



Plan Commission

335 South Broadway

Regular Meeting

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

Agenda

Monday, February 22, 2016	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 22, 2016** at **7:00 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

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

Call to Order

1. Roll Call
2. Approval of the minutes of the January 25, 2016 Plan Commission meeting
3. Review and Recommendation on the Site Plan for 600 and 633 Heritage Rd for an Expansion at Belmark. Applicant: Robert E. Lee and Associates
4. Review and Recommendation on a Two (2) Lot CSM along Lawrence Dr. Surveyor: Steve Bieda, Mau and Associates
5. Request to Terminate the Restrictive Covenant for Nicolet Square. Applicant: City of De Pere*
6. Future Agenda Items

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 by Monday, February 22, 2016 so that arrangements can be made.

AGENDA SENT TO:
Plan Commission Members
Alderspersons
News Media
Robert E. Lee & Associates
Performa, Inc.
Belmark, Inc.
Mau & Associates
Nathan Thompson
Nicolet Square Business and Property Owners

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

MEETING DATE: February 22, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the January 25, 2016 Plan Commission meeting

ATTACHMENTS:

- PC_Jan2016_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, January 25, 2016

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

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

2. Approval of the minutes of the December 28, 2015 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Taylor

3. Review and Recommendation on the Site Plan Application for 730 and 746 Main Ave for a Motor Vehicle Service Station. Applicant: Kwik Trip

City Planner Sarah Wallace provided an overview of the proposed expansion, noting that the west elevation will be matching materials. She also reviewed proposed changes to the entrances that are intended to improve traffic flow.

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

4. Review and Recommendation for a one (1) lot CSM for Kwik Trip. Surveyor: Robert Reidner

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Kalny, Commissioner
SECONDER:	James Boyd, Alderman
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Taylor

5. Review and Recommendation for a two (2) lot CSM along Southbridge Rd. Surveyor: Steve Bieda, Mau and Associates*

City Planning Director Kim Flom provided an overview of the CSM request to divide the parcel, in order to facilitate future development on Lot 2. Because of its proximity to a potential site for the southern bridge corridor, the City is requesting some right of way to accommodate that possibility. Discussion followed regarding access restrictions for the lots.

Attachment: PC_Jan2016_Minutes_Draft (4426 : minutes)

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

Neighboring property owner John Cordry expressed concerns about traffic flow, the potential alignment of a future roundabout, and the impact of the bridge decision on his ability to develop his property. Mayor Walsh encouraged Mr. Cordry to contact Planning Department staff if he has questions about locating a business there.

Steve Bieda of Mau & Associates also inquired about right of way and specific plans for a future roundabout, and was encouraged to work with Planning and Engineering staff.

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

Mayor Walsh noted that affected property owners could also contact Brown County Planning and the Wisconsin DOT and express concern about their ability to develop before the bridge plans are set.

Mayor Walsh motioned, seconded by Jim Kalny, to recommend approval of the CSM and forward to City Council. Upon vote, motion carried unanimously.

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

6. Review and Recommendation for a three (3) lot CSM along American Blvd. Surveyor: Troy Hewitt, Robert E. Lee & Associates*

City Planning Director Kim Flom reviewed the CSM request, and noted that if Commission members vote tonight to recommend approval, the CSM will be held until the final Developer's Agreement is also ready to present to Council.

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

7. Review and Recommendation on the Site Plan Application for WD-L492-B, located along American Blvd. Applicant: Curtis Schroeder, Consolidated Construction Company

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	Jim Kalny, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Taylor

8. Conditional Use Application for renovation of the St. Norbert College St. Joseph Priory (A portion of WD-697) in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*

St. Norbert College does not have a current conditional use on the property, because the Priory previously existed. The student housing in the Priory will replace two dormitories that are being decommissioned. No additional parking will be added.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Larry Lueck, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Taylor

9. Information regarding Zoning Code Reorganization Project.
City Planning Director Kim Flom explained the impetus for the zoning code reorganization, and staff's proposed timeline for the project. She also requested feedback from Commission members on potential building height requirements in the downtown district.
10. Future Agenda Items.
None.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:30 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: February 22, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review and Recommendation on the Site Plan for 600 and 633
Heritage Rd for an Expansion at Belmark. Applicant: Robert E. Lee
and Associates

ATTACHMENTS:

- PC_Staff Memo_SP_Belmark (PDF)
- Belmark_site plan_201602081102 (PDF)
- BELMARK EXPANSION CITY SUBMITTAL 2016-02-08 (PDF)

Item 3: Review and Recommendation on the Site Plan Application for 633 Heritage Rd for an Office Expansion to Belmark Plant #3 and Skywalk. Applicant: Robert E. Lee & Associates

Belmark is proposing a 41,000 sf expansion to plant #3 along with a skywalk connecting 633 Heritage to 600 Heritage. The proposed expansion is on the southwest corner of plant #3 and consists of a three story office building, skywalk, and a 43 stall parking lot.



Figure 1: Site Location

Site Statistics for the Project:

Construction Site Area: 2.44 acres
Building Area: 13,604 s.f.
Roadway/sidewalk/parking lot: 25,439 s.f.
Green Space: 67,324 s.f.

Proposed Parking:

Existing Parking: 653 total stalls
Total provided with this Office Expansion: 43 spaces (see updated parking document as part of attachment to see the revised parking numbers)
Proposed Total Stalls: 696

Robert E. Lee has submitted a parking analysis showing the total current parking throughout the campus (653 spaces) and the current parking demand (330 to 500 employees depending on shift plus visitors). The current parking count meets City requirements but future projected growth for Belmark indicates a potential deficit of spaces if no new parking is constructed. The properties owned by Belmark include ample space for future expansion and future parking facilities as the growth occurs.

The below comments were compiled from an interdepartmental review of the submitted application.

Public Works:

1. A 6" sanitary sewer lateral is shown. Make the connection to the existing 21" pipe with a wye fitting and in compliance with the City of De Pere construction specifications.
2. Note on the plan that, "All taps to the City sewer main are to be completed under the observation of City personnel".
3. Note on the plan that the utility connection made within the street right of way will require a City of De Pere street excavation permit.
4. No new water service connection is shown on the plan.
5. The storm water will be treated by the existing detention pond, the plan did account for additional development in the watershed.
6. Brown County Highway Department will review and approve the skywalk, the at-grade pedestrian crossing and new driveway curb cut. The driveway will be constructed to City standards and include a sidewalk section as shown in Drawing C-1 of the City of De Pere Standard Construction Specification.
7. Update the lighting Plan to show the proposed lighting site does not exceed 1.0 foot candle at the property line.
8. The Existing Conditions identify Heritage Road as Ex. Bit. Update the plan to show the roadway, east of the roundabout is concrete pavement.
9. Show dimensions of adjacent streets and right of ways.

Fire:

1. No additional comments.

Forestry:

1. Landscape plan is incomplete. No planting diagrams are included. Consider larger trees in the plan as any trees included currently are considered small/ornamental. Plan is also very vague - no direction on where plants will be placed.

Health:

1. Page 12 shows diagram stating "Food Service" which appears to be more than a breakroom kitchen and area. Is this a cafeteria where meals prepared and offered for sale to employees? Please include equipment schedule with blueprints. I noticed an item labeled 8 but did not locate an equipment key to determine what number 8 references. Also, page 21 shows a breakroom and kitchen. Same question in terms of is this a breakroom only with a kitchen for employees to use for personal meals brought in to consume or is this a kitchen used for preparing and selling food to employees from a contracted food service company/Belmark hired food service employees? If meals prepared and sold to employees in either areas a health department restaurant license is needed.
2. Also, if scales or scanner system installed for selling products by weight to customer and scanning product for point of sale transaction, a weights and measures permit shall be obtained.
3. Weights and Measures Application to be included with assessment cover letter.

Building/Planning:

1. Landscaping – the rendering indicates that landscape buffers will be planted along the parking lots, while the site plan and landscape plan do not have this part of the landscape shown. Staff is highly in favor of the landscaped buffer areas between the parking lot and the street.

Recommendation:

Staff recommends approval of the site plan, subject to compliance with the above comments and conditions.

RECEIVED
FFR - 8 2016
PLANNING DEPT.



**Robert E. Lee
& Associates, Inc.**
Engineering • Surveying • Environmental Services
Celebrating 60 Years of Excellence

Green Bay Office ♦ 1250 Centennial Centre Boulevard ♦ Hobart, WI 54155-8995 ♦ 920-662-9641 ♦ www.releeinc.com

February 8, 2016

Mr. Kimberly Flom, Director of Economic Development and Planning
CITY OF DE PERE
335 S. Broadway Street
De Pere, WI 54115

RE: Application for Site Plan Review
Belmark, Inc
Plant 3 – Office Addition and Skywalk
Plant 1 – Office Renovation

Dear Ms. Flom:

On Behalf of Belmark, Inc. and Performa, Inc., Robert E, Lee and Associates is submitting the following documents for Site Plan Review:

- ♦ Application for site plan review.
- ♦ One half size set of plans.
- ♦ One 11" by 17" set of plans.
- ♦ Four 11" by 17" renderings
- ♦ Disc containing renderings and pdf files of the plans.
- ♦ Required submittal fee of \$290.

If you have any questions or comments, please call our office.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Patrick H. Kuehl, P.E.
Project Manager

JGS/NJM

ENC.

CC/ENC.: Steve Koltz, Performa, Inc.

	 FEB - 8 2016 	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 290.00 Receipt #: 109616 Date: 2-8-16
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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) Robert E. Lee and Associates	Authorized Representative Patrick H. Kuehl, P.E.	Title Project Manager	
Mailing Address 1250 Centennial Centre Boulevard	City Hobart	State WI	ZIP Code 54155
Email Address pkuehl@releeinc.com	Phone Number (incl. area code) 920-544-4453	Fax Number (incl. area code) 920-662-9141	

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

Name (Ind. Org. or Entity) Belmark, Inc.	Contact Person Karl Schmidt	Title President	
Mailing Address 600 Heritage Road	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-336-2848	Fax Number (incl. area code) 920-336-4577	

SECTION 3: Project or Site Location

Project Address/Description Plant 3 Office Addition and Skywalk	Parcel No. ED-F0094 & F0096
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SECTION 4: Project Information

Existing Zoning:	I1 - Industrial Park		
Present Use of Parcel:	Manufacturing		
Proposed Use of Parcel:	Manufacturing		
Estimated Start Date:	April 2016	Estimated Completion Date:	February 2017

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.

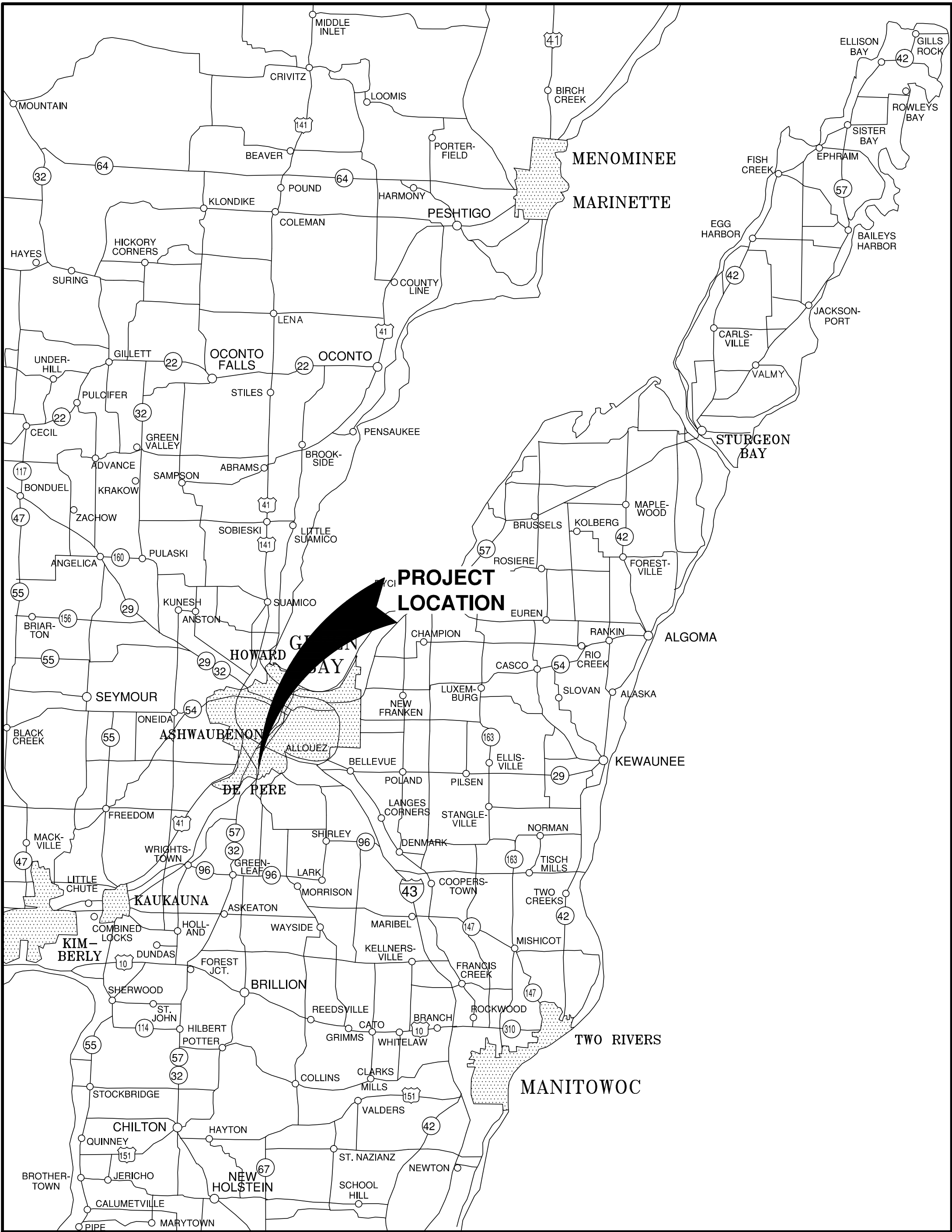
Name of Owner/Authorized Representative (please print) Patrick H. Kuehl	Title Project Manager	Phone Number 920-544-4453
Signature of Applicant 		Date Signed 2/6/16

TO BE COMPLETED BY CITY STAFF

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

PLANT 3 - OFFICE ADDITION AND SKYWALK
PLANT 1 - OFFICE RENOVATIONS
FOR BELMARK, INC.
CITY OF DEPERE, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE
OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE
FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS.
ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



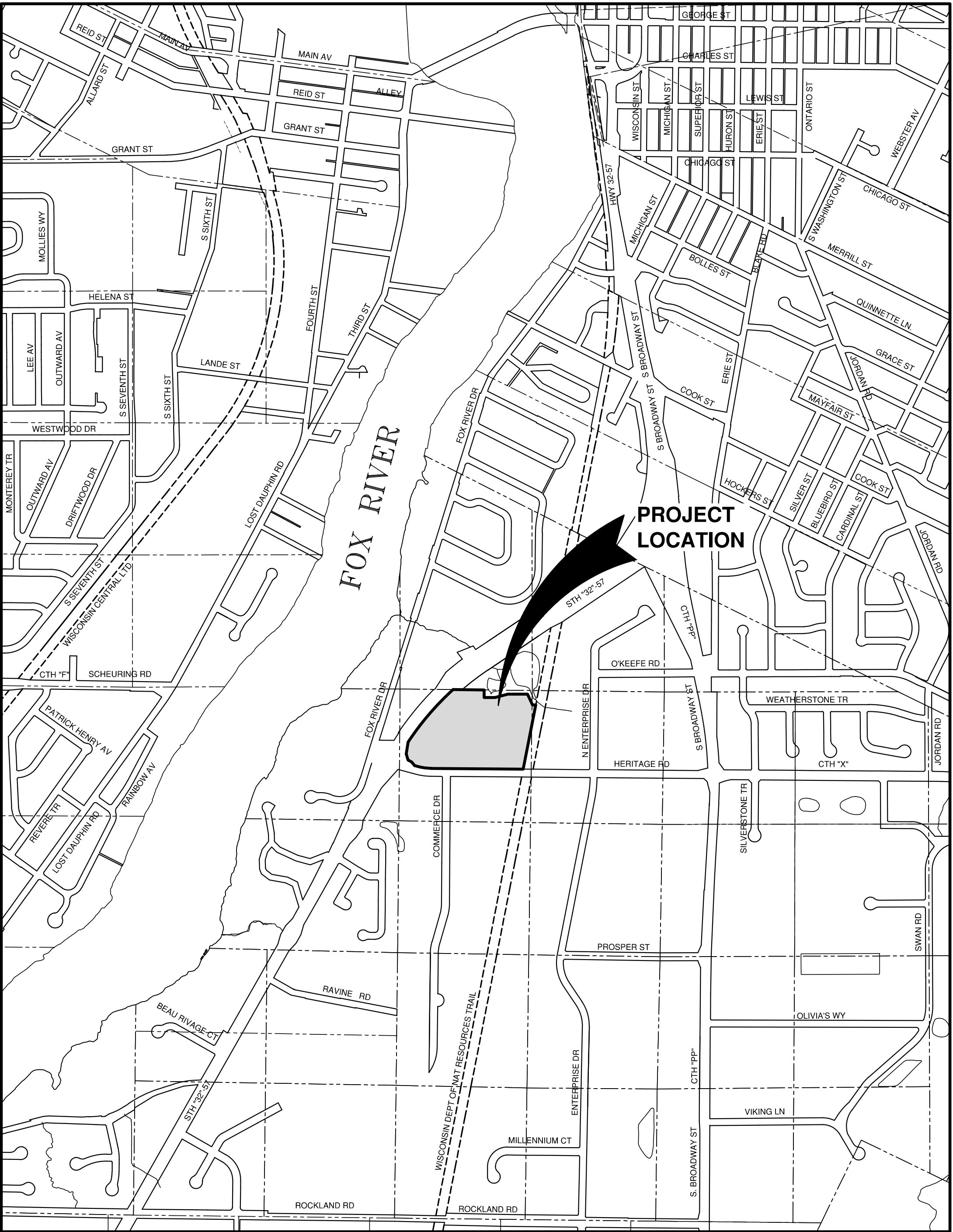
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES,
WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY
OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO
EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION
AND SHALL CONFORM TO THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
CONSTRUCTION SITE EROSION CONTROL
AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
PLANT 3 - OFFICE ADDITION AND SKYWALK	
C1.0	LOCATION MAPS AND INDEX TO DRAWINGS
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.2	OVERALL SITE PLAN
C1.3	DETAILED SITE PLAN
C1.4	UTILITY PLAN
C1.5	GRADING AND EROSION CONTROL PLAN
C1.6	MISCELLANEOUS DETAILS
C1.7	MISCELLANEOUS DETAILS
C1.8	MISCELLANEOUS DETAILS
C1.9	MISCELLANEOUS DETAILS
L1.1	LANDSCAPING PLAN
A1.1	LOWER LEVEL FLOOR PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	ROOF PLAN
A1.5	SKYWALK FLOOR PLAN
A1.6	SKYWALK ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS - SKYWALK
E1.0	SITE PLAN
PLANT 1 - OFFICE RENOVATIONS	
A1.1	LOWER LEVEL FLOOR PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR AND MEZZANINE PLAN
A1.4	ROOF PLAN



LOCATION MAP

PRELIMINARY - NOT FOR CONSTRUCTION

PLANT 3 - OFFICE ADDITION AND SKYWALK

belmark inc
Label Solutions to Business Problems®

Performa
ARCHITECTS + ENGINEERS
1241 N. BROWN AVE. DE PERE, WI 54115
PHONE: 920.334.9977 FAX: 920.334.9977 www.performawis.com

OVERALL SITE PLAN

TITLE	DRAWN	CHECKED
	LLP	PHK
DATE	02/08/2016	
SCALE		
DRAWING NO.	C1.0	
PROJECT NO.	15147	REV.

Sheet 1 of 1

Robert F. Lee & Associates, Inc.
ARCHITECTS, ENGINEERS, PLANNERS
1220 CENTINELA CENTRE BOULEVARD, SUITE 200
DE PERE, WISCONSIN 54115
920-662-8641 www.rfaa.com
On call at 24 hrs 24/7 Fax 920-662-8642

NO.	DESCRIPTION	BY	DATE
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54115

De Pere, WI

633 Heritage Road

54115

De Pere, WI

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De Pere, WI

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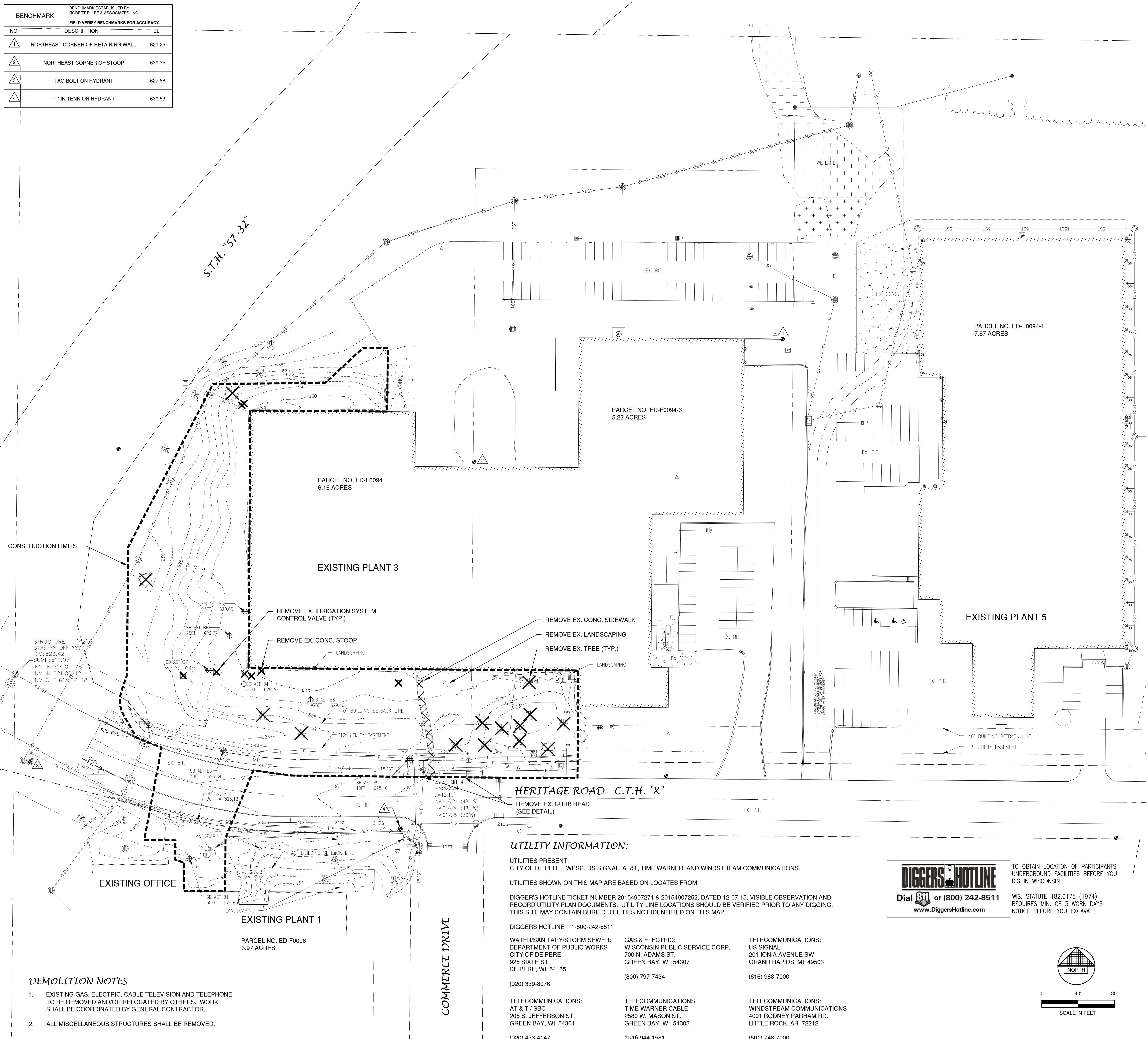
De Pere, WI

54115

De Pere, WI

54115

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
△	NORTHEAST CORNER OF RETAINING WALL	629.25
△	NORTHEAST CORNER OF STOOP	630.35
△	TAG BOLT ON HYDRANT	627.68
△	"T" IN TENN ON HYDRANT	630.53



LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- IRRIGATION SYSTEM CONTROL VALVE
- MAILBOX
- SIGN
- BOLLARD

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- CONCRETE
- WETLANDS
- HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- TO BE DEMOLISHED
- TREE/SHRUB TO BE REMOVED

OWNER INFORMATION:

BELMARK, INC.
633 HERITAGE ROAD
DE PERE, WI 54115
KARL SCHMIDT, PRESIDENT
(920) 336-2848

CONTRACTOR INFORMATION:

MIRON CONSTRUCTION, INC.
1471 MCMAHON ROAD
NEENAH, WI 54956
(920) 969-7000

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE, WPSC, US SIGNAL, AT&T, TIME WARNER, AND WINDSTREAM COMMUNICATIONS.
UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 20154907271 & 20154907252, DATED 12-07-15, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155
(920) 339-8076

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307
(800) 797-7434

TELECOMMUNICATIONS:
US SIGNAL
201 IONIA AVENUE SW
GRAND RAPIDS, MI 49503
(616) 988-7000

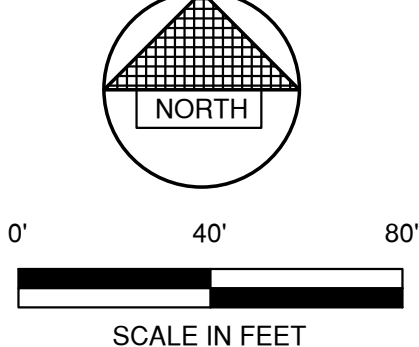
TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301
(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303
(920) 944-1581

TELECOMMUNICATIONS:
WINDSTREAM COMMUNICATIONS
4001 RODNEY PARHAM RD.
LITTLE ROCK, AR 72212
(501) 748-7000



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



DEMOLITION NOTES

- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
- ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.

