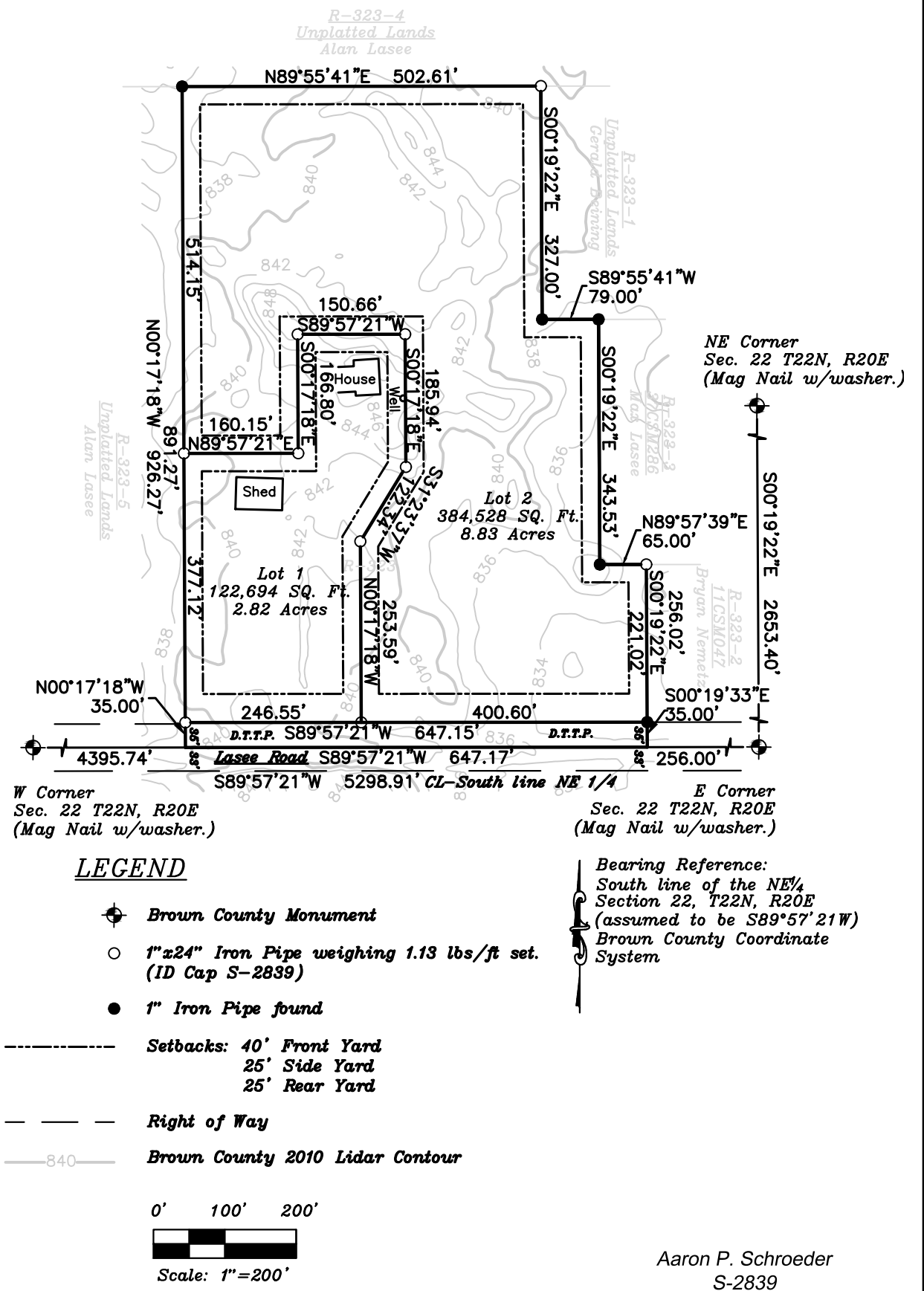
Date:
Jan. 2017
Sheet: 1 of 4
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (5558 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road)

CERTIFIED SURVEY MAP

Part of the Southeast ¼ of the Northeast ¼ of
Section 22, T22N-R20E, Town of Rockland,
Brown County, Wisconsin.



Prepared For: Alan & Janice Lasee 2259 Lasee Road De Pere, WI 54115	Date: Jan. 2017 Sheet: 2 of 4 Drafted By: APS	CQM, INC. Engineering-Surveying-Material Testing 2679 Continental Drive Green Bay, WI 54311 Phone: 920-465-3911
---	--	--

Attachment: Preliminary CSM (5558 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road)

CERTIFIED SURVEY MAP

Part of the Southeast ¼ of the Northeast ¼ of
Section 22, T22N–R20E, Town of Rockland,
Brown County, Wisconsin.

More Particularly Described as Follows:

Commencing at the East ¼ corner of said Section 22; Thence S89°57'21"W, 256.00 feet along the South Line of the NE ¼ of said Section 22, to the Point of Beginning, Thence continuing S89°57'21"W, 647.17 feet, along said South Line of the NE ¼; Thence N00°17'18"W, 926.27 feet; Thence N89°55'41"E, 502.61 feet; Thence S00°19'22"E, 327.00 feet; Thence N89°55'41"E, 79.00 feet to the West Line of Lot 1 of Certified Survey Map Volume 37, Page 286; Thence S00°19'22"E, 343.53 along said West Line; Thence N89°57'39"E, 65.00 feet to the West Line of Lot 1 of Certified Survey Map Volume 11, Page 47; Thence S00°19'22"E, 256.02 feet along said West Line to the Point of Beginning. Subject to any easements, covenants, or restrictions of record. Parcel contains 529,873± Square Feet or 12.16± Acres total including 22,650± Square Feet or 0.52± Acres dedicated to the public for road purposes.

Surveyor's Certificate

I, Aaron P. Schroeder, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of chapter 236.34 of the Wisconsin Statutes and the survey requirements of Section 21.50 of the Brown County Subdivision and Platting Regulations, and under the direction of Alan J. and Janice J. Lasee owners of said land, I have surveyed, divided, and mapped this certified survey map, and that such map correctly represents all exterior boundaries of the land surveyed.

Aaron P. Schroeder
PLS 2839

Date:

Notes:

- The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
- No development shall occur on Lot 2 until such time that public sewer and water is available OR a soils test has been submitted and sanitary permit issued by the Brown County Zoning Administrator's office.

Restrictive Covenants:

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

Aaron P. Schroeder
S-2839

Prepared For:
Alan & Janice Lasee
2259 Lasee Road
De Pere, WI 54115

Date:
Jan. 2017
Sheet: 3 of 4
Drafted By:
APS

CQM, INC.
Engineering–Surveying–Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920–465–3911

Attachment: Preliminary CSM (5558 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road)

CERTIFIED SURVEY MAP

A Part of the Southeast ¼ of the Northeast ¼
of Section 22, T22N-R20E, Town of Rockland,
Brown County, Wisconsin.

Owners's Certificate:

As owner's, We hereby certify that we have caused the land described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission and the Brown County Treasurer for approval or objection.

Dated this _____ day of _____, 2017.

Alan J. Lasee Janice J. Lasee

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

Notary Public
Brown County, WisconsinMy Commission Expires

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Town of Rockland:
Approved for the Town of Rockland, this _____ day of _____, 2017

Jann Charette, Clerk

City of De Pere:
Approved for the City of De Pere, this _____ day of _____, 2017

Shana D. Ledvina Clerk-Treasurer

Brown County Planning Commission:
Approved for the Brown County Planning Commission, this _____ day of _____, 2017

Senior Planner

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

Approved for the Brown County Treasurer, this _____ day of _____, 2017

Paul D. Zeller - Brown County Treasurer

Aaron P. Schroeder
S-2839

Prepared For:
Alan & Janice Lasee
2259 Lasee Road
De Pere, WI 54115

Date:
Jan.. 2017
Sheet: 4 of 4
Drafted By:
APS

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-465-3911

Attachment: Preliminary CSM (5558 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road)

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

MEETING DATE: February 27, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

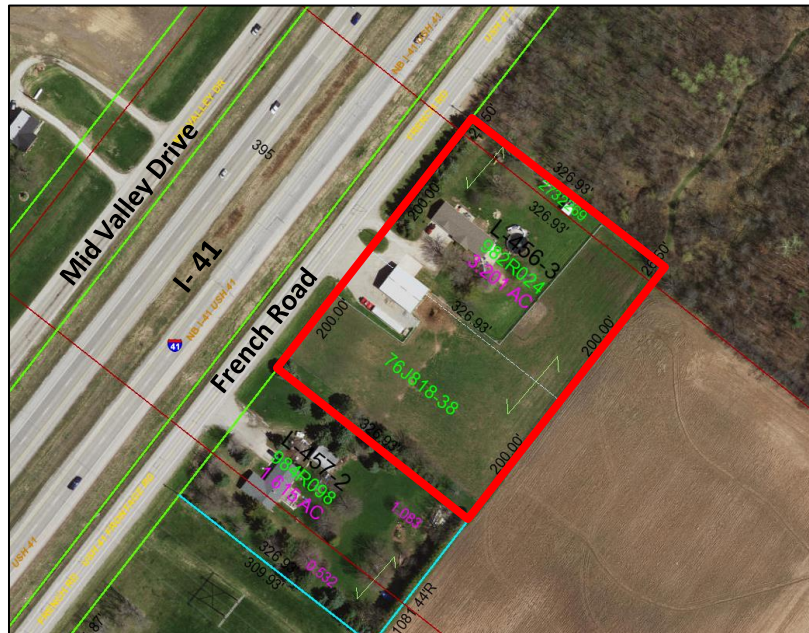
SUBJECT: Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2545 French Road in Lawrence (Parcel L-456-3). Submitted by Steven C. De Jong, PLS.*

ATTACHMENTS:

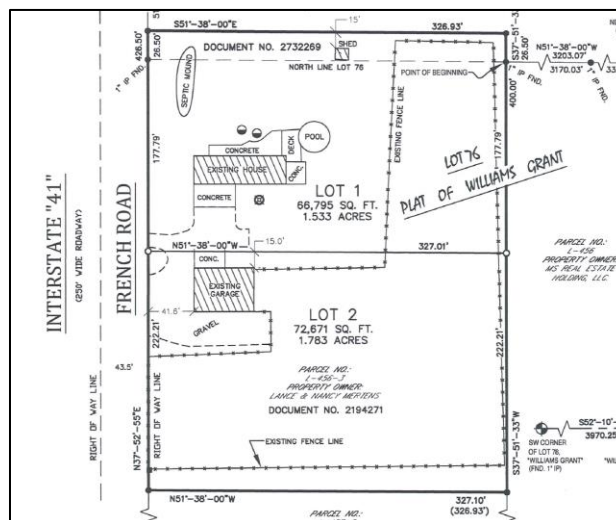
- Extraterritorial CSM - French - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 5:** Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2545 French Road in Lawrence (Parcel L-456-3). Submitted by Steven C. De Jong, PLS.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Extraterritorial Certified Survey Map Approval.*

COMMON DESCRIPTION: 2545 French Road in the Town of Lawrence, located between Larry Lane and Little Rapids Road

PARCEL NUMBER(S):	L-456-3
EXISTING ZONING:	Located in Town of Lawrence.
PROPOSED ZONING:	None.
SURROUNDING LAND USES:	Natural to the north, residential to the south, agricultural to the east, and interstate highway and agricultural to the west.
COMPREHENSIVE PLAN:	Not identified because site is an extraterritorial area.
APPLICANT NAME:	Steven C. De Jong, PLS, Authorized Representative Meridian Surveying LLC N8774 Firelane 1 Menasha, WI 54952
SITE HISTORY:	After a review of air photographs, the property has been used for natural, agricultural, and residential purposes for over 80 years. A residential structure was added approximately 30 years ago, within the area designated as Lot 1. There is a large garage within Lot 2. The land division is within the sewer service area, but has a mound in the northwest corner of Lot 1. There also is a well head at the south end of Lot 1. Sewer and water will be addressed by the Town of Lawrence.
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Creating two lots for proposed residential sites does not impact the Comprehensive Plan negatively. The site is inside of the sewer service area. The lot size, street frontage, and setbacks are acceptable. For extraterritorial Certified Survey Map petitions, the Plan Commission either approves, rejects, or approves the map with conditions. The subject Certified Survey Map must also be approved by the Common Council due to being an extraterritorial review.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to: 1. Meeting all other state and local regulations, including the Town of Lawrence and Brown County Planning Commission.

FEB 10 2017

CITY OF DE PERE
PLANNING DEPT.

CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 368.00

Receipt #: 119092

Date: 2-10-17

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Meridian Surveying, LLC	Authorized Representative Steve De Jong	Title VP - Owner	
Mailing Address N8774 Firelane 1	City Menasha	State WI	ZIP Code 54952
Email Address sdejong@meridian-wi.com	Phone Number (incl. area code) 920-993-0881	Fax Number (incl. area code) 920-273-6037	

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

Name (Ind. Org. or Entity) Lance Mertens	Contact Person Lance Mertens	Title	
Mailing Address 2545 French Rd	City De Pere	State WI	ZIP Code 54115
Email Address lmertens@ymail.com	Phone Number (incl. area code) 920-680-8500	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2545 French Rd, De Pere, WI 54115	Parcel No. L-457-2 L-456-3
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SECTION 4: CSM Information

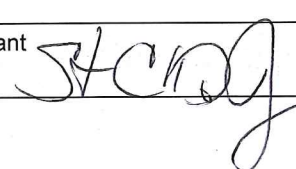
Existing Zoning:	ER - Estate/Residential
Present Use of Parcel:	Residential
Proposed Use of Lots:	Lot 1 - Residential, Lot 2 - Business/Commercial (automobile repair)

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

SECTION 5: Certification and Permission

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

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

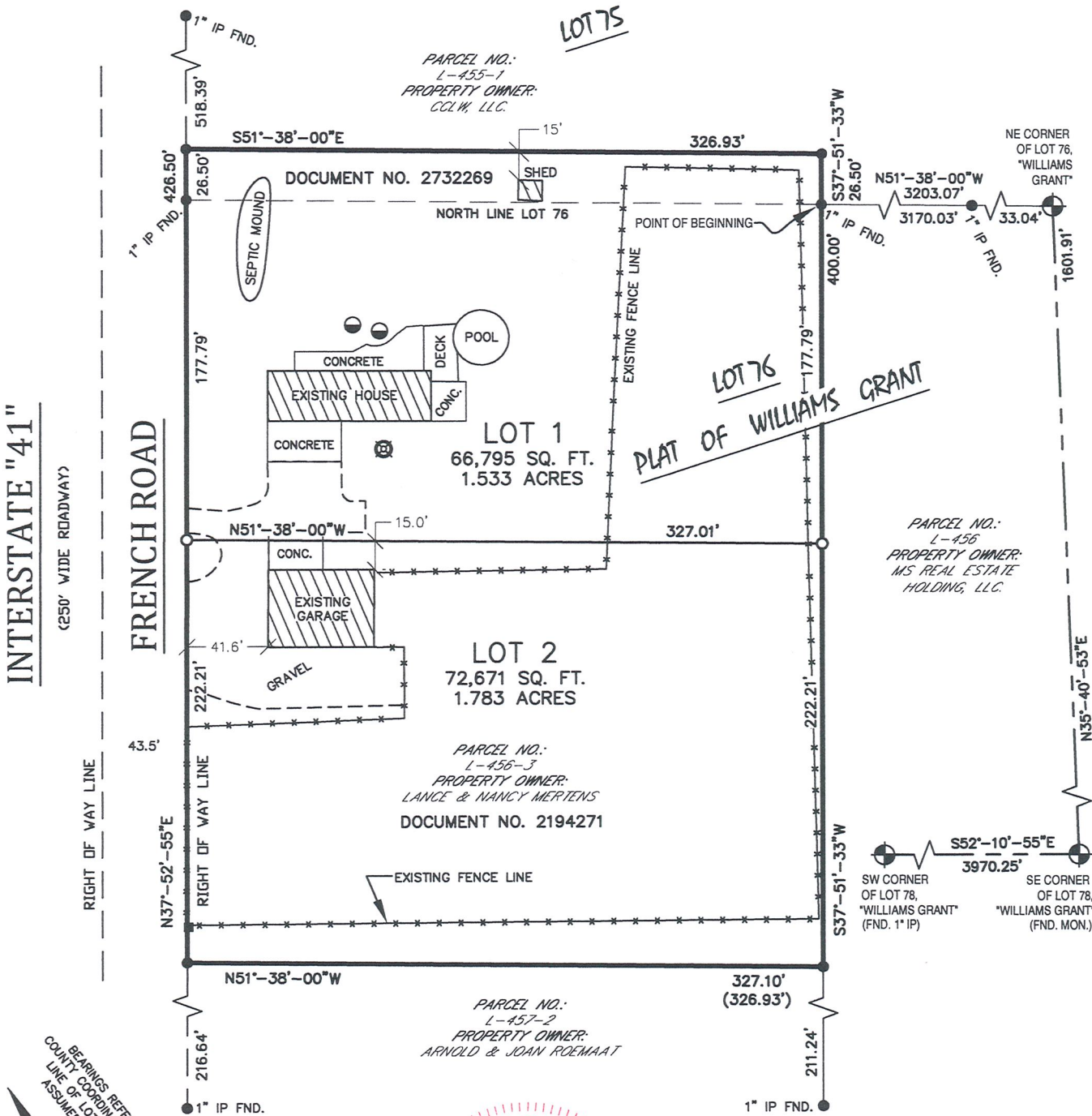
Name of Owner/Authorized Representative (please print) Steven C De Jong	Title VP - Owner	Phone Number 920-993-0881
Signature of Applicant 		Date Signed 02-08-2017

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT 75 AND LOT 76, OF THE RECORDED PLAT OF "WILLIAMS GRANT",
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



—LEGEND—

- = 1" X 18" IRON PIPE SET (1.130 LB./FT.)
- = 1" IRON PIPE FOUND
- = RIGHT OF WAY POST FOUND
- () = RECORDED INFORMATION
- ⊙ = SEPTIC COVER
- ⊗ = WELL HEAD

MERIDIAN SURVEYING, LLC N8774 Firelane 1 Menasha, WI 54952 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.D.		FIELD WORK DATE: 11-6-2015	SURVEYED FOR LANCE AND NANCY MERTENS 2545 FRENCH ROAD DE PERE, WI 54115
	CHECKED BY: S.C.D.		FIELD BOOK: M-34, PG. 56	
	JOB NO.: 9302		SHEET 1 OF 4	

STATE OF WISCONSIN) SS
BROWN COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 2 OF 4

SURVEYOR’S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Lance Mertens, a parcel of land being a part of Lot Seventy-Five (75) and Seventy-Six (76) of the Recorded Plat of Williams Grant, Town of Lawrence, Brown County, Wisconsin containing 139,466 square feet (3.202 acres) of land and being described by:

Commencing at the Southwest Corner of Lot 78 of the Recorded Plat of Williams Grant; thence S52°-10’-55”E 3970.25 feet along the south line of said Lot 78 to the Southeast Corner thereof; thence N35°-40’-53”E 1601.91 feet to the Northeast Corner of said Lot 76 of the Recorded Plat of Williams Grant; thence N51°-38’-00”W 3203.07 feet along the north line of said Lot 76 to the point of beginning; thence S37°-51’-33”E 400.00 feet; thence N51°-38’-00”W 327.10 feet (recorded as 326.93 feet) to a point on the east line of French Road; thence N37°-52’-55”E 426.50 feet along said east line of French Road; thence S51°-38’-00”E 326.93 feet; thence S37°-51’-33”W 26.50 feet to the point of beginning, being subject to any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Town of Lawrence in surveying, dividing and mapping the same.

Dated this 2ND day of FEBRUARY, 2017

Steven C. De Jong
Wisconsin Professional Land Surveyor, S-2791
Steven C. De Jong



Survey Notes:

This survey is contained wholly within Parcel No. L-457-2

This survey is contained wholly within Document No’s 2194271 & 2732269

Owner of Record: Lance and Nancy Mertens

STATE OF WISCONSIN) SS
BROWN COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 3 OF 4

BEING A PART OF LOT SEVENTY-FIVE (75) AND SEVENTY-SIX (76) OF THE
RECORDED PLAT OF WILLIAMS GRANT, TOWN OF LAWRENCE, BROWN COUNTY,
WISCONSIN

OWNER'S CERTIFICATE

As owner I hereby certify that I caused the land on this Certified Survey Map to be surveyed,
divided & mapped as represented on this map.

Lance M. Mertens Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2017.
The above owner to me is known to be the person who executed the foregoing instrument and
acknowledge the same.

Notary Public _____ Wisconsin.
My Commission Expires _____

As owner I hereby certify that I caused the land on this Certified Survey Map to be
surveyed, divided & mapped as represented on this map.

Nancy L. Mertens Date

NOTARY CERTIFICATE

Personally came before me this _____ day of _____ 2017.
The above owner to me is known to be the person who executed the foregoing instrument and
acknowledge the same.

Notary Public _____ Wisconsin.
My Commission Expires _____

Dated this 2ND day of FEBRUARY, 2017
Steven C. De Jong
Wisconsin Professional Land Surveyor, S-2791
Steven C. De Jong



STATE OF WISCONSIN) SS
BROWN COUNTY)

CERTIFIED SURVEY MAP NO. _____
SHEET 4 OF 4

BEING A PART OF LOT SEVENTY-FIVE (75) AND SEVENTY-SIX (76) OF THE
RECORDED PLAT OF WILLIAMS GRANT, TOWN OF LAWRENCE, BROWN COUNTY,
WISCONSIN

TOWN OF LAWRENCE CERTIFICATE

This Certified Survey Map Lot 75 and Lot 76 of the Recorded Plat of Williams Grant, Town of
Lawrence, Brown County, Wisconsin, is hereby approved.

Town of Lawrence Authorized Representative

Date

BROWN COUNTY PLANNING COMMISSION

Pursuant to the Brown County Subdivision Ordinance, all requirements for approval have been
fulfilled. This Certified Survey Map was approved this _____ day of _____ 2017.

Brown County Authorized Representative

COUNTY TREASURER'S CERTIFICATE

I, being duly elected, qualified and acting Treasurer of the County of Brown, do hereby certify
that the records in my office show no unredeemed tax sales and no unpaid taxes or special
assessments as of _____ affecting the lands included in this Certified Survey Map.

Date

County Treasurer

CERTIFICATE OF TOWN TREASURER

I, being duly elected, qualified and acting Town Treasurer of the Town of Lawrence, do hereby
certify that in accordance with the records in my office show no unpaid taxes or special
assessments as of _____ affecting the lands included in this Certified Survey Map.

Date

Town Treasurer

Dated this 2ND day of FEBRUARY, 2017

Steven C. De Jong
Wisconsin Professional Land Surveyor, S-2791
Steven C. De Jong



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

MEETING DATE: February 27, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Proposed Three Lot Certified Survey Map at the intersection of American Boulevard and Southbridge Drive in De Pere (Parcels WD-L179-1, WD-L179-3, WD-L179-4, WD-L179-5-1, WD-L179). Submitted by the City of De Pere.*

ATTACHMENTS:

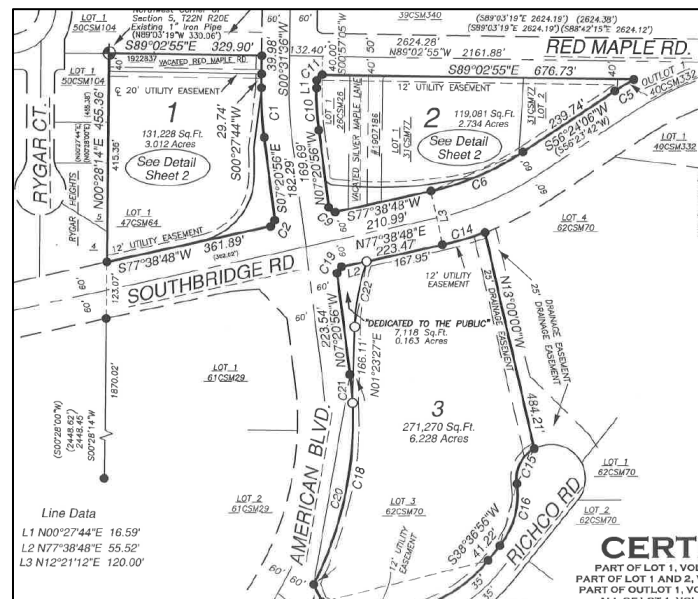
- CSM - City of De Pere - Plan Commission Report FINAL (DOCX)
- Application Form (PDF)
- Preliminary CSM - REVISED (PDF)

ITEM 6: Recommendation regarding a Proposed Three Lot Certified Survey Map at the intersection of American Boulevard and Southbridge Drive in De Pere (Parcels WD-L179-1, WD-L179-3, WD-L179-4, WD-L179-5-1, WD-L179). Submitted by the City of De Pere.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Certified Survey Map Approval.*

COMMON DESCRIPTION: The intersection of American Boulevard and Southbridge Road.

PARCEL NUMBER(S): WD-L179-1, WD-L179-3, WD-L179-4, WD-L179-5-1, WD-L179

EXISTING ZONING: I-3 (General Industrial District) on east side of American Boulevard.
I-B-1 (Industrial Business Park 1 District on west Park
All parcels are in TID #6 and TID #11

PROPOSED ZONING: None.

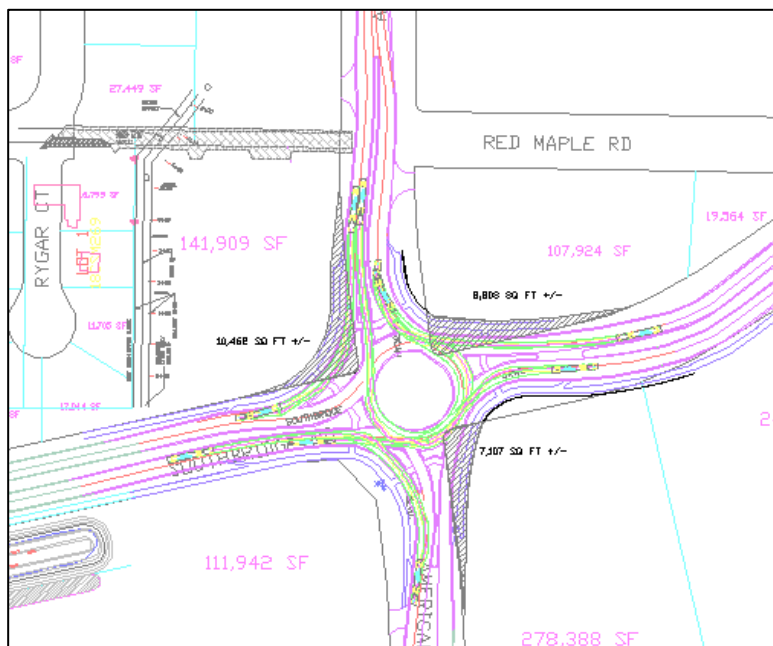
SURROUNDING LAND USES: Industrial and vacant to the north, south, and east. Residential, industrial, and vacant residential to the west.

COMPREHENSIVE PLAN: Business Park

APPLICANT NAME: City of De Pere

SITE HISTORY: All three proposed lots are under the ownership of the City of De Pere. After a review of air photographs, the area has either been vacant or used for agricultural purposes for over 80 years. On January 23, 2017, Plan Commission reviewed Lot 1 as a potential site for a future fire station, and also reviewed Lot 2 for a Conditional Use for a recreational building. Both were recommended for approval.

The right-of-way dedications have been proposed in anticipation of the future development of the American Boulevard and Southbridge Road intersection into a roundabout with sidewalks. The following image is an engineering concept. There is no proposed timeline but this improvement would likely align with the development of the Southern Bridge.



STAFF REVIEW:

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

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Creating three lots for a future fire station site, and future business/industrial sites do not impact the Comprehensive Plan negatively. The right-of-way dedications allow sufficient space for future street development.

For Certified Survey Map petitions, the Plan Commission either approves, rejects, or approves the map with conditions. The subject Certified Survey Map must also be approved by the Common Council because City owned property is involved. Proposed date of Council review is March 7, 2017.

STAFF RECOMMENDATION:

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

1. Meeting all other state and local regulations, including the City of De Pere and Brown County Planning Commission.
2. By the time the CSM is recorded the street name "Richco RD" will need to be changed to read, "Richco CT."

RECEIVED

FEB 15 2017

PLANNING DEPT.



CITY OF DE PERE
APPLICATION FOR
CSM REVIEW

Fee: ~~\$368.00~~

Receipt #: N/A

Date: 15 FEB 2017

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) City of De Pere	Authorized Representative Peter Schleinz	Title City Planner	
Mailing Address 335 S. Broadway Street	City De Pere	State WI	ZIP Code 54115
Email Address pschleinz@mail.de-pere.org	Phone Number (incl. area code) 920.339.4043	Fax Number (incl. area code) 920.339.9491	

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

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

SECTION 3: Project or Site Location

Project Address/Description CSM at intersection of American BLVD and Southbridge Road.	Parcel No. WD-L179-1, WD-L179-3, WD-L179-4
---	---

SECTION 4: CSM Information

Existing Zoning:	I-3 on east side of American BLVD, I-B-1 on west side of American BLVD.
Present Use of Parcel:	Vacant.
Proposed Use of Lots:	Fire Station, future development sites.

