

PUBLIC NOTICE OF MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that a Regular Meeting of the **PLAN COMMISSION** of the City of De Pere will be held as follows:

Date: **MONDAY, FEBRUARY 27, 2012**
Time: **7:00 p.m.**
Place: **De Pere City Hall, Second Floor, Council Chambers
335 S. Broadway Street, De Pere, Wisconsin 54115**

AGENDA FOR SAID MEETING:

Roll call.

1. Approve the minutes of the regular meeting of the Plan Commission on January 23, 2012.
2. Review sites plans submitted on behalf of T-Mobile for installation of wireless antenna facilities on city owned water tanks located on Merrill and Ninth Streets. Applicant: Ray Shinkle.
3. Review the rezoning request for Parcel WD-L183-5, located at the end of Whistler and Bridge Port Courts, from Single Family Residential (R-1) to Single Family Residential (R-1), Single/Two Family Residence (R-2) and General Residential (R-3) with Plan Development District (PDD) overlay. Applicant: Tom Van DeHei.
4. Future agenda items.
5. Adjournment.

Ken Pabich
Director of Planning and Economic Development

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

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

AGENDA SENT TO:
PLAN COMMISSION MEMBERS
ALDERPERSONS
BULLETIN BOARDS
NEWS MEDIA
DACC
KEN PABICH
TOWN OF LEDGEVIEW
TOWN OF LAWRENCE
TOWN OF ROCKLAND

ITEM 2:

RAY SHINKLE

InSite INC

2210 MIDWEST RD SUITE 213

OAK BROOK IL 60523

ITEM 3:

MEMBERS:
TOM VAN DEHEI
ALFRED J LEWISON
BENJAMIN SEAQUIST & S SCHALL
BRENDA L ZEITLER
BRETT J JANSEN
CHRISTOPHER M & ERIN C DUFFY
CHRISTOPHER M & L JONES

BEST BUILT

3100 HOLMGREM WAY
1758 BRIDGE PORT LN
2155 LAWRENCE DR
1783 BRIDGE PORT LN
1774 BRIDGE PORT LN
2191 LAWRENCE DR
1798 LEMON LN

GREEN BAY, WI 54304
DE PERE WI 54115
DE PERE WI 54115-8128
DE PERE WI 54115-8098
DE PERE WI 54115
DE PERE WI 54115-8128
DE PERE WI 54115-8035

CORNELIS D & PAULA L BAVINCK
CRESTWOOD PROP LLC
DAVID N COLLINS
DENNIS M & R COLLINS
GERALD C & GLORIA P BIGELOW
GREG A NISSEN
JAMES M & BECKY L BURKEL
JERRY J & SHERI A GERONDALE
JULIE A GLOEDE PHELPS &
JUSTIN M & SARA M MONNETTE
KEVIN L & SARAH J ANDERSON
KURT & MICHELLE CICHY
KURT DITZMAN
LISA J VAN GOMPEL
MARK E FUERST
NICHOLAS & A VAN LANEN
NICHOLAS R HOPF
PAUL D & KIM M LEMBERGER
ROBERT & CM OLEYNICZAK
RYAN P & DAWN M WILLIAMS
SCOTT D BITTERS
SERGIO LOPEZ & G GARCIA
STUART W & RONDA BRINK
TIMOTHY H & JENNIFER L FUNK
TODD A & ANN M SEGERSTROM
V H C INC
WESLEY S & KATHY M TENNANT

2171 LAWRENCE DR
110 W INDIANWOOD LN
2168 LAWRENCE DR
1743 BRIDGE PORT LN
1575 MESA DR
1791 BRIDGE PORT LN
1785 GRANT ST #2
1842 LEMON LN
1751 BRIDGE PORT LN
1792 LEMON LN
1776 LEMON LN
2138 LAWRENCE DR
1801 PAYTON CT
1756 LEMON LN
1750 BRIDGE PORT LN
1784 LEMON LN
2156 LAWRENCE DR
2179 LAWRENCE DR
1799 BRIDGE PORT LN
2163 LAWRENCE DR
1775 BRIDGE PORT LN
1768 LEMON LN
1800 PAYTON CT
1766 BRIDGE PORT LN
1748 LEMON LN
3090 HOLMGREN WY
1767 BRIDGE PORT LN

DE PERE WI 54115-8128
OCONTO FALLS WI 54154-1234
DE PERE WI 54115-9420
DE PERE WI 54115-8098
GREEN BAY WI 54313-9367
DE PERE WI 54115-8098
DE PERE WI 54115-7684
DE PERE WI 54115-9419
DE PERE WI 54115
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DE PERE WI 54115-8035
DE PERE WI 54115-9420
DE PERE WI 54115-7440
DE PERE WI 54115
DE PERE WI 54115-8032
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DE PERE WI 54115-8128
DE PERE WI 54115
DE PERE WI 54115-8035
DE PERE WI 54115-7440
DE PERE WI 54115-8032
DE PERE WI 54115-8035
GREEN BAY WI 54304-5736
DE PERE WI 54115-8098

CITY PLAN COMMISSION MEETING
January 23, 2012

The Plan Commission of the City of De Pere, Wisconsin, met in regular session in the Council Chambers of City Hall.

Mayor Michael Walsh called the meeting to order at 7:00 p.m. Roll call was taken and the following members were present: Derek Beiderwieden, James Kalny, and Alderperson Kathleen Van Vonderen. Members excused: Alderperson Robert Wilmet, Thomas Walsh, and Elizabeth Runge. Also present: City Planning Director Kenneth Pabich, Alderperson Michael Donovan, and members of the public.

1. Derek Beiderwieden moved, seconded by James Kalny, to approve the December 21, 2011 minutes as presented. Upon vote, motion carried unanimously.
2. Review request to amend the Precise Implementation Plan for 1601 Lawrence Drive, Parcel WD-D0020. Applicant: Midwest Expansion.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the staff recommendation.

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

Kristina Retchak, 301 Spicewood Court, Wrightstown. Kristina indicated she is the proposed tenant; she is hoping to stay open until midnight on Fridays and Saturdays. Her focus is to create an upscale atmosphere with a focus on wine. She would sell wine, beer and hard liquor in the bar area and bottles of wine in the retail section.

Paula Bavinck, 2171 Lawrence Drive, De Pere. Paula asked the Plan Commission if all liquor stores have to stop selling liquor at 9:00 p.m.