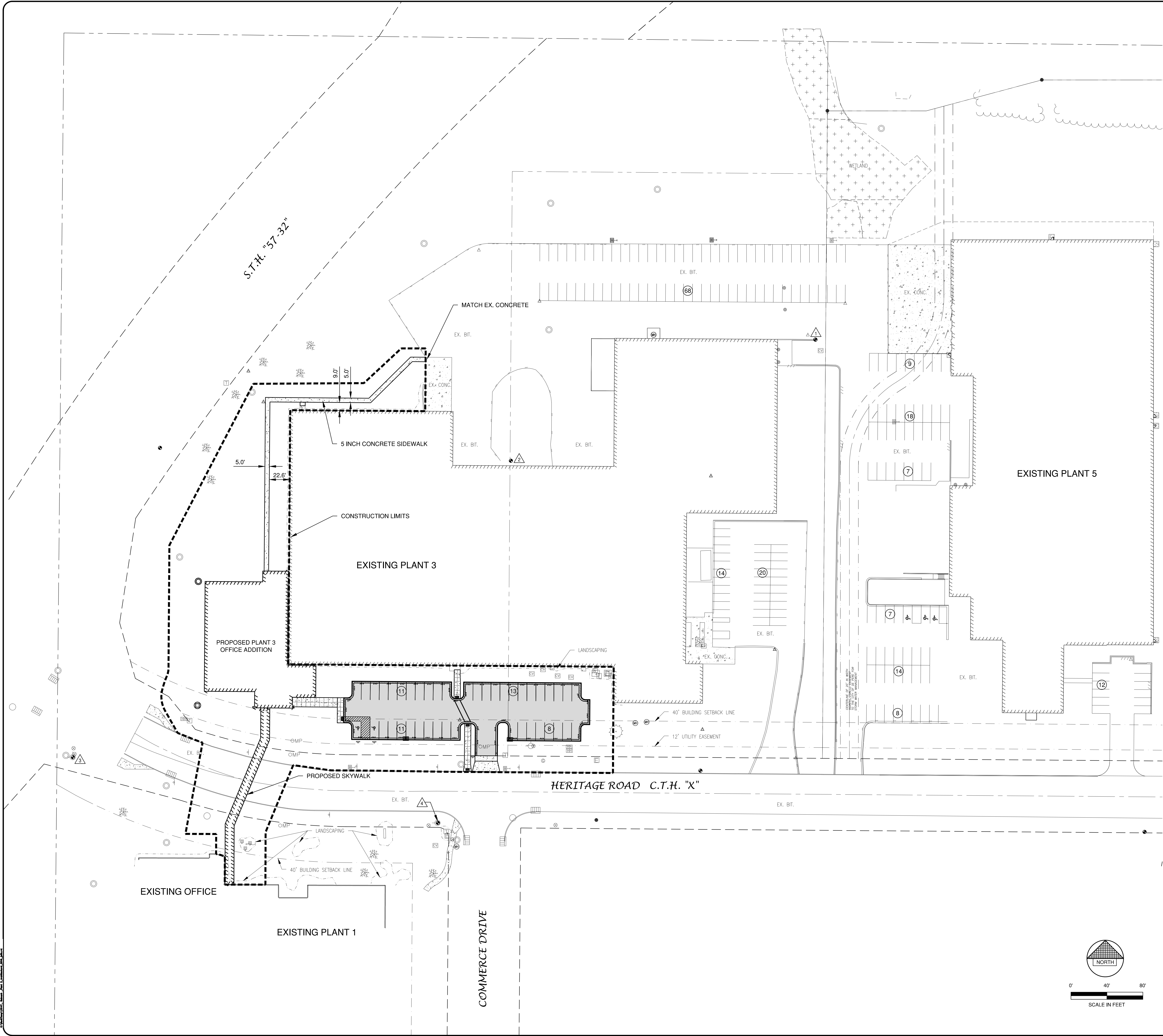
PRELIMINARY - NOT FOR CONSTRUCTION

PLANT 3 - OFFICE ADDITION AND SKYWALK
BELMARK, INC.
633 Heritage Road
De Pere, WI 54115



TITLE		EXISTING CONDITIONS AND DEMOLITION PLAN	
DRAWN	LLP	CHECKED	PHK
DATE	02/08/2016		
SCALE			
DRAWING NO.	C1.1	PROJECT NO.	15147

Robert E. Lee & Associates, Inc.
ARCHITECTS, SURVEYORS, ENGINEERS
1250 CENTINELA CENTRE BOULEVARD, SUITE 200
DE PERE, WI 54155
920-662-8641 www.releeco.com
On call 24 hours a day, 7 days a week



BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
1	NORTHEAST CORNER OF RETAINING WALL	629.25	
2	NORTHEAST CORNER OF STOOP	630.35	
3	TAG BOLT ON HYDRANT	627.68	
4	"T" IN TENN ON HYDRANT	630.53	



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releefnc.com
Celebrating 60 Years of Excellence

- LEGEND**

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT (LIGHT) (---S.F.)
	ASPHALT PAVEMENT (HEAVY) (---S.F.)
	PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
	PROPOSED SHEDDING CURB & GUTTER
	HANDICAPPED PARKING

SITE DATA
CONSTRUCTION LIMITS AREA = 2.44 ACRES, 106,367 S.F.
BUILDING AREA = 0.31 ACRES, 13,604 S.F. (12.7%)
ROADWAY/SIDEWALK/PARKING LOT = 0.58 ACRES, 25,439 S.F. (23.8%)
GREEN SPACE = 1.55 ACRES, 67,324 S.F. (63.5%)

PARCEL NO.
ED-F0094
ED-F0094-1
ED-F0094-3

PARKING DATA

EXISTING PARKING:

LOCATION:	
EXISTING OFFICE	191
PLANT 1	177
PLANT 2	50
PLANT 3 & 5	178
PLANT 4	34
TOTAL	630

PROPOSED PARKING:	
TOTAL PROVIDED	43
HANDICAP ASSESSABLE	2

TOTAL PROPOSED PARKING = 673
2015 PARKING REQUIRED = 500
2030 PARKING REQUIRED = 808

PRELIMINARY - NOT FOR CONSTRUCTION

 Performa ARCHITECTS + ENGINEERS 124 E. BROOKDALE P.O. BOX 5168 MILWAUKEE, WI 53219-5168 PHONE: 762-334999 FAX: 762-334998 www.performae.com		 belmark ^{INC} Label Solutions to Business Problems®		PLANT 3 – OFFICE ADDITION AND SKYWALK BELMARK, INC. 633 Heritage Road De Pere, WI 54115				NO. DESCRIPTION BY DATE
TITLE OVERALL SITE PLAN		DRAWN LLP	CHECKED PHK					
DATE 02/08/2016		SCALE						
DRAWING NO. C1.2		PROJECT NO. 15147		REV.				

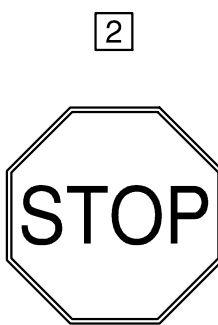
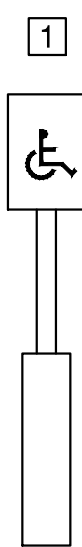
BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
1	NORTHEAST CORNER OF RETAINING WALL	629.25	
2	NORTHEAST CORNER OF STOOP	630.35	
3	TAG BOLT ON HYDRANT	627.68	
4	"T" IN TENN ON HYDRANT	630.53	



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LEGEND

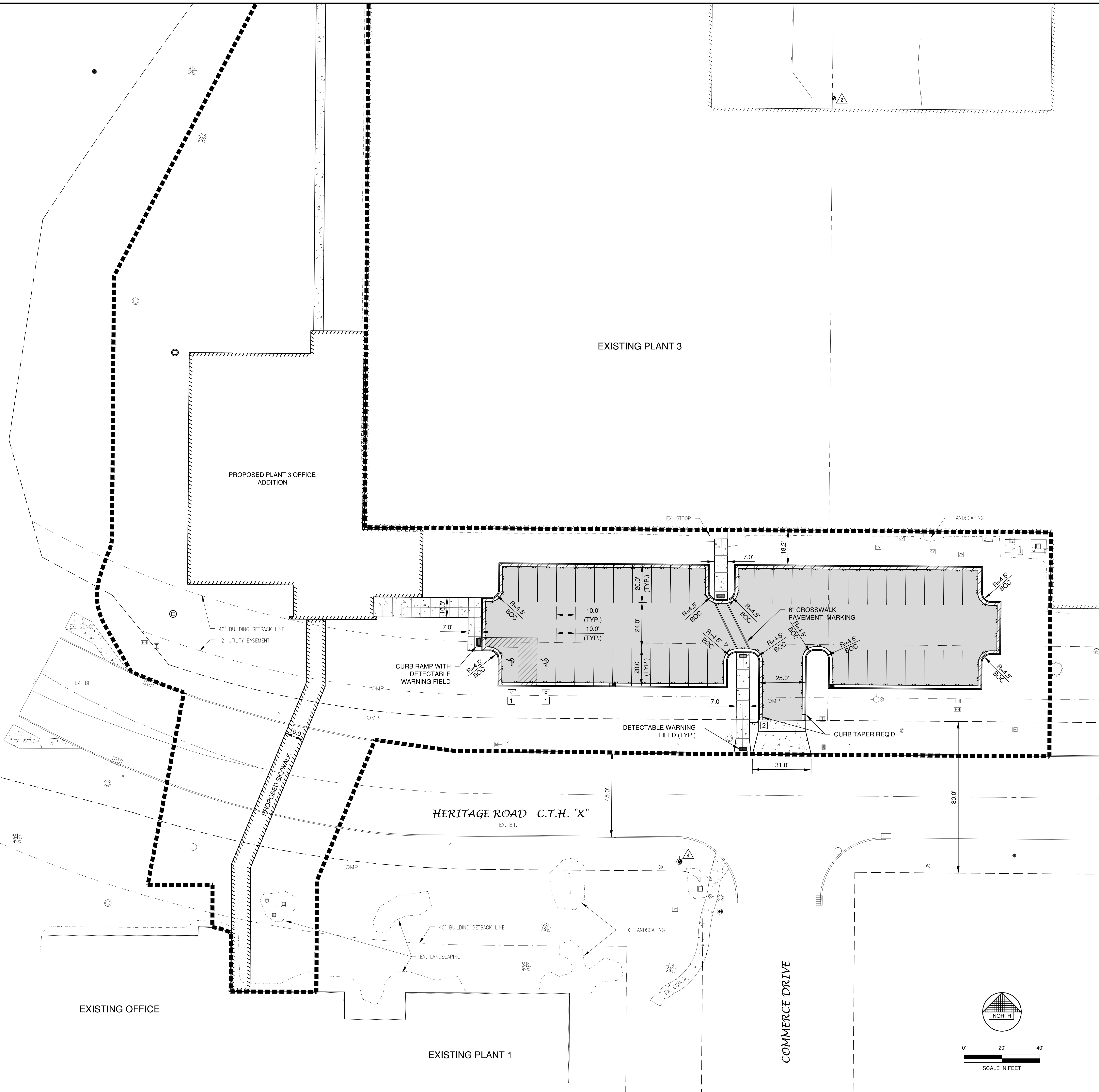
- | | |
|---|--|
|  | CONCRETE PAVEMENT |
|  | ASPHALT PAVEMENT |
|  | PROPOSED 18" CURB & GUTTER
(UNLESS OTHERWISE NOTED) |
|  | PROPOSED SHEDDING CURB & GUTTER |
|  | HANDICAPPED PARKING |
|  | INDICATES NUMBER OF PARKING STALLS |



*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB,
UNLESS NOTED OTHERWISE

NOTE

ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.



PRELIMINARY - NOT FOR CONSTRUCTION

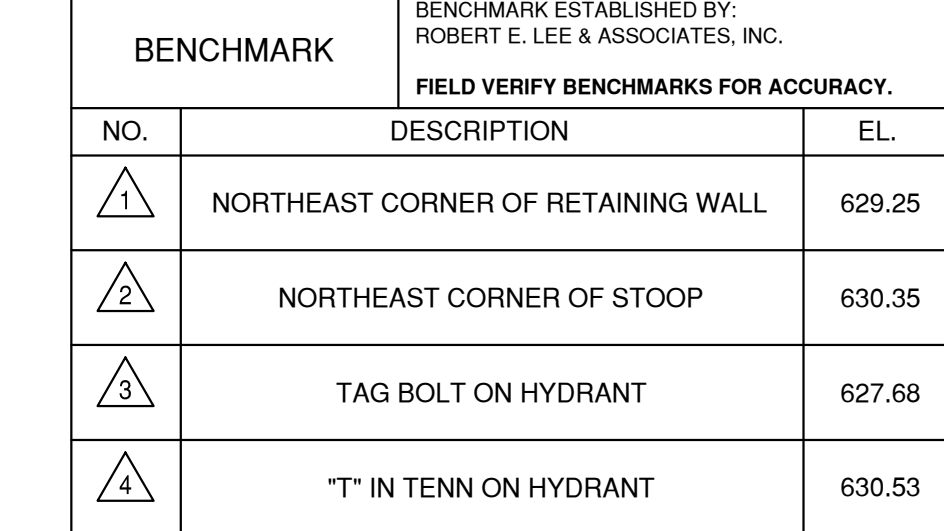
DETAILED SITE PLAN

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1520 N. BROADWAY, P.O. BOX 5156
DE FREER, WISCONSIN 54115
PHONE: 920-336-9229 FAX: 920-336-2899 www.performa-inc.com



PLANT 3 – OFFICE ADDITION AND SKYWALK
BELMARK, INC.
De Pere, WI 54115
633 Heritage Road



PRELIMINARY - NOT FOR CONSTRUCTION

PLANT 3 – OFFICE ADDITION AND SKYWALK



belmark^{inc}

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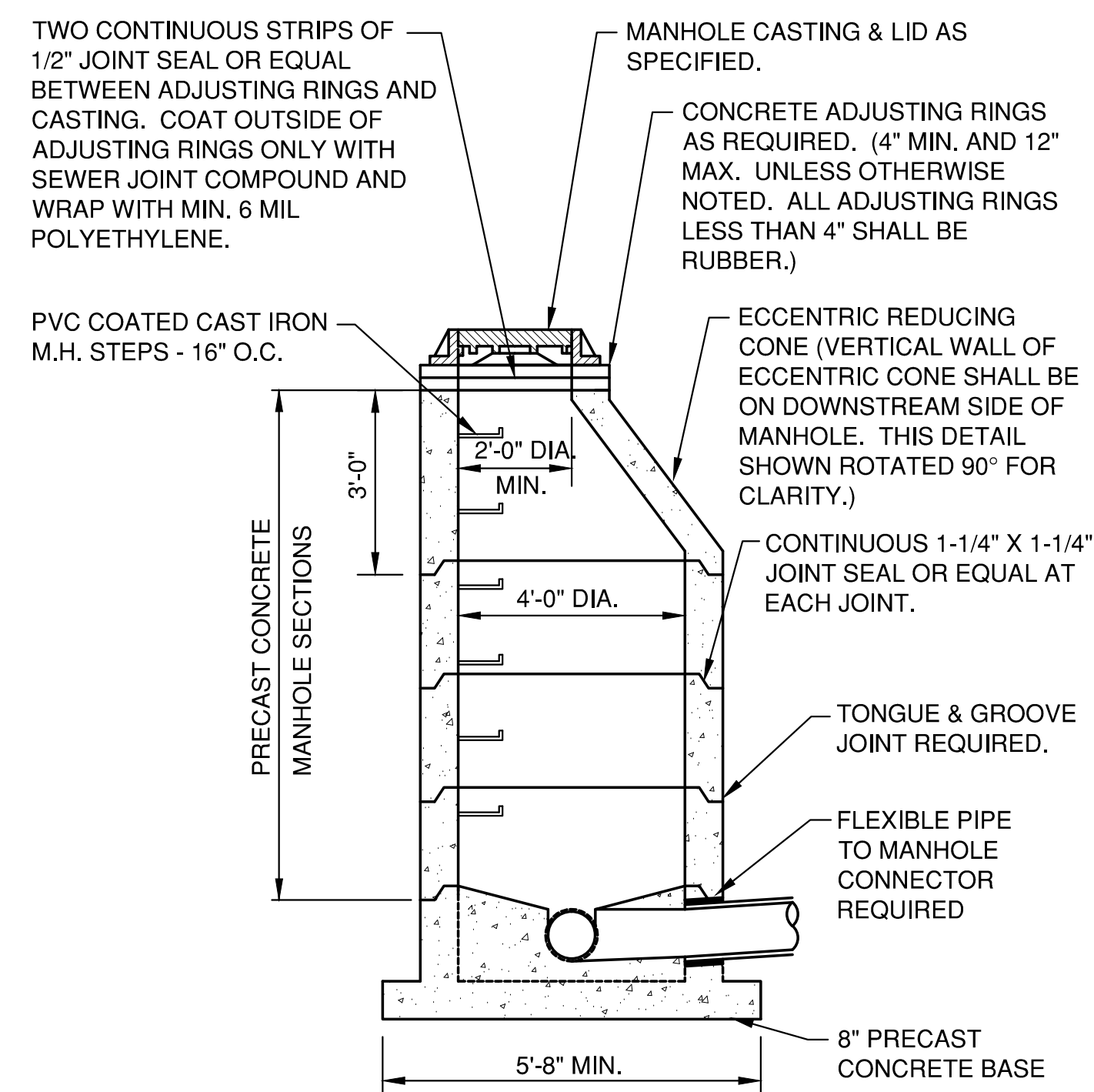
GRADING AND EROSION CONTROL PLAN

TITLE	
DRAWN LLP	CHECK'D PHK
DATE 02/08/2016	
SCALE	
DRAWING NO. C1.5	
PROJECT NO. 15147	REV.

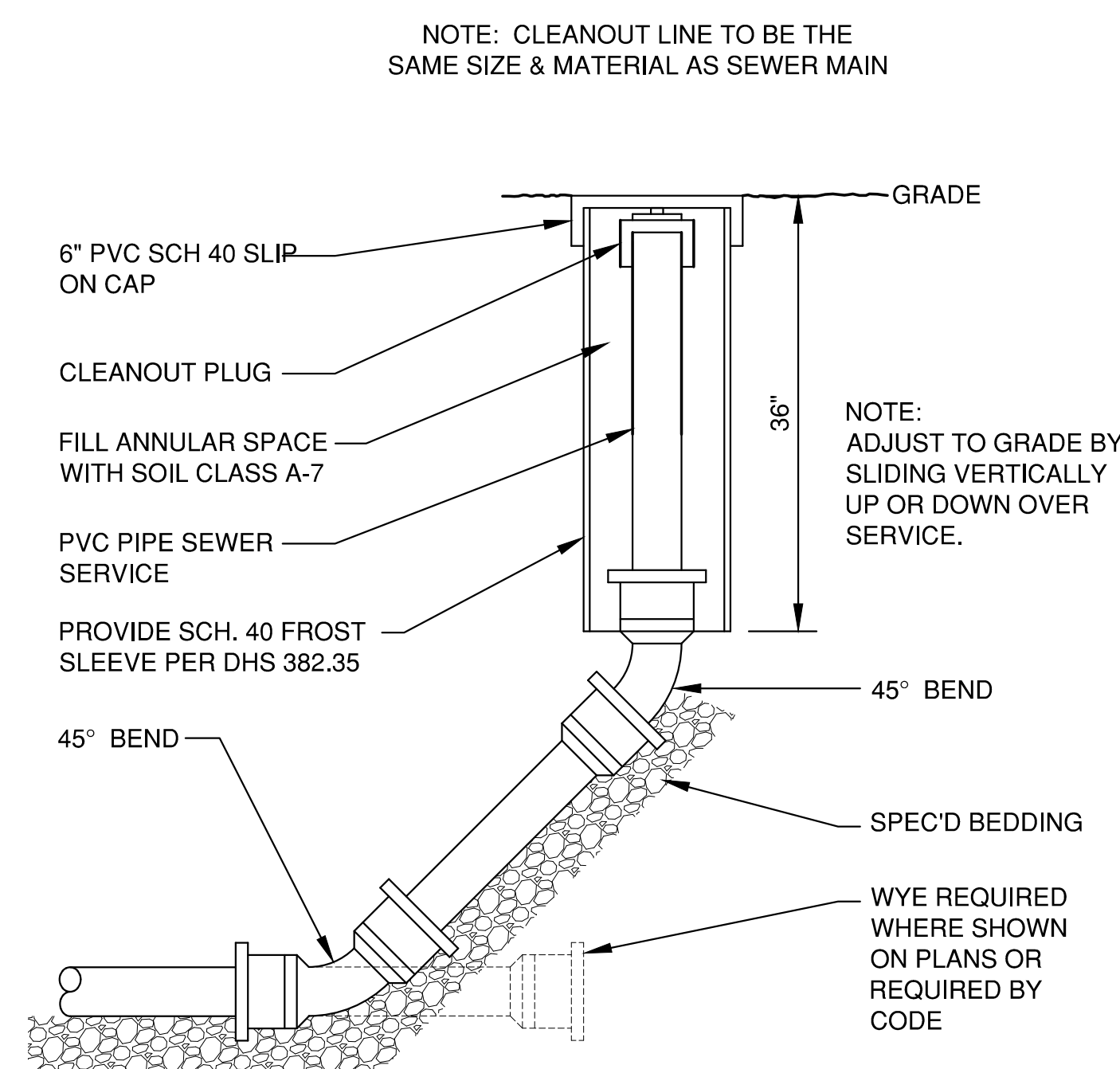
54115

De Pere, WI

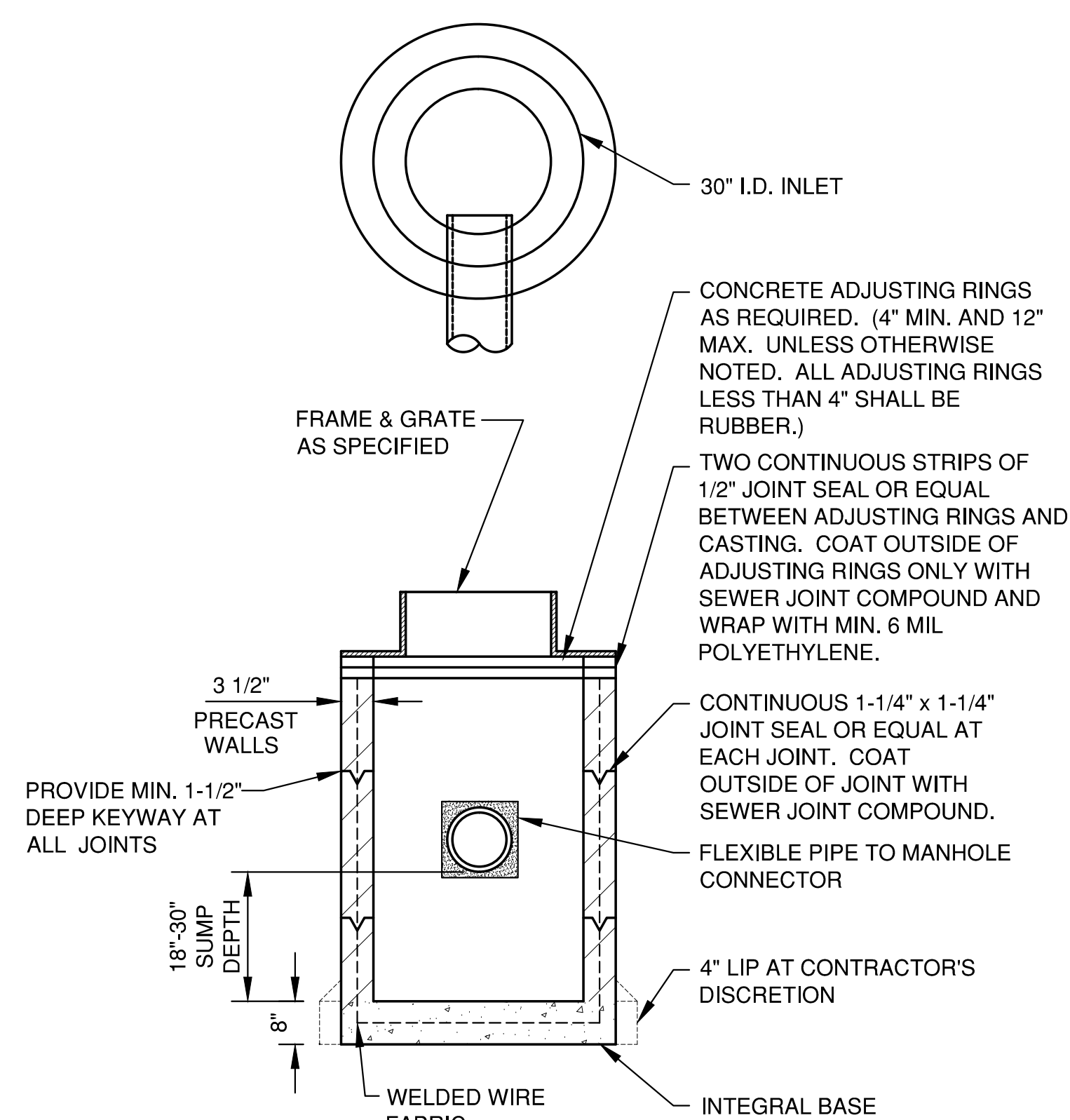
6333 Heritage Road



SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)

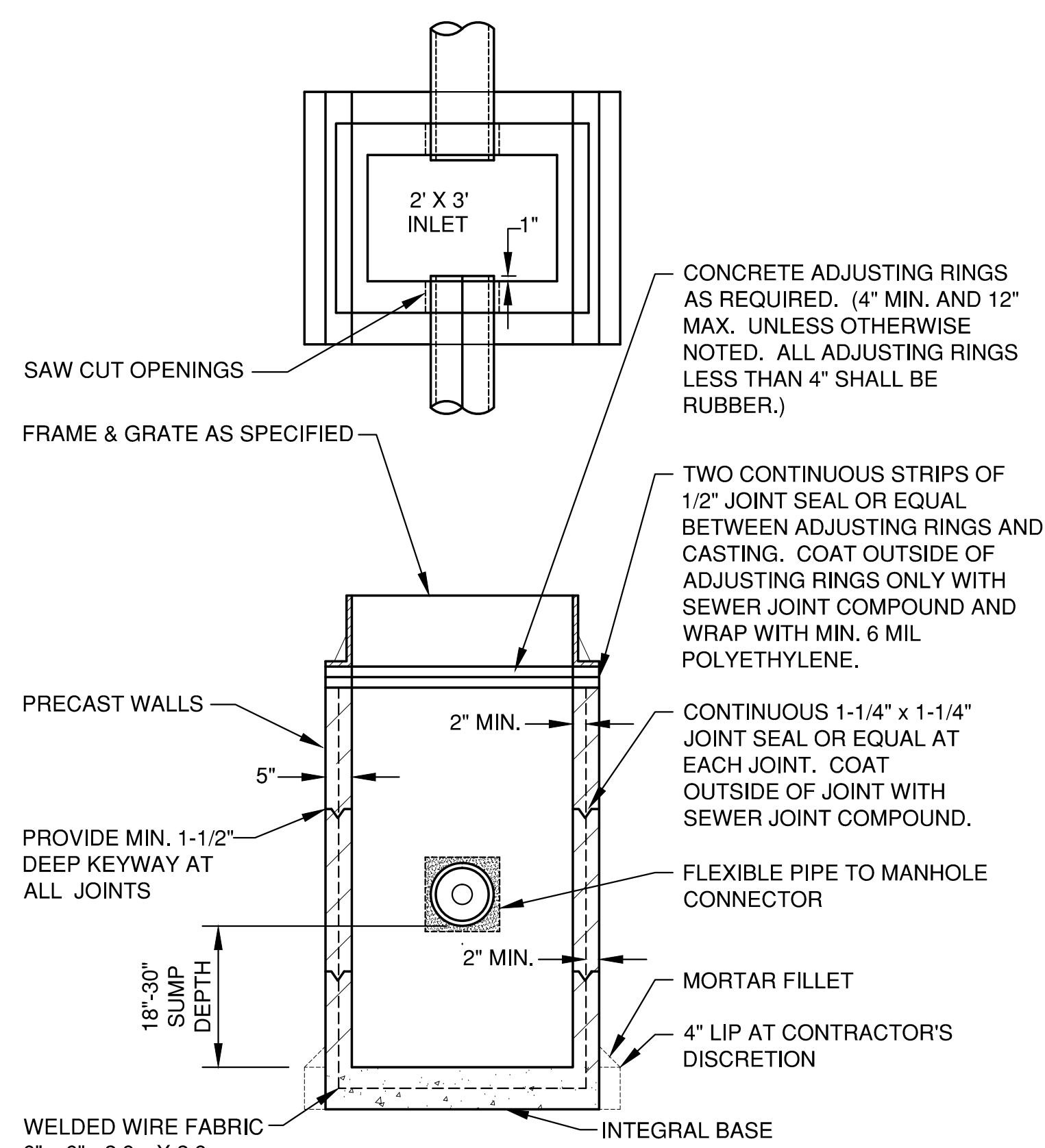


CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)