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

SECTION 5: Certification and Permission

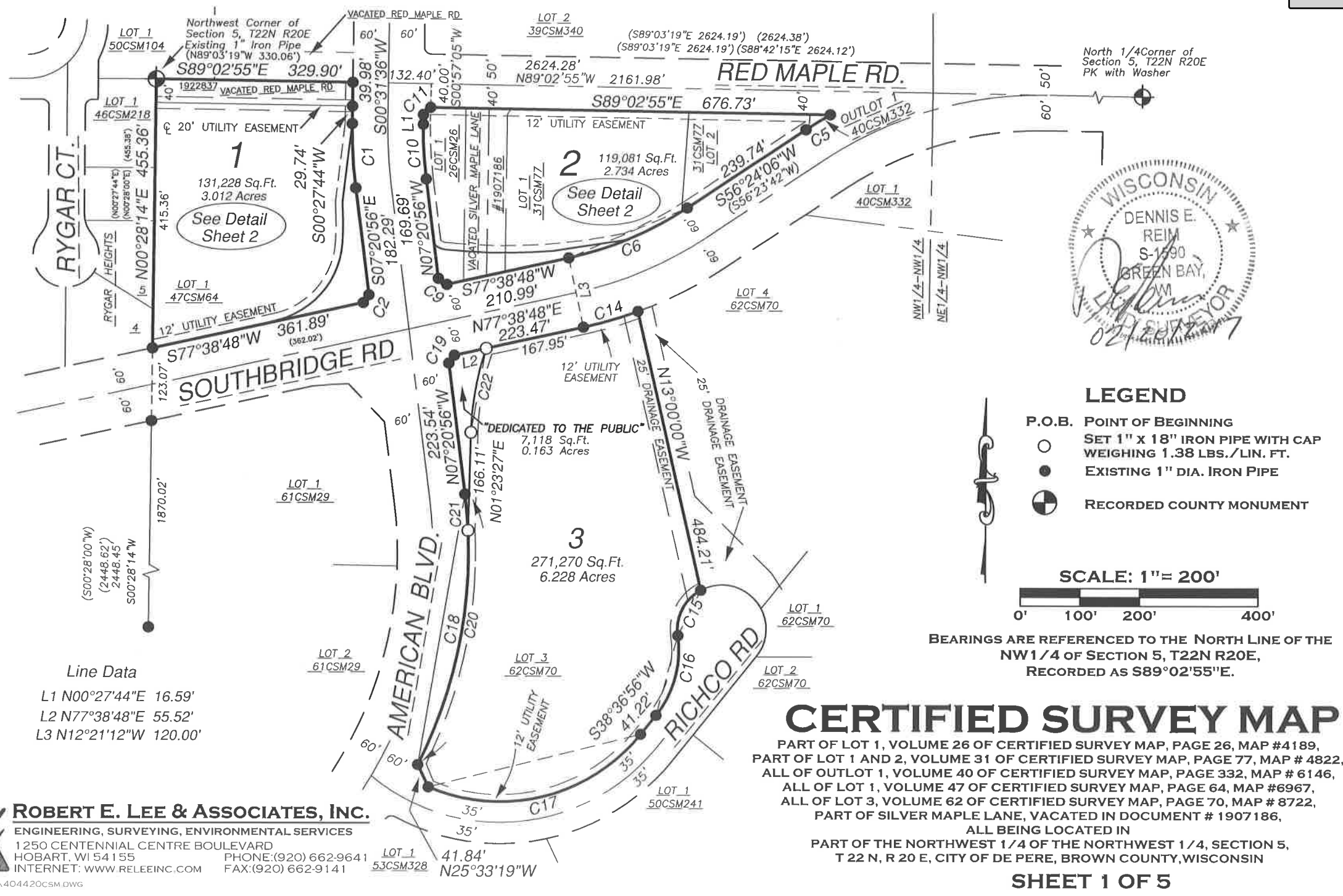
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with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

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

Name of Owner/Authorized Representative (please print) Peter Schleinz	Title City Planner	Phone Number 920.339.4043
Signature of Applicant 		Date Signed 15 Feb 2017

TO BE COMPLETED BY CITY STAFF

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



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

FILE: R:\404420CSM.DWG

Attachment: Preliminary CSM - REVISED (5563 : Recommendation regarding a Proposed Three Lot



CERTIFIED SURVEY MAP

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CH BEARING	CHORD	TAN BEARING	TAN BEARING
C1	07°48'40"	108.97'	799.30'	S03°26'36"E	108.88'		
C2	84°59'44"	17.80'	12.00'	S35°08'56"W	16.21'		
C3	70°59'45"	179.05'	144.50'	N39°21'01.5"E	167.81'		
C4	06°03'44"	44.70'	422.50'	N00°49'17"E	44.68'		
C5	03°52'44"	48.40'	714.81'	S58°20'28"W	48.38'	N60°16'50"E	
C6	21°14'42"	218.77'	590.00'	S67°01'27"W	217.52'		
C7	11°12'00"	115.33'	590.00'	S62°00'06"W	115.15'		
C8	10°02'42"	103.44'	590.00'	S72°37'27"W	103.31'		
C9	95°00'16"	19.90'	12.00'	N54°51'04"W	17.70'		
C10	07°48'40"	92.61'	679.30'	N03°26'36"W	92.53'		
C11	90°29'21"	18.95'	12.00'	N45°42'24.5"E	17.04'		
C12	10°52'00"	184.82'	974.50'	N89°22'19"W	184.55'	N83°56'19"W	S85°11'41"E
C13	29°00'00"	12.65'	25.00'	N69°26'19"W	12.52'	S83°56'19"E	
C14	07°46'42"	96.38'	710.00'	N73°45'27"E	96.31'		
C15	70°00'00"	91.63'	75.00'	N26°27'33"E	86.04'	N08°32'27"E	N61°27'33"E
C16	47°09'23"	144.03'	175.00'	S15°02'14.5"W	140.00'	S38°36'56"W	S08°32'27"E
C17	74°44'11"	397.84'	305.00'	S75°59'01.5"W	370.23'	N38°36'56"E	N66°38'53"W
C18	33°49'13"	471.72'	799.30'	N09°33'40.5"E	464.91'	S26°28'17"W	N07°20'56"W
C19	84°59'44"	17.80'	12.00'	N35°08'56"E	16.21'		
C20	29°23'54"	410.04'	799.30'	N11°46'20"E	405.56'	S26°28'17"W	
C21	04°25'19"	61.68'	799.30'	N05°08'16.5"W	61.67'		
C22	17°09'22"	145.01'	475.00'	N10°08'08"E	144.45'	N18°52'49"E	

GRANT OF EASEMENT

An easement for electric, natural gas, and communications service is hereby granted by the City of De Pere and K C S Inc. to **WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, and all other providers of electric facilities, natural gas facilities, or telephone and cable TV facilities, and the City of De Pere**, 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, telephone and cable TV facilities, including public services provided by the City of De Pere for water mains, sanitary sewers, storm water and associated 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 Areas" 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 incident 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, 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 shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" 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.

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



CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that under the direction of Peter Schleinz, City Planner, City of De Pere, owner, I have surveyed, divided and mapped:

All of Lot 1, Volume 47 of Certified Survey Map, Page 64, Map Number 6967,
AND ALSO;

All of Lot 3, Volume 62 of Certified Survey Map, Page 70, Map Number 8722,
AND ALSO;

All of Outlot 1, Volume 40 of Certified Survey Map, Page 332, Map Number 6146,
part of Lot 1 of Volume 26 of Certified Survey Map, Page 26, Map Number 4189,
part of Lots 1 and 2 of Volume 31 of Certified Survey Map, Page 77, Map Number 4822,
part of Silver Maple Lane vacated in Document Number 1907186, all being located in
part of the Northwest ¼ of the Northwest ¼, Section 5, Township 22 North, Range 20 East,
City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the North ¼ Corner of said Section 5;
thence N89°02'55"W, 2161.98 feet on the north line of said Section 5;
thence S00°57'05"W, 40.00 feet to the north right of way of Red Maple Road, the Point of Beginning;
thence S89°02'55"E, 676.73 feet on said north right of way to the northerly right of way of Southbridge Road;
thence on said northerly right of way 48.40 feet on the arc of a 714.81 foot radius curve to the left, having a long chord that bears S58°20'28"W, 48.38 feet;
thence S56°24'06"W, 239.74 feet on said northerly right of way;
thence on said northerly right of way 218.77 feet on the arc of a 590.00 foot radius curve to the right, having a long chord that bears S67°01'27"W, 217.52 feet;
thence S77°38'48"W, 210.99 feet on said northerly right of way;
thence on said northerly right of way 19.90 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N54°51'04"W, 17.70 feet to the easterly right of way of American Blvd.;
thence N07°20'56"W, 169.69 feet on said easterly right of way;
thence on said easterly right of way 92.61 feet on the arc of a 679.30 foot radius curve to the right, having a long chord that bears N03°26'36"W, 92.53 feet;
thence N00°27'44"E, 16.59 feet on said easterly right of way;
thence on said easterly right of way 18.95 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears N45°42'24.5"E, 17.04 feet to the Point of Beginning.

This Certified Survey Map contains 547,347 square feet or 12.565 acres of land more or less.

That the within map is a true and correct representation of all the exterior boundaries of the land survey and division thereof. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and Chapter 14 of the General Ordinances of the City of De Pere in the surveying, dividing and mapping of the same.

Dated this 20 day of February, 2017.
Dennis E. Reim RLS #1590
ROBERT E. LEE & ASSOCIATES, INC.



CERTIFIED SURVEY MAP

MUNICIPAL CORPORATE OWNERS CERTIFICATE

City of De Pere, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said City of De Pere caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. City of De Pere does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:
City of De Pere

Michael Walsh, Mayor Shana D. Ledvina, Clerk

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this day of , 2017, the above named owner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public (print name) (signature)
Brown County, Wisconsin.
My commission expires:

TREASURER'S CERTIFICATE

As appointed City of De Pere Treasurer, I hereby certify that the records in our offices show no unpaid taxes, no unredeemed tax sales and no unpaid or special assessments affecting any of the lands included in this plat, as of the dates listed below.

Shana D. Ledvina Date
City of De Pere Treasurer

COMMON COUNCIL APPROVAL CERTIFICATE

Approved for the City of De Pere this day of , 2017.

Shana D. Ledvina, Clerk



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

MEETING DATE: February 27, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

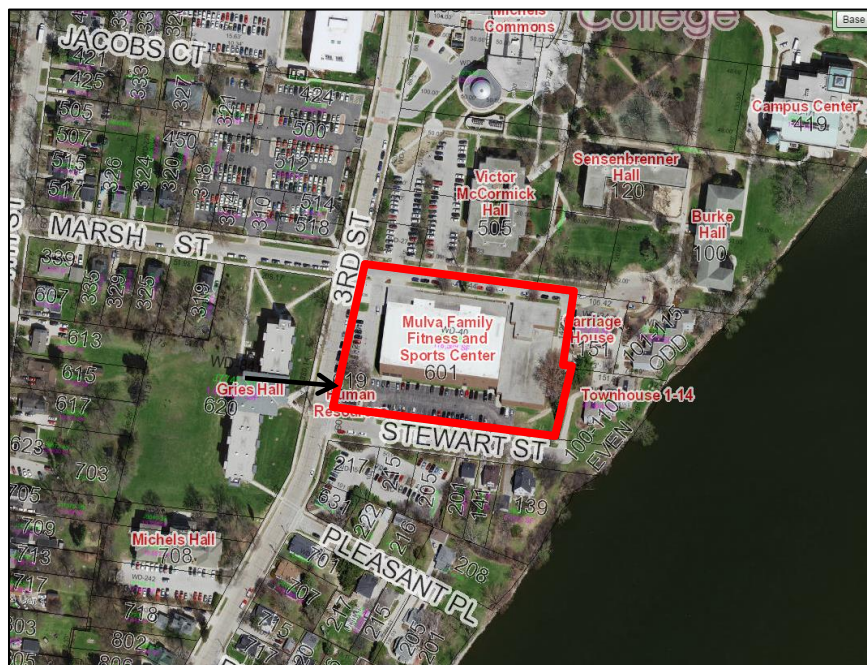
SUBJECT: Recommendation regarding a sign variance for the St. Norbert College Mulva Family Fitness and Sports Center at 601 3rd Street in De Pere (Parcel WD-40). Submitted by St. Norbert College.

ATTACHMENTS:

- Sign Variance - SNC - Plan Commission Report (DOCX)
- Memo(PDF)
- Application Form (PDF)
- Picture of mockup sign (JPG)

- ITEM 7:** Recommendation regarding a sign variance for the St. Norbert College Mulva Family Fitness and Sports Center at 601 3rd Street in De Pere (Parcel WD-40). Submitted by St. Norbert College.

SITE MAP (airphoto from year 2014)



SIMULATION OF PROPOSED SIGN ON PROPERTY



REQUESTED ACTION: Sign Variance Approval.

COMMON DESCRIPTION: 601 3rd Street, located northeast from the 3rd Street and Stewart Street intersection.

**City of De Pere
Staff Comments**

**Plan Commission
February 27, 2017**

PARCEL NUMBER(S): WD-40

EXISTING ZONING: R-2 (Single and Two-Family Residence District).

PROPOSED ZONING: None.

SURROUNDING LAND USES: College campus to north, south, east, and west. Uses are parking areas, housing, and college campus related buildings.

COMPREHENSIVE PLAN: Institutional/Governmental facilities.

APPLICANT NAME: Nina Rouse, Int. Director of Communications, Authorized Representative
St. Norbert College
100 Grant Street
De Pere, WI 54115

SITE HISTORY: *See report memo.*

STAFF REVIEW: *See report memo.*

STAFF RECOMMENDATION: *See report memo.*

NOTE: Sign variances that are approved by Plan Commission are not required to be forwarded to the Common Council.

To: Mayor Mike Walsh
Members of the City Plan Commission

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

Subject: SNC sign variance request

Date: February 16, 2017

St. Norbert College is looking to construct a ground mount sign in front of the Mulva Family Fitness and Sports Center. The proposed sign would be located at the north east corner of the intersection of Third and Stewart Streets. (Please see attached photo of a mock up sign). The sign would have a setback of seven (7) feet from the property line on Third Street. Section 98-13 (6) (C) of the De Pere Sign Ordinance has a requirement of a fifteen (15) foot setback. SNC is requesting an eight (8) foot front yard setback variance. The intent of the 15' foot requirement is to make sure that the intersection is safe. I physically inspected the mock sign from my vehicle and observed that the proposed sign location will not create a hazard for both pedestrians and motorists. This location will be more proportional and aesthetically appealing.

I recommend that the Plan Commission approve the variance request as presented. Feel free to contact me at 339-4053 or via email at dhongisto@mail.de-pere.org if you have any questions.

CITY OF DE PERE
APPLICATION FOR
VARIANCE

Fee: \$ 160.00
Receipt #: 119371
Date: 2-21-17

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) St. Norbert College	Authorized Representative Nina Rouse	Title Int. Director of Communications	
Mailing Address 100 Grant St.	City De Pere	State WI	ZIP Code 54115
Email Address nina.rouse@snc.edu	Phone Number (incl. area code) 920-403-4011	Fax Number (incl. area code)	

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

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

SECTION 3: Project or Site Location

Project Address: Legal Description: Mulva Family Fitness & Sports Center 601 Third St. De Pere, WI 54115	Parcel Number(s):
--	-------------------

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	Section 98-13 (6) (C)
Ordinance Provision:	Requires a 15' set back from any property line.
Project Description:	Monument sign to be placed in front of the new fitness center on campus.
Variance Requested:	Eight (8) foot front yard setback variance.
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	If positioned in the legal position, the sign really blends into the building and will not be taken by passersby as a monument sign at all. This is problematic because the purpose of sign is to serve as an aesthetically pleasing place to promote St. Norbert events to the general public.
Describe the hardship(s) that would result if the variance is not granted:	Without the variance, this South corridor to campus would not be as inviting as it would be more difficult for passersby to see the sign. We would also have to potentially go back to our vendor to redesign the sign and this would be costly.
Describe how the variance would not have adverse effects on surrounding properties:	I believe that the ordinance is in place to protect drivers and pedestrians by granting them enough space to see around the sign. In our case, our requested variance would not negatively impact visibility for drivers or pedestrians.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) NINA ROUSE	Title Dir. of COMMS.	Phone Number 920-403-4011
Signature of Applicant NINA ROUSE		Date Signed 2/15/2017

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

7.d



Attachment: Picture of mockup sign

Packet Pg. 51

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: February 27, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions, a revision to a building setback, and parking accommodations for Rennes Health & Rehab at 200 S. Ninth Street in De pere (Parcels WD-D0204, WD-D0204-2). Submitted by TDR Properties, LLC.*

ATTACHMENTS:

- Report to Plan Commission - PIP at 200-250 S. Ninth Street (DOCX)
- Application Form - PIP (PDF)
- Application Form - Site Plan (PDF)
- 160136-02_Statement of Intent_02-10-17 (PDF)
- 160136-02_Rennes DePere City Submittal Set_02-10-17 (PDF)

- Item 8:** Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions, a revision to a building setback, and parking accommodations for Rennes Health & Rehab at 200 S. Ninth Street in De Pere (Parcels WD-D0204, WD-D0204-2). Submitted by TDR Properties, LLC.*

SITE MAP



REQUESTED ACTION: Precise Implementation Plan (PIP) and Site Plan request.

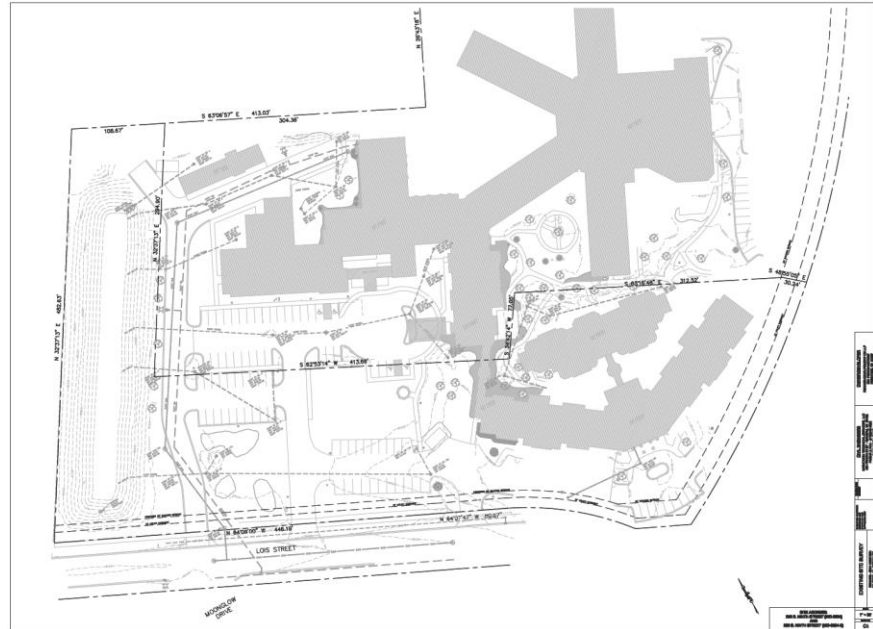
Rennes Rehabilitation Center addition and upgrades; Assisted Living RCAC addition and entry upgrades; Assisted Living Community Based Residential (CBRF) Facility; reduction of setback on Lois Street from 30-feet to 20-feet; and on-site parking accommodations.

COMMON DESCRIPTION: 200 S. Ninth Street, located northwest from the Ninth Street and Lois Street intersection.

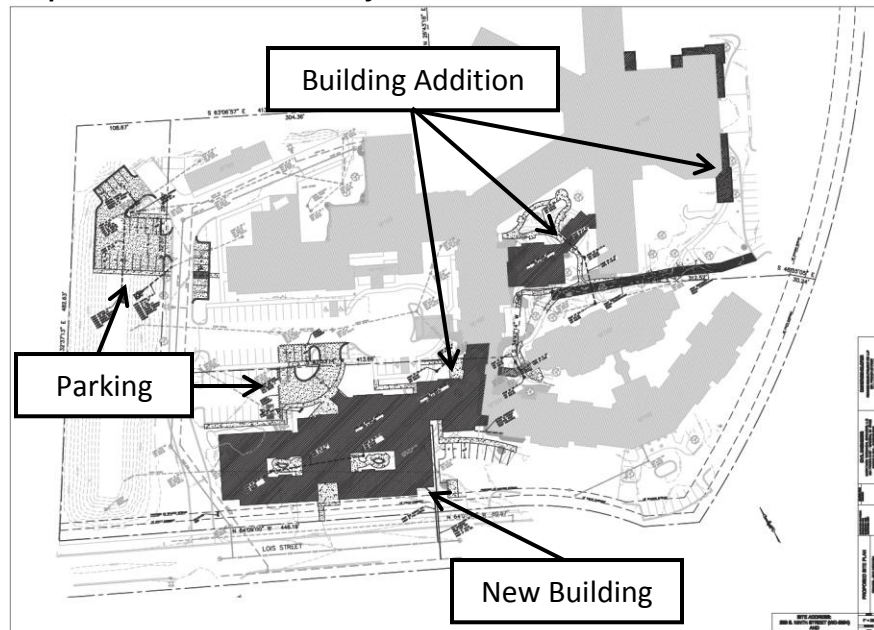
PARCEL NUMBERS:	WD-D0204, WD-D0204-2
EXISTING ZONING:	R-3 (General Residence district) with Planned Development District (PDD) overlay.
PROPOSED ZONING:	None; however, the proposal includes revisions to the PIP.
SURROUNDING LAND USES:	Commercial to the north and west. Residential to the south and east.
COMPREHENSIVE PLAN:	Multi-Family Residential.
APPLICANT NAME:	Chuck Hawkins, Executive VP Operations, Authorized Representative TDR Properties LLC 261 French Street Peshtigo, WI 54157
SITE HISTORY:	The Rennes Health & Rehabilitation site has been expanding in phases since the Council approved the original Site Plan/PIP in 1980. On September 7, 1982, the Common Council approved a resolution for a conditional use that allowed the operation of a health and medical care facility on the property. The conditional use is valid today, and a number of expansions that followed over the years met the criteria of the conditional use. Notable expansion proposals occurred in 2004 (zoning related), 2007, and 2015. The present proposal includes the following, in summary: • A new one-story (24-unit) Assisted Living Community Based Residential Facility (CBRF), totaling 21,000 square feet, that fronts Lois Street. • An addition of a two-story (5-unit) Assisted Living Residential Care Apartment Complex (RCAC), totaling 9,000 square feet, located between the existing RCAC and the proposed new CBRF on Lois Street. • An addition to the therapy department at the skilled nursing facility, totaling 4,000 square feet, located in the center of the property. • Exterior area with a covered porch. • Altering and adding parking areas at the west side of the property. (The change to the parking area will reduce the size of the on-site storm water management pond.) • Reducing the Lois Street building setback line from 30-feet to 20-feet to allow for the CBRF addition referenced in the first bullet.

Building façade materials are the following: red brick, grey brick, lap siding, shake siding, stacked stone veneer, and cast stone veneer. The rooftops are covered with asphalt shingles. The intent is to match existing buildings on site.

Existing Site



Proposed Additions and Modifications



Elevation for new CBRF (side visible from Lois Street)



REVIEW:

When reviewing a Site Plan and PIP request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

Along with the new build, addition, parking modification, and setback revision proposal, one curb cut connecting to Lois street will be eliminated. Green space still exceeds the required 10% and the building footprints cover less than 75% of the lot.

The petitioner identified that the performance of the modified storm water management pond would meet required retention capacity; however, the storm water management plan was still under review by Engineering staff at the time this report was written. The storm pond requirements must meet code and is listed as a proposed condition of approval by staff.

STAFF COMMENTS:**Engineering:**

1. Please review plan text sizes. Even at full size, some notes and titles are illegible.
2. Show all property dimensions. Missing those along Ninth Street and at the intersection of Ninth and Lois.
3. Label storm sewer on the existing survey.
4. Staff has to review storm water report and the proposed design needs to be verified.
5. Pond must be brought to meet the latest WisDNR best management practices per "Wet Detention Pond (1001)" Conservation practice standard.
6. Show discharge pipe leaving the pond in the existing survey.
7. Plans do not scale. Use 1 to 10, 20, 30, 40, 50, or 60 for plan scales.
8. All page borders must be the same throughout the planset.
9. Show asphalt repairs for replacing curb cut with full curb head on demolition plan. Asphalt must be replaced to edge of the parking lane.
10. Need to address two light poles, one in the way of temporary construction road and the other is north of the proposed laterals on Lois.
11. Are there any new lights going in the new walkways or parking areas?
12. Verify turning radius for vehicles in new parking lot over pond.
13. Provide all pipe depths, sizes, and materials on the proposed site plans.
14. Services need to be off private access road, not off of Lois Street.
15. Need to state that all pavement marking is 4" Striping (Typ.).
16. This development is only allowed one water service. Additional water services are only allowed for fire suppression, not potable water.
17. If the water meter size is greater than one inch, one month advance notice is required so Water Department can order the meter.
18. Water service will need additional testing (i.e. pressure, safe sample).
19. An excavation permit will be needed for all work in the City right-of-way.
20. Just an FYI, the relocated sign is now located atop the sanitary sewer.
21. Staff recommends moving the tracking pad out of the City ROW. All sidewalk damaged will be the responsibility of the developer. Once the curb is replaced as full curb head, the tracking pad will need to be removed.
22. No inlet protection shown on the plans.

Fire:

1. Please contact the fire chief for site plan comments prior to obtaining permits.

Forestry:

1. None.
 - a. The landscape plan and details are very thorough, clear and concise. The architect should be commended for it. The proposed plants should perform well in our local environment.

Health:

1. Please contact the Health department for site plan comments prior to obtaining permits.

Building & Planning:

1. Subject to the Plan Commission approving the Lois street building setback line being reduced from 30-feet to 20-feet.

For Precise Implementation Plans, the Plan Commission makes a recommendation that is forwarded to the Common Council. Property owners within 300' are notified of the petition. This item is proposed to be reviewed by the Common Council on March 7, 2017.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the PIP and Site Plan request for a building expansion, revisions to a building setback, and parking accommodations for Rennes Health and Rehab, subject to compliance with the above comments and conditions and that this recommendation be forwarded to Common Council for consideration.

	CITY OF DE PERE APPLICATION FOR REZONING	CITY OF DE PERE RECEIVED FEB 15 2017 PLANNING DEPT	Fee: \$ 305.00
		Receipt #: 119203	
		Date: 2-15-16	

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) TDR Properties, LLC	Authorized Representative Chuck Hawkins	Title Executive VP Operations	
Mailing Address 261 French Street	City Peshtigo	State WI	ZIP Code 54157
Email Address chuckh@Rennesgroup.com	Phone Number (incl. area code) (715) 582-2258	Fax Number (incl. area code) (715) 582-2222	

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

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

SECTION 3: Project or Site Location

Project Address/Description Rennes Health & Rehab 200 & 250 S. 9th Street DePere WI 54115	Parcel Number(s): WD-D0204
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SECTION 4: Proposed Rezoning Use

Existing Zoning:	R-3 Planned Development District		
Proposed Zoning:	R-3 Planned Development District (Modified setback)		
Adjacent Zoning: North	Adjacent Zoning: South	Adjacent Zoning: West	Adjacent Zoning: East
Present Use of Parcel	Skilled Nursing Facility and Elderly Assisted Living		
Proposed Use of Parcel	Skilled Nursing Facility and Elderly Assisted Living		

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) <i>Chuck Hawkins</i>	Title <i>EXECUTIVE VICE PRESIDENT</i>	Phone Number <i>715-582-2258</i>
Signature of Applicant <i>Chuck Hawkins</i>		Date Signed <i>2/2/2017</i>

Attached additional sheets if necessary.