Dave Vincent, 2006 Libal Street, Green Bay. Dave indicated he is representing Sleep Inn & Suites Hotel, which is located at 1600 Lawrence Drive. The hotel will be located across the street from this proposed new business; the hotel is looking forward to this business coming into the area.

Mayor Walsh moved, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

There being no further discussion, the motion that was previously made, was then carried unanimously.

3. Review the rezoning request for Parcel WD-L183-5, located at the end of Whistler and Bridge Port Courts, from Single Family Residential (R-1) to Single Family Residential (R-1) and General Residential (R-3) with Plan Development District (PDD) overlay. Applicant: Tom Van DeHei/Best Built, Inc.

DRAFT

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

Tom VandeHei (Best Built, Inc.), 1601 Sand Acres Drive, De Pere. Tom indicated he notified those on Bridgeport and everyone on Lawrence Drive that abuts this area; one response was received. Tom indicated the plans were changed from 72 to 56 units, the decks were changed; the buildings were given a more home-type feel to them so that they blend in with the neighborhood; windows were added to the garages, and they added a larger buffer/berm to the south side of the property. Tom also mentioned that the dumpsters are located inside the garages.

Steve Wilkens, 2137 Lawrence Drive, De Pere. Steve voiced concern about adding more apartments and congestion to his neighborhood.

Mike Kleuskens, 1580 Red Maple Road, De Pere. Mike voiced concern with this project citing concerns with traffic.

Brett Jansen, 1774 Bridgeport, De Pere. Brett voiced concerned with the increase in traffic this project will bring to his neighborhood; he also mentioned that when it comes to snowplowing, this street is the last to get plowed.

Paula Bavinck, 2171 Lawrence Drive, De Pere. Paula voiced concern with the re-sale value of her property, and the added traffic this project will bring.

Rose Collins, 1743 Bridgeport Lane, De Pere. Rose voiced concerns that more traffic will be added to her neighborhood.

Robert Terhar, 1849 Lemon Lane, De Pere. Robert is not in favor of this project; Robert felt apartments are not good for raising kids.

Julie Phelps, 1751 Bridgeport Lane, De Pere. Julie voiced concern with the traffic and the affect the southern bypass will have on her neighborhood.

Robert Olejniczak, 1799 Bridgeport Lane, De Pere. Robert voiced concern that they already have traffic issues in this neighborhood and this project will add to the current problems.

Dennis Collins, 1743 Bridgeport Lane, De Pere. Dennis voiced concern with this project citing concerns over the traffic and the fact that this area was zoned residential. Dennis also submitted two letters to the Plan Commission on behalf of the two homeowners who could not attend tonight's meeting: Jim Burkel, 1759 Bridgeport; and Al Lewison, 1758 Bridgeport. Dennis also submitted information that Mr. Lewison had from the DNR regarding the wetlands in the area.

Craig Kassner, 3090 Holmgren Way, Green Bay, and Tom VandeHei, 1601 Sand Acres Drive, De Pere, the owner/developers for this project, responded to the Plan Commission's questions.

Dennis Collins, 1743 Bridgeport Lane, De Pere. Dennis spoke citing concerns over the additional traffic that will be added to his neighborhood.

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Paula Bavinck, 2171 Lawrence Drive, De Pere. Paula asked the Plan Commission how the church received access on to Southbridge Road, and asked if the apartments could have access to Southbridge.

Mayor Walsh moved, seconded by James Kalny, to return to regular order. Upon vote, motion carried unanimously.

Mayor Walsh then asked the Ken Pabich to answer the questions from the residents.

Ken Pabich responded to the questions that the neighbors had presented to the Plan Commission.

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

Mike Kleuskens, 1580 Red Maple Road, De Pere. Mike asked the Commission when Brown County would decide on a southern corridor bypass, and wondered if this project could be tabled until a bypass was selected.

Craig Kassner (Best Built, Inc.), 3090 Holmgren Way, Green Bay. Craig indicated that he could take the 16 unit building and split it into an 8 unit. To address the traffic issue, he indicated that if the ability to Southbridge was ever granted, he would make application to give tenants in the apartment buildings access to Southbridge Road in order to lessen the traffic on Bridgeport.

Amanda Bavinck, 10775 South Nicholson Road, Oak Creek. Amanda had three questions: how many apartments are available in De Pere, does the City look at population growth, and is the City looking to do any low-income housing or HUD housing.

Mayor Walsh and Ken Pabich responded that that the City does not monitor available apartments because they are privately owned. Ken indicated the City's Comprehensive Plan encourages mixed use development, and forecasting the City's population growth is part of that Plan. With regard to the question on low-income housing, both the Mayor and Ken deferred Amanda's question to Best Built.

Steve Wilkens, 2137 Lawrence Drive. Steve apologized for getting upset earlier in the meeting. Steve reiterated his position that he is not in favor of this project and cited current problems with traffic in his neighborhood, and the fact that Lawrence Drive has turned into a drag strip.

Robert Terhar, 1849 Lemon Lane, De Pere. Robert wondered why we are putting apartments near a residential area.

Mayor Walsh moved, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

James Kalny moved, seconded by Mayor Walsh, to refer this matter back to staff for one month or until such time as the City can definitively determine whether the City can get access to Southbridge Road. Upon vote, motion carried unanimously.

4. Review the rezoning request for:

- A. Parcel WD-101 located at 300 South 6th Street to rezone from R-2 (Single/Two Family Residential) to R-4 (General Residence Office). Applicant: Steve Kersten.
- B. Parcel WD-102-1 located on Grant Street to rezone from R-2 (Single/Two Family Residential) to R-4 (General Residence Office). Applicant: City of De Pere.

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

Steve Kersten, 1203 Pinecrest Road, Green Bay. Steve indicated the lease with the West De Pere School District is running out; the school has outgrown the building. Steve is looking to lease the space as general office, medical, or a CBRF, but would like to keep his options open.

Mayor Walsh moved, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

- A. Parcel WD-101 located at 300 South 6th Street to rezone from R-2 (Single/Two Family Residential) to R-4 (General Residence Office). Applicant: Steve Kersten.

Mayor Walsh moved, seconded by James Kalny to approve the staff recommendation. Upon vote, motion carried unanimously.

- B. Parcel WD-102-1 located on Grant Street to rezone from R-2 (Single/Two Family Residential) to R-4 (General Residence Office). Applicant: City of De Pere.

