

NOTICE OF PUBLIC MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that the **Plan Commission** of the City of De Pere will meet on January 28, 2013 at 7:00 p.m. in the City Hall Council Chambers, 2nd floor of City Hall, 335 South Broadway, De Pere, WI 54115.

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

AGENDA FOR SAID MEETING:

1. Roll Call.
2. Approve the minutes of the joint meeting of the Plan Commission and Redevelopment Authority on December 17, 2012.
3. Review the Conditional Use Application for a 4,800 square foot office building at 1251 Scheuring Road in an I-B-2 (Industrial Business District 2) District. Application: Mark Soderlund. *
4. Review the Conditional Use Application for an auto repair/restoration center at 519 George Street in a B-1 (Central Business) District. Applicant: Larry Fisette. *
5. Review the Conditional Use Application for a Tail Waggers Day Care (kennel) at 1225 Lawrence Drive. Applicant: Dave Wagner. *
6. Review the CSM Application for a two lot CSM at 647 Black Earth Drive. Agent: Steve Bieda. *
7. Review the CSM Application for a single lot CSM at the SNC Science Center. Agent: Steve Bieda. *
8. Review the Extraterritorial CSM application for:
 - a. One lot CSM at 5340 Sportsman Drive, Town of Ledgeview. Agent: Robert Harris.*
 - b. Two lot CSM on Grant and Mid Valley Road, Parcel L-344-6. Agent: Richard Huxford. *
9. Review the 2013 Official Map for the City of De Pere.*
10. Project update on proposed mixed use development off Scheuring Road, on Parcel WD-D0021.
11. Future agenda items.
12. Adjournment.

Ken Pabich
Director of Planning and Economic Development

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

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

AGENDA SENT TO:

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

ITEM 1-2: NONE

ITEM 3:

PEDS LLC
PETERSON RENTALS FAMILY LP
DEAN M & SUSAN ZIMMERMAN
MLEAMAC LLC ETAL
FOX RIVER FIBER CO LLC
C 7 LLC
NORWAY LLC
PETER A HEIN
WILLIAM A HEIN
EDS ASSOCIATES LLC
DISABLED AMERICAN VETERANS OF WI
CHAPTER 3

C/O ENGEBO'S HEATING

ATTN: JOHN E VINOSKI

PO BOX 5512
W897 HWY EE
1420 STANEK LN
333 BISHOPS WAY #160
1751 W MATTHEW DR
1740 E MATTHEW DR
1717 W MATTHEW DR
PO BOX 5194
PO BOX 5194
1703 W MATTHEW DR

1253 SCHEURING RD UNIT 4

DE PERE WI 54115
DE PERE WI 54115-8589
DE PERE WI 54115-1038
BROOKFIELD WI 53005-6233
DE PERE WI 54115-9131
DE PERE WI 54115
DE PERE WI 54115-8183
DE PERE WI 54115-5194
DE PERE WI 54115-5194
DE PERE WI 54115-8183

DE PERE WI 54115

ITEM 4:

DE PERE AUTO
DEPERE LAW BUILDING LLC
WILDROOT LLC
GLEN L & STEPHANIE A DWORAK
BANK MUTUAL
JDA ENTERPRISES OF WISCONSIN LLC
AMERITECH TAX GROUP
DEBRA L MLEZIVA
ASSOCIATED BANK CORP REAL ESTATE
DANEN PROPERTIES LLC
DECLLENE ZELLNER LLC
DANEN PROPERTIES LLC
MICHAEL J & PENNY M KWATERSKI
CAROLINE G VAN EREM
JON A LE DUC
PREMIER EXECUTIVE HOUSE LLC
CLIFFORD U & FLORENCE HANNON
AYMEE BALISON
THE LEE BUILDING CORP
NEW LIFE CHRISTIAN FELLOWSHIP
GET REEL ENTERTAINMENT LLC
NIP IT LLC
GREGORY J CORNELL
BELLA NOVA LLC
JEROME SECOR REVOCABLE TRUST
FEDERAL NATIONAL MORTGAGE ASSOC
PALS RENTALS LLC
BARBARA J PETERS
ROYLE PROPERTIES LLC
KMT ENTERPRISES LLC
SAMUEL J SCHAETZ & ERIN M OLSEN
SEROOGY BROTHERS LLP
GILLESPIE PROPERTIES LLC
HAROLD J & MARSHA VANEGGEREN

LAWRENCE FISETTE

C/O SUE FRITSCH

C/O STEVEN R DANEN

C/O JAY DECLLENE

C/O STEVEN R DANEN

705 GEORGE ST
PO BOX 5065
4390 FLAGSTONE CT
1442 CHEROKEE TR
2600 N MAYFAIR RD
502 GEORGE ST
722 N BROADWAY
601 SUNRISE LN
206 N WISCONSIN ST
4425 OAK RIDGE CI
818 WINDING WATERS
4425 OAK RIDGE CI
4584 CROOKED CREEK LN
127 N SUPERIOR ST
133 N SUPERIOR ST
19105 W CAPITOL DR #200
3001 S WEBSTER AVE #201
4532 ALGONQUIN TR
828 CHERRY ST
418 DESTINY DR
905 GEORGE ST #191
120 REINHARD CT
703 SMITS ST
522 GEORGE ST
748 MORNING GLORY LN
PO BOX 650043
2027 GRANT ST
116 S SUPERIOR ST
2050 OLD PLANK CT
5675 MARIBEL RD
120 S SUPERIOR ST
144 N WISCONSIN ST
416 GEORGE ST SUITE 105
1601 WOODSDALE AV

C/O KATHRYN P ROYLE

DE PERE, WI 54115
DE PERE WI 54115-5065
DE PERE WI 54115-4078
GREEN BAY WI 54313-6792
WAUWATOSA WI 53226
DE PERE WI 54115
MILWAUKEE WI 53202-4303
GREEN BAY WI 54301-1134
DE PERE WI 54115-2735
DE PERE WI 54115-9274
DE PERE WI 54115-8384
DE PERE WI 54115-9274
ONEIDA WI 54155-9182
DE PERE WI 54115-2827
DE PERE WI 54115-2827
BROOKFIELD WI 53045-2708
GREEN BAY WI 54301-1584
GREEN BAY WI 54313-9527
GREEN BAY WI 54301
DE PERE WI 54115
DE PERE WI 54115-2917
GREEN BAY WI 54303
DE PERE WI 54115-3644
DE PERE WI 54115-2714
DE PERE WI 54115-1380
DALLAS TX 75265
DE PERE WI 54115
DE PERE WI 54115-2834
DE PERE WI 54115-8498
DENMARK WI 54208-9434
DE PERE WI 54115-2834
DE PERE WI 54115-2733
DE PERE WI 54115-2712
SUAMICO WI 54173-8152

ITEM 5:

Aviro LLC
DAVID WAGNER
JAMES S DEMOULIN
MCC INC
AVRIO LLC
JAMES S DE MOULIN
WILLIAM C DAIS & ING JEN KUO
MENARD INC CORPORATE ACCOUNTING
PRIME SPACE LLC
FOUNDATIONS BANK

C/O MURPHY CONSTRUCTION

841 HIGHVIEW LN
5063 CENTURY FARM BLVD
1101 RED WING TR
PO BOX 1137
841 HIGHVIEW LN
1101 RED WING TR
3621 GLENHAVEN CT
4777 MENARD DR #3123
145 E RIVER DR
N35 W23877 HIGHLAND CT

KIMBERLY, WI 54136
APPLETON< WI 54913
DE PERE WI 54115-3289
APPLETON WI 54912-1137
KIMBERLY WI 54136
DE PERE WI 54115-3289
GREEN BAY WI 54301-1100
EAU CLAIRE WI 54703-9604
DE PERE WI 54115
PEWAUKEE WI 53072

ITEM 6:

HILLCREST LUMBER
MAU AND ASSOCIATES

STEVE BIEDA

2986 CTH PP
400 SECURITY BLVD

DE PERE, WI 54115
GREEN BAY, WI 54313

ITEM 8A: NONE

MARK DUGRE
HARRIS & ASSOC

ROBERT HARRIS

15026 MARIBEL RD
2718 N MEADE ST

MARIBEL, WI 54227
APPLETON, WI 54911

ITEM 8B:

RICHARD HUXFORD

2589 OAK RIDGE CIR

DE PERE, WI 54115

ITEM 9: NONE

ITEM 10: NONE

DRAFT

CITY REDEVELOPMENT AUTHORITY CITY PLAN COMMISSION De Pere, Wisconsin – December 17, 2012

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

1. Roll Call.

Redevelopment Authority

Ted Penn called the meeting to order. Members present: Bill Patzke, Joe Van Deurzen, Jerry Henrigills, Ted Penn, Bill Komsi. Members excused: Charles King, John Nusbaum.

