

NOTICE OF PUBLIC MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that the **Plan Commission** of the City of De Pere will meet on February 25, 2013 at 7:00 p.m. in the City Hall Council Chambers, Second Floor, City Hall, 335 South Broadway, De Pere, WI 54115.

** Items with an asterisk require City Council approval*

AGENDA FOR SAID MEETING:

1. Roll Call.
2. Approve the minutes of the meeting of the Plan Commission on January 28, 2013.
3. Review the Site Plan Application for 97,600 square foot expansion at Green Bay Packaging, 2275 American Boulevard, De Pere. Applicant: Tom Katers.
4. Review the Precise Implementation Plan (PIP) Amendment Application for 5,105 square foot expansion at the Aurora Clinic, 1881 Chicago Street, De Pere. Applicant: Jason Day. *
5. Review a conceptual layout for a multi-family development at ED-1164-R-32-2, located west of East River Drive. Applicant: Harry Macco.
6. Review the CSM Application for a three lot CSM at the Saint Norbert College Science Center. Agent: Steve Bieda. *
7. Future agenda items.
8. Adjournment.

Ken Pabich
Director of Planning and Economic Development

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

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

AGENDA SENT TO:

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

ITEM 1-2: NONE

ITEM 3:

TOM KATERS

RAASCH
GREEN BAY PACKAGING

400 AMS CT
2275 AMERICAN BLVD

GREEN BAY, WI 54313
DE PERE WI 54115

ITEM 4:

RUSS LEGG
JASON DAY
BENJAMIN K & BETH A CHESLOCK
CAROLYN J MARITATO
CITIZENS BANK
DANA V STECKER & STACY C SIMON
DONNETTE M DE ROSSI
GREGORY W & JOAN E WELSH
GUY R & MARY L MC CAULEY
HILGENBERG & ASSOCIATES C
JIM & CHRISTINA WANGERIN
JOHN & JOANN HOUSTON
JOHN R & MARGARET A SCHMIT
JOSEPH A & ELINOR B GRESSICK
JOSHUA STEGER
K & B THOMAS ENTERPRISES
KRISTIE LILJA & WILLIAM P LILJA
MARY J STECKART
MICHAEL P & JODENE L ABRAHAMSON
MICHAEL T & KRISTIN L LABOUE
NEWFLOWER LLC
NICHOLAS J MOMMAERTS
NICSON INC
NILES D & DOROTHY A ERICKSON
PETER A & SARA M ESSER
REDBIRD H & K INC
ROBERT D & REBECCA A VANRENS
ST ANNE S EPISCOPAL CHURCH
STEFAN & JUDITH ELLIOTT
VANESS FAMILY LIMITED PARTNERSHIP

AURORA MEDICAL GROUP
EXCEL ENGINEERING

ATTN ACCOUNTS PAYABLE

750 VIRGINIA ST
100 CAMELOT DR
234 BRULE RD
340-342 DESPLAINE RD
PO BOX 1675
1938 SHELLEY CT
4531 REFORESTATION RD
216 SHELLEY LN
283 BRULE RD
1620 S ASHLAND AV
222 ORCHARD LA
2299 KAYLEE CI
233 SHELLEY LN
224 SHELLEY LN
1225 S CLAY ST
576 REDBIRD CI
208 SHELLEY LN
301 BRULE RD
217 SHELLEY LN
267 BRULE RD
558 PINEHURST AV
305 BRULE RD
863 HICKORY VALLEY CT
1925 SHELLEY CT
1946 SHELLEY CT
4559 COUNTY ROAD PP
348 DESPLAINE RD
347 S LIBAL ST
250 BRULE RD
2640 ZAK LN

C/O CORY L HENDRICKS

MILWAUKEE, WI 53234
FOND DU LAC, WI 54935
DE PERE WI 54115-3761
DE PERE WI 54115-3749
FLINT MI 48501-1675
DE PERE WI 54115-3768
GREEN BAY WI 54313-8516
DE PERE WI 54115-3756
DE PERE WI 54115-3744
GREEN BAY WI 54304-3606
GREEN BAY WI 54301-2872
GREEN BAY WI 54311-6463
DE PERE WI 54115-3757
DE PERE WI 54115-3756
GREEN BAY WI 54301
DE PERE WI 54115-8785
DE PERE WI 54115-3756
DE PERE WI 54115-3750
DE PERE WI 54115-3757
DE PERE WI 54115-3744
GREEN BAY WI 54302-4212
DE PERE WI 54115-3750
DE PERE WI 54115-3363
DE PERE WI 54115-3764
DE PERE WI 54115-3768
DE PERE WI 54115-9658
DE PERE WI 54115
DE PERE WI 54115-3460
DE PERE WI 54115-3761
GREEN BAY WI 54304-1656

ITEM 5:

HILLCREST LUMBER

2986 CTH PP

DE PERE, WI 54115

ITEM 6:

MAU AND ASSOCIATES

STEVE BIEDA

400 SECURITY BLVD

GREEN BAY, WI 54313

DRAFT

CITY PLAN COMMISSION
De Pere, Wisconsin – January 28, 2013

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

1. Roll Call.

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

2. Approve the minutes of the joint meeting of the Plan Commission and Redevelopment Authority on December 17, 2012.

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

3. Review the Conditional Use Application for a 4,800 square foot office building at 1251 Scheuring Road in an I-B-2 (Industrial Business District 2) District. Applicant: Mark Soderlund.

James Boyd moved, seconded by Mayor Walsh, to approve the Conditional Use Application. Upon vote, motion carried unanimously.

4. Review the Conditional Use Application for an auto repair/restoration center at 519 George Street in a B-1 (Central Business) District. Applicant: Larry Fisette.

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

Larry Fisette, 3774 Ryan Road, De Pere, shared his plans for the project, and indicated he would have no problems meeting the recommendations made by City staff.

Joe Seroogy, 144 N. Wisconsin Street, De Pere. Joe indicated he only had one concern and that was he hoped that any contaminants from the repair or painting of vehicles would not affect the taste of his chocolates.

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

Mayor Walsh moved, seconded by Larry Lueck, to approve the Conditional Use Application. Upon vote, motion carried unanimously.

5. Review the Conditional Use Application for a Tail Waggers Day Care (kennel) at 1225 Lawrence Drive. Applicant: Dave Wagner.

DRAFT

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the Conditional Use Application. Upon vote, motion carried unanimously.

6. Review the CSM Application for a two lot CSM at 647 Black Earth Drive. Agent: Steve Bieda.

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

7. Review the CSM Application for a single lot CSM at the SNC Science Center. Agent: Steve Bieda.

Mayor Walsh moved, seconded by Elizabeth Runge, to approve the CSM. Upon vote, motion carried unanimously.

8. Review the Extraterritorial CSM application for:

- A. One lot CSM at 5340 Sportsman Drive, Town of Ledgeview. Agent: Robert Harris.

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

- B. Two lot CSM on Grant and Mid Valley Road, Parcel L-344-6. Agent: Richard Huxford.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously.

9. Review the 2013 Official Map for the City of De Pere.

Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the 2013 Official map for the City of De Pere. Upon vote, motion carried unanimously.

DRAFT

10. Project update on proposed mixed use development off Scheuring Road, on Parcel WD-D0021.

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

Andy Dumke, 230 Ohio Street, Oshkosh, reviewed the project, and briefly explained WHEDA's tax credit process. Andy asked if the City could send a letter to WHEDA recommending their approval of this project. Andy informed the Commission that there were two other WHEDA sites in the City: Nicolet Highlands, and the Lawton Foundry Apartments.

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

This item required no action by the Plan Commission.

11. Future Agenda Items.

There was discussion on the status of the drive-way widths, and the Walgreens project.

12. Adjournment.

Mayor Walsh moved, seconded by Derek Beiderwieden, to adjourn the meeting at 8:00 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Lori Phillips, Recording Secretary

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

Overview	
The proposal is for two additions onto the existing facility. On the west side of the facility, there would be a 22,400 sq. ft. addition that would be used for receiving. On the south side of the facility, there would be a 75,000 sq. ft. addition that would be used for product storage. The new additions will match existing exterior materials.	
Public Works	
Does the project meet the City's Stormwater regulations?	■ Yes No NA
Sewer properly connected?	■ Yes No NA
Water properly connected?	■ Yes No NA
Access properly designed (driveway and sidewalks)?	■ Yes No NA
Are there any issues with easements or right-of-ways?	Yes ■ No NA
Are there other items that need to be addressed?	■ Yes No NA
Required Actions:	
Sanitary Sewer	
1. The engineer should evaluate alternatives for sanitary sewer service to the expansion. The sewer along American Boulevard is 30 feet deep. Connecting a new lateral at this location will likely impact the concrete pavement which will require full panel replacement. There is a sanitary sewer located on the south side of Biotech which is approximately 16 feet deep. Connecting to the sanitary sewer at this location will result in crossing under the water main from the Central Brown County Water Authority.	
Water Main	
2. Water service is not shown for the expansion. Please provide information on how water is being provided.	
Storm Water Management	
3. The dry detention for peak flow reduction is approved as shown.	
4. Provide a signed copy of the maintenance agreement, which the City will need to record.	
5. Provide ditch checks at the storm sewer discharge pipes for the site.	
Traffic/Vehicle Access:	
6. No comments. Access will be from the existing driveway.	
Forestry & Parks	
Does the project meet the City Landscaping Regulations?	■ Yes No NA
Required Actions:	
1. The expansion does not require a modified landscape plan.	
Fire	
Does the project meet City Fire Codes?	Yes ■ No NA
Required Actions:	
1. Provide detailed plans prior to start of construction for construction review; provide details of use for all areas of structure.	
2. Separation of hazards/use may be required. Provide floor arrangement for inside structure. Detail any hazardous substances/operations anticipated within the structure, review of existing safeguards and quantities is required.	
3. Provide details for the means of egress throughout the structure. Provide exit/emergency lighting throughout the means of egress. Existing and proposed egress are subject to review.	
4. No smoking and floor loading signage may be required	
5. Fire lane is subject to review for adequacy based on discussions with designer.	
6. Provide fire extinguishers at maximum 75' travel distances, locate extinguishers towards the exits.	
7. Provide sprinkler system drawings with calcs and cut sheets for approval prior to installation.	
8. Provide fire alarm system drawings for approval prior to expansion of system.	
Planning & Building Inspection	
Does the project meet the design regulations (exterior building elevations/materials)?	■ Yes No NA
Does the project meet the City setback requirements?	■ Yes No NA
Does the project meet the City parking requirements?	■ Yes No NA
Does the project meet the City lighting requirements?	■ Yes No NA
Is the refuse properly sited and screened?	■ Yes No NA
Will the signage meet City code?	■ Yes No NA
Are there other items that need to be addressed?	Yes ■ No NA
Required Actions: None	

Recommendation:

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

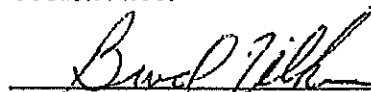
	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 245.00 Receipt #: <u>79876</u> Date: <u>2-29-13</u>
---	--	---

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: <u>Green Bay Packaging Inc.</u>	
Mailing Address: <u>2275 American Boulevard</u>	
Phone: <u>(920) 498-4044</u>	
Email: <u>lvogel@gbp.com</u>	
I hereby appoint the following as my agent for purposes of this application:	
Agent:	Name: <u>Raasch Associates, Inc.</u>
Mailing Address: <u>400 AMS Court</u>	
Phone: <u>(920) 434-2128</u>	
Email: <u>tkaters@raaschassoc.com</u>	

B. Property Information	
Address/Location of Property: <u>2275 American Boulevard</u>	Parcel #: <u>WD-L492-B-2</u>
Parcel Dimension: _____	Parcel Area: <u>871,201 S.F. = 20.0Ac</u>
Legal Description: _____	
<u>LOT 1 OF 52 CSM 42 BNG PRT OF WILLIAMS GRANT LOTS 106, 107, 118 & 119</u>	

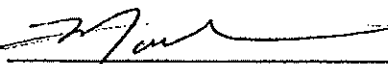
A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14.60.



