



Plan Commission

335 South Broadway

Regular Meeting

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

Revised Agenda

Monday, February 23, 2015	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 23, 2015** 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 December 22, 2014 Plan Commission meeting.
3. Review the Site Plan application for a transfer station expansion at WD-62-1 (Ashland Ave). Applicant: WPS.
4. Review the Vacation Request for a portion of George Street (next to 102 N Broadway). Applicant: City of De Pere.*
5. Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Lawrence. Surveyor: Vande Hei.*
6. Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Ledgeview. Surveyor: Mau.*
7. Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Rockland. Surveyor: Zeitler.*
8. Review option for Non-Regional CDBG Housing Grant Program.
9. Review the zoning text amendment for outdoor storage and trash enclosure standards (Chapter 14.60(6)).*

Adjournment

*** Items with an asterisk require City Council approval.**

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 Monday, February 23rd, 2015 so that arrangements can be made.

AGENDA SENT TO:

Plan Commission Members
Alderspersons
News Media
Wisconsin Public Service
Aymee Balison
Belle Holdings LLC
Constine Real Estate Venture LLC
De Pere Law Building LLC
Gerald & Elizabeth Kryshak

Get Reel Entertainment LLC
Gillespie Properties LLC
Great Dane LLC
Hillcrest Lumber
HZ Properties LLC
J & J Enterprises of Wisconsin LLC
Kevin & Wendy Kryshak
Kordes LLC
Lefebvre Investment Co LLC
Marc Bilotti
Marc & Paula Brummel
New Life Christian Fellowship
Our Heritage Family Ltd Partnership
Pumpkin Heads LLC
SAKS Holdings LLC
Seroogy Brothers LLP
Starry Development LLC
The Hillcrest Partnership #1 LLP
The Lee Building Corp
Thomas Zoeller
TL Brooks Holdings LLC
Wade Conard
Vande Hei Surveying
Mau & Associates
Steven Zeitler

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

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Approval of the minutes of the December 22, 2014 Plan Commission meeting.

ATTACHMENTS:

- PC_Dec2014_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, December 22, 2014

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
Derek Beiderwieden	Commissioner	Excused	
James Boyd	Alderman	Present	
Jim Kalny	Commissioner	Present	
Larry Lueck	Alderman	Excused	
Elizabeth Runge	Commissioner	Present	
Steve Taylor	Commissioner	Excused	
Michael J. Walsh	Mayor	Present	

Also present: City Planning Director Ken Pabich, and members of the public.

2. Approval of the minutes of the November 24, 2014 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	James Boyd, Alderman
AYES:	James Boyd, Jim Kalny, Elizabeth Runge, Michael J. Walsh
EXCUSED:	Derek Beiderwieden, Larry Lueck, Steve Taylor

3. Review the Street Name Change Request for Renkins Court to Renkens Court. Applicant: City of De Pere.*

Ken Pabich provided an overview of the request. Upon vote, motion carried unanimously to approve the name change and forward to the Common Council for approval.

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

4. Review the CSM Application for a single lot and single outlot CSM in the City of De Pere on Heritage Road. Applicant: City of De Pere.*

Ken Pabich provided an overview of the request and comments from staff. Upon vote, motion carried unanimously to approve the application and forward to the Common Council for approval.

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

Adjournment

Attachment: PC_Dec2014_Minutes_Draft (3135 : Approval of the minutes of the December 22, 2014 Plan)

Mayor Walsh motioned, seconded by Elizabeth Runge, to adjourn the meeting at 7:10 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Site Plan application for a transfer station expansion at WD-62-1 (Ashland Ave). Applicant: WPS.

ATTACHMENTS:

- PC_Staff_Feb_WPS (PDF)
- PC_SP_Feb2015_WPS_Substation (PDF)

- Item 3: Review the Site Plan application for a transfer station expansion at WD-62-1 (Ashland Ave). Applicant: WPS.

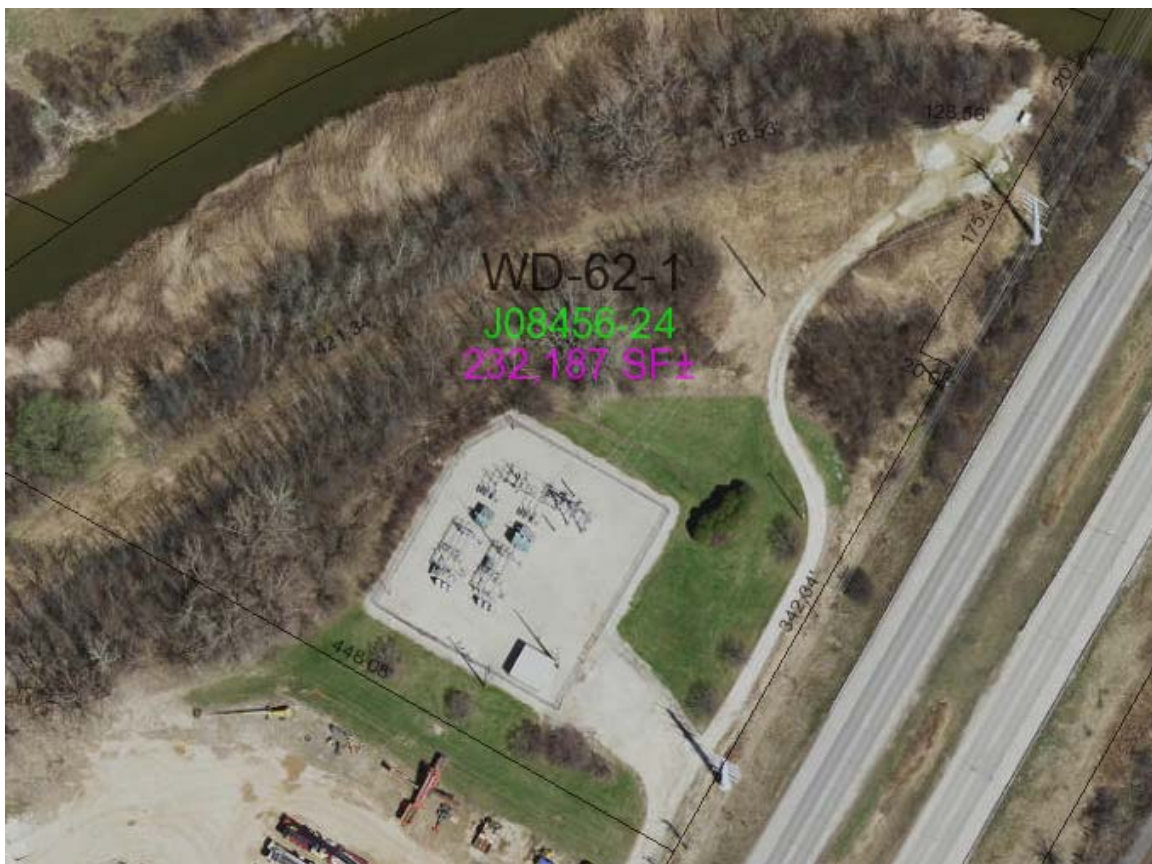


Figure 1. Image of existing substation location on Ashland.

Overview:

WPS needs to make upgrades at the existing substation that is located at the north end of the City on Ashland Avenue. For the project, the existing equipment and building will be removed and then a new building along with substation equipment will be added. Please note that the site will be expanded and that storm water treatment is required.

Public Works:

1. Revise and resubmit the calculations to show the peak post development discharge rate does not exceed the peak pre-developed discharge rate for the two-year, ten-year, and 100-year design storms.
2. A maintenance agreement for the detention pond is required prior to the City issuing an occupancy permit.

Fire:

1. No comments at this time until final plans are submitted.

Forestry:

1. No comment, please see the comment from WPS for information on why screening cannot be provided.

Building/Planning:

1. The proposed building exterior is an all metal building. Staff is recommending that the building be a non-metal material (similar to the gas substation on American Blvd).
2. WPS should provide how the pond will be accessed for future maintenance.
3. For the lighting, the City is promoting night sky compliant fixtures. At a minimum, the fixtures should have shields added to block light from spilling over the property lines.



Figure 1. Sample proposed elevations.



Recommendation

Staff would recommend approval of the site plan with the following items identified above being addressed.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 275.00

Receipt #: *CR# 700 275962*Date: *Feb 6, 2015*

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) Wisconsin Public Service	Authorized Representative Brad Sroda	Title Director-Substation Engineering	
Mailing Address 700 N. Adams St.	City Green Bay	State WI	ZIP Code 54307
Email Address bjsroda@wisconsinpublicservice.com	Phone Number (incl. area code) 920-433-1245	Fax Number (incl. area code) 920-433-1009	

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 1901 Ashland Ave. Lot 1 Plat 14CSM13	Parcel No. WD-62-1
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SECTION 4: Project Information

Existing Zoning:	I-3 General Industrial		
Present Use of Parcel:	Electric Substation		
Proposed Use of Parcel:	Electric Substation		
Estimated Start Date:	4/1/2015	Estimated Completion Date:	4/1/2016

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

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) Brad Sroda	Title Director-Substation Engineering	Phone Number 920-433-1245
Signature of Applicant <i>[Signature]</i>		Date Signed 2/2/2015

TO BE COMPLETED BY CITY STAFF

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



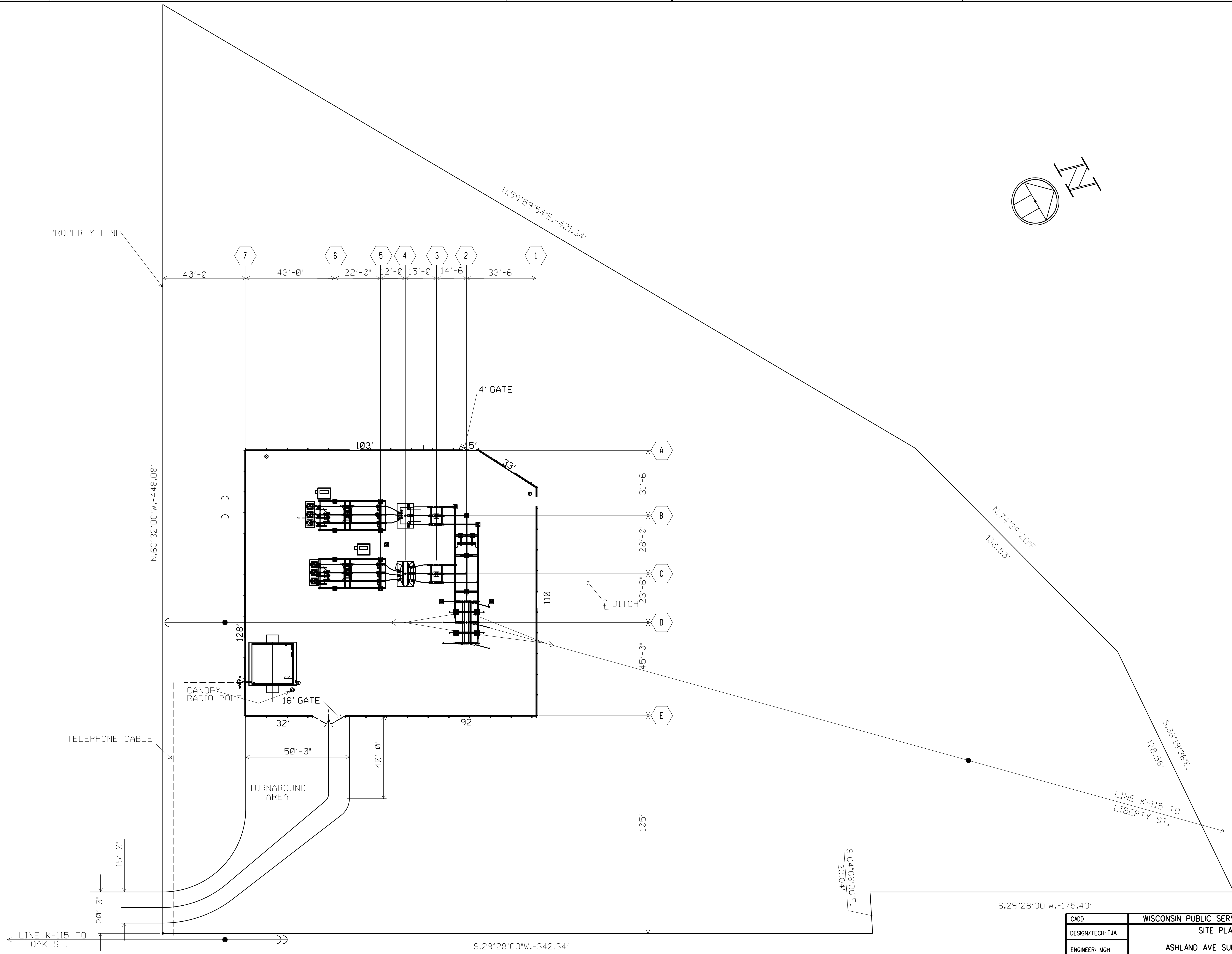
Wisconsin Public Service Corporation
 700 North Adams Street
 P.O. Box 19001
 Green Bay, WI 54307-9001
www.wisconsinpublicservice.com

February 2, 2015

Site plan review clarifications by Wisconsin Public Service (WPS)