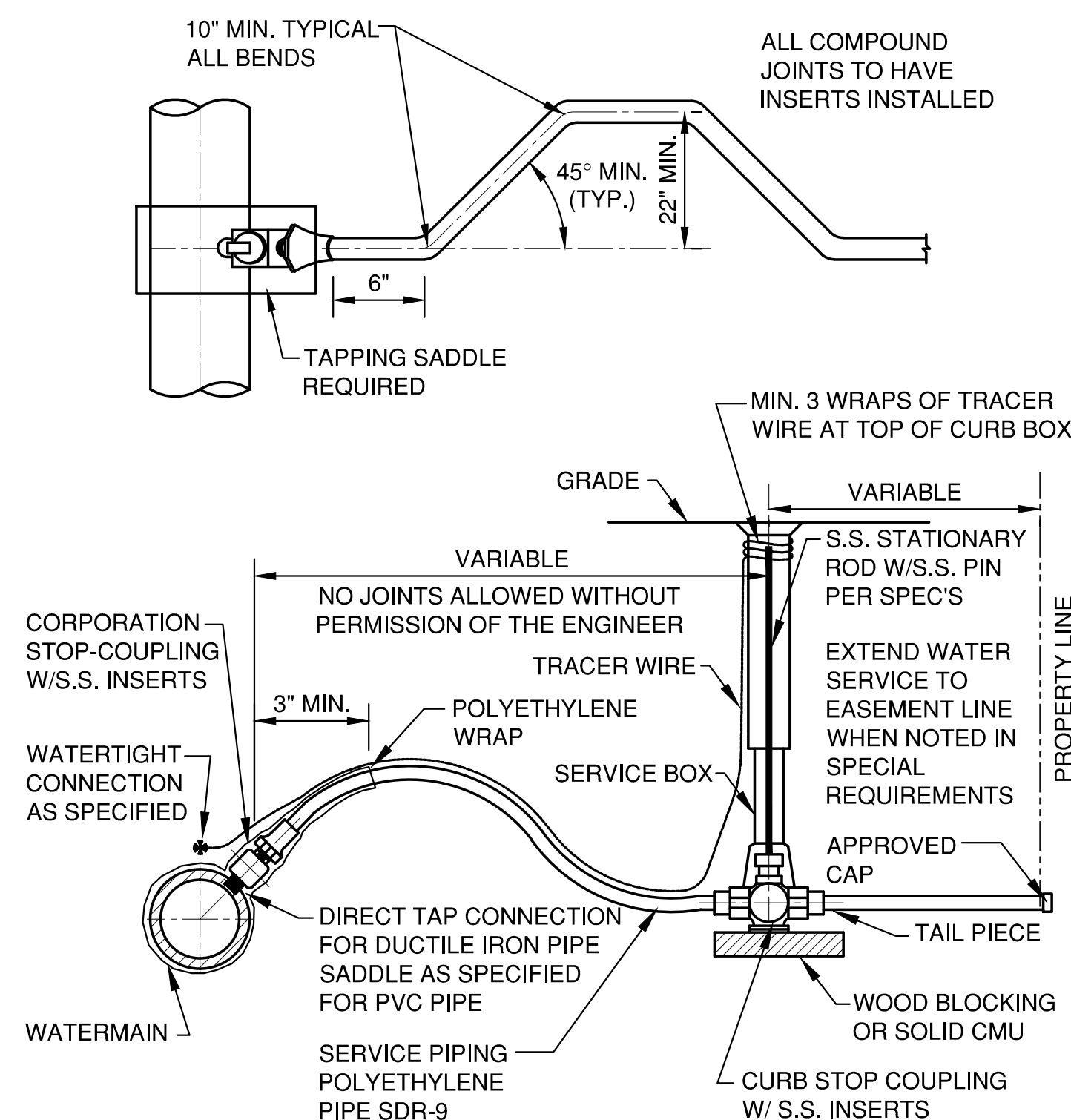
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET

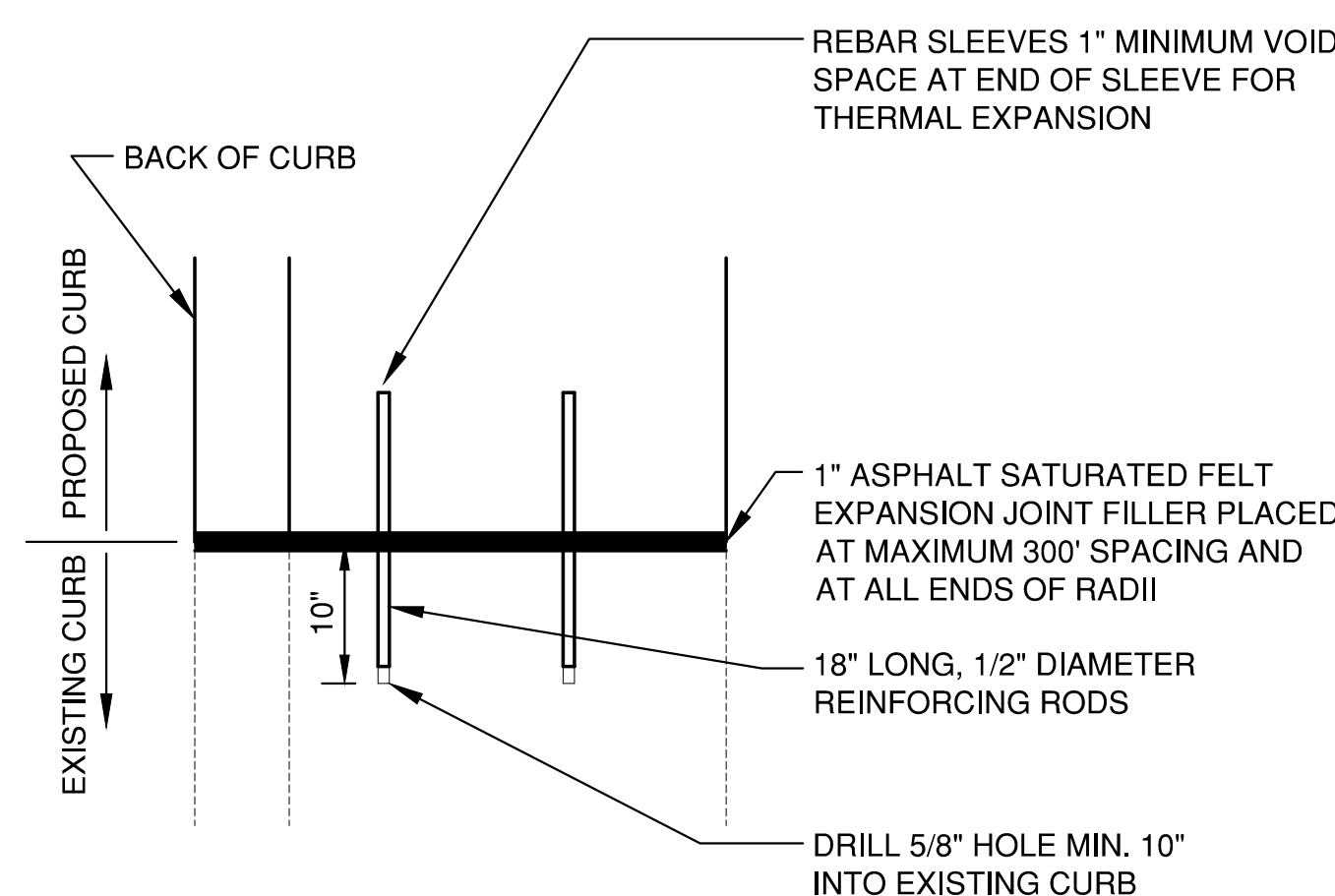


SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

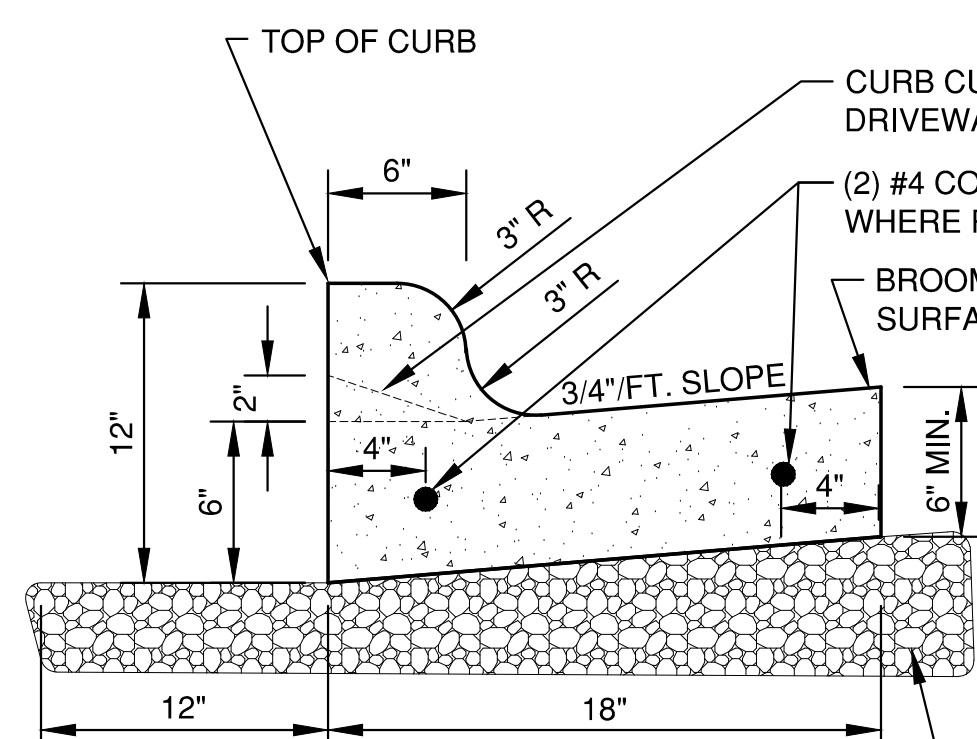
FOR A 2" SERVICE TAP ON
6" D.I. WATERMAIN, A
SADDLE IS REQUIRED.

TAP SERVICE PIPING (POLYETHYLENE)

NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING
BY SAW CUTTING OR INSERTION OF DIVIDER PLATES



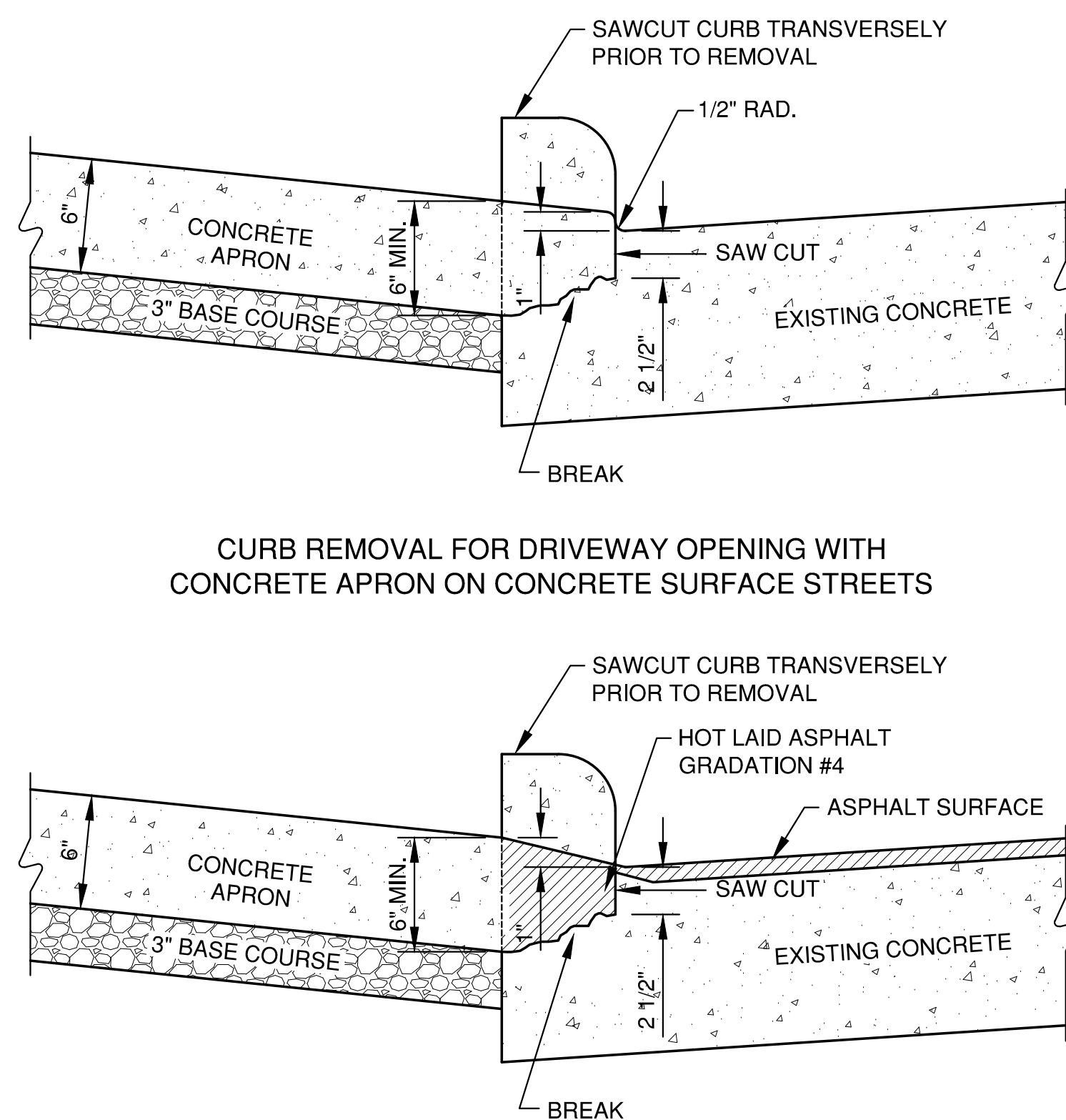
CURB TIE-IN DETAIL



3" MINIMUM COMPACTED CRUSHED AGGREGATE
BASE COURSE MATERIAL, GRADATION NO. 2

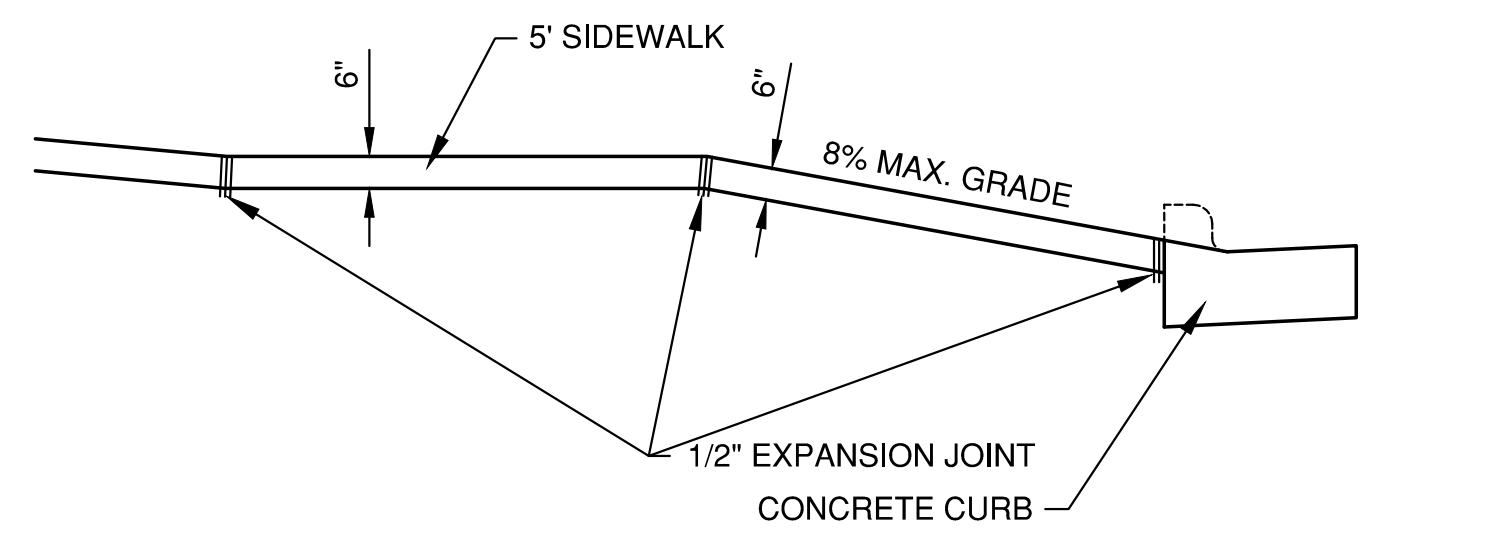
NOTE:
PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTINGS OR AS SPECIFIED.
PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

STANDARD CURB & GUTTER

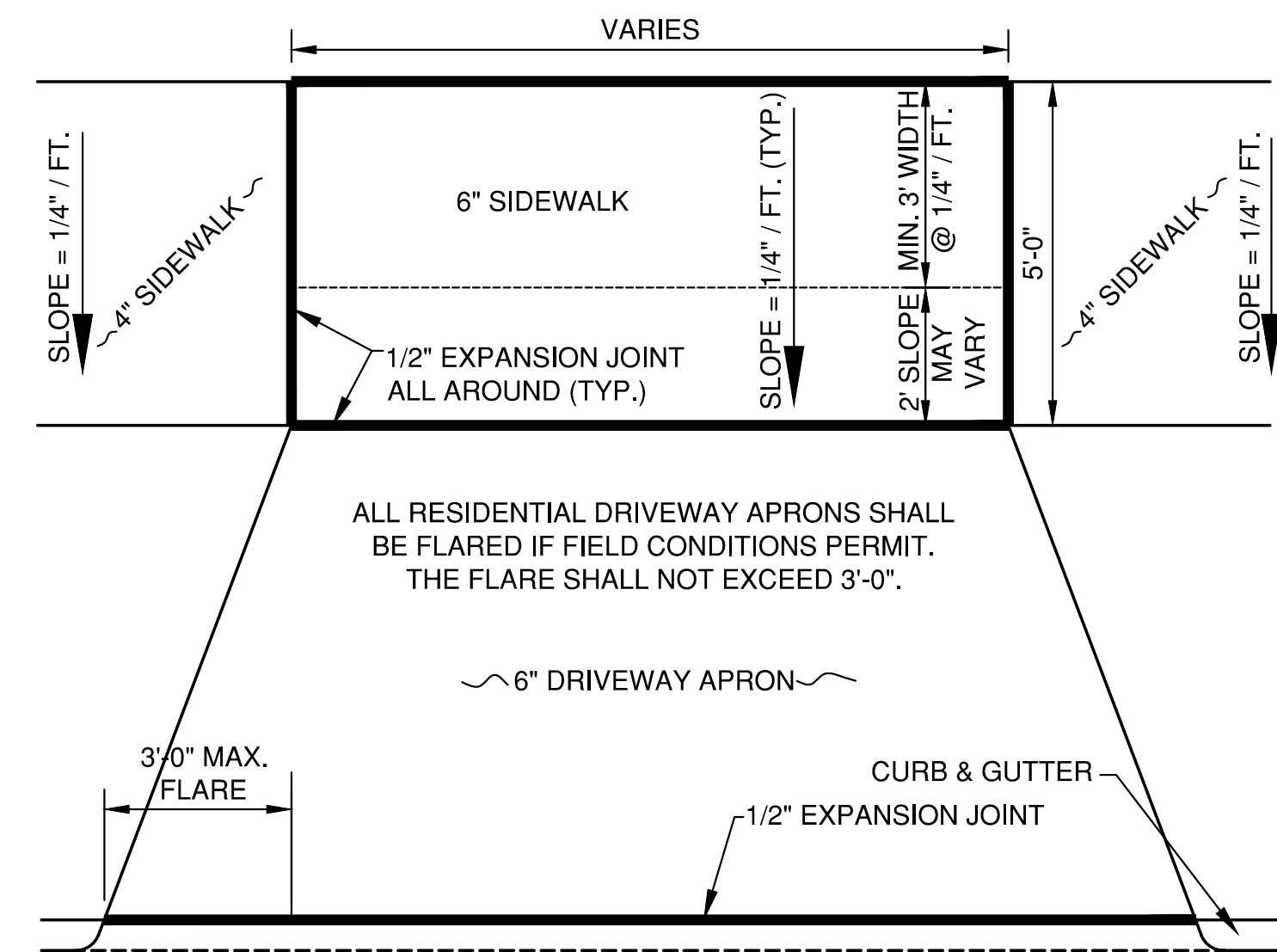


**CURB REMOVAL FOR DRIVEWAY OPENING
WITH CONCRETE APRON ON ASPHALT OVER CONCRETE
SURFACE STREETS**

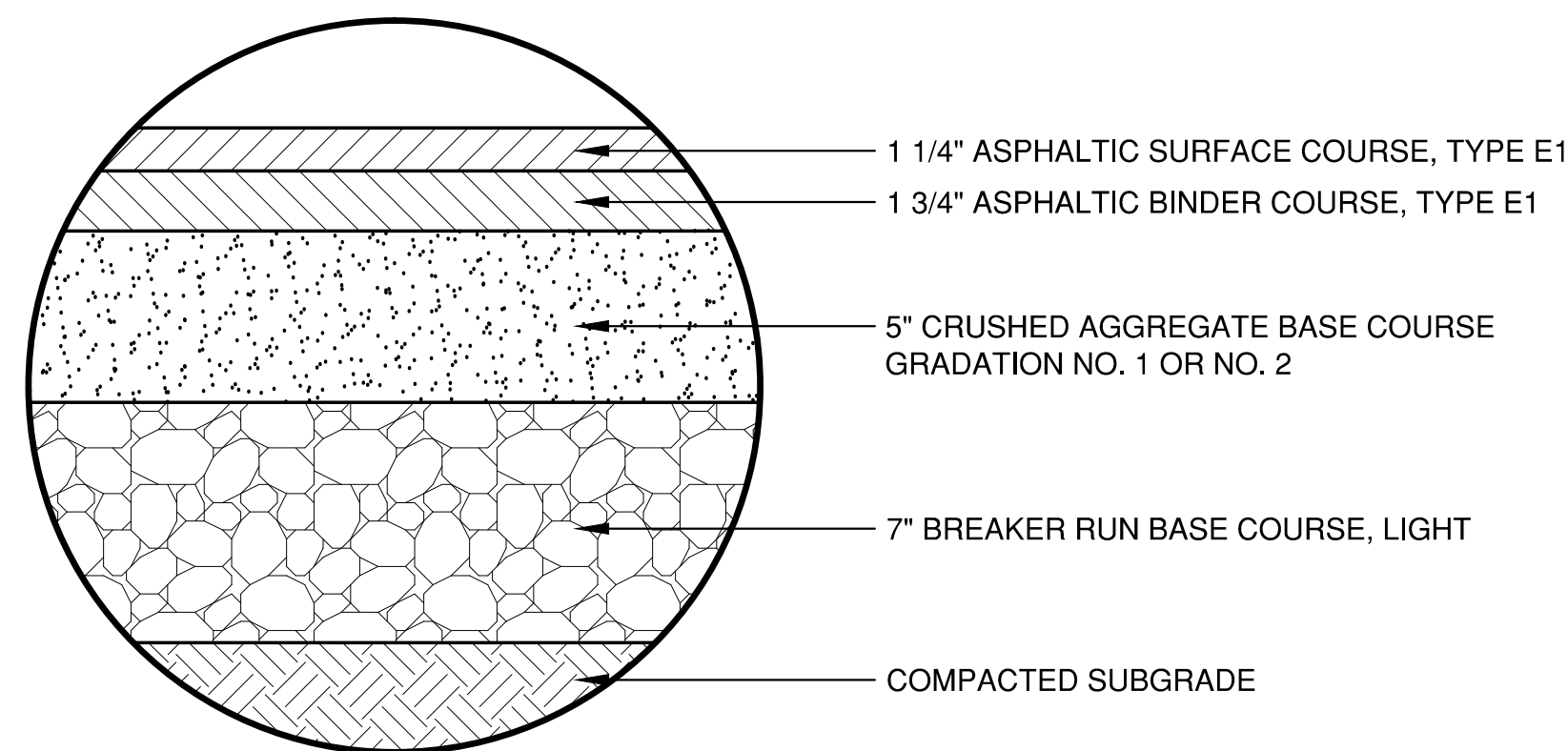
CURB REMOVAL DETAIL



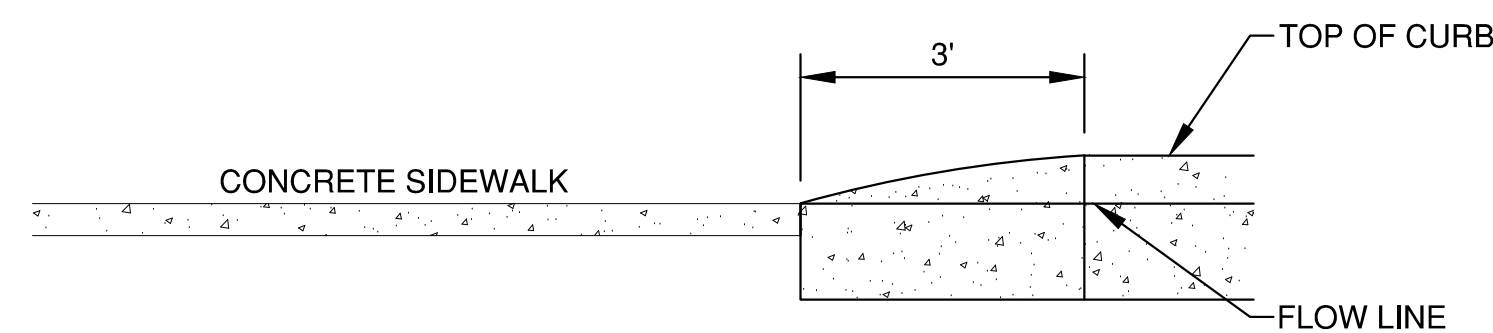
1/2" EXPANSION MATERIAL WILL BE PLACED ON EACH SIDE OF THE DRIVE ABUTTING THE SIDEWALK. SIDEWALK AND DRIVEWAY APRON SHALL BE CONSTRUCTED SEPARATELY UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.