Mayor Walsh moved, seconded by James Kalny to approve the staff recommendation. Upon vote, motion carried unanimously.

5. Review the proposed annexation from the Town of Lawrence.

Mayor Walsh moved, seconded by James Kalny, to approve the staff recommendation. Upon vote, motion carried unanimously.

6. Discussion on notifications for items that require hearings.

Ken Pabich reviewed the issues that came up at previous meetings and indicated that due to the lateness of tonight's meeting that he would bring this item back to the Plan Commission next month for further discussion.

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7. Future Agenda Items.

There was no discussion.

8. Adjournment.

Moved by Mayor Walsh, seconded by Derek Beiderwieden, the Plan Commission adjourned the meeting at 9:44 p.m.

Respectfully submitted,
Lori Phillips, Recording Secretary

Item #2: Review sites plans submitted on behalf of T-Mobile for installation of wireless antenna facilities on City-owned water tanks located off Merrill and Ninth Streets. Applicant: Ray Shinkle.

1501 Merrill Street - Site

Site plan shows the addition of an 8' x 8' pad that would house the equipment rack. The area would be leased from the City's Water Department. The rack would not be enclosed. The rack would be located next to a similar rack system that is already on site. The antenna on the water tower will require approval through an external engineering firm. The location was approved by Public Works and the site already has existing screening to block the view of the equipment from the street.

315 North Ninth Street - Site

Site plan shows the addition of a 10' x 15' pad that would house the equipment rack. The area would be leased from the City's Water Department. The rack would not be enclosed. The rack would be placed next to an area that is enclosed and leased to another cellphone company. The antenna on the water tower will require approval through an external engineering firm. The location was approved by Public Works, and the view of the equipment would be blocked by an existing structure from the existing street. The firm did offer to place screening along the parking lot; however Public Works staff did not feel it was necessary and would only create more maintenance.

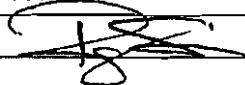
Recommendation:

Staff would recommend approval of both site plans with the following conditions:

1. Engineering review of antenna must be completed before construction begins.
2. A lease approved by the City Council is required for both sites.
3. Meeting all other state and local regulations.

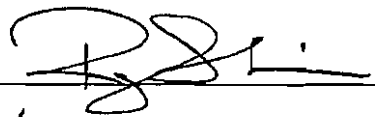
	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 245.00 Receipt #: <u>70142</u> Date: <u>2/20/12</u>
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: <u>City of De Pere</u> Mailing Address: _____ Phone: _____ Signature: _____ Date: _____	
I hereby appoint the following as my agent for purposes of this application: Agent: Name: <u>Ray Shinkle of Insite RE, Inc., agent for T-Mobile (Lessee)</u> Mailing Address: <u>2210 Midwest Road, Suite 213, Oak Brook, IL 60523</u> Phone: <u>773-960-8781</u> Signature:  Date: <u>2/20/12</u>	

B. Property Information Address/Location of Property: <u>1501 Merrill Street</u> Parcel #: <u>ED-1436-3</u> Parcel Dimension: _____ Parcel Area: _____ Legal Description: <u>PLAT OF WILLIAMSON SUBD. OF P.C. 33 & 34 ESFR THAT PRT OF LOTS 4 & 12 DESC IN 676 R 165 BNG 80 FT BY 188 FT ALG N LINE MERRILL ST</u>	
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A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14.60.

Signed:  Applicant/Agent

Dated: 2/20/12

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

SITE PLAN REVIEW REQUIREMENTS

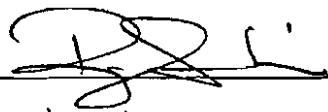
	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 245.00 Receipt #: <u>70142</u> Date: <u>2/20/12</u>
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Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: <u>City of De Pere</u>	
Mailing Address: _____	
Phone: _____	
Signature: _____ Date: _____	
I hereby appoint the following as my agent for purposes of this application:	
Agent:	Name: <u>Ray Shinkle of Insite RE, Inc., agent for T-Mobile (Lessee)</u>
Mailing Address: <u>2210 Midwest Road, Suite 213, Oak Brook, IL 60523</u>	
Phone: <u>773-960-8781</u>	
Signature: <u></u> Date: <u>2/20/12</u>	

B. Property Information	
Address/Location of Property: <u>931 Cedar Street</u>	Parcel #: <u>WD-710</u>
Parcel Dimension: _____	Parcel Area: _____
Legal Description: <u>LAWTON FARMS LOT 45 & N1/2 VAC. PINE ST. ADJ. SLY LYG</u>	
<u>BETWN W LINE 9TH ST. & E LINE 10TH ST.</u>	

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

Signed:  Applicant/Agent
Dated: 2/20/12

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

SITE PLAN REVIEW REQUIREMENTS



February 20, 2012

VIA ELECTRONIC MAIL

Ken Pabich
City of De Pere
335 S. Broadway
De Pere, WI 54115

Re: T-Mobile - De Pere Merrill and Cedar Street Water Tanks

Ken,

Per our discussions over the last several weeks, T-Mobile would like to move forward with review of a Special Use application to collocate wireless antenna facilities on the city owned water tanks located off Merrill and Cedar Streets. Kindly accept this letter as our formal written request to proceed with the applicable zoning review as well as legal review of the lease agreements.

T-Mobile's equipment will consist of six (6) panel antennas along with 6 to 12 coax cables leading down to a ground lease area of 10' x 15' for Cedar Road and 8' x 8' for Merrill. The proposed equipment is very similar to what currently exists at both sites now. We have walked both sites with Scott Thoresen and have his initial approval to proceed pending final plan review. Plans and photos have been provided and we are working diligently now to provide construction plans and structural details. We have agreed to also pay for Dixon Engineering's review and approval.

You have a copy of our standard lease and it should be very similar to your current agreements. Kindly review and let us know if you have any questions or concerns and know I am happy to attend any required meetings to answer any questions in person.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Shinkle", with a long horizontal line extending to the right.

Ray Shinkle
Insite Inc., agent for T-Mobile
2210 Midwest Rd., Suite 213
Oak Brook, IL 60523
Phone: (847) 858-2273
shinkle@iniste-inc.com



T-Mobile

8550 West Bryn Mawr Ave.
Suite 100, Chicago, IL 60631
Office: (773) 444-5400
Fax: (773) 444-5521
THIS DOCUMENT AND INFORMATION HEREIN IS
THE PROPERTY OF T-MOBILE. IT IS TO BE KEPT
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T-MOBILE.