Plan Commission

Mayor Walsh called the meeting to order. Members present: Elizabeth Runge, Derek Beiderwieden, James Kalny, Alderpersons Lueck and Boyd, Mayor Walsh. Member(s) excused: None.

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

Redevelopment Authority

2. Approve the RDA minutes of the regular meeting and joint meeting with the Plan Commission on October 22, 2012.

Jerry Henrigillis moved, seconded by Joe Van Deurzen, to approve the minutes. Upon vote, motion carried unanimously.

3. Review the façade grant receipts for De Pere Auto (Lawrence Fisette) at 705 George Street.

Joe Van Deurzen moved, seconded by Jerry Henrigillis, to approve the grant receipts. Upon vote, motion carried unanimously.

Plan Commission

4. Approve the minutes of the regular meeting of the Plan Commission on November 26, 2012.

James Kalny moved, seconded by James Boyd to approve the minutes. Alderperson Lueck requested that the minutes be corrected regarding the agenda item for driveway widths in residential districts. The motion that was previously made was then carried unanimously.

DRAFT

Joint Item - Redevelopment Authority and Plan Commission

5. Review the proposed Walgreens project located at 135 South Broadway.
 - A. Review the Rezoning Application from Central Business (B-1) to Central Business with a Planned Development Overlay (B-1 PDD).
 - B. Review the General Development Plan for the proposed Walgreens.
 - C. Review the Vacation Application for a portion of Charles Street and public alley.

Mayor Walsh moved, seconded by James Kalny, to open the meeting to the public.

Brian Netzel, member of the City's Historic Preservation Commission, shared his comments regarding this project.

Gene Hackbarth, member of the City's Historic Preservation Commission, shared his comments regarding this project.

Mary Jane Herber, Chair, of the City's Historic Preservation Commission, shared her comments regarding this project.

Project Developers Steve Rolfe, and Mark Lake, Midland Commercial Development Corporation, W228 N745 Westmound Drive, Waukesha, shared their plans for this project.

Gerald Gillespie, 416 George Street, De Pere, shared his comments regarding this project.

Scott Hamauer, 113 S. Broadway, De Pere, shared his comments regarding this project.

Mayor Walsh moved, seconded by Joe Van Deurzen, to go back to regular order. Upon vote, motion carried unanimously.

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

Steve Rolfe, and Mark Lake, Midland Commercial Development Corporation, W228 N745 Westmound Drive, Waukesha, fielded questions from Plan Commission and RDA members.

Joe Van Deurzen moved, seconded by Jerry Henrigillis, to go back to regular order. Upon vote, motion carried unanimously.

DRAFT

- A. Review the Rezoning Application from Central Business (B-1) to Central Business with a Planned Development Overlay (B-1 PDD).

Moved by Alderperson Lueck, seconded by Alderperson Boyd, to approve the Rezoning Application. Upon vote, motion carried unanimously.

- B. Review the General Development Plan for the proposed Walgreens.

Moved by James Kalny, seconded by Mayor Walsh, to approve the General Development Plan, subject to the developers addressing all the concerns presented by staff. Upon vote, motion carried unanimously.

- C. Review the Vacation Application for a portion of Charles Street and public alley.

Moved by James Kalny, seconded by Derek Beiderwieden, to approve the Vacation Application. Upon vote, motion carried unanimously.

Redevelopment Authority

6. Adjournment

William Patzke moved, seconded by Joe Van Deurzen, to adjourn the meeting. Time: 8:50 p.m. Upon vote, motion carried unanimously.

Plan Commission

7. Review the CSM Application for a two lot CSM at 1409 Red Maple Road. Agent: Steve Bieda.

Moved by James Kalny, seconded by Alderperson Lueck, to approve the CSM Application as presented. Upon vote, motion carried unanimously.

8. Review the revised City of De Pere Revolving Loan Fund (RLF) Manual.

Moved by Derek Beiderwieden, seconded by James Kalny, to approve the revised Revolving Loan Fund Manual. Upon vote, motion carried unanimously.

9. Future Agenda Items.

There was no discussion.

DRAFT

10. Adjournment.

Mayor Walsh moved, seconded by Derek Beiderwieden, to adjourn the meeting. Time: 8:55 p.m. Upon vote, motion carried unanimously.

Respectfully submitted,
Lori Phillips, Recording Secretary

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

Conditional Use Review

Conditional use submitted by PEDs, LLC for a new office facility located on Scheuring Road. The property is zoned I-B-2 (Industrial-Business 2) which allows for office uses as listed in the C-EO (Corporate Executive Office) District as a conditional use. In February of 2008, a conditional use was permitted for the initial office development on this site. The site plan shows a new building will be added to the existing office development. The table below summarizes some of the impact related to the new facility.

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	x		
Will the proposed building be architecturally compatible with those in the surrounding area?	x		
Will the condition create a:			
1. Noise problem		x	
2. Traffic problem		x	
3. Parking problem		x	
4. Highway access problem		x	
5. Garbage disposal problem		x	
6. Policy and Fire protection problem		x	
7. Be hazardous to children		x	
8. Lighting problem		x	
9. Sewage disposal problem		x	
10. Water supply problem		x	
11. Runoff or drainage problems		x	
12. Windblown articles		x	
13. Water pollution		x	
14. Air pollution		x	
15. Wind erosion		x	
Would the new use of the property have an adverse effect on population densities?		x	
Would the property insurance rates increase for adjoining owners?			x
Would the granting of the conditional use be detrimental to the environment?		x	
Would the proposed use add or create a floodplain problem?		x	
Would prime agricultural land be destroyed if approved?		x	
Will this use have an adverse effect on a school district?		x	
Will this change decrease adjacent property values?		x	
Will the use add to the economic growth of the labor and industry of Brown County?	x		
Is the conditional use primarily for a speculative income return?			x

Given the size of the remnant property, it will be very difficult to find a compatible I-B-2 use that will meet the minimum size requirements. Thus, staff feels that offices are a viable use of the site.

Recommendation

Staff would recommend approval of the conditional use with the following recommendations:

1. That uses for the site shall be limited to those permitted in the C-EO District.
2. The facility shall meet the requirements outlined under the site plan review.
3. The conditional use shall be forwarded to City Council for action.