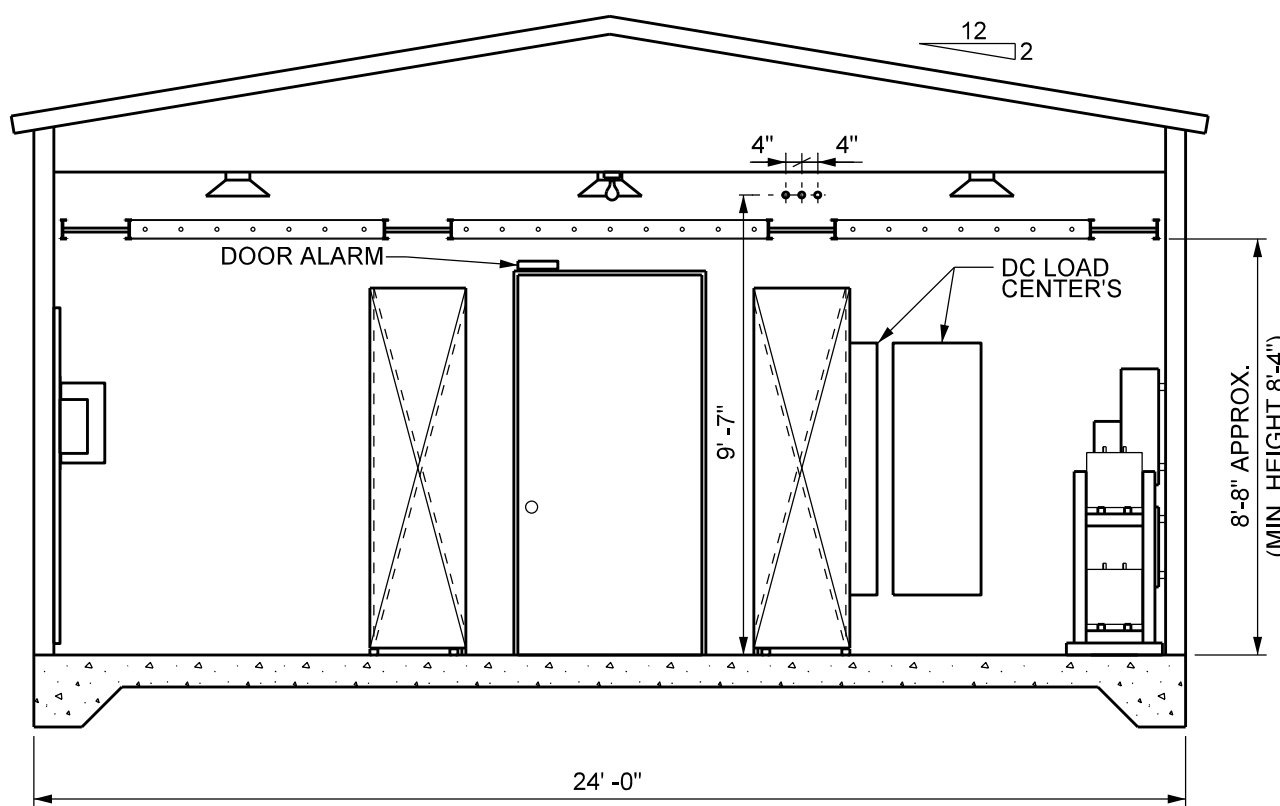
1. Requirement 3a (Title sheet) - WPS does not issue a title sheet for construction projects. There is no architect involved as WPS is self-developer. Site square footages of existing and final boundaries are contained within the storm water permit.
2. Requirement 3e (Building elevations) – WPS has included the plan and sections of the control house where the substation control equipment is located i.e., relay panels, batteries, etc. The building is a normally unoccupied facility. WPS has included its specification for the control house materials and a photo of a typical completed building located on Glory Road in Ashwaubenon, depicting the wall elevation and color.
3. Requirement 3h (Landscape Plan)- No additional landscape can be installed as WPS is using the available physical space to fit the required substation facilities. The adjoining landowner to the South is a commercial facility (Aring Equipment) and the proposed fence will be very close to the property line. On the east of the property, the current landscaping must be removed to allow for expansion of the electric facilities and relocation of the driveway to maintain access to the substation and for easement to NEW Water (GBMSD) to get to their gaging station. North of the expanded facilities are the designated flood plain/wetlands and no modifications can be initiated. Any other landscaping that could be planted would not be feasible as it would interfere with the ATC ROW for their electric transmission lines along the south and east property lines.
4. Requirement 3i (Lighting Plan) - The substation uses 4 double head perimeter lights. These lights are only used in the event of equipment malfunction during night time hours. The 400 Watt lights are manually controlled from within the substation. There are no automatic or dusk to dawn lighting at the proposed substation.
5. Requirement 3j (Sign Plan) - The Substation fence will have warning signs/placards placed as required per standard.
6. Clarifications to the storm water management Plan- WPS was an active co-participant with the American Transmission Company for the Storm water permit. ATC applied for the storm water permit from the Wisconsin DNR as part of their entire project which includes portions of many local jurisdictions.

REVISIONS	
D	REDRAWN AND ADDED FOR 242 DATE: 5-26-88 MCS CHK'D: MGH APP'D: MGH
E	CHANGED LINE DESIGNATION DATE: 3-5-91 TJA CHK'D: JMc APP'D: TJH
F	REV. FOR FINAL FILING DATE: 12-17-91 LNL CHK'D: CJU APP'D: BLL
G	REV. FOR FINAL FILING DATE: 9-20-95 LNL CHK'D: APP'D:
H	ADDED CANOPY RADIO POLE. DATE: 10-20-05 CJD CHK'D: APP'D:
I	REV. FOR FINAL FILING-(AS BUILT) PROJ # 0190010035 DATE: 7-9-10 APP'D: N/A

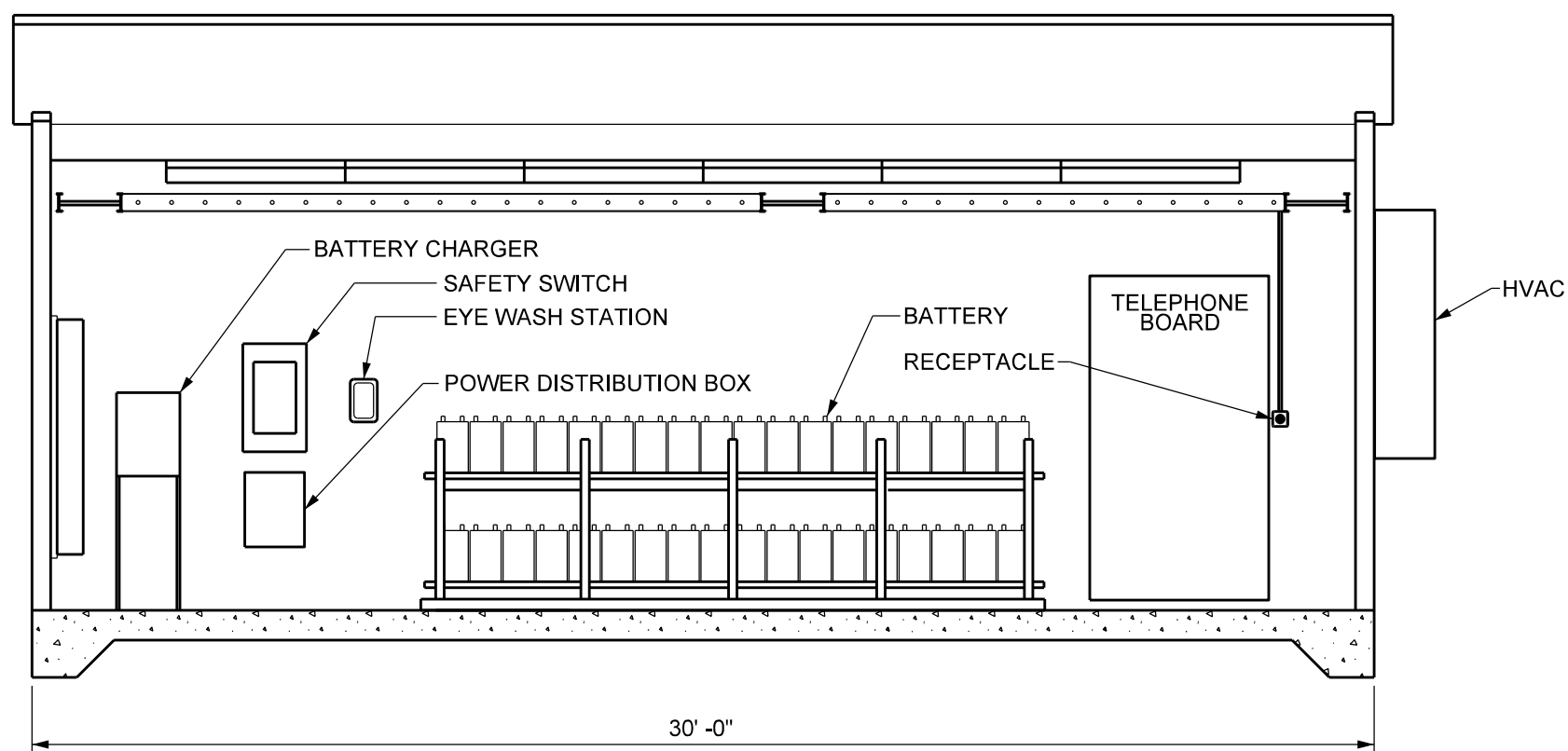


CADD	WISCONSIN PUBLIC SERVICE CORPORATION	DATE: 8-24-84
DESIGN/TECH: TJA	SITE PLAN	SCALE: 1"=20'
ENGINEER: MGH	ASHLAND AVE SUBSTATION	DD-18289 -I

PLOTTED: ****date***



SECTION A-A



SECTION B-B

DRAWING ISSUED FOR CONSTRUCTION BY ATC

This ATC issued drawing is presently in the construction stage. Contact ATC Project Manager JEFF SOPATA at (920) 338-6590 on all construction related manners. For technical issues, proposed revisions to this drawing, and to return "Field Mark-ups", contact the ATC Lead Engineer COLIN VICKMAN at (920) 338-6517
Field Mark-ups Performed By: _____
Date: _____
Contact Number: _____

CONSTRUCTION

WPS PROJECT # 0190013125

BILL OF MATERIAL

ITEM NO	REQD	DESCRIPTION
1	1	CONTROL HOUSE 24' X 30' (BY CONTROL HOUSE CONTRACTOR)
2	6	FLOURESCENT LIGHT FIXTURE - WRAP-AROUND TYPE STANDARD LOW-PROFILE 48" LG X 10"W. X 3" D 2-LAMPS LITHONIA LIGHTING -MFG P/N LB232M/VOLTGEB10IS-WPS CODE #142-4361
3	11	FLOURESCENT LIGHT FIXTURE - WRAP-AROUND TYPE STANDARD LITHONIA LIGHTING -MFG P/N L240 OR EQUAL WPS CODE #142-4360
4	1	REFERENCE DESK - EDSAL MODEL 3801, (BY WPSC)
5	1	DOUBLE THROW SAFETY SWITCH - 2 POLE, 240 VAC, 400A SQUARE "D" CATALOG #82255R OR EQUIV. P.O.
6	1	WPS - AC LOAD CENTER - 225A, 1 PHASE, 120/240V, 1-42 SPACES SQUARE "D" CATALOG #Q0142L225G, COVER - SQUARE "D" CATALOG #Q0C42US P.O. (BY WPSC)
7	1	CLOCK - EDWARD 12", CODE #142-0311
8	2	DC LOAD CENTER - 125V, 2-WIRE, 200A 30-30A/2 INDIVIDUALLY SWITCHED CIRCUITS FOR CARTRIDGE NEC FUSES, NO MAIN SWITCH SURFACE MOUNTED, KINNEY ELECTRICAL P.O. (BY WPSC)
9	2	MAIN TERMINAL CABINET - (SEE STANDARD LIST)
	2	TERMINAL RACK - (SEE STANDARD LIST)
10	AS REQ	LOT OF 18" CABLE TRAY
11	1	BATTERY SET - (BY WPSC)
		SPILL CONTAINMENT PAN - (BY WPSC)
12	1	BATTERY CHARGER - (BY WPSC)
13	1	HVAC UNIT - BARD MFG CO #WA182-A08BPXXXJ HEAT/COOL, VERTICAL, SELF-CONTAINED, WALL MOUNT, 208/240 VOLT, SINGLE PHASE, 18,000 BTU COOL, 8KW HEAT, CAPILLARY REFRIGERANT CONTROL, ALUMINUM OR GALVANIZED STEEL CABINET, LOW PRESSURE CONTROL WITH TIMED BY-PASS AND LOCK-OUT RELAY, LOW AMBIENT CONTROL, HIGH PRESSURE CONTROL, COMPRESSOR ANTI-CYCLE RELAY, ALARM RELAY, COLOR BEIGE, BARD MFG CO #WA182-A08 BXXXXJ (SUPPLIED BY CONTROL HOUSE CONTRACTOR) SLEEVE, THROUGH-WALL, EXPANDABLE 4-6", (SUPPLIED BY CONTROL HOUSE CONTRACTOR) GRILL, RETURN AIR, SIZE 12" X 20", BARD #RFG-2, (SUPPLIED BY CONTROL HOUSE CONTRACTOR) FILTER, CUSTOM, PLEATED, APRX MERV6 RATING, SIZE 12" X 20" X 1", (SUPPLIED BY CONTROL HOUSE CONTRACTOR) REMOVAL, INSTALLER TO REMOVE FACTORY SUPPLIED IN-UNIT AIR FILTER. (SUPPLIED BY CONTROL HOUSE CONTRACTOR) SEAL, CUSTOM APPLIED SEALANT TO SEAL ALL INTAKE SEAMS. (SUPPLIED BY CONTROL HOUSE CONTRACTOR) GRILL, DESIGNED TO FIT INTO AIR INTAKE DUCT. (SUPPLIED BY CONTROL HOUSE CONTRACTOR) SWITCH, SAFETY, DISCONNECT, HVAC, 60AMP, NEMA TYPE 3R, RAINPROOF, SQUARE D #DU222RB, (PROVIDED LOOSE FOR INSTALLATION BY WPSC CREWS) (SUPPLIED BY CONTROL HOUSE CONTRACTOR) THERMOSTAT, HVAC, ELECTRONIC, NON-PROGRAMMABLE, CONVENTIONAL HEAT/COOL, 45-90 DEGREES F, NOMINAL 24VAC, HARDWIRED POWERED, EEPROM MEMORY, AUTOMATIC SEASONAL CHANGE-OVER, WHITE, HONEYWELL #TH5110D1022, (SUPPLIED BY CONTROL HOUSE CONTRACTOR) PLATE, WALL, THERMOSTAT ADAPTER, INCLUDED WITH THERMOSTAT. (SUPPLIED BY CONTROL HOUSE CONTRACTOR) SAFETY EYE WASH KIT, CODE #151-4365 (FIELD TO DETERMINE LOCATION) COMMUNICATION BOARD, 3/4 X 8' X 4' PLYWOOD (FIELD CREW TO PURCHINSTALL) TELEPHONE BOARD, 3/4 X 8' X 4' PLYWOOD (FIELD CREW TO PURCHINSTALL) FIBER OPTIC DISTRIBUTION BOARD, 3/4" X 8' X 4' PLYWOOD WALL-MOUNTABLE CONNECTOR HOUSING, 12-24 FIBER CAP - CORNING CABLE SYSTEM #WCH-02P ST COMPATIBLE 12 FIBER PANEL - SIECOR #CCH-CP12-15T HOUSE ACCESSORY BOARD, 3/4" X 3' X 3' PLYWOOD, VOLTAGE SENSOR - MANF.: TYCO ELECTRONICS CORP - CSL-38-60010 8 PIN SOCKET FOR VOLTAGE SENSOR RELAY - MANF: POTTER & BRUMFIELD/SIEMENS CO - 27E891 (WPSC CODE #138-6102) KEPCO POWER SUPPLY - MODEL RKW24-4.5K, 125/24VDC (WPSC CODE #138-6239) BLOCK, TERMINAL GROUNDING, MANF: WOERTZ - CAT. NO. TYPE 3434 (WPSC CODE #142-6032) BARRIER, TERMINAL BLOCK - MANF: WOERTZ - CAT. NO. TYPE 3516 GR (WPS CODE #142-6022) BLOCK, TERMINAL - MANF: WOERTZ - CAT. NO. TYPE 3425 GR (WPSC 142-6020) 2 STOPPER, TERMINAL BLOCK - MANF: WOERTZ CAT. NO. TYPE 30199 (WPSC CODE #142-6024) 1 PARTITION, TERMINAL BLOCK - MANF: WOERTZ CAT. NO. TYPE 3506 GR (WPSC CODE #142-6026) SAFETY SWITCH, FUSIBLE 240VAC/VDC 2-POLE, GENERAL PURPOSE INDOOR, SQUARE D CAT NO. H224N (BY WPSC) 2 FUSE, TIME DELAY, 150 AMP MODEL FRN-R-200 POWER DISTRIBUTION BOX, HOFFMAN CAT NO. A20N20ALP (BY WPSC) 1 PANEL, MTG, (BOX INTERIOR) HOFFMAN CAT NO A20N20MP (BY WPSC) 2 POWER DISTRIBUTION BLOCK, FERRAZ SHAWMUT CAT NO. 68122 (BY WPSC) SWITCH, SAFETY, DISCONNECT, 200A, NEMA TYPE 3R, RAINPROOF, CODE #142-5880 SMOKE DETECTOR, MANF: SYSTEM SENSOR - 4WTRAR-B (WPSC CODE #138-7322) BATTERY EQUALIZE CONTROL PACKAGE (SEE WPSC STANDARD SS-701-23) DOOR MICRO SWITCH FOR DOOR ALARM, MANF: GE SECURITY INDUSTRIAL - CAT. NO. 115-6Y-12K (WPSC 138-7271) TEMPERATURE ALARM THERMOSTAT, HEATING - MANF: HONEYWELL - CAT. NO. T498A1778 (WPSC CODE #138-6425) 1 THERMOSTAT, COOLING - MANF: TPI CORP. - STOCK #ETD-S8-6S (WPSC CODE #138-6788) ATC - AC LOAD CENTER - 225A, 1 PHASE, 120/240V/AC, 1-42 SPACES SQUARE "D" CATALOG #NQ042L225CU DC LIGHT FIXTURE (FIELD CREW TO PURCHASE AND INSTALL) RECEPTACLE, 120V, 20A W/BOX AND COVER (FIELD CREW TO PURCHASE AND INSTALL) RECEPTACLE, 120/240V, 50A W/BOX AND COVER (FIELD CREW TO PURCHASE AND INSTALL)