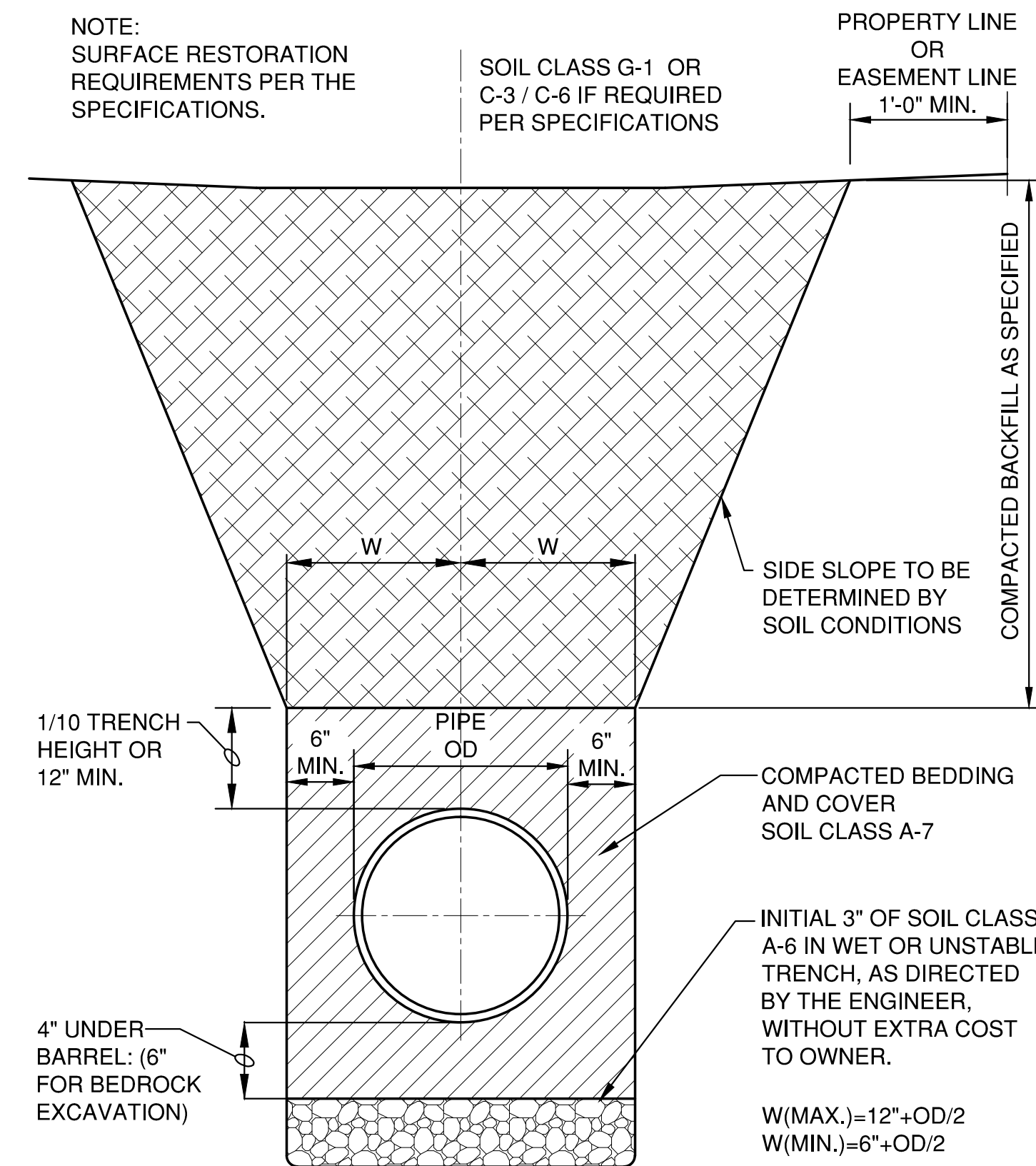
DRIVEWAY APRON DETAIL



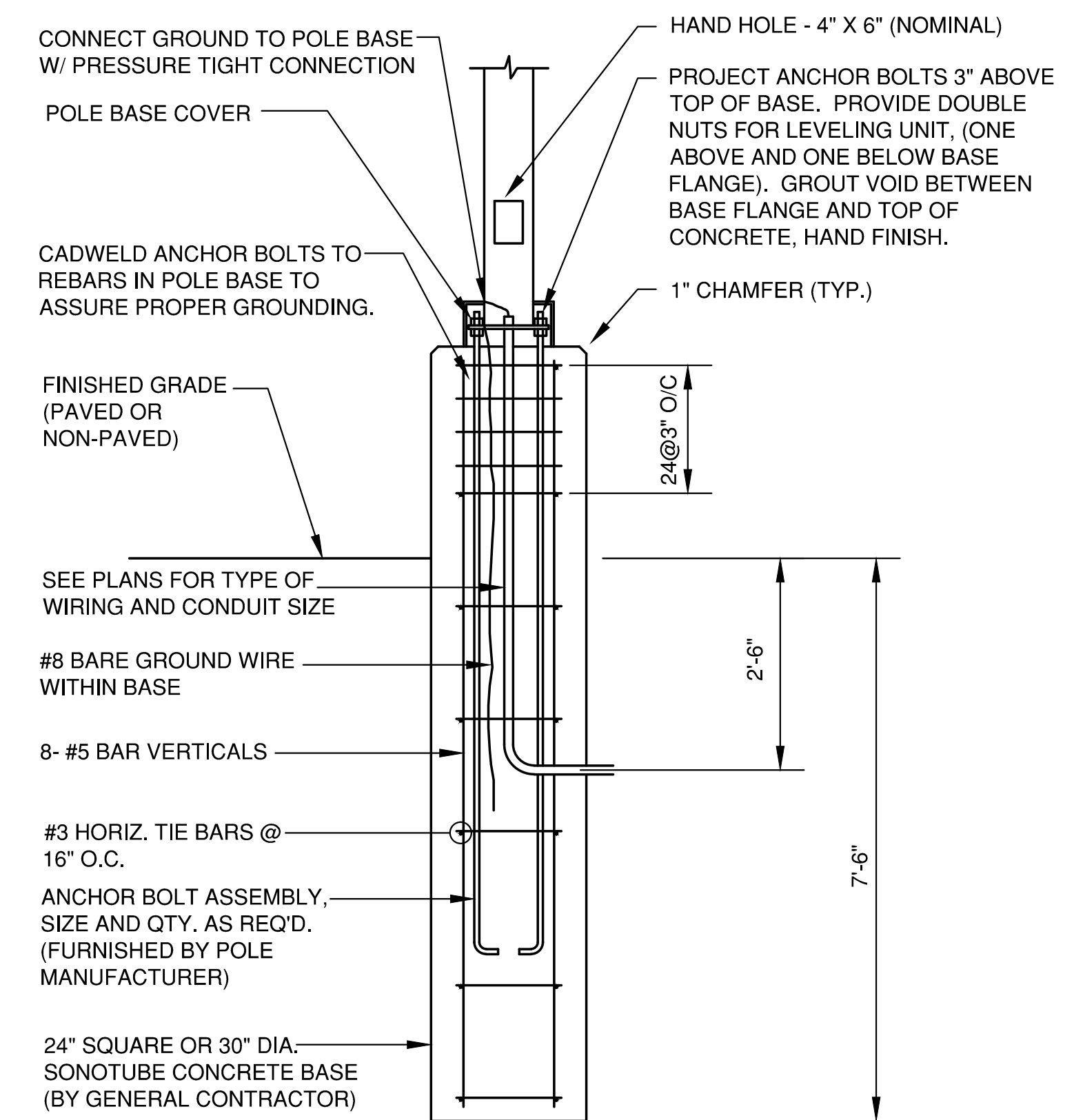
PAVEMENT DETAIL



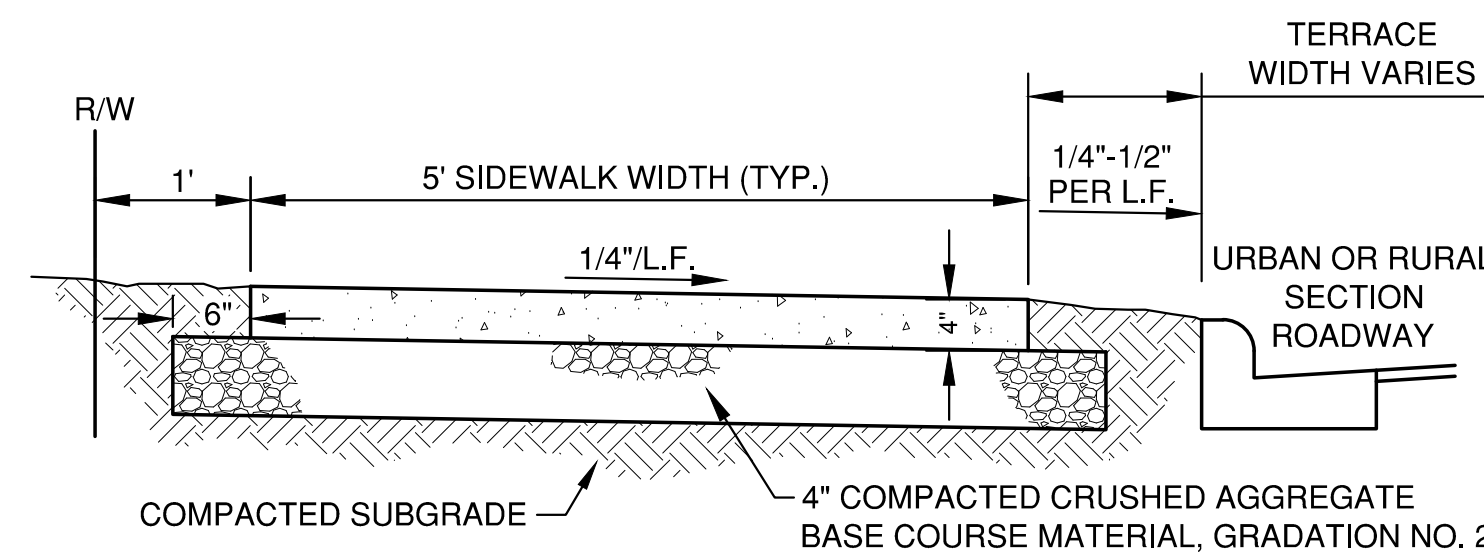
CURB TAPER DETAIL



HDPE /PVC SEWER & WATERMAIN & FORCEMAIN BEDDING & TRENCH SECTION

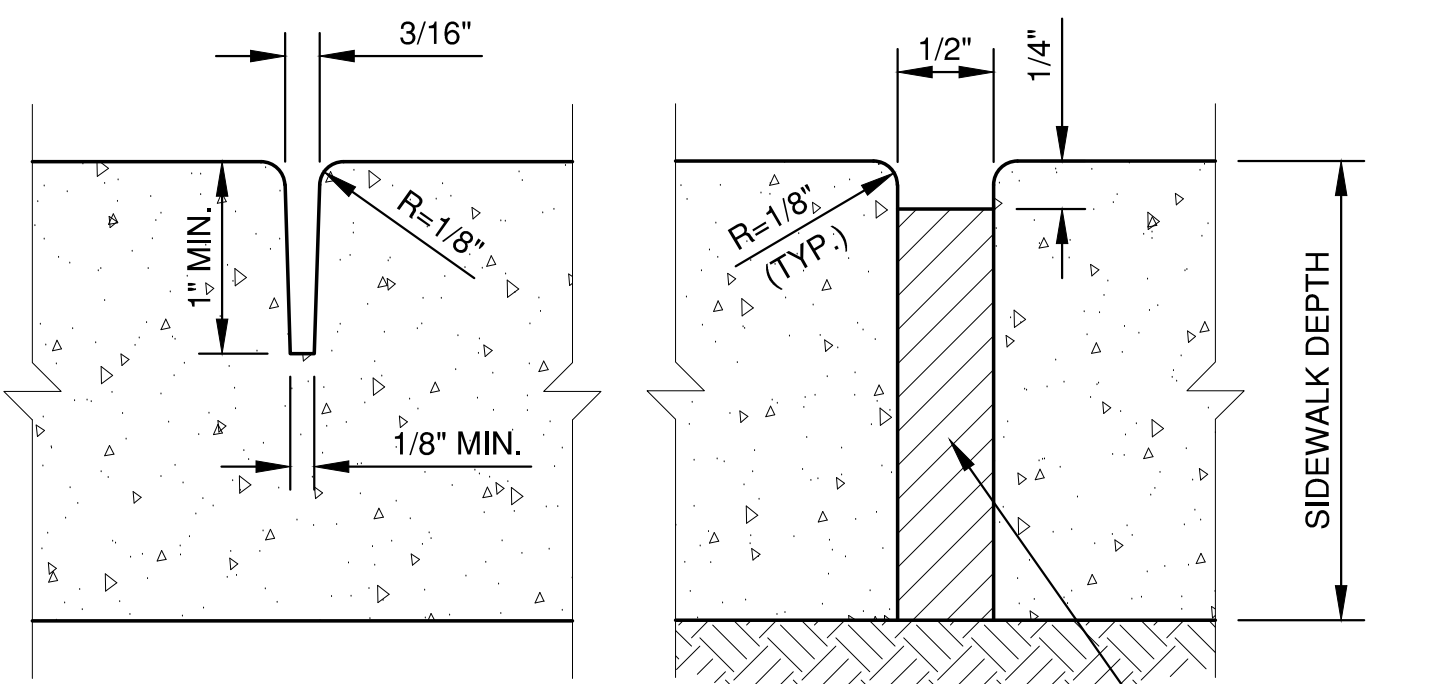


OUTDOOR LIGHTING STANDARD BASE DETAIL



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS
FOR REINFORCEMENTS.

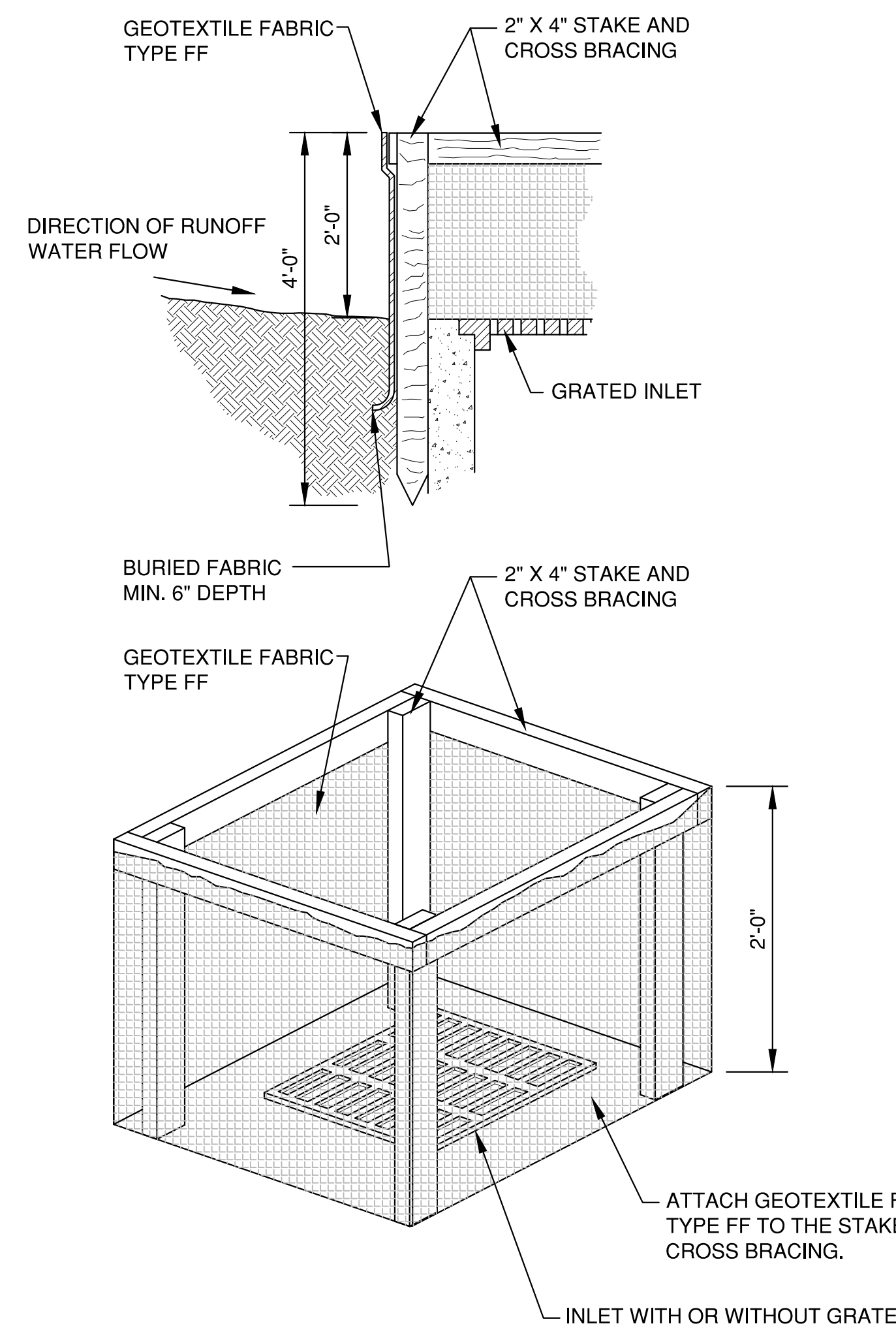


TOOLED CONTRACTION JOINT

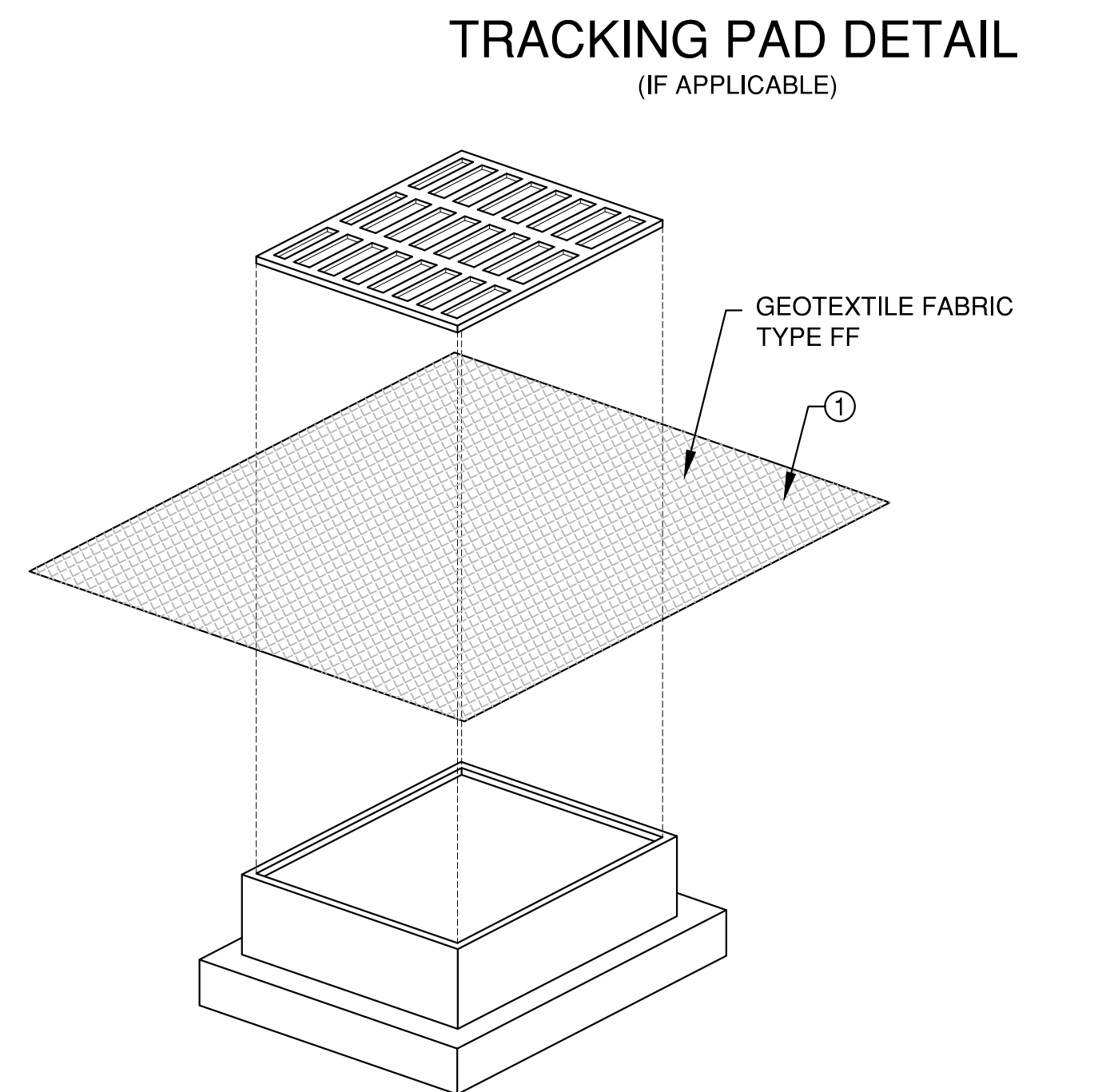
EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING TRANSVERSE	CONTRACTION JOINT SPACING LONGITUDINAL	EXPANSION JOINT SPACING
4'	4'	NOT REQ'D.	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

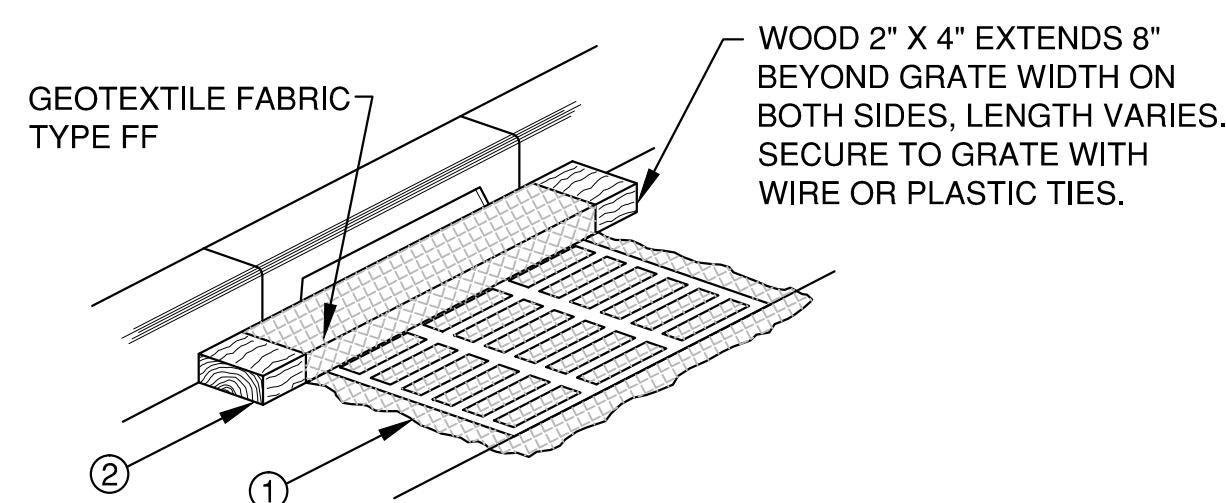
SIDEWALK DETAIL



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)

INLET PROTECTION NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- 1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".

INSTALLATION NOTES:

TYPE "B" & "C"
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

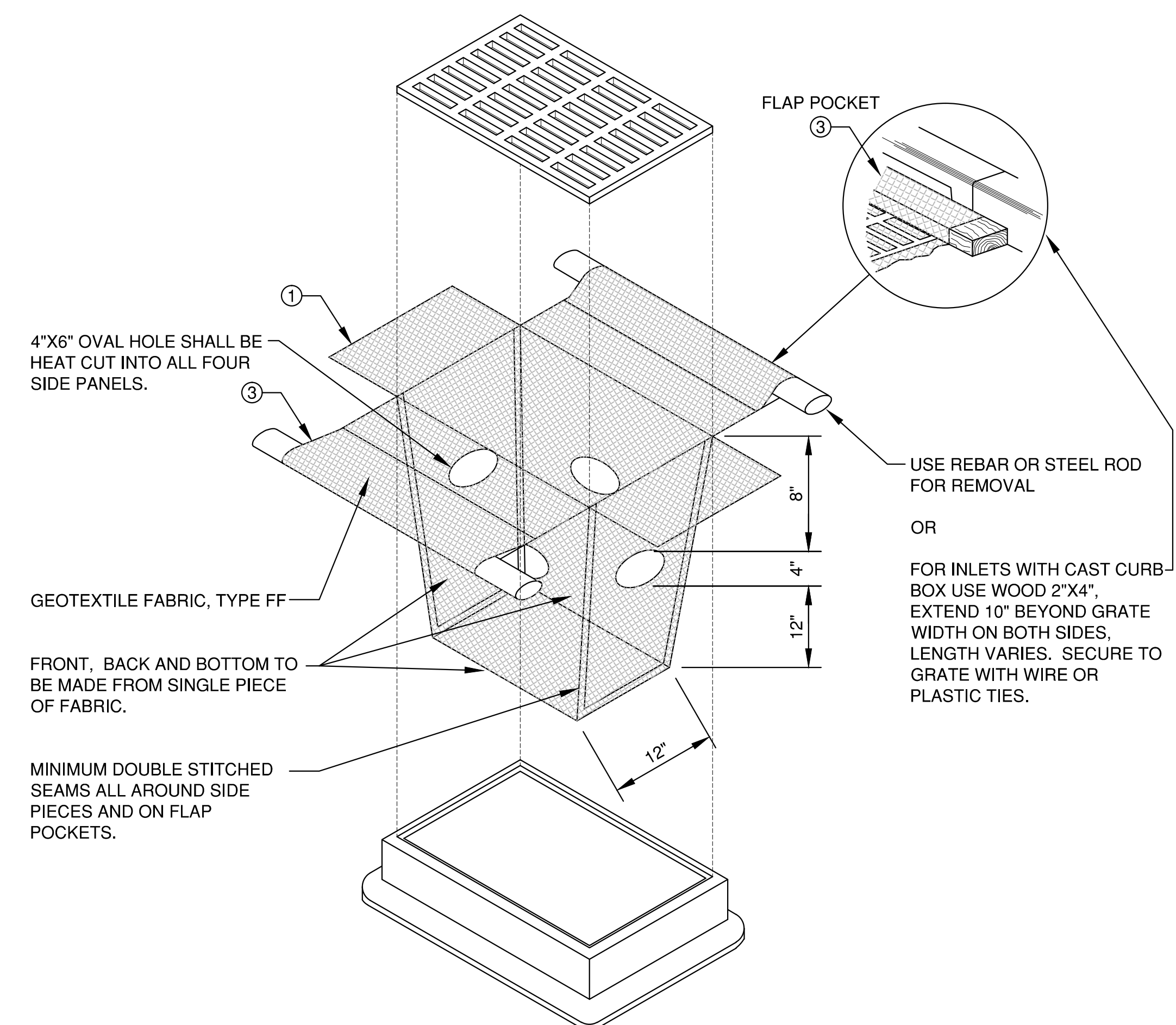
DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

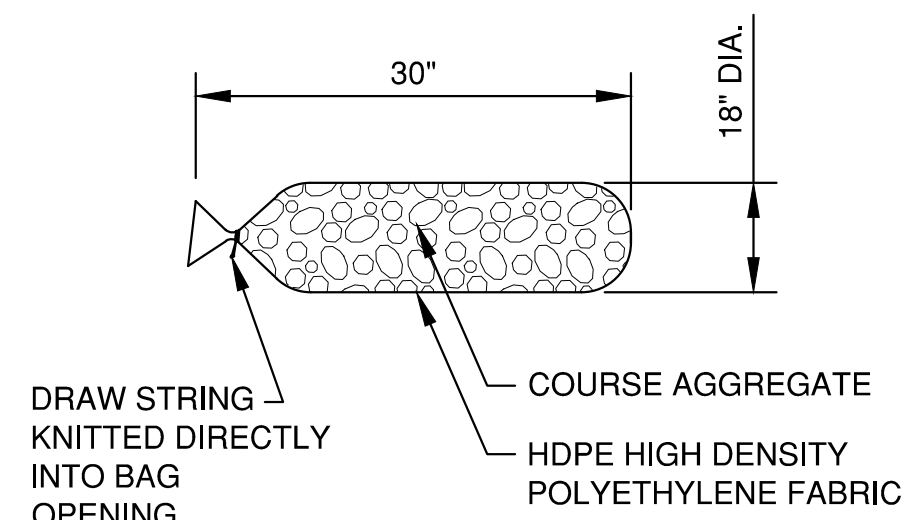
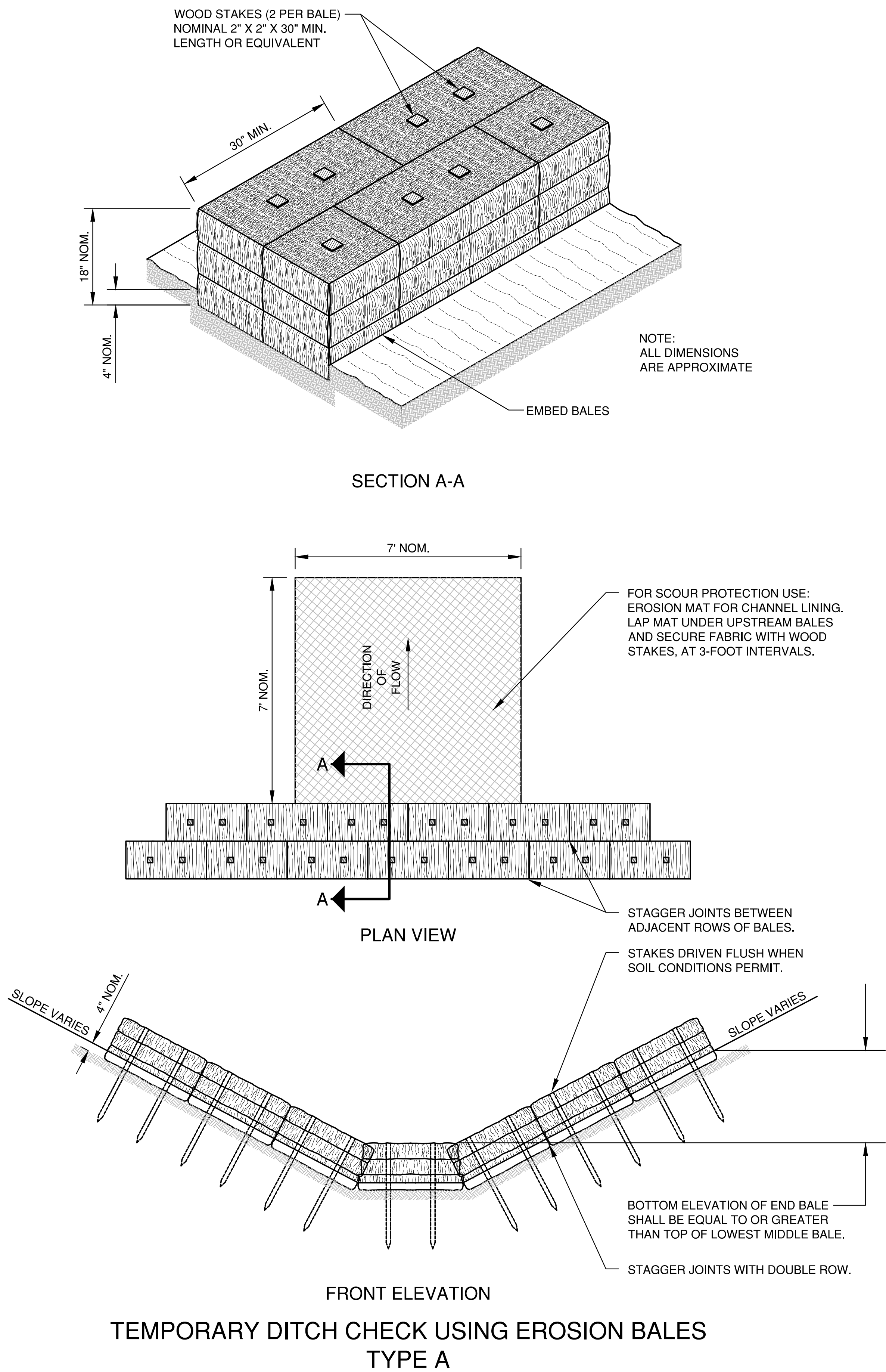
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT CURB BOX AS PER NOTE "2")