Site Plan Review for the Conditional Use

Overview	The site would add a new 4,800 square foot building to the site. If approved the site would have 3 office buildings on the site. The building would be located on the west side of the site. The site would be accessed from the existing driveway on Scheuring Road.		
Public Works	Does the project meet the City Stormwater regulations?	Yes ☒	No ☐ NA
	Sewer properly connected?	Yes ☒	No ☐ NA
	Water properly connected?	Yes ☒	No ☐ NA
	Access properly designed (driveway and sidewalks)?	Yes ☒	No ☐ NA
	Are there any issues with easements or right-of-ways?	Yes ☒	No ☐ NA
	Are there other items that need to be addressed?	☒ Yes ☐ No ☐ NA	
	Required Actions: Sanitary Sewer 1. A full set of civil drawings are required and will need to be approved before the project can proceed. The civil includes: sanitary, water and storm water.		
Forestry & Parks	Does the project meet the City Landscaping Regulations?	☐ Yes ☐ No ☒ NA	
	Required Actions: 1. A landscape plan will need to be submitted to the City and approved by the City Forester.		
Fire	Does the project meet City Fire Codes?	Yes ☒	No ☐ NA
	Required Actions: 1. Provide complete detailed plans for construction review; provide details of use for all areas of structure. Provide detailed plans prior to start of construction. Define use of structure. 2. Separation of hazards/use may be required. Provide floor arrangement for inside structure. Detail any hazardous substances/operations anticipated within the structure. 3. Provide exit/and emergency lighting throughout the means of egress. Define exit pathways and travel distances. 4. No smoking and floor loading signage may be required 5. Provide fire extinguishers at maximum 75' travel distances, locating extinguishers toward the exits. 6. Recommended: Provide fire alarm system drawings for approval prior to installation of this system. 7. Recommended: Install key box for Fire Department access.		
	Does the project meet the design regulations (exterior building elevations/materials)?	☒ Yes ☐ No ☐ NA	
	Does the project meet the City setback requirements?	Yes ☐ ☒ No ☐ NA	
	Does the project meet the City parking requirements?	☒ Yes ☐ No ☐ NA	
	Does the project meet the City lighting requirements?	☒ Yes ☐ No ☐ NA	
	Is the refuse properly sited and screened?	☒ Yes ☐ No ☐ NA	
Planning & Building Inspection	Does the signage meet the City code?	Yes ☐ ☒ No ☐ NA	
	Are there other items that need to be addressed?	☒ Yes ☐ No ☐ NA	
	Required Actions: 1. A variance is required from the Zoning Board of Appeals for the west side yard setback. 2. The monument sign must be relocated and approved by staff. 3. The developer must provide the City a copy of the recorded condominium documents.		

Recommendation:

Staff would recommend the following:

1. Approve the site plan with the requirement that the items identified must be completed and approved by the City if the conditional use is approved.



CITY OF DE PERE

APPLICATION FOR
CONDITIONAL USE

Fee:

\$

250.00
~~200.00~~

Receipt #:

5045

Date:

1-27-2013

Please print or type using black ink for duplicating purposes.

A. Property Owner:

Name:

PEDS LLC

Mailing Address:

PO 5512 De Pere WI

Phone:

920-655-8457

Email:

SODIE5141@gmail.com

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

Agent:

Name:

Mailing Address:

Phone:

Email:

B. Property Information

Address/Location of Property:

Schwartz Rd

Parcel #:

PART OF WD 364-D-531

Parcel Dimension:

103' x 319'

Parcel Area:

32,857 sq ft

Legal Description:

EASTLY 103' OF WD 364-D-531

C. Land Use

Existing Zoning:

IB-2 INDUSTRIAL BUSINESS 2 DISTRICT

Present Use of Parcel:

VACANT

Proposed Use of Parcel:

OFFICE BUILDING

Present Use of Adjacent Property:

NORTH - APARTMENTS, EAST - EXECUTIVE OFFICES,
SOUTH - FOX RIVER FIBRE, WEST - GREEN BAY DRUGSTORE

A Conditional Use Permit is requested as authorized by the De Pere Zoning Code, Section(s): 14.52(2)(a)

Owner Signature

Date

Agent Signature

Date

PEDS LLC
P.O. Box 5512
De Pere, WI 54115
January 15, 2013

Ken Pabich, Director of Planning and Economic Development
335 S. Broadway
De Pere, WI 54115

RE: Conditional Use Permit

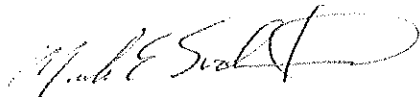
Dear Ken,

A while back I spoke to you about phase II to the office development that I constructed at 1251-1253 Scheuring Road. I am ready to start the process of obtaining another conditional use permit for a professional office building as I did in 2009. The attached site plan consists of a third office building adjacent to the west of 1251-1253 Scheuring Road. The property that the development would expand on is the easterly 103 feet of 1703 Matthew Drive (tax parcel # WD 364-D-531) which is owned by EDS Assoc. LLC. I have an accepted offer from John Vinoski to purchase this property. This land would become part of the original "Scheuring Road Business Centre Condominiums". A complete survey of the additional land will be completed pending approval of the attached conditional use permit. The condominium documents will also be provided to the City of De Pere after approval of the project.

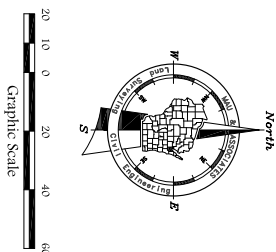
The development will use the existing driveway entrance off of Scheuring Road and be a brick masonry office building with no basement. The project will meet the requirements of the De Pere Zoning code. I am requesting that the westerly setback be reduced from 25' to 15'. This reduction will allow for better internal traffic flow and internal landscaping. I will also provide landscaping in the setback area to buffer the building from Mr. Vinoski's parking lot.

I believe that this project will complement my initial development and the surrounding properties. I look forward to working with the City of De Pere on this project. Please contact me at 336-4980 if you have any questions. Thank you.

Respectfully,

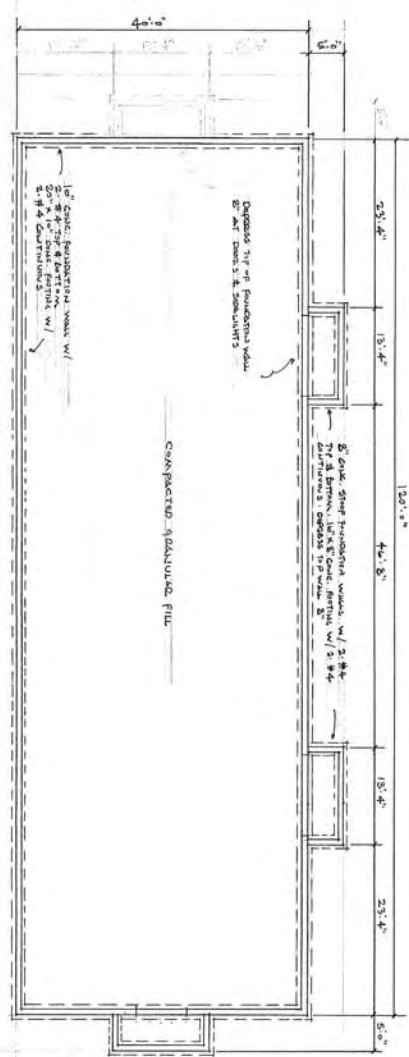


Mark E. Soderlund

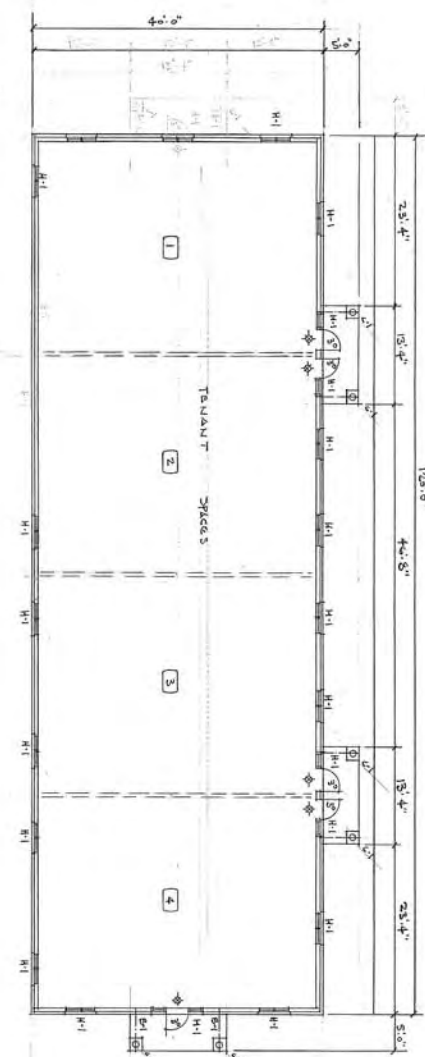


Lot 2 of a proposed Certified Survey Map being located in part of Lot 1, Volume 29, Certified Survey Maps, Page 297, Map No. 4612, Dec. No. 1366210, Brown County Records, in the North 1/2 of the Northeast 1/4, Section 32, T23N-R20E, in the City of De Pere, Brown County, Wisconsin