Owner Signature

2-7-13

Date

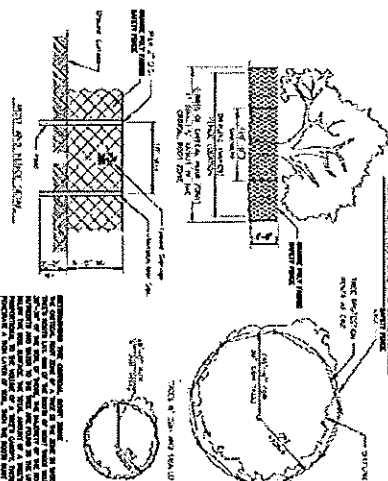
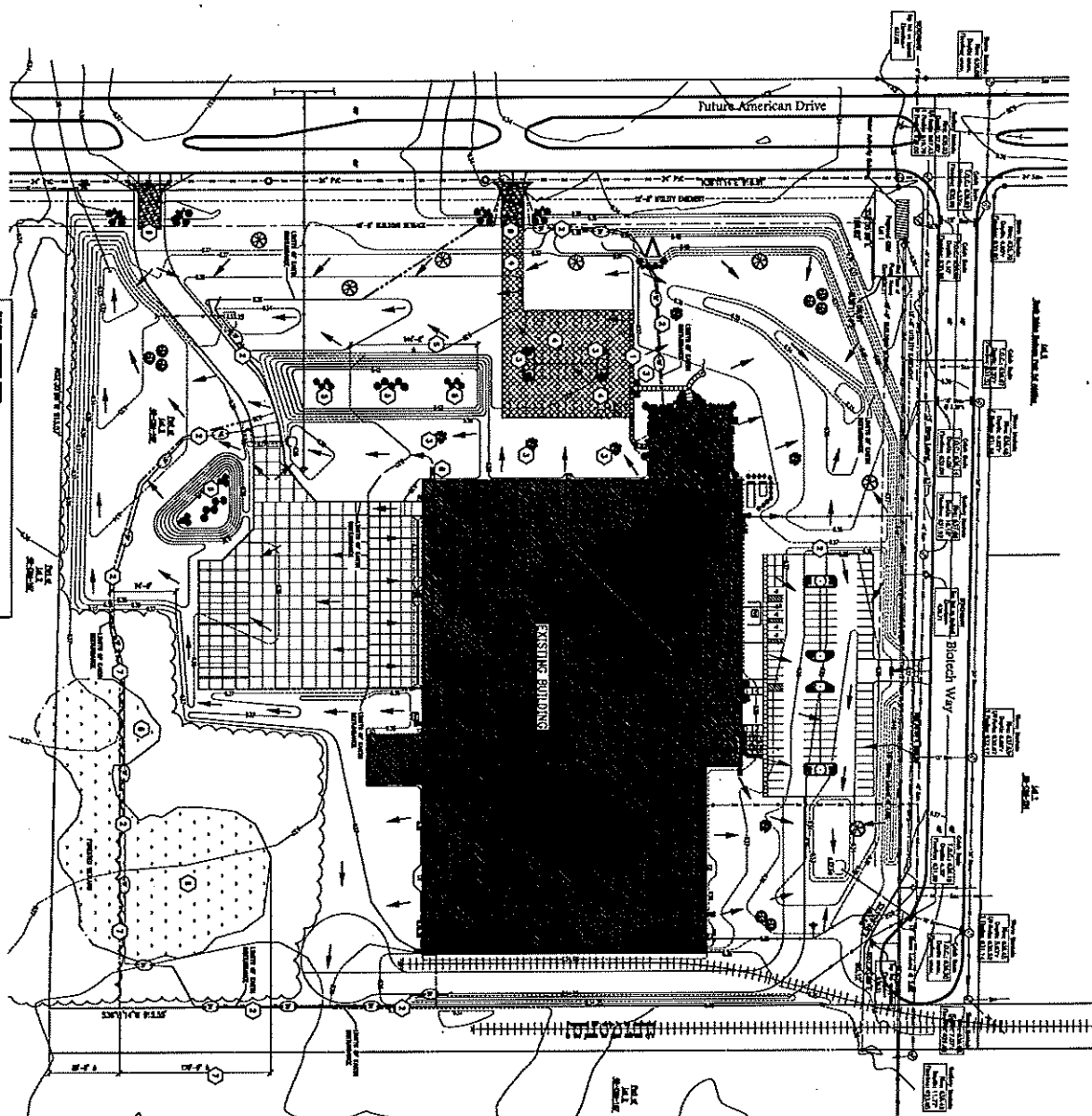


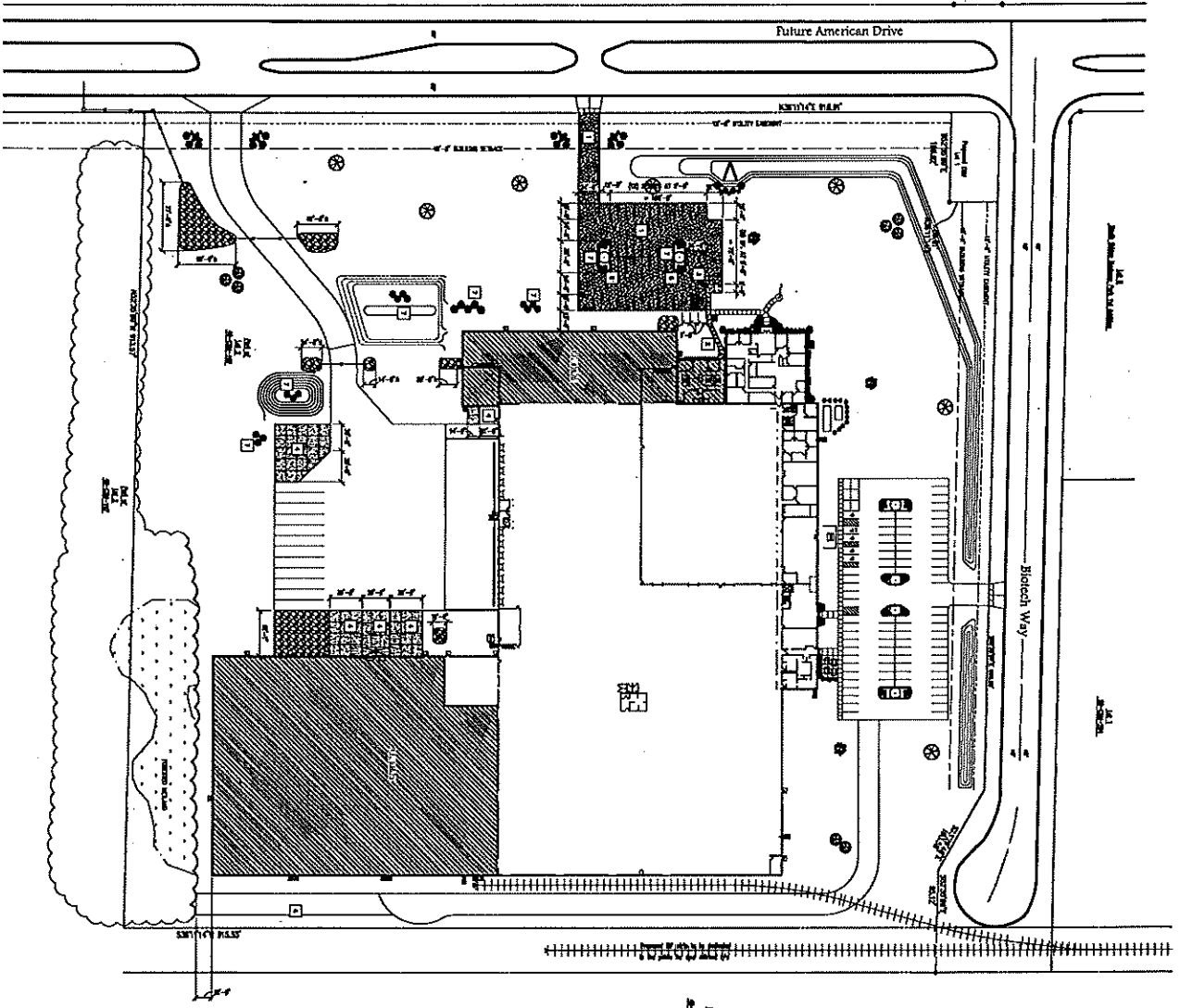
Agent Signature

2-11-13

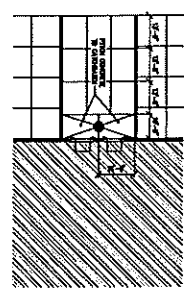
Date

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





1 SITE PAVING PLAN
SCALE: 1" = 30'-0"



2 ENLARGED LOADING DOCK PLAN
SCALE: 1" = 10'-0"

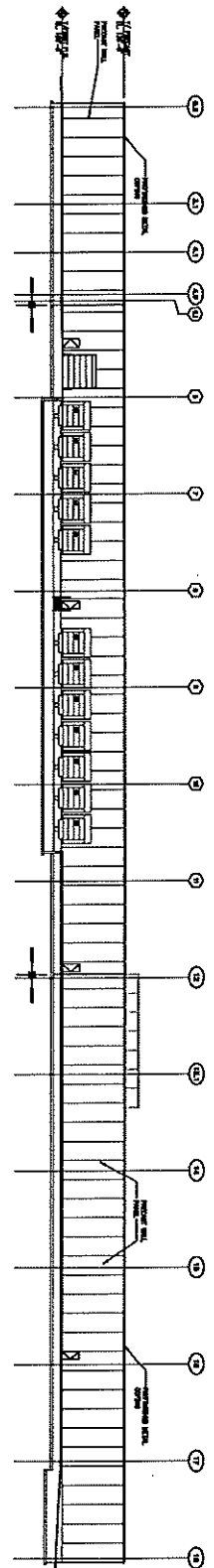
NOTES:

1. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
2. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
3. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
4. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
5. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
6. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
7. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
8. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
9. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).
10. ALL PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) AND THE NATIONAL ASSOCIATION OF ROAD BUILDING OFFICIALS (NABRO).