PRELIMINARY - NOT FOR CONSTRUCTION



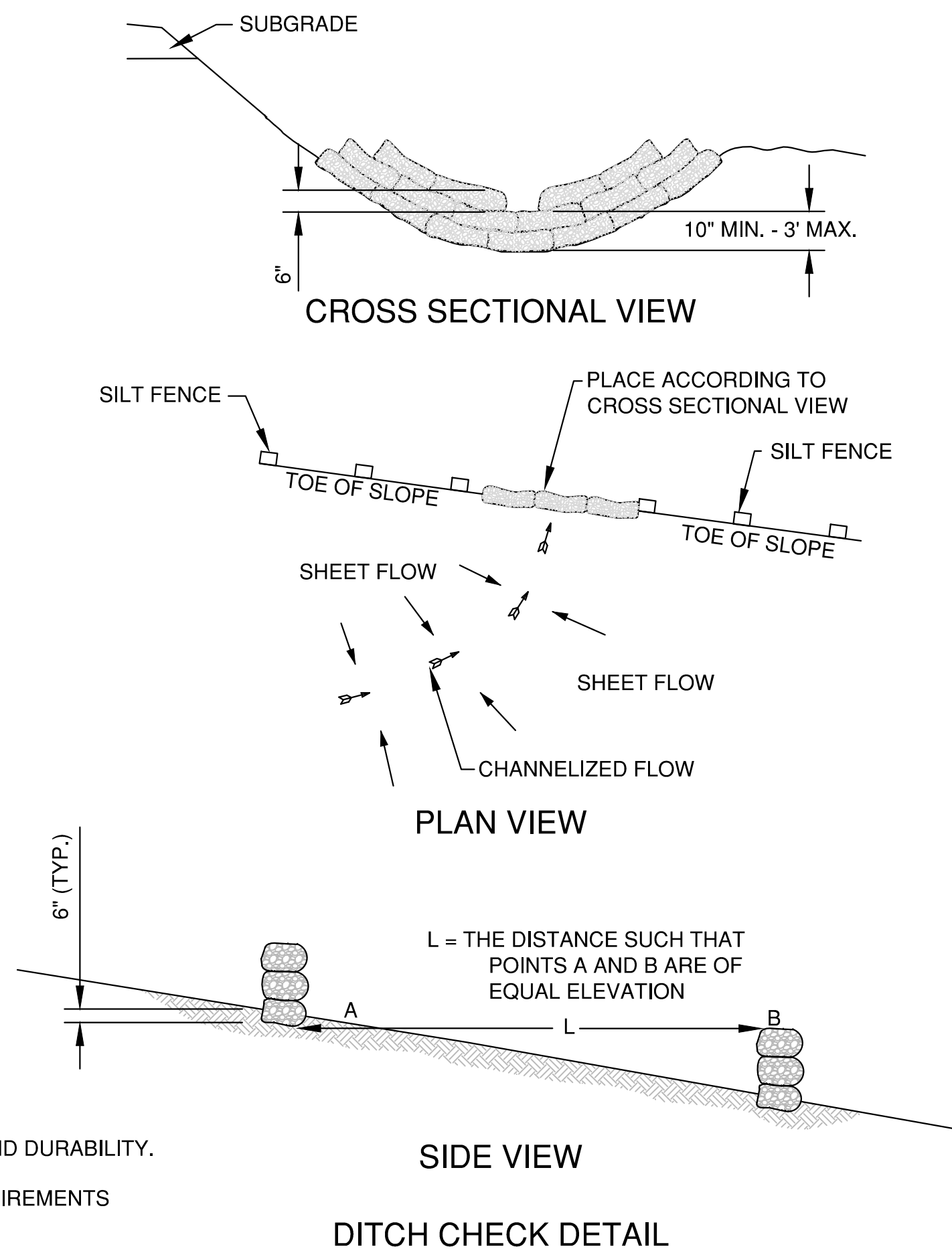
COURSE AGGREGATE INFORMATION		
SIEVE SIZE	SIZE NO.	AASHTO No. 67 (1)
2 INCH (50 mm)	-	-
1 1/2 INCH (37.5mm)	-	-
1 INCH (25.0 mm)	100	
3/4 INCH (19.0mm)	90-100	
3/8 INCH (9.5mm)	20-55	
No. 4 (4.75mm)	0-10	
No. 8 (2.36mm)	0-5	

(1) SIZE No. ACCORDING TO AASHTO M 43

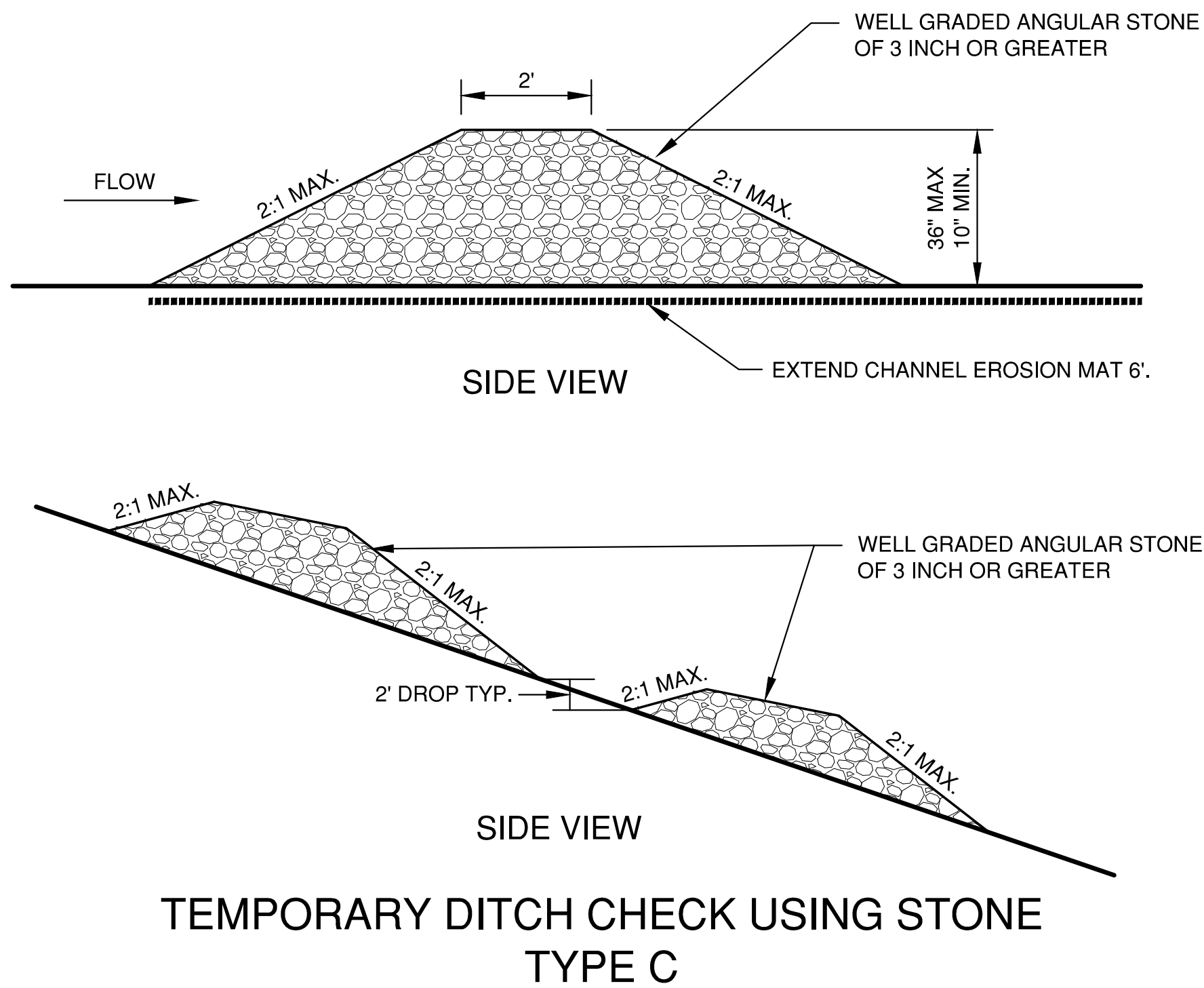
NOTES:

18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS



ROCK FILLED EROSION CONTROL BAGS TYPE B



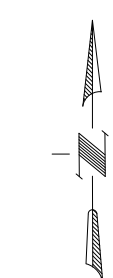
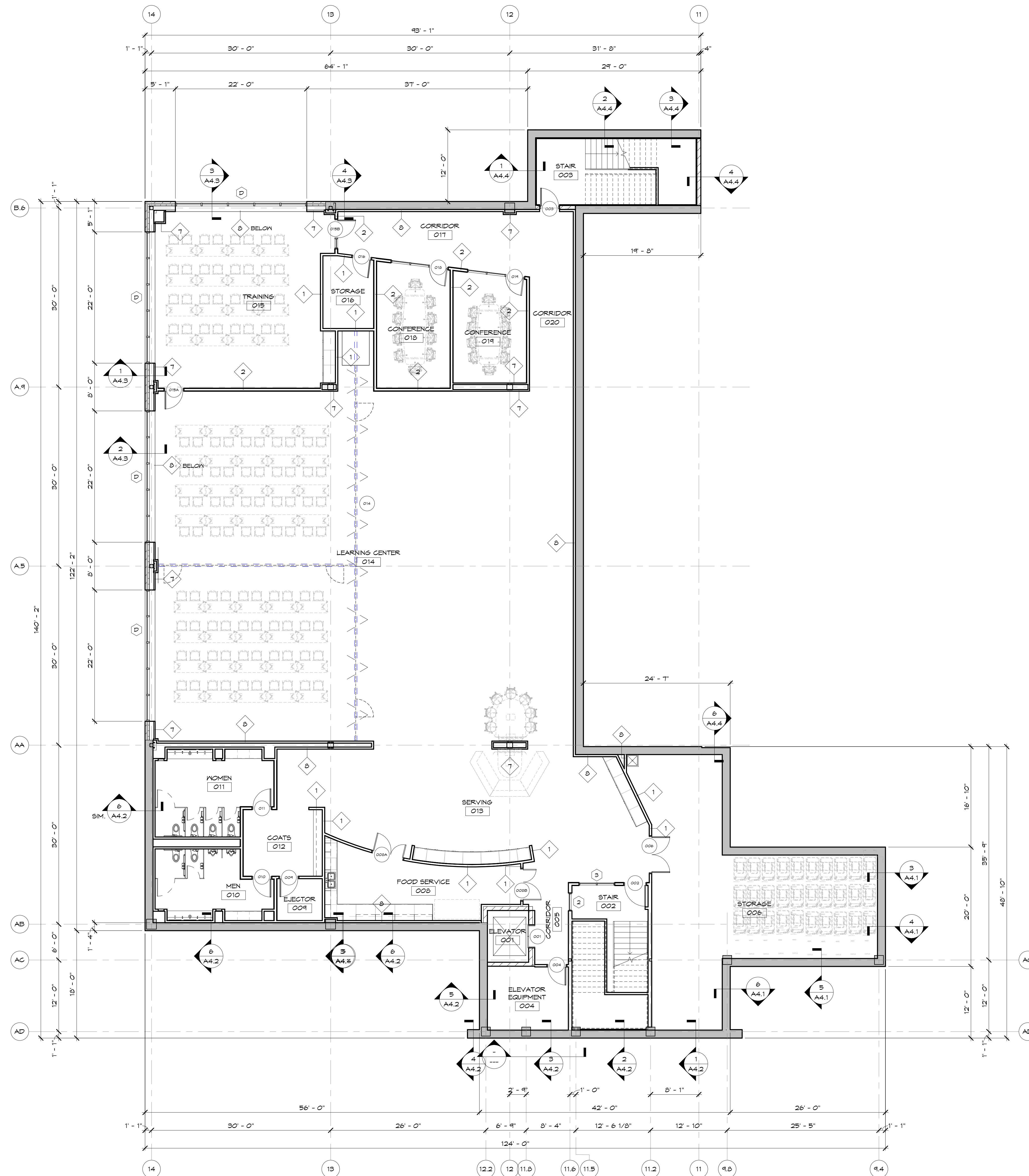
PRELIMINARY - NOT FOR CONSTRUCTION

FLOOR PLAN SYMBOLS:

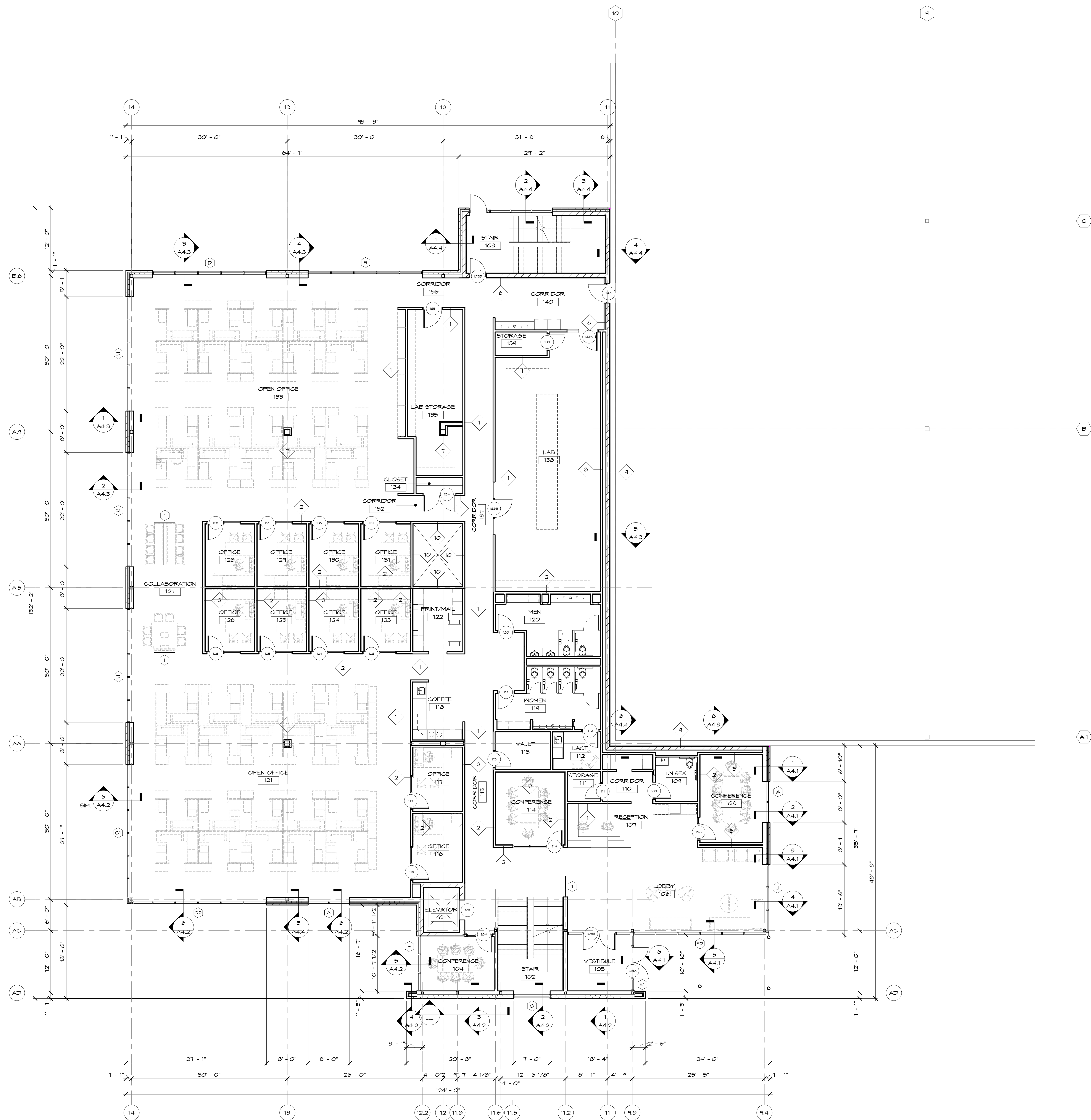
-  = DOOR I.D. SYMBOL - SEE SHEET A2.2
 = WINDOW I.D. SYMBOL - SEE SHEET A6.1

FLOOR PLAN NOTES:

- ALL CMU WALL WIDTHS ARE TO BE 8" - WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.1 FOR WALL TYPES
- ROOM FINISH SCHEDULE - SEE SHEET A2.1
- DOOR AND FRAME SCHEDULE - SEE SHEET A2.2
- ENLARGED TOILET ROOM - SEE SHEET A8.1
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1
- CASEWORK AND BATHROOM ELEVATIONS - SEE SHEET A8.1


LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



FLOOR PLAN SYMBOLS:

- 101 = DOOR I.D. SYMBOL - SEE SHEET A2.2
- 1 = WINDOW I.D. SYMBOL - SEE SHEET A6.1

FLOOR PLAN NOTES:

1. ALL CMU WALL WIDTHS ARE TO BE 8" - WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.1 FOR WALL TYPES
2. ROOM FINISH SCHEDULE - SEE SHEET A2.1
3. DOOR AND FRAME SCHEDULE - SEE SHEET A2.2
4. ENLARGED TOILET ROOM - SEE SHEET A6.1
5. FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1
6. CASEWORK AND BATHROOM ELEVATIONS - SEE SHEET A2.1

PRELIMINARY - NOT FOR CONSTRUCTION

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANT 3 - OFFICE ADDITION AND SKYWALK

BELMARK, INC.

54115

De Pere, WI

Attachment: BELMARK EXPANSION CITY SUBMITTAL 2016-02-08 (4377, SP, Belmark)



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ARCHITECTS + ENGINEERS
124 N. BRIDGEMAN, P.O. BOX 150
DE PERE, WI 53428-0150
TEL: 920.234.2000 FAX: 920.234.2001 www.performawis.com

FIRST FLOOR PLAN

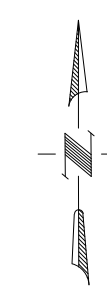
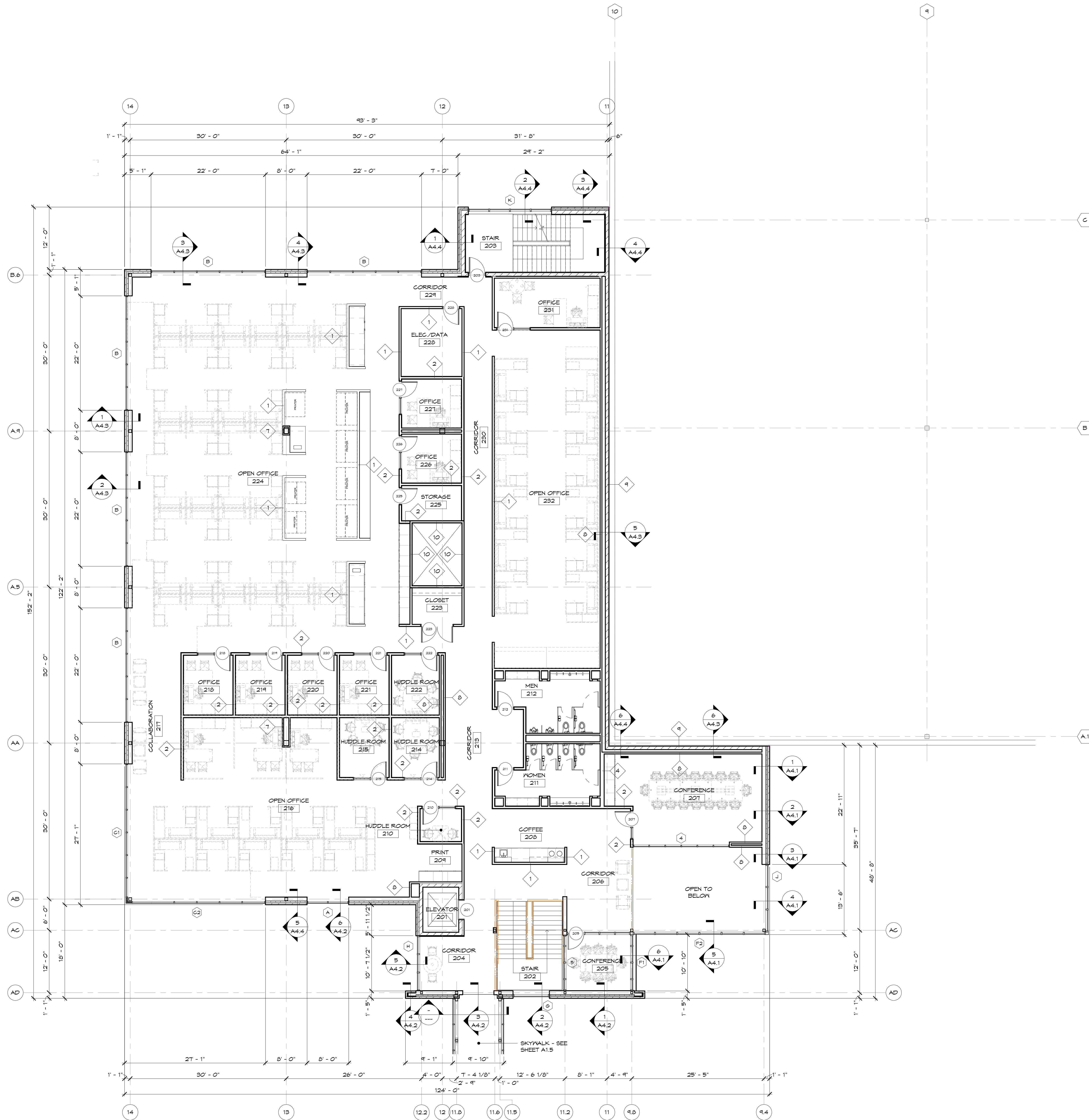
DATE: 11/11/16
DRAWN: CHD
Author: CHD
Checker: CHD
DATE: 11/11/16
SCALE: 1/8" = 1'-0"
DRAWING NO: **A1.2**
PROJECT NO: 15147

FLOOR PLAN SYMBOLS:

- 101 = DOOR I.D. SYMBOL - SEE SHEET A2.2
- 1 = WINDOW I.D. SYMBOL - SEE SHEET A6.1

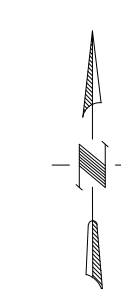
FLOOR PLAN NOTES:

- 1. ALL CMU WALL WIDTHS ARE TO BE 8" - WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.1 FOR WALL TYPES
- 2. ROOM FINISH SCHEDULE - SEE SHEET A2.1
- 3. DOOR AND FRAME SCHEDULE - SEE SHEET A2.2
- 4. ENLARGED TOILET ROOM - SEE SHEET A8.1
- 5. FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1
- 6. CASEWORK AND BATHROOM ELEVATIONS - SEE SHEET A8.1



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



- ① FULLY ADHERED EPDM ROOF SYSTEM
- METAL DECK
- VAPOR RETARDER
- (2) LAYERS OF 2" RIGID INSULATION
- EPDM ROOFING MEMBRANE
- ② FULLY ADHERED EPDM ROOF SYSTEM
- METAL DECK
- VAPOR BARRIER
- (1) LAYER OF 1 1/2" RIGID INSULATION
- EPDM ROOFING MEMBRANE
- ③ PRIMARY ROOF DRAIN
FLASH ACCORDING TO ROOFING MANUFACTURER'S
RECOMMENDATIONS - SEE DETAIL X/A6.1 DRAINS
SHALL BE LOCATED 1'-6" OFF COLUMN GRID LINES
UNLESS NOTED OR DIMENSIONED OTHERWISE
- ④ SECONDARY ROOF SCUPPER
SCUPPER (8" WIDE X 8" HIGH)
- SEE DETAIL X/A6.1

ROOF PLAN

TITLE	
DRAWN Author	CHECKED Checker
DATE 12/30/15	
SCALE 1/8" = 1'-0"	
DRAWING NO. A1.4	
PROJECT NO. 15147	REV.