 **Mau & Associates** 
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard • Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672



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



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

COLUMNS, BEAMS & HANGERS
 C-1 4"x8" TUBULAR STEEL COLUMN W/ SLOTTED A&B POST TO CONC. BASE & LFC & POST TO BEAM CONNECTION.
 B-1 2"x8" STEEL BEAM W/ 2" x 8" SLOTTED A&B POST TO CONC. BASE & LFC & POST TO BEAM CONNECTION.
 H-1 3"x8" STEEL HANGER W/ 4"x8" SLOTTED A&B POST TO CONC. BASE & LFC & POST TO BEAM CONNECTION.

NOTE: CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) WITH THE FOLLOWING EXCEPTIONS:

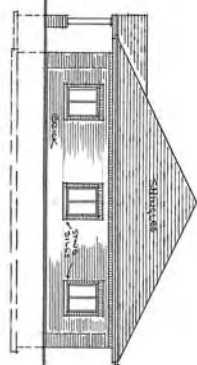
- CONSTRUCTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY CHANGES TO THE EXISTING UTILITIES.
- CONSTRUCTORS SHALL PROVIDE ALL EXISTING UTILITIES, RECORDS AND SAFETY EQUIPMENT AND PRECAUTIONS FOR ALL UTILITIES TO REMAIN IN THE BUILDING.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) WITH THE FOLLOWING EXCEPTIONS:
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

NEW BUILDING: 5007 ST. INT. CLIMATE
 IBC USE GROUP: B-1
 TYPE OF CONSTRUCTION: V-S
 BRICK STICK
 NEW - SPANISH

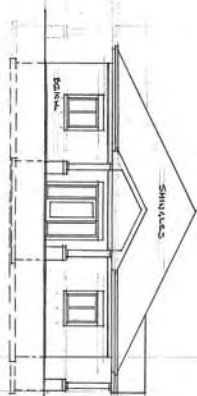
SITE ADDRESS:
 SOUTHWEST, MO.
 OFFICE: W.I.

INDEX OF SHEETS
 1. FLOOR PLAN, FOUNDATION PLAN, NOTES
 2. ELEVATIONS & SECTION

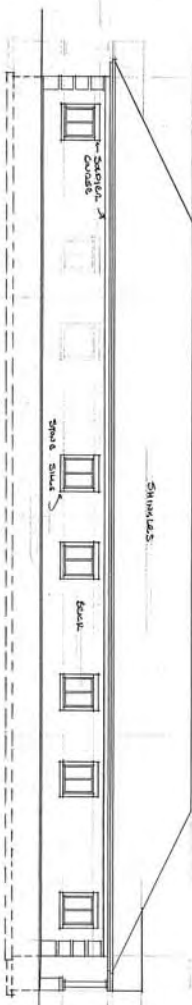
NOTE: THIS DRAWING IS THE PROPERTY OF LLOYD CARPENTER ARCHITECT LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LLOYD CARPENTER ARCHITECT LLC.		DATE: _____ FILE: _____ JOB NO.: _____
LLOYD CARPENTER ARCHITECT LLC 2665 Maple Hills Dr., Green Bay, WI 54303 Phone: (920) 434-0755 Fax: (920) 434-0333 Cell: (920) 655-3829		NEW BUILDING # 3 PEO'S LLC Capelee, WI.
CONTRACTOR: _____ ARCHITECT: _____ ENGINEER: _____ INSPECTOR: _____ OWNER: _____		1



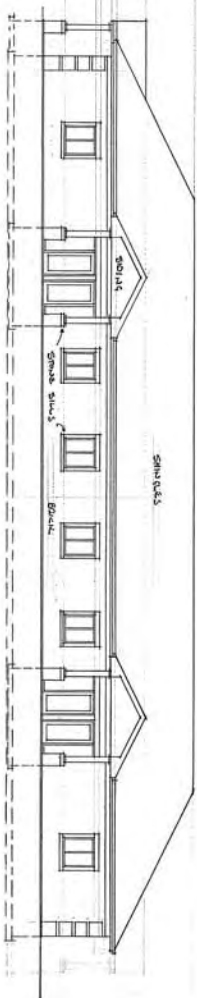
NORTH ELEVATION SCALE: 1/8"=1'-0"



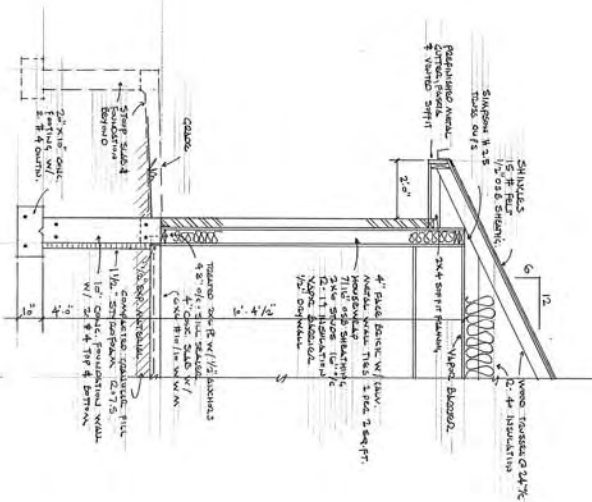
SOUTH ELEVATION SCALE: 1/8"=1'-0"



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



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



TYPICAL SECTION SCALE: 1/2"=1'-0"

NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ENSURING THAT ALL WORK IS COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC.	LLOYD CARPENTER ARCHITECT LLC 2001 Maple Hill Dr., Green Bay, WI 54303 Tel: (920) 434-4033 Fax: (920) 434-4033 NEW BALCONY # 3 P.O.S. LLC DePue, WI.	DATE: _____ FILE: _____ JOB NO. 2
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Item #4: Review the Conditional Use Application for an auto repair/restoration center at 519 George Street in a B-1 (Central Business) District. Applicant: Larry Fiset.

Conditional Use Review

Conditional use was submitted to allow auto body repair at the existing facility on 519 George Street. The conditional use is also requesting the approval of a small addition to the site. The existing facility has been used as an auto repair and gas station. The property is zoned B-1 (Central Business) and auto body repair is allow as a conditional use. The table below summarizes some of the impact related to the request.

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	x		
Will the proposed building be architecturally compatible with those in the surrounding area?	x		
Will the condition create a:			
1. Noise problem		x	
2. Traffic problem		x	
3. Parking problem		x	
4. Highway access problem		x	
5. Garbage disposal problem		x	
6. Policy and Fire protection problem		x	
7. Be hazardous to children		x	
8. Lighting problem		x	
9. Sewage disposal problem		x	
10. Water supply problem		x	
11. Runoff or drainage problems		x	
12. Windblown articles		x	
13. Water pollution		x	
14. Air pollution		x	
15. Wind erosion		x	
Would the new use of the property have an adverse effect on population densities?		x	
Would the property insurance rates increase for adjoining owners?			x
Would the granting of the conditional use be detrimental to the environment?		x	
Would the proposed use add or create a floodplain problem?		x	
Would prime agricultural land be destroyed if approved?		x	
Will this use have an adverse effect on a school district?		x	
Will this change decrease adjacent property values?		x	
Will the use add to the economic growth of the labor and industry of Brown County?	x		
Is the conditional use primarily for a speculative income return?			x

The main concern with the site historically had been outdoor storage and the general lack of maintenance to the building. The new owner believes that the proposed use with the addition can be done in a way that makes the site an asset to the community while still making the site look clean.