NOTES:

- STAND OFF PANEL FROM WALL SO THAT FRONT IS FLUSH WITH ATC LOAD CENTER.
- FIELD CREW TO CONNECT METERS TO D.T. SWITCH. (METERS SUPPLIED BY FIELD CREW)

WPS STANDARDS APPLIED:

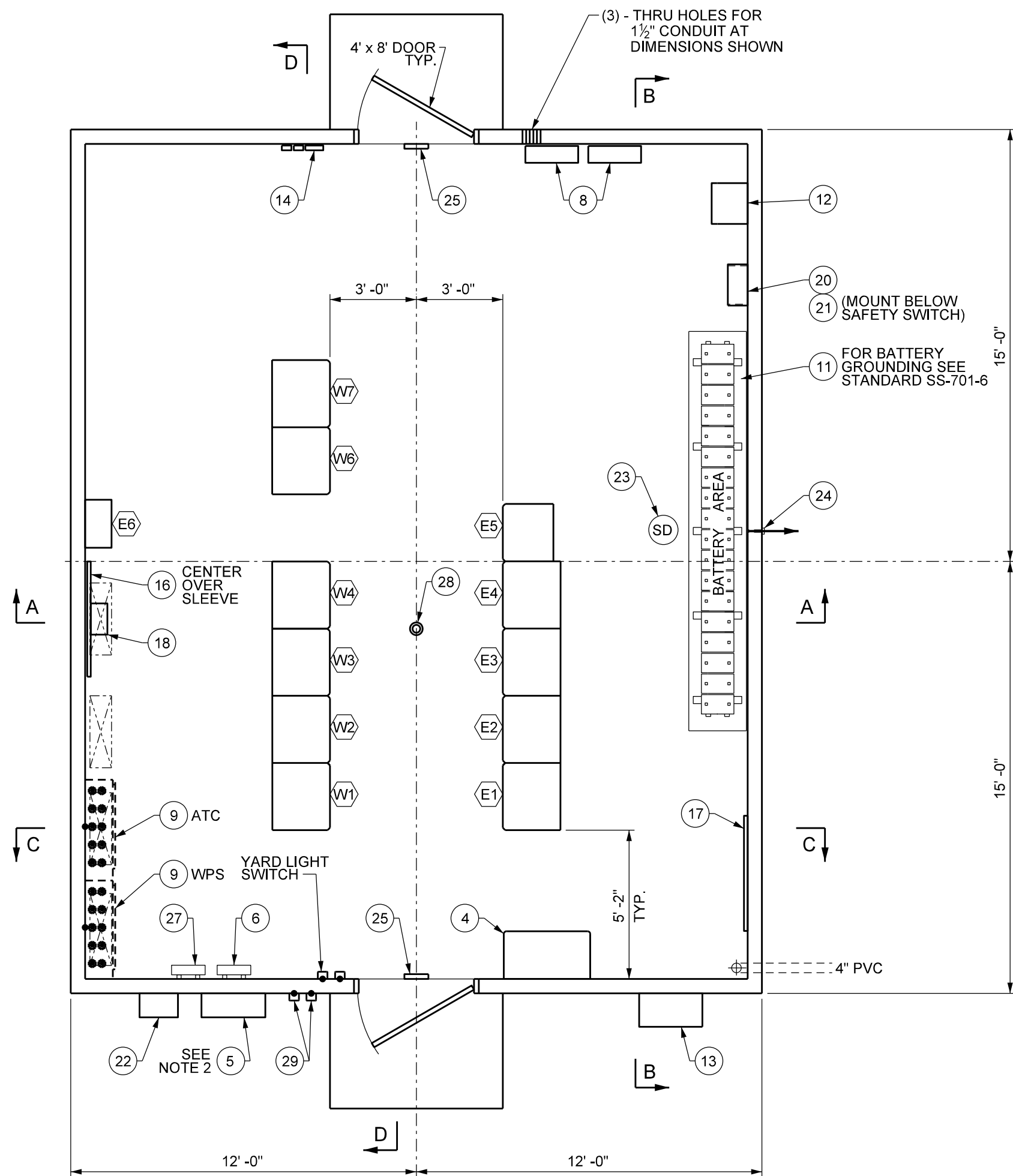
- SS-700-1 - - - - TYPICAL SINGLE PHASE 3-WIRE AC LOAD CENTER
- SS-700-3 - - - - TYPICAL SWITCH ARRANGEMENT AT CONTROL HOUSE DOORS
- SS-700-7 - - - - TYPICAL KINNEY DC LOAD CENTER
- SS-700-8 - - - - TERMINAL BOX RACK - INSTALLATION & FABRICATION DETAIL
- SS-700-9 - - - - CONTROL HOUSE TERMINATION CABINET CABLE TERMINATION
- SS-701-2 - - - - FABRICATION & INSTALL. DETAILS SINGLE 3-7 TERMINAL BOX
- SS-701-2A - - - - FABRICATION & INSTALL. DETAILS SINGLE 3-7 TERMINAL BOX
- SS-701-5A - - - - TYPICAL AC CABINET & DOUBLE THROW SWITCH INSTALLATION
- SS-701-5B - - - - TYPICAL AC CABINET & DOUBLE THROW SWITCH INSTALLATION
- SS-701-6 - - - - BATTERIES, BATT. CHARGER & DC CABINET(S) INSTALLATION
- SS-701-22 - - - - CONTROL HOUSE EQUIPMENT MIN. CLEARANCE GUIDELINE
- SS-701-23 - - - - BATTERY EQUILIZE AIR CIRCULATION
- SS-702-1 - - - - CONTROL HOUSE DOOR WARNING SIGN
- SS-702-3 - - - - CONTROL HOUSE SIGNAGE
- SS-703-1 - - - - CONTROL WIRING GUIDELINES
- SS-703-2 - - - - CONTROL WIRING GUIDELINES
- SS-704-7 - - - - CONDUIT INSTALLATION FOR THERMOSTATS

WPS - PANEL SCHEDULE

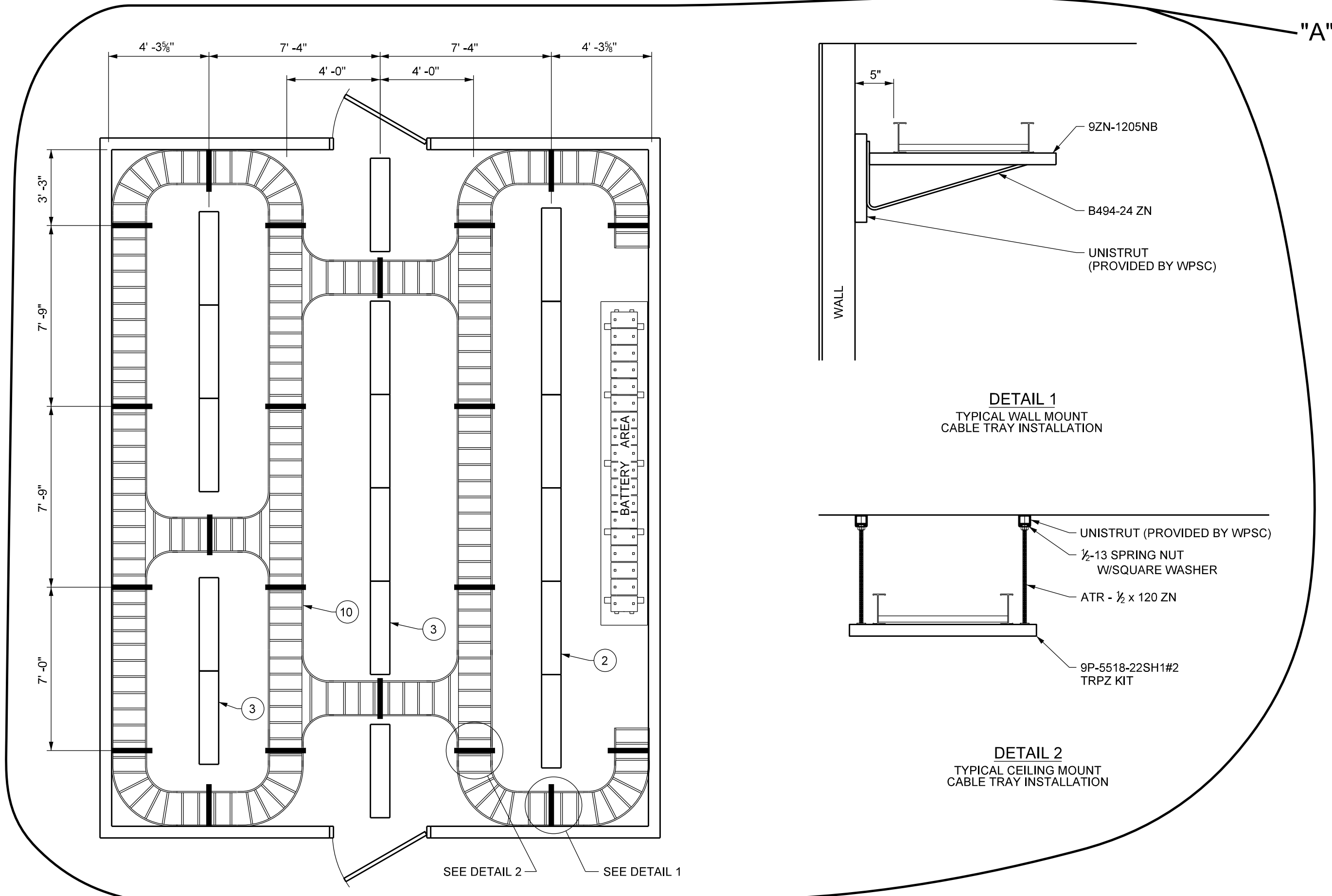
- (E1) RTU PANEL
- (E2) OPERATOR INTERFACE & EMERGENCY CONTROL
- (E3) FDR 241 RELAY PANEL
- (E4) FDR 242 RELAY PANEL
- (E5) CRU
- (E6) WPS IT CABINET

ATC - PANEL SCHEDULE

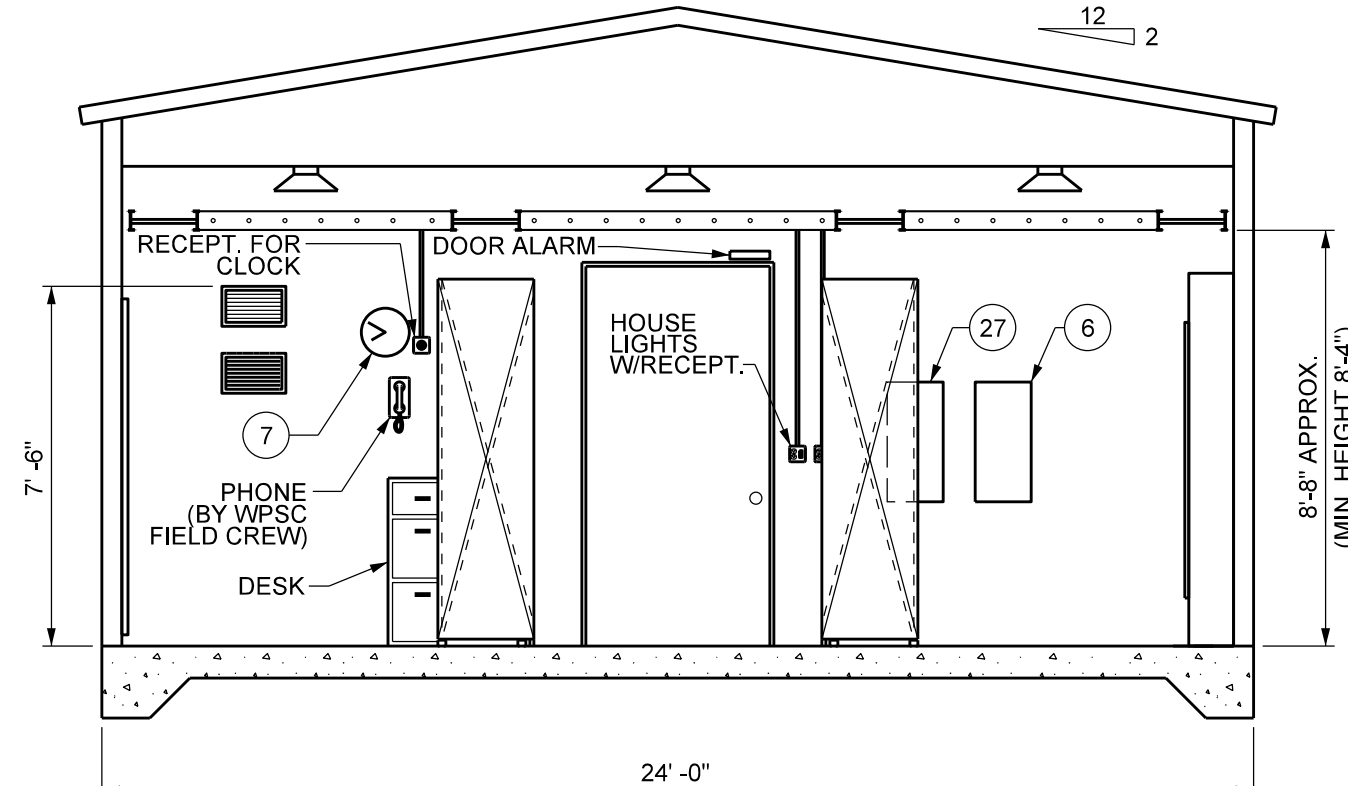
- (W1) ATC RTU PANEL
- (W2) ATC IT PANEL
- (W3) GLRN11 RELAY PANEL
- (W4) BUS G2 DIFFERENTIAL PANEL
- (W5) FUTURE
- (W6) BUS G1 DIFFERENTIAL PANEL
- (W7) ASHG11 RELAY PANEL