WESTIN
Engineering Consultants, Ltd.

4825 N. Scott Street
Suite # 74
Schiller Park, IL 60176
Ph: 773-551 9814

Site Number
ML94452

Site Name
De Pere/Cedar Street WT

Site Address
937 Cedar Street
De Pere, WI 54115

#	DATE	ISSUED FOR
22/12	Lease Exhibit	
27/01/2	Revised Lease Exhibit	

EXPIRES: November 30, 2012

PREPARED BY: MD

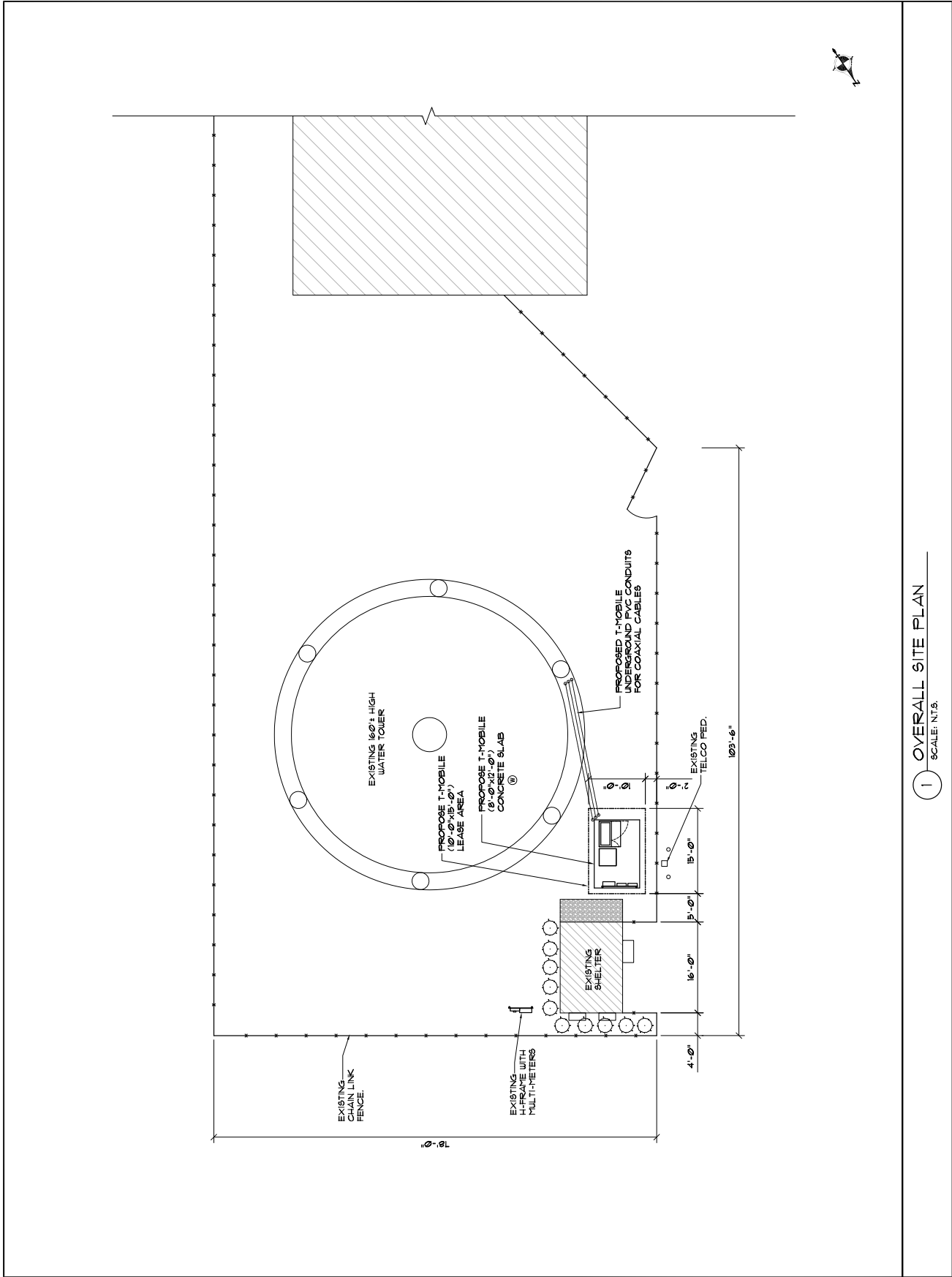
CHECKED BY: AB

APPROVED BY: SY

SHEET TITLE
**OVERALL
SITE PLAN**

SHEET NUMBER

A-1



T-Mobile

8550 West Bryn Mawr Ave.
Suite 100, Chicago, IL 60631
Office: (773) 444-5400
Fax: (773) 444-5521

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WESTIN
Engineering Consultants, Ltd.