FEB 15 2017

	CITY OF DE PERE PLANNING DEPT APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 119204
		Date: 2-15-17

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) TDR Properties, LLC	Authorized Representative Chuck Hawkins	Title Executive VP Operations	
Mailing Address 261 French Street	City Peshtigo	State WI	ZIP Code 54157
Email Address chuckh@Rennesgroup.com	Phone Number (incl. area code) (715) 582-2258	Fax Number (incl. area code) (715) 582-2222	

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

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

SECTION 3: Project or Site Location

Project Address/Description Rennes Health & Rehab 200 & 250 S. 9th Street DePere WI 54115	Parcel No. WD-D0204
--	------------------------

SECTION 4: Project Information

Existing Zoning:	R-3 Planned Development District		
Present Use of Parcel:	Elderly Assisted Living		
Proposed Use of Parcel:	Elderly Assisted Living		
Estimated Start Date:	May 2017	Estimated Completion Date:	April 2018

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

SECTION 5: Certification and Permission

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

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Signature of Applicant <i>[Signature]</i>		Date Signed <i>2/2/2017</i>

TO BE COMPLETED BY CITY STAFF

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

***Rennes Rehab Center Addition & Entry Upgrades,
Assisted Living RCAC Addition & Entry Upgrades,
Assisted Living Community Based Residential Facility
200 & 250 South Ninth Street, De Pere, Wisconsin***

**Precise Implementation Plan Submittal
Statement of Intent**

10 February, 2017

PRA Project No. 160136-02

Submittal Intent: Purpose of this submittal is for a revision update to the General Development Plan previously approved in 2004. The owner is requesting a revision to the front building setback along Lois Street from 30ft to 20ft, in order to locate the building expansion to accommodate on-site parking as required per the zoning.

The next phase of development being considered consists of:

1. One story, 24-Unit Assisted Living Community Based Residential Facility (CBRF) (approx. 21,000sf).
2. Two story, 5-Unit addition to the existing Assisted Living Residential Care Apartment Complex (RCAC) (approx. 9,000sf).
3. Addition to the therapy department at the skilled nursing facility (4,000sf).
4. Exterior Renovations to the existing skilled nursing east entrance area with a covered porch.
5. Increase parking at the west side of the site.

With this phase of development we would like to point out the following points:

1. Elimination of one existing curb cut and street access point along Lois Street.
2. Overall building footprint will be under the 75% max allowed
3. Green Space is above the 10% minimum.
4. The 29 units of assisted living being added is below the 40 units previously submitted with the GDP.
5. Reduction of existing oversized retention pond to accommodate more onsite parking, which will meet the required retention capacity for the full proposed development.

Zoning: R-3 Planned Development District (PDD) (Existing)

Site: Approx. 12 Acres located at the Corner of South Ninth Street and Lois Street

Type of Facility: Elderly Assisted Living & Skilled Nursing

Building Footprint, Paved Area, Impervious Area, Green Space: See Attached Plan Sheet A003

Floor Area Ratio & Site Unit Density: See Attached Plan Sheet A003

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

intelligent designs. inspired results. | www.prarch.com

Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Scherbel

Rehab Center Unit Mix Totals:

Existing: 122 Total Skilled Nursing Resident Capacity (97 Units) – No Change

Assisted Living Resident RCAC Unit Mix Totals:

Existing: 71 Total Resident Units

Proposed: 76 Total Resident Units (5 additional)

Assisted Living Resident CBRF Unit Mix Totals:

Existing: 0 Total Resident Units

Proposed: 24 Total Resident Units

Parking:

Existing Total: Surface - 189 Stalls

Proposed Total: Surface – 203 Stalls (increase of 14)

Resident Increase: 24 CBRF + 5 RCAC (1 per 4 resident) = 8 Stalls

Employee Increase: 8 approx. total (1 per 1 employee) = 8 Stalls

Setbacks: See Attached Plan Sheet A003 for setback requirements.

THE RENNES GROUP

De Pere Campus Additions

200 & 250 South 9th Street
De Pere, WI 54115

CITY SUBMITTAL - PRECISE IMPLEMENTATION PLAN



pra

PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

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Sheet Index

General

000 Title Sheet

Civil

C1 Existing Site Survey
C2 Demolition Plan
C3 Proposed Site Plan
C4 Details
C5 Proposed Grading Plan
C6 Erosion Control Plan

Landscape

L1.0 Landscape Plan - West Side
L2.0 Landscape Plan - East Side

Architecture

A003 Overall Architectural Site Plan

Assisted Living CBRF and RCAC Addition

A400 Exterior Elevations
A401 Exterior Elevations
A402 Exterior Perspectives

Skilled Nursing Therapy Addition

A410 Exterior Elevations
A411 Exterior Perspectives

Skilled Nursing Porch Addition

A420 Floor Plan & Exterior Elevations
A421 Exterior Perspectives

Electrical

E1.01 Site Lighting & Power Plan
E1.02 Site Photometric Plan
E1.03 Site Fixture Schedule & Cut Sheets

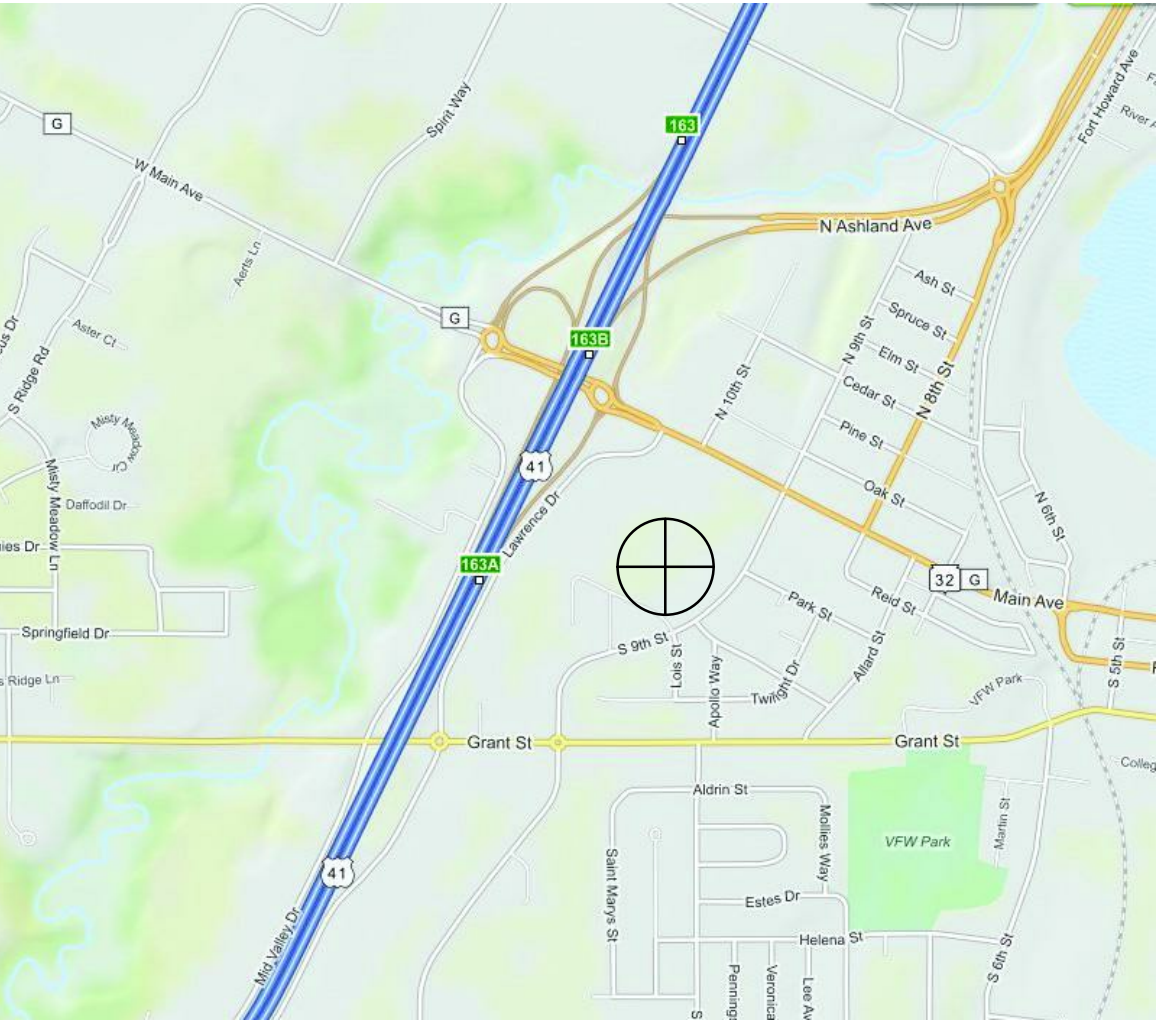
Project Information

Project Date: 02-10-17
PRA Project Number: 160136-02, -04
Owner Project Number:
Drawing Set: City Site Plan Review

NOT FOR CONSTRUCTION

Area Schedule (Gross Building)		
Name	Phase	Area
CBRF		
CBRF FIRST FLOOR	NEW	21,753 SF
		21,753 SF
RCAC		
RCAC FIRST FLOOR	EXISTING	28,557 SF
RCAC FIRST FLOOR	NEW	5,669 SF
		34,226 SF
RCAC SECOND FLOOR		
RCAC SECOND FLOOR	EXISTING	27,510 SF
RCAC SECOND FLOOR	NEW	4,283 SF
		31,803 SF
SNF		
SNF FIRST FLOOR	EXISTING	75,517 SF
		75,517 SF
SNF PORCH		
SNF PORCH	NEW	1,953 SF
		1,953 SF
THERAPY ADDITION		
THERAPY ADDITION	NEW	4,096 SF
		4,096 SF

Project Location



Project Team

Civil

Marathon Technical Services (Under Separate Contract with Owner)
Tel (715) 843-7292

Landscape

Paragon Design Group, LLC Tel (414) 449-1555

Structural

R.A. Smith National Tel (262) 781-1000

Plumbing, Fire Protection,

Mechanical, & Electrical

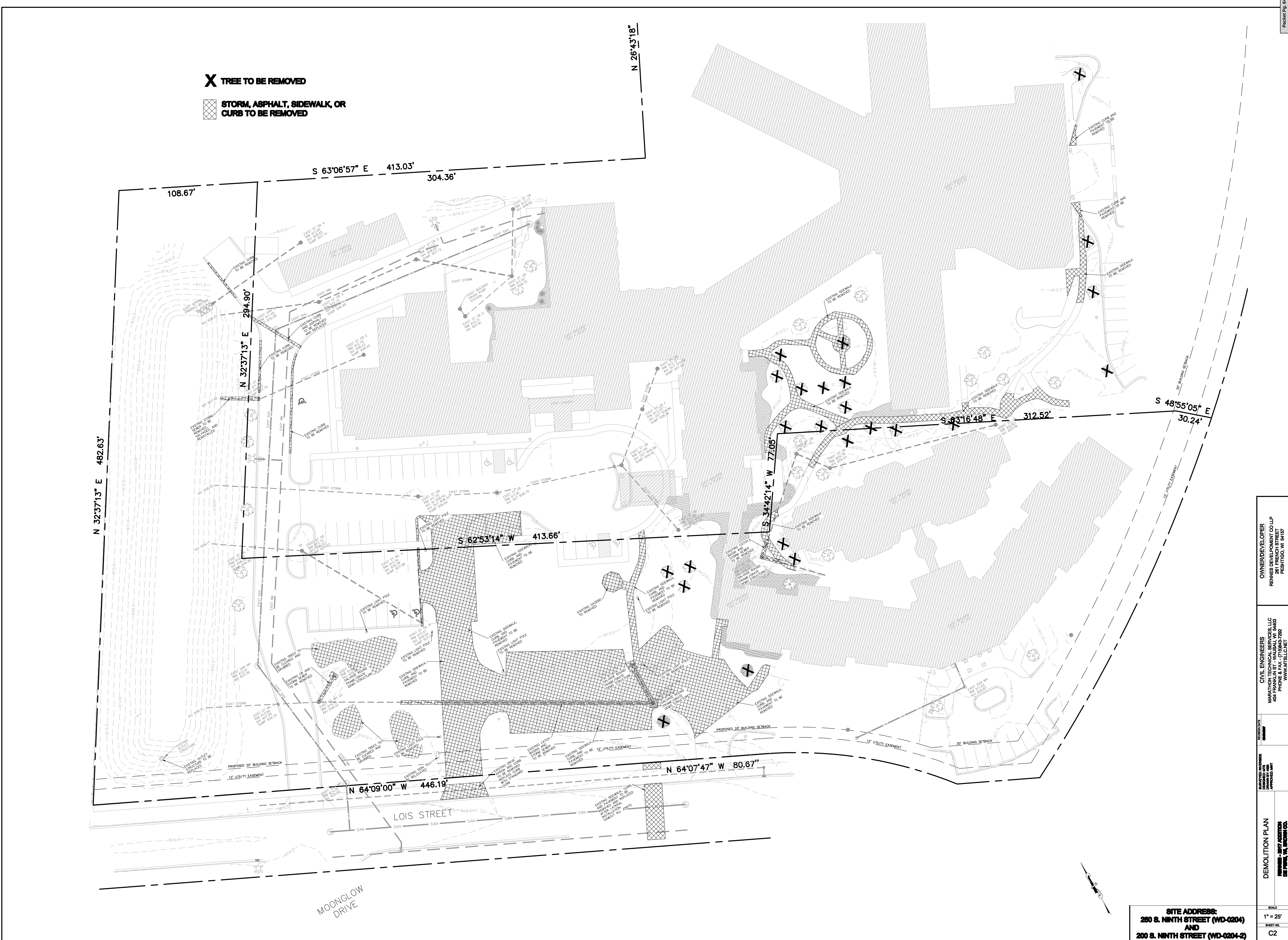
Design / Build

Design Build - not the responsibility of the architect of record



SITE ADDRESS:
200 S. NINTH STREET (WD-0204)
AND
200 S. NINTH STREET (WD-0204-02)

SCALE 1" = 25'	EXISTING SITE SURVEY RENNES - 2017 ACTION DE PRE, MI, BROWN CO.	SURVEYED INVERSE COMPARED AND APPROVED INT.	REMARKS DATE 5/11/2017	CIVIL ENGINEERS MARTIN & ASSOCIATES, LLC 404 FRANKLIN ST. WALSLEY, WY 84093 PHONE & FAX - (719) 845-7292 WWW.MTSLC.NET	OWNER/DEVELOPER RENNES DEVELOPMENT CO. LLP 200 FRANKLIN ST. WALSLEY, WY 84093 PHONE & FAX - (719) 845-7292
-------------------	---	---	---------------------------	--	---



DEMOLITION PLAN	REVISIONS - 2017 ADDITION DATE: 10/10/17 BY: J. P. HARRIS, INC. ENGINEER	DESIGNED BY J. P. HARRIS, INC.	CHECKED BY J. P. HARRIS, INC.	DATE 10/10/17	CIVIL ENGINEERS MARATHON TECHNICAL SERVICES, LLC 404 FRANKLIN ST., WAUSAU, WI 54983 PHONE: 715.727.7262 WWW.MTS.LLC.NET	OWNER/DEVELOPER RENNES DEVELOPMENT CO. LLP 281 FRENCH STREET PESHTIGO, WI 54157

SITE ADDRESS:
280 S. NINTH STREET (WD-0204)
AND
200 S. NINTH STREET (WD-0204-2)

SCALE
1" = 25'
SHEET NO.
C2



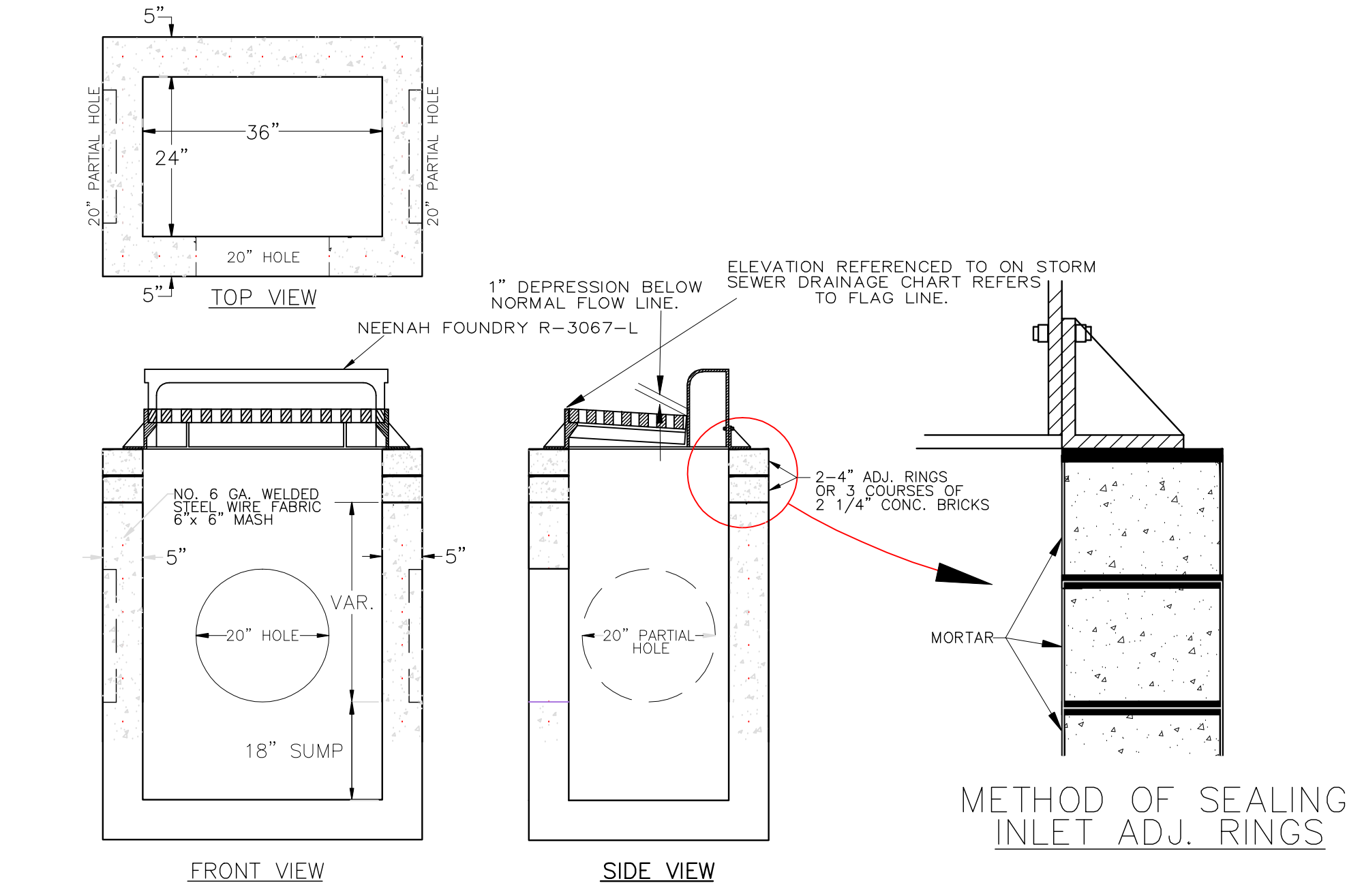
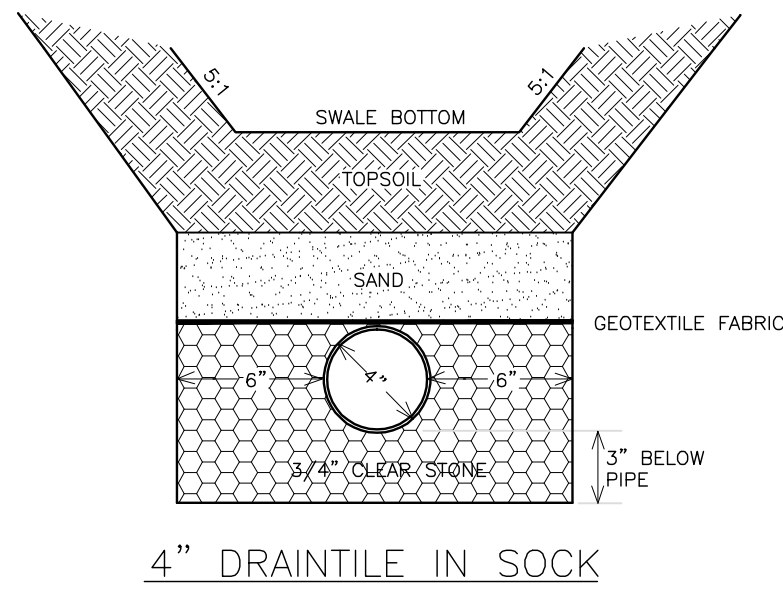
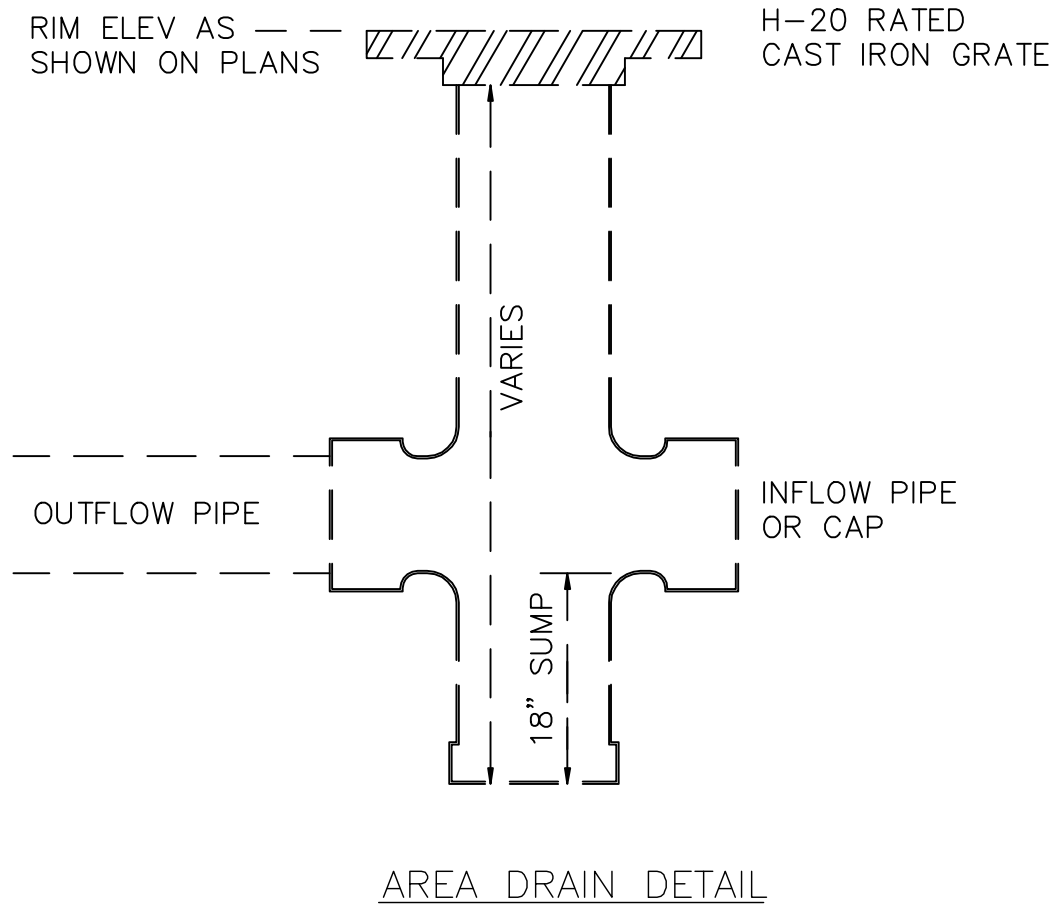
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AND
200 S. NINTH STREET (WD-0204-2)