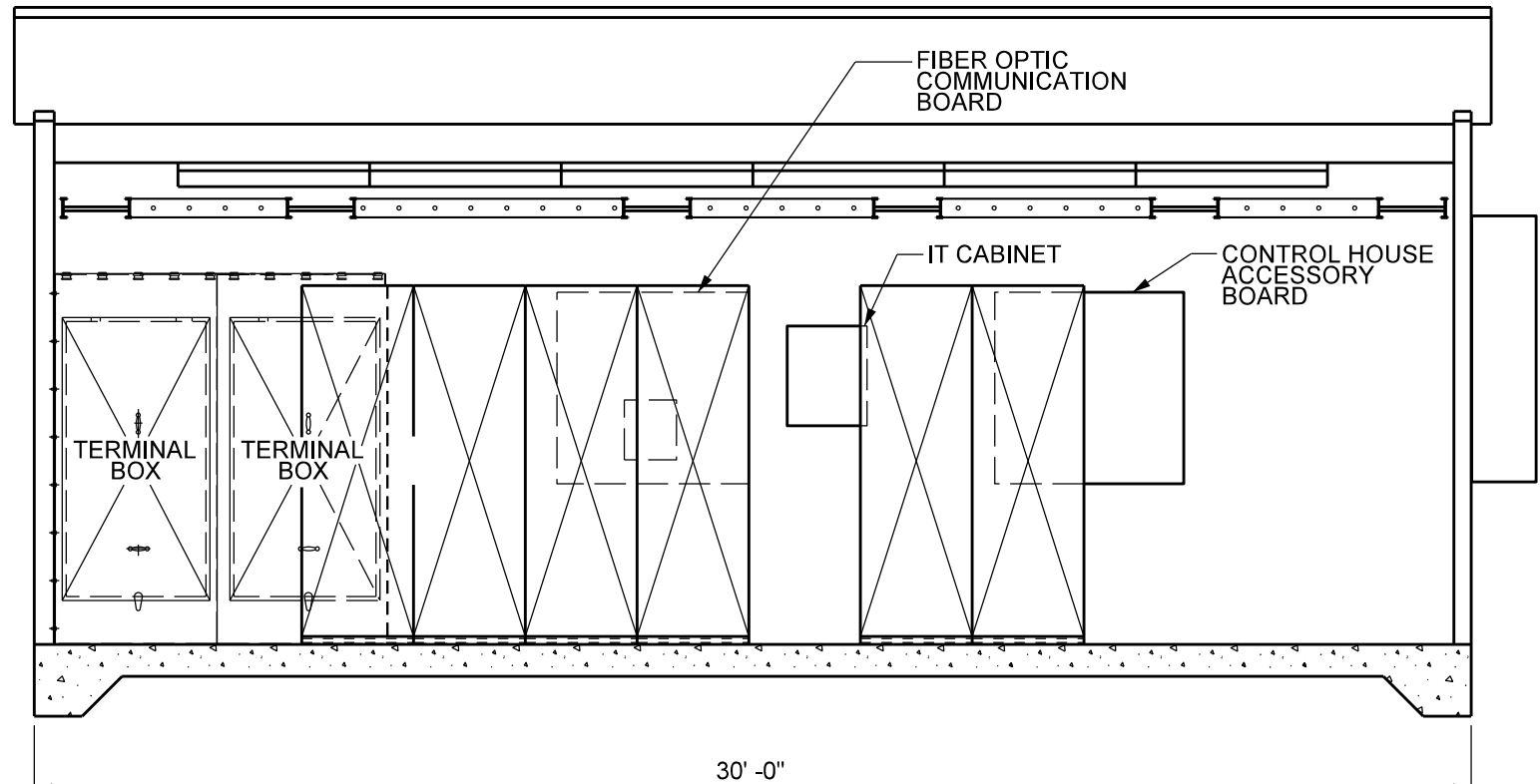
PLAN



PLAN - LIGHTS & CABLE TRAY



SECTION C-C



SECTION D-D

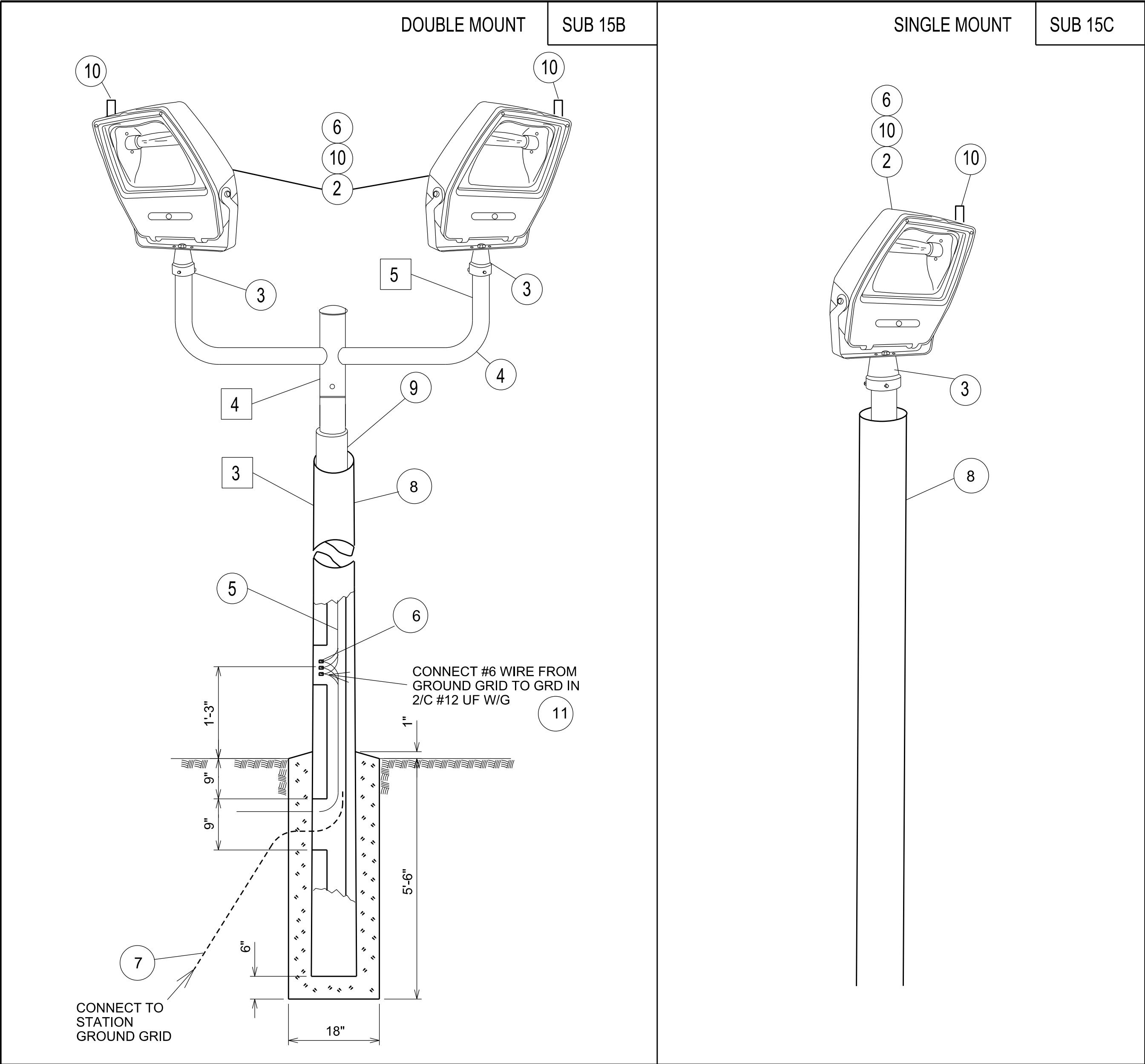
REVISIONS

A	ATC W.O. # 69507 ATC ENG # 0190013127 ATC CONST # 0190013126 N/A
	WPS PROJ. # 0190013125 ADDED CABLE TRAY DETAILS 1 & 2.
	DATE: 12-23-14 DESIGNED BY: AMH REVIEWED BY: DEW ENGINEER: DEW

DD-40520 -A

PLOTTED: \$\$\$date\$\$\$

CADD	WISCONSIN PUBLIC SERVICE CORPORATION	DATE: 12-17-13
DESIGN/TECH: AMH	CONTROL HOUSE PLAN & SECTIONS	SCALE: 1/4"=1'-0"
ENGINEER: DEW	ASHLAND AVENUE SUBSTATION	DD-40520 -A



NOTES:

- 1. Tighten the set screws adequately to hold luminaire securely in place.
- 2. Post top luminaires have a specific side to face toward the sub.
- 3. Pole/Standard, Tenon is 3" O.D.
- 4. Bullhorn Tenon Receiver is 3" I.D.
- 5. Bullhorn Trunnion Tenon is 3" O.D.
- 6. Drill 18" hole; Fill with gravel tamped at one foot intervals up to 1" above finished grade
- 7. See substation control cable layout for location of light

* Per Sub Items

9	LAMP 350 W METAL HALIDE	134 5311	*	10	SHORTING CAP	135 0605	*
7	WIRE #6 BS CU	TRUCK STOCK (133 0917)	AS REQ'D	8	STANDARD FIBERGLASS	134 7330	--
5	WIRE 2/C #12 CU UF	133 5850	AS REQ'D	6	WIRE NUT	135 1900	*
3	ADAPTER TENON 3"	134 0014	*	4	BULLHORN BRACKET TENON MOUNT	134 1371	*
1	CONNECTOR VERSITAP	134 2527	1	2	FIXTURE - 350W (BLACK)	134 5499	*

ITEM	MATERIAL	#REQ'D	ITEM	MATERIAL	#REQ'D
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THE INFORMATION ON THIS PRINT IS CONFIDENTIAL
AND IS THE PROPERTY OF
WISCONSIN PUBLIC SERVICE CORPORATION

WPSC SUBSTATION ENGINEERING STANDARDS				
ORIG		06-18-2001	REVISION	---
APPR		06-18-2001	SS-401-14	
REV	CAM	10-25-2012		
APPR	N/A	N/A		

YARD LIGHT STANDARD

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

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the Vacation Request for a portion of George Street (next to 102 N Broadway). Applicant: City of De Pere.*

ATTACHMENTS:

- PC_Staff_Feb_George St ROW (PDF)
- PC_SV_ED-844_George (PDF)
- PC_George St ROW_Attachments (PDF)

	CITY OF DE PERE APPLICATION FOR ROW VACATION	Fee: \$ 275.00	
		Receipt #: NA	
		Date: Feb 16, 2015	

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 Ken Pabich	Title Director	
Mailing Address 335 S Broadway	City De Pere	State WI	ZIP Code 54115
Email Address kpabich@mail.de-pere.org	Phone Number (incl. area code) 920-339-4043	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)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Right of Way Requested to be Vacated

Name of ROW:	Request to vacate a portion of George Street on the north side. Please see attached map.
Legal Description to be Vacated: (Please attach map)	

SECTION 4: Reason of Vacation

Reason for Requesting Vacation of ROW:	Vacate area is to be combined with the parcel to the north ED-844
--	---

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

Name of Owner/Authorized Representative (please print) Ken Pabich	Title Director	Phone Number 920-339-4043
Signature of Applicant		Date Signed Feb 16, 2015

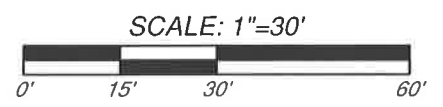
Attachment: PC_SV_ED-844_George (3129 : George Vacation)

PLAT OF SURVEY

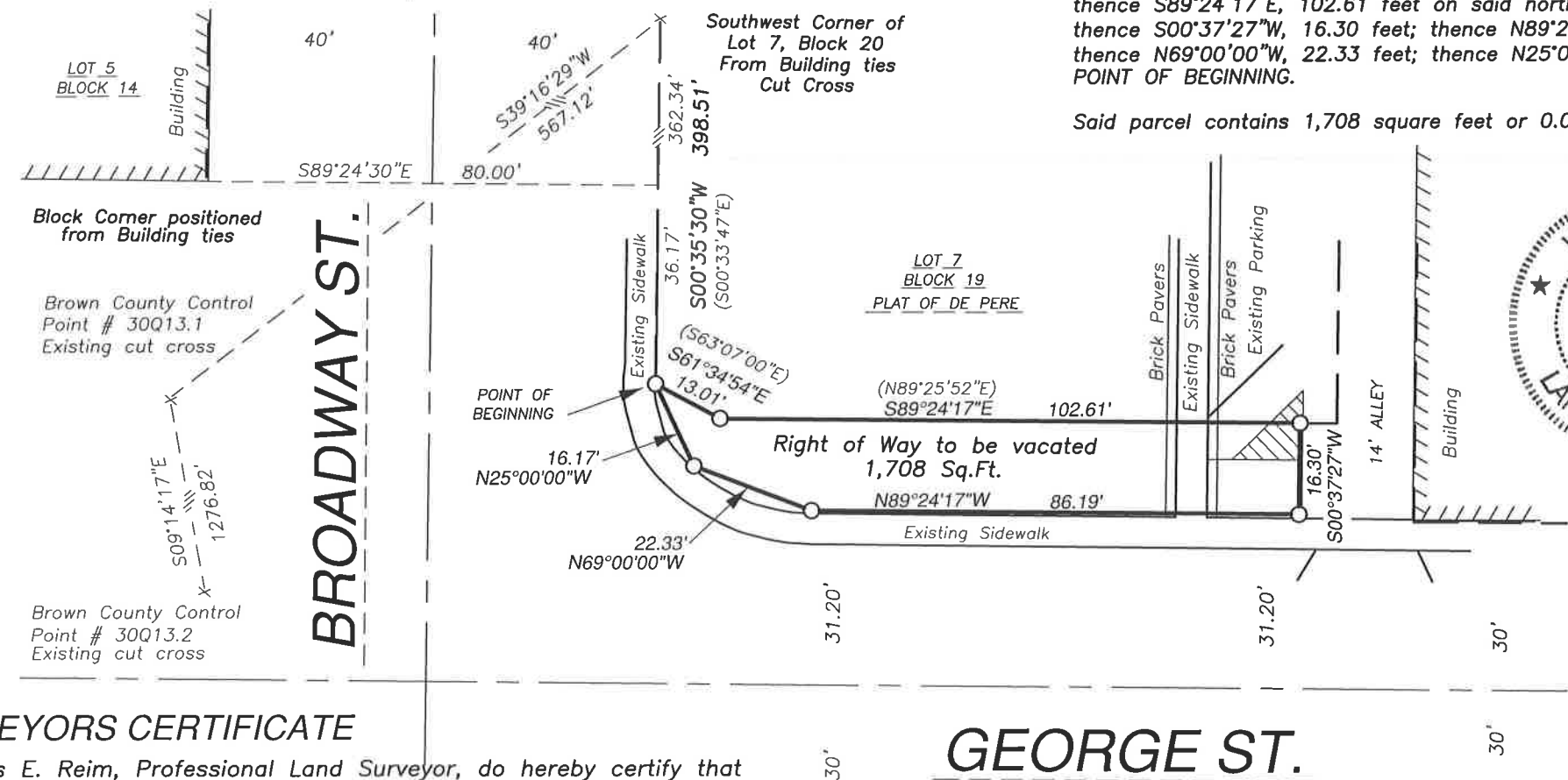
PART OF GEORGE STREET, BEING A PART LOT 7, BLOCK 19, PLAT OF DE PERE, EAST SIDE FOX RIVER, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

LEGEND

- Set 1" x 18" Iron Pipe weighing 1.13 lbs./lin. ft.
- () Recorded Bearing



Bearings are referenced to Brown County coordinates. The east right of way of Broadway St. being S00°35'30"W.