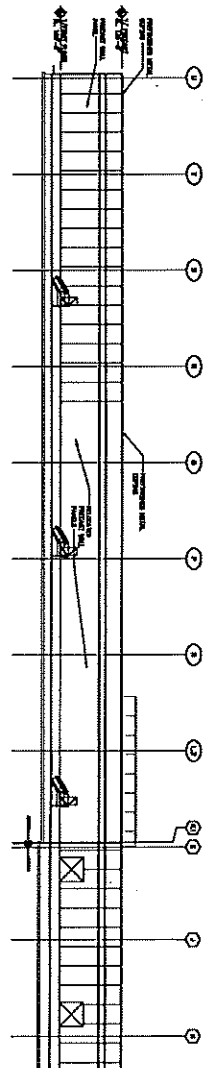
- 1. 1" = 30'-0"
- 2. 1" = 30'-0"
- 3. 1" = 30'-0"
- 4. 1" = 30'-0"
- 5. 1" = 30'-0"
- 6. 1" = 30'-0"
- 7. 1" = 30'-0"
- 8. 1" = 30'-0"
- 9. 1" = 30'-0"
- 10. 1" = 30'-0"

LEGEND

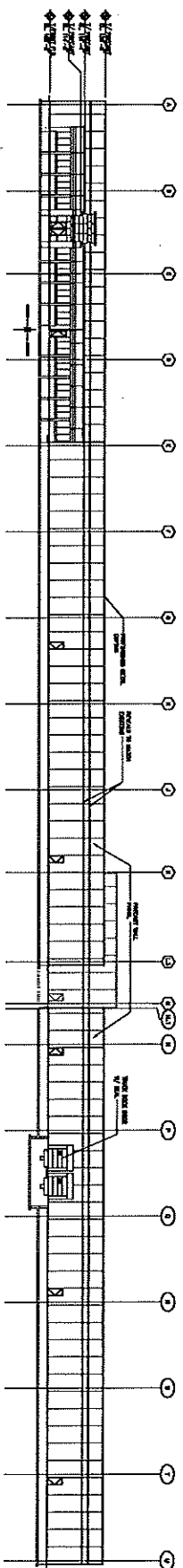
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"
1" = 30'-0"	1" = 30'-0"



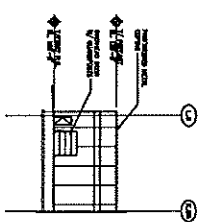
1 SOUTH ELEVATION
SCALE: 1" = 30'-0"



2 EAST ELEVATION
SCALE: 1" = 30'-0"

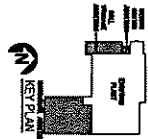
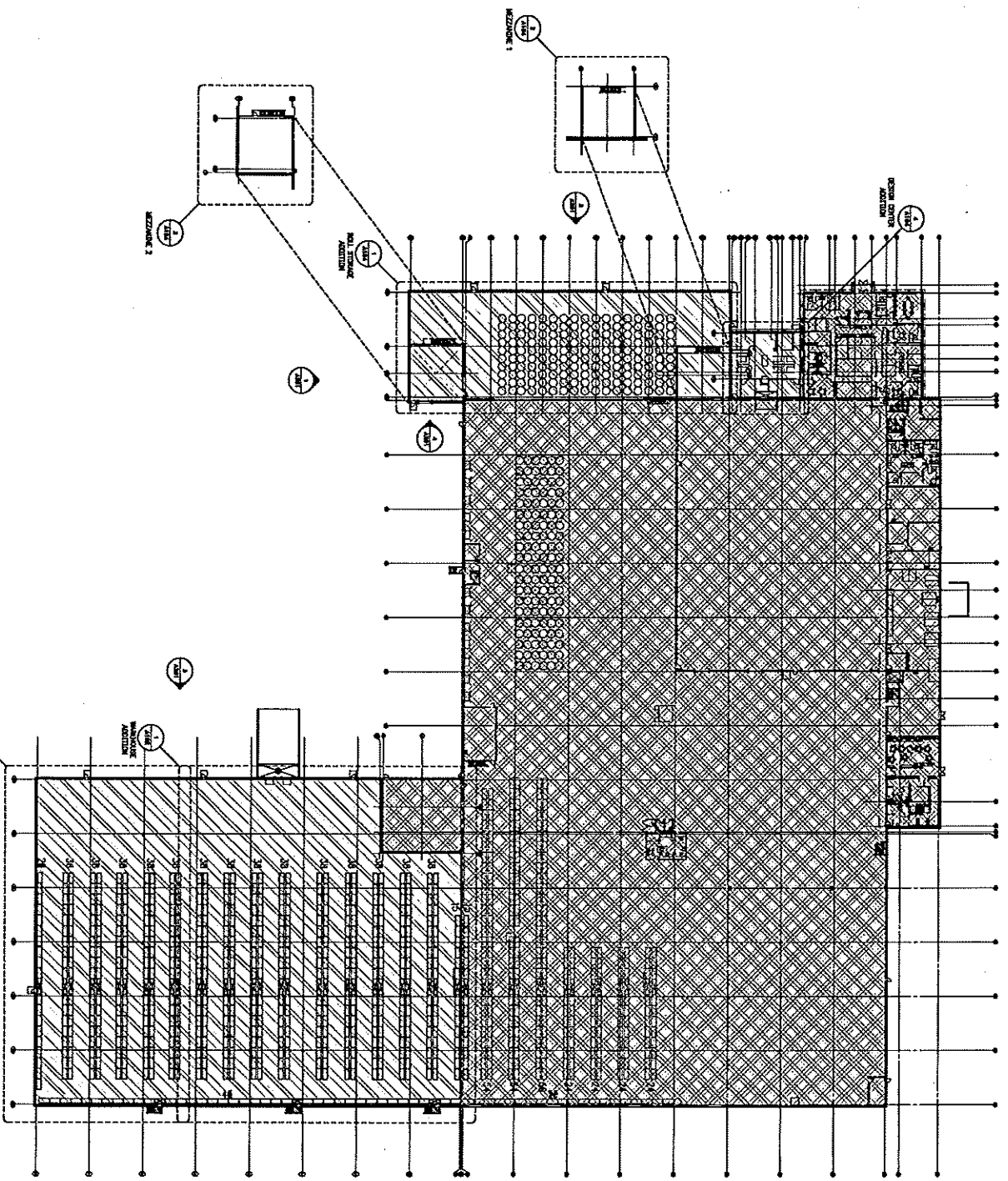


3 WEST ELEVATION
SCALE: 1" = 30'-0"



4 NORTH ELEVATION
SCALE: 1" = 30'-0"

OVERALL FLOOR PLAN



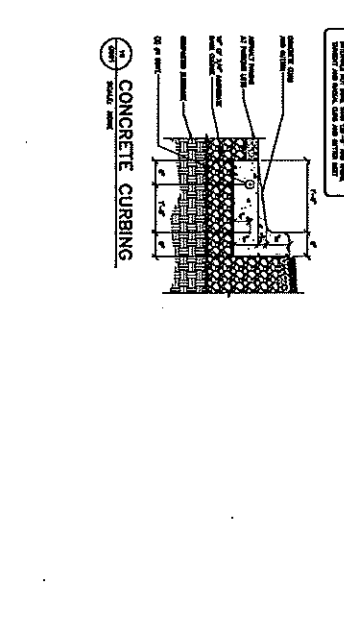
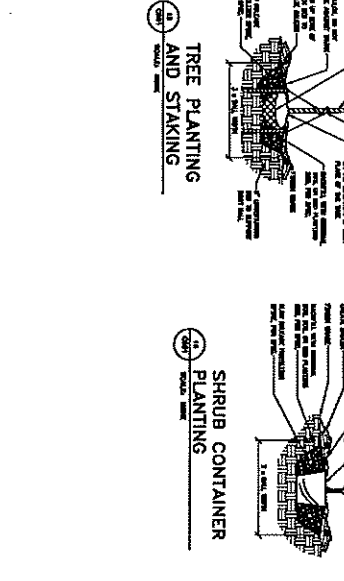
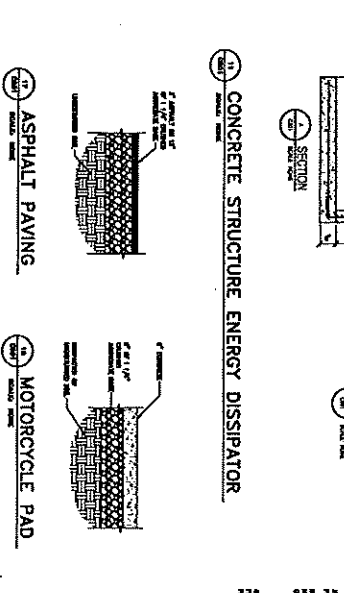
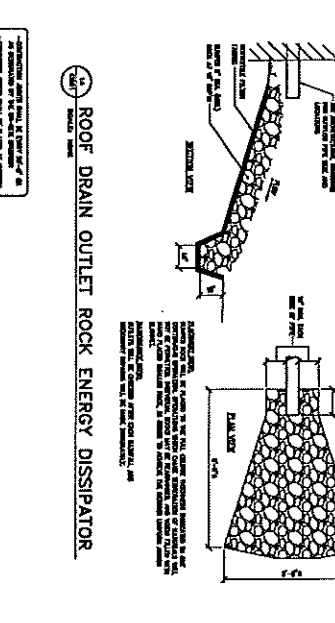
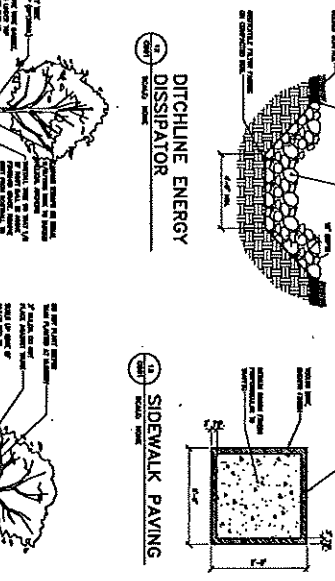
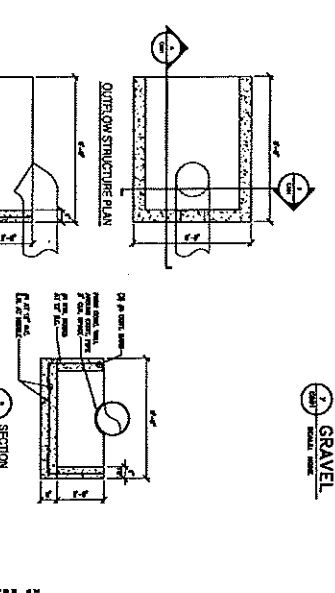
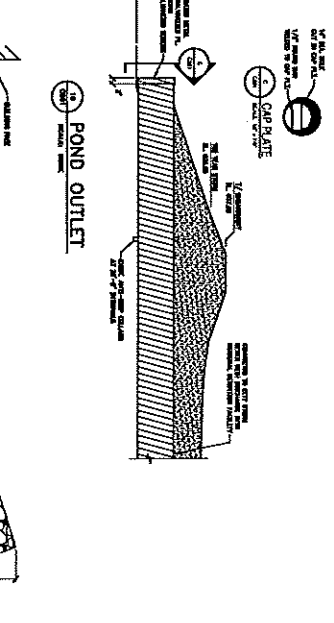
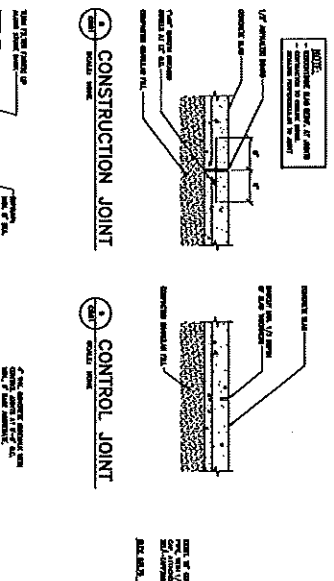
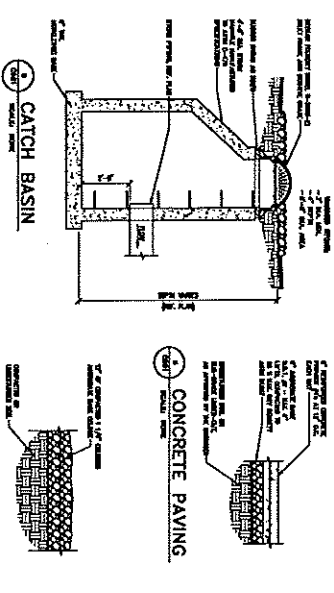
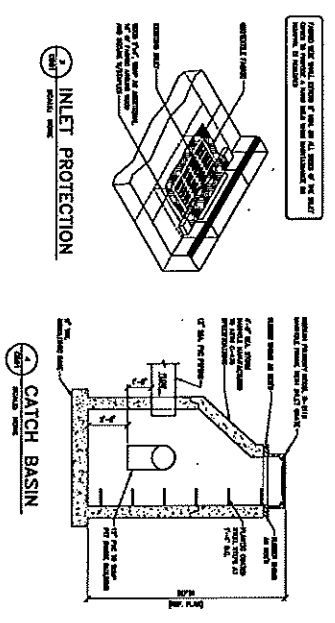
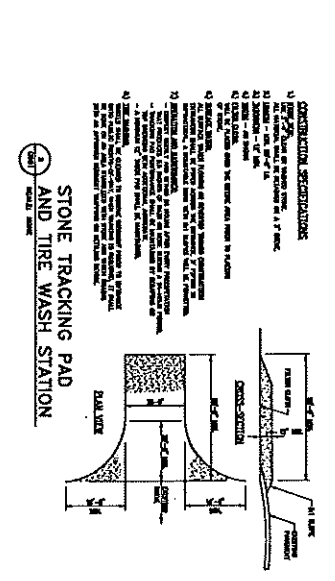
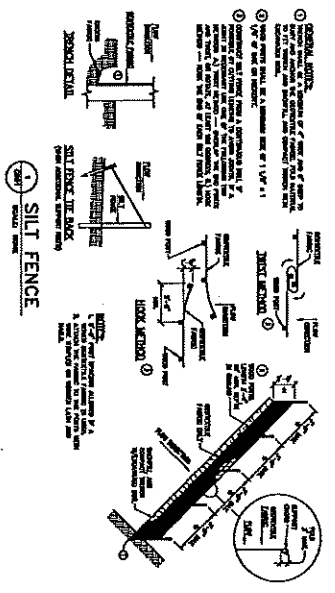
PROJECT NO. 2017 SAS Bldg FLB 2017 - 2101.dwg DESIGN BY T. HUCK CHECKED BY M. CHAMBERS					
A101					