Recommendation

Staff would recommend approval of the conditional use with the following recommendations:

1. The storage of parts and tires are not permitted outside.
2. The service doors shall remain closed whenever possible to control dust and noise from the repair of vehicles.
3. The building addition must meet the City code and the downtown design guidelines.
4. Waste bins shall be effectively screened.
5. Signage shall comply with the City sing ordinance.
6. The Conditional Use shall be forwarded to City Council for action.



CITY OF DE PERE

APPLICATION FOR
CONDITIONAL USE

Fee: \$ 250.00

Receipt #: 79007

Date: 1-18-2013

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Larry Fiset
 Mailing Address: 3774 Ryan Road, De Pere, WI 54115
 Phone: 336-2200
 Email: na

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

Agent: Name: _____
 Mailing Address: _____
 Phone: _____
 Email: _____

B. Property Information

Address/Location of Property: 519 George St Parcel #: ED-897
 Parcel Dimension: _____ Parcel Area: 9602 sq ft
 Legal Description: ORIGINAL PLAT OF DEPERE. LOTS 5 & 6 EX W 40 FT. BLK 25 & EX RD IN 2248740

C. Land Use

Existing Zoning: B-1 Central Business
 Present Use of Parcel: Prior Gas / Auto repair station
 Proposed Use of Parcel: Auto restoration (auto body repair)
 Present Use of Adjacent Property: Legal office (west), Seroogy (North), Investment office (east), mix retail (south)

A Conditional Use Permit is requested as authorized by the De Pere Zoning Code, Section(s): 14-43.2.a.11

Owner Signature

1-18-2013

Date

Agent Signature

Date

January 18, 2013

Attn: Members of the Plan Commission
City of De Pere
335 Broadway
De Pere, WI 54115

RE: Condition Use Request for 519 George Street

Dear Plan Commission Members;

I have recently purchased the property at 519 George Street. The property had been used as filling station and also an auto repair service station. I would like to have the ability to use the property for auto restoration (auto body repair). Since the property is located in a B-1 district, it is my understanding that it requires a conditional use.

Since the property has just been purchased, I will be making improvements on the inside of the building with the required equipment. However, overtime I would like to make improvements to the site and building so it matches the character of our downtown. I intend to install all of the proper equipment so there will be no issues with odors, noise or dust. Also, while there will be some cars parked outside in the 'queue' for repair, we will work hard to ensure the property looks attractive to our neighbors.

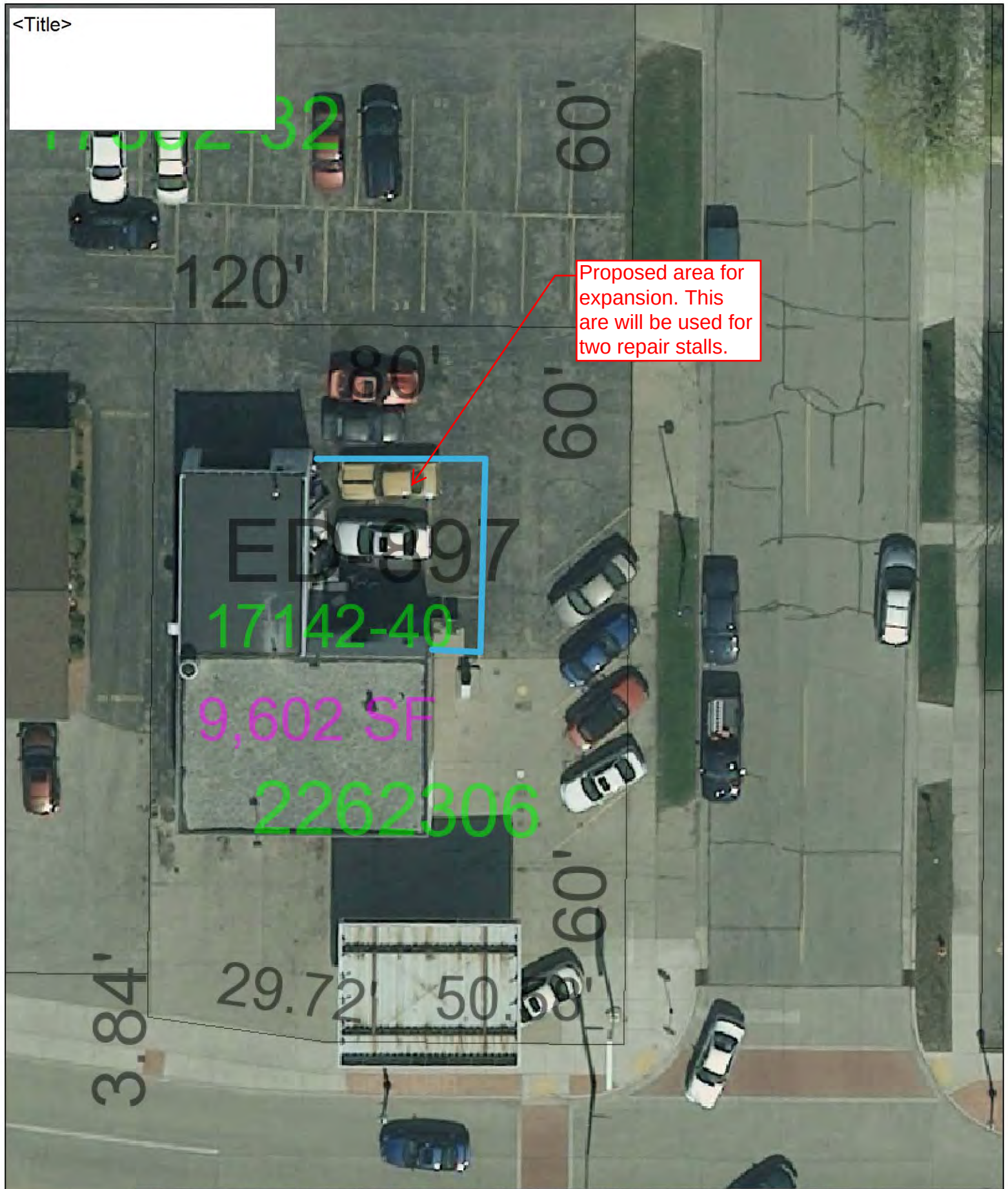
I have been a long time business owner on George Street and I want to make this site and building something that the community can take pride in again. As a note, I did talk with my immediate neighbors to discuss the use and they were supportive of my plans.

Thank you for considering my request.

A handwritten signature in black ink, appearing to read "Larry Fisette". The signature is fluid and cursive, with the first name "Larry" being more prominent than the last name "Fisette".

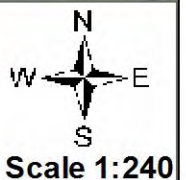
Larry Fisette
3774 Ryan Road
De Pere, WI 54115

<Title>



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, 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.

Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010



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

Conditional Use Review

Conditional use was submitted to allow for a retail center and kennel at 1251 Lawrence Drive. The property is zoned HWY 41 Business District B (HWY41-DistB) which allows for a kennel to be considered under the following:

Other Planned Development Districts, business, manufacturing, assembling, processing, and storage uses determined by the Plan Commission to be of the same general character of subsection (2), above, and are not to be obnoxious, unhealthful, or offensive by reason of potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare of heat, or building type of land use that is not compatible with other uses in this district or would detract from the visual image of the City.

The proposal will upgrade the existing building to match our existing code. The table below summarizes some of the impact related to the new facility.