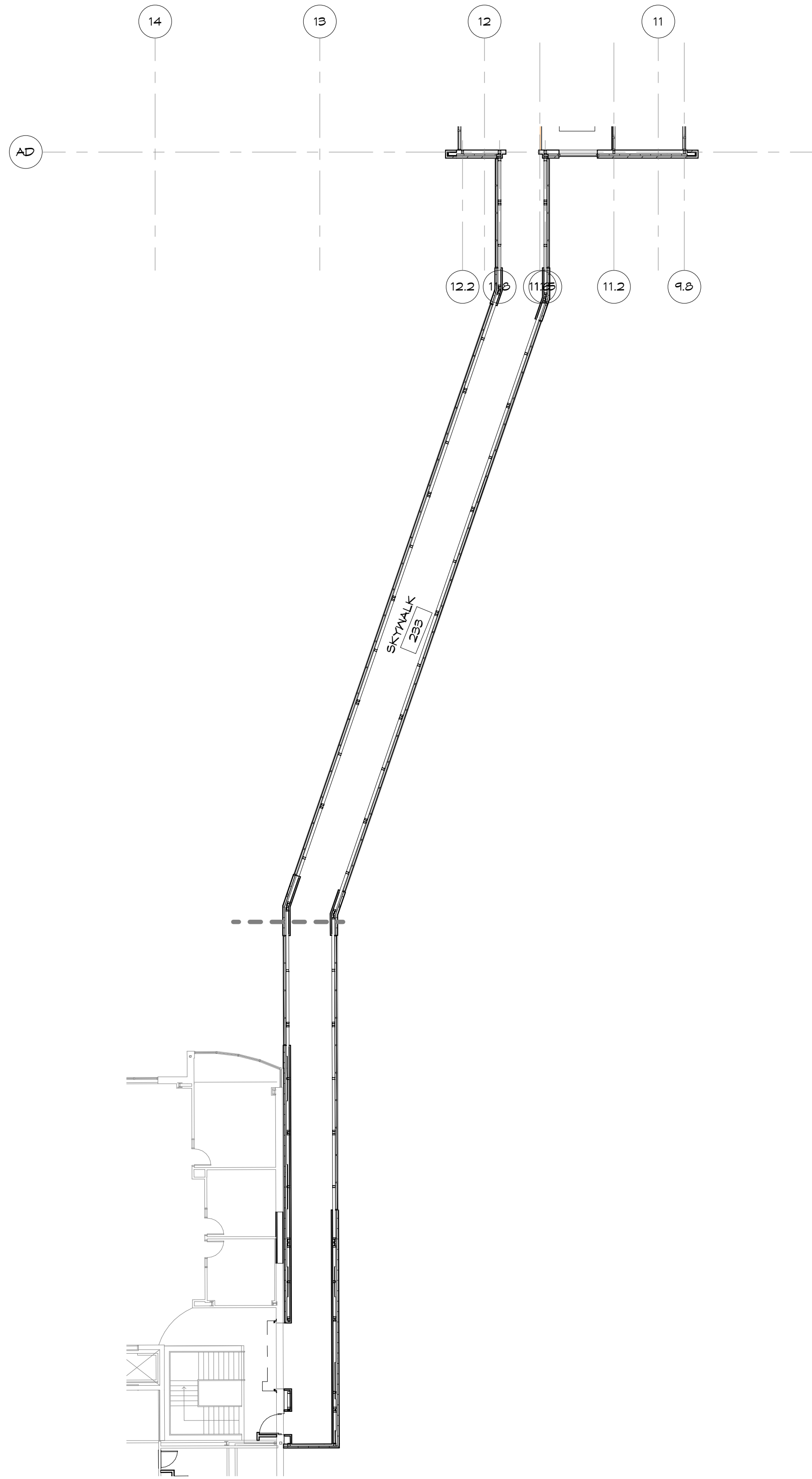
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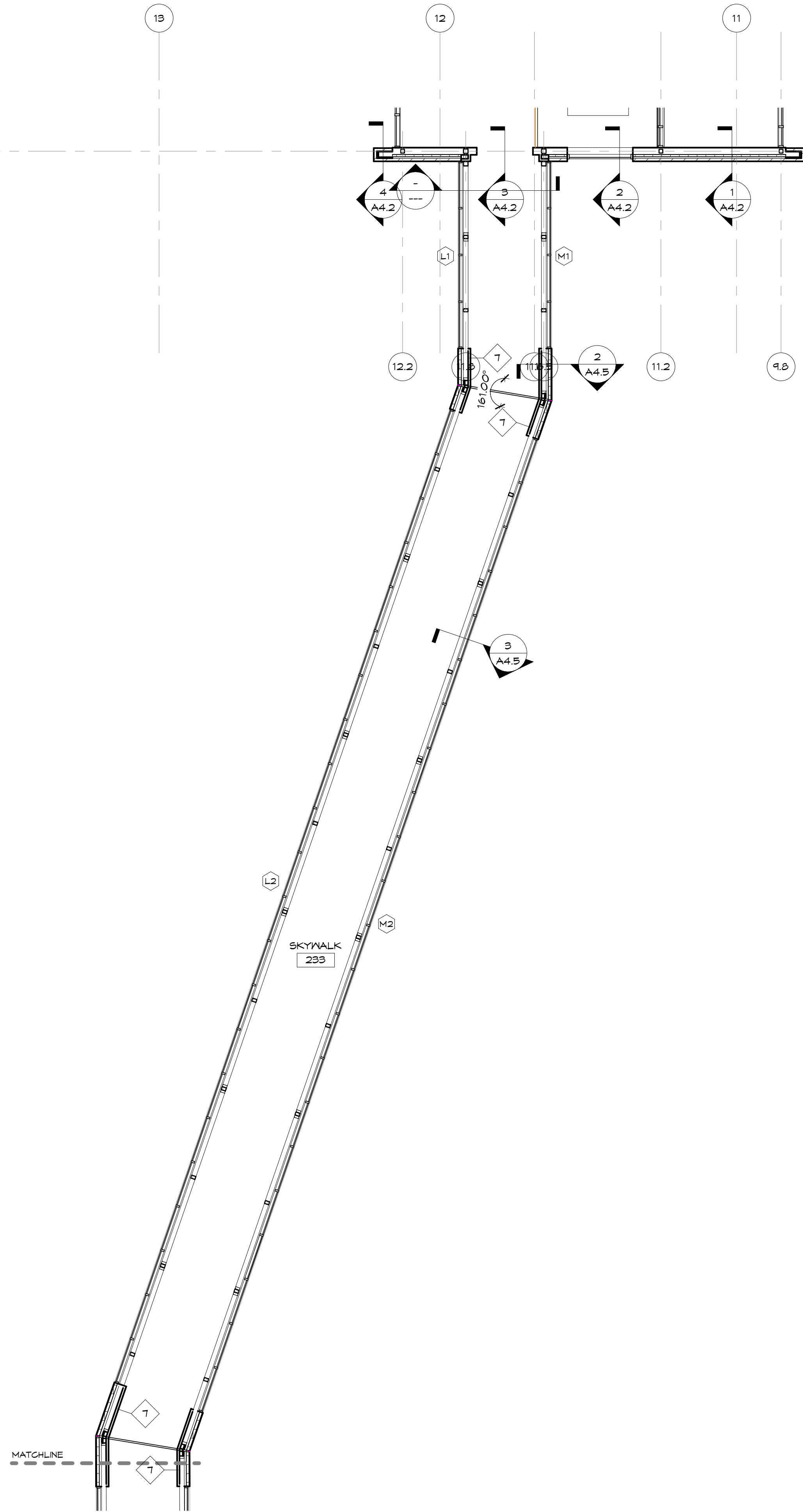
BELMARK, INC.

PLANT 3 - OFFICE ADDITION AND SKYWALK

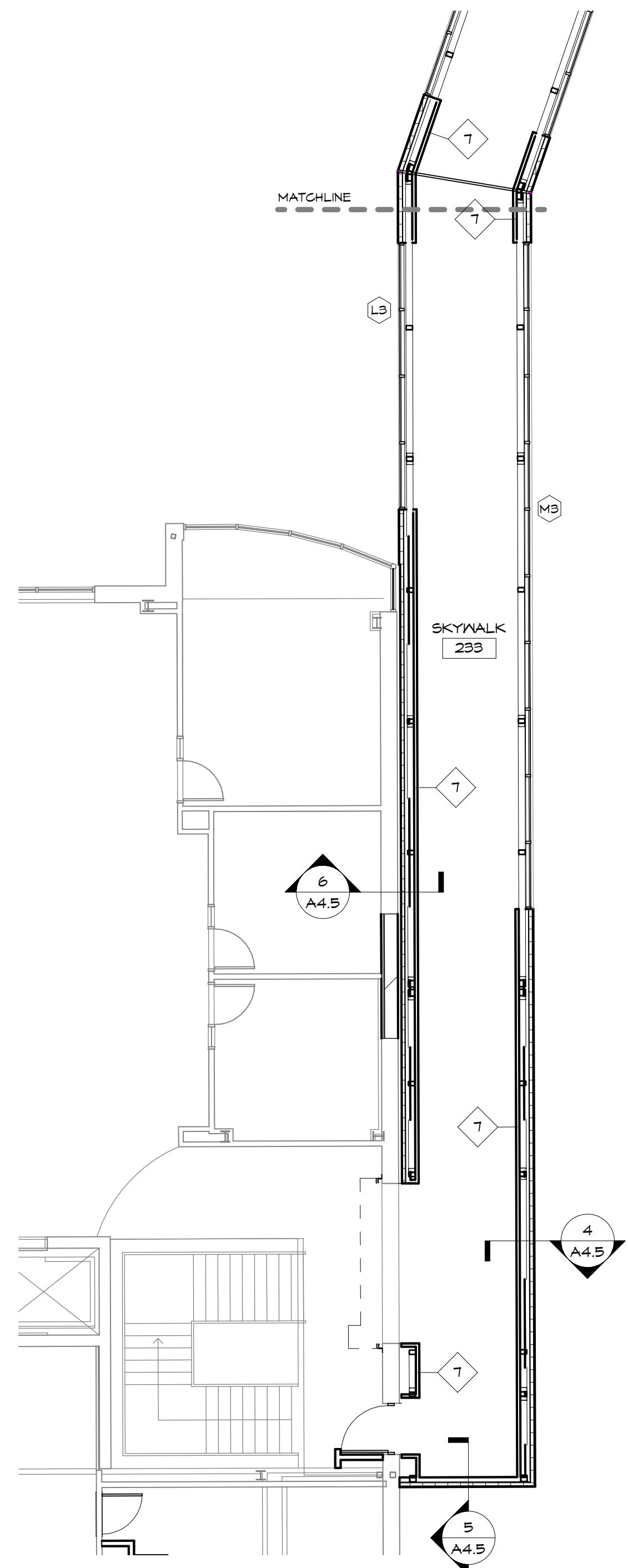
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**OVERALL
SKYWALK FLOOR
PLAN**
SCALE: 1/16" = 1'-0"



**SKYWALK -
SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



**SKYWALK -
SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

FLOOR PLAN SYMBOLS:

- 101 = DOOR I.D. SYMBOL - SEE SHEET A2.2
- 1 = WINDOW I.D. SYMBOL - SEE SHEET A6.1

FLOOR PLAN NOTES:

- ALL CMU WALL WIDTHS ARE TO BE 8" - WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.1 FOR WALL TYPES
- ROOM FINISH SCHEDULE - SEE SHEET A2.1
- DOOR AND FRAME SCHEDULE - SEE SHEET A2.2
- ENLARGED TOILET ROOM - SEE SHEET A6.1
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1
- CASEWORK AND BATHROOM ELEVATIONS - SEE SHEET A6.1

PRELIMINARY - NOT FOR CONSTRUCTION

TITLE	
SKYWALK FLOOR PLAN	

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ARCHITECTS + ENGINEERS
121 N. BRIDGWAY, FLOOR 10, NEW YORK, NY 10038
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BELMARK, INC.
633 Heritage Road De Pere, WI 54115
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NO.	DESCRIPTION	BY	DATE

ROOF PLAN NOTES:

1. PIPE PENETRATIONS THROUGH ROOF AND MECHANICAL EQUIP. CURBS - SEE DETAILS ON SHEET A6.1. COORDINATE ALL OPENINGS FOR MISC. VENTS, PIPING, AND DUCTWORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS
2. TAPERED INSULATION SHALL BE CONSTRUCTED OF TAPERED E.P.S (SLOPE TO BE 1/4"/FT.)
3. 30" WIDE ROOFING MAT ADHERED TO EPDM ROOFING

ROOF SYSTEMS:

- 1 FULLY ADHERED EPDM ROOF SYSTEM
 - METAL DECK
 - VAPOR RETARDER
 - (2) LAYERS OF 2" RIGID INSULATION
 - EPDM ROOFING MEMBRANE
- 2 FULLY ADHERED EPDM ROOF SYSTEM
 - METAL DECK
 - VAPOR BARRIER
 - (1) LAYER OF 1 1/2" RIGID INSULATION
 - EPDM ROOFING MEMBRANE
- 3 PRIMARY ROOF DRAIN FLASH ACCORDING TO ROOFING MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL (X/A6.1) DRAINS SHALL BE LOCATED 1'-6" OFF COLUMN GRID LINES UNLESS NOTED OR DIMENSIONED OTHERWISE
- 4 SECONDARY ROOF SCUPPER SCUPPER (3" WIDE X 5" HIGH) -SEE DETAIL X/A6.1

PLANT 3 - OFFICE ADDITION AND SKYWALK

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ARCHITECTS + ENGINEERS

124 N. BRIDGEMAN F. RD. DE PERE, WI 54155
PHONE: 763.324.0097 FAX: 763.324.3977 www.performawis.com

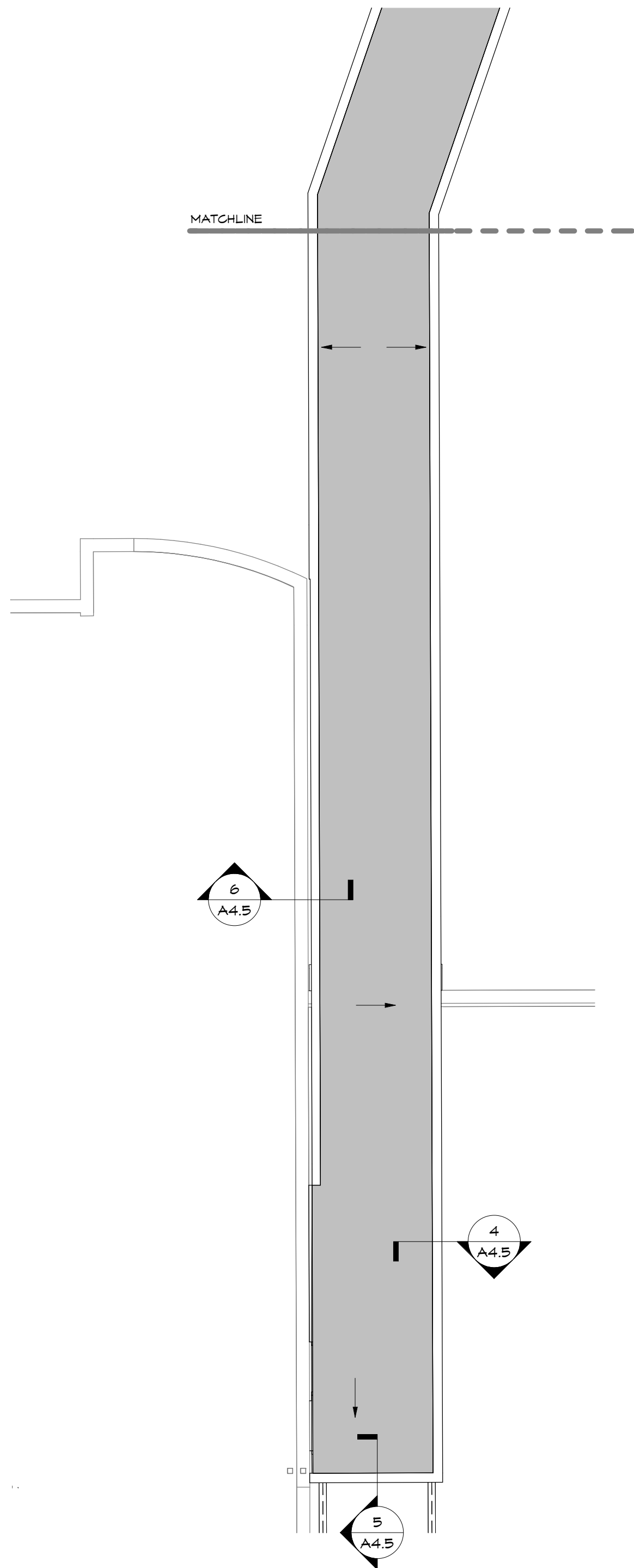
SKYWALK ROOF PLAN

TITLE	
DRAWN	Author
CHECKED	Checker
DATE	12/30/15
SCALE	As indicated
DRAWING NO.	A1.6
PROJECT NO.	15147

PRELIMINARY - NOT FOR CONSTRUCTION

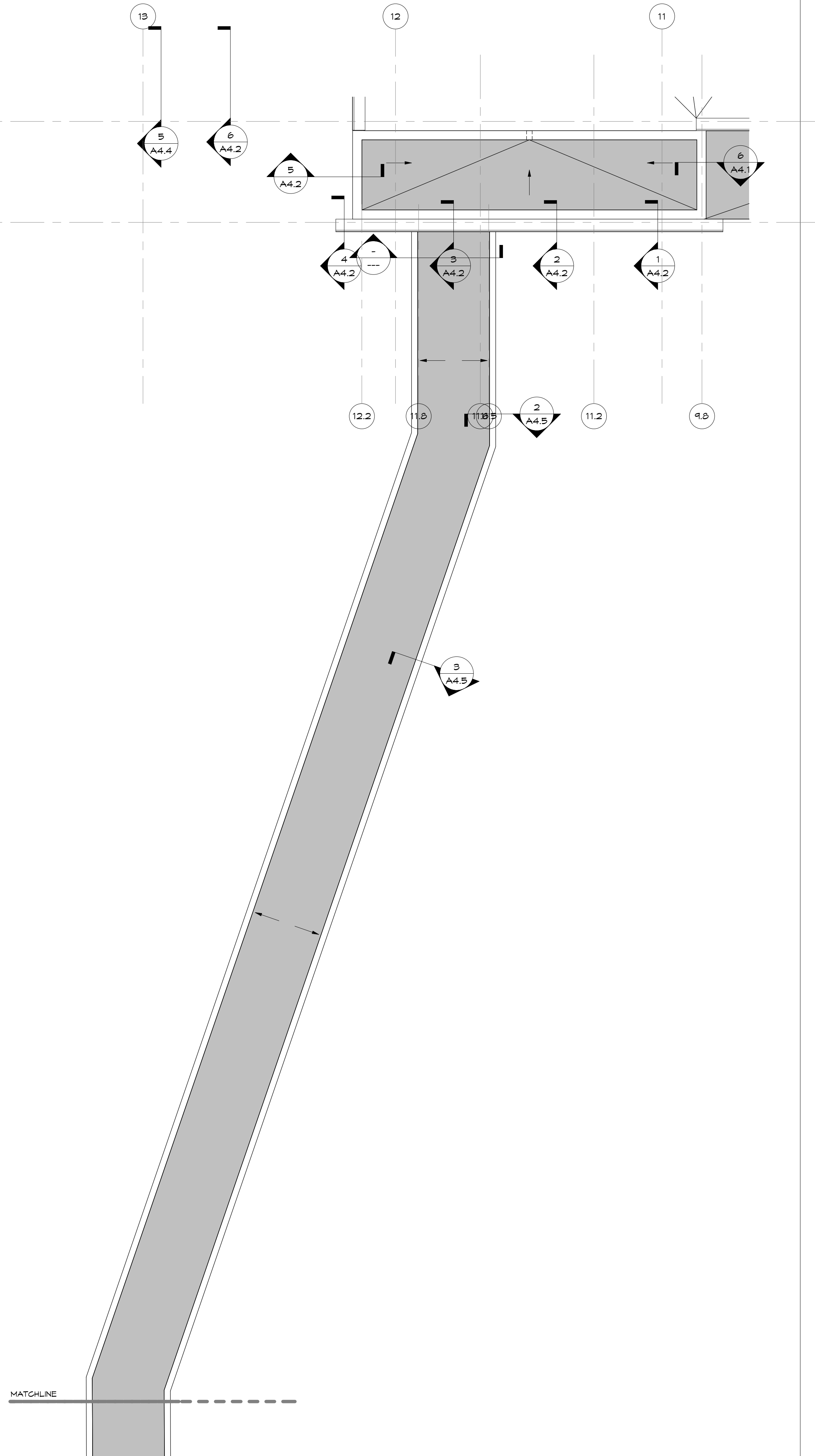
SKYWALK -
ROOF PLAN - B

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



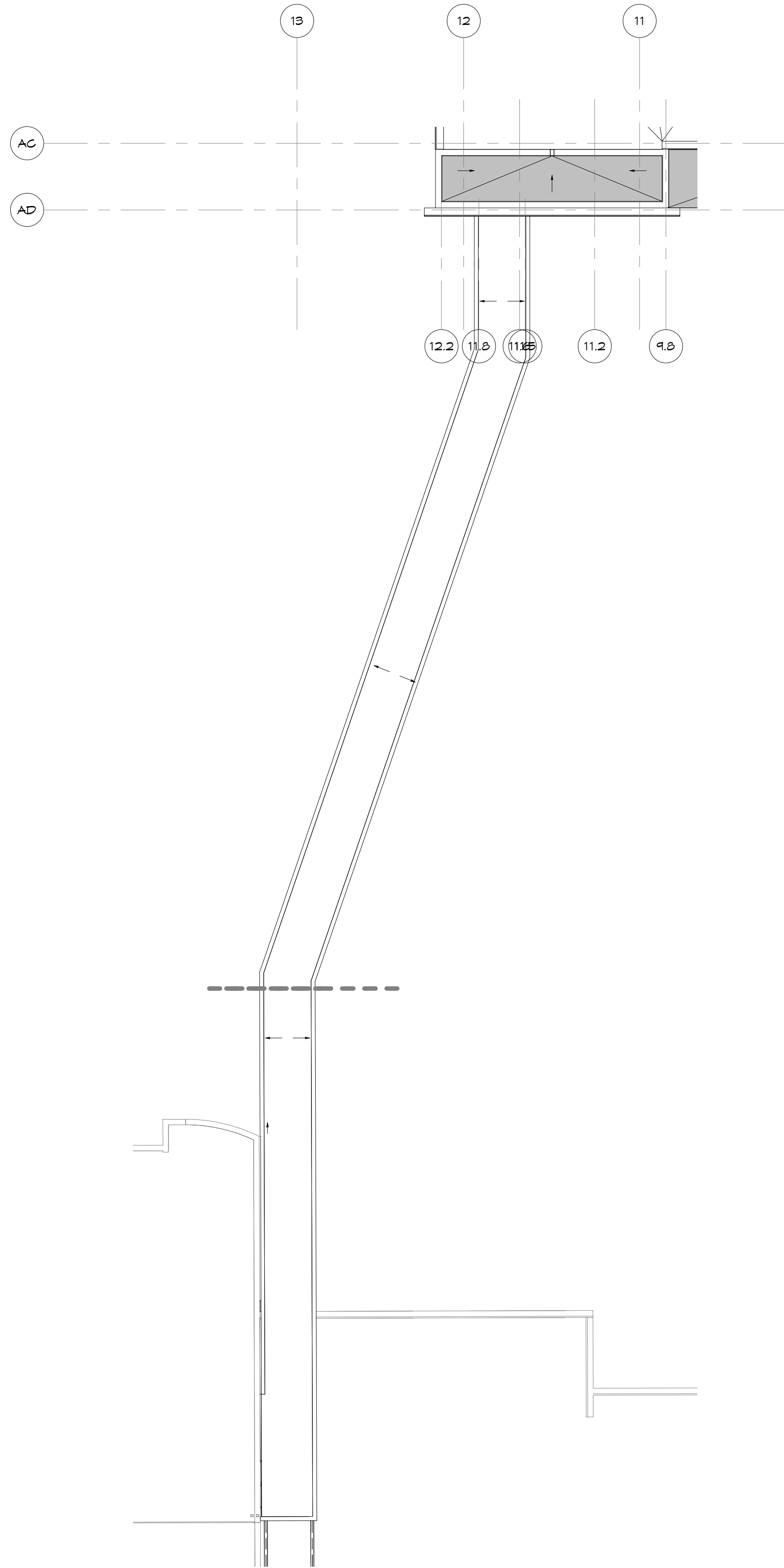
SKYWALK -
ROOF PLAN - A

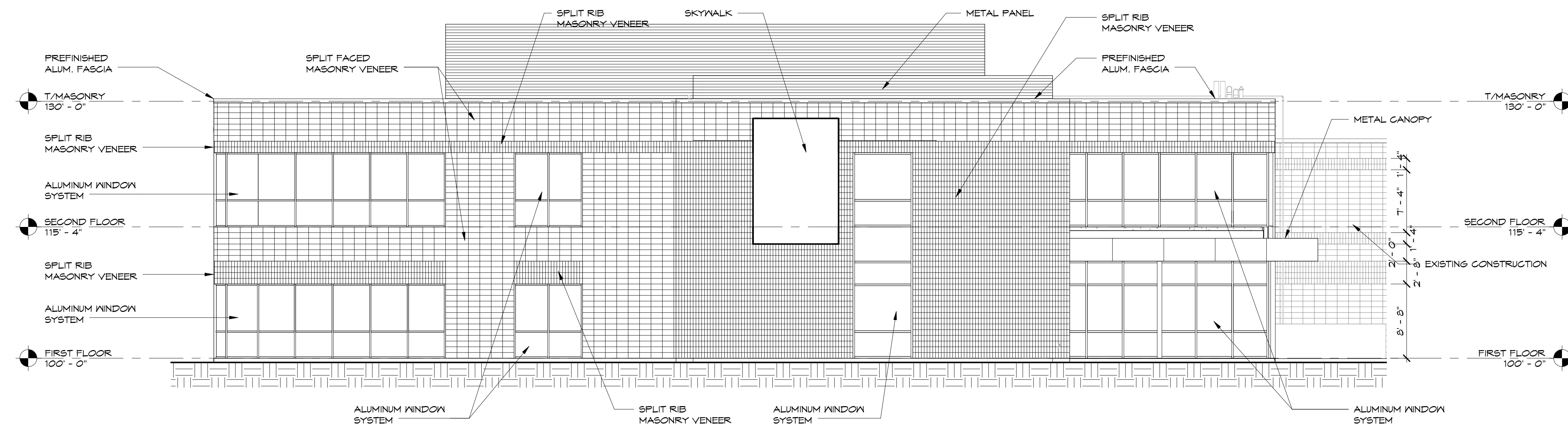
SCALE: 1/8" = 1'-0"



OVERALL -
SKYWALK ROOF PLAN

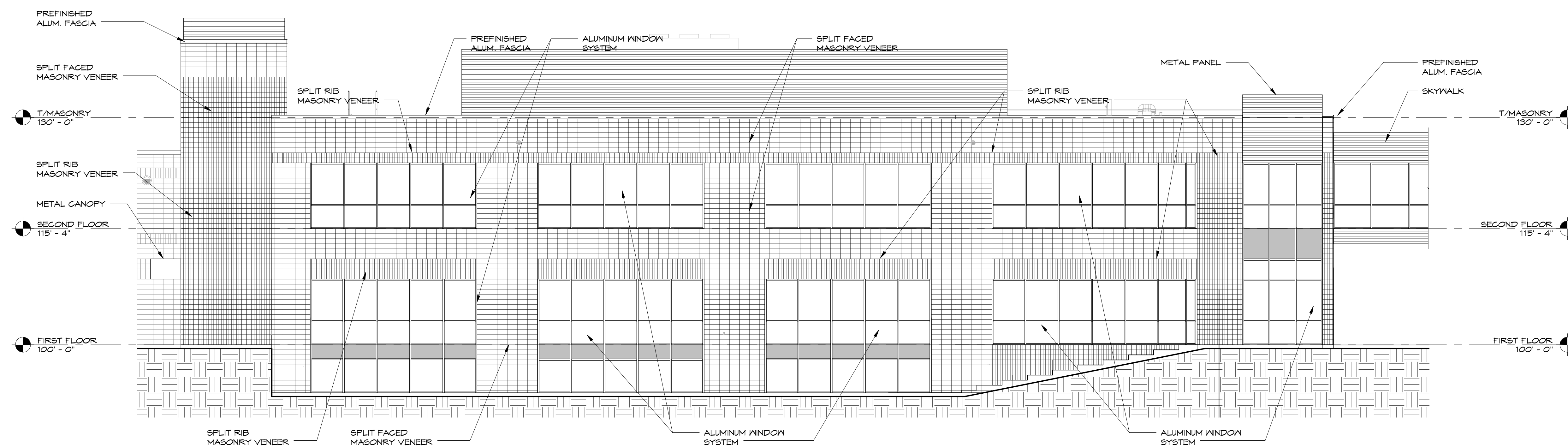
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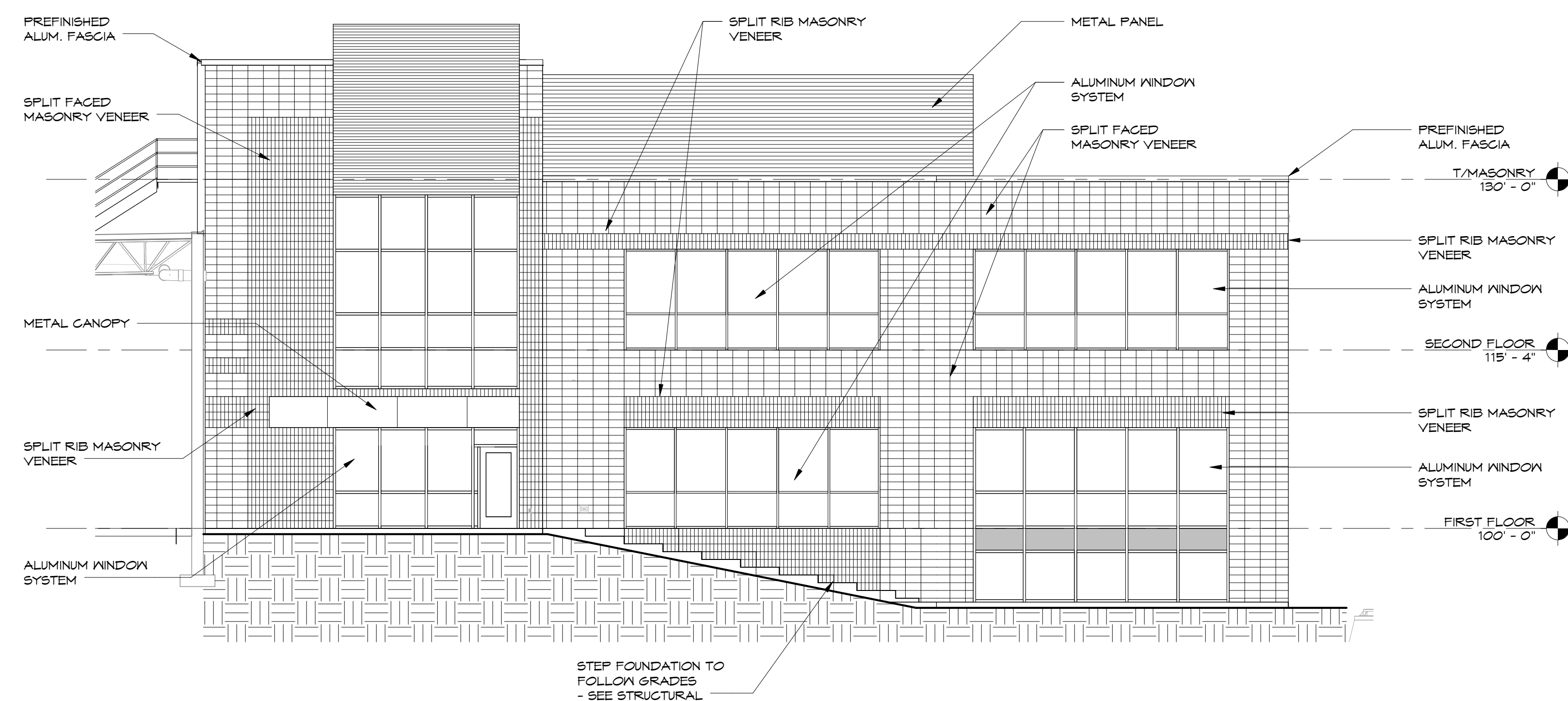
SOUTH ELEVATION