4825 N. Scott Street
Suite # 74
Schiller Park, IL 60176
Ph: 773-551 9814

Site Number
ML94454

Site Name
MERRILL STREET WT

Site Address
1481 MERRILL STREET
DE PERE, WI 54115

DATE ISSUED FOR
1/20/12 Lease Exhibit

EXPIRES: November 30, 2012

PREPARED BY: MD

CHECKED BY: AB

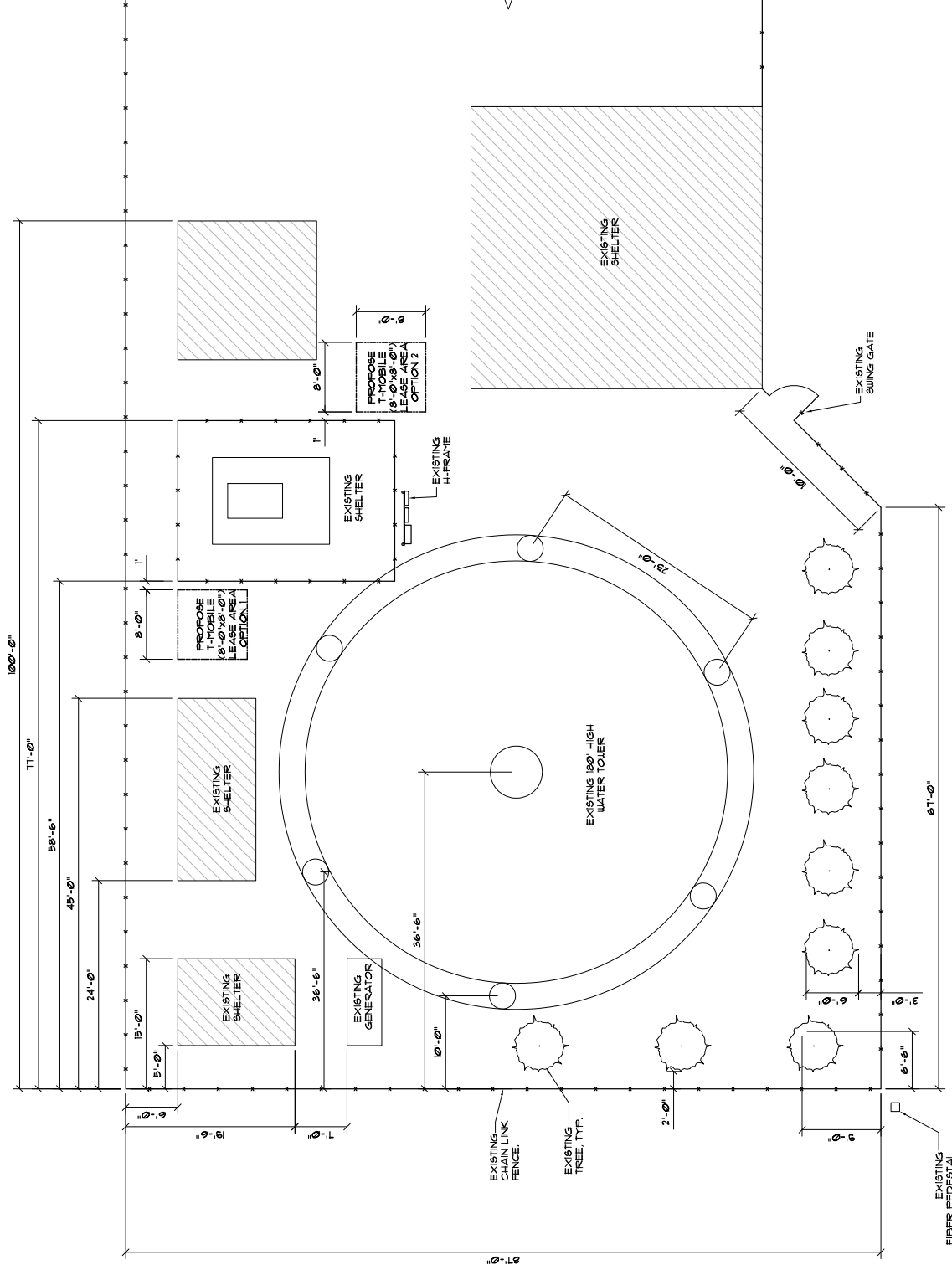
APPROVED BY: SY

SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

A-1



1 OVERALL SITE PLAN
SCALE: N.T.S.



1 SITE ELEVATION
SCALE N.T.S.

T-Mobile
8550 West Bryn Mawr Ave.
Suite 100, Chicago, IL 60631
Office: (773) 444-5400
Fax: (773) 444-5521
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Site Number
ML94452
Site Name
De Pere/Cedar Street WT
Site Address
937 Cedar Street
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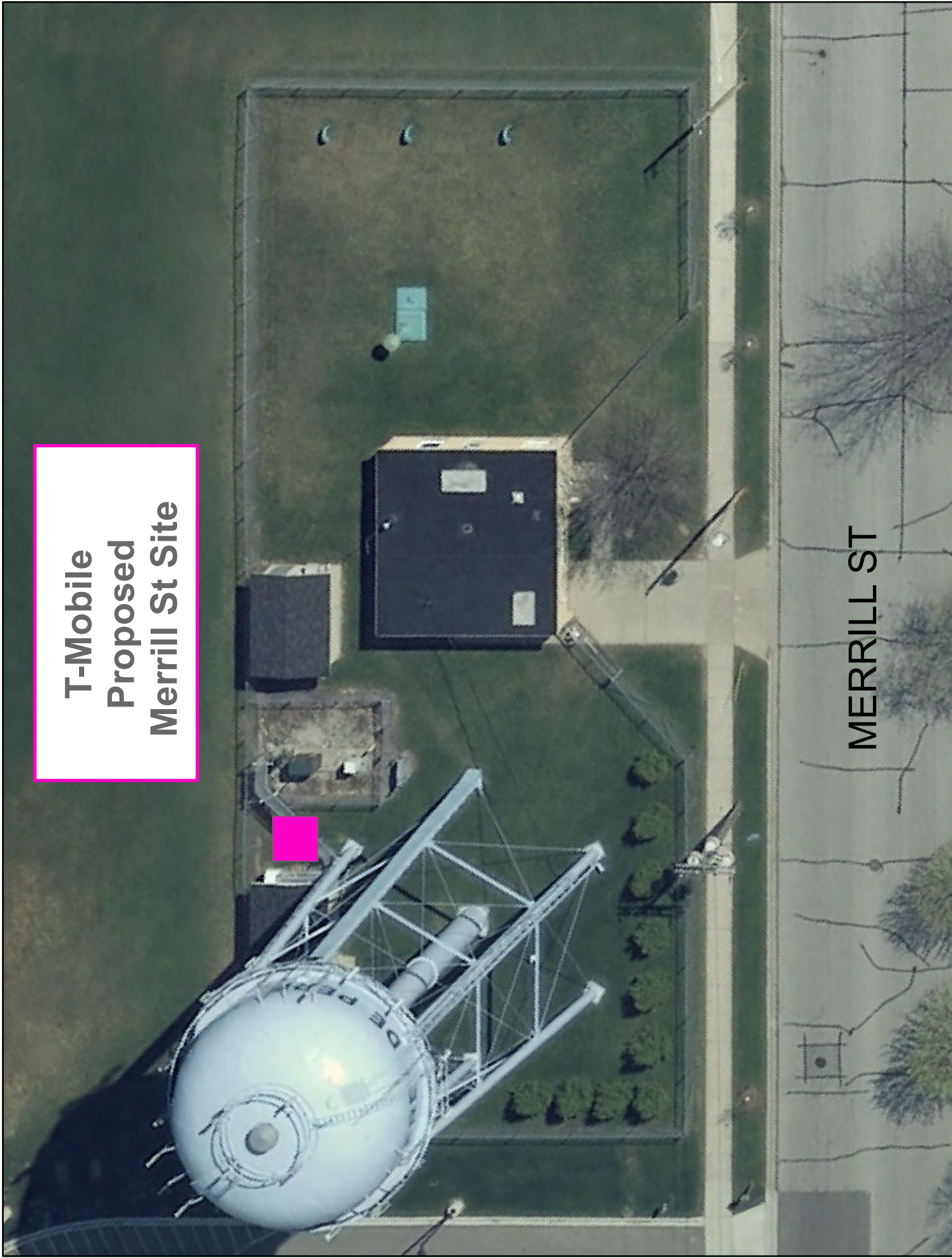
PREPARED BY: MD
CHECKED BY: AB
APPROVED BY: SY