OVERALL FLOOR PLAN



GREEN BAY PACKAGING, INC.
FOLDING CARTON ADDITION
DEPERE, WISCONSIN





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

The proposal is for a 5,105 sq. ft. addition onto the existing facility. The site was originally approved as part of a Precise Development District (PDD). The addition will match existing exterior materials. The project will include 42 additional parking stalls. The expansion will require approval by the Plan Commission, and City Council.

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

Required Actions:

Sanitary Sewer: No comments. Sanitary sewer service to be provided from the existing building.

Water Main: No comments. Water service to be provided from the existing building.

Storm Water Management

1. The dry detention for peak flow reduction is approved as shown.
2. Provide a signed copy of the maintenance agreement. The City will have the agreement recorded.
3. The existing storm sewer pipe on City property needs to be removed or bulkheaded, and abandoned with sand/gravel slurry.
4. The rip rap is to be placed flat with smaller stones placed between the voids of the larger stones. The Engineering Department should be contacted upon completion of the work for final review and approval.
5. Place a ditch check at the entrance of the outlet pipe until the site is stabilized.

Traffic/Vehicle Access: No comments. Access will be from the existing driveway.

Forestry & Parks

Does the project meet the City's Landscaping Regulations?	■ Yes No NA
---	-----------------

Required Actions:

1. The planting details vary slightly from accepted models; all planting, mulching and staking should be in accordance with WDNR recommendations, and current proper practices.
2. All plant materials and beds should have a follow up schedule for maintenance and replacement. It is essential that this schedule be established to ensure that the plants are maintained for health; any compromised plants should be replaced.
3. A preservation and protection plan for existing vegetation and trees, including City-owned trees and shrubs, should be included on plans when applicable.

Fire

Does the project meet City Fire Codes?	Yes ■ No NA
--	-----------------

Required Actions:

1. Provide complete detailed plans for construction review.
2. Separation of hazards/use may be required. Provide floor arrangement for inside structure.
3. Provide details for the means of egress throughout the structure. Provide exit/emergency lighting throughout the means of egress. Existing and proposed egress are subject to field review.
4. Provide fire extinguishers at maximum 75' travel distances, locate extinguishers towards the exits.
5. Provide sprinkler system drawings with calcs and cut sheets for approval prior to installation. Placement of fire department siamese connection is subject to review.
6. Provide fire alarm system drawings for approval prior to installation or expansion of alarm system.

Planning & Building Inspection

Does the project meet the design regulations (exterior building elevations/materials)?	■ Yes No NA
Does the project meet the City setback requirements?	■ Yes No NA
Does the project meet the City parking requirements?	■ Yes No NA
Does the project meet the City lighting requirements?	■ Yes No NA
Is the refuse properly sited and screened?	■ Yes No NA
Will the signage meet City code?	■ Yes No NA
Are there other items that need to be addressed?	Yes ■ No NA

Required Actions: None

Recommendation:

Staff recommends approval of the project with the items identified above being addressed. The project will need approval by the City Council.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 245.00 Receipt #: <u>79815</u> Date: <u>2-19-13</u>
---	--	---

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Aurora Medical Group, Inc. (Contact: Russ Legg)
 Mailing Address: 750 Virginia Street, Milwaukee, WI 53234
 Phone: 414-759-2626
 Email: russ.legg@aurora.org

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

Agent: Name: Excel Engineering, Inc. (Contact: Jason Daye)
 Mailing Address: 100 Camelot Drive, Fond du Lac, WI 54935
 Phone: 920-322-1687
 Email: jason.d@excelengineer.com

B. Property Information

Address/Location of Property: 1881 Chicago Street Parcel #: ED-649-H-3-7
 Parcel Dimension: 691' x 340' Parcel Area: 5.48 acres
 Legal Description: Lot 2 of CSM 5255, Volume 34, Page 192.

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14-60.

Owner Signature

Date

Agent Signature

Date

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

Aurora Health Care
De Pere, WI
Date: 2-8-2013
Project Number: 1219510

Project Narrative

The proposed project is located at 1881 Chicago Street in the City of De Pere. The project site is an existing health care clinic with 152 parking stalls located on the north side of Chicago Street, between Brule Rd and Libal St. The total site area is 5.48 acres. The project will consist of a building addition to an existing health care clinic facility. The building addition will be a 5,105 S.F. building addition to an existing 29,700 S.F. building. Additionally, 42 parking stalls and a dry detention area will be added to the site. The existing zoning is B-2 Business with a PDD overlay and the existing use is a health care clinic. The existing developed area on site drains to the southeast and the undeveloped area on the northwest side drains to the north. A dry detention area will be added in result of the project to reduce runoff from the proposed building and parking addition. The total area of site disturbance will be 0.99 acres.

PLAN SPECIFICATIONS

[illegible]

SHEET		SHEET TITLE
C/2	ON CONTAINMENT AND PROTECTION PLAN	
C/3	DETECT, IDENTIFY AND DEMONSTRATE PLAN	
C/4	HAZARD PLAN	
C/5	CONTAINMENT, TREATMENT AND RECOVERY CONTROL PLAN	
C/6	LANDFILL PLAN	
C/7	POST-CLOSURE MONITORING PLAN	
C/8	POST-CLOSURE MONITORING PLAN	

[illegible]

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

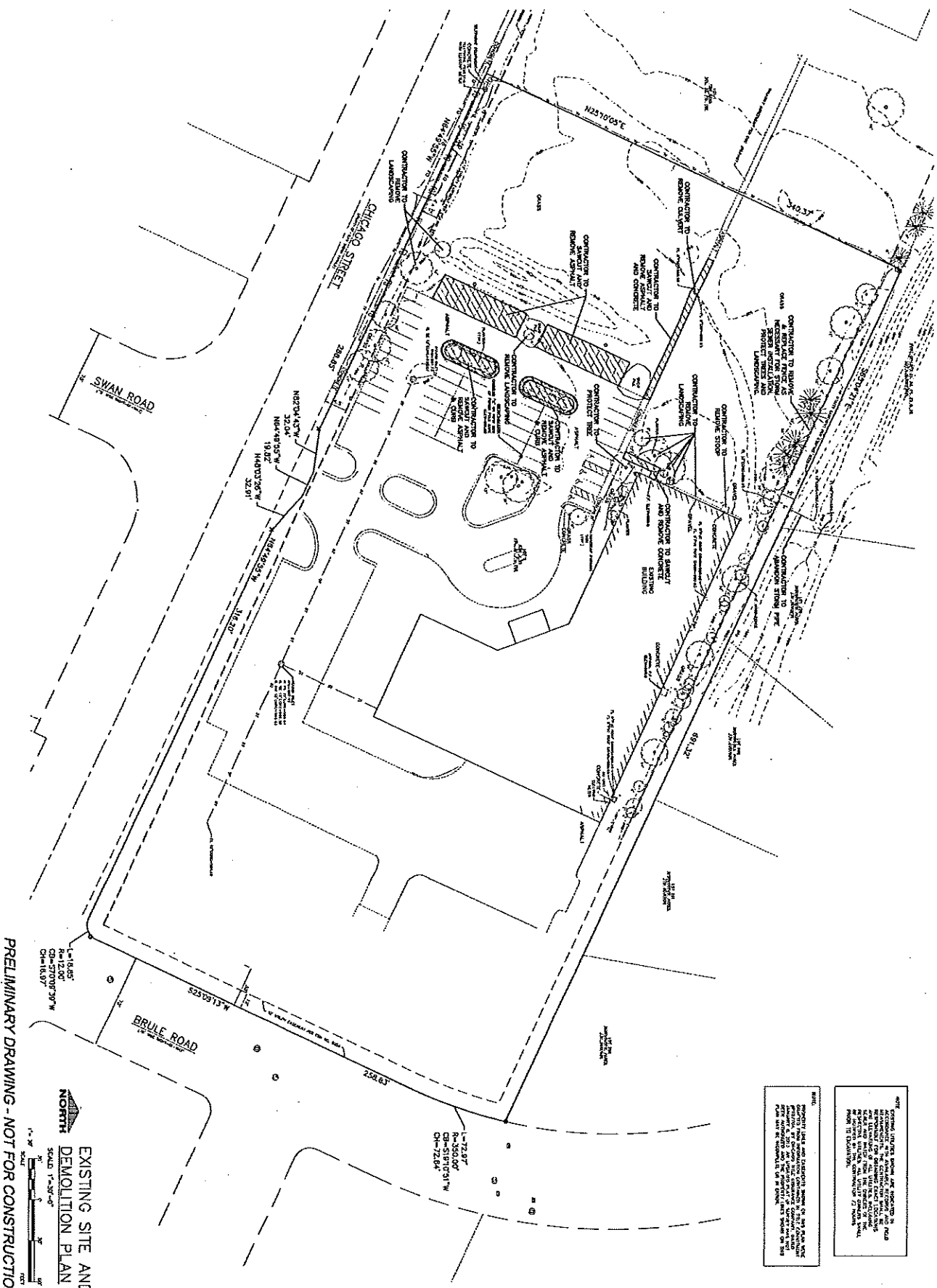
PROJECT:
AURORA DEPERE ADDITION
1881 CHICAGO STREET
DE PERE, WI 54115

**PRELIMINARY
SHEET DATES**
FEBRUARY 8, 2013

JOB NUMBER:
1218510

SHEET

C1.0



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**EXISTING SITE AND
DEMOLITION PLAN**