SCALE
1" = 25'
SHEET NO.
C3

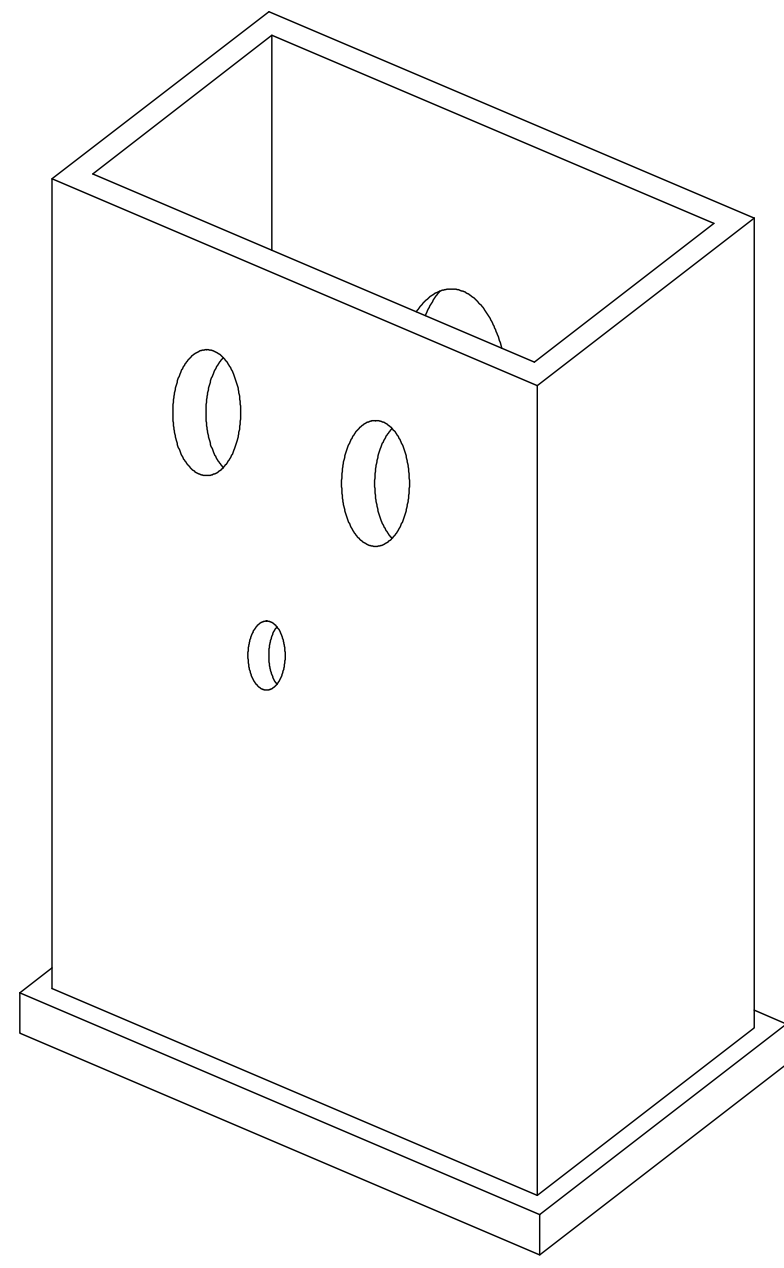
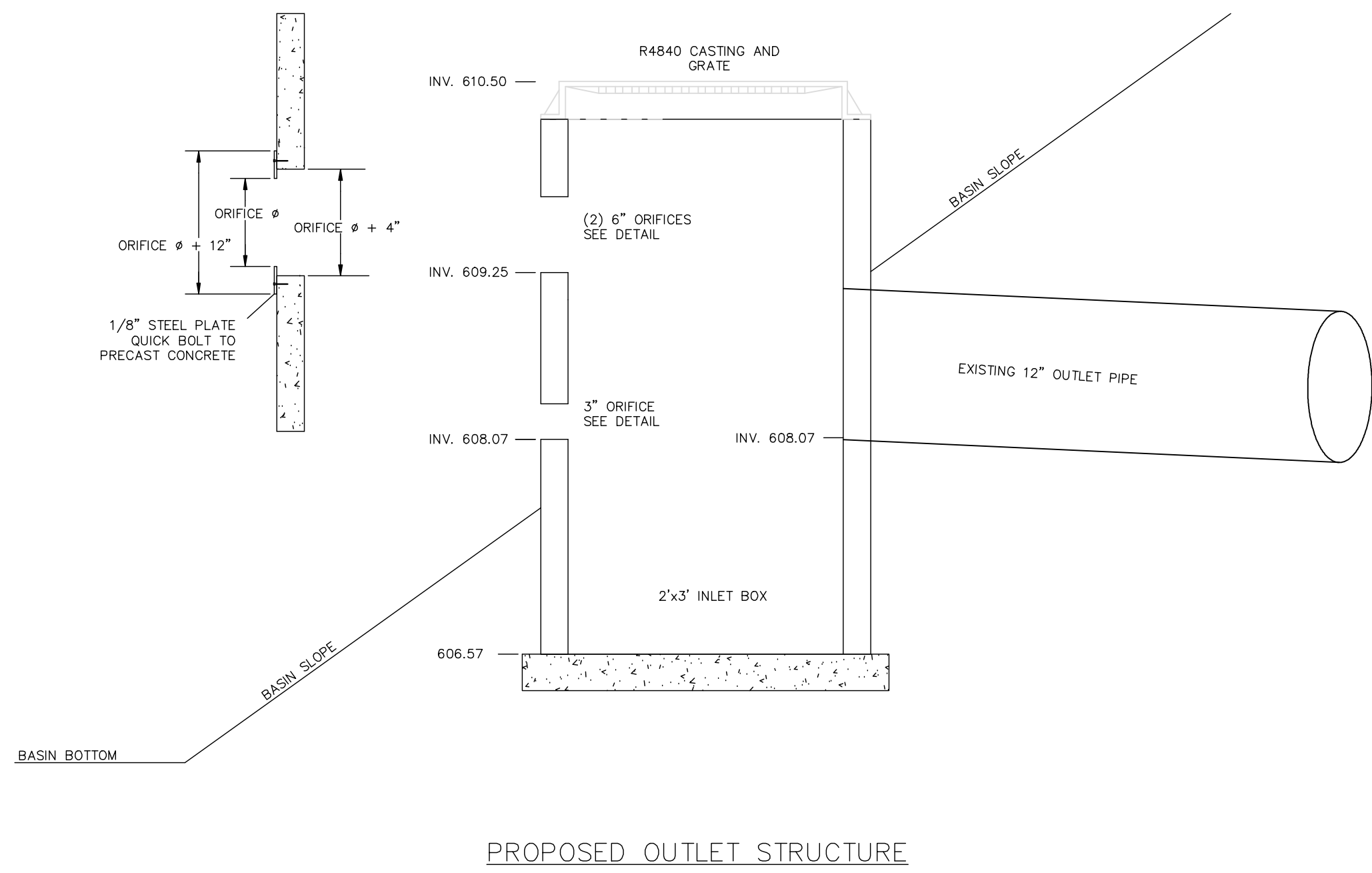
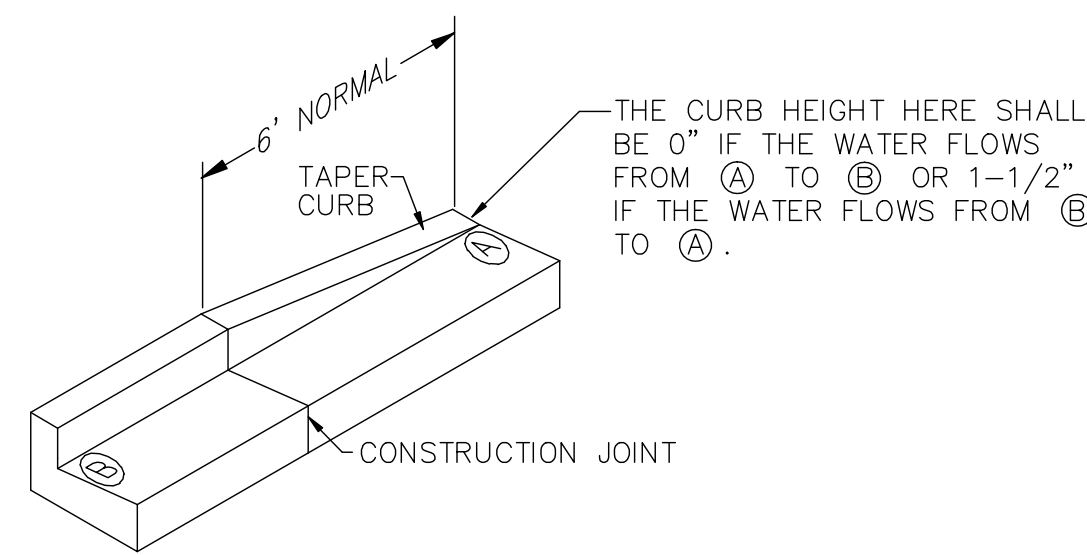
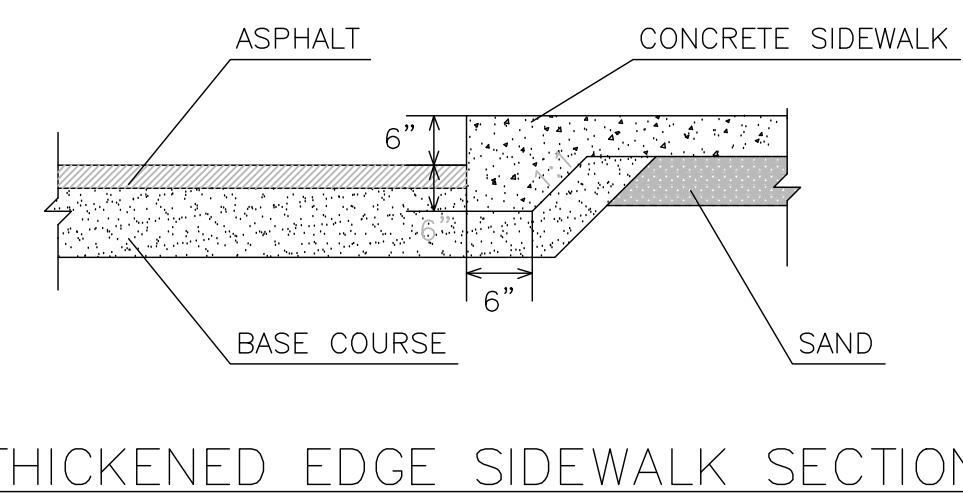
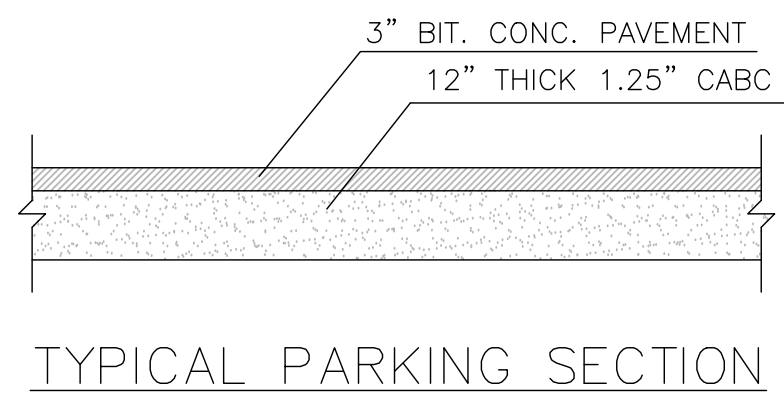
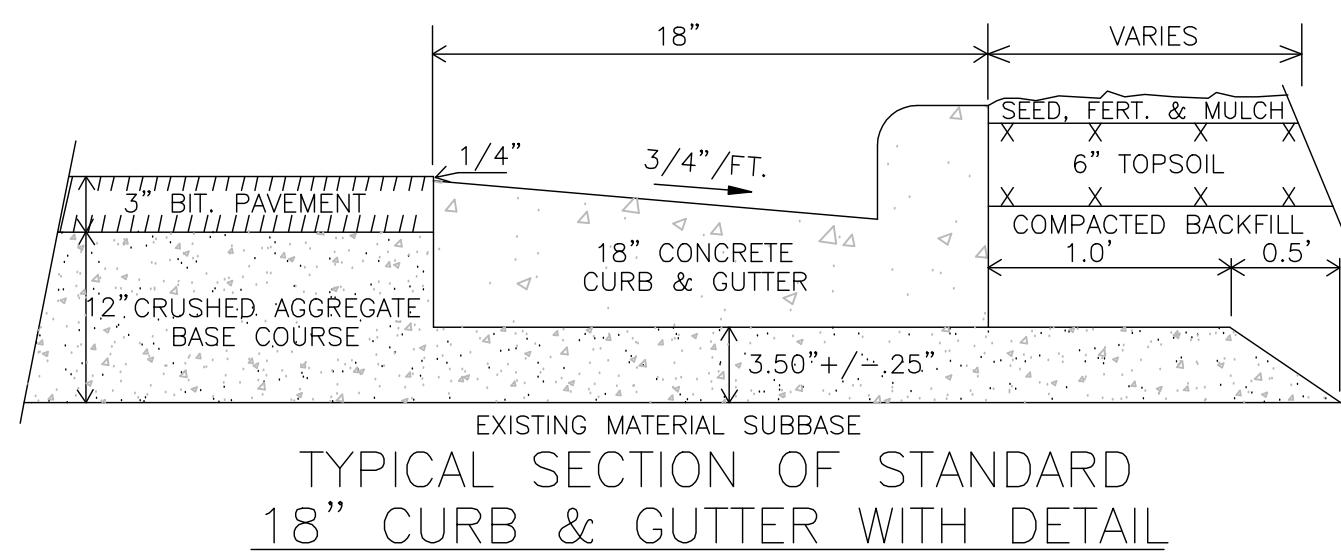
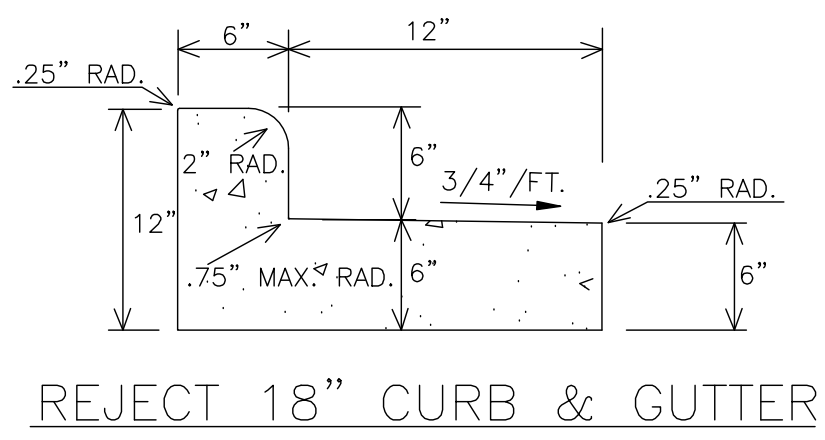
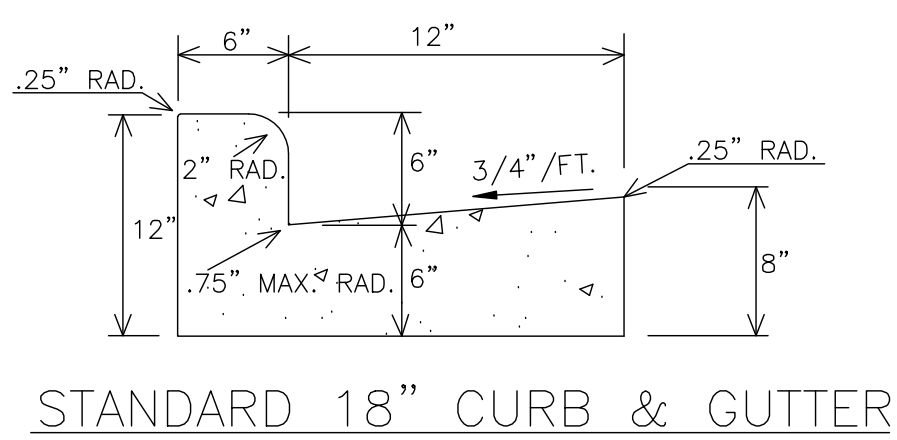
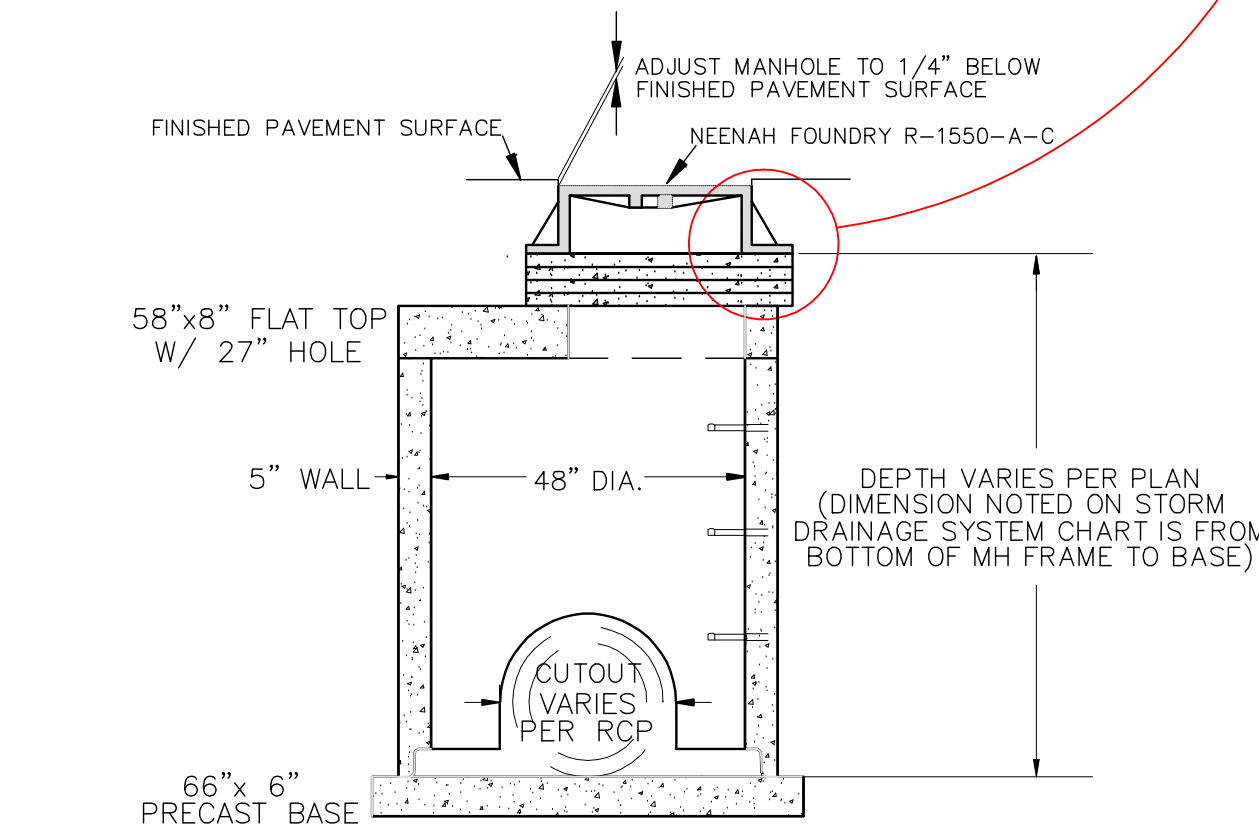
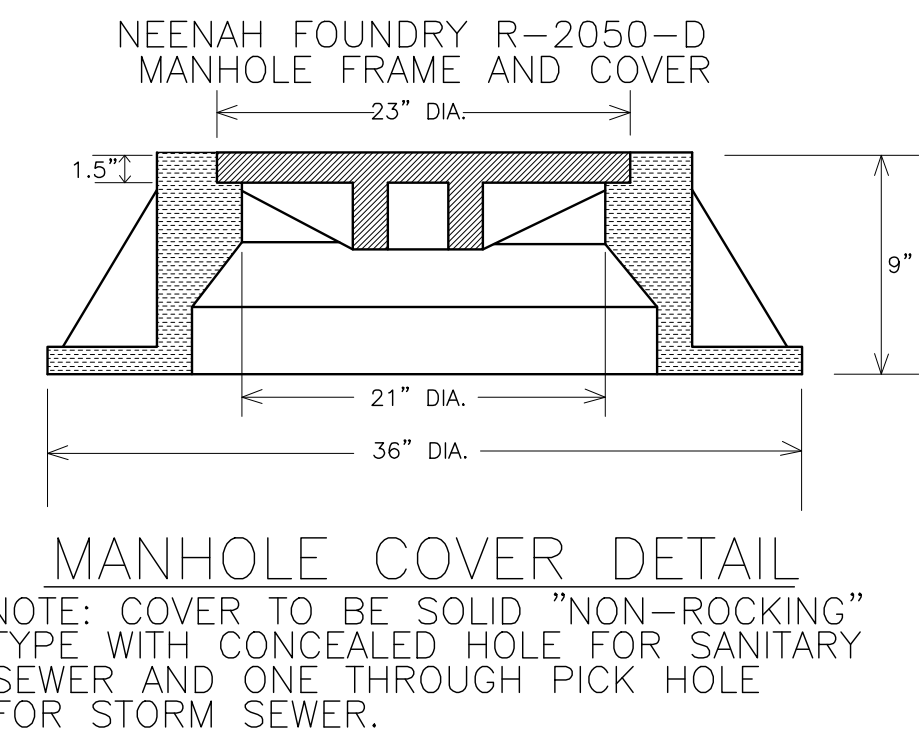
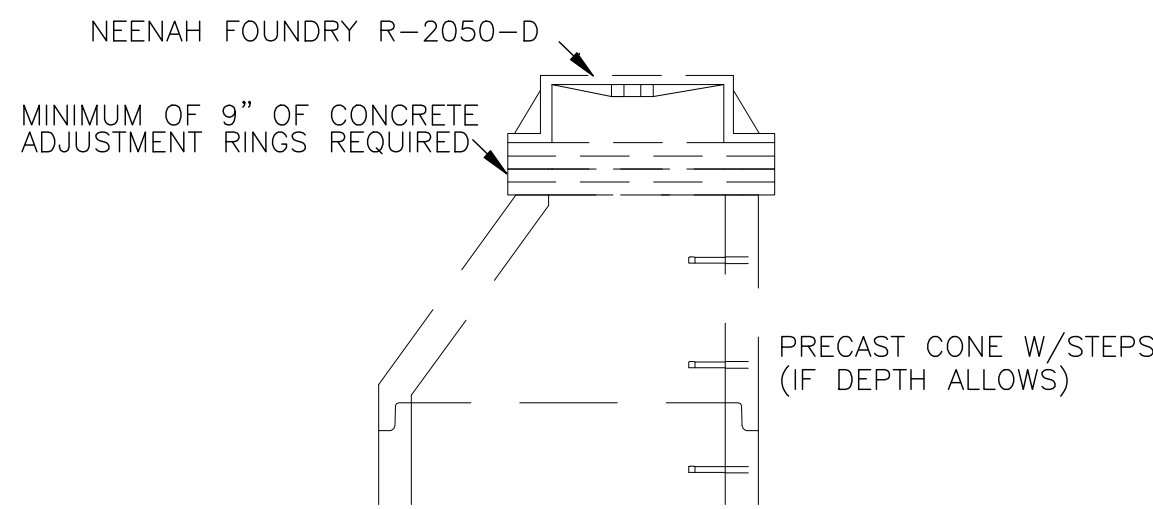
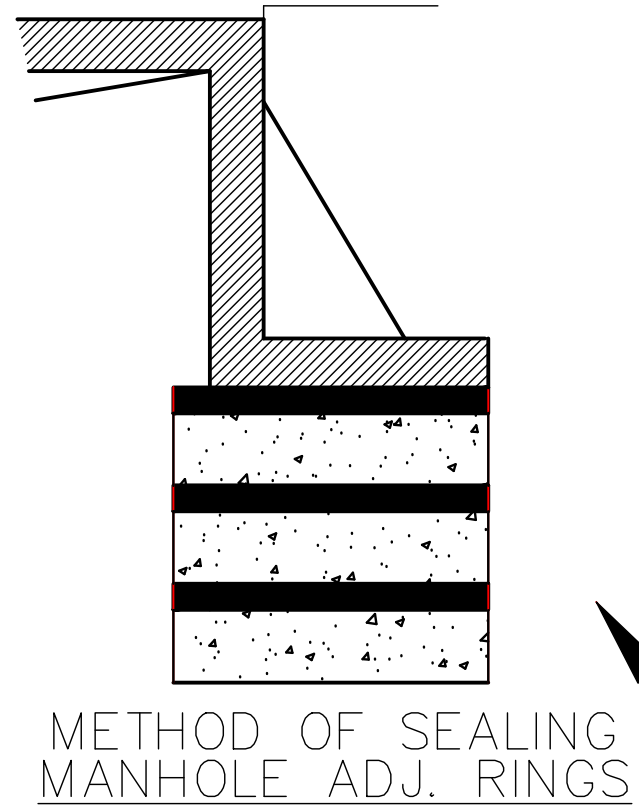
PROPOSED SITE PLAN
RENNES-007 ADDITION
280 S. NINTH STREET, WISCONSIN

CIVIL ENGINEERS
MARATHON TECHNICAL SERVICES, LLC
404 FRANKLIN ST., WAUSAU, WI 54405
PH: 715.845.2262
WWW.ATSLC.NET

OWNER/DEVELOPER
RENNES DEVELOPMENT CO. LLP
281 FRENCH STREET
PESHICO, WI 54157



METHOD OF SEALING INLET ADJ. RINGS





SITE ADDRESS:
280 S. NINTH STREET (WD-0204)
AND
200 S. NINTH STREET (WD-0204-2)

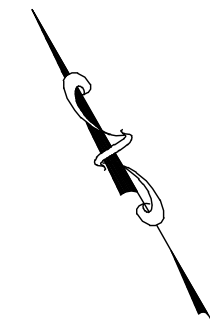
SCALE
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SHEET NO.
C5

PROPOSED GRADING PLAN
RENNES - 2017 ADDITION
D.L. RENNES, INC. ENGINEER

REVISIONS
DATE
REVISION

CIVIL ENGINEERS
MARATHON TECHNICAL SERVICES, LLC
404 FRANKLIN ST., WAUSAU, WI 54983
PHONE: 715.727.7226
WWW.MTSLLC.NET

OWNER/DEVELOPER
RENNES DEVELOPMENT CO. LP
281 FRENCH STREET
PESHTIGO, WI 54157



OWNER/DEVELOPER
RENNES DEVELOPMENT CO. LLP
261 FRENCH STREET
PESHTIGO, WI 54157

CIVIL ENGINEERS
MARATHON TECHNICAL SERVICES, LLC
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MMT

REVISED - 2017 ADDITION
DRI ENGINEERING, INC.

SCALE
1" = 30'
SHEET NO.
C6

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF BRIDGES AND INFRASTRUCTURE, LATEST EDITION, AND TO THE LATEST EDITIONS OF THE AASHTO AND MICHIGAN BRIDGE DESIGN MANUALS. WHEN POSSIBLE, THE JAIL FENCE SHOULD BE CONSTRUCTED TO MATCH THE HORSESHOE SHAPED, WITH THE ENDS POINTED UPWARD TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH ON THE BACKS MAY BE REQUIRED IN UNSTABLE SOIL.

ALTERNATES "A" AND "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS BY WIRE STAPLES OR GALVANIZED STEEL STAPLES.

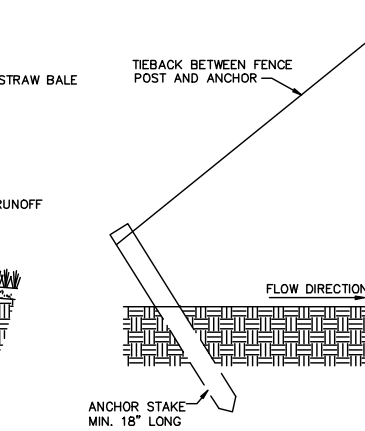
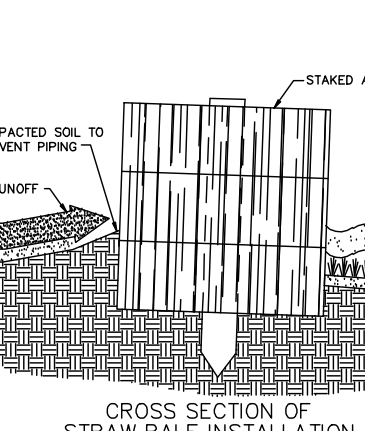
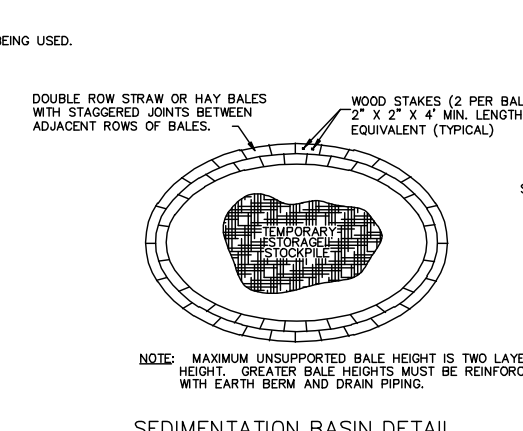
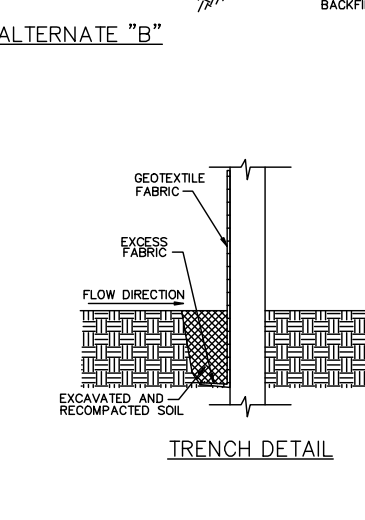
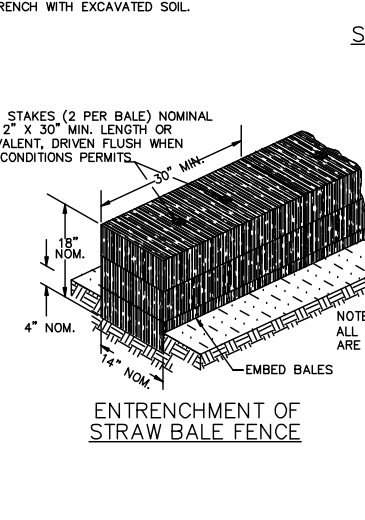
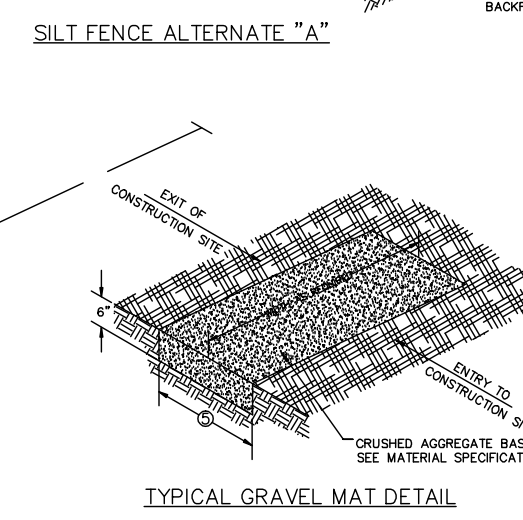
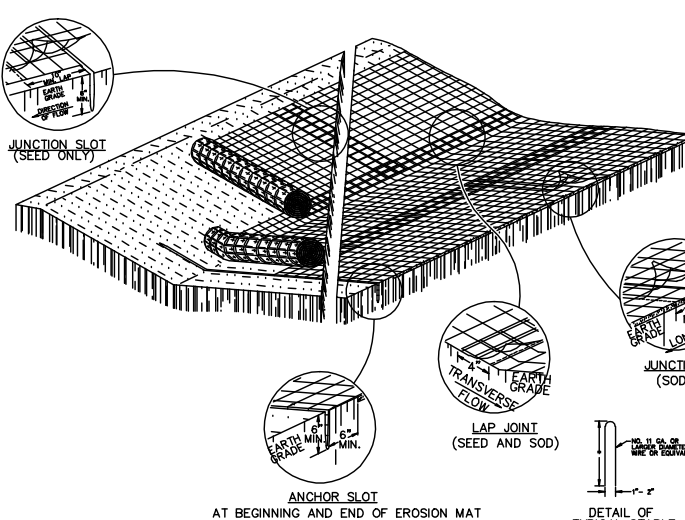
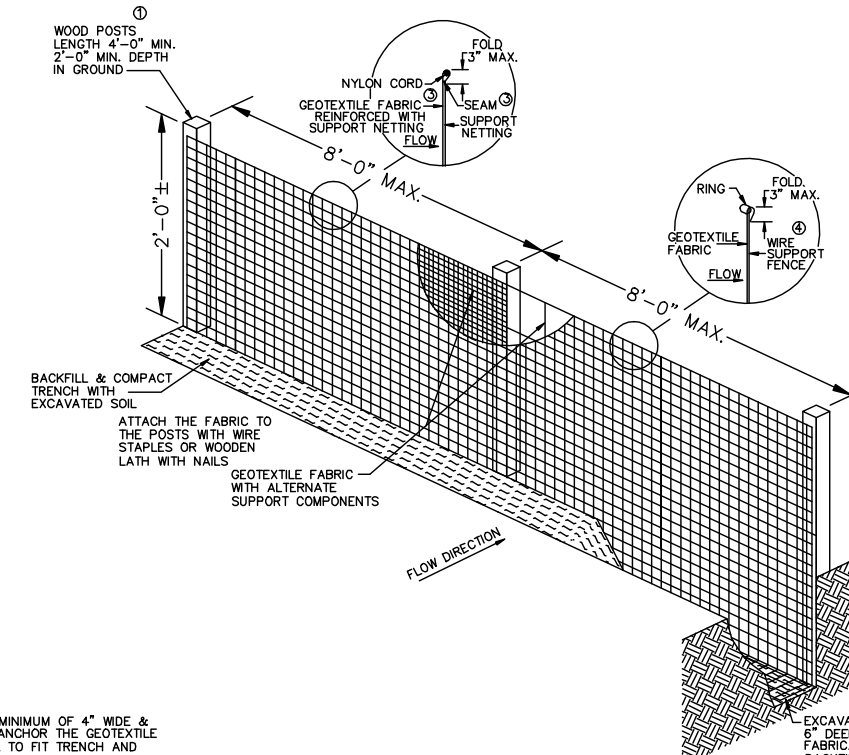
STEEL POSTS SHALL BE A STUCCO "TEE" OR "T" TYPE WITH MINIMUM DIMENSIONS OF 1.25 (5/8) INCH DIAMETER FOR THE POST AND 1.00 (3/4) INCH DIAMETER FOR THE STUCCO. THE STUCCO SHALL BE 1.00 (3/4) INCH DIA. OR 1.125 (1 1/8) X 3 1/2" (3 1/2" MINIMUM POSTS FOR OUTRIGGERS). THE STUCCO SHALL BE 1.00 (3/4) INCH DIA. OR 1.125 (1 1/8) X 1 1/2" DIA. OR HOLOGRAPHY.