Conditional Use Review Form	Yes	No	NA
Will the proposed use be compatible with the surrounding area?	x		
Will the proposed building be architecturally compatible with those in the surrounding area?	x		
Will the condition create a:			
1. Noise problem		?	
2. Traffic problem		x	
3. Parking problem		x	
4. Highway access problem		x	
5. Garbage disposal problem		x	
6. Policy and Fire protection problem		x	
7. Be hazardous to children		x	
8. Lighting problem		x	
9. Sewage disposal problem		x	
10. Water supply problem		x	
11. Runoff or drainage problems		x	
12. Windblown articles		x	
13. Water pollution		x	
14. Air pollution		x	
15. Wind erosion		x	
Would the new use of the property have an adverse effect on population densities?		x	
Would the property insurance rates increase for adjoining owners?		x	
Would the granting of the conditional use be detrimental to the environment?		x	
Would the proposed use add or create a floodplain problem?		x	
Would prime agricultural land be destroyed if approved?		x	
Will this use have an adverse effect on a school district?		x	
Will this change decrease adjacent property values?		x	
Will the use add to the economic growth of the labor and industry of Brown County?			x
Is the conditional use primarily for a speculative income return?			x

The City has approved pet care facilities in the past as a conditional use. A common problem with the facilities is the noise that can be created from the dogs, especially when they are not supervised. The owners have provided a summary of how they operate the facility and also how they control noise. They have provided letters from both existing facilities in terms of how they have fit into the community. In addition, a letter from the neighbor to the south of the proposed site supports the use. With HWY 41 and also a concrete mixing plant, it would seem that the noise from the operation would not be significant; however the Plan Commission must look at the long term design of the site.

Recommendation

Staff would recommend approval of the conditional use with the following recommendations:

1. The building remodeling must be completed as presented before occupancy is issued. Dimensions of the fence enclosure and also the building modifications shall be added to the drawings and submitted before the public hearing.
2. The building must use earth tone colors for the split face block and eifs. The color scheme shall be provided before the public hearing with the City Council.
3. Landscaping shall be added to break up the fence line facing the street and also the commercial development to the south. Landscaping shall be added to the front of the building. A detailed landscape plan shall be submitted before the public hearing with the City Council.
4. Outdoor play hours for pets shall be limited from 6:00 a.m to 6:00 p.m. Monday through Friday and from 7:00 a.m. to 6:00 p.m. on weekends.
5. Waste must be properly disposed of daily.
6. Pets must be supervised when outside.
7. Refuse location is not provided and should be added to the site plan before the public hearing. The refuse must be enclosed with a matching brick or cedar enclosure.
8. Any additional signage for the property must be submitted for approval by staff.
9. Any expansion to the facility or fenced area must obtain City approval.
10. The conditional use shall be forwarded to City Council for action.



CITY OF DE PERE

APPLICATION FOR
CONDITIONAL USE

Fee: \$ 245.00

Receipt #: 1001

Date: 1-21-2013

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Avrio, LLC

Mailing Address: 841 Highview Lane, Kimberly WI 54136

Phone: c/o Johnny Simpson 920-265-8804

Email: rememberjohnny@gmail.com

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

Agent:

Name: David Wagner

Mailing Address: 5063 W Century Farm Blvd Appleton WI 54913

Phone: (920) 251-4395

Email: dwagner1980@gmail.com

B. Property Information

Address/Location of Property: 1225 Lawrence Dr

Parcel #: WD-D0014

Parcel Dimension: 375' by 350' more or less

Parcel Area: 3 acres, 130,715 square feet

Legal Description: PCL B OF 1 CSM 623 BNG PART OF E1/2 OF SW1/4 SEC 29 T23N R20E ALSO

PCL E OF 2 CSM 119 BNG PRT OF E1/2 SW1/4 SEC 29 T23N R20E

C. Land Use

Existing Zoning: HWY41-DIST B

Present Use of Parcel: Roofing/siding contractor

Proposed Use of Parcel: Dog day care, grooming, kennel

Present Use of Adjacent Property: South - Menards, West - Hwy 41, North and East - Concrete plant, MCC Inc.

A Conditional Use Permit is requested as authorized by the De Pere Zoning Code, Section(s):

Gus Barrantes

Owner Signature Avrio, LLC

12-26-12

Date

David Wagner ESW LLC

Agent Signature Johnny Simpson

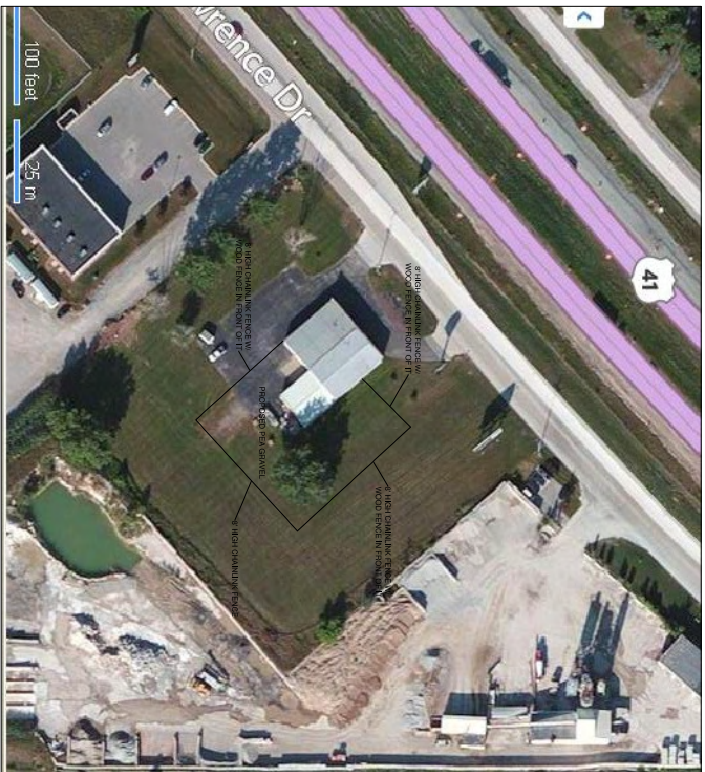
12/26/12

Date

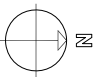
Fox Cities Builders

Experience the Best!

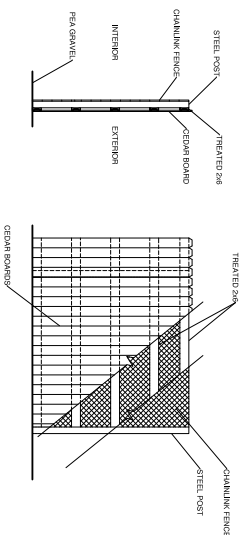
PROPOSED BUILDING RENOVATION FOR: 13-0273 FUTURE TAILWAGGERS LOCATION



CONCEPTUAL SITE PLAN
SCALE: 1/8"=1'-0"



NOTE:
DIMENSIONS AT THE PERIMETER ARE APPROXIMATE. THEY MAY
CHANGE DUE TO BUILDING LAYOUT.