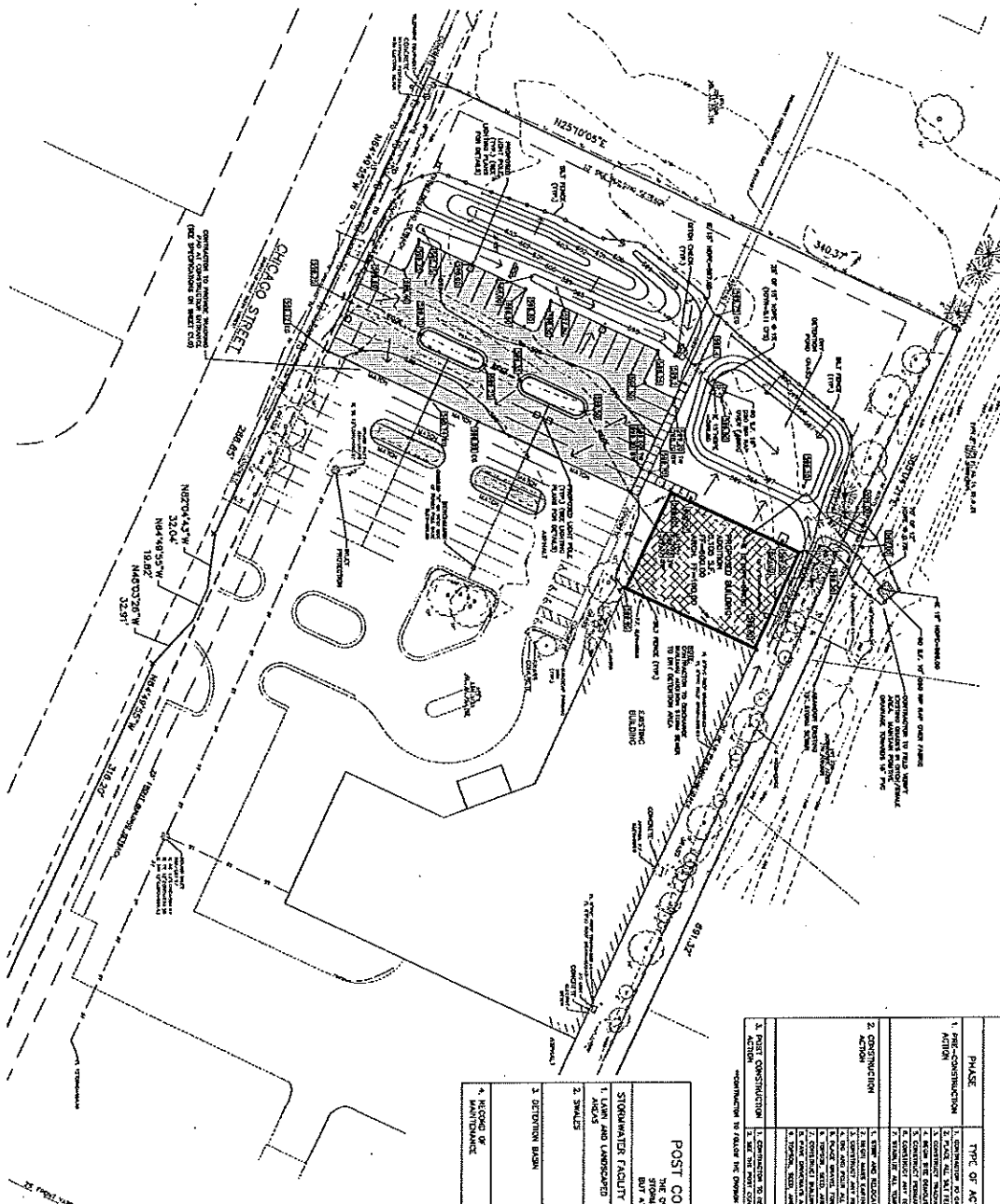
SCALE 1"=30'-0"

PROJECT:	AURORA DEPERE ADDITION
1881 CHICAGO STREET	
DE PERE, WI 54115	
OWNER:	AURORA HEALTH CARE
P.O. BOX 341880	
MILWAUKEE, WI 53234	
PRELIMINARY SHEET DATES:	
FEBRUARY 8, 2013	
JOB NUMBER:	1218510
SHEET:	C1.1

NOTES:
1. PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLAT FOR THE AURORA DEPERE ADDITION, REC-1200, FILED IN THE OFFICE OF THE CLERK OF COURTS, MILWAUKEE COUNTY, WISCONSIN, ON FEBRUARY 8, 2013.
2. THE EXISTING SITE AND DEMOLITION PLAN IS BASED ON THE RECORD PLAT FOR THE AURORA DEPERE ADDITION, REC-1200, FILED IN THE OFFICE OF THE CLERK OF COURTS, MILWAUKEE COUNTY, WISCONSIN, ON FEBRUARY 8, 2013.
3. THE EXISTING SITE AND DEMOLITION PLAN IS BASED ON THE RECORD PLAT FOR THE AURORA DEPERE ADDITION, REC-1200, FILED IN THE OFFICE OF THE CLERK OF COURTS, MILWAUKEE COUNTY, WISCONSIN, ON FEBRUARY 8, 2013.



Excel Engineering, Inc.
1800 W. Wisconsin Ave.
Milwaukee, WI 53234
Tel: 414.333.1111
Fax: 414.333.1112
www.exceleng.com



CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS. 2. FENCE ALL EXISTING AND NEW CONSTRUCTION AREAS. 3. CONSTRUCT TEMPORARY EROSION CONTROL SYSTEMS. 4. CONSTRUCT PERMANENT EROSION CONTROL SYSTEMS. 5. CONSTRUCT AND MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS. 6. CONSTRUCT AND MAINTAIN PERMANENT EROSION CONTROL SYSTEMS. 7. CONSTRUCT AND MAINTAIN PERMANENT EROSION CONTROL SYSTEMS.
2. CONSTRUCTION ACTION	1. EXISTING AND NEW CONSTRUCTION AREAS. 2. EXISTING AND NEW CONSTRUCTION AREAS. 3. EXISTING AND NEW CONSTRUCTION AREAS. 4. EXISTING AND NEW CONSTRUCTION AREAS. 5. EXISTING AND NEW CONSTRUCTION AREAS. 6. EXISTING AND NEW CONSTRUCTION AREAS. 7. EXISTING AND NEW CONSTRUCTION AREAS. 8. EXISTING AND NEW CONSTRUCTION AREAS. 9. EXISTING AND NEW CONSTRUCTION AREAS. 10. EXISTING AND NEW CONSTRUCTION AREAS.
3. POST-CONSTRUCTION ACTION	1. EXISTING AND NEW CONSTRUCTION AREAS. 2. EXISTING AND NEW CONSTRUCTION AREAS. 3. EXISTING AND NEW CONSTRUCTION AREAS. 4. EXISTING AND NEW CONSTRUCTION AREAS. 5. EXISTING AND NEW CONSTRUCTION AREAS. 6. EXISTING AND NEW CONSTRUCTION AREAS. 7. EXISTING AND NEW CONSTRUCTION AREAS. 8. EXISTING AND NEW CONSTRUCTION AREAS. 9. EXISTING AND NEW CONSTRUCTION AREAS. 10. EXISTING AND NEW CONSTRUCTION AREAS.

POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN	
THE OWNER OF THE PROPERTY AFFECTED SHALL INSPECT AND MAINTAIN THE FOLLOWING AREAS AT LEAST ON AN ANNUAL BASIS UNLESS OTHERWISE SPECIFIED.	
STORMWATER FACILITY	TYPE OF ACTION
1. LAND AND LANDSCAPED AREAS	1. LAND AND LANDSCAPED AREAS. 2. LAND AND LANDSCAPED AREAS. 3. LAND AND LANDSCAPED AREAS. 4. LAND AND LANDSCAPED AREAS. 5. LAND AND LANDSCAPED AREAS. 6. LAND AND LANDSCAPED AREAS. 7. LAND AND LANDSCAPED AREAS. 8. LAND AND LANDSCAPED AREAS. 9. LAND AND LANDSCAPED AREAS. 10. LAND AND LANDSCAPED AREAS.
2. SWALES	2. SWALES. 3. SWALES. 4. SWALES. 5. SWALES. 6. SWALES. 7. SWALES. 8. SWALES. 9. SWALES. 10. SWALES.
3. DETENTION BASIN	3. DETENTION BASIN. 4. DETENTION BASIN. 5. DETENTION BASIN. 6. DETENTION BASIN. 7. DETENTION BASIN. 8. DETENTION BASIN. 9. DETENTION BASIN. 10. DETENTION BASIN.
4. SECOND OF MAINTENANCE	4. SECOND OF MAINTENANCE. 5. SECOND OF MAINTENANCE. 6. SECOND OF MAINTENANCE. 7. SECOND OF MAINTENANCE. 8. SECOND OF MAINTENANCE. 9. SECOND OF MAINTENANCE. 10. SECOND OF MAINTENANCE.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



GRADING, UTILITIES AND EROSION CONTROL PLAN

SCALE: 1"=40'-0"

C1.3

PROJECT:
AURORA DEPERE ADDITION
1881 CHICAGO STREET
DE PERE, WI 54115

OWNER:
AURORA HEALTH CARE
P.O. BOX 341680
MILWAUKEE, WI 53234



Excel Engineering
1800 W. Wisconsin Ave.
Suite 200
Milwaukee, WI 53233
Phone: 414.333.1111
Fax: 414.333.1112
www.excel-engineering.com

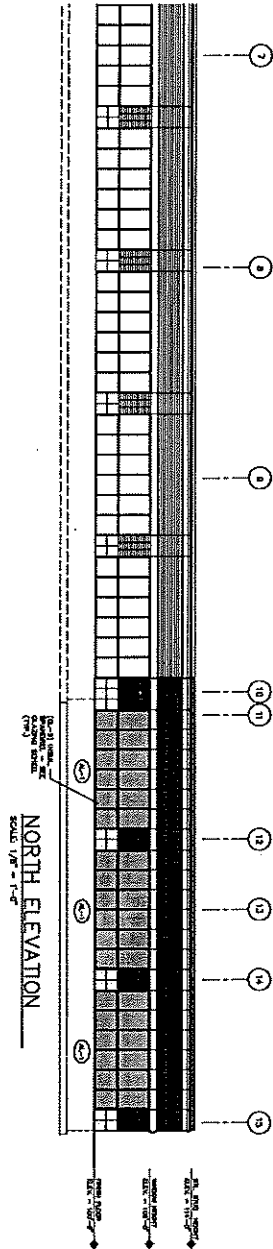
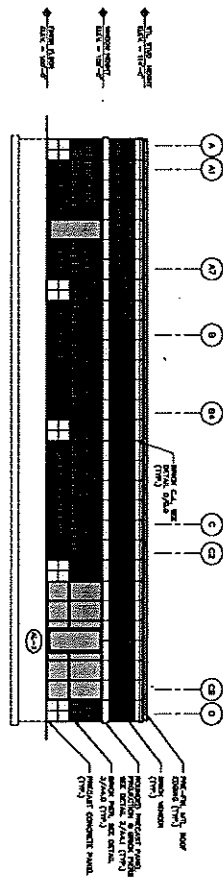
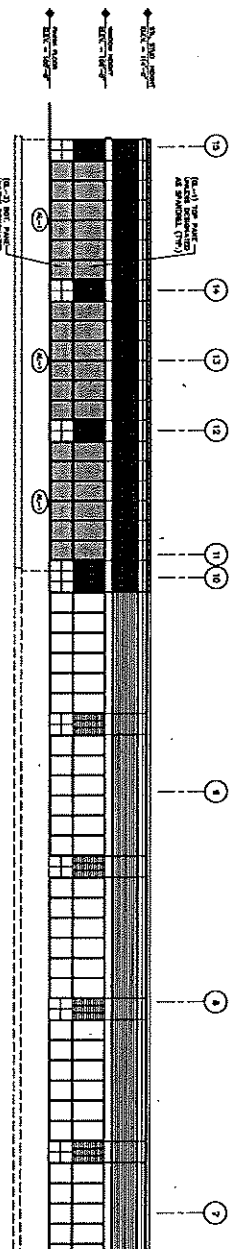
JOB NUMBER:
1218510
SHEET:
C1.3