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



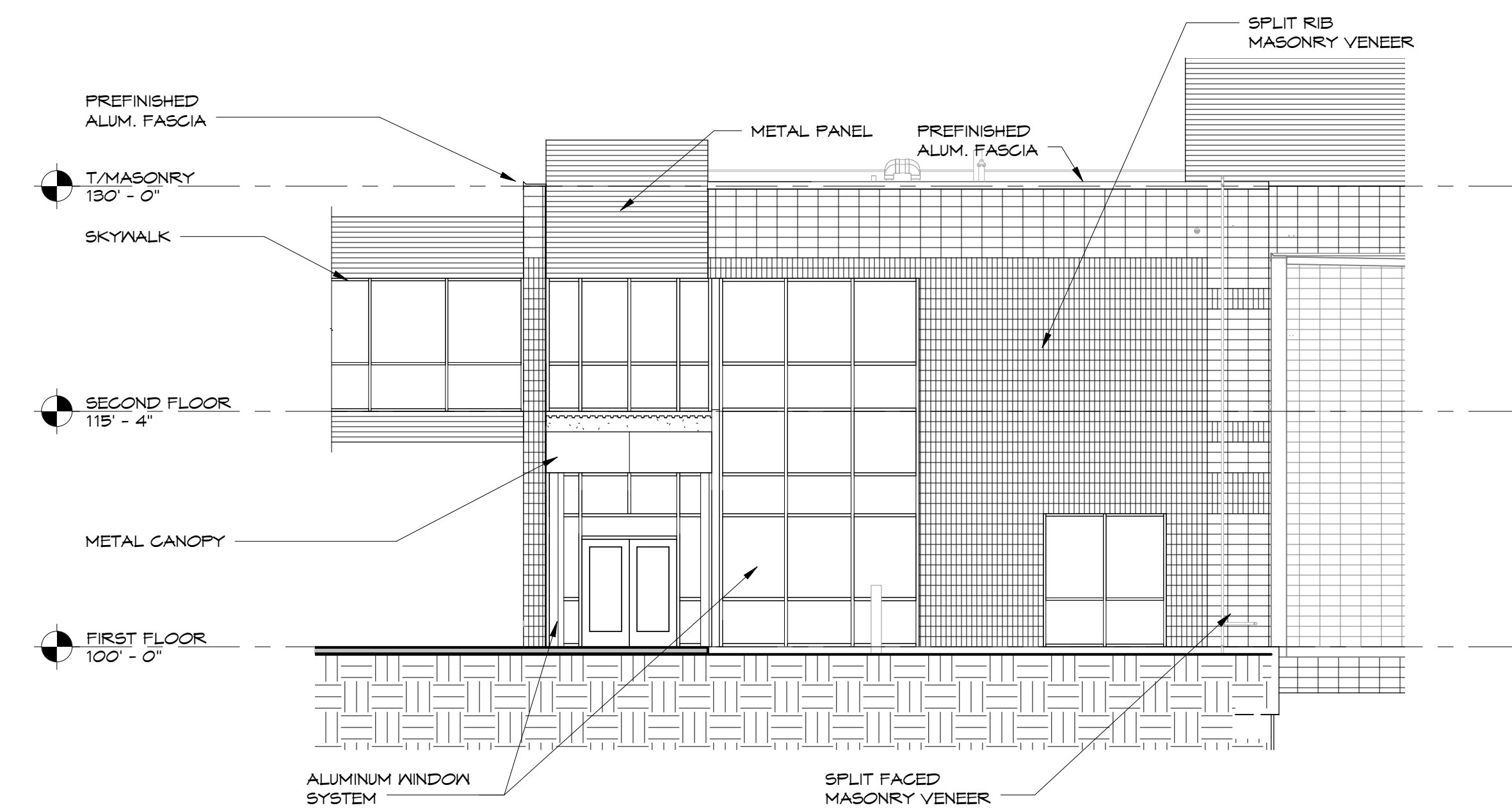
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

PLANT 3 - OFFICE ADDITION AND SKYWALK

BELMARK, INC.

54115

De Pere, WI

633 Heritage Road

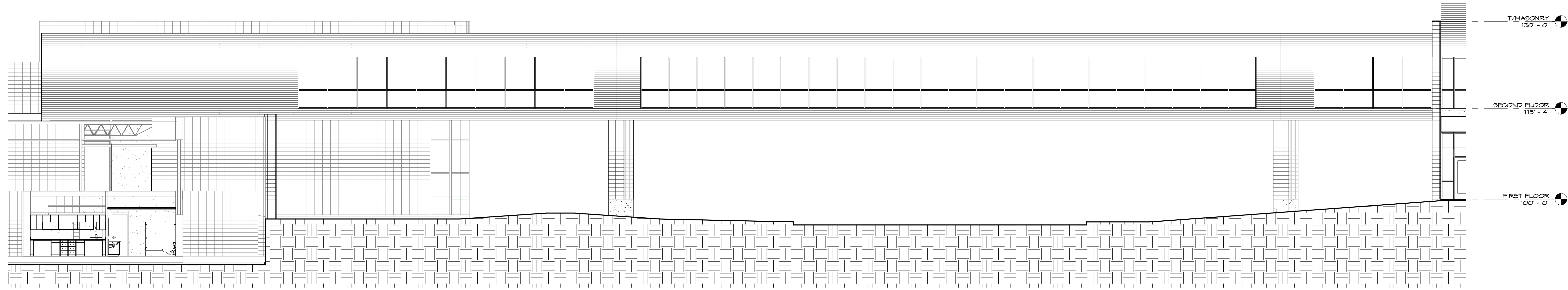
Attachment: BELMARK EXPANSION CITY SUBMITTAL 2016-02-08 (4377: SP Belmark)

Performa
ARCHITECTS + ENGINEERS

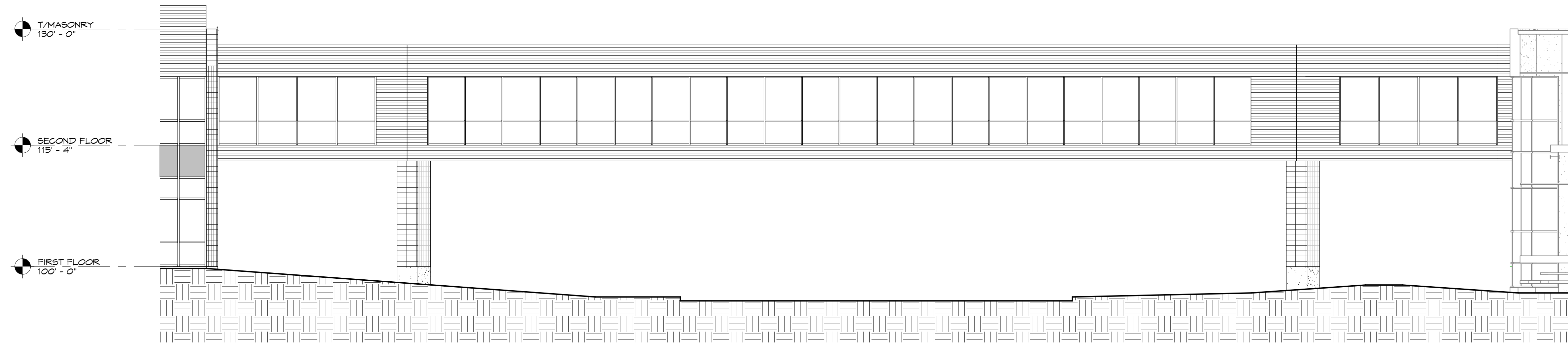
124 N. BRIDGEMAN P.O. BOX 1150
DE PERE, WI 53530-0115
TEL: 769.333.2000 FAX: 769.333.2097
WWW.PERFORMA-WI.COM

EXTERIOR ELEVATIONS

DATE: 11/15/16
DRAWN: CHD
AUTHOR: Author
CHECKER: Checker
DATE: 11/15/16
SCALE: 1/8" = 1'-0"
DRAWING NO.: **A3.1**
PROJECT NO.: 15147

[illegible]

SKYWALK -
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SKYWALK -
WEST ELEVATION
SCALE: 1/8" = 1'-0"

Packet Pg. 31

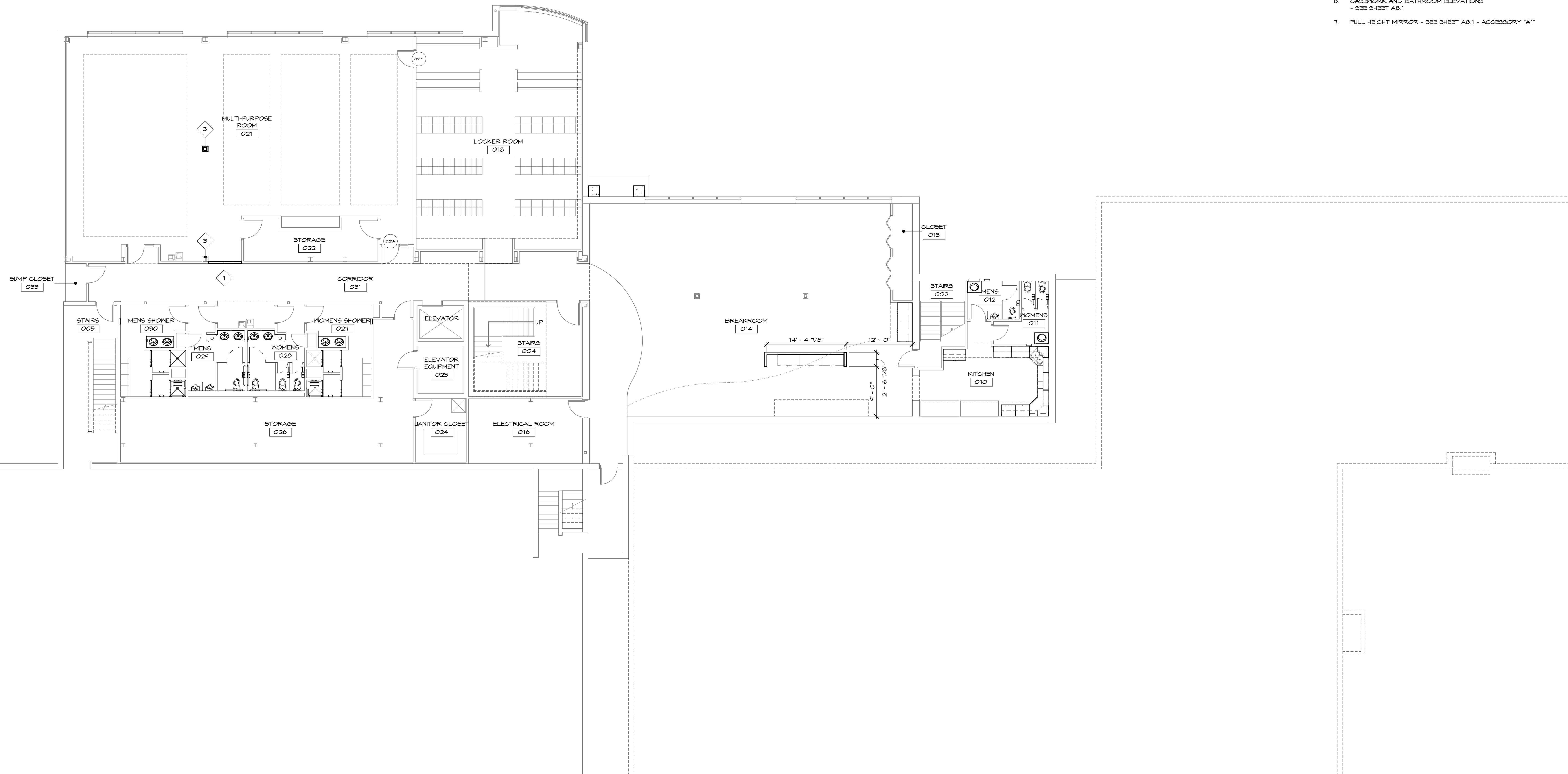


FLOOR PLAN SYMBOLS:

-  = DOOR I.D. SYMBOL - SEE SHEET A2.2
 = WINDOW I.D. SYMBOL - SEE SHEET A6.1

FLOOR PLAN NOTES:

- ALL CMU WALL WIDTHS ARE TO BE 8" - WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.1 FOR WALL TYPES
- ROOM FINISH SCHEDULE - SEE SHEET A2.1
- DOOR AND FRAME SCHEDULE - SEE SHEET A2.2
- ENLARGED TOILET ROOM - SEE SHEET A6.1
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1
- CASEWORK AND BATHROOM ELEVATIONS - SEE SHEET A2.1
- FULL HEIGHT MIRROR - SEE SHEET A6.1 - ACCESSORY "A1"



PLANT 1 - OFFICE RENOVATION

belmark inc.
Label Solutions to Business Problems®

600 Heritage Road
De Pere, WI 54115
Attachment: BELMARK EXPANSION CITY SUBMITTAL 2016-02-08 (4377 : SP Belmark)

Performa
ARCHITECTS + ENGINEERS

124 N. BRIDGEMAN F. 201 515
PHONE: 762.324.0097 FAX: 762.324.3977 www.performatic.com

LOWER LEVEL FLOOR PLAN

TITLE
 DRAWN: LJV CHD: BJV
 DATE: MM/DD/YY
 SCALE: 1/8" = 1'-0"
 DRAWING NO.: **A1.1**
 PROJECT NO.: 15147

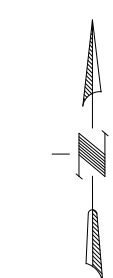
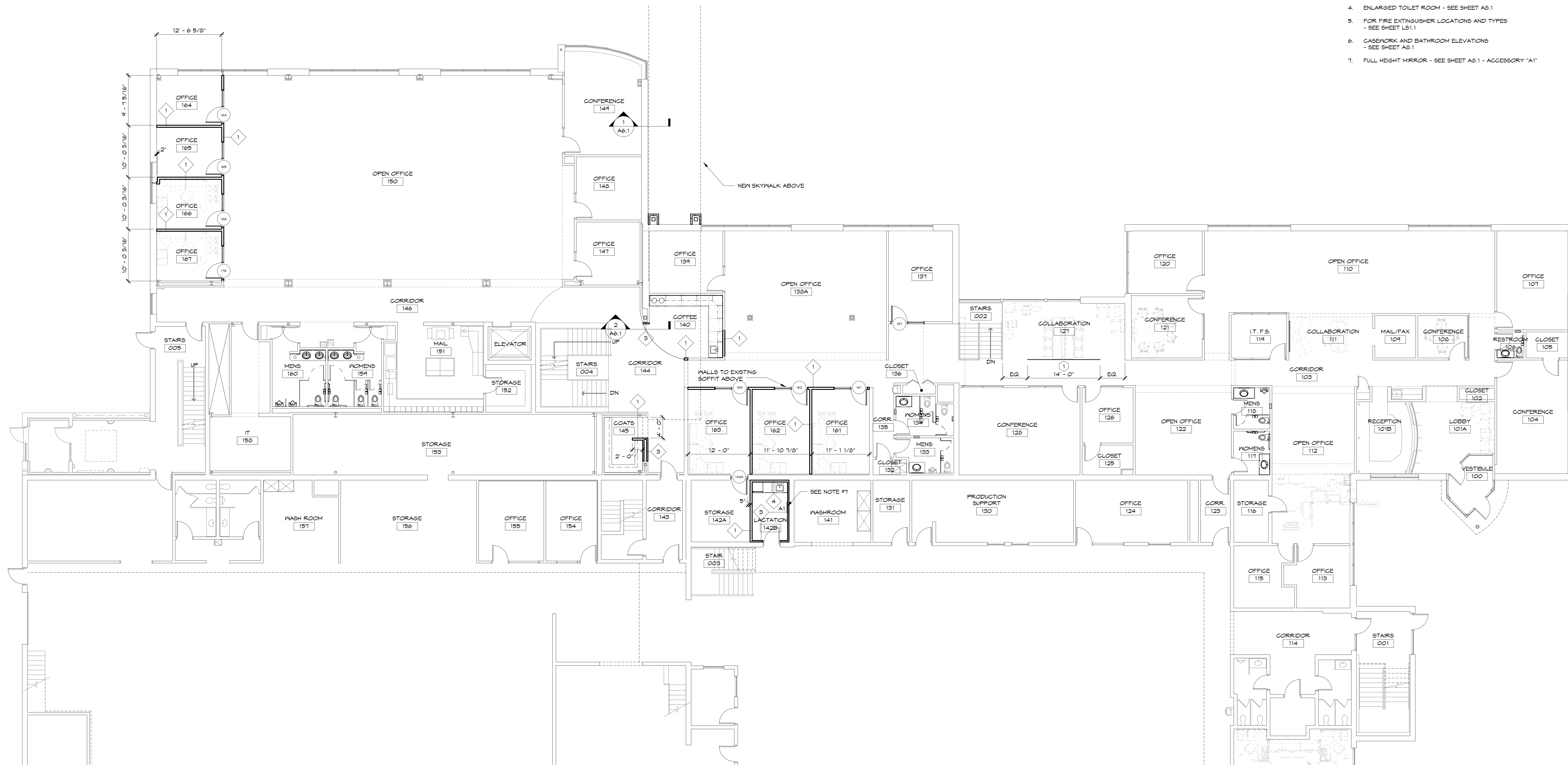
LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN SYMBOLS:

- 101 = DOOR I.D. SYMBOL - SEE SHEET A2.2
- 1 = WINDOW I.D. SYMBOL - SEE SHEET A6.1

FLOOR PLAN NOTES:

- ALL CMU WALL WIDTHS ARE TO BE 8" - WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.1 FOR WALL TYPES
- ROOM FINISH SCHEDULE - SEE SHEET A2.1
- DOOR AND FRAME SCHEDULE - SEE SHEET A2.2
- ENLARGED TOILET ROOM - SEE SHEET A8.1
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L51.1
- CASEWORK AND BATHROOM ELEVATIONS - SEE SHEET A2.1
- FULL HEIGHT MIRROR - SEE SHEET A8.1 - ACCESSORY "A1"


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

DATE	11/11/15
DRAWN	LJW
CHECKED	BUN
DATE	MM/DD/YY
SCALE	1/8" = 1'-0"
DRAWING NO.	A1.2
PROJECT NO.	15147

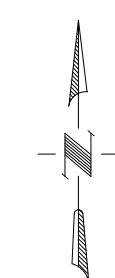
PLANT 1 - OFFICE RENOVATION

Belmark, Inc.
Label Solutions to Business Problems®

 600 Heritage Road
 De Pere, WI 54115
 Attachment: BELMARK EXPANSION CITY SUBMITTAL 2016-02-08 (4377 - SP Belmark)

Performa
 ARCHITECTS + ENGINEERS
 124 N. BRIDGEMAN F. RD. BOX 1156
 DE PERE, WI 54115
 PHONE: 769.332.0097 FAX: 769.332.3997 www.performawisconsin.com

SECOND FLOOR PLAN

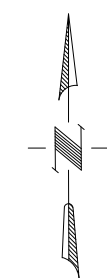
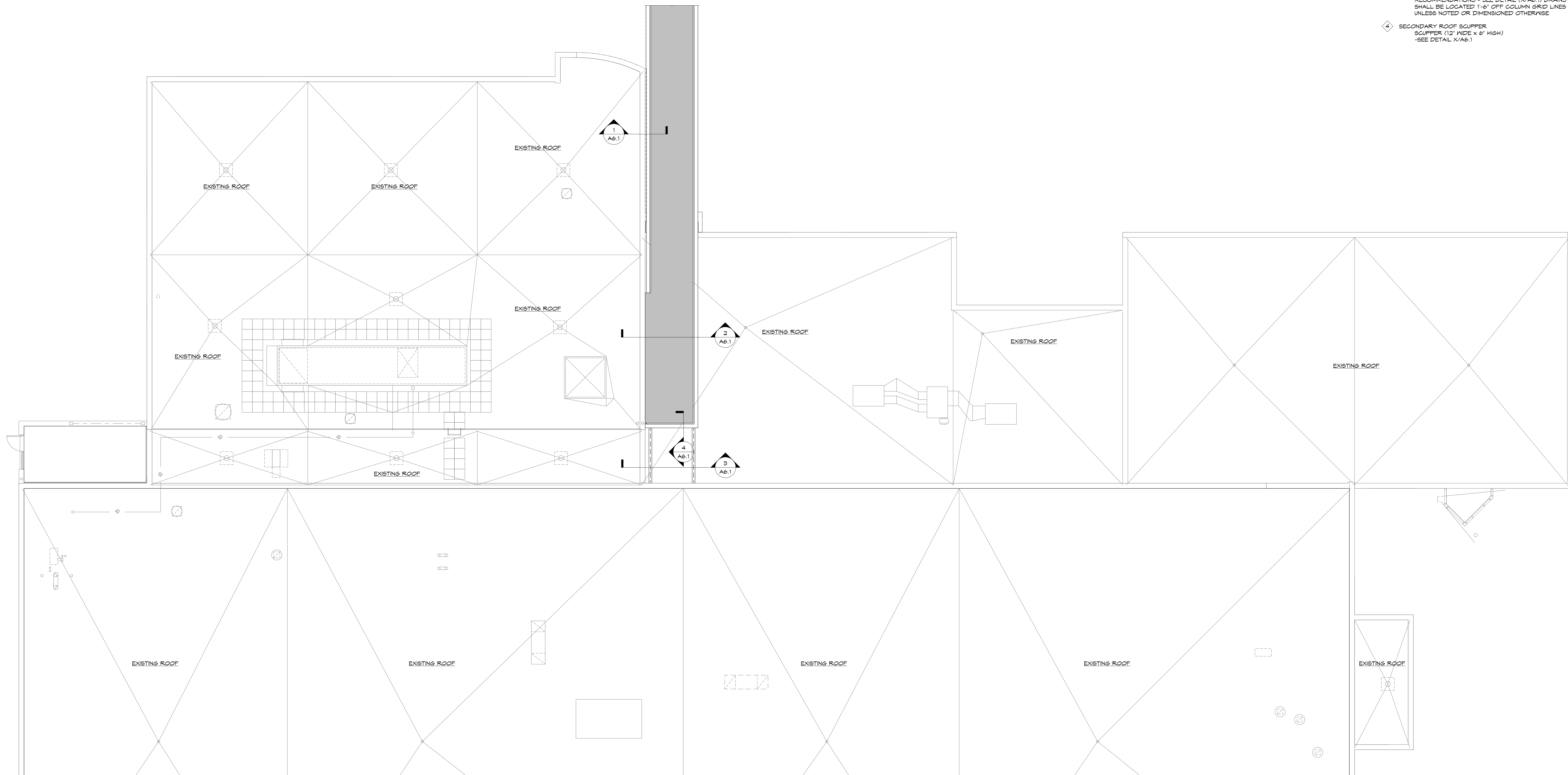


ROOF PLAN NOTES:

1. PIPE PENETRATIONS THROUGH ROOF AND MECHANICAL EQUIPMENT CURBS - SEE DETAILS ON SHEET A6.1. COORDINATE ALL OPENINGS FOR MISC. VENTS, PIPING, AND DUCTWORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS
2. TAPERED INSULATION SHALL BE CONSTRUCTED OF TAPERED EPS (SLOPE TO BE 1/4"/FT.)
3. 30" WIDE ROOFING MAT ADHERED TO TPO ROOFING

ROOF SYSTEMS:

1. MECHANICALLY FASTENED TPO ROOF SYSTEM
 - METAL DECK
 - VAPOR RETARDER
 - (2) LAYERS OF 2" RIGID INSULATION
 - TPO ROOFING MEMBRANE
2. MECHANICALLY FASTENED TPO ROOF SYSTEM
 - METAL DECK
 - VAPOR BARRIER
 - (1) LAYER OF 1 1/2" RIGID INSULATION
 - TPO ROOFING MEMBRANE
3. PRIMARY ROOF DRAIN
 - FLASH ACCORDING TO ROOFING MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL (X/A6.1) DRAINS SHALL BE LOCATED 1'-6" OFF COLUMN GRID LINES UNLESS NOTED OR DIMENSIONED OTHERWISE
4. SECONDARY ROOF SCUPPER
 - SCUPPER (12" WIDE X 6" HIGH)
 - SEE DETAIL X/A6.1