PROPOSED FENCING DETAIL
NOT TO SCALE

SHEET INDEX

T1.0 TITLE SHEET WITH AERIAL
A1.0 EXISTING FLOOR PLAN AND ELEVATIONS

T1.0

PROPOSED BUILDING RENOVATION FOR:
13-0273 FUTURE TAILWAGGERS
LOCATION
SALES REP: PHIL ULLMER (920) 228-0112
DATE: 1/15/13

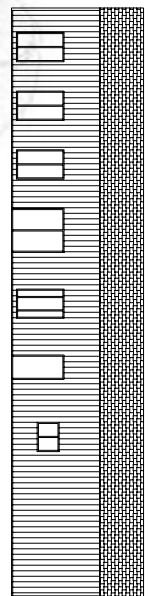
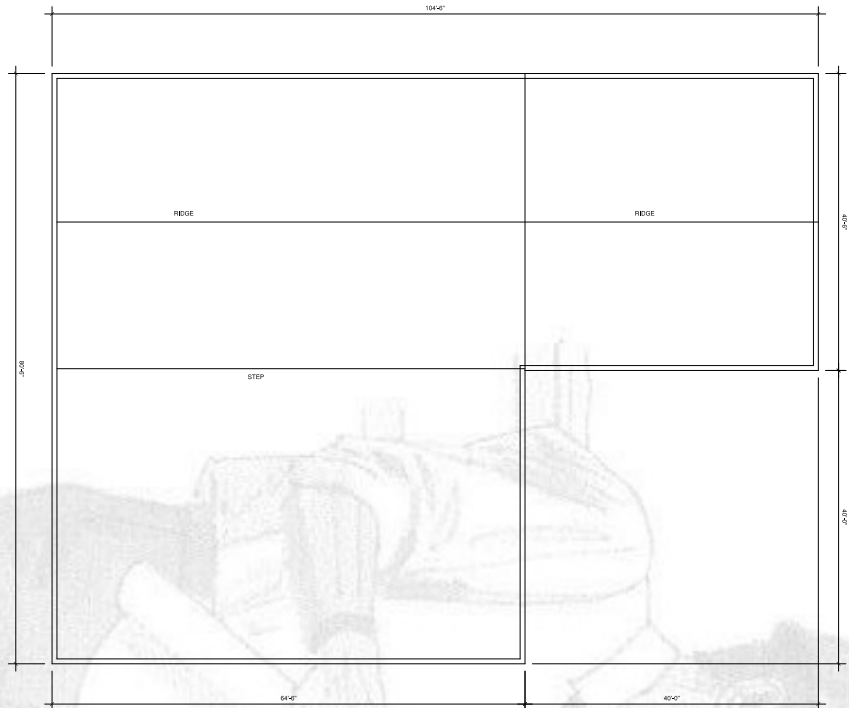
DRAWN BY: CLE

REVISIONS:
△

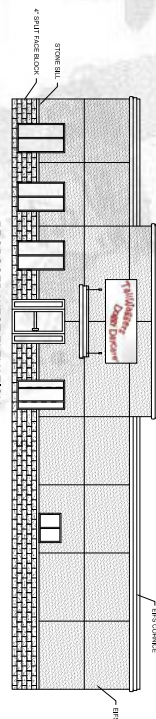
FOX CITIES BUILDERS, LLC.
N7315 CTY RD. Y - SUITE B
SEYMOUR, WISCONSIN 54165
PHONE (920) 833-9545
FAX (920) 833-9546

Fox Cities Builders
Experience the Best!

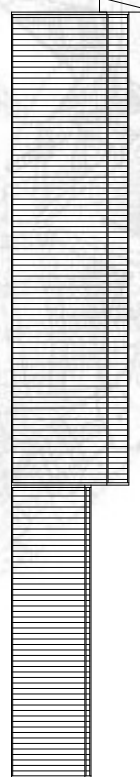
EXISTING BUILDING FLOOR PLAN



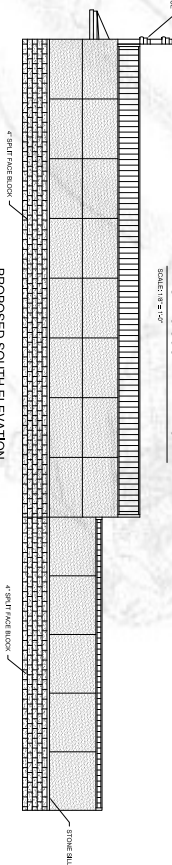
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



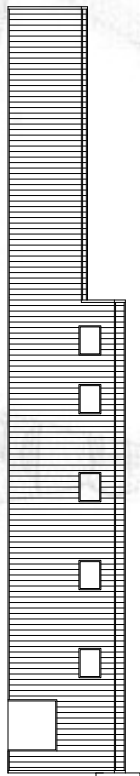
PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



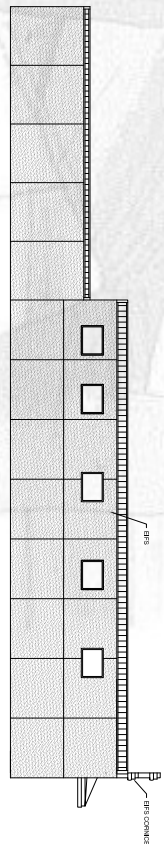
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

A1.0

PROPOSED BUILDING RENOVATION FOR:
13-0273 FUTURE TAILWAGGERS
LOCATION
SALES REP: PHIL ULLMER (920) 228-0112
DATE: 1/15/13

DRAWN BY: CLE

REVISIONS:
△

FOX CITIES BUILDERS, LLC.
N7315 CTY RD. Y - SUITE B
SEYMOUR, WISCONSIN 54165
PHONE (920) 833-9545
FAX (920) 833-9546

*Fox Cities
Builders*
Experience the best!



Constantly Supervised Playtime

When dogs are supervised and get the human attention they crave during the day, they do not bark like unattended dogs do. They are happy and content and have no frustration to voice.

TailWaggers Doggy Daycare® provides a fun, safe and clean environment in which your dog can play and socialize with other dogs during the day*. Pups who come to play at TailWaggers Doggy Daycare® are never alone. Not only do they socialize with other dogs of their size and temperament all day, but they also get lots of attention from our Pack Leaders. In addition to playing with the pack and giving our four-legged friends a plethora of hugs and pets, Pack Leaders are constantly on site to ensure that everybody is playing nicely and that the play areas are clean and safe.

No Outdoor Boarding Runs

At TailWaggers Doggy Daycare, all of our overnight guests sleep in enclosed, indoor suites at night. They do not have access to the outside, so they are safe and snug inside of the secure, temperature-controlled building. Not only does this ensure the dogs' comfort, safety and security, but it prevents them from getting out doors and barking during the night.

Hours of Operation

TailWaggers Doggy Daycare is open to customers from 6a.m to 6p.m. Monday through Friday. On Saturday and Sunday we are open from 7a.m. to 6p.m. Dogs may be picked up and dropped off any time during our open hours.

Schedule of Operations

TailWaggers Doggy Daycare is staffed from 5:45a.m. to 9:30p.m. Our boarding guests are let outside to go potty for the first time at 6a.m. After relieving themselves, they are brought back in for breakfast and some light play time. During the day the dogs play outdoors and indoors. *Our dogs are never left unsupervised while they are playing. This human attention pacifies the dogs and prevents them from barking as unattended dogs have the tendency to do.* By 6p.m. all of TailWaggers Doggy Daycare's daycare clients will have been picked up. This leaves our staff to care for our overnight guests. The overnight dogs are put into their suites for rest time from 6p.m. to 7:30p.m. while our staff cleans and

sanitizes the play areas. At 7:30p.m. our overnight dogs are allowed back into the play areas for some one on one attention from the Pack Leaders. At 9:00p.m. our overnight guests are let outside a few at a time to go potty one last time before bed. By 9:30p.m. they are safely tucked away in their suites until morning.

Fencing

TailWaggers Doggy Daycare uses hurricane fencing in the outdoor play areas. The fencing is 8 feet high and has attractive plastic slats that run vertically through the diamond shapes of the hurricane fencing. These plastic slats serve three purposes. First, they insulate and block noise from the play areas (the fact that the fencing is 8 feet high helps to greatly reduce the noise level from the play area, as well). Second, they block the dogs' line of vision to the outside to reduce barking at passers-by (cars or people). Third, the plastic slats also give the fencing an attractive, almost solid appearance from a distance.

Facility Aesthetics

TailWaggers Doggy Daycare prides itself in the cleanliness and attractive appearance of its facilities, both inside and outside. The interior of the building is cleaned and sanitized on a daily basis -- we adhere to a strict cleaning regimen. The exterior of the building, the landscaping and the grounds are maintained on a regular basis as well. TailWaggers Doggy Daycare's goal is to create a sanitary, safe and attractive place for people to leave their dogs to be cared for while they are at work or away on vacation. TailWaggers Doggy Daycare is happy to work with the City of De Pere to create a facility that would be an attractive addition to any commercial setting.