MINIMUM 14 GAUGE WIRE OR FOLDED 3/16" OVER THE POSTS SHALL BE USED TO ATTACH THE EQUIPMENT TO THE POSTS.

GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MINIMUM WEIGHT SPACING OF 1.00 (3/4) INCH DIA. OR 1.125 (1 1/8) X 1 1/2" DIA. OR HOLOGRAPHY IS REQUIRED.

THE EQUIPMENT SHALL BE MADE OF GALV. MINIMUM 16 GAGE METAL WITH A MINIMUM WEIGHT SPACING OF 1/2" SECURE TOP OF EQUIPMENT TO TOP OF POSTS WITH STAPLES OR BOLTS RANGING AT LEAST 2'-0".

LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST EQUIPMENT TO BE PROTECTED.



GENERAL NOTES

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION, AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAJ JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING MINIMUM OF 4 FEET APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED WITH AN IRON ROD.

EROSION MAT SHALL BE MEASURED AND PAVED FOR STANDARD SPECIFICATIONS.

EROSION MAT OVER 100'

A. ONLY A TYPE FABRIC WILL BE PERMITTED OTHER THAN WOOD STAKES FOR EROSION MAT SHALL BE SUBMITTED BY THE SLOPE AND SOIL CONDITIONS 100' MINIMUM.

C. THE WIDTH OF THE EROSION MAT SHALL ALWAYS BE 100' STAKES MAY BE PLACED EITHER LONGITUDINAL OR TRANSVERSE TO THE FLOW LINE OF THE DITCH.

EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM GRADES UP TO AND INCLUDING 3% AND 50 FEET

NOTE: NOT TO SCALE

SITE ADDRESS:
250 S. NINTH STREET (WD-0204)
AND
200 S. NINTH STREET (WD-0204-2)



• SITE DESIGN •
• LANDSCAPE ARCHITECTURE •
• PLANNING •
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425
www.paragondg.com

prad
PLUNKETT RAYSICH
ARCHITECTS, LLP

Attachment: 160136-02_Renues DePere City Submittal Set 02-10-17 (556) - Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions.)

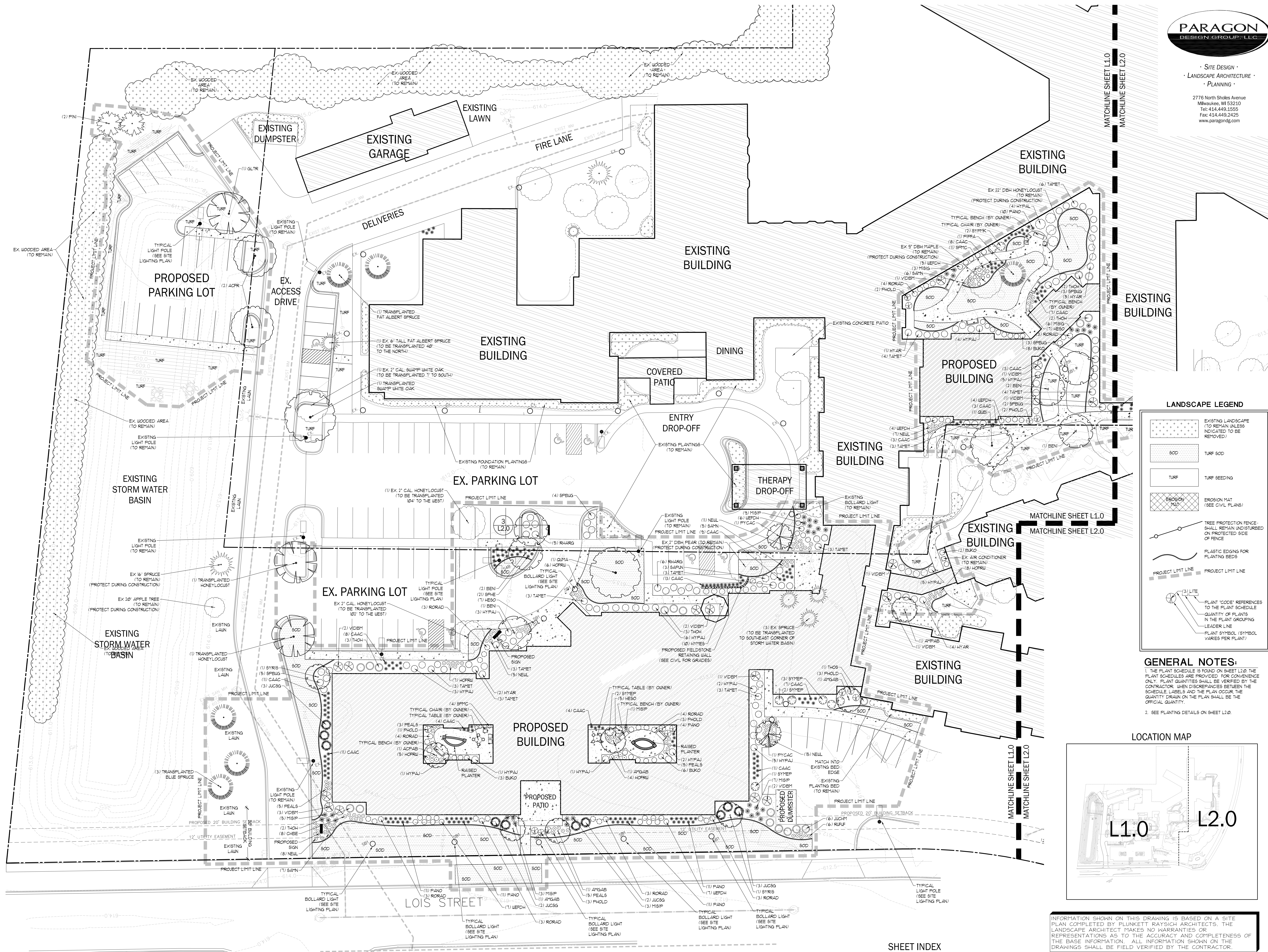
De Pere Campus CBRF and RCAC Addition

200 S. 9th Street
De Pere, WI 54115

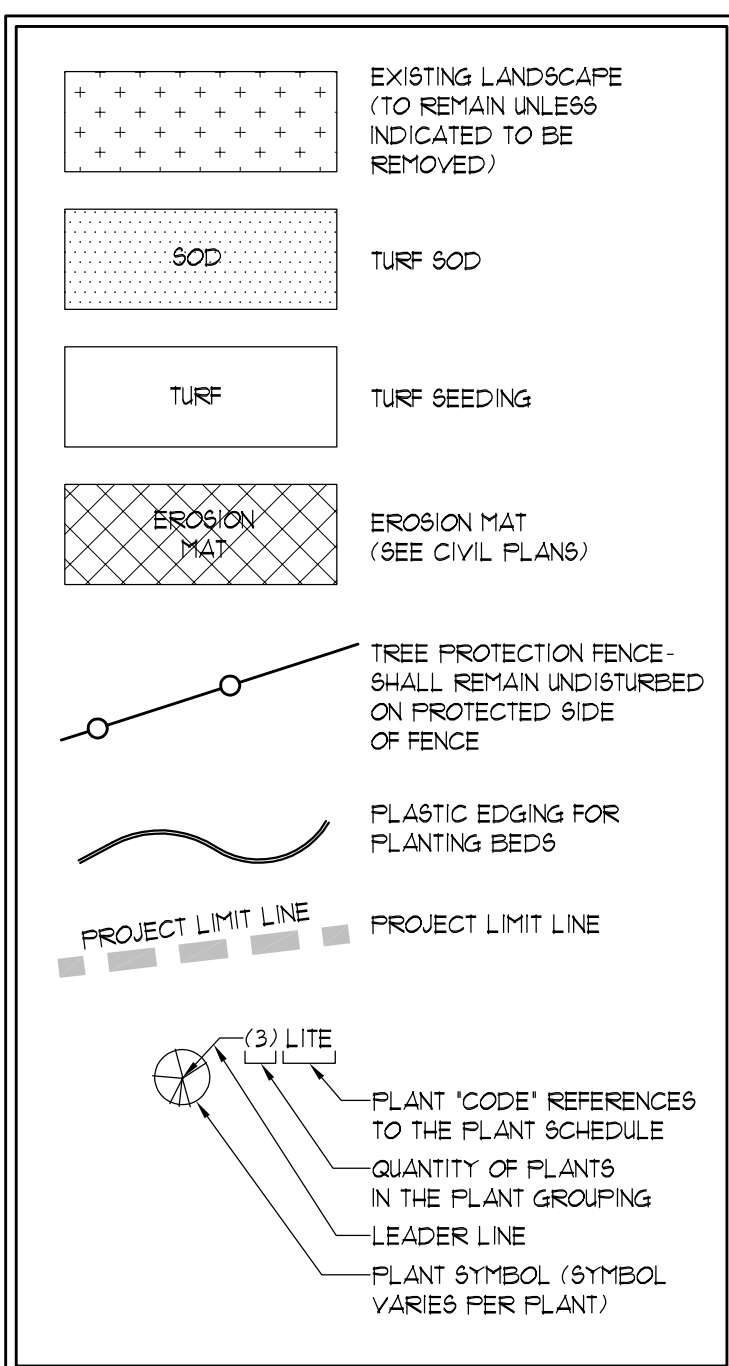
Revisions

NOT FOR CONSTRUCTION
© Plunkett Raysich Architects, LLP

Date:
02/10/2017
Job No.:
160136-04
Sheet No.:
L1.0



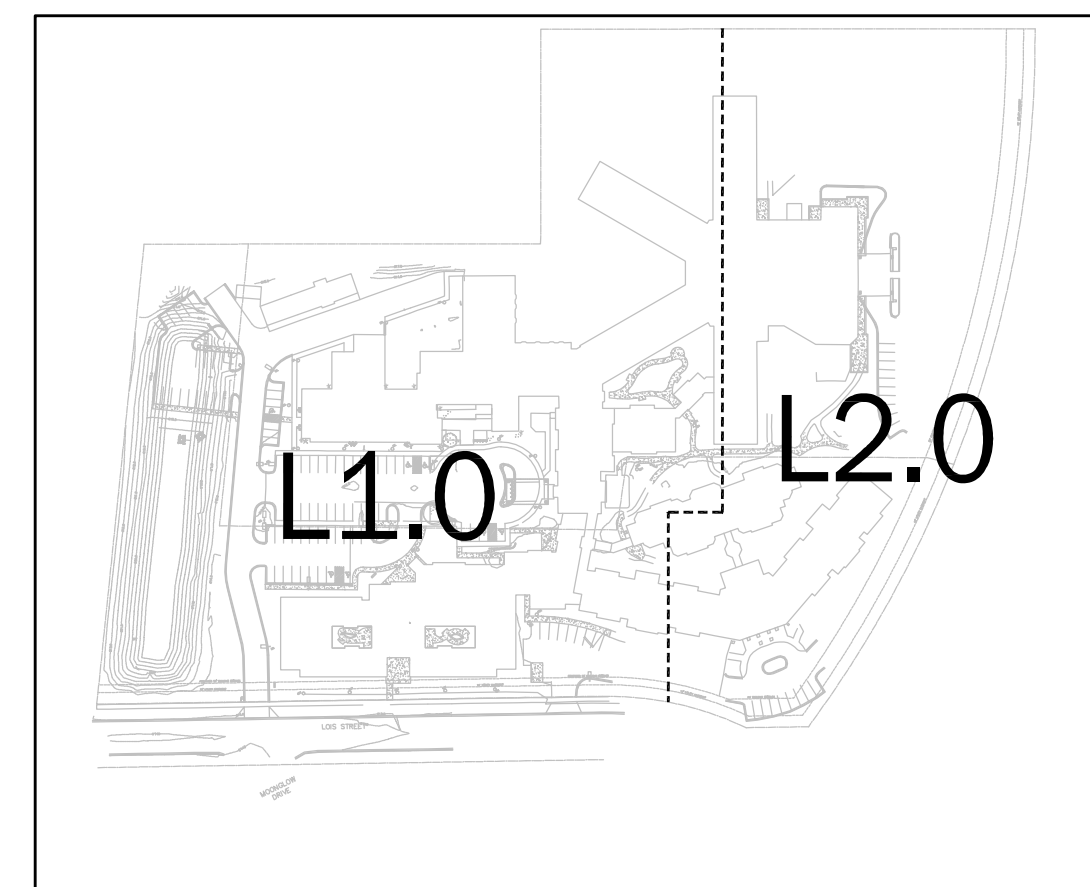
LANDSCAPE LEGEND



GENERAL NOTES:

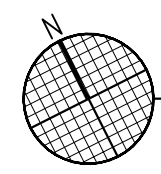
1. THE PLANT SCHEDULE IS FOUND ON SHEET L2.0. THE PLANT SCHEDULES ARE PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE LABELS AND THE PLAN OCCUR, THE QUANTITY SHOWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
2. SEE PLANTING DETAILS ON SHEET L2.0.

LOCATION MAP

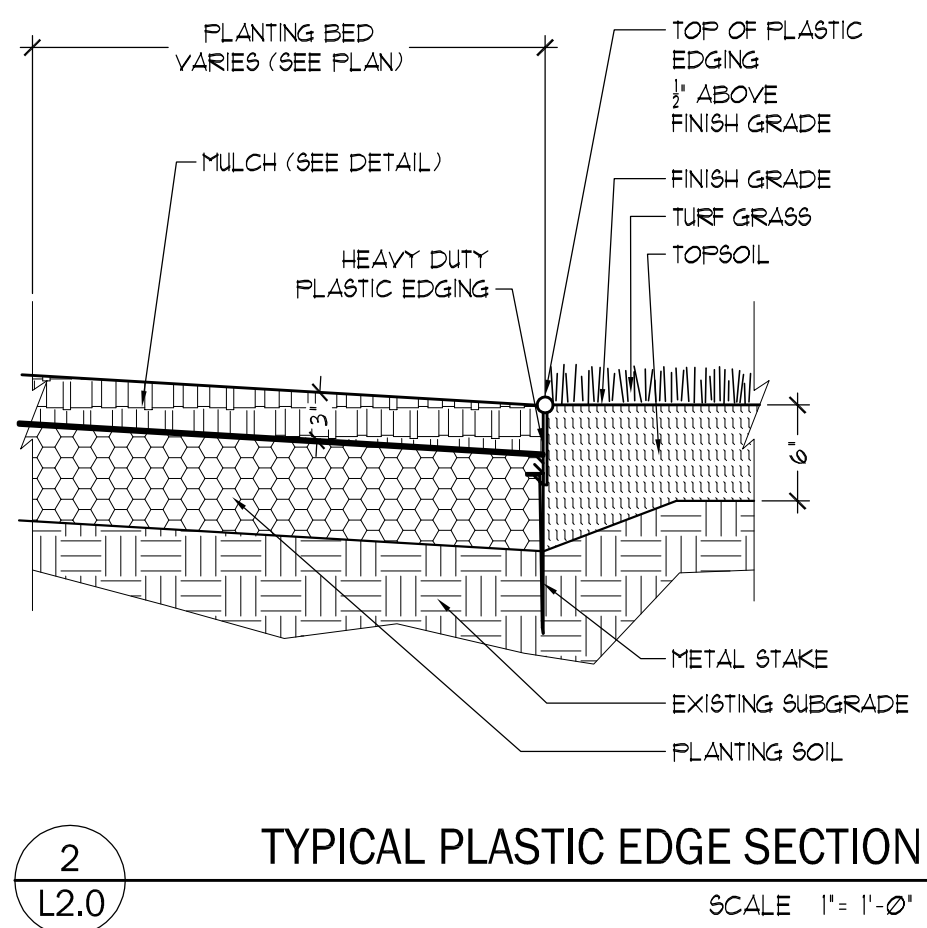


SHEET INDEX

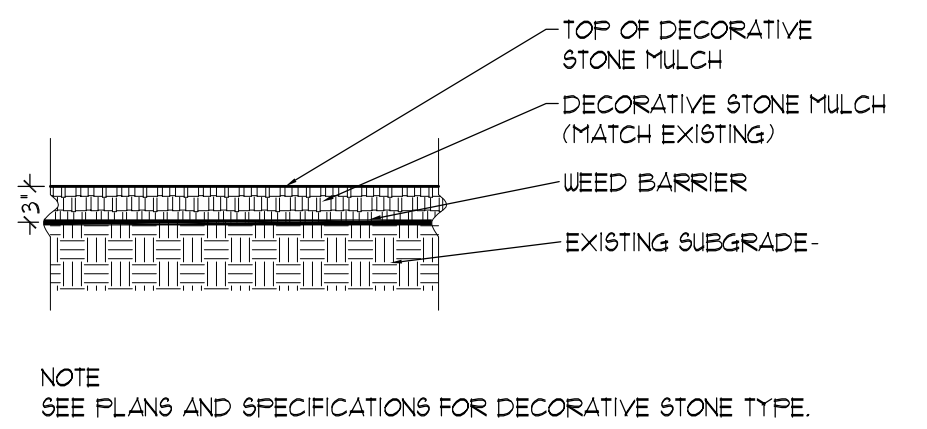
L1.0- LANDSCAPE PLAN - WEST SIDE
L2.0- LANDSCAPE PLAN - EAST SIDE



LANDSCAPE PLAN - WEST SIDE
SCALE: 1"=20'

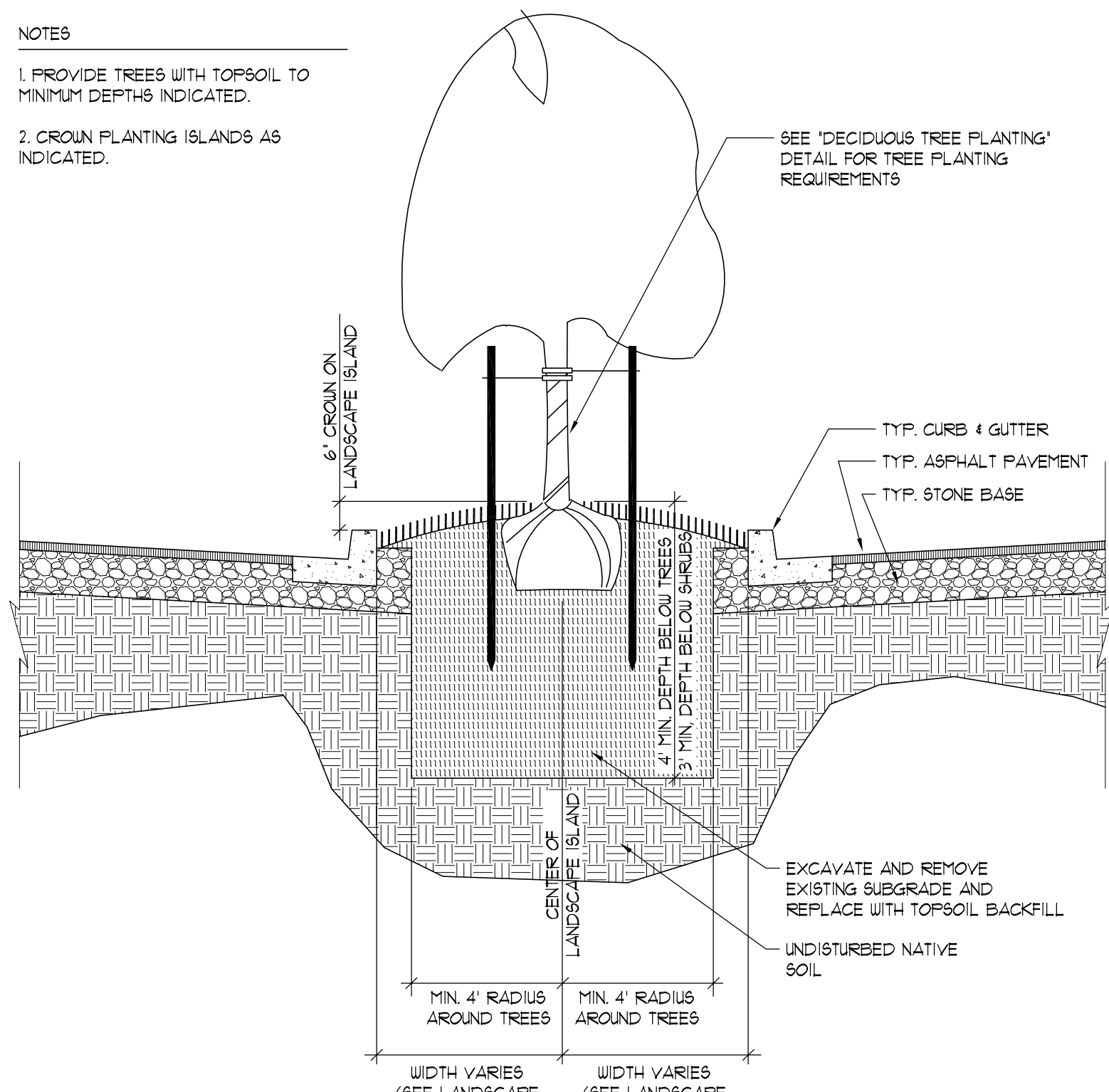


2
L2.0
TYPICAL PLASTIC EDGE SECTION
SCALE: 1"=1'-0"



7
L2.0
TYPICAL DECORATIVE STONE MULCH SECTION
SCALE: 3/4"=1'-0"

- NOTES
1. PROVIDE TREES WITH TOPSOIL TO MINIMUM DEPTHS INDICATED.
 2. CROWN PLANTING ISLANDS AS INDICATED.



3
L2.0
PARKING LOT LANDSCAPE ISLAND DETAIL
SCALE: NOT TO SCALE

PLANT SCHEDULE

CANOPY TREES (INSTALL ACCORDING TO DETAIL 1/L2.0 AND LANDSCAPE ISLANDS ACCORDING TO 3/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACFR	Acer x freemanii 'Jeffershire'	Autumn Blaze Maple	2	15' Cal. B4B	H-45', W-30'
BENI	Betula nigra	River Birch	9	8' B4B, multi-stem	H-45', W-35'
QUBI	Quercus bicolor	Swamp White Oak	1	15' Cal. B4B	H-60', W-60'
QUMA	Quercus macrocarpa	Bur Oak	1	15' Cal. B4B	H-75', W-75'

ORNAMENTAL TREES (INSTALL ACCORDING TO DETAIL 1/L2.0 AND LANDSCAPE ISLANDS ACCORDING TO 3/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACPA	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2	8' B4B, multi-stem	H-25', W-15'
ABSA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5	8' B4B, multi-stem	H-20', W-15'
PTCA	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	2	15' Cal. B4B	H-40', W-15'
SYRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	4	8' B4B, multi-stem	H-25', W-15'

EVERGREEN TREES (INSTALL ACCORDING TO DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
PIFA	Picea pungens 'Fat Albert'	Fat Albert Spruce	1	6' Tall B4B	H-20', W-15'
FINI	Pinus nigra	Austrian Pine	2	6' Tall B4B	H-50', W-20'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL ACCORDING TO DETAIL 5/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
BUKO	Buxus koriana 'Green Velvet'	Green Velvet Boxwood	21	15' Tall Pot	H-3', W-3'
JUCH	Juniperus chinensis 'Mountbatten'	Mountbatten Chinese Juniper	6	4' Tall B4B	H-12', W-5'
JUCG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	10	18' Spread Pot	H-4', W-6'
TAMET	Taxus x media 'Tauntoni'	Tauntoni Yew	43	24' Spread B4B	H-4', W-5'
THOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	14	4' Tall B4B	H-8', W-4'
THOS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	1	4' Tall B4B	H-15', W-4'

DECIDUOUS SHRUBS (INSTALL ACCORDING TO DETAIL 5/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
HYAR	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	15	18' Tall Pot	H-5', W-4'
HYMB	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	10	18' Tall Pot	H-4', W-3.5'
HYPA	Hydrangea paniculata 'Jani'	Little Lime Hydrangea	56	18' Tall Pot	H-4', W-4'
RHOL	Rhododendron 'Little Devil'	Little Devil Ninebark	14	24' Tall Pot	H-4', W-4'
RHAR	Rhus aromatica 'Gro-low'	Gro-low Sumac	11	18' Spread Pot	H-2', W-5'
RORAT	Rosa 'RADAZZ'	Knock Out Rose	21	18' Tall Pot	H-3', W-3'
RORAT	Rosa x 'Radnor' P.F. #6202	Double Knock Out Rose	6	18' Tall Pot	H-4', W-4'
SAUP	Salix purpurea 'Nana'	Artic Blue Leaf Willow	3	18' Tall Pot	H-5', W-4'
SPBU	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	17	18' Tall Pot	H-3', W-4'
SPMC	Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spiraea	15	15' Tall Pot	H-2', W-2'
SYME	Syringa meyeri 'Palom'	Dwarf Korean Lilac	11	3' Tall B4B	H-5', W-1'
SYPM	Syringa patula 'Miss Kim'	Miss Kim Lilac	2	3' Tall B4B	H-5', W-1'
VIDEM	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	15	3' Tall B4B	H-6', W-6'
WEPD	Weigela florida 'Dark Horse'	Dark Horse Weigela	33	18' Tall Pot	H-3', W-3'

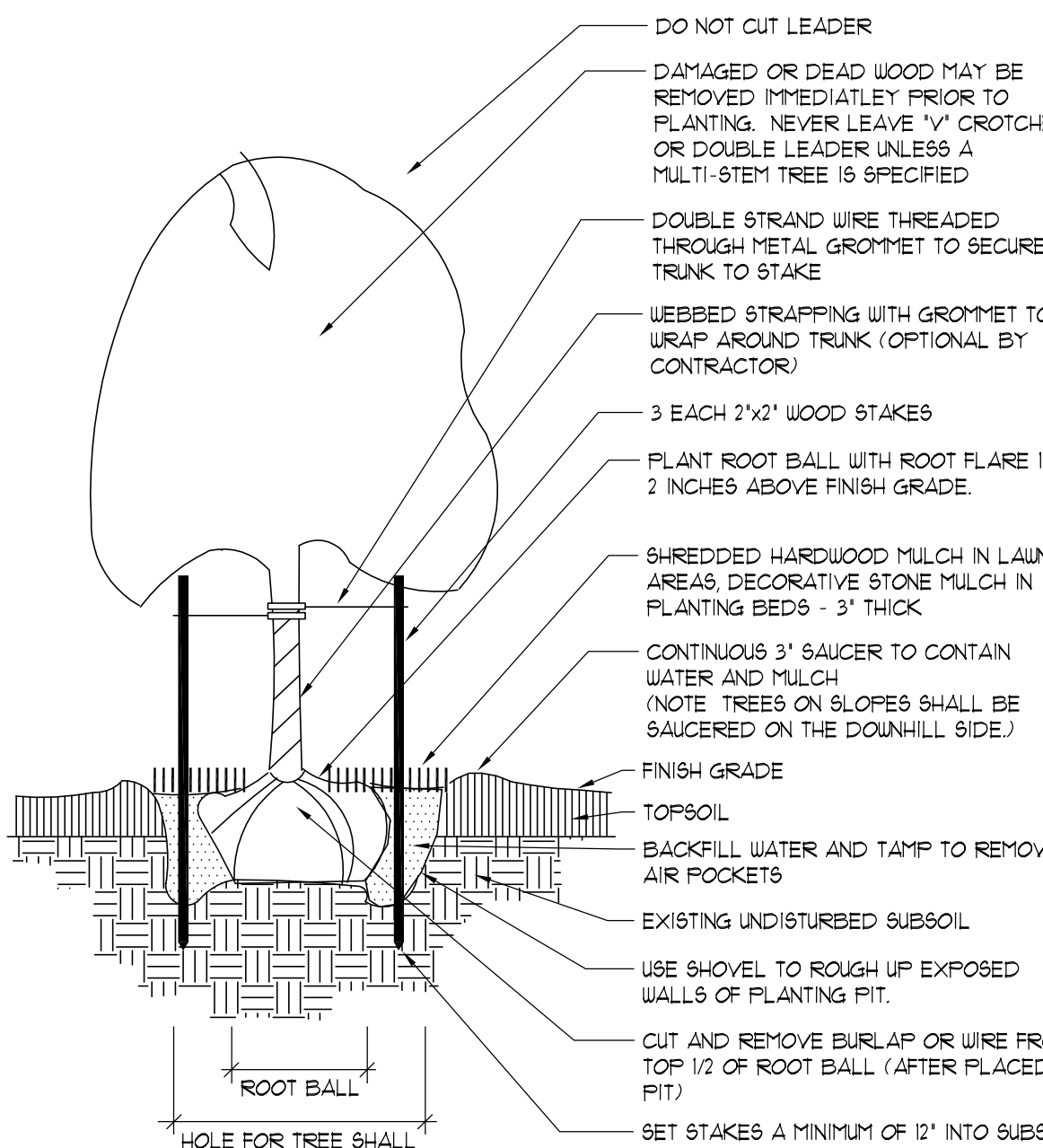
PERENNIALS / GRASSES / VINES

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
ALSB	Allium x 'Summer Beauty'	Summer Beauty Globe Lily	16	1" Pot	18" O.C.
ABCH	Astilbe chinensis 'Visions'	Visions False Spirea	6	Quart Pot	18" O.C.
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	18	1" Pot	24" O.C.
CHBE	Chrysanthemum 'Becky'	Becky Shasta Daisy	17	Quart Pot	18" O.C.
HAMA	Hakonechloa macra aureola	Golden Variegated Hakone Grass	11	1" Pot	24" O.C.
HESB	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	29	Quart Pot	18" O.C.
HOFW	Hosta 'Frances Williams'	Frances Williams Hosta	30	Quart Pot	18" O.C.
MISIP	Miscanthus sinensis purpurascens	Flamegrass	30	1" Pot	36" O.C.
MISG	Miscanthus sinensis 'Gracillimus'	Gracillimus Miscanthus	9	1" Pot	36" O.C.
NEUL	Napeta x 'Walker's Low'	Walker's Low Catmint	56	Quart Pot	24" O.C.
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	18	1" Pot	24" O.C.
FEALS	Ferovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	18	1" Pot	18" O.C.
RUFU	Rudbeckia fulgida var. fulgida	Fulgida Black-eyed Susan	37	Quart Pot	18" O.C.
SAPH	Salvia 'May Night'	May Night Meadow Sage	18	Quart Pot	15" O.C.
SPHE	Sporobolus heterolepis	Prarie Dropseed	31	1" Pot	18" O.C.