LEGAL DESCRIPTION

Part of George Street, being a part of Lot 7, Block 19, Plat of De Pere, East Side Fox River, City of De Pere, Brown County, Wisconsin described as follows:
Commencing at the Southwest corner of Lot 7, Block 20, said Plat of De Pere;
thence S00°35'30W, 398.51 feet on the east right of way of Broadway Street to the existing north right of way of George Street, the POINT OF BEGINNING;
thence S61°34'54"E, 13.01 feet on said north right of way;
thence S89°24'17"E, 102.61 feet on said north right of way;
thence S00°37'27"W, 16.30 feet; thence N89°24'17"W, 86.19 feet;
thence N69°00'00"W, 22.33 feet; thence N25°00'00"W, 16.17 feet to th POINT OF BEGINNING.

Said parcel contains 1,708 square feet or 0.04 acres of land.



SURVEYORS CERTIFICATE

I, Dennis E. Reim, Professional Land Surveyor, do hereby certify that I have surveyed the within described property on 02/17/15 to the best of my knowledge and belief and the within map is a true representation thereof.

Date: 02/20/2015
Dennis E. Reim, PLS #1590

GEORGE ST.



ROBERT E. LEE & ASSOCIATES, INC
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: WWW.RELEEINC.COM
PHONE: (920) 662-964
FAX: (920) 662-9141

Part of George Street, being a part of Lot 7, Block 19, Plat of De Pere, East Side Fox River, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the Southwest corner of Lot 7, Block 20, said Plat of De Pere;
thence S00°35'30"W, 398.51 feet on the east right of way of Broadway Street to the existing north right of way of George Street, the POINT OF BEGINNING;
thence S61°34'54"E, 13.01 feet on said north right of way;
thence S89°24'17"E, 102.61 feet on said north right of way;
thence S00°37'27"W, 16.30 feet; thence N89°24'17"W, 86.19 feet;
thence N69°00'00"W, 22.33 feet; thence N25°00'00"W, 16.17 feet to the POINT OF BEGINNING.

Said parcel contains 1,708 square feet or 0.04 acres of land.

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Lawrence. Surveyor: Vande Hei.*

ATTACHMENTS:

- PC_Staff_Feb_ExtraCSM_Lawrence (PDF)
- CSM_L-40-2 (PDF)

Item #5: Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Lawrence. Surveyor: Vande Hei.*

Mike Vande Hei has completed a CSM with two lots on the corner of Williams Grant Dr and STH S (Freedom Road). Lot 1 is 7.29 acres and Lot 2 is 8 acres. The CSM does note that access on CTH S will require a permit from the County.

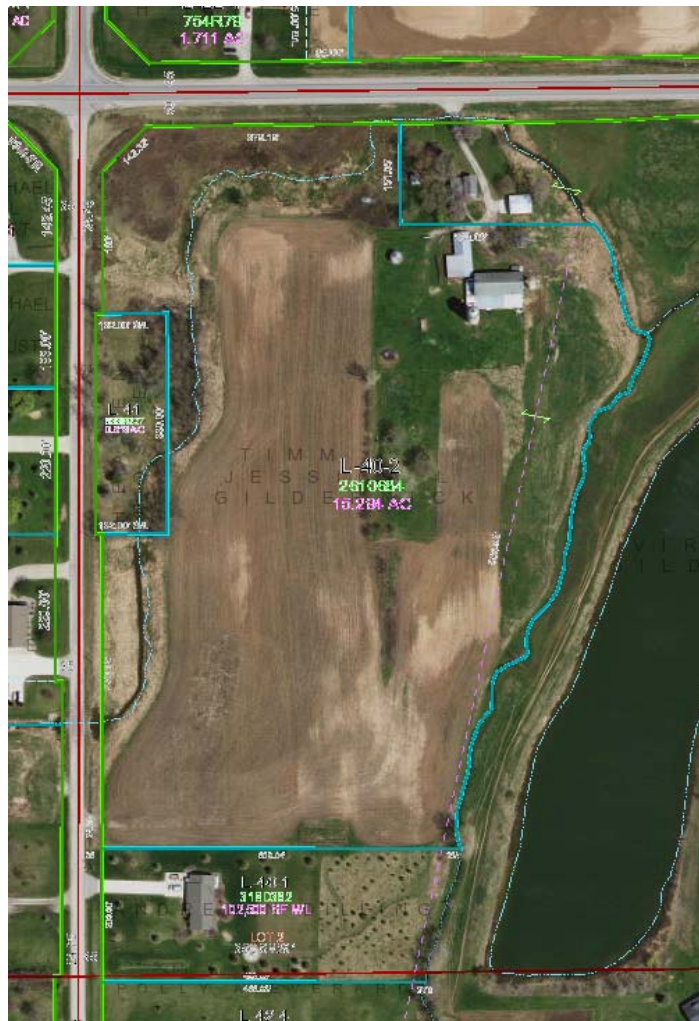


Figure 1. Location of proposed CSM.

Recommendation

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

1. CSM must meet the requirements specified by Brown County Planning.
2. Certificate for City of De Pere should be Shana Defnet, City Clerk.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 330.00
		Receipt #: 99392
		Date: 1-26-15

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) Timm & Jessica Gildernick	Authorized Representative Michael D. Vande Hei	Title PLS	
Mailing Address 2696 Lost Dauphin Road	City De Pere	State WI	ZIP Code 54115
Email Address mvandehei001@new.rr.com	Phone Number (incl. area code)	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)	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 Town of Lawrence, Southeast Corner of CTH S and Williams Grant DRIVE	Parcel No. L-40-2
---	----------------------

SECTION 4: CSM Information

Existing Zoning:	
Present Use of Parcel:	
Proposed Use of Lots:	

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) Michael D. Vande Hei	Title PLS	Phone Number 920-639-1564
Signature of Applicant 		Date Signed 1/23/2015

TO BE COMPLETED BY CITY STAFF

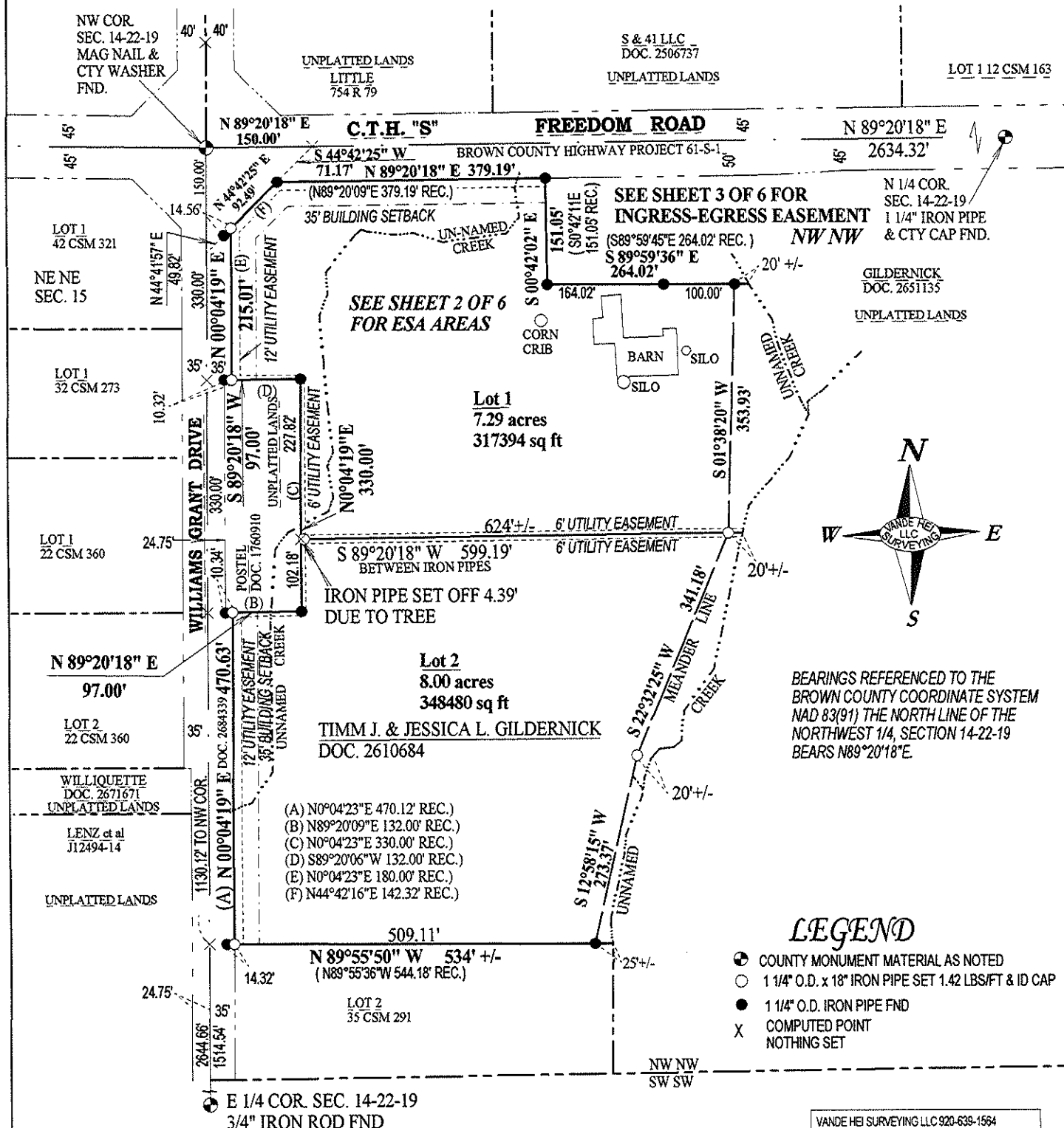
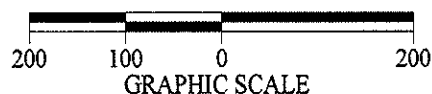
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

CERTIFIED SURVEY MAP

**PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 14,
TOWNSHIP 22 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE,
BROWN COUNTY, WISCONSIN.**



SCALE 1" = 200'



SHEET 1 OF 6

Attachment: CSM_L-40-2 (3130 : CSM L1)

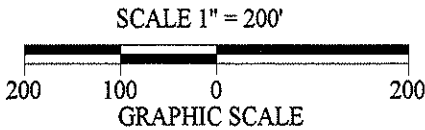
LEGEND

- ☒ COUNTY MONUMENT MATERIAL AS NOTED
☐ 1 1/4" O.D. x 18" IRON PIPE SET 1.42 LBS/FT & ID CAP
☒ 1 1/4" O.D. IRON PIPE FND
X COMPUTED POINT
NOTHING SET