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
A-2

**T-Mobile
Proposed
Merrill St Site**

MERRILL ST





N NINTH ST

CEDAR ST

**T-Mobile
Proposed
Cedar St Site**

Item #3: Review the rezoning request for Parcel WD-L183-5, located at the end of Whistler and Bridge Port Courts, from Single Family Residential (R-1) to Single Family Residential (R-1), Single/Two Family Residence (R-2) and General Residential (R-3) with Plan Development District (PDD) overlay. Applicant: Tom Van DeHei.

Owner is requesting a rezoning to allow for mixed development. The proposed project would have 5 single family lots, 3 duplex lots and a single multi-family development that would have one 8 unit building and two 16 unit buildings (a total of 40 units). The density for the multi-family is 3,853 square feet per unit and the code requires a minimum of 3,500 square feet per unit under the R-3 zoning classification.

Description

Rezoned: Single Family Residential (R-1) to Single Family Residential (R-1), Single/Two Family Residence (R-2) and General Residential (R-3) with Plan Development District (PDD) overlay.
Location: End of Whistler and Bridge Port Courts.

Zoning

Existing Zoning: The R-1 Single Family Residence District is designed to accommodate single family homes and compatible uses that are characteristic of low density residential neighborhoods.

Proposed Zoning: The purpose of the Planned Development District and regulations applicable thereto is to promote the maximum benefit from coordinated area site planning.

Adjacent Zoning: R-1 to the north, R-1 to the west, R-1 and PDD (R-3) to the south, and C-EO and PDD (R-3) to the east.

Land Use

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

Suitability to Existing Zoning: Given the location of the future proposed southern bypass, it is difficult to see this entire site be developed as single family.

Suitability to Proposed Zoning: The proposed zoning allows for a buffer from the existing single family residential and would be compatible with development in the area.

Effects of Proposed Rezoning

Densities:	Increase	Utilities:	No change	Police and Fire:	Increase
Traffic:	Increase	Pedestrian:	Increase	Parking:	No change
Highway Access:	No change	Garbage:	Decrease	Property Value:	Increase
Pollution:	No change	Schools:	Increase		

Overview	Owner is requesting a rezoning to allow for mixed development. The proposed project would have 5 single family lots, 3 duplex lots and a single multi-family development that would have one 8 unit building and two 16 unit buildings (a total of 40 units). The density for the multi-family is 3,853 square feet per unit and the code requires a minimum of 3,500 square feet per unit under the R-3 zoning classification.
Public Works	Does the project meet the City Stormwater regulations? ☐ Yes ☐ No ☒ NA Sewer properly connected? ☐ Yes ☐ No ☒ NA Water properly connected? ☐ Yes ☐ No ☒ NA Access properly designed (driveway and sidewalks)? ☐ Yes ☐ No ☒ NA Are there any issues with easements or right-of-ways? ☐ Yes ☒ No ☐ NA Are there other items that need to be addressed? ☐ Yes ☐ No ☒ NA <i>Required Actions:</i> 1. Based on the General Development Plan, Public Works did not have any specific concerns at this time.
Forestry & Parks	Does the project meet the City Landscaping Regulations? ☐ Yes ☐ No ☒ NA <i>Required Actions:</i> 1. A conceptual plan has been submitted; however full plans will need to be submitted with the Precise Implementation Plan.
Fire	Does the project meet City Fire Codes? ☐ Yes ☐ No ☒ NA <i>Required Actions:</i> 1. No review at this time.
Planning & Building Inspection	Does the project meet the design regulations (exterior building elevations/materials)? ☒ Yes ☐ No ☐ NA Does the project meet the City setback requirements? ☒ Yes ☐ No ☐ NA Does the project meet the City parking requirements? ☒ Yes ☐ No ☐ NA Does the project meet the City lighting requirements? ☐ Yes ☐ No ☒ NA Is the refuse properly sited and screened? ☐ Yes ☐ No ☒ NA Does the signage meet the City code? ☐ Yes ☐ No ☒ NA Are there other items that need to be addressed? ☐ Yes ☐ No ☒ NA <i>Required Actions:</i> 1. The general development plan meets the City requirements. Once the Precise Implementation Plan is submitted a full review will be completed. 2. A plat will be required.

Recommendation:

Planning and Zoning staff have reviewed the proposed rezoning. Staff would support the rezoning and the General Development Plan with the following conditions:

1. A Precise Implementation Plan shall be submitted if the Council approves the rezoning request.
2. A plat or CSM shall be submitted with the Precise Implementation Plan.
3. Meeting all other state and local regulations.
4. The recommendation is forwarded to the City Council for action.



CITY OF DE PERE

APPLICATION FOR REZONING

Fee: \$ 245.00

Receipt #: ~~68682~~ 68682

Date: 12-7-11

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name:

VHC Inc

Mailing Address: 3090 Holmgren Way

Phone: 920-336-7228

Signature: [Signature] Date: 12-7-11

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

Agent:

Name: Best Buy Inc Tom Van De Hoi

Mailing Address: 3100 Holmgren Way

Phone: 920-337-6488

Signature: [Signature] Date: 1-7-11

B. Property Information

Address/Location of Property: End of Whiskey Bend Rd Parcel #: WD-L183-5

Parcel Dimension: — Parcel Area: 8.2 ac

Legal Description: Part of Lot 1 & 2 Section 6 T22N R20E &
Part of Lot 110 Williams Grant Desc.