PRELIMINARY SHEET DATES:
FEBRUARY 6, 2013

EXCEL
ENGINEERING

165 E. 42nd Street
New York, NY 10017
Tel: 212-692-1000
Fax: 212-692-1001

Always a better Place



OWNER:
AURORA HEALTH CARE
P.O. BOX 341880
MILWAUKEE, WI 53234

PROJECT:
AURORA DEPERE ADDITION
1881 CHICAGO STREET
DE PERE, WI 54115

PRELIMINARY
SHEET DATES:
FEBRUARY 11, 2013

JOB NUMBER:
1219510
SHEET

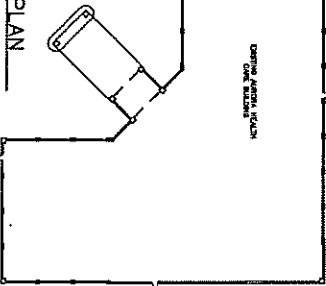
A2.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



BUILDING KEY PLAN

SCALE: 1/8" = 1'-0"

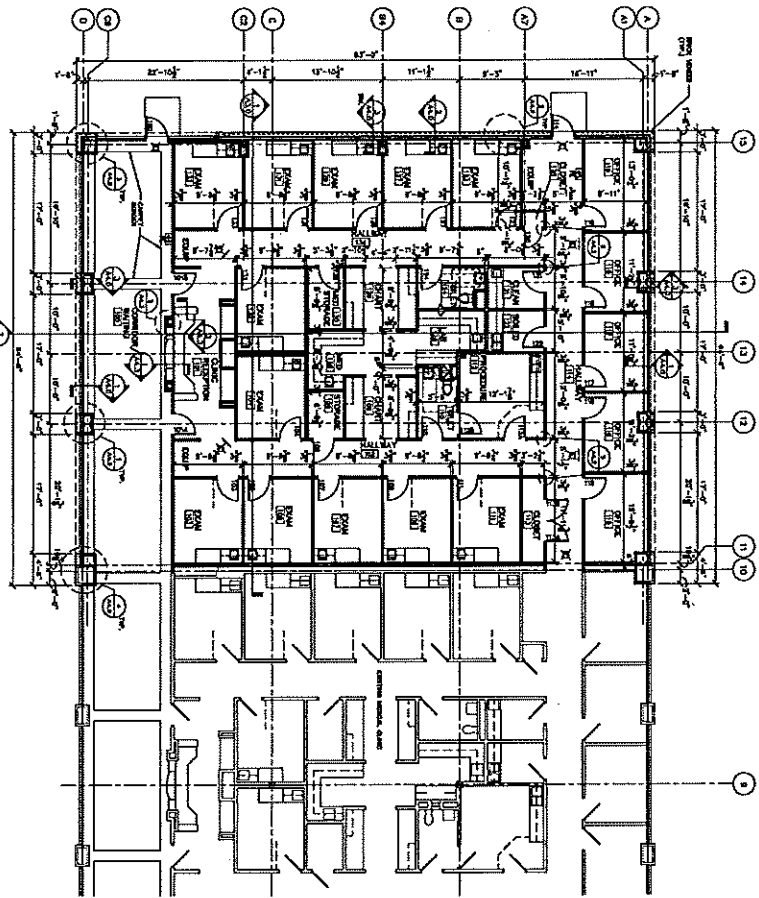


EXISTING	3,175 S.F.
DEMOLITION	3,175 S.F.
TOTAL AREA	6,350 S.F.



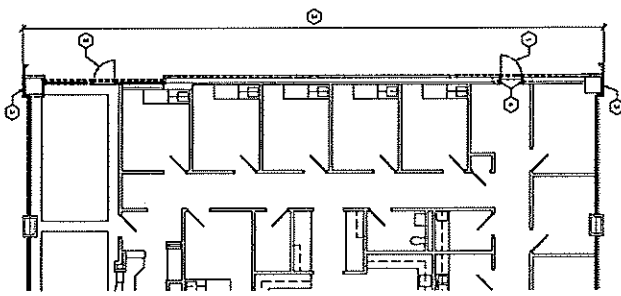
FLOOR PLAN

SCALE: 1/8" = 1'-0"



DEMO PLAN

SCALE: 1/8" = 1'-0"



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

FLOOR PLAN NOTES:

1. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.01, AS AMENDED.

2. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.02, AS AMENDED.

3. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.03, AS AMENDED.

4. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.04, AS AMENDED.

5. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.05, AS AMENDED.

6. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.06, AS AMENDED.

7. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.07, AS AMENDED.

8. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.08, AS AMENDED.

9. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.09, AS AMENDED.

10. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.10, AS AMENDED.

GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.01, AS AMENDED.

2. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.02, AS AMENDED.

3. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.03, AS AMENDED.

4. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.04, AS AMENDED.

5. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.05, AS AMENDED.

6. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.06, AS AMENDED.

7. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.07, AS AMENDED.

8. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.08, AS AMENDED.

9. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.09, AS AMENDED.

10. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCE 23.10, AS AMENDED.

DEMOLITION LEGEND:

1. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

2. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

3. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

4. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

5. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

6. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

7. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

8. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

9. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

10. DEMOLITION OF EXISTING WALLS AND PARTIAL WALLS. (Indicated by a dashed line with a diagonal hatch.)

2013 © EXCEL ENGINEERING, INC.
JOB NUMBER: 1215510
SHEET: A1.1

PROJECT:
AURORA DEPERE ADDITION
1881 CHICAGO STREET
DE PERE, WI 54115

OWNER:
AURORA HEALTH CARE
P.O. BOX 341880
MILWAUKEE, WI 53234



[illegible]

The drawing is a technical illustration of a standard telephone handset. It includes a top view of the handset, a side view of the handset, and a detailed view of the base unit. The base unit features a numeric keypad (0-9), a star key (*), a hash key (#), and several function keys labeled with letters and symbols. There are also indicator lights and a display screen. The drawing is labeled with various dimensions and specifications, including 'Standard Features' and 'Optional Features'.

[illegible]

OPTIONAL FEATURES

1. M16 Rifle

2. M16 Rifle

3. M16 Rifle

4. M16 Rifle

5. M16 Rifle

6. M16 Rifle

7. M16 Rifle

8. M16 Rifle

9. M16 Rifle

10. M16 Rifle

11. M16 Rifle

12. M16 Rifle

13. M16 Rifle

14. M16 Rifle

15. M16 Rifle

16. M16 Rifle

17. M16 Rifle

18. M16 Rifle

19. M16 Rifle

20. M16 Rifle

21. M16 Rifle

22. M16 Rifle

23. M16 Rifle

24. M16 Rifle

25. M16 Rifle

26. M16 Rifle

27. M16 Rifle

28. M16 Rifle

29. M16 Rifle

30. M16 Rifle

31. M16 Rifle

32. M16 Rifle

33. M16 Rifle

34. M16 Rifle

35. M16 Rifle

36. M16 Rifle

37. M16 Rifle

38. M16 Rifle

39. M16 Rifle

40. M16 Rifle

41. M16 Rifle

42. M16 Rifle

43. M16 Rifle

44. M16 Rifle

45. M16 Rifle

46. M16 Rifle

47. M16 Rifle

48. M16 Rifle

49. M16 Rifle

50. M16 Rifle

51. M16 Rifle

52. M16 Rifle

53. M16 Rifle

54. M16 Rifle

55. M16 Rifle

56. M16 Rifle

57. M16 Rifle

58. M16 Rifle

59. M16 Rifle

60. M16 Rifle

61. M16 Rifle

62. M16 Rifle

63. M16 Rifle

64. M16 Rifle

65. M16 Rifle

66. M16 Rifle

67. M16 Rifle

68. M16 Rifle

69. M16 Rifle

70. M16 Rifle

71. M16 Rifle

72. M16 Rifle

73. M16 Rifle

74. M16 Rifle

75. M16 Rifle

76. M16 Rifle

77. M16 Rifle

78. M16 Rifle

79. M16 Rifle

80. M16 Rifle

81. M16 Rifle

82. M16 Rifle

83. M16 Rifle

84. M16 Rifle

85. M16 Rifle

86. M16 Rifle

87. M16 Rifle

88. M16 Rifle

89. M16 Rifle

90. M16 Rifle

91. M16 Rifle

92. M16 Rifle

93. M16 Rifle

94. M16 Rifle

95. M16 Rifle

96. M16 Rifle

97. M16 Rifle

98. M16 Rifle

99. M16 Rifle

100. M16 Rifle

101. M16 Rifle

102. M16 Rifle

103. M16 Rifle

104. M16 Rifle

105. M16 Rifle

106. M16 Rifle

107. M16 Rifle

108. M16 Rifle

109. M16 Rifle

110. M16 Rifle

111. M16 Rifle

112. M16 Rifle

113. M16 Rifle

114. M16 Rifle

115. M16 Rifle

116. M16 Rifle

117. M16 Rifle

118. M16 Rifle

119. M16 Rifle

120. M16 Rifle

121. M16 Rifle

122. M16 Rifle

123. M16 Rifle

124. M16 Rifle

125. M16 Rifle

126. M16 Rifle

127. M16 Rifle

128. M16 Rifle

129. M16 Rifle

130. M16 Rifle

131. M16 Rifle

132. M16 Rifle

133. M16 Rifle

134. M16 Rifle

135. M16 Rifle

136. M16 Rifle

137. M16 Rifle

138. M16 Rifle

139. M16 Rifle

140. M16 Rifle

141. M16 Rifle

142. M16 Rifle

143. M16 Rifle

144. M16 Rifle

145. M16 Rifle

146. M16 Rifle

147. M16 Rifle

148. M16 Rifle

149. M16 Rifle

150. M16 Rifle

151. M16 Rifle

152. M16 Rifle

153. M16 Rifle

154. M16 Rifle

155. M16 Rifle

156. M16 Rifle

157. M16 Rifle

158. M16 Rifle

159. M16 Rifle

160. M16 Rifle

161. M16 Rifle

162. M16 Rifle

163. M16 Rifle

164. M16 Rifle

165. M16 Rifle

166. M16 Rifle

167. M16 Rifle

168. M16 Rifle

169. M16 Rifle

170. M16 Rifle

171. M16 Rifle

172. M16 Rifle

173. M16 Rifle

174. M16 Rifle

175. M16 Rifle

176. M16 Rifle

177. M16 Rifle

178. M16 Rifle

179. M16 Rifle

180. M16 Rifle

181. M16 Rifle

182. M16 Rifle

183. M16 Rifle

184. M16 Rifle

185. M16 Rifle

186. M16 Rifle

187. M16 Rifle

188. M16 Rifle

189. M16 Rifle

190. M16 Rifle

191. M16 Rifle

192. M16 Rifle

193. M16 Rifle

194. M16 Rifle

195. M16 Rifle

196. M16 Rifle

197. M16 Rifle

198. M16 Rifle

199. M16 Rifle

200. M16 Rifle

201. M16 Rifle

202. M16 Rifle

203. M16 Rifle

204. M16 Rifle

205. M16 Rifle

206. M16 Rifle

207. M16 Rifle

208. M16 Rifle

209. M16 Rifle

210. M16 Rifle

211. M16 Rifle

212. M16 Rifle

213. M16 Rifle

214. M16 Rifle

215. M16 Rifle

216. M16 Rifle

217. M16 Rifle

218. M16 Rifle

219. M16 Rifle

220. M16 Rifle

221. M16 Rifle

222. M16 Rifle

223. M16 Rifle

224. M16 Rifle

225. M16 Rifle

226. M16 Rifle

<

NEW LIGHTING

The new lighting from the world's most famous lighting designer is now available in a wide range of styles and finishes. The new lighting is designed to be the most beautiful and functional lighting you have ever seen. The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.



Optional Features

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.



The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.



The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.



The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.