VANDE HEI SURVEYING LLC 920-639-1564
 JOB NO. 11502
 PCS FILE: GILDERNICK
 PREP DATE: 1/23/2015

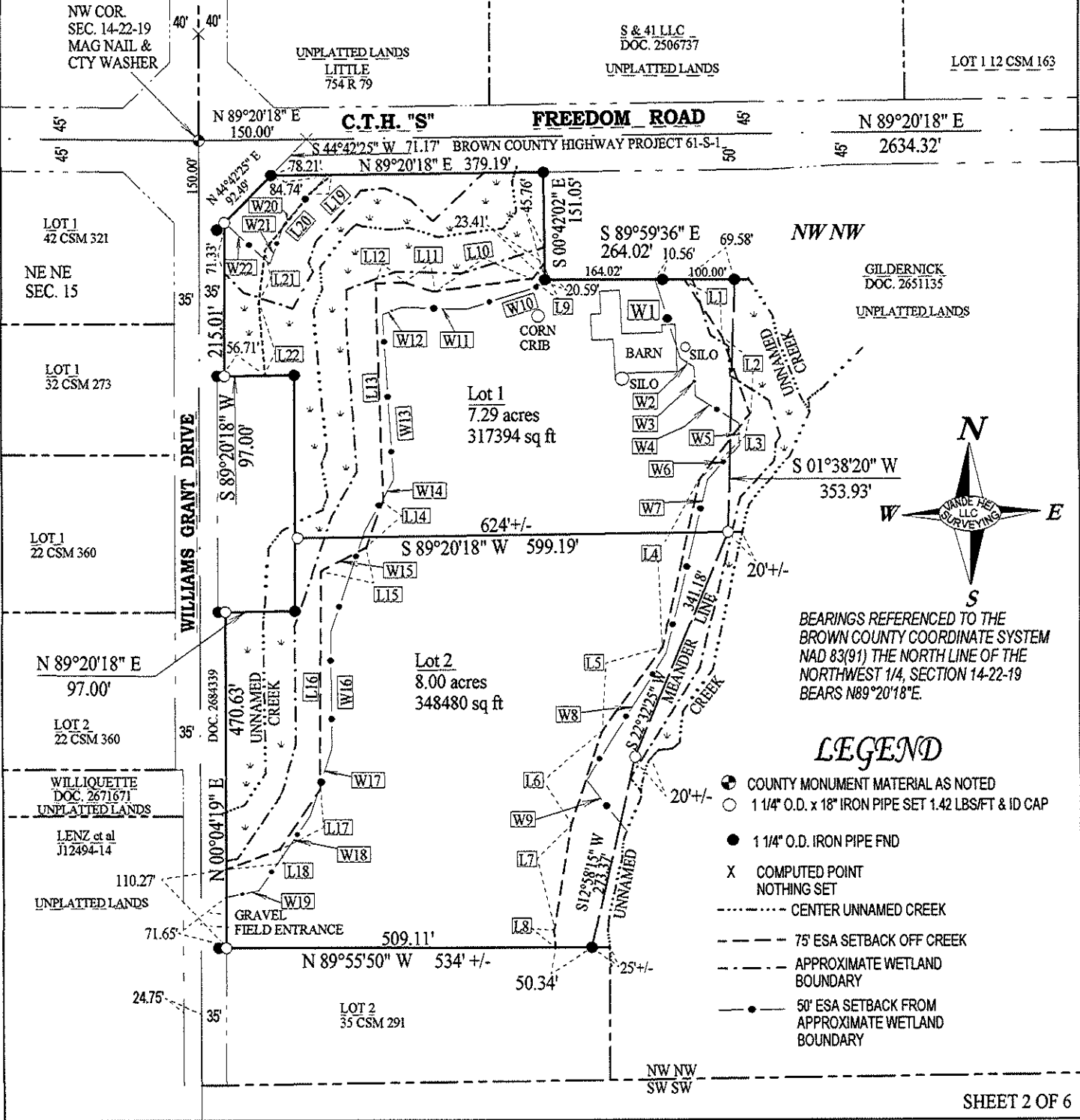
ESA AREAS

SEE SHEET 5 OF 6 FOR ESA NOTES AND RESTRICTIVE COVENANTS



75' ESA CREEK SETBACK		
Id	Bearing	Distance
L1	N 33°08'20" W	95.84'
L2	S 19°24'37" E	114.47'
L3	S 37°36'33" W	115.73'
L4	S 12°28'19" W	241.36'
L5	S 35°50'26" W	145.39'
L6	S 18°35'39" W	135.14'
L7	N 09°20'27" E	152.21'
L8	N 05°22'22" W	23.64'
L9	N 37°43'00" E	27.03'
L10	N 82°27'33" E	139.29'
L11	S 72°11'53" E	43.82'
L12	N 87°12'06" E	38.85'
L13	N 01°45'12" W	303.22'
L14	N 19°51'18" E	70.69'
L15	N 62°32'14" E	70.94'
L16	N 00°30'27" E	305.30'
L17	S 34°07'32" W	101.25'
L18	S 69°13'14" W	79.78'
L19	N 49°43'58" E	38.89'
L20	N 38°25'24" E	101.78'
L21	S 07°00'35" W	74.55'
L22	N 04°50'47" W	102.57'

50' ESA OFFSET WETLAND BOUND.		
Id	Bearing	Distance
W1	N 17°32'05" W	115.88'
W2	N 58°00'44" W	22.14'
W3	N 03°36'04" W	41.36'
W4	N 57°22'43" W	70.84'
W5	S 02°20'10" E	30.82'
W6	N 43°23'32" E	65.47'
W7	S 13°30'20" W	251.29'
W8	N 32°16'45" E	208.82'
W9	N 38°01'56" W	90.07'
W10	S 72°27'39" W	136.44'
W11	N 88°15'20" W	90.01'
W12	S 69°50'22" W	28.41'
W13	S 03°36'55" E	231.45'
W14	S 29°27'05" W	82.82'
W15	S 18°42'59" W	149.25'
W16	S 00°33'04" E	162.81'
W17	S 18°21'33" W	99.02'
W18	S 34°29'12" W	127.43'
W19	S 79°14'42" W	46.14'
W20	S 41°25'05" W	90.32'
W21	S 19°31'34" W	60.16'
W22	N 47°39'18" W	85.80'

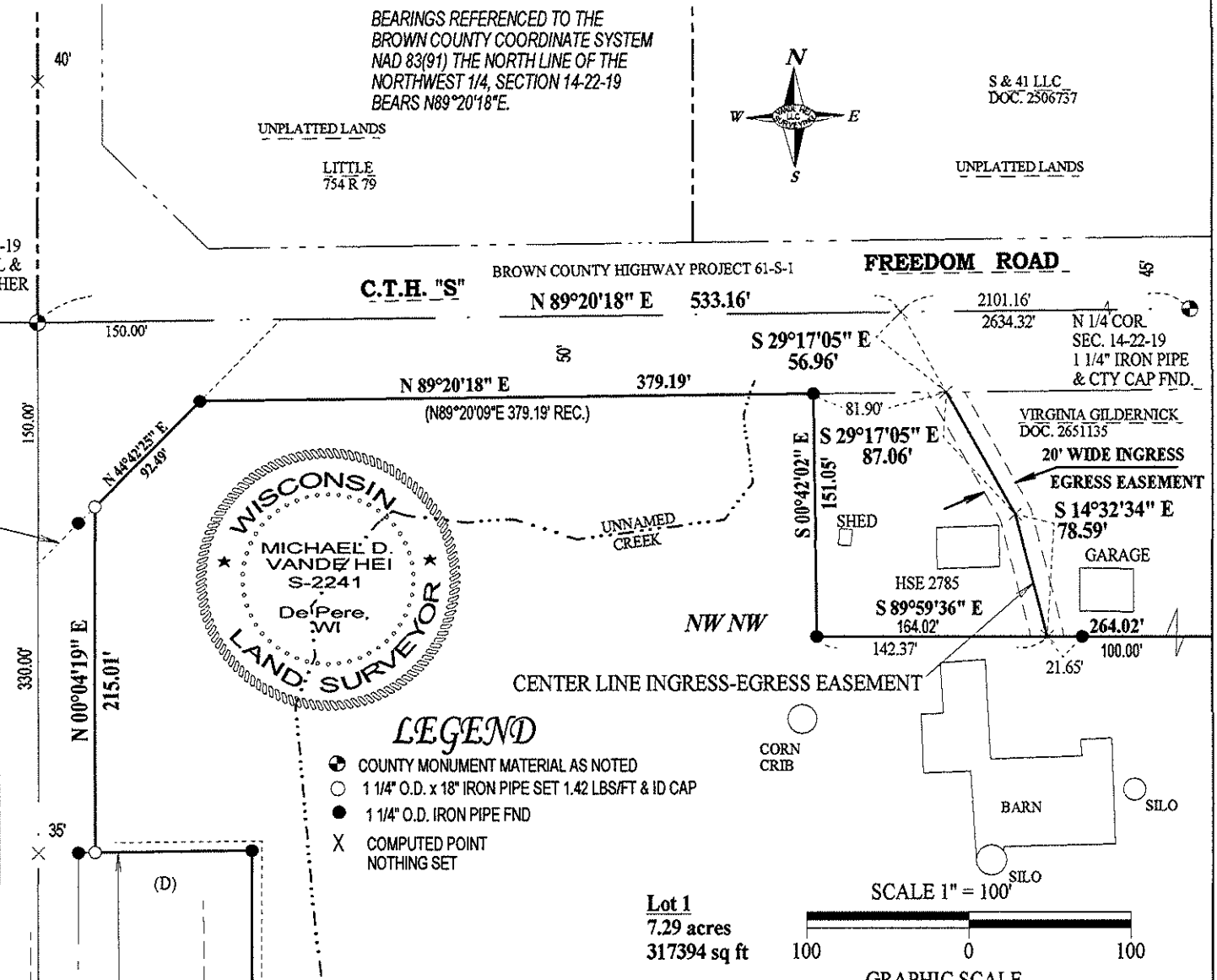


LEGEND

- COUNTY MONUMENT MATERIAL AS NOTED
- 1 1/4" O.D. x 18" IRON PIPE SET 1.42 LBS/FT & ID CAP
- 1 1/4" O.D. IRON PIPE FND
- COMPUTED POINT
- NOTHING SET
- CENTER UNNAMED CREEK
- 75' ESA SETBACK OFF CREEK
- APPROXIMATE WETLAND BOUNDARY
- 50' ESA SETBACK FROM APPROXIMATE WETLAND BOUNDARY

INGRESS - EGRESS EASEMENT FOR THE BENIFIT OF LOT 1

20 FOOT WIDE INGRESS-EGRESS EASEMENT LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 14, TOWNSHIP 22 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN DESCRIBED BELOW.



DESCRIPTION OF INGRESS-EGRESS EASEMENT ACROSS LANDS DESCRIBED IN DOCUMENT # 2651135

20 FOOT WIDE INGRESS-EGRESS EASEMENT LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 14, TOWNSHIP 22 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN THE CENTER LINE DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°20'18"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14, 533.16 FEET; THENCE S29°17'05"E, 56.96 FEET TO THE SOUTH LINE OF COUNTY TRUNK HIGHWAY "S" (FREEDOM ROAD); THENCE CONTINUING S29°17'05"E, 87.06 FEET; THENCE S14°32'34"E, 78.59 FEET TO THE POINT OF ENDING OF SAID CENTER LINE OF EASEMENT AND TO THE NORTH LINE OF LOT 1 AS DEPICTED HEREON.

OWNER'S CERTIFICATE FOR INGRESS-EGRESS EASEMENT:

AS OWNER, I CERTIFY THAT I CAUSED THE INGRESS-EGRESS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, AND LAYED HEREON. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF LAWRENCE AND BROWN COUNTY PLANNING COMMISSION.

VIRGINIA GILDERNICK

STATE OF WISCONSIN

COUNTY

PERSONALLY CAME BEFORE ME THIS DAY OF 2015, THE ABOVE NAMED, VIRGINIA GILDERNICK, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WISCONSIN

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE:

I, MICHAEL D. VANDE HEI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 14, TOWNSHIP 22 NORTH, RANGE 19 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE N89°20'18"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF A DISTANCE OF 150.00 FEET; THENCE S44°42'25"W, A DISTANCE OF 71.17 FEET TO THE SOUTH LINE OF COUNTY TRUNK HIGHWAY "S", (FREEDOM ROAD) AND TO THE POINT OF BEGINNING; THENCE N89°20'18"E ALONG SAID SOUTH LINE, A DISTANCE OF 379.19 FEET; THENCE S00°42'02"E, A DISTANCE OF 151.05 FEET; THENCE S89°59'36"E, A DISTANCE OF 264.02 FEET TO A MEANDER LINE FOR A UNNAMED CREEK, SAID POINT BEING N89°59'36"W 20 FEET MORE OR LESS FROM THE CENTER OF SAID CREEK; THENCE THE FOLLOWING THREE (3) COURSE ALONG SAID MEANDER LINE, THENCE S01°38'20"W, A DISTANCE OF 353.93 FEET; THENCE S22°32'25"W, A DISTANCE OF 341.18 FEET; THENCE S12°58'15"W, A DISTANCE OF 273.37 FEET TO THE END OF SAID COURSES AND TO A POINT ON THE NORTH LINE OF LOT 2. VOLUME 35 CERTIFIED SURVEY MAPS, PAGE 291 OF BROWN COUNTY RECORDS, SAID POINT BEING N89°55'50"W 25 FEET MORE OR LESS FROM THE CENTER OF SAID NO-NAME CREEK; THENCE 89°55'50"W ALONG SAID NORTH LINE, A DISTANCE OF 509.11 FEET TO THE EAST LINE OF WILLIAMS GRANT DRIVE; THENCE N00°04'19"E ALONG SAID EAST LINE, A DISTANCE OF 470.63 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NUMBER 1760910 OF BROWN COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LANDS, THENCE N89°20'18"E, A DISTANCE OF 97.00 FEET; THENCE N00°04'19"E, A DISTANCE OF 330.00 FEET; THENCE S89°20'18"W, A DISTANCE OF 97.00 FEET TO THE END OF SAID COURSE AND TO THE SAID EAST LINE OF WILLIAMS GRANT DRIVE; THENCE N00°04'19"E ALONG SAID EAST LINE, A DISTANCE OF 215.01 FEET TO THE SOUTH LINE OF SAID COUNTY TRUNK HIGHWAY "S", (FREEDOM ROAD); THENCE N44°42'25"E ALONG SAID SOUTH LINE, A DISTANCE OF 92.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15.29 ACRES MORE OR LESS INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTER OF THE UNNAMED CREEK.
THE ABOVE DESCRIBED PARCEL BEING LANDS DESCRIBED IN DOCUMENT NUMBER 2610684 OF BROWN COUNTY RECORDS. SAID PROPERTY SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

I, ALSO HEREBY CERTIFY THAT THE MAP SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT IT IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND THE DIVISION OF THAT LAND, IT'S EXTERIOR BOUNDARIES, LOCATION OF ALL BOUNDARY FENCES, HIGHWAY CONVEYANCES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY BY THE ORDER OF TIMM J. AND JESSICA L. GILDERNICK, OWNERS, AND I HAVE FULLY COMPLIED WITH SECTION 236.34 REVISED STATUTES OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF BROWN COUNTY AND THE TOWN OF LAWRENCE.

MICHAEL D. VANDE HEI RLS 2241 DATE



OWNER'S CERTIFICATE:

AS OWNERS, WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: BROWN COUNTY PLANNING COMMISSION AND THE TOWN OF LAWRENCE.

TIMM J. GILDERNICK JESSICA L. GILDERNICK

STATE OF WISCONSIN
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015,
THE ABOVE NAMED, TIMM J. GILDERNICK AND JESSICA L. GILDERNICK, TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

RESTRICTIVE COVENANTS:

THE LAND ON ALL LOT LINES SHALL BE GRADED BY THE SUBDIVIDER AND MAINTAINED BY THE PROPERTY OWNER TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHOD OUTLINED IN "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION OR INSTALLATION RELATED ACTIVITIES.

NOTES:

NO DEVELOPEMENT SHALL OCCUR ON LOTS 1 & 2 UNTIL SUCH TIME THAT PUBLIC SEWER AND WATER IS AVAILABLE OR THE CONSTRUCTION OF STRUCTURES WHICH RELY UPON ONSITE SEWAGE DISPOSAL SYSTEMS FOR SANITARY WASTE DISPOSAL SHALL BE PROHIBITED ON LOTS 1 & 2 UNTIL ALL STATE, COUNTY AND MUNICIPAL REGULATIONS HAVE BEEN MET AND A SANITARY PERMIT HAS BEEN ISSUED BY THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE.

A BROWN COUNTY HIGHWAY DEPT. ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION OF A NEW STREET/ROAD CONNECTION OR DRIVEWAY TO A COUNTY TRUNK HIGHWAY.