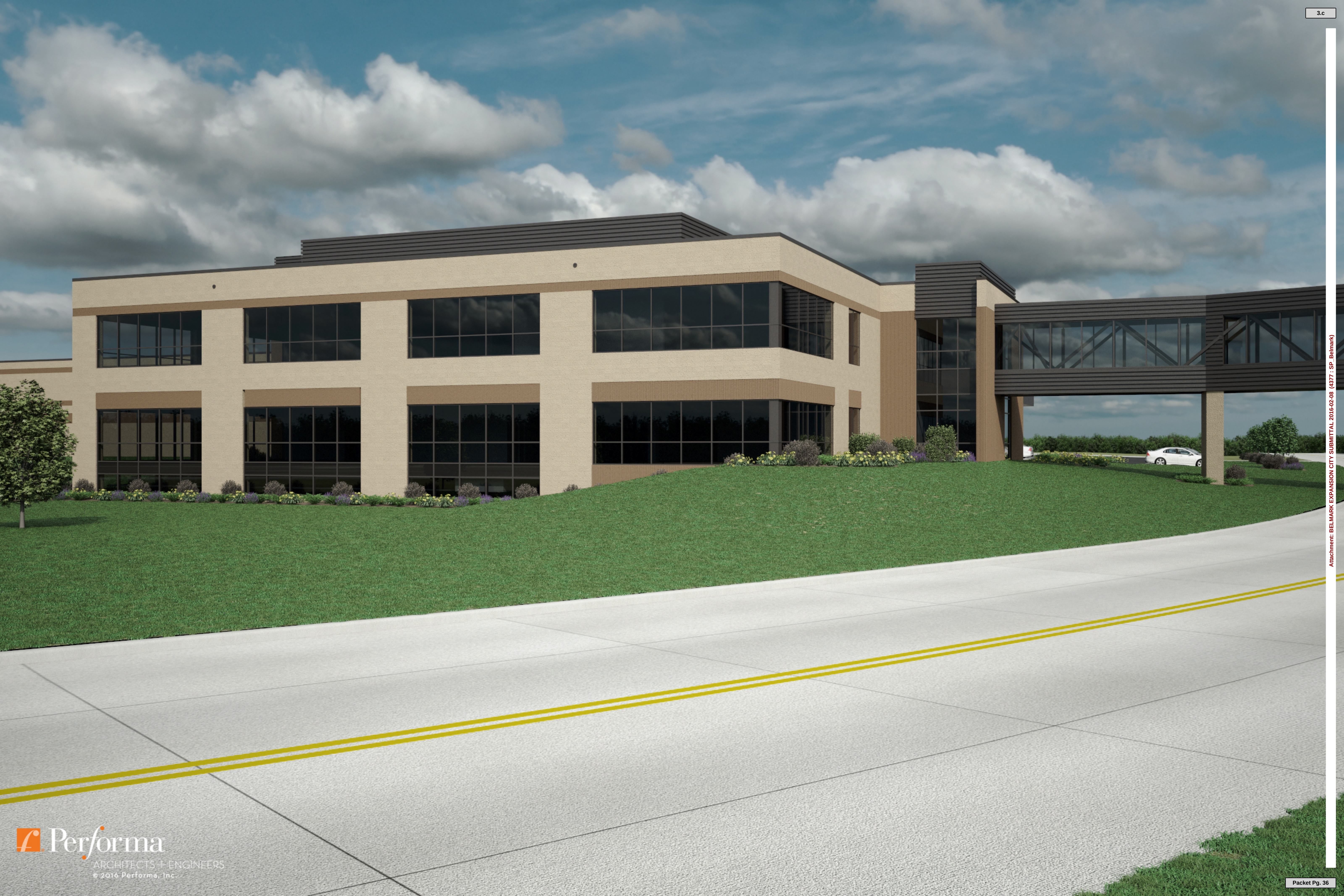


ROOF PLAN
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	BY	DATE

PLANT 1 - OFFICE RENOVATION belmark inc. BELMARK, INC. 1600 Heritage Road De Pere, WI Attachment: BELMARK EXPANSION CITY SUBMITTAL 2016-02-08 (4377 : SP Belmark)	Performa ARCHITECTS + ENGINEERS 124 N. BRIDGEMAN F. RD. BOX 116 DE PERE, WI 54155 PHONE: 920.324.0097 FAX: 920.324.3997 www.performatic.com	54115
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TITLE DRAWN: LJJ CHECKED: BJJ DATE: MM/DD/YY SCALE: 1/8" = 1'-0" DRAWING NO.: A1.4 PROJECT NO.: 15147	ROOF PLAN
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City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: February 22, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Review and Recommendation on a Two (2) Lot CSM along
Lawrence Dr. Surveyor: Steve Bieda, Mau and Associates

ATTACHMENTS:

- PC_Staff Memo_CSM(PDF)
- Thompson Application (PDF)
- L-9486 (PDF)



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 Steven M. Bieda	Title Land Surveyor	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 54313	

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

Name (Ind. Org. or Entity) Douglas and Marcia Luzerne	Contact Person Nathan Thompson	Title	
Mailing Address 2284 Lawrence Drive	City De Pere	State WI	ZIP Code 54115
Email Address nathan.thompson1@gmail.com	Phone Number (incl. area code) 920-819-0834	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2284 Lawrence Drive DePere - Part of Lots 61 and 62 Williams Grant Subdivision	Parcel No. WD-L439-3
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SECTION 4: CSM Information

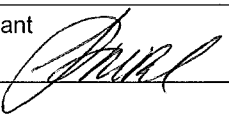
Existing Zoning:	R-1
Present Use of Parcel:	residential
Proposed Use of Lots:	residential

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Steven M. Bieda	Title Land Surveyor	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 02/08/2016

TO BE COMPLETED BY CITY STAFF

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

Attachment: Thompson Application (4376 : CSM_Lawrence)



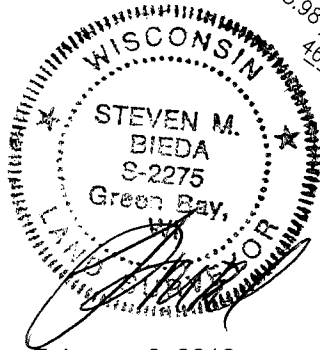
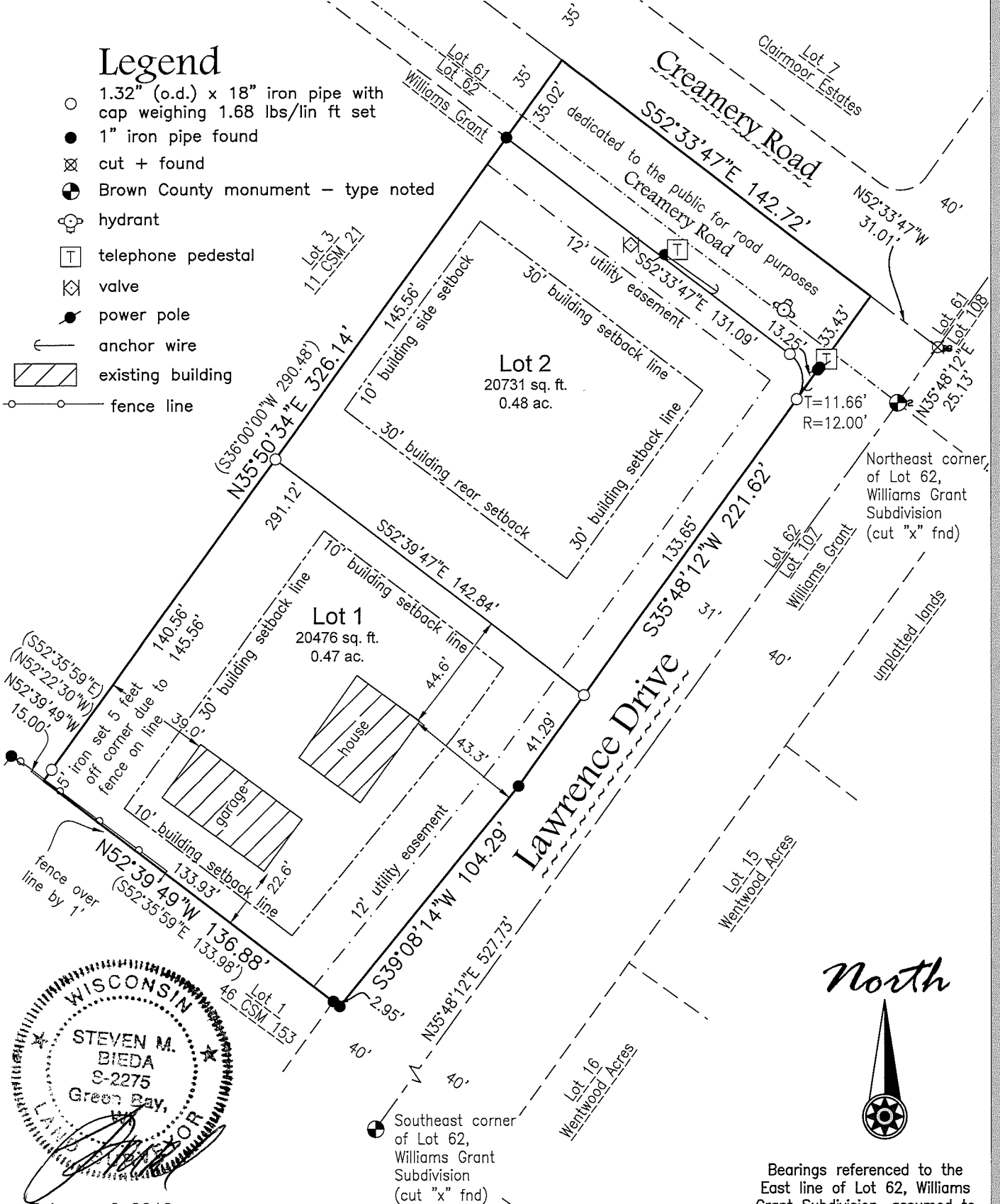
Certified Survey Map

Part of Lots 61 and 62 of the "Subdivision of Williams Grant", City of DePere, Brown County, Wisconsin



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊗ cut + found
- ⊙ Brown County monument – type noted
- ⊕ hydrant
- ⊞ telephone pedestal
- ⊞ valve
- power pole
- anchor wire
- ▨ existing building
- fence line



February 8, 2016
revised February 9, 2016

Scale: 1" = 50'

Bearings referenced to the
East line of Lot 62, Williams
Grant Subdivision, assumed to
be S35°48'13"W

Client: Nathan Thompson
Tax Parcel: WD-L439-3
Drafted By: MRA
File: T-616CSM 012116.dwg

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

Sheet One of Three
Project No.: T-616
Drawing No.: L-9486



SURVEYOR'S CERTIFICATE

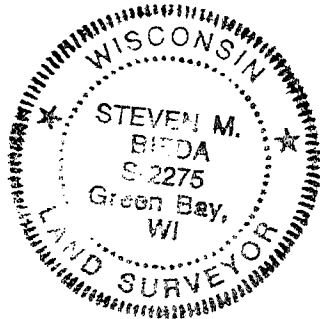
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Lots 61 and 62 of the "Subdivision of Williams Grant", in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Lot 62, Williams Grant Subdivision; thence N35°48'12"E, 527.73 feet along the East line of said Lot 62 also being the centerline of Lawrence Drive to the Northeast corner of said Lot 62; thence continuing N35°48'12"E, 25.13 feet along the East line of Lot 61, Williams Grant Subdivision to the extension of the centerline of Creamery Road; thence N52°33'47"W, 31.01 feet along the centerline of said Creamery Road to the point of beginning; thence S35°48'12"W, 221.62 feet along the West right of way of Lawrence drive; thence S39°08'14"W, 104.29 feet along the said West right of way; thence N52°39'50"W, 136.88 feet along the North line and extension of Lot 1, Volume 46, Certified Survey Maps, Page 153, Map No. 6872, Document No. 2046883, Brown County Records; thence N35°50'34"E, 326.14 feet along the East line and extension of Lot 3, Volume 11, Certified Survey Maps, Page 21, Map No. 2350, Document No. 971747, Brown County Records to the centerline of Creamery Road; thence S52°33'47"E, 142.72 feet along said centerline to the point of beginning.

Parcel contains 46,232 square feet / 1.06 acres more or less.
Road dedication contains 5,025 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 and the City of DePere, in surveying, dividing and mapping the same.


Steven M. Bieda (PLS-2275)
February 8, 2016
revised February 9, 2016



RESTRICTIVE COVENANTS

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.

CERTIFICATE OF THE CITY OF DE PERE

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

Kim Flom
Director of Planning

CERTIFICATE OF THE TREASURER

As City of DePere 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.

Shana L. Defnet
City of DePere Treasurer

Date

Sheet Two of Three
Project No.: T-616
Drawing No.: L-9486

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated 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:

CITY OF DE PERE

Douglas L. Thompson

Marcia M. Thompson

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

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of _____, Owner(s).

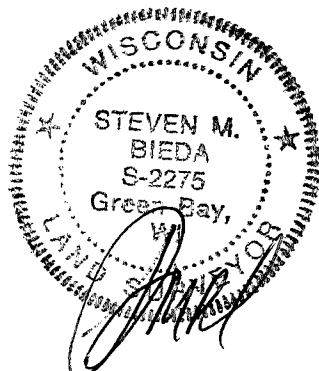
IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____, its
_____ and countersigned by _____, its _____, at _____, _____, this ____ day
of _____, 20____.

Personally came before me this ____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
COUNTY OF BROWN] SS



February 8, 2016
revised February 9, 2016

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.: T-616
Drawing No.: L-9486

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

MEETING DATE: February 22, 2016

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Request to Terminate the Restrictive Covenant for Nicolet Square.
Applicant: City of De Pere*

ATTACHMENTS:

- PC_Staff Memo_Nicolet Square (PDF)
- Nic Square Restrictive Covenant - 1-4-16-157-002-08 (2) (PDF)
- 1967 Map Nicolet Square (PDF)
- Nicolet Square Council Final Design (PDF)

Item 5: Nicolet Square Restrictive Covenants

We are beginning implementation of the Nicolet Square Master Plan, which was completed at the end of 2014. The first phase includes garbage and recyclable collection consolidation. As part of this effort, individual business carts will be replaced by two shared collection locations with dumpsters serviced by a private hauler contracted by the city. Property owners will be billed for the consolidated collection areas and recycling services based on volume. The City hopes to implement this consolidated collection structure in other parts of the downtown.

Constructing two dumpster locations will result in the loss of parking spaces. A restrictive covenant placed on the property in 1967 called for the 'construction and operation of a municipal parking lot and parking mall, for public parking of motor vehicles and that this covenant shall run with the land, and inure to the benefit of the public.' One of the dumpster locations is located in an area with this restrictive covenant. The covenant must be removed in order to proceed both with the consolidated collection and the remainder of the Nicolet Square Plan.

The Common Council has the authority to terminate the restrictive covenant 'at such time as the character, land use and commercial development adjacent to the above described property has materially and substantially changed.' As you can see from the attached 1967 Land Use Aerial map, the area has changed considerably since 1967. Residential use of the adjacent parcels across Reid Street has given way to parking and commercial uses, the former post office on 3rd Street now provides for additional parking (city owned but not subject to the restrictive covenant) and vacant parcels on 4th Street at on Reid Street have become commercial uses. Some lots have consolidated reducing the total number of lots on the block by 5.



Figure 1: Current Nicolet Square Aerial

The overall visual character of a Downtown Commercial Center has not significantly changed on this block, but the context within which it operates as a commercial area has. Previously the center of activity, downtowns only needed parking and sidewalks to draw in visitors and customers. Downtowns were the hub of office, retail and restaurant activity. Over time, however, these land uses relocated to major commercial

corridors and highway interchanges. Successful downtowns, like De Pere, adapted by providing unique shops and services in a walkable environment that includes nearby pedestrian amenities. Since 1967, downtown De Pere has shifted from the only place to run errands to a destination built around a unique experience. The Nicolet Square Master Plan evolved around this idea, as it includes other public amenities like a pedestrian alley with decorative lighting, landscaping, and event space for concerts and markets.

While Downtown De Pere has maintained a high quality aesthetic due to the preservation of historic buildings, there is no doubt that the Downtown, and how it is used, has changed over the past 49 years. The termination of this restrictive covenant would permit the improvements to Nicolet Square as outlined in the Nicolet Square Master Plan, which was developed with the input of area businesses. Finally, the implementation of the plan, particularly as related to the consolidated garbage and recyclable collection will benefit the public and eliminate the overabundance of individual collection carts blocking parking and creating nuisance conditions within Nicolet Square on city collection days. The retained parking spaces, pedestrian amenities and landscaping will provide additional public benefit. Staff recommends termination of the covenant in order to facilitate the shared dumpster project and the implementation of the Nicolet Square Master Plan.

Recommendation

Recommend to the City Council, termination of the restrictive covenants outlined for the Nicolet Square Restrictive Covenant for Public Benefit, document number 663645.

CITY OF DE PERE

MEMO

To: Lawrence Delo, City Administrator
 Kim Flom, Director of Economic Development and Planning
 Scott Thoresen, Director of Public Works
 From: Judith Schmidt-Lehman, City Attorney
 RE: Nicolet Square Parking Restrictive Covenant
 Date: January 4, 2016

This memo revises the guidance previously given regarding the effect of the restrictive covenant the Common Council placed on a portion of the parking area of Nicolet Square Parking Mall (Nicolet Square) in 1967.

A restrictive covenant is a promise which imposes a binding obligation on the person making that promise. Usually, restrictive covenants are used by developers and owners of land to provide restrictions on development in addition to local zoning regulations. Commonly, an owner of land will place restrictive covenants on property during the subdivision process, so that each property is reciprocally burdened and benefitted by the restrictions at the same time.

The restrictive covenant in Nicolet Square is a unilateral obligation placed upon the property by the Common Council in 1967. It limits what the City can do with Parcels WD-917-1, WD-917-2, WD-926 and WD-928 to the following:

No building, structure or appurtenances thereto, of whatever kind or nature shall be constructed on the above described property, and that such property shall be used by the City for construction, maintenance and operation of a municipal parking lot and parking mall, for public parking of motor vehicles, and that this covenant shall run with the land, and *inure to the benefit of the public*, and shall only *be terminated at such time as the character, land use and commercial development adjacent to the above described property has materially and substantially changed*. (emphasis added) (A copy of the Restrictive Covenant is attached as Attachment 1)

Also attached (Attachment 2) is a map of the Nicolet Parking Mall area showing (1) the parcels burdened by the restrictive covenant; (2) the parcels ‘adjacent’ to the burdened parcels; and (3) parking areas **not** burdened by the restrictive covenant.

Earlier analyses of the restrictive covenant focused on adjacent properties as being specifically benefitted by the restrictive covenant. This confusion was most likely caused because city records from the mid-1960s indicate that passage of the restrictive covenant was inextricably tied with passage of special assessments on surrounding properties to pay for the parking improvements. In fact, passage of the final assessment resolution was done on the same date as approval of the restrictive covenant. One can infer that the restrictive covenant was passed by the Council as an act of good faith that the parking areas serving the area would remain for a long period of time.

A closer reading of the covenant language however makes clear the restrictions were put in place by the City for the benefit of the public, not adjacent property owners. The intent of the

Attachment: Nic Square Restrictive Covenant - 1-4-16-157-002-08 (2) (4378 : Nicolet Square)

restrictive covenant is to provide the public with public parking facilities for use in connection with commercial activities in the area. While the special assessments may have played a role in the 1967 Common Council decision to limit the use of the City parcels by the restrictive covenant, in doing so the Council did not grant any special rights to adjacent property owners.

The restrictive covenant has come up in recent months due to the City's plans to create two (2) garbage/recycling storage structures in connection with contracting for garbage and recycling collection services for the Nicolet Square commercial area. One of the enclosures will be located on a parcel subject to the restrictive covenant prohibiting structures (WD-926.) The other structure is to be located on Parcel WD-993 which is not subject to the restrictive covenant. In order to proceed with the placement of the enclosure on WD-926, removal or revision of the restrictive covenant is necessary.

There are no benefitting properties that could consent to removal or revision of the restrictive covenant. Therefore, no consent to the removal or revision is needed nor would doing so result in removal of the restriction.

Since the City continues to be the owner of the parcels with the restrictive covenant, the Common Council has the authority to take action to remove the restriction. Had the 1967 restrictive covenant intended to require court action to terminate the restrictions, that language would have been used. However, had it done so, the restrictions could have called into question the authority of the 1967 Council to unlawfully bind the discretionary acts of future councils.

Therefore, in order to remove (or revise) the restrictive covenant, the Council could, by resolution, make findings consistent with the restrictive covenant language concerning termination of the restriction. Recording the termination resolution with the Brown County Register of Deeds will effectively remove the restriction. If the Council decides to revise the restrictions, the process would be the same, except that the resolution would need to articulate substitute restrictions, which can be a challenge.

This matter should be referred to the Plan commission for its review and recommendation. City staff should provide the necessary information to the Plan Commission upon which the Commission and Council would determine that the termination conditions have been satisfied.

If you have any questions or concerns, please let me know.

Attachments

c: Michael J. Walsh, Mayor
Eric Rakers, City Engineer
Sarah Wallace, Associate Planner

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Attachment: Nic Square Restrictive Covenant - 1-4-16-157-002-08 (2) (4378 : Nicolet Square)

RESTRICTIVE COVENANT FOR PUBLIC 663645 BENEFIT

IN RE: The South 25 feet of the West 44 feet of Lot 9;
 And the South 25 feet of Lots 10, 11 and 12;
 And the South 25 feet of the East 22 feet of Lot 13;
 And the North 25 feet of the South 35 feet of Lots 8 and 14;
 And that part of the Easterly 1/3 of Lot 9, described as follows:
 Commencing at the Southeast Corner of said Lot 9, thence Nor-
 therly along the Easterly lot line of said Lot 9, 35 feet, thence
 Westerly at an angle to a point that is 25 feet North of the South
 line of said Lot 9 and 22 feet West of the East line of said Lot 9,
 thence Southerly on a line parallel with the Easterly lot line of
 said Lot 9, 25 feet, thence Easterly along the Southerly lot line
 of said Lot 9, 22 feet to the point of beginning;
 And that part of Lot 13, described as follows: Commencing at
 the Northwesterly corner of said Lot 13, thence southerly along
 the west line of said Lot 13, 110 feet, thence easterly and parallel
 to the south line of Lot 13, 1 foot to the point of beginning; thence
 continuing easterly 21.56 feet, thence on a line southeasterly
 23.66 feet, the deflection of such line being 25° to the right,
 thence southerly 25 feet to the south line of said Lot 13, thence
 westerly along the south line of said Lot 13, 43 feet, thence
 northerly 35 feet to the point of beginning, west side of Fox
 River, and all appurtenances and improvements thereon;
 And Lots 48, 49 and 50, and the west 33 feet of Lot 51, excepting
 the northerly 10 feet of said lots;

All being in the original Plat of the Village (now City of De Pere),
 West Side of Fox River, Brown County, Wisconsin.

WHEREAS, the City of De Pere, Wisconsin, the owner of the above
 described property, has caused the development and construction of a
 municipal parking facility on said property for the use, benefit and enjoyment
 of the public.

NOW, THEREFORE, IT IS HEREBY DECLARED, by the City of De
 Pere, grantor herein, by its authorized officers, that the following restrictive
 covenant pertaining and applying to the above described property, is hereby
 granted by the City of De Pere to the public for public benefit, to-wit:

No building, structure or appurtenances thereto, of whatever
 kind or nature shall be constructed on the above described
 property, and that such property shall be used by the City for
 construction, maintenance and operation of a municipal parking
 lot and parking mall, for public parking of motor vehicles, and
 that this covenant shall run with the land, and inure to the
 benefit of the public, and shall only be terminated at such time

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as the character, land use and commercial development adjacent to the above described property has materially and substantially changed.

IN WITNESS WHEREOF, the City of De Pere has caused this instrument to be signed and sealed by its authorized officers this 26th day of July, 1967.



THE CITY OF DE PERE

By

John C. Growt
John C. Growt, Mayor

ATTEST:

By

J. J. Smits
J. J. Smits, Clerk-Treasurer

STATE OF WISCONSIN)
COUNTY OF BROWN) SS

Personally came before me this 26th day of July, 1967, the above named, John C. Growt, Mayor and J. J. Smits, Clerk-Treasurer to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Donald J. Hanaway
Donald J. Hanaway

Notary Public, Brown County, Wisconsin
My Commission expires
1st Permanent

Drafted by Donald J. Hanaway, 300 Main Ave., W. De Pere, Wisconsin.

REGISTER'S OFFICE
Brown County, Wis.

Received for record the 27th day
of July A. D. 1967 at
3:15 P. M. and recorded in
Vol. 780 at Record on page 597

Harold P. Loh
Register of Deeds

Attachment: Nic Square Restrictive Covenant - 1-4-16-157-002-08 (2) (4378 : Nicolet Square)

5.b

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(See Sheet 1-21)

(See Sheet 1-23)



This is a compilation of records and data located in various county offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County is not responsible for any inaccuracies.

Scale 1" = 100'

(See Sheet

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This map was created by th provided by the City of De l

Map 3- v2016 1967 Land Use

Legend

-  Land Use 1967
-  Aerial Photo 1967
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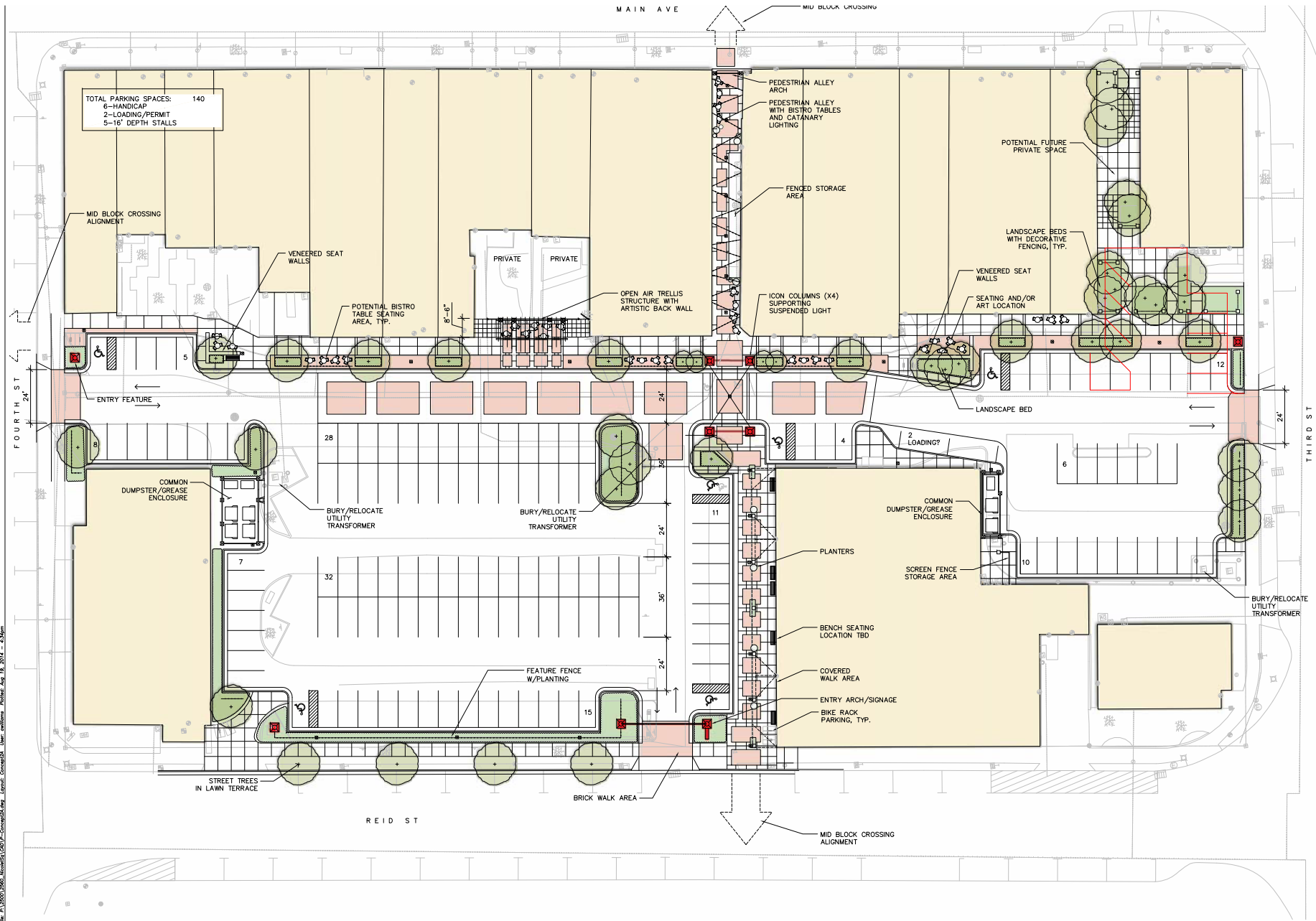
Attachment: 1967 Map Nicolet Square (4378 : Nicolet Square)

This map was produced utilizing a variety of sources including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising this map. Administration\Legal\NicoletSquare4 21.11\2016Map3_2016.mxd



1 inch = 100 feet

2/16/16



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

MEETING DATE: February 22, 2016

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Future Agenda Items