DEFERE LANDSCAPE REQUIREMENTS		
PROJECT SITE ZONING: R-3		
TOTAL PROPOSED DWELLING UNITS: 29 UNITS		
REQUIRED TREES	REQUIRED	PROVIDED
ONE (1) TREE PER DWELLING UNIT 29 PROPOSED UNITS	29 TREES	29 PROPOSED TREES 9 TRANSPLANTED TREES
MINIMUM PLANT SIZE		
DECIDUOUS TREES	15' CALIFER	15' CALIFER
CONIFEROUS TREES	6' IN HEIGHT	6' IN HEIGHT
EVERGREEN SHRUBS USED FOR SCREENING	24' IN HEIGHT	MIN. 24' IN HEIGHT
MINIMUM % HARDWOOD DECIDUOUS TREES		
28 HARDWOOD TREES/34 TOTAL TREES= 82%	20%	82%

TREE STAKING AND PLANTING NOTES

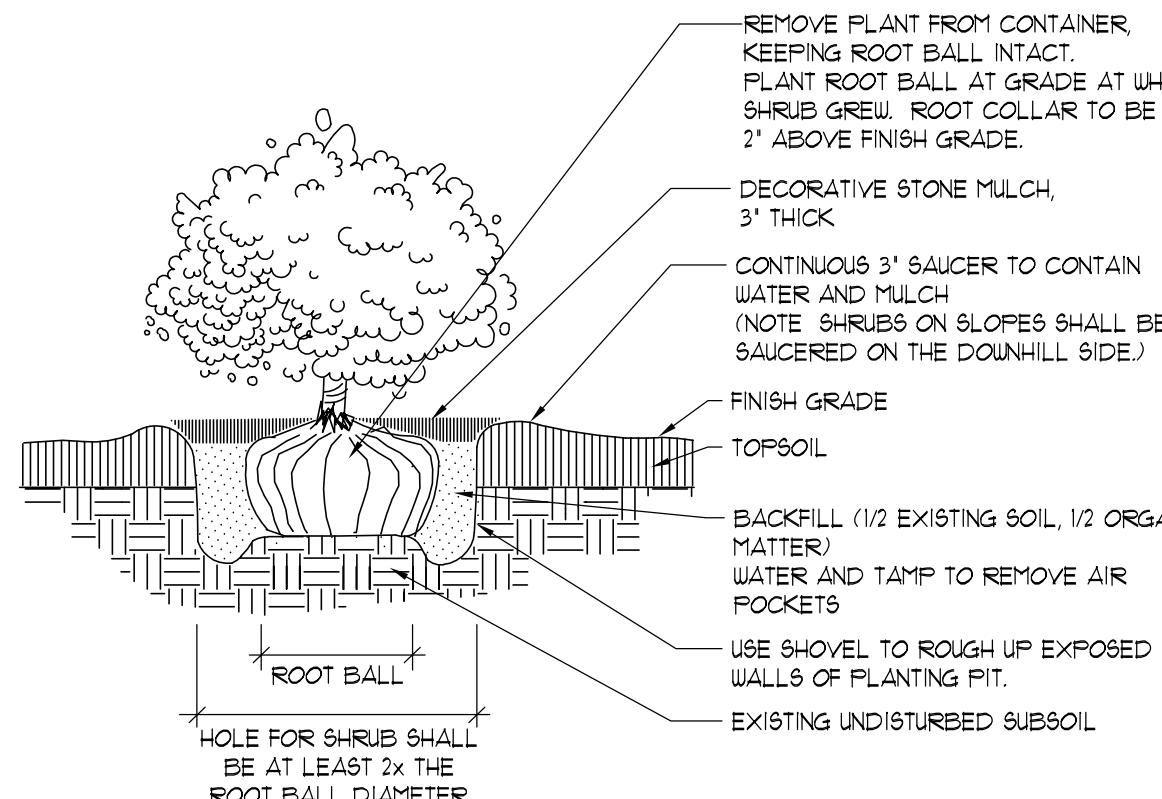
1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. THE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



1
L2.0
DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

SHRUB PLANTING NOTES

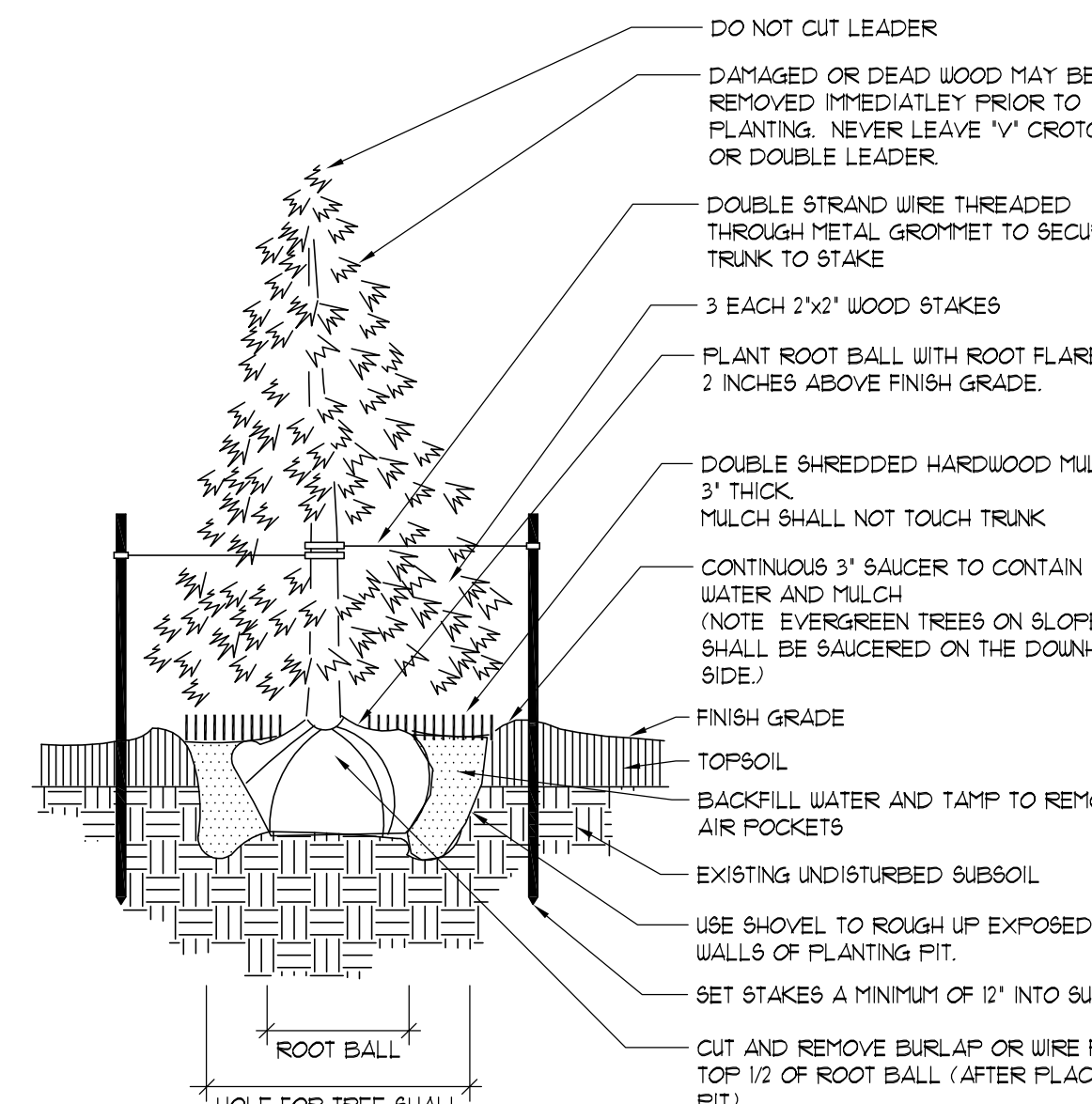
1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



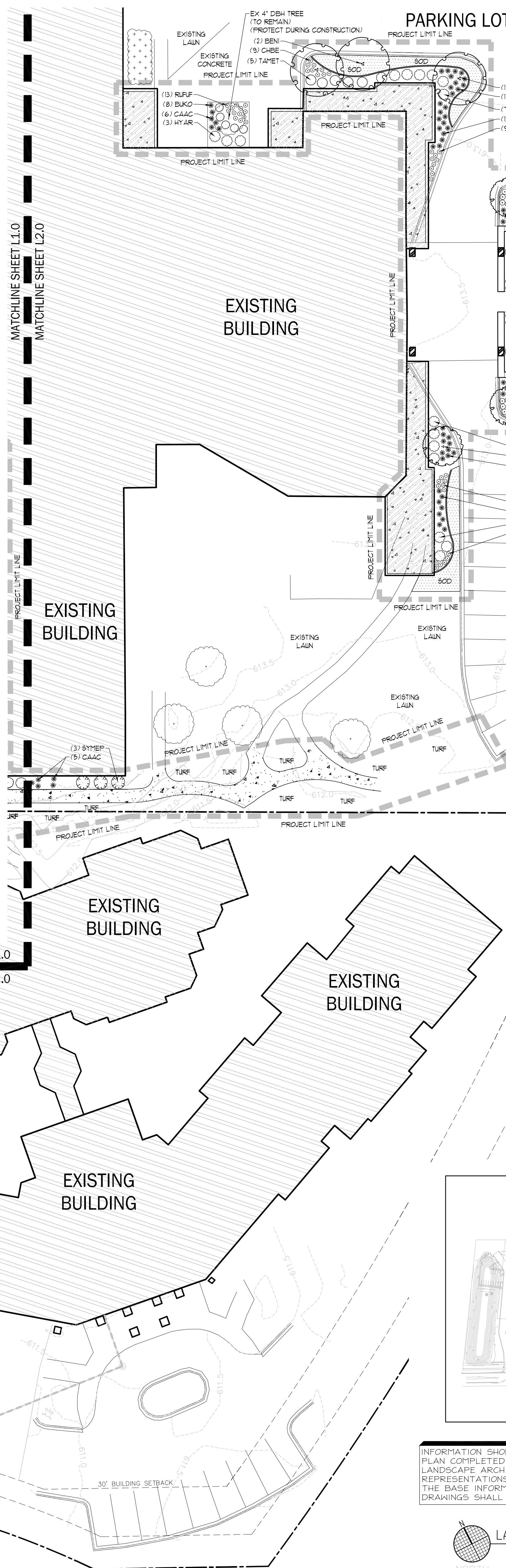
5
L2.0
SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

EVERGREEN TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. THE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



4
L2.0
EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE

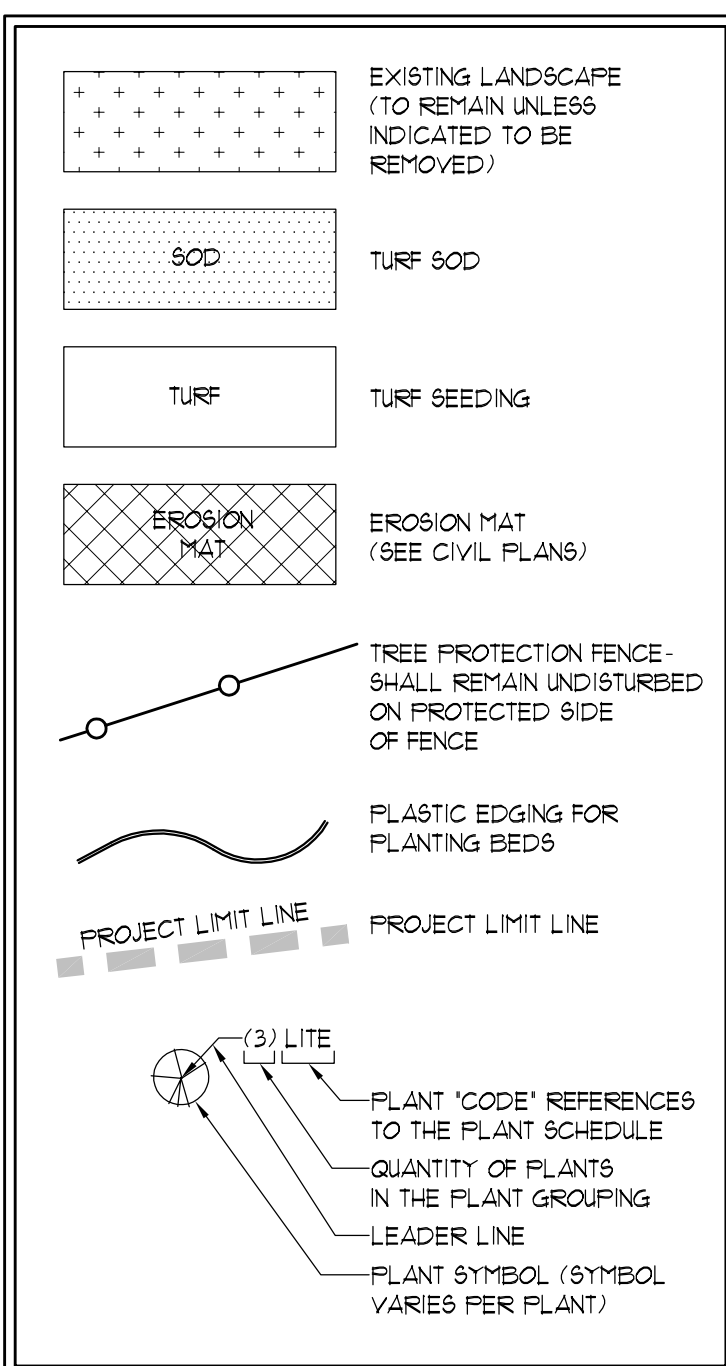


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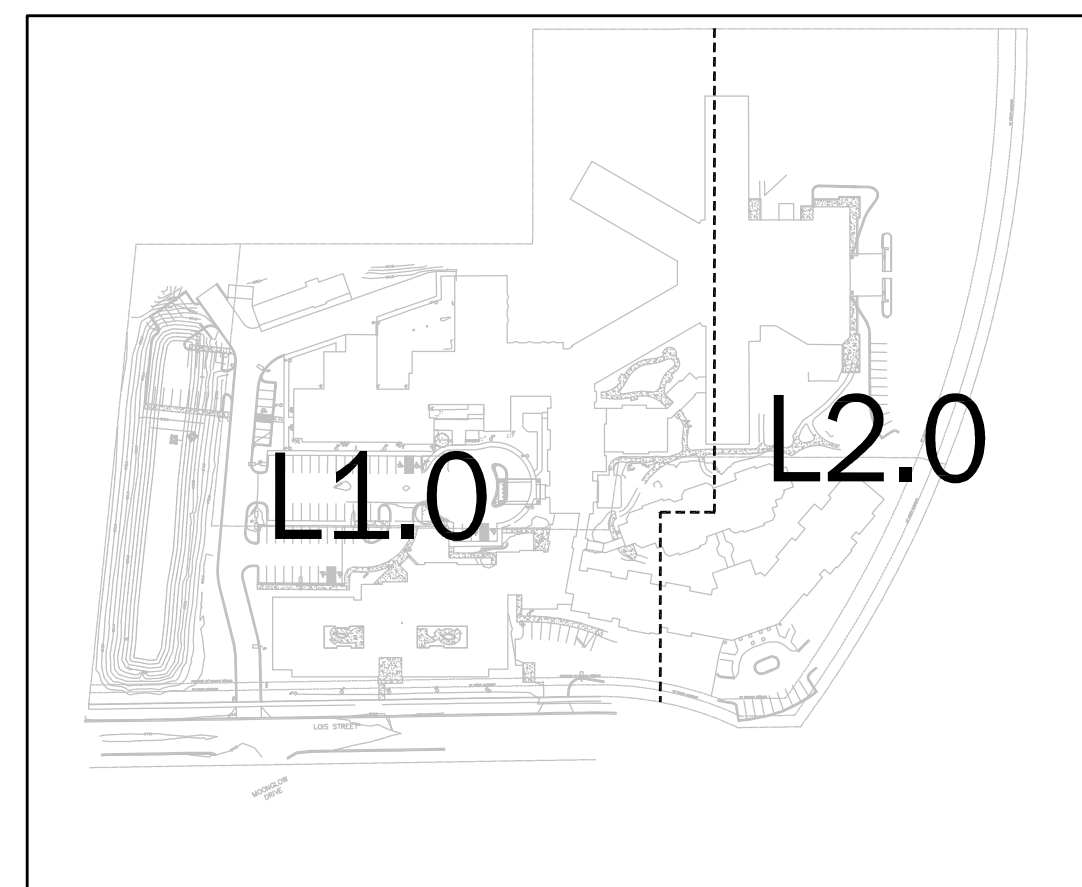
LANDSCAPE LEGEND



GENERAL NOTES:

1. THE PLANT SCHEDULE IS FOUND ON SHEET L2.0. THE PLANT SCHEDULES ARE PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
2. SEE PLANTING DETAILS ON SHEET L2.0.

LOCATION MAP



INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SITE PLAN COMPLETED BY PLUNKETT RAYSICH ARCHITECTS. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

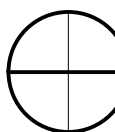
SITE INFORMATION:

ZONING:

EXISTING: R-3 (MULTIPLE FAMILY RESIDENCE DISTRICT) / PDD (PLANNED DEVELOPMENT DISTRICT)
W/ HEALTH AND MEDICAL INSTITUTION CONDITIONAL USE

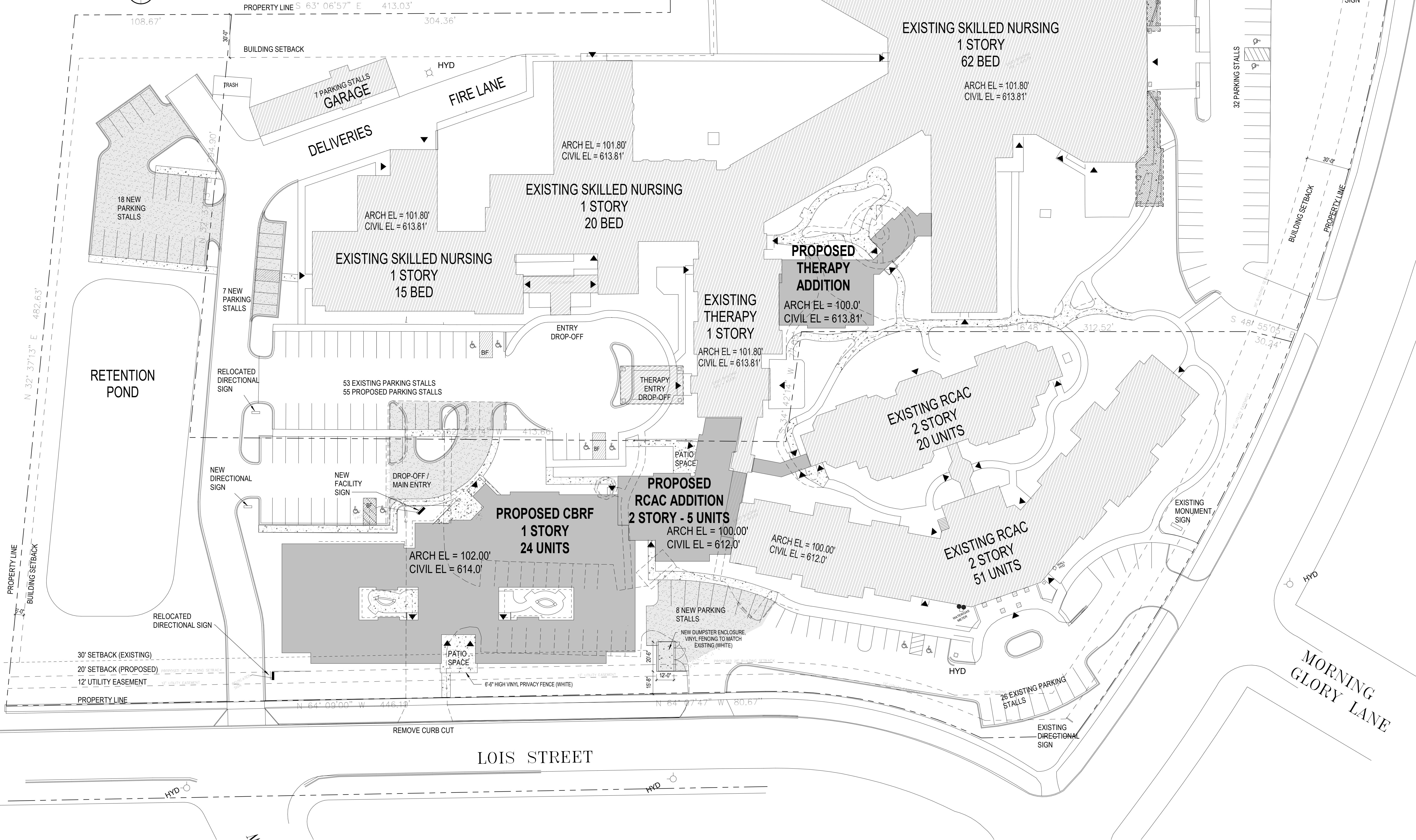
SITE DATA: (APPROX.)

	EXISTING	PHASE I	REQUIRED	EXISTING- PROVIDED	PROPOSED - PHASE I
GREEN SPACE	TOTAL	% OF TOTAL SITE	TOTAL	% OF TOTAL SITE	
BUILDING FOOTPRINT	2.46 AC	20.5% APPROX.	3.16 AC	26.3% APPROX.	
PAVED AREA	3.32 AC	27.7% APPROX.	3.38 AC	28.2% APPROX.	
TOTAL IMPERVIOUS AREA (BUILDING & PAVED AREA)	5.78 AC	48.2% APPROX.	6.54 AC	54.5% APPROX.	
GREEN SPACE	6.23 AC	51.8% APPROX.	5.47 AC	45.5% APPROX.	
TOTAL SITE SIZE	12.005 AC	100%	12.005 AC	100%	
FLOOR AREA RATIO:	TOTAL F.A.R.	TOTAL F.A.R.			
BUILDING FLOOR AREA	145,857 SF	27.9% APPROX.	178,529 SF	34.1% APPROX.	
LAND AREA	522,959 SF		522,959 SF		
SITE UNIT DENSITY:					
EXISTING:					
71 RCAC ASSISTED LIVING UNITS - 122 REHAB BEDS					
PROPOSED ADDITIONS (PHASE I)					
76 RCAC & 24 CBRF ASSISTED LIVING UNITS - 122 REHAB BEDS					
SETBACKS:					
FRONT YARD			30 FT	SEE PLAN	SEE PLAN
SIDE YARD			10 FT	SEE PLAN	SEE PLAN
REAR YARD			30 FT	SEE PLAN	SEE PLAN
ACCESSORY BUILDINGS			4 FT	SEE PLAN	SEE PLAN
PARKING:					
PROPOSED (9' x 18'-6" STALLS)	EXISTING 189 STALLS	PHASE I 203 STALLS	REHAB: 1 PER 4 BEDS & 1 PER 2 EMPLOYEES RCAC: 1 PER 4 RESIDENTS & 1 PER EMPLOYEE	189 STALLS (9 HANDICAP ACCESSIBLE)	203 STALLS (12 HANDICAP ACCESSIBLE)



CODE WORKSHEET - SITE CALCS

12" = 1'-0"



SITE PLAN - SYMBOLS LEGEND

- TB-X TEST BORINGS
- 1 SITE PLAN NOTE
- 1 SITE PLAN DEMOLITION NOTE
- EXIT
- BF BARRIER FREE ACCESS & ROUTE
- CONSTRUCTION LIMITS
- NEW CONCRETE SLAB / WALK / STOOP

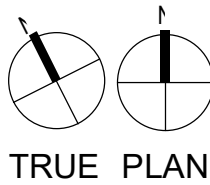
SITE PLAN - GENERAL NOTES

- FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.
- REFER TO SITE SURVEY, GRADING PLAN, SITE UTILITIES PLAN, STORMWATER MANAGEMENT PLAN, EROSION CONTROL PLAN, LANDSCAPING PLAN, PLUMBING PLAN, HVAC PLAN AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING.
- MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- FIELD VERIFY EXISTING FLOOR ELEVATIONS.

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SITE PLAN NOTES

- 1 NOT USED



OVERALL SITE PLAN
1" = 30'-0"

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De Pere Campus CBRF and RCAC Addition

250 S. 9th Street
De Pere, WI 54115

Revisions

Date:

02-10-17

Job No.:

160136-04

Sheet No.:

A003

Packet Pg. 71

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PLUNKETT RAYSICH
ARCHITECTS, LLP

Attachment: 160136-02_Rennes DePere City Submittal Set_02-10-17_(556) - Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions.)