**ESA NOTES AND RESTRICTIVE COVENANTS:****NOTES:**

THE WETLANDS ARE APPROXIMATE ON LOTS 1 & 2 DUE TO THE LARGE SIZE OF THE LOTS AND/OR THE LOCATION OF THE WETLAND ESA. SHOULD ANY DEVELOPMENT ON LOTS 1 & 2 BE PROPOSED NEAR OR WITHIN THE APPROXIMATE WETLAND ESA, THE ACTUAL WETLAND AND ESA BOUNDARY SHALL BE PROPERLY DELINEATED BY A CERTIFIED WETLAND DELINEATOR HIRED BY THE AFFECTED LANDOWNER.

LOTS 1 & 2 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

RESTRICTIVE COVENANTS:

LOTS 1 & 2 CONTAIN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES (APPROXIMATE WETLANDS, ALL LAND WITHIN 50 FEET OF APPROXIMATE WETLANDS, FLOODWAY, ALL WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK - WHICHEVER IS GREATER, NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, NON-NAVIGABLE WATERWAYS, ALL LAND WITHIN 35 FEET OF THE TOP OF BANK OF NON-NAVIGABLE WATERWAYS, STEEP SLOPES 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURE AND A 20-FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES). DEVELOPEMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTICED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOTS 1 AND 2 PRIOR TO ANY CONSTRUCTION, FILLING OR GRADING ACTIVITY WITHIN 300 FEET OF A STREAM.

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION:

APPROVED BY THE BROWN COUNTY PLANNING COMMISSION THIS

_____ DAY OF _____, 2015.

PETER SCHLEINZ
SENIOR PLANNER
BROWN COUNTY PLANNING COMMISSION



BROWN COUNTY TREASURER'S CERTIFICATE:

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

PAUL D. ZELLER, BROWN COUNTY TREASURER _____ DATE _____

CERTIFICATION OF THE TOWN OF LAWRENCE:

APPROVED BY THE TOWN OF LAWRENCE THIS _____ DAY OF _____, 2015.

JENNIFER MESSERSCHMIDT
LAWRENCE TOWN CLERK

CERTIFICATION OF THE CITY OF DE PERE:

APPROVED BY THE CITY OF DE PERE THIS _____ DAY OF _____, 2015.

KENNETH PABISH
DIRECTOR OF PLANNING & ECONOMIC DEVELOPEMENT

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	

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

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Ledgeview. Surveyor: Mau.*

ATTACHMENTS:

- PC_Staff_Feb_ExtraCSM_Ledgeview (PDF)
- PC_CSM_D-402-1 (PDF)

Item #6: Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Ledgeview. Surveyor: Mau.*

David Chrouser has completed a CSM with two lots on CTH X (Heritage Road). Lot 1 is 1.50 acres and Lot 2 is 2.38 acres. The CSM also has a small dedication to the public along CTH X. The lots are being created for future residential use and the lots will require access permits from the County.

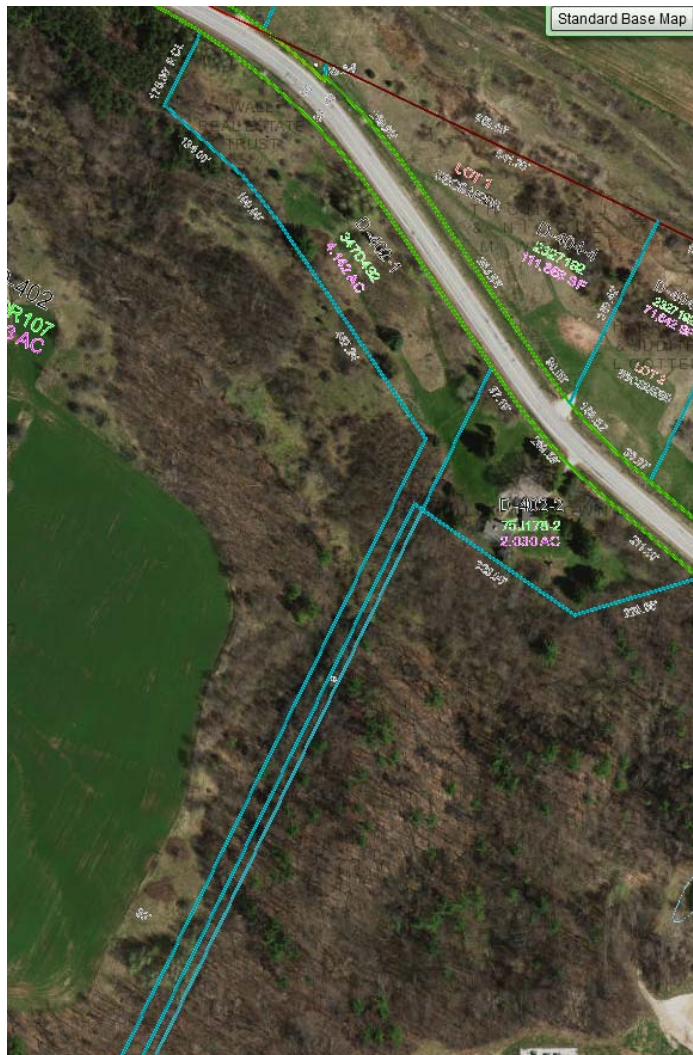


Figure 1. Location of proposed CSM.

Recommendation

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

1. CSM must meet the requirements specified by Brown County Planning.
2. Certificate for City of De Pere should be Shana Defnet, City Clerk.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 330.00
		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) Mau & Associates	Authorized Representative David J. Chrouser	Title Land Surveyor	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address dchrouser@mau-associates.com	Phone Number (incl. area code) 920-434-9670	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) Wall Real Estate Trust	Contact Person Jonathan C. Wall	Title Trustee	
Mailing Address 101 W. Lexington Road	City Whitefish Bay	State WI	ZIP Code 53217
Email Address joncwall1@gmail.com	Phone Number (incl. area code) 414-916-9972	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Heritage Road, Part of PC 39, ESFR	Parcel No. D-402-1
---	-----------------------

SECTION 4: CSM Information

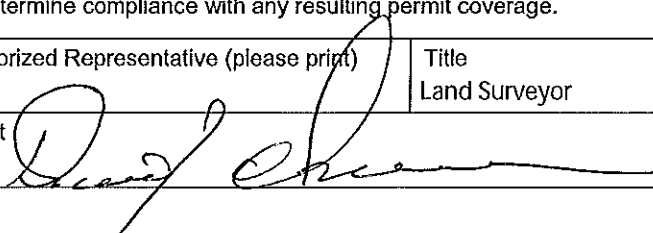
Existing Zoning:	Residential
Present Use of Parcel:	Vacant Land
Proposed Use of Lots:	Residential

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) David J. Chrouser	Title Land Surveyor	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 2/16/15

TO BE COMPLETED BY CITY STAFF

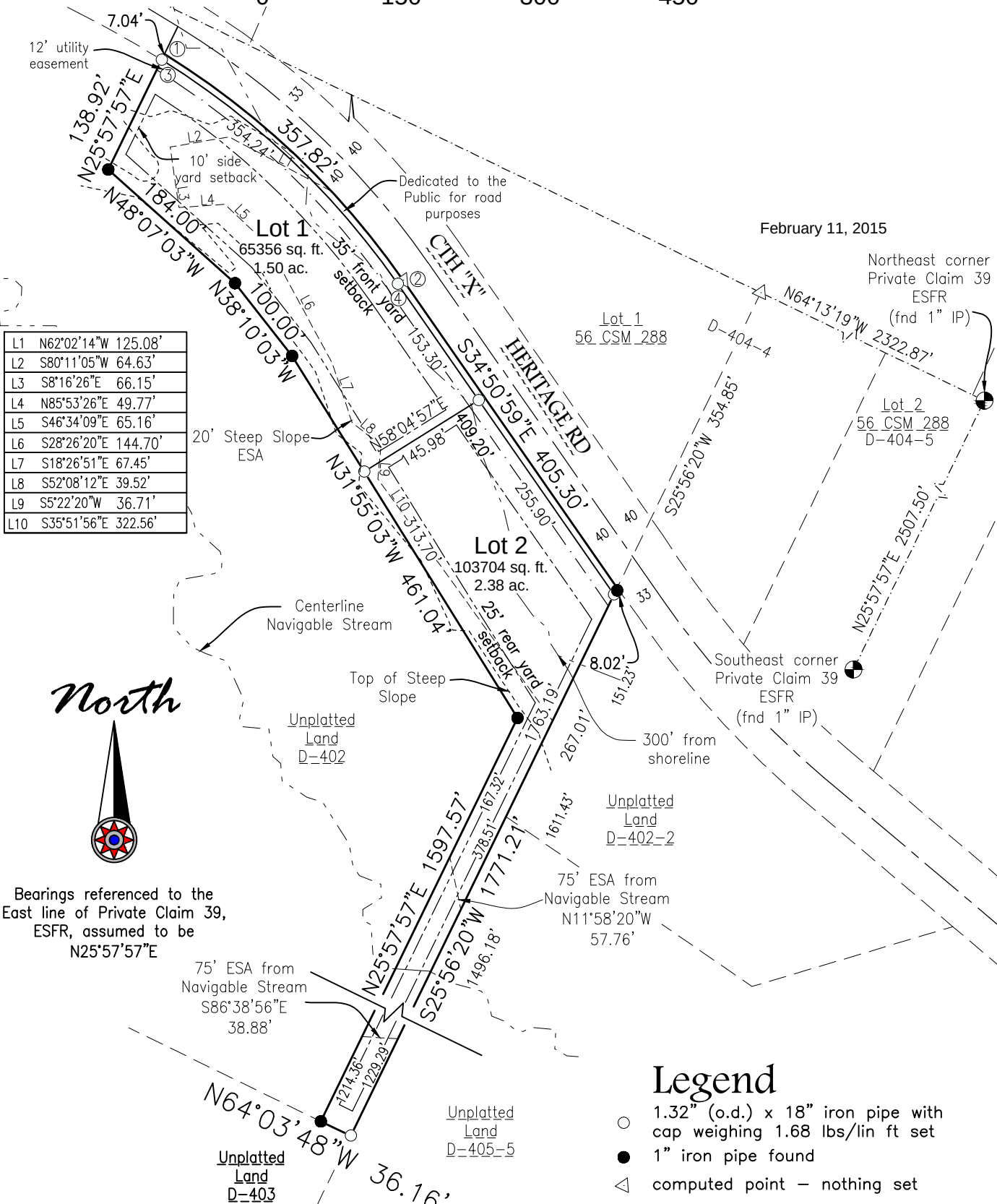
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
--	--

Attachment: PC_CSM_D-402-1 (3131 : CSM L 2)



Certified Survey Map

Part of Private Claim 39, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin



L1	N62°02'14"W	125.08'
L2	S80°11'05"W	64.63'
L3	S8°16'26"E	66.15'
L4	N85°53'26"E	49.77'
L5	S46°34'09"E	65.16'
L6	S28°26'20"W	144.70'
L7	S18°26'51"E	67.45'
L8	S52°08'12"E	39.52'
L9	S5°22'20"W	36.71'
L10	S35°51'56"E	322.56'



Bearings referenced to the East line of Private Claim 39, ESFR, assumed to be N25°57'57"E

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- △ computed point — nothing set
- ⊙ Brown County monument — type noted

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	357.82	877.00	355.34	S46°32'17"E	23°22'36"	N58°13'35"W
3-4	354.24	870.00	351.80	N46°30'52"W	23°19'46"	N58°10'45"W

Client: Wall Real Estate Trust **Mau & Associates**
Tax Parcel: D-402-1
Drafted By: MRA
File: W-615CSM 020915.dwg
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Sheet One of Three
Project No.: W-615
Drawing No.: L-9120

Attachment: PC_CSM_D-402-1 (3131 : CSM L 2)



SURVEYOR’S CERTIFICATE

I, David J. Chrouser, Professional Land Surveyor, PLS–1579, do hereby certify that I have surveyed, divided, mapped and dedicated part of Private Claim 39, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Private claim 39, ESFR, thence N25°57’57”E, 2507.50 feet to the Northeast corner of Private Claim 39, ESFR; thence N64°13’19”W, 2322.87 feet along the North line of said Private Claim 39; thence S25°56’20”W, 354.85 feet to the the South right of way of Heritage Road, also known as C.T.H. ”X” and the point of beginning; thence S25°56’20”W, 1771.21 feet; thence N64°03’48”W, 36.16 feet; thence N25°57’57”E, 1597.57 feet; thence N31°55’03”W, 461.04 feet; thence N38°10’03”W, 100.00 feet; thence N48°07’03”W, 184.00 feet; thence N25°57’57”E, 138.92 feet to the South right of way of said Heritage Road; thence 357.82 feet along said South right of way being the arc of an 877.00 foot radius curve to the right whose long chord bears S46°32’17”E, 355.34 feet; thence S34°50’59”E, 405.30 feet along said right of way to the point of beginning.

Parcel contains 174,403 square feet / 4.00 acres more or less.
Right of way contains 5,343 square feet / 0.12 acres more or less.
Parcel subject to easements and restrictions of record.

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

David J. Chrouser PLS–1579
February 11, 2015

CERTIFICATE OF THE BROWN COUNTY TREASURER

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.

Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this ____ day of _____, 20__.

Sarah K. Burdette
Town Clerk

CERTIFICATE OF THE CITY OF DE PERE

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

Ken Pabich
Director of Planning

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this ____ day of _____, 20__.

Peter Schlein
Senior Planner



Sheet Two of Three
Project No.: W-615
Drawing No.: L-9120

Attachment: PC_CSM_D-402-1 (3131 : CSM L 2)

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

TOWN OF LEDGEVIEW
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION

Jonathan C. Wall – Trustee
Wall Real Estate Trust u/a/d February 18, 2003 as Amended

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
COUNTY OF BROWN] SS

A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.

There may be easements which affect the lands described on this Certified Survey Map but are not shown hereon. This Certified Survey Map does not constitute a warranty as to the existence or nonexistence of any easements or agreements which may affect said lands. A complete and accurate title search of the described property would reveal any easements or agreements of record.

The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources' applicable WDNR Technical Standards, to prevent soil erosion. However, if the Village/Town, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

A Shoreland Permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

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

Lots 1 and 2 contain environmentally sensitive areas (ESA) as defined in the Brown County Sewage Plan. The ESA includes (wetlands, all land within 35 feet of wetlands 2 acres or greater, floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark –whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, non-navigable waterways, all land within 35 feet of the top of bank of non-navigable waterways, steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20-foot setback from top and bottom of steep slopes). 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.