The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

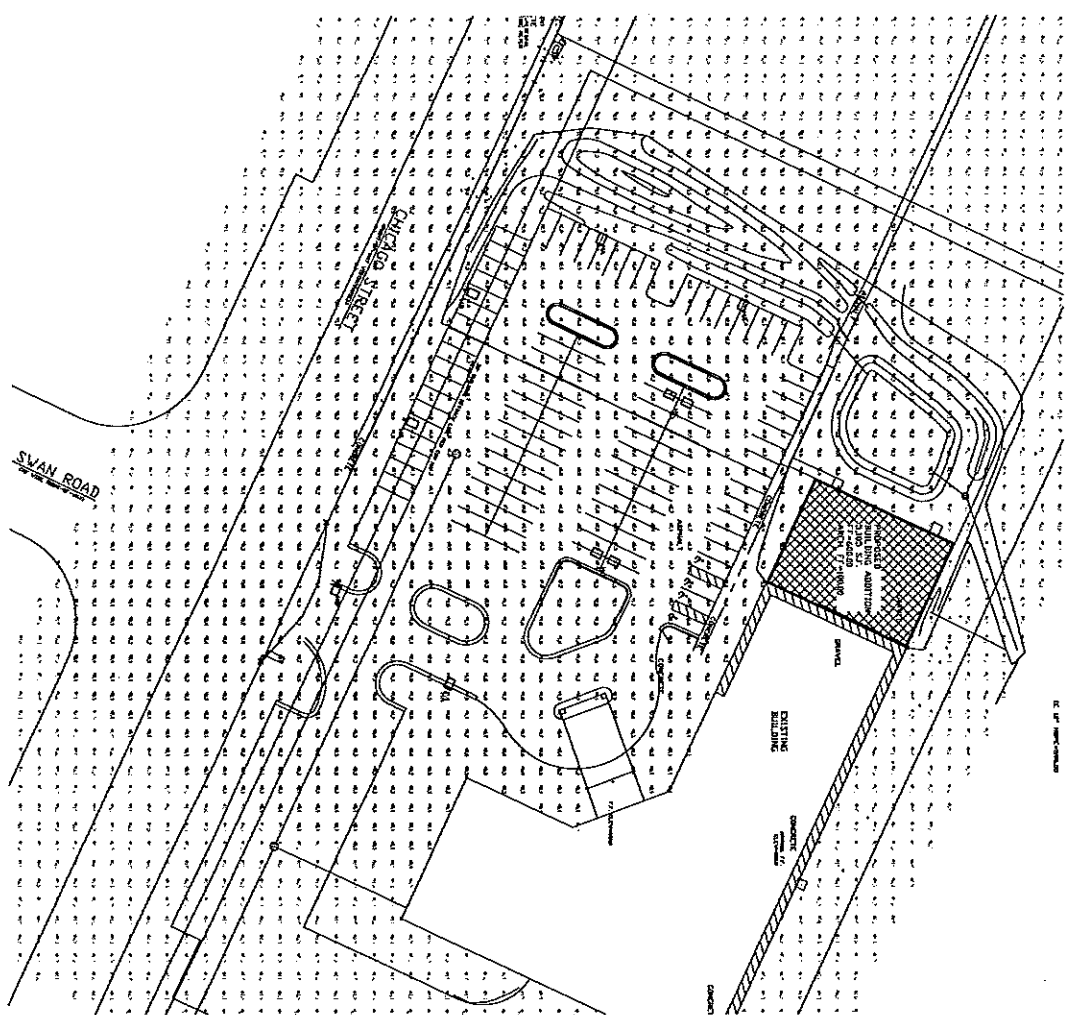
The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

The new lighting is designed to be the most beautiful and functional lighting you have ever seen.

DRAWING IS INCLUDED FOR REFERENCE ONLY
AND SHALL NOT BE CONSIDERED PART OF
THE CONSTRUCTION BID DOCUMENTS.

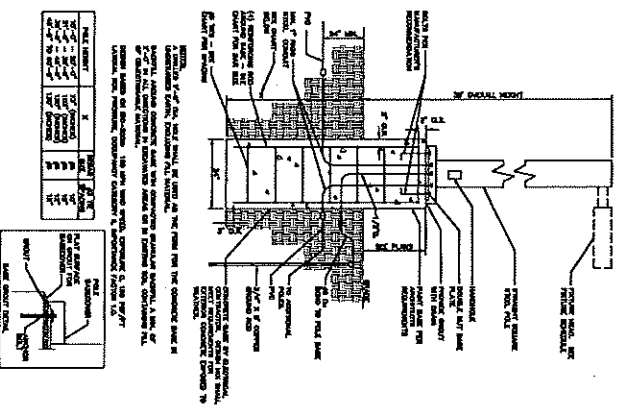
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

SITE PLAN - PHOTOMETRIC LIGHTING



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Manufacturer	Model	Foot Candles	Foot Candles	Foot Candles	Foot Candles	Foot Candles
□	1	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	2	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	3	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	4	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	5	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	6	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	7	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	8	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	9	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000
□	10	1	ADJUSTABLE WALL MOUNTED LIGHT	1000	1000	1000	1000	1000	1000

LIGHTPOLE DETAIL



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

DRAWING IS INCLUDED FOR REFERENCE ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION OR DOCUMENTS

PROJECT:
AURORA HEALTH CARE
1881 CHICAGO STREET
DE PERE, WI 54115

OWNER:
AURORA HEALTH CARE
P.O. BOX 341880
MILWAUKEE, WI 53234



PRELIMINARY
SHEET DATES:
FEBRUARY 2, 2013

JOB NUMBER:
1210510
SHEET
PXP1

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

The attached map shows the property that is being considered for development. The site is zoned General Residence with a Plan Development Overlay (R-3 PDD). While the site has been zoned multi-family, the developer would like to discuss the project with the Plan Commission to get input on the design, density and layout of the project.

Design: The developer is proposing individual units based on the current market for apartments (i.e., customers prefer smaller complexes) plus they are more cost-effective to build. The developer is looking for feedback on the building design materials.

Density: The proposed project would have eight-12 unit apartments for a total of 96 units. In comparing the density to the three adjacent sites, the proposal would be consistent to the development to the south, which is a similar lot size.

Layout: Two options are included for access to the site. In both options, access would be provided from Ridgeway through the development to the south. The secondary access would be provide via one of two options:

1. A driveway from East River Drive; or
2. An extension of Lebrun to the site with a cul-de-sac.

(City staff feels Option 2 would be the preferred option.)

Recommendation

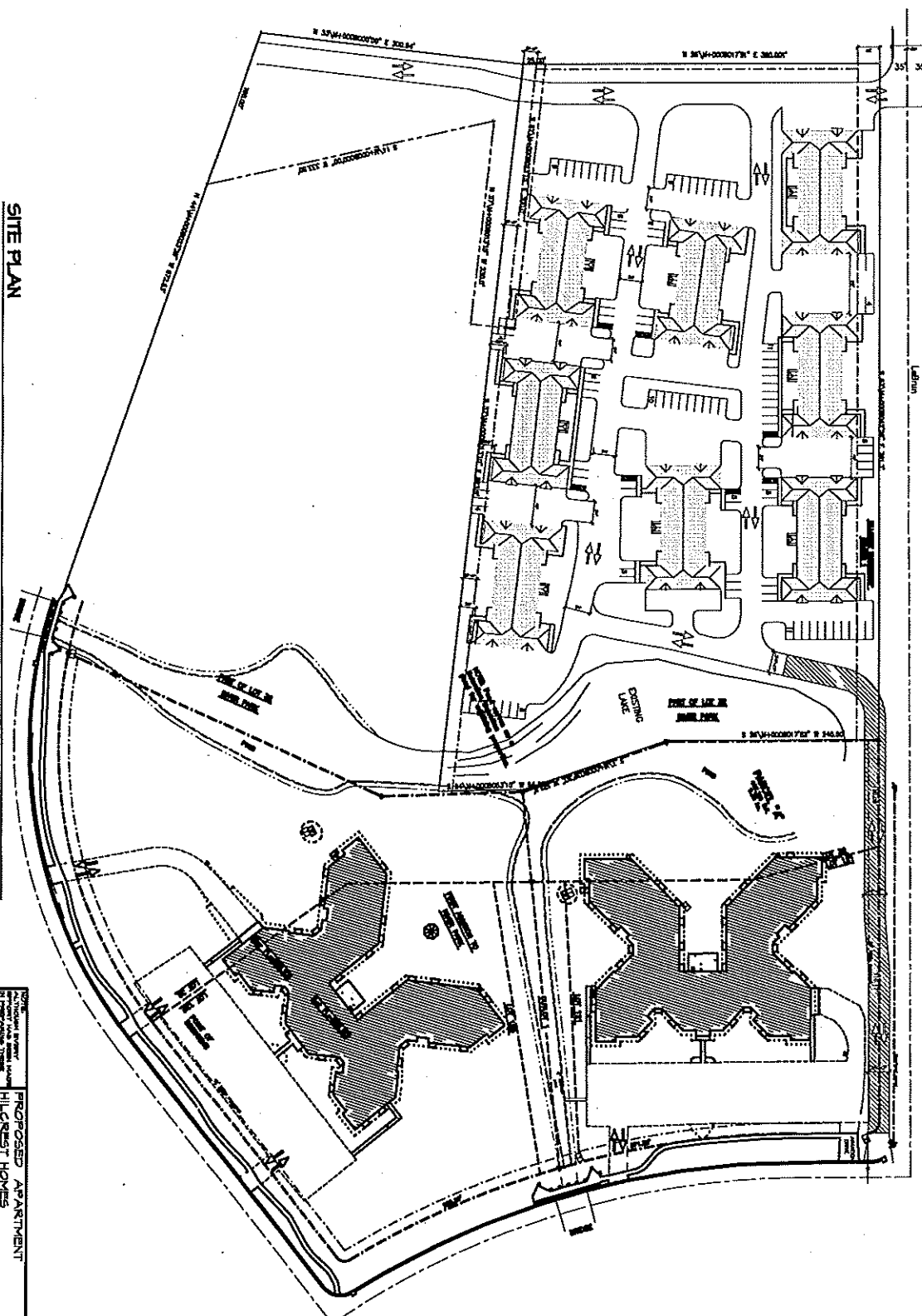
Staff does not have any specific recommendations at this point since the developer would like to discuss the project with the Plan Commission.