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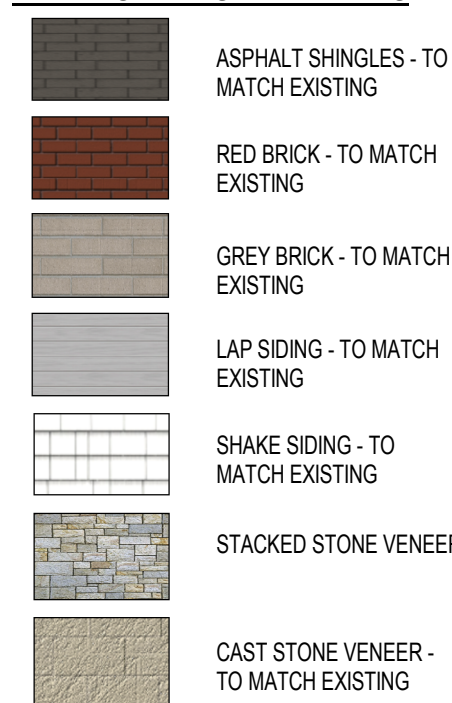


A1
A400 WEST ELEVATION - MULTI-PURPOSE
1/8" = 1'-0"



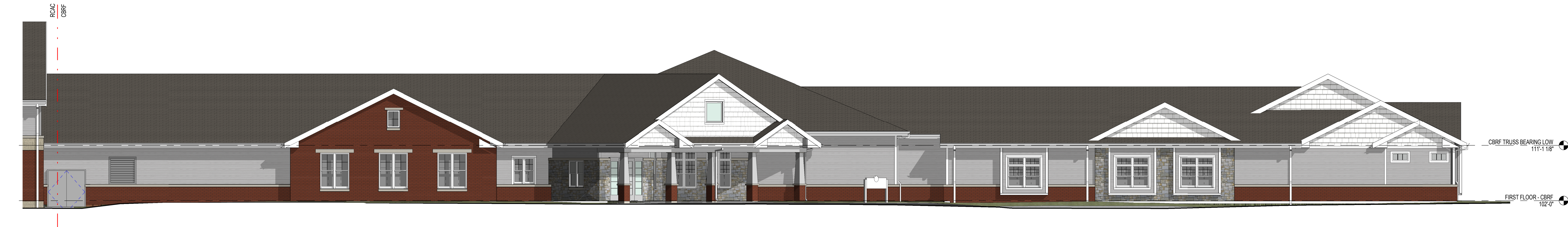
A2
A400 NORTH ELEVATION - RCAC ADDITON
1/8" = 1'-0"

EXTERIOR FINISH PATTERNS

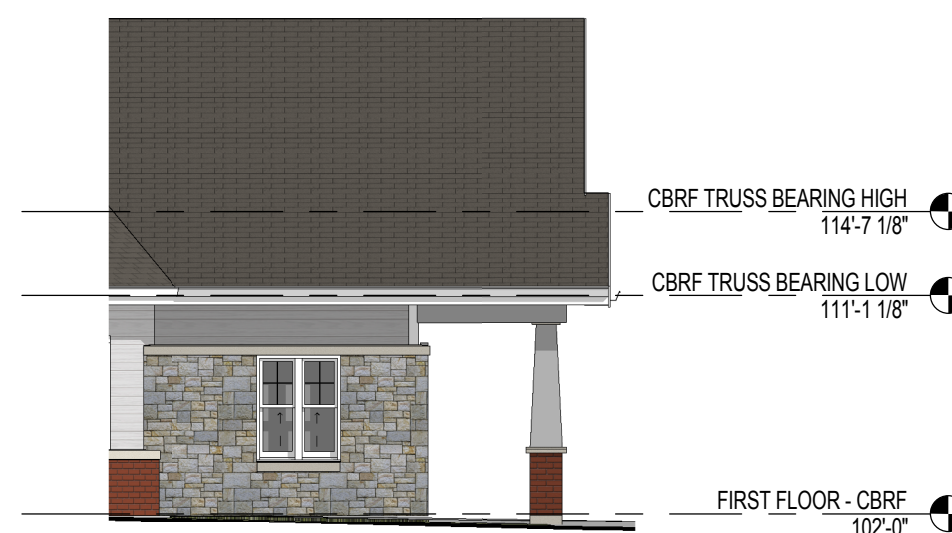


EXTERIOR ELEVATIONS - GENERAL NOTES

- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH VINYL TRIM (TYP.)
C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
D. FASCIA, GUTTERS, & DOWNSPOUT COLOR - WHITE



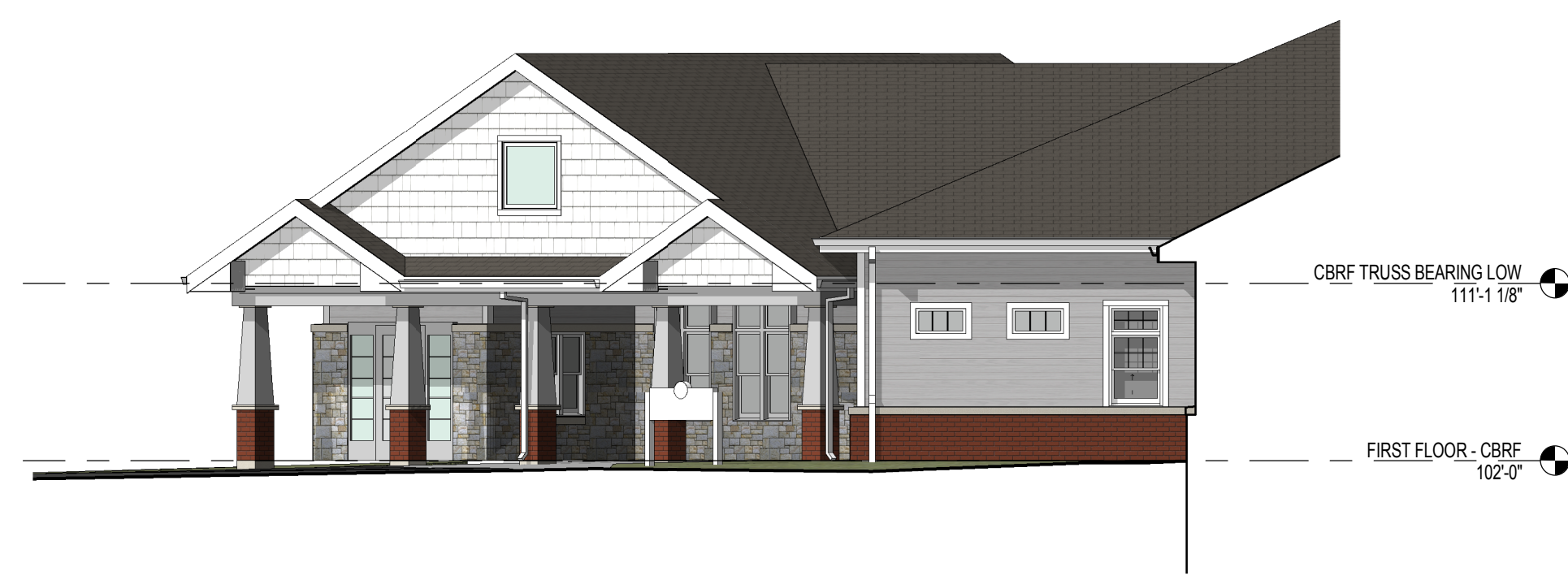
B1
A400 NORTH ELEVATION - CBRF
1/8" = 1'-0"



B5
A400 ENTRY ELEVATION - SIDE
1/8" = 1'-0"



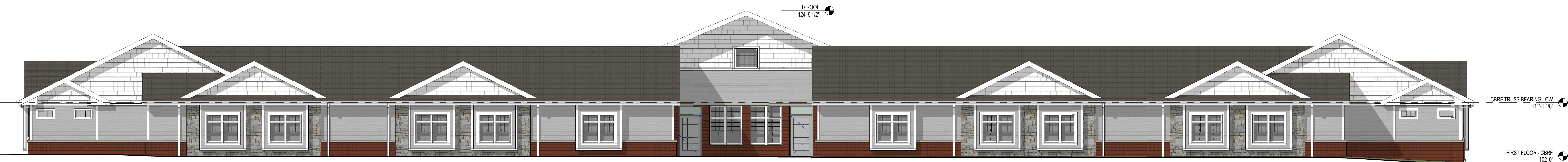
C1
A400 ENTRY ELEVATION
1/8" = 1'-0"



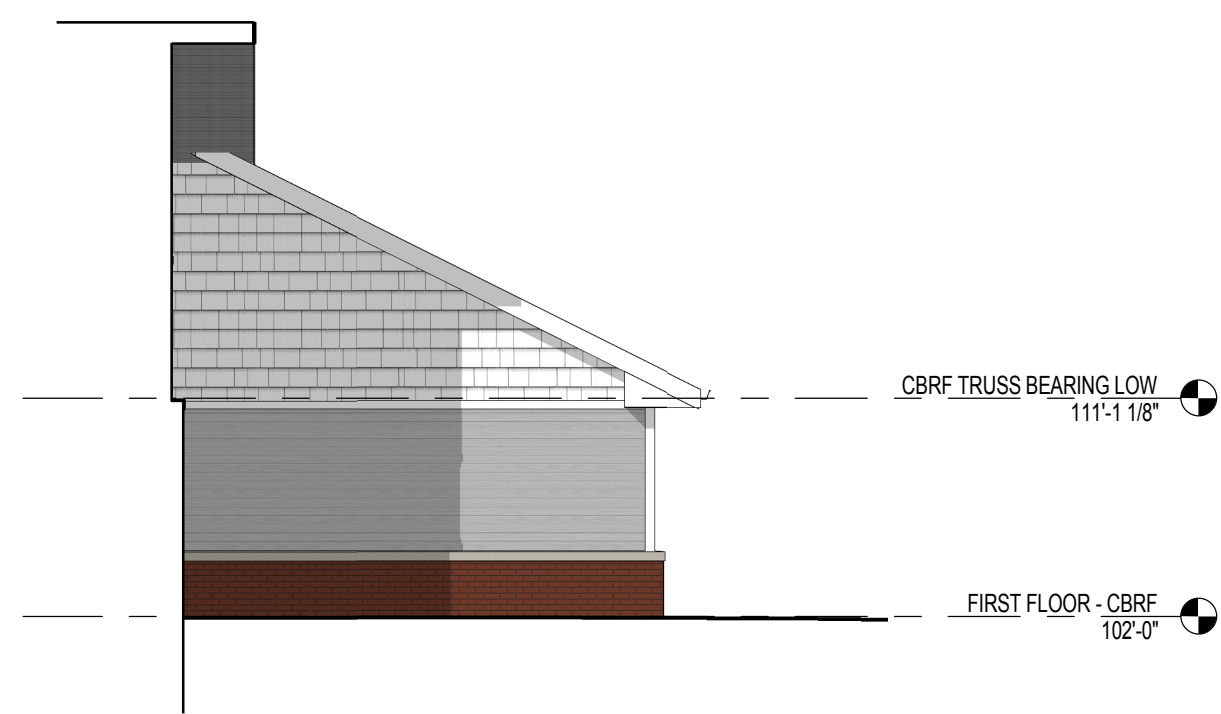
C2
A400 WEST ELEVATION COURTYARD - CBRF
1/8" = 1'-0"



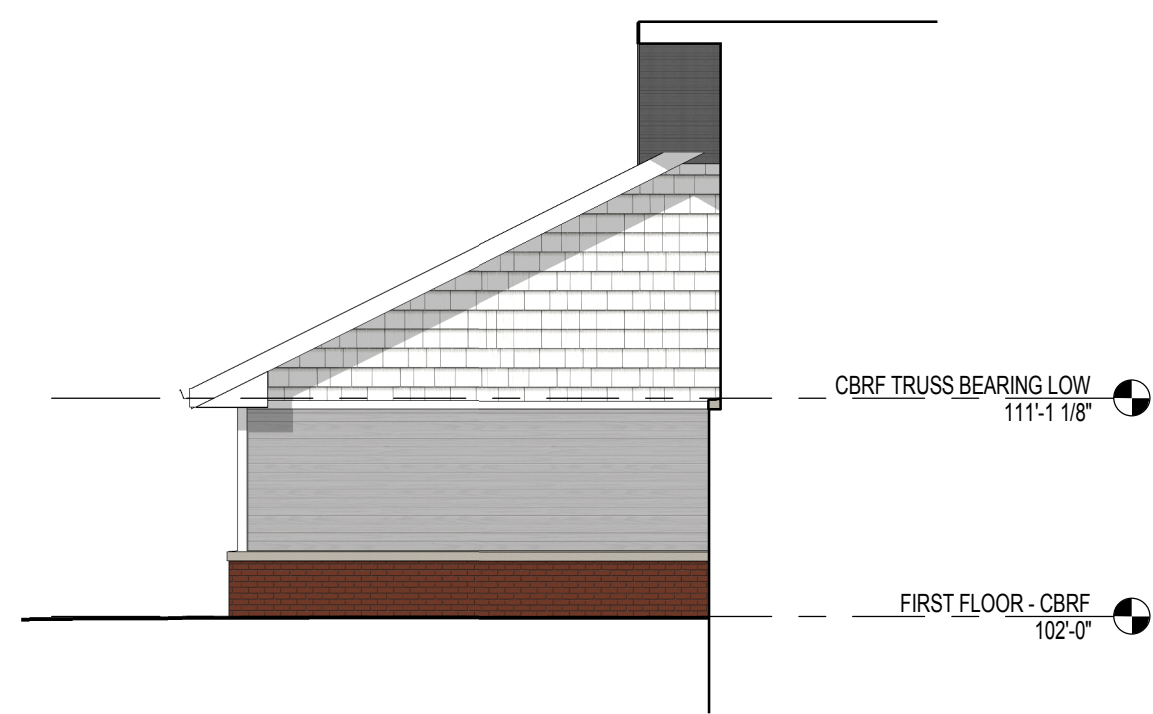
C4
A400 WEST ELEVATION - CBRF
1/8" = 1'-0"



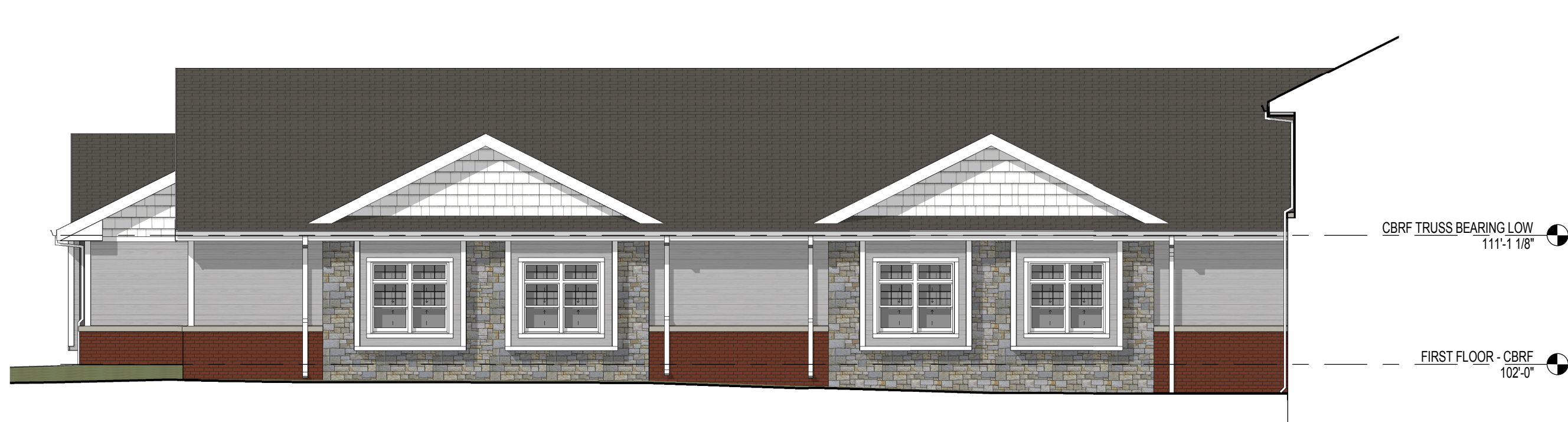
D1
A400 SOUTH ELEVATION - CBRF
1/8" = 1'-0"



E1
A400 PATIO SPACE - SIDE ELEVATION
1/8" = 1'-0"



E2
A400 PATIO SPACE - SIDE ELEVATION 2
1/8" = 1'-0"



E3
A400 EAST ELEVATION - CBRF
1/8" = 1'-0"

2/10/2017 5:17:50 AM DRAWN BY: Author C:\PRA\RV\Local Project Files\160136-01_Rennes_CBRF_jls\dwg\nt



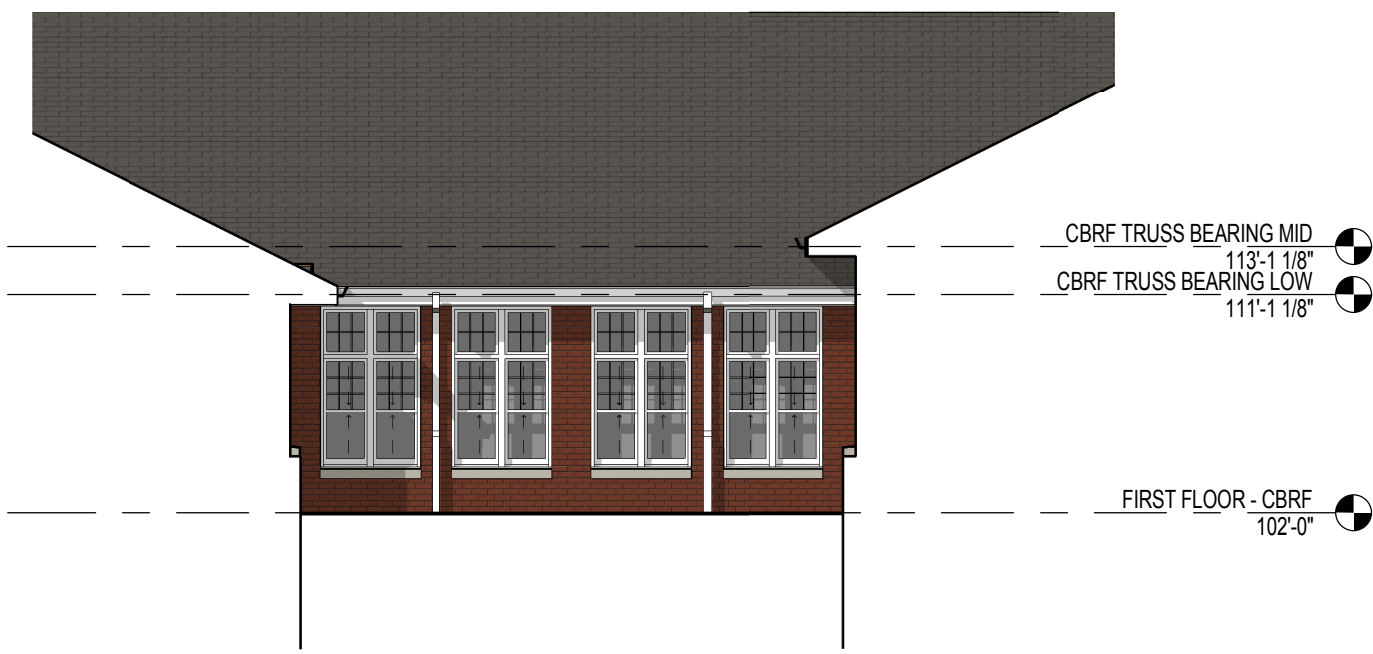
N1
A401 COURTYARD ELEVATION - NORTH 1
1/8" = 1'-0"



S1
A401 COURTYARD ELEVATION - SOUTH 1
1/8" = 1'-0"



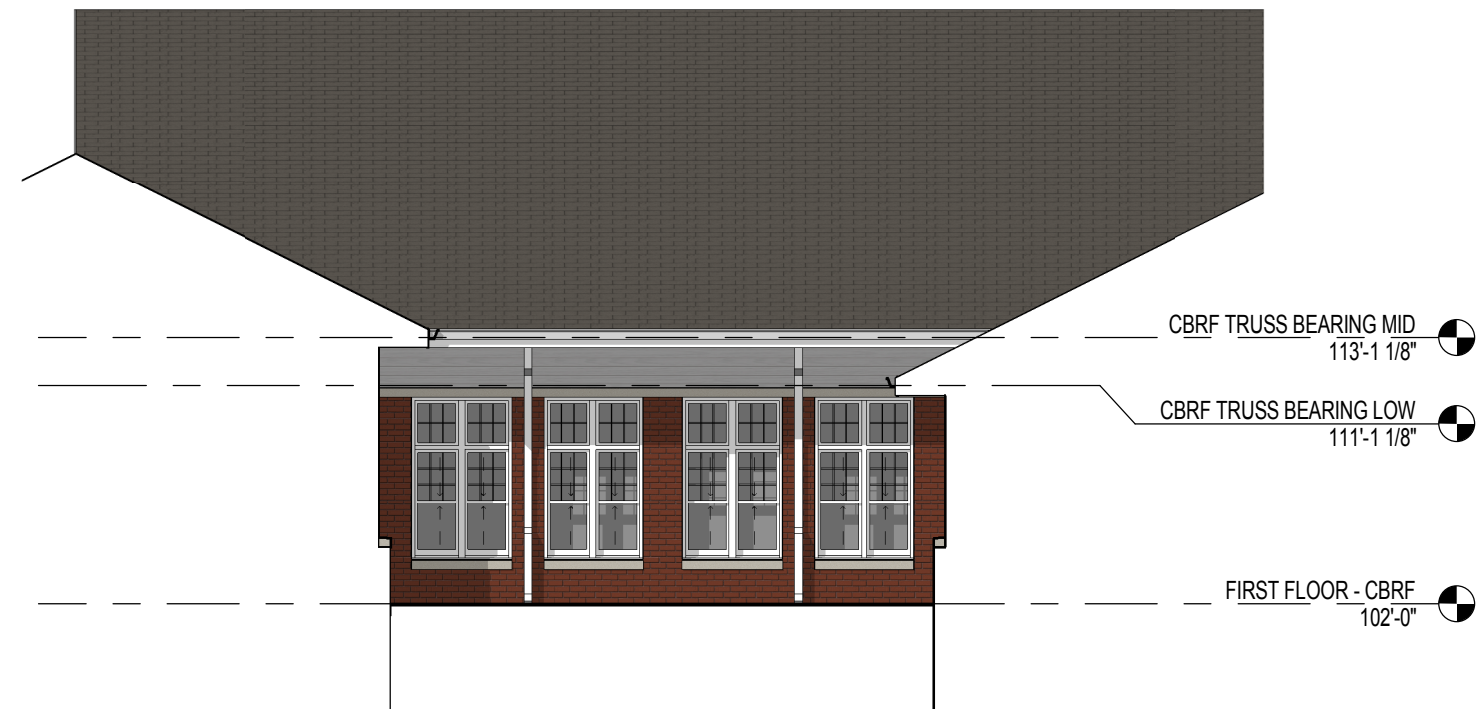
N2
A401 COURTYARD ELEVATION - NORTH 2
1/8" = 1'-0"



D2
A401 COURTYARD ELEVATION - DEN
1/8" = 1'-0"



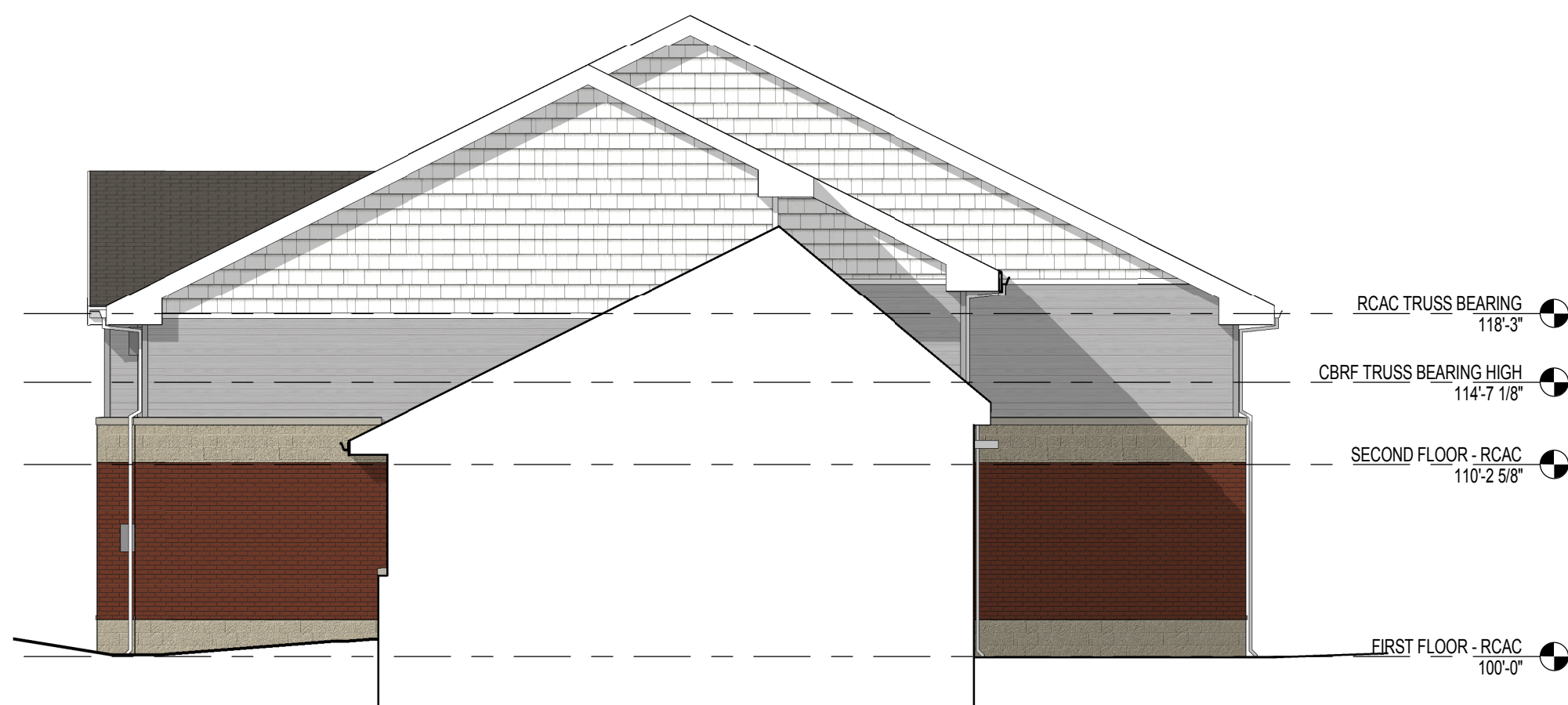
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1/8" = 1'-0"



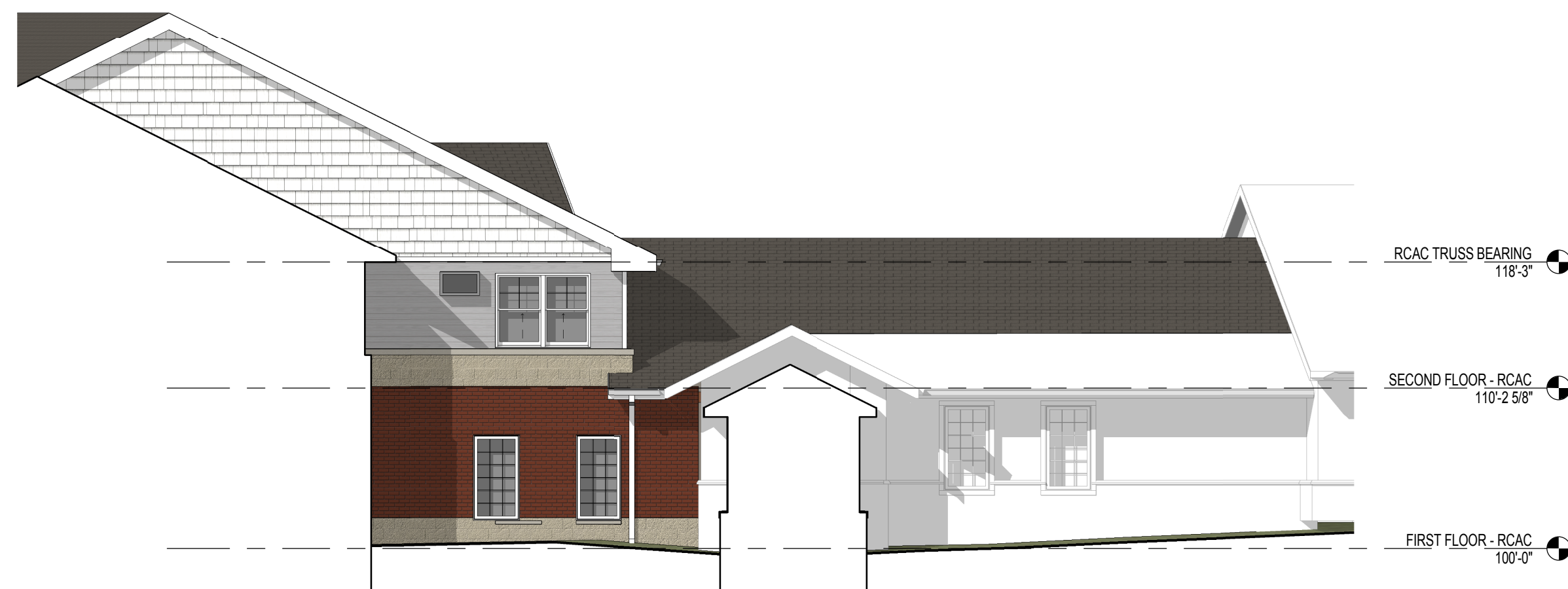
D5
A401 COURTYARD ELEVATION - LIVING / DINING
1/8" = 1'-0"