C. Rezoning Application

Existing Zoning: R1 - Single Family Residential

Proposed Zoning: R-1 & R-3 (Single & Multi Family) with PDD overlay

Adjacent Zoning: North: R-1 South: R-2 & R-3

East: C-EO-2 West: ~~R-1~~ R-1

Zoning Classification Within General Area:

Rezoning modified to R-1, R-2 and R-3 with PDD Overlay

Continued on next page

Land Use:

Present Use of Parcel:

VACANT

Proposed Use of Parcel:

3 Single family lots & 1 Multi-Family development
w/ 9 buildings

Change to 5 (R-1), 3 (R-2) and 40 units of R-3

Present Use of Adjacent Properties:

R-1 and R-3

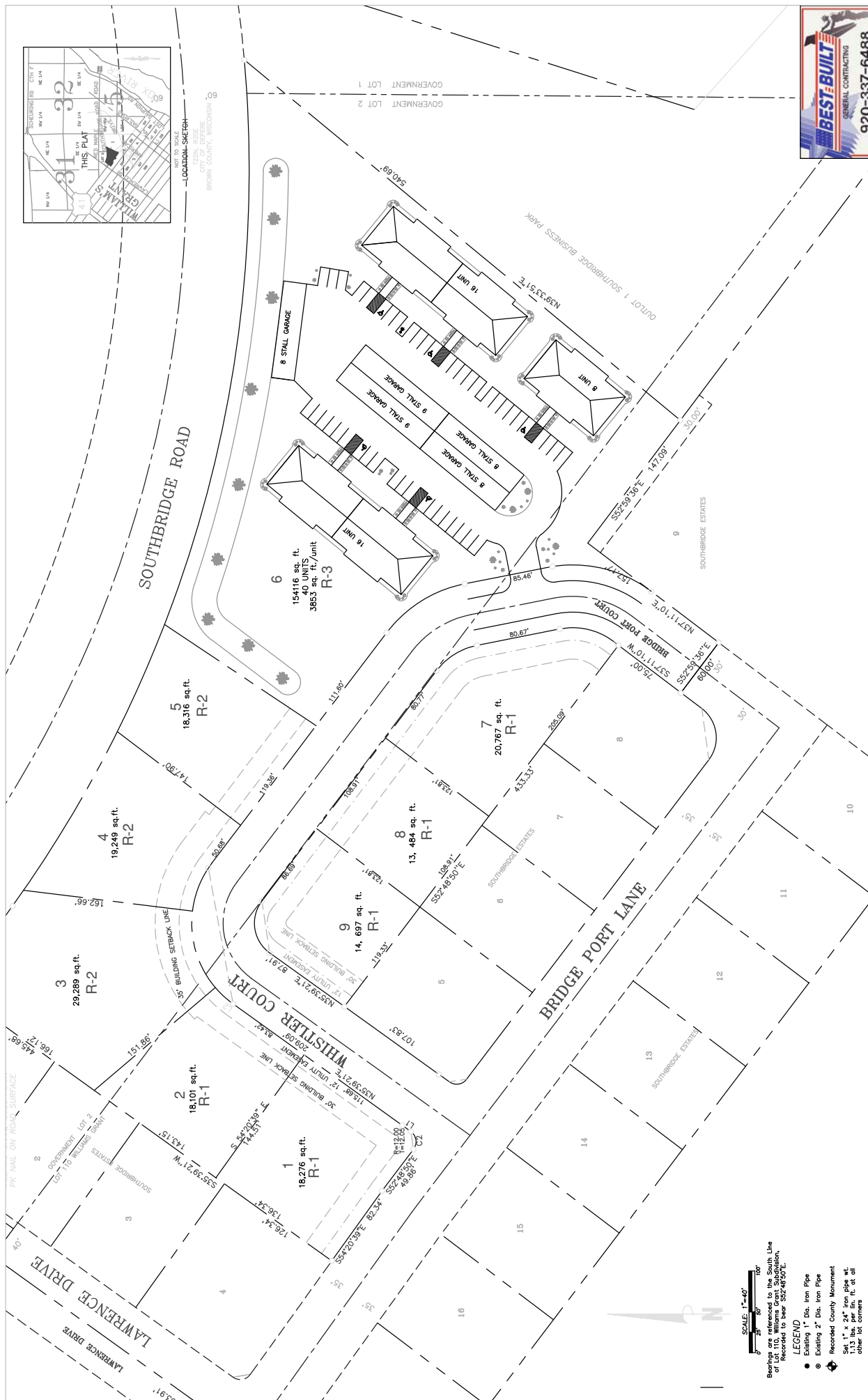
SIGNED AUTHORIZATION:

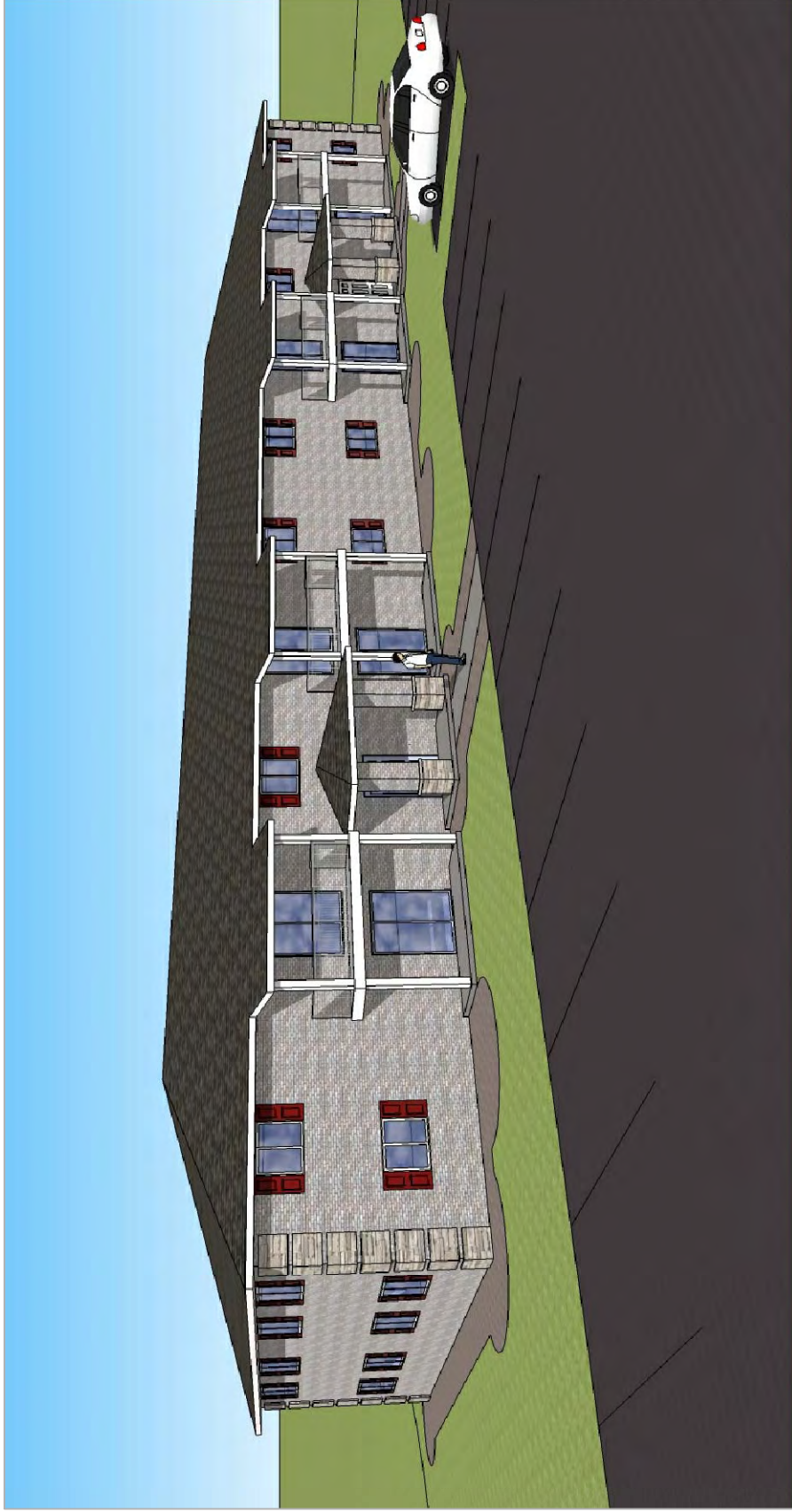
I, Craig Kassner, being the owner of the above-described property do hereby authorize the City of De Pere to install and place a temporary "Zoning Notice" sign upon said property in a location which will give a reasonable notice to the public that said property is being considered for such change by the Common Council.

Signature

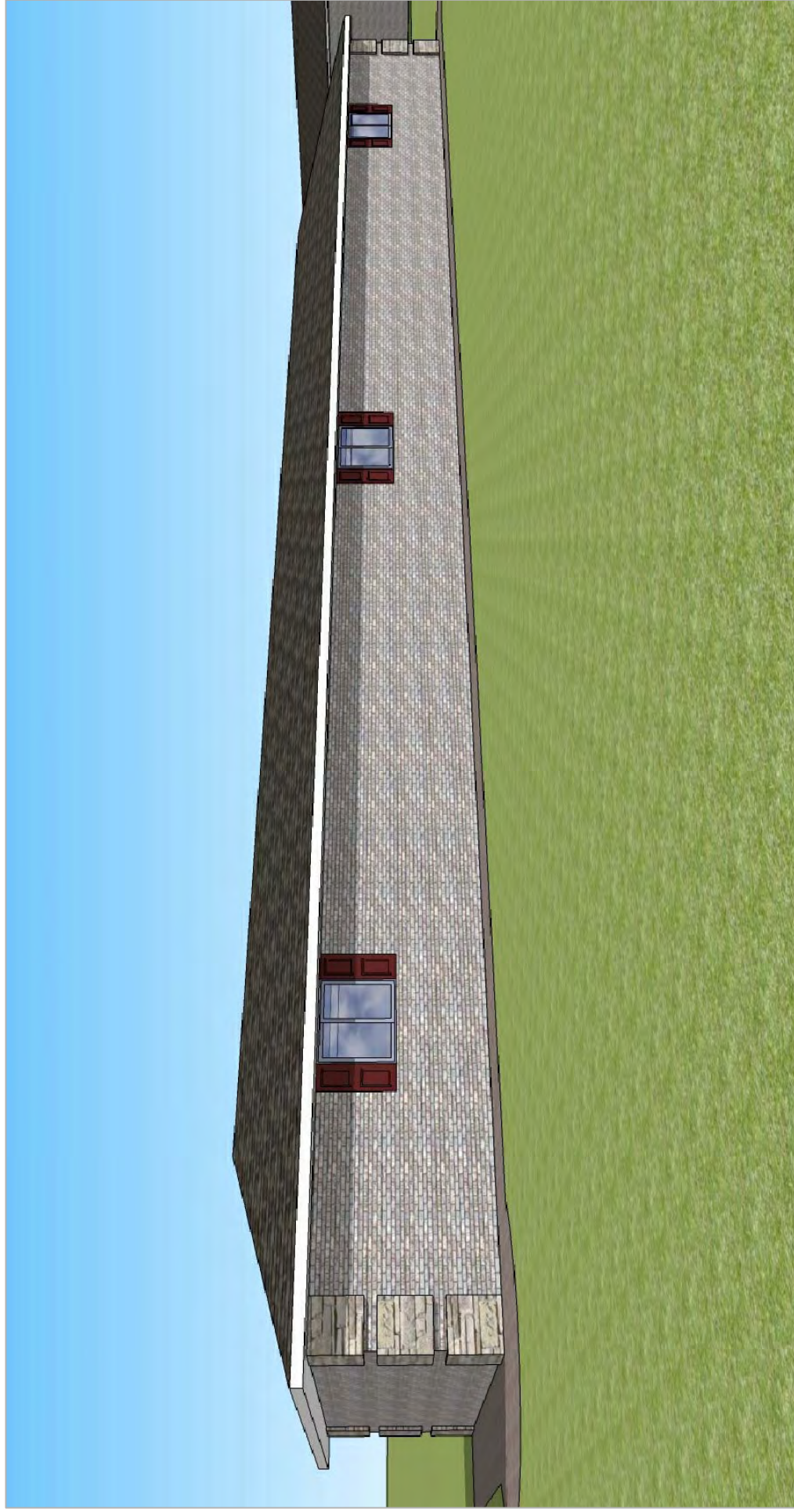
Date

12-7-11





SOUTHBRIDGE ESTATES
TYPICAL BUILDING RENDERING



SOUTHBRIDGE ESTATES
REAR OF GARAGE RENDERING
(FACING SOUTH)