Attachment: PC_CSM_D-402-1 (3131 : CSM L 2)

Sheet Three of Three
Project No.: W-615
Drawing No.: L-9120

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Rockland. Surveyor: Zeitler.*

ATTACHMENTS:

- PC_Staff_Feb_ExtraCSM_Rockland (PDF)
- CSM_R-279 (PDF)

Item #7: Review the CSM Application for an extraterritorial CSM for 2 lot CSM in the Town of Rockland. Surveyor: Zeitler.*

Steven Zeitler has completed a CSM with two lots on the corner of Wrightstown Road and Tetzlaff Road. Lot 1 is 14.65 acres and Lot 2 is 10.93 acres. The CSM also has a small dedication to the public along both roads. In the Town of Rockland, the City land subdivision ordinance requires that lots that are created are a minimum of 10 acres.



Figure 1. Location of proposed CSM.

Recommendation

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

1. CSM must meet the requirements specified by Brown County Planning.
2. Certificate for City of De Pere should be Shana Defnet, City Clerk.

Cheer Fee 3rd City Hall

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: 1350.00 \$ 300.00 Receipt #: <u>99316</u> Date: <u>1/22/15</u>
---	--	---

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: DICK BINIGH, Cynthia Greaves
Mailing Address: 1201 Wrightstown Road
Phone: 920-371-0907 Fax #: _____
E-Mail Address: _____
Signature: [Signature] Date: 1-20-15

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

Agent: Name: Steven E Zeitler
Mailing Address: 7410 Halden Valley Road
Phone: 863-8411 Fax #: _____
E-Mail Address: zeitler99@aol.com
Signature: [Signature] Date: 1/15/15

B. Property Information

Address/Location of Property: 1201-Wrightstown Road
De Pere Wis 54115-

Parcel #: R-279, R-279-2

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

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

Signed: [Signature]
Applicant/Agent

Dated: 1/15/15



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CERTIFIED SURVEY MAP

PART OF THE SE 1/4 -SW 1/4, SECTION 19, T.22 N. - R. 20 E.,
TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

Description:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 19, T.22 N.- R. 20 E.,
Town of Rockland, Brown County, Wisconsin described as;

Beginning at the South 1/4 corner of Section 19; thence along the southerly line of
the SW 1/4 South 89°51'59" West 895.00 feet; thence North 0°04'09" West
1,329.35 feet; thence North 89°34'37" East 895.02 feet; thence South 0°04'09" East
1,333.87 feet to the point of beginning.

RESTRICTIVE COVENANTS:

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

NOTE:

The property owners, at the time of construction, shall implement the appropriate
soil erosion control methods outlined in "Wisconsin Construction Site Best
Management Practice Handbook" (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.

Attachment: CSM_R-279 (3132 : CSM R)



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CERTIFIED SURVEY MAP

PART OF THE SE 1/4 -SW 1/4, SECTION 19, T.22 N. - R. 20 E.,
TOWN OF ROCKLAND, BROWN COUNTY, WISCONSIN

OWNERS CERTIFICATE:

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented hereon; we also certify that this Certified Survey Map is required to be submitted to the Town of Rockland, City of De Pere, and the Brown County Planning Commission, for approval or objection in accordance with current Land Subdivision Ordinances

Richard J. Biniish

Cynthia L. Greaves

STATE OF WISCONSIN)

BROWN COUNTY)SS

Personally came before me this ____ day of _____, 2015 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public

Steven E. Zeitler

My commission expires 1/15/17

BROWN COUNTY TREASURER'S CERTIFICATE:

As duly elected Brown County Treasurer, I here by certify that the records in our office shown 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.

Paul D. Zeller

Date

Brown County Treasurer

TOWN OF ROCKLAND APPROVAL:

Approved by the Town of Rockland, Brown County
Wisconsin, on the ____ day of _____, 2015.

Jann Charette

Town Clerk

BROWN COUNTY PLAN COMMISSION APPROVAL:

Approved by the Brown County Planning Commission
this ____ day of _____, 2015.

for recording

Peter Schlein

Senior Planner

CITY OF DE PERE APPROVAL

Approved for the City of De Pere, Wisconsin on the
____ day of _____, 2015

Kenneth Pabich

Planning Director

sheet 3 of 3

Attachment: CSM_R-279 (3132 : CSM R)

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review option for Non-Regional CDBG Housing Grant Program.

ATTACHMENTS:

- PC_Staff_Feb_Housing Grant Review (PDF)
- PC_Review_CDBG_Housing (PDF)

Item #8: Review option for Non-Regional CDBG Housing Grant Program.

Over the past two years, the WI Division of Housing created regional Housing Programs across the State. The City of De Pere is part of the Northeastern Wisconsin region. This program provides housing rehabilitation loans to qualifying homeowners (see attached flyer).

If a community is satisfied with the regional program, the local community can continue to work through the regional program. However, if a community is not satisfied with the program, it can apply to get its own local funds and develop its own housing program (see attached email from Division of Housing). If applying for local funds, the community would no longer qualify for regional funds.

Since the Northeastern Wisconsin region is just getting started with its program, staff does not feel that it is necessary to apply for local funds. There are a number of reasons why staff feels the regional program is more effective for the City at this time. These are:

1. There is only \$500,000 to be divided up among all applying communities, while the regional housing program has over \$3,000,000 in funds. While these dollars are available to the ten counties in the region, there are adequate dollars that could serve the City of De Pere.
2. If we did apply for local dollars, the City would need to create a program that does not currently exist plus we would be responsible for administration of the program.
3. At this time, we do not have the staff time available to take on a program (i.e., the administrative dollars we would receive would not be enough to offset the time spent). While the City is looking to expand housing programs, we need to ensure that we have the staff and funding to support the program.
4. At this time, there is no reason for the City to not use the regional program.

Recommendation

Staff would recommend that the City does not apply for local funding and that the City remains part of the regional program. The City can continue to evaluate performance of the regional program.

From: McGinnis, Diane H - DOA [<mailto:Diane.McGinnis@wisconsin.gov>]
Sent: Monday, February 09, 2015 6:17 AM
To: McGinnis, Diane H - DOA
Subject: Preliminary Application for Non-Regional CDBG Housing Program

Dear Local Clerk:

As you may know, the Wisconsin Division of Housing administers the Community Development Block Grant (CDBG) Small Cities program which is funded through the Department of Housing and Urban Development (HUD). In 2012 all of the counties in the State, except for Dane, Milwaukee and Waukesha, were grouped into 7 regions. Each region has identified a lead agency to administer the region's share of the State's CDBG allocation. The formation of these regions ensures that all low- and moderate-income (LMI) households throughout Wisconsin will have access to CDBG funds to address LMI housing rehabilitation needs. The map at http://www.doa.state.wi.us/Documents/DOH/CDBG-Housing/CDBG_Housing_Regions_Map.pdf shows to which region you belong.

If your community is satisfied with the regional approach to administering the CDBG program, you don't need to do anything. Your region's funds are automatically available to the LMI households in your community.

If your community would like to manage a CDBG Housing program independent from the region, you have the option of applying for CDBG Small Cities housing funds on your own. The Division of Housing has set aside a total of \$500,000 to be made available for this application. To determine how much CDBG funding your community is eligible for, we will multiply a predetermined funding factor (available in the application material) by the number of LMI households in your community.

If you request and receive "non-regional" CDBG funds, your community will no longer be a part of the region, and will NOT have access to regional housing funds.

The Preliminary Application for the Non-Regional CDBG Small Cities Housing Program can be found on our website at http://www.doa.state.wi.us/Documents/DOH/CDBG-Housing/Preliminary_App_for_NonRegional_CDBG_Housing_Program.pdf. A Letter of Intent to apply for non-regional funds is a part of that application. If your community would like to opt out of the regional CDBG program, your Letter of Intent must be received by the Division of Housing no later than 5:00PM, Friday, February 27, 2015.

The final application will be due by April 30, 2015. Along with the Final Application for non-regional funds, you will need to have a complete administration plan and narrative, a budget, an adopted citizen participation plan (including documentation of the required public hearing), a fair housing ordinance, a completed Statement of Assurances, an anti-displacement plan, and lobbying certification. Following the signing of a contract, you will be responsible for developing an environmental review record for your share of the non-regional small cities set-aside.

If you have any questions regarding this application or the process, please contact Diane McGinnis or Rick Radig at the numbers below.

Diane McGinnis
 CDBG Housing Program Manager
 Grant Specialist
 Phone: (608) 261-6535
 Fax: (608) 266-5381

Rick Radig
 CDBG Housing Grant Specialist
 Grant Specialist
 Phone: (608) 267-2726
 Fax: (608) 266-5381

Attachment: PC_Review_CDBG_Housing (3133 : CDGB)

EMAIL FORM CHUCK LAMINE

GREETINGS! Please view the attached regarding the CDBG Housing Rehabilitation Program that the Brown County Planning Commission is administering. We have approximately \$3 million available for the ten county area. The loans are available to low and moderate income households in Brown County with the exception of the City of Green Bay which is a CDBG Entitlement Community.

Repayment of the 0% interest loans are deferred until transfer of ownership of the home.

For more information regarding the program please contact:

Todd Mead, Planner
Brown County Planning Commission
(920) -448-6480
Mead_TD@co.brown.wi.us

Thanks,

Chuck

Chuck Lamine, AICP
Planning Director
Brown County Planning Commission
Planning and Land Services Department
305 E. Walnut St. Rm 320
P.O. Box 23600
Green Bay, WI 54305-3600

920-448-6480
Fax 920-448-4487

Lamine_cf@co.brown.wi.us
www.co.brown.wi.us/planning

Attachment: PC_Review_CDBG_Housing (3133 : CDGB)

Northeastern Wisconsin Housing Rehabilitation CDBG Loan Program



**Serving the Counties of Brown, Calumet, Door, Fond du Lac, Kewaunee, Manitowoc, Marinette, Outagamie, Sheboygan, and Winnebago*

Homeowners - If your home is in need of repairs, you may qualify for home rehabilitation assistance through the NE Wisconsin Community Development Block Grant (CDBG) - Housing Loan Program:

- Minimum loan amount of \$1,000.
- Maximum loan up to 50% of the value of the home.
- Loans are offered at 0% interest.
- No loan payments are required until the home is sold, refinanced, or is no longer the primary residence of the applicant. Loans lasting 30 years may be re-recorded for up to another 30 years.
- The loan is secured by a mortgage on the property.
- Activities generally may include:
 - Private septic system replacement
 - Private well replacement
 - Roof repair/replacement
 - Lead paint and asbestos remediation
 - Door/window replacement
 - Plumbing/electrical/HVAC repairs
 - Siding repair/replacement
 - Accessibility improvements for individuals with disabilities
 - Other general improvements

Landlords – 0% Installment loans are available for rental unit repairs provided the unit is/will be rented to tenants who are low or moderate income. Contact the program administrator for more details.

Door County - 0% interest, deferred payment loans are available to assist with purchasing a home, including down payment and closing costs.

General Homeowner Eligibility Requirements

- Gross household income must be at or below 80% of the median county income. Income limits may be found here:
http://doa.wi.gov/Documents/DOH/Household_Income_Limits.pdf
- Applicant must own the home being repaired.
- Applicant must live in the home as the primary residence.
- Home must meet Housing Quality Standards (HQS) after the work is completed.



Contact Information

For additional information on the program, please contact:

Todd D. Mead, Planner I
Brown County Planning Commission
305 E. Walnut Street, 3rd Floor, Green Bay, WI 54301
mead_td@co.brown.wi.us (920) 448-6480

*** Residents of the Cities of Appleton, Fond du Lac, Green Bay, Neenah, Oshkosh, and Sheboygan should contact their respective cities for information on similar programs.**

The Community Development Block Program is an equal opportunity program. Women and minorities are encouraged to apply. This publication and/or the activities described herein were funded by the State of Wisconsin - Department of Administration Division of Housing and U.S. Department of Housing and Urban Development, and prepared by the Brown County Planning Commission. REVISED 08/2014



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

MEETING DATE: February 23, 2015

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Review the zoning text amendment for outdoor storage and trash enclosure standards (Chapter 14.60(6)).*

ATTACHMENTS:

- PC_Staff_Feb_Zoning Amendment (PDF)
- PC_ZA_OutdoorStorage (PDF)

Item #9: Review the zoning text amendment for outdoor storage and trash enclosure standards (Chapter 14.60(6)).*

In the current City design code (which is chapter 14.60), we do not have clear standards for outdoor storage and trash enclosures (see existing wording below). When working with businesses, staff is seeing more requests for clearer standards. Staff researched codes from neighboring communities and also some samples from throughout the state to see what other standards have been developed.

It was clear from the research that outdoor storage and refuse enclosures need to be addressed separately. With these items defined in their own section, staff was able to find some great ideas that could be used to develop the standards (see recommended changes).

Recommendation

Staff would recommend approval of the new proposed code changes and that the changes be forwarded to the Common Council for a public hearing and approval.

Existing Code

14-60.(6).(i). Screening of outdoor storage: All materials, equipment, and receptacles and containers for refuse and recyclables shall be stored within a building or fully screened so as not to be visible from adjoining properties, and be located in the side or rear yard, except for construction and landscaping materials currently being used or intended for use on the premises within six (6) months.

Proposed Code:

14-60.(6).(i). Outdoor Storage: Receptacles and containers for refuse and recyclables are covered in section 14-60.(6).(j).

1. Outdoor storage is not permitted in the R-3, R-4, B-1, B-2, B-3, CE-O-1, CE-O-2 and I-B-1 Districts.
2. Outdoor storage areas shall not exceed 10% of the lot area or ½ acre whichever is less unless approved by the Plan Commission.
3. Outdoor storage shall be limited to the rear 25% of the side yard and the rear yard.
4. Outdoor storage shall not encroach within a required setback.
5. The outdoor storage area shall be a compliant hard surface (gravel is not allowed).
6. Outdoor storage shall be contiguous to the building.
7. Outdoor storage shall be enclosed by a fence that is 100% impervious to sight.
8. Fences shall be made of a matching non-metal building material, vinyl or masonry material.
9. No material / product may be stored higher than the required fencing.
10. A five foot wide landscaped area shall be provided along all fence areas with ground cover, shrubs or trees planted at an average spacing of 30 ft on center.

14-60.(6).(j). Refuse and Recycle Storage: The standards defined below are for all zoning districts except for R-1 and R-2 which must comply with Chapter 82.

1. Refuse and recycle containers shall be stored within an enclosure.
2. Refuse and recycle enclosure shall be limited to refuse and recycle receptacles.
3. Enclosure shall be 100% impervious to sight.
4. The enclosure and gate shall be a matching metal building material, vinyl, brick, masonry, or wood. Chain link fence with slats is not permitted.
5. The enclosure shall be at least (1) foot higher than the receptacle(s). No refuse or recycle may be stored higher than the enclosure.
6. The refuse and recycle storage area shall be a compliant hard surface (gravel is not allowed).
7. Landscaping is required around screening walls wherever they abut a non-paved surface or a required landscape area.