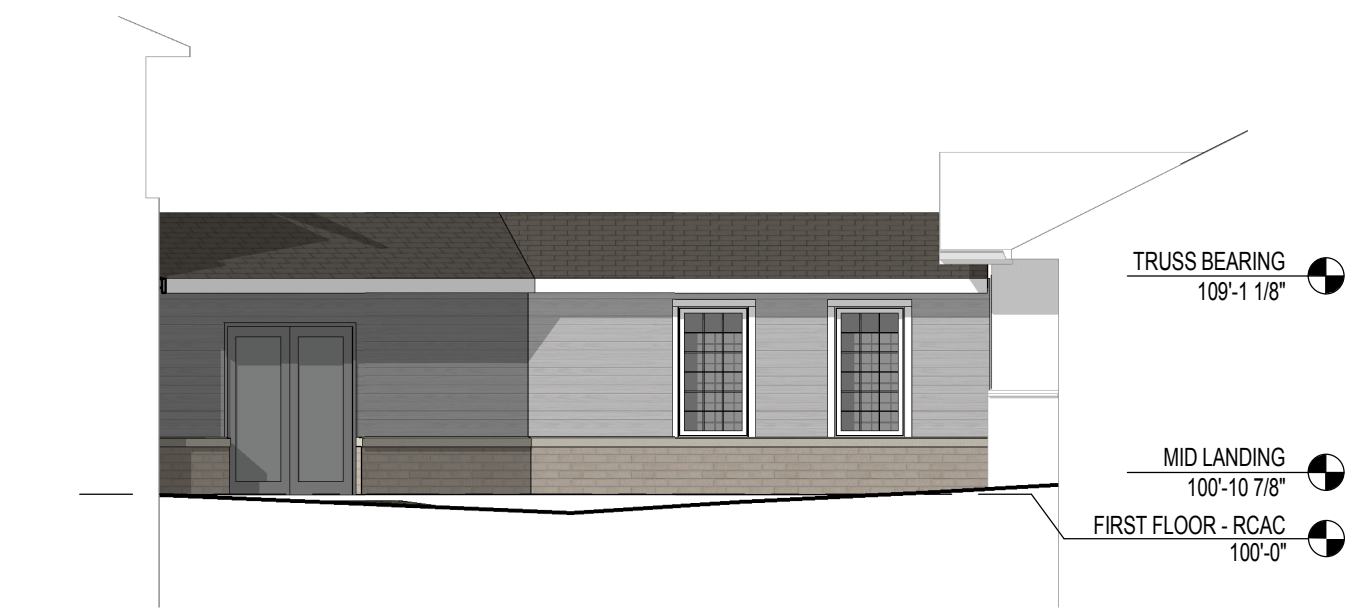
D1
A401 SOUTH ELEVATION - RCAC ADDITION
1/8" = 1'-0"



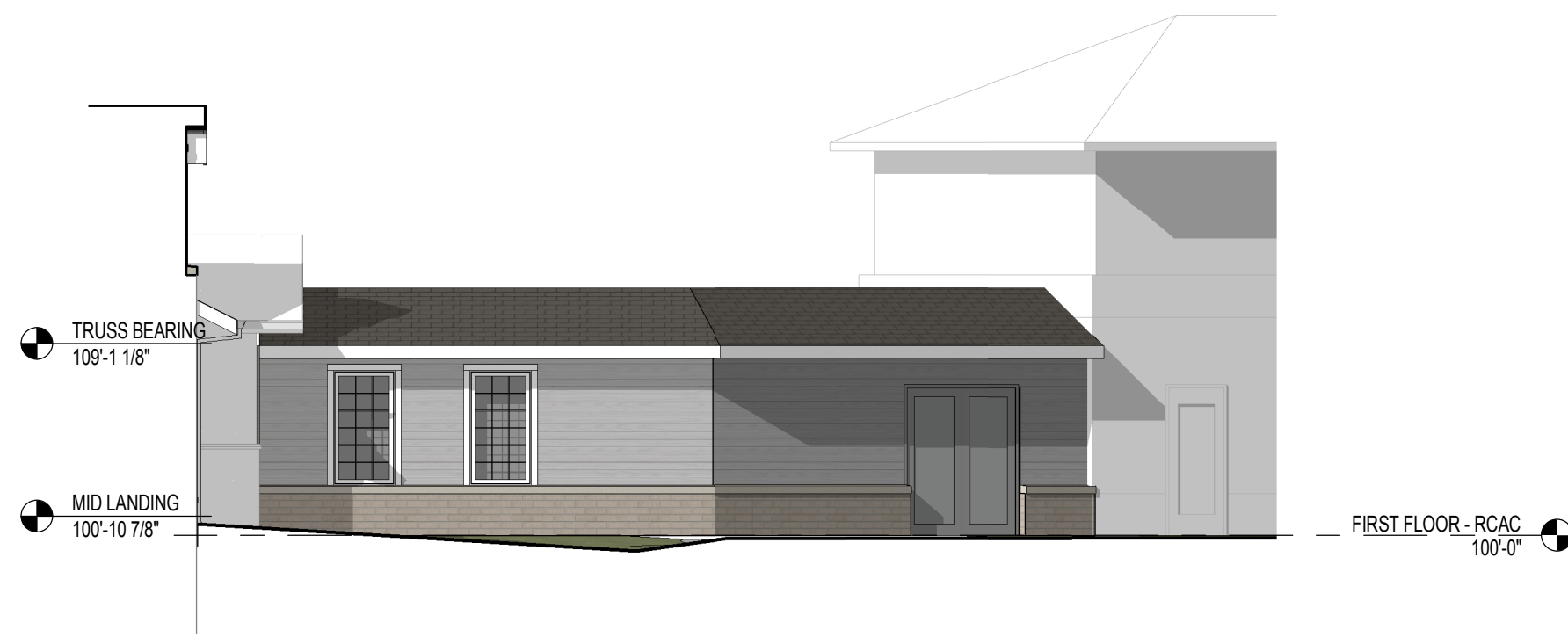
D3
A401 WEST ELEVATION - RCAC ADDITION
1/8" = 1'-0"



D5
A401 EAST ELEVATION - RCAC
1/8" = 1'-0"



E1
A401 NORTH ELEVATION - CONNECTION CORRIDOR
1/8" = 1'-0"



E2
A401 SOUTH ELEVATION - CONNECTION CORRIDOR
1/8" = 1'-0"

EXTERIOR FINISH PATTERNS



EXTERIOR ELEVATIONS - GENERAL NOTES

- PAIN
- TRIM
- SEALANT
- FASCIA

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Revisions
Date: 02-10-17
Job No.: 160136-04
Sheet No.: A401

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Attachment: 160136-02_Rennes DePere City Submittal Set_02-10-17_(5568) - Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions.)



View Towards CBRF Entry



View from Lois Street Looking East

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205 north orange avenue suite 202 sarasota florida 34236 941 348 3618

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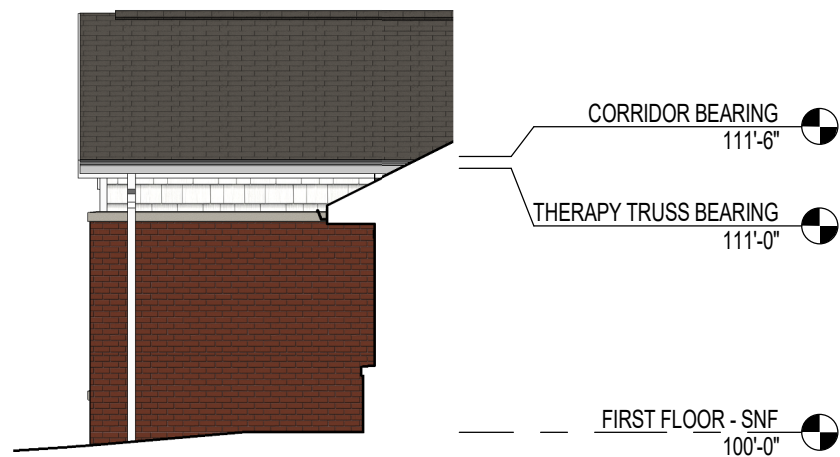
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160136-04

Sheet No.:

A402



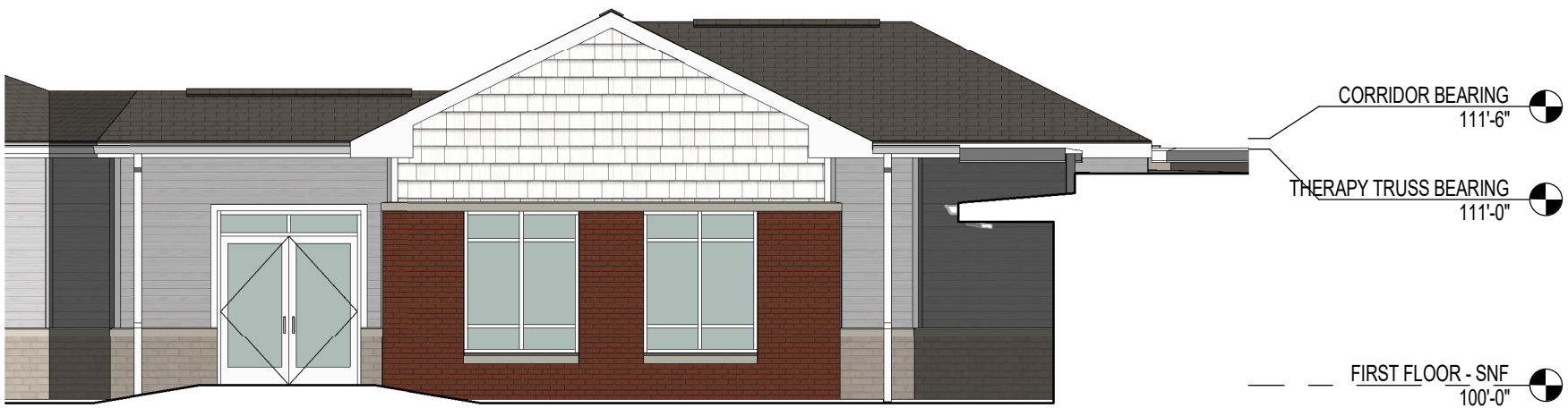
A1
A410 THERAPY - NORTH ELEVATION
1/8" = 1'-0"



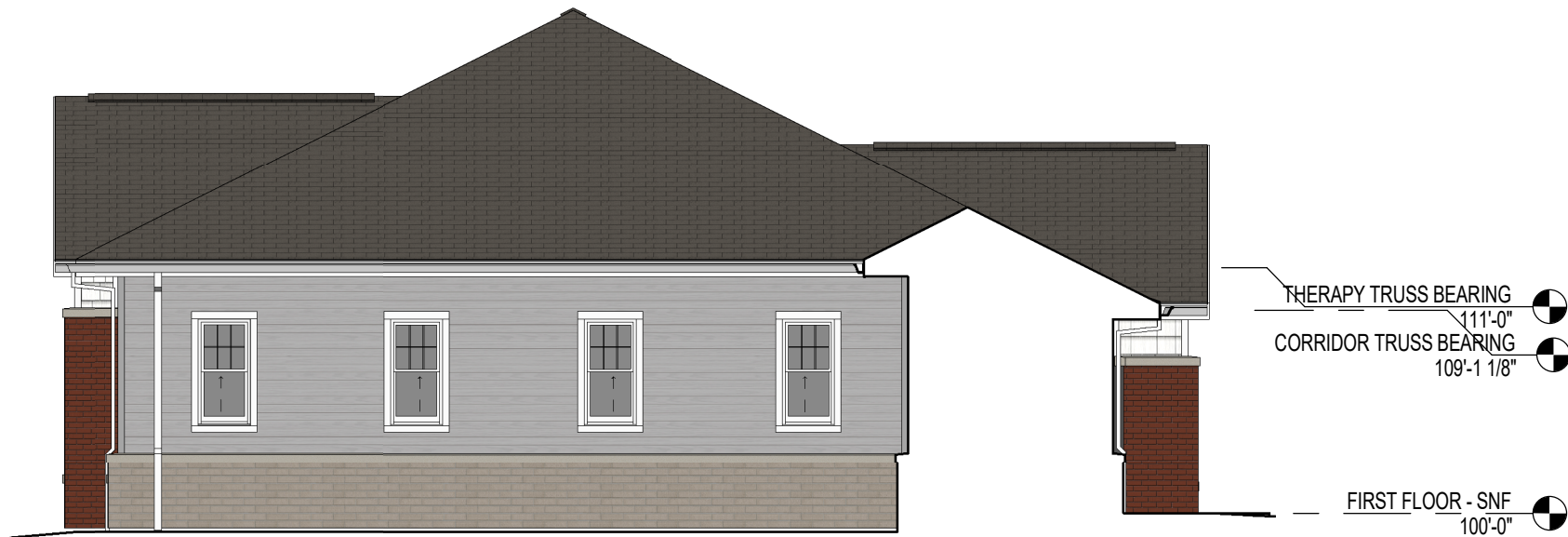
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A410 CORRIDOR - WEST ELEVATION
1/8" = 1'-0"



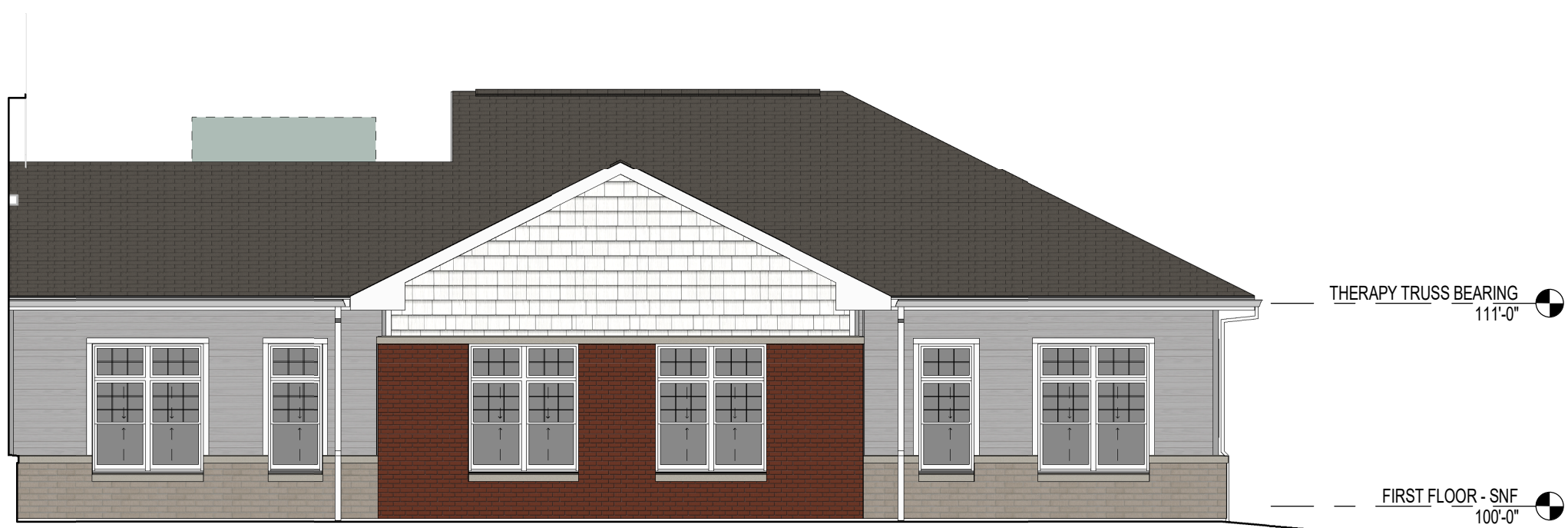
A4
A410 CONNECTOR - NORTH ELEVATION
1/8" = 1'-0"



B1
A410 CONNECTOR - SOUTH ELEVATION
1/8" = 1'-0"

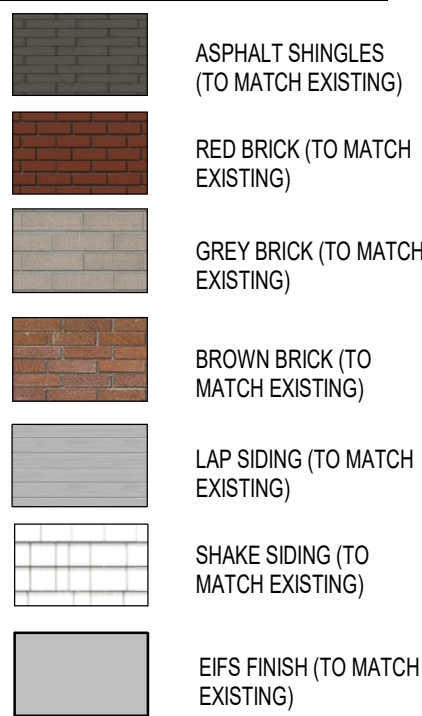


B3
A410 THERAPY - EAST ELEVATION
1/8" = 1'-0"



C1
A410 THERAPY - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH PATTERNS



EXTERIOR ELEVATIONS - GENERAL NOTES

- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
- B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH VINYL TRIM (1/2")
- C. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
- D. FASCIA, GUTTERS, & DOWNSPOUT COLOR - WHITE AT THERAPY ADDITION, GREY AT SKILLED NURSING PORCH ADDITION.

NOTE #	EXTERIOR ELEVATION NOTE
--------	-------------------------

KEYNOTE LEGEND - EXTERIOR WALL TYPES	
TAG	EXTERIOR WALL DESCRIPTION

KEYNOTE LEGEND - CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION

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Revisions

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02-10-17
Job No.:
160136-02
Sheet No.:
A410

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Attachment: 160136-02_Rennes DePere City Submittal Set_02-10-17_(556) - Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions.)



1 Therapy Perspective From South



2 THERAPY COURTYARD EAST VIEW

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Sheet No.: A411

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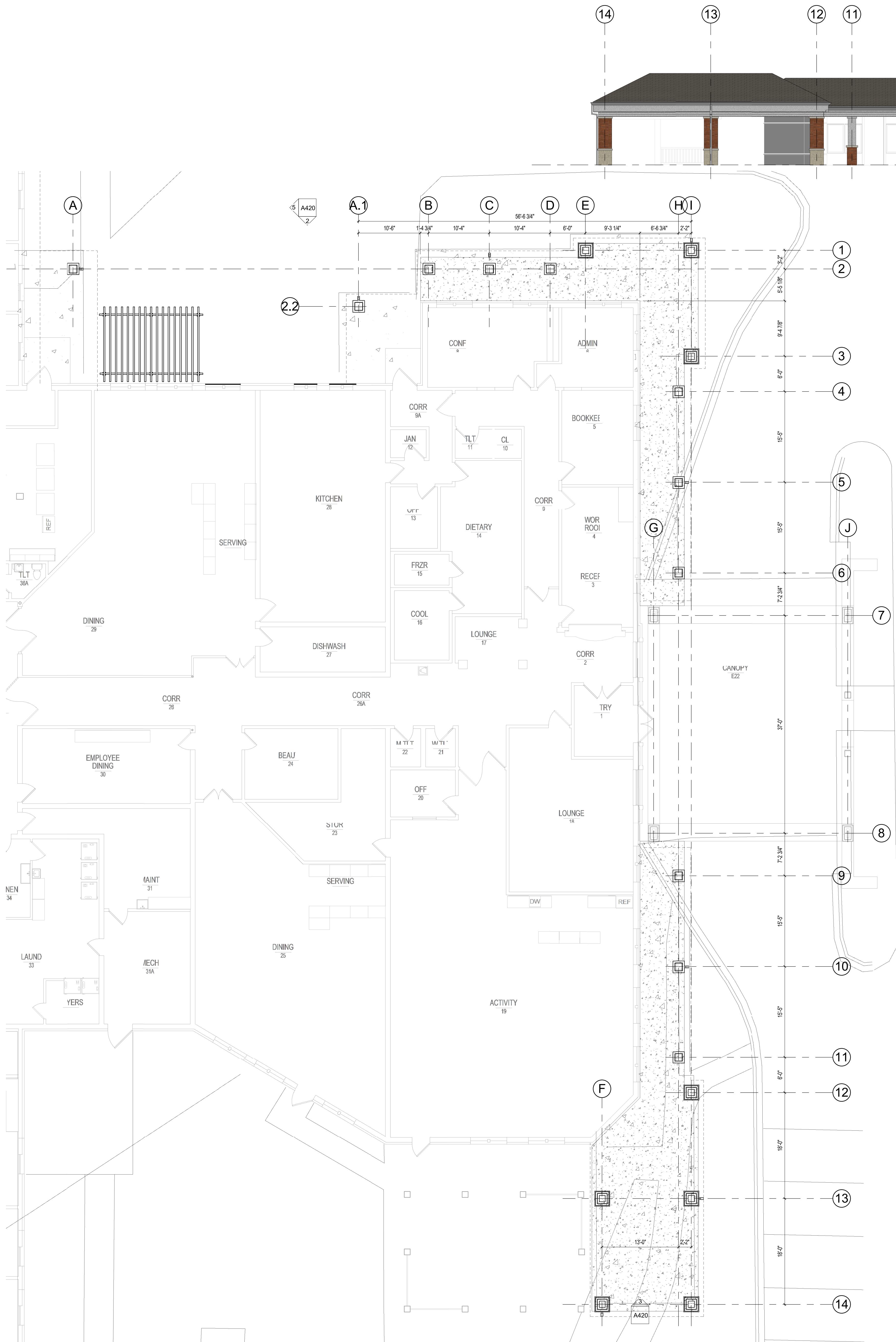
Revisions

Attachment: 160136-02_Rennes DePere City Submittal Set_02-10-17 (5568 - Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions.)

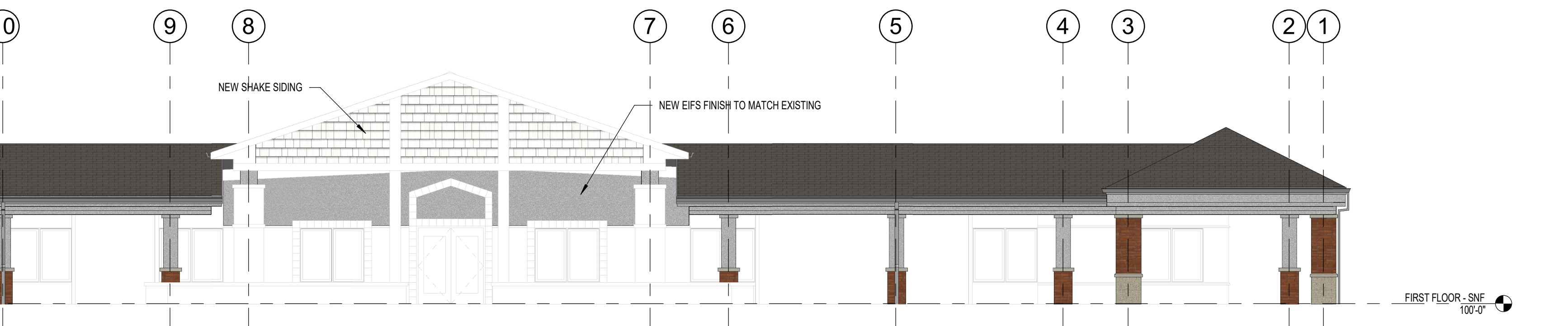
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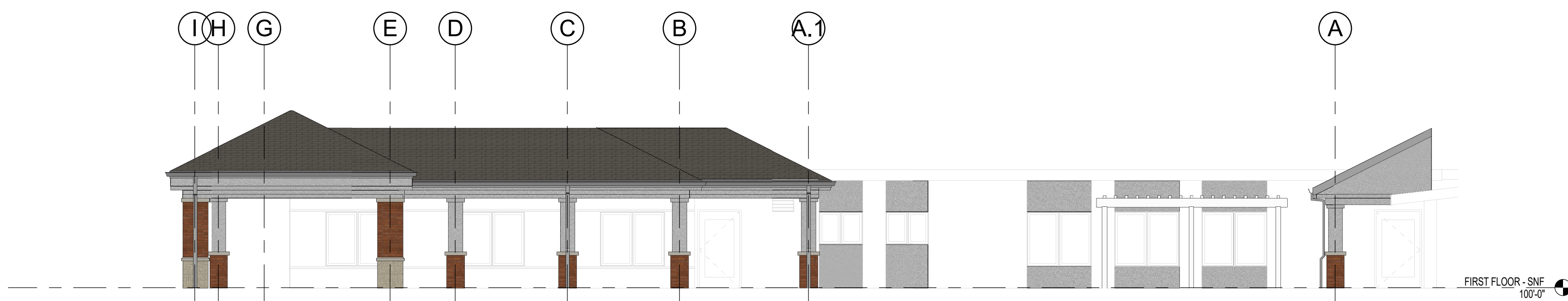
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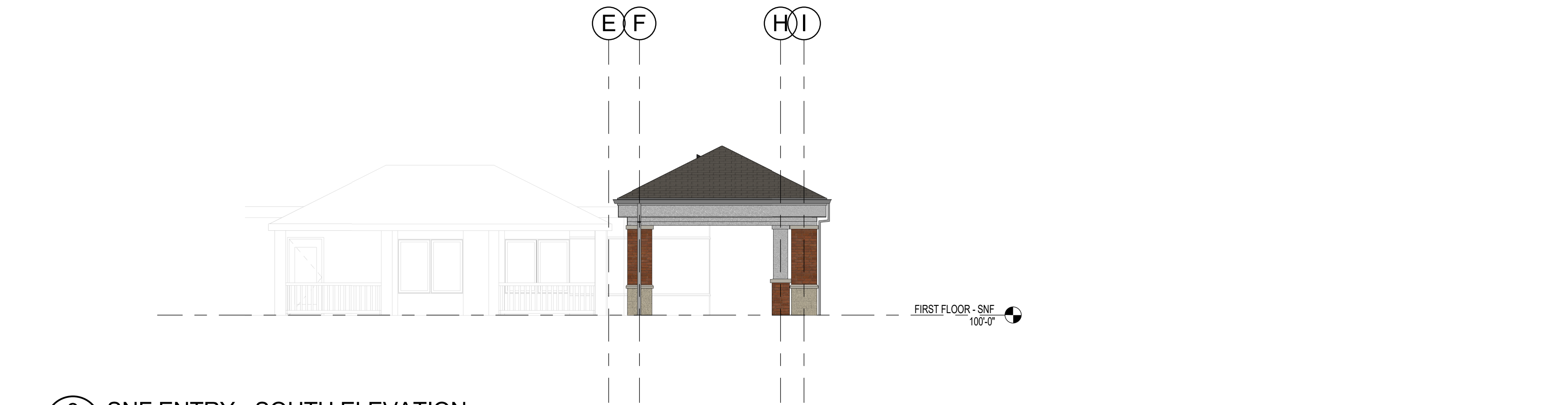
1 SNF ENTRY - EAST ELEVATION
1/8" = 1'-0"



2 SNF ENTRY - NORTH ELEVATION
1/8" = 1'-0"



3 SNF ENTRY - SOUTH ELEVATION
1/8" = 1'-0"



5 SNF ENTRY - EAST ELEVATION 2
1/8" = 1'-0"



4 FLOOR PLAN - SNF ENTRY
1/8" = 1'-0"

- | EXTERIOR FINISH PATTERNS | | EXTERIOR ELEVATIONS - GENERAL NOTES | |
|--------------------------|--------------------------------------|-------------------------------------|---|
| | ASPHALT SHINGLES (TO MATCH EXISTING) | A. | PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR |
| | RED BRICK (TO MATCH EXISTING) | B. | TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH VINYL TRIM (TYP.) |
| | GREY BRICK (TO MATCH EXISTING) | C. | SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES. |
| | BROWN BRICK (TO MATCH EXISTING) | D. | FASCIA, GUTTERS, & DOWNSPOUT COLOR - WHITE AT THERAPY ADDITION, GREY AT SKILLED NURSING PORCH ADDITION. |
| | LAP SIDING (TO MATCH EXISTING) | | |
| | SHAKE SIDING (TO MATCH EXISTING) | | |
| | EIFS FINISH (TO MATCH EXISTING) | | |

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A6
A421 SNF ENTRY - SOUTHEAST



C6
A421 SNF ENTRY - NORTHEAST

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Attachment: 160136-02_Rennes DePere City Submittal Set: 02-10-17 (S568) - Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions.)

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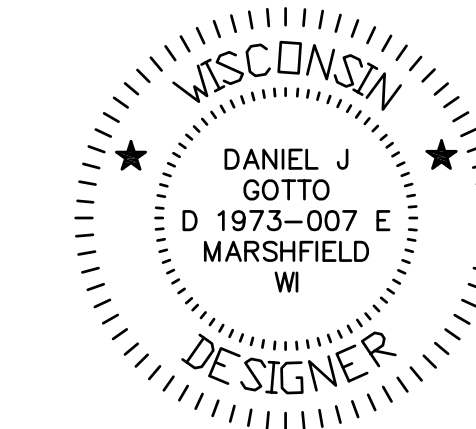
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E1.01

SHEET NO.



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PROJECT:
THE RENNES GROUP
DE PERE CAMPUS CBRF & RCAC ADDITION
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Attachment: 160136.02 Rennes DeDere City Submittal Set 02.10.17 (5560 - Recommendation regarding a Dracice Implementation Plan (DIP) and Site Plan for building expansions)

PROJECT NO. : 160136-04

ISSUED FOR: PROGRESS SET

ISSUE DATE: FEBRUARY 7, 2017

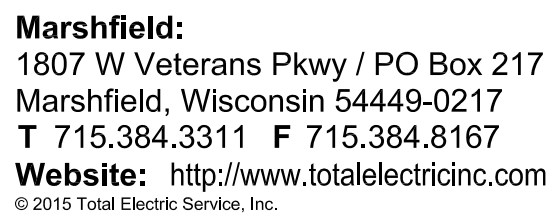
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SHEET TITLE:

SITE PHOTOMETRIC
LIGHTING PLAN

E1.02

SHEET NO.



PROJECT:

SHEET NO.

B

C

D

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