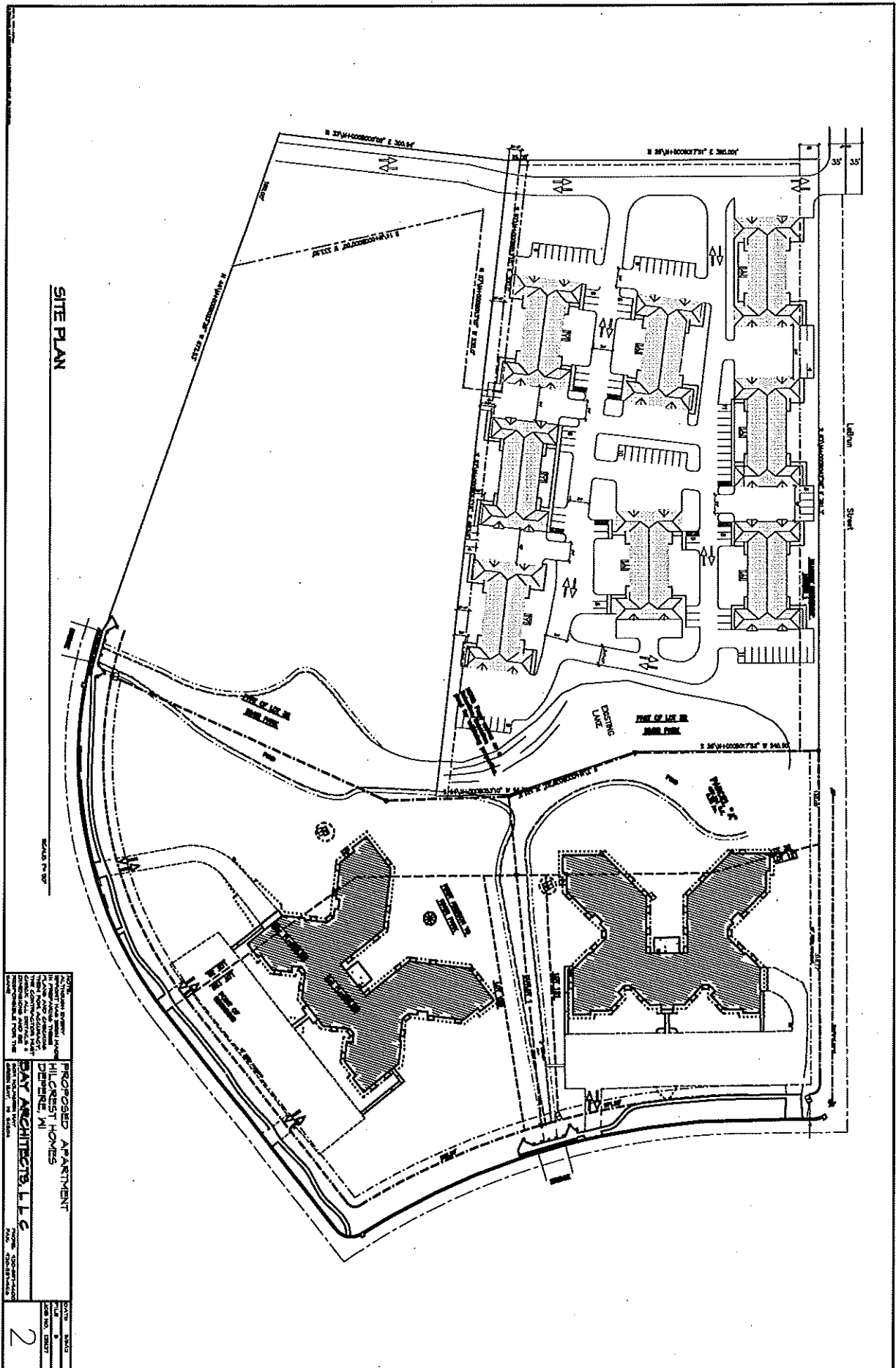
Density
Units = 49
Acres = 5.84
Units Per Acre = 8.39
Sq Ft Per Unit = 5192
Traffic Count = 324



RECALLS 7-10



2 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452



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

Last month, Steve Bieda submitted a single lot CSM request for the Science Center, which was required as part of the project as a single lot CSM. It was determined that this was not the design layout. Given the change, staff wanted the Plan Commission to review the amended CSM which now shows three lots. Staff has requested that the surveyor check to see if an easement will be required to allow for access to the Church. If required, staff would require that the easement be added to the CSM.

Recommendation:

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



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 300.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: St. Norbert College, IncorporatedMailing Address: 100 Grant Street, De Pere WI 54115Phone: 920-403-3053 Fax #: _____Email: john.barnes@snc.edu

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

Agent:

Name: Steven M. BledaMailing Address: 400 Security Boulevard, Green Bay, WI 54313Phone: 920-434-9670 Fax #: 920-434-9672Email: sbleda@mau-associates.com

B. Property Information

Address/Location of Property: Reld Street, De Pere, WIParcel #: WD-942, WD-943, WD-944, WD-945, WD-693

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

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

Owner Signature

Agent Signature

Date

Date

1-21-13

Certified Survey Map

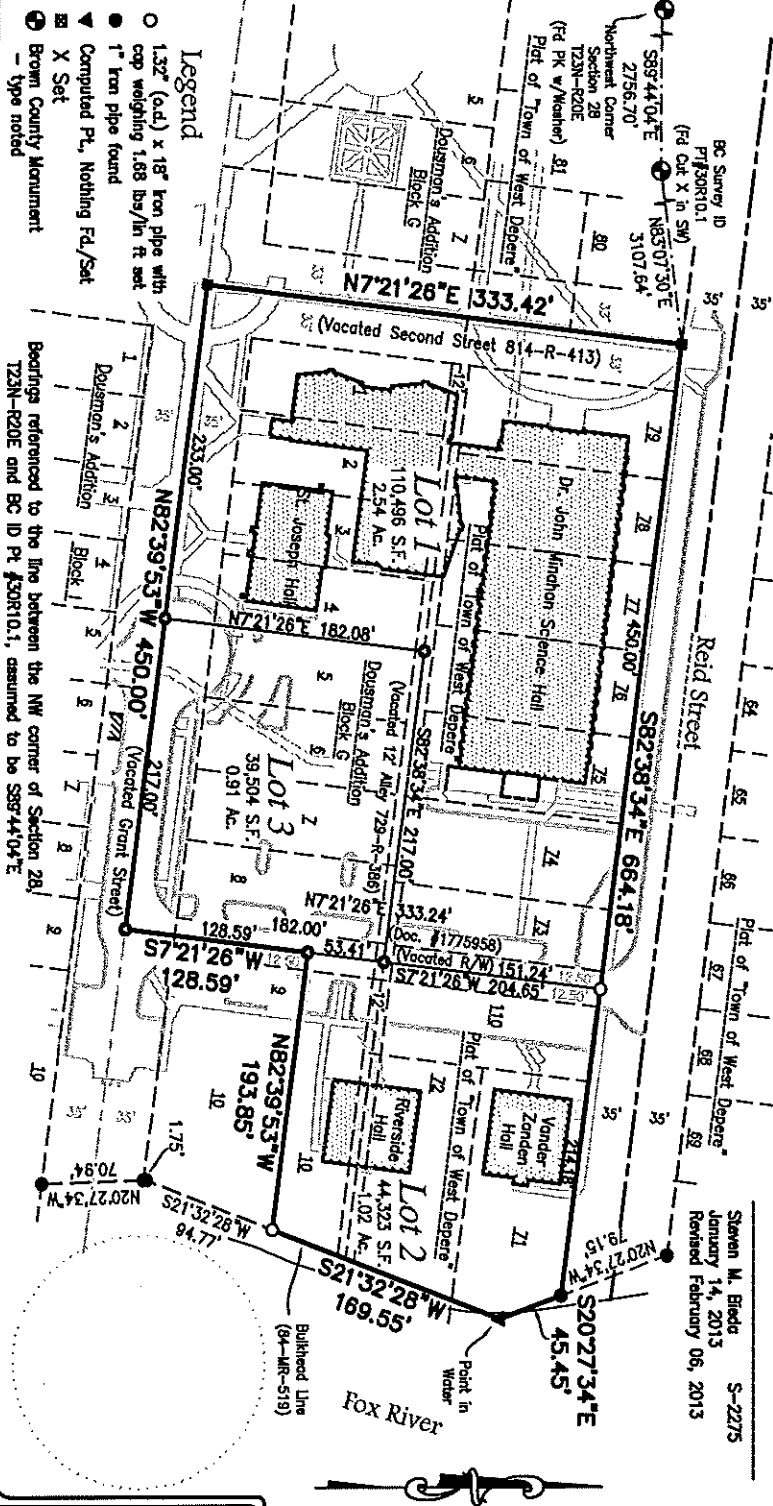
A combination and depiction of the land boundaries recorded in a portion of Locust 7342, Image 27, Brown County Records, being all of Lots 73, 74, 75, 76, 77, 78, 79, 110 and part of Lots 71 and 72 of the recorded plat of "Town of West DePere", part of Lots 9 and 10 and all of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 6 of "Douman's Addition to West DePere", the vacated alley between said plots and lying East of vacated Second Street, a vacated portion of Grant Street, First Street, and Second Street and also part of the right of way vacated in Document #1775958, Brown County Records, all in Private Claim 29, West Side of the Fox River, in the City of DePere, Brown County, Wisconsin.



Graphic Scale

SURVEYOR'S CERTIFICATE
I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded in a portion of Locust 7342, Image 27, Brown County Records, being Tax #WD-942, WD-943, WD-944, WD-945 and WD-893, being part of Private Claim 29, W.S.F.R., in the City of DePere, Brown County, Wisconsin, more fully described on Sheet Two:

Steven M. Bieda S-2275
January 14, 2013
Revised February 06, 2013



- Legend**
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
 - 1" iron pipe found
 - ▲ Computed Pt., Nothing Fd./Set
 - ⊗ X Set
 - ⦿ Brown County Monument
 - Type noted

Bearings referenced to the line between the NW corner of Section 28, T23N-R20E and BC ID Pt. #30R10.1, assumed to be S88°44'04"E

Client: St. Norbert College

Tax Parcel #: WD-942, WD-943, WD-944, WD-945 and WD-693

Drafted By: RJO

File: S-15411CSM 011413.dwg

Scale: 1"=100'

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

Sheet One of Three

Project No.: S-15411

Drawing No.: L-8387

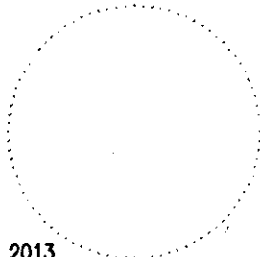
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded in part of Jacket 7342, Image 27, Brown County Records (WD-942, WD-943, WD-944, WD-945 and WD-693), being all Lots 73, 74, 75, 76, 77, 78, 79, 110 and part of Lots 71 and 72 of the recorded plat of "Town of West DePere", part of Lots 9 and 10 and all of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block G of "Dousman's Addition to West DePere", the vacated alley between said plats and lying East of vacated Second Street, a vacated portion of Grant Street, First Street, and Second Street and also part of the right of way vacated in Document #1775958, Brown County Records, all in Private Claim 29, West Side of the Fox River, in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Section 28, T23N-R20E; thence S89°44'04"E, 2756.70 feet along the line between said corner and Brown County Survey ID Point #30R10.1; thence N83°07'30"E, 3107.64 feet to a point on the South 35 foot right of way line of Reid Street and the point of beginning; thence S82°38'34"E, 664.18 feet along said right of way line to the Bulkhead Line of the Fox River; thence S20°27'34"E, 45.45 feet along said line; thence S21°32'28"W, 169.55 feet along said line; thence N82°39'53"W, 193.85 feet; thence S07°21'26"W, 128.59 feet to the centerline line of vacated Grant Street; thence N82°39'53"W, 450.00 feet along said line; thence N07°21'26"E, 333.42 feet along the centerline of vacated Second Street to the point of beginning.

Parcel contains 194,323 square feet /4.36 acres, more or less.
Parcel subject to any easements and restrictions of record.

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



January 15, 2013
Revised February 06, 2013

TREASURER'S CERTIFICATE

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

Kerry M. Blaney Date
Brown County Treasurer

Sheet Two of Three
Project No.: L-15411
Drawing No.: L-8387

CORPORATE OWNER'S CERTIFICATE

Saint Norbert College, Incorporated, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, mapped and combined as represented hereon. Saint Norbert College, Incorporated also certifies that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

CITY OF DE PERE

In Witness Whereof, the said St. Norbert College, Inc. has caused these presents to be signed by Eileen Jahnke, It's Vice President for Business and Finance, on this ____ day of _____, 20____

Eileen Jahnke
Vice President for Business and Finance

Personally came before me this ____ day of _____, 20____, the above named officer of said corporation and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
Brown County, Wisconsin

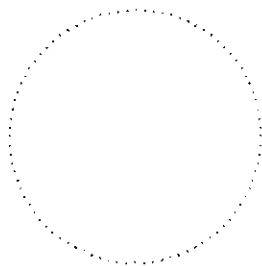
My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE FOR THE CITY OF DE PERE

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

Ken Pabich
Director of Planning



January 15, 2013
Revised February 06, 2013

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

Sheet Three of Three
Project No.: S-15411
Drawing No.: L-8387