We invite you to visit and see TailWaggers Doggy Daycare for yourself. Please call Kristin Schlosser at 920-882-8000 to schedule a tour.

Fencing Photos



Close Up



Distance

Signage Photos



Building LED Sign



Wisconsin Ave Sign



Driveway Sign

Prime Space, LLC

*145 East River Drive
De Pere, WI, 54115*

M: 920-265-8804

F: 920-469-8680

rememberjohnny@gmail.com

1/14/13

David Wagner
Tail Waggers

Dear David,

I understand you're planning to locate a Tail Waggers franchise to 1225 Lawrence Drive in De Pere. I'm excited to see a presentable and well run business next door. I think the improvements you plan on making to the building along with your business idea and branding are fantastic.. I fully support Tail Waggers as a next door neighbor.

The landlord is looking forward to a quality tenant that has the financial stability and know how to not only stay in business but succeed at this location and provide a valuable service to the residents of De Pere.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnny Simpson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Johnny Simpson



Town of Greenville

P.O. BOX 60
GREENVILLE, WI 54942
PHONE 757-5151
FAX 757-0543

January 8, 2013

Ken Pabich
City of DePere

RE: Tailwaggers Doggy Daycare

As the Town Clerk of the Town of Greenville, I worked with the people responsible for the construction and then operation of Tailwaggers here in the Town of Greenville. They were good to work with and have a nice operation on Schroth Lane here.

As Clerk, complaints would come to me if there were any so I could send the offending business a letter. I have never had a complaint in the 2 ½ years they have been in business. There are a few houses nearby and they do not complain about barking.

I also have on numerous occasions taken my two dogs to Tailwaggers when traveling. They are very accommodating and my dogs are nice and tired when they come home. Because of this and driving past the site quite often, I have had many times to view the site. On the inside, someone is always with the dogs and dog waste is cleaned up.

If you have any questions, please feel free to contact me.

With regards,

Debbie Wagner,
Town Clerk/Treasurer

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

Steve Bieda has submitted a two lot CSM request on Black Earth Drive in the City. Lot 1 is .49 acres (21,395 square feet) and lot 2 is .68 acres (29,887 square feet). There is an outlot on the CSM which is 3.49 acres. The outlot would be deeded to the City of De Pere for park purposes. The City of De Pere Park Board has reviewed the dedication and has approved the dedication. The proposed lots match the code which is for Single Family Residential (R-1).

Recommendation:

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



CITY OF DE PERE

APPLICATION FOR CSM REVIEW

Fee: \$ 300.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Hillcrest Lumber Inc
Mailing Address: 2986 CTH PP DePere, WI 54115
Phone: 337-2450 Fax #: _____
E-Mail Address: _____
Signature: _____ Date: _____

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

Agent: Name: Steve Bieda - Mau & Associates
Mailing Address: 400 Security Blvd Green Bay
Phone: 434-9670 Fax #: 434-9672
E-Mail Address: sbieda@mau-associates.com
Signature: [Signature] Date: 1-18-13

B. Property Information

Address/Location of Property: 674 Black Earth Dr.
River Park 7th Addition

Parcel #: ED-2513

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.

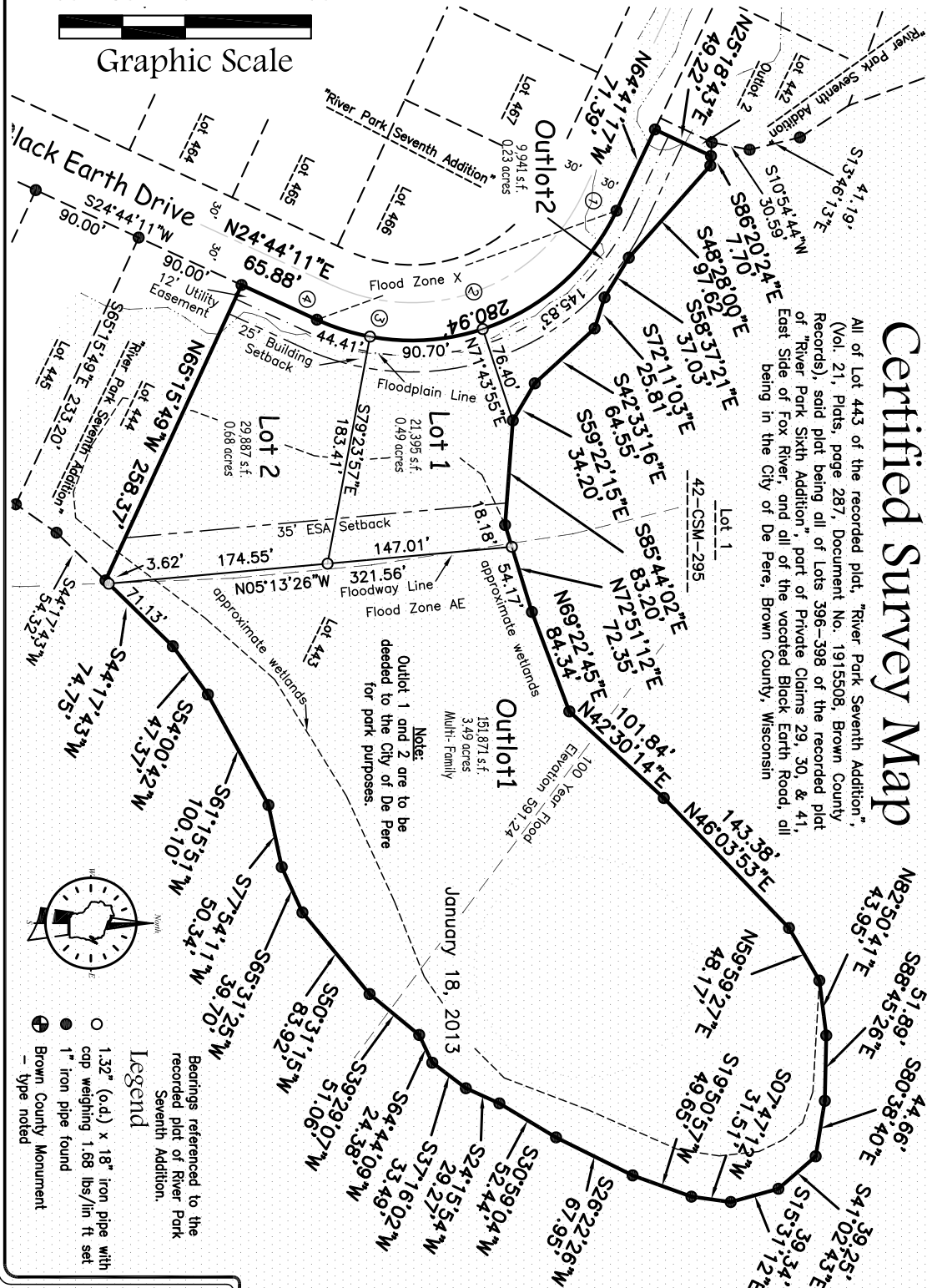
Signed: [Signature]
Applicant/Agent

Dated: 1-18-13

100 50 0 100



Graphic Scale



Certified Survey Map

All of Lot 443 of the recorded plat, "River Park Seventh Addition", (Vol. 21, Plats, page 287, Document No. 1915508, Brown County Records), said plat being all of Lots 396-398 of the recorded plat of "River Park Sixth Addition", part of Private Claims 29, 30, & 41, East Side of Fox River, and all of the vacated Black Earth Road, all being in the City of De Pere, Brown County, Wisconsin

Client: Harry Macco

Drafted By: JMP

Tax Parcel Number: ED-2514

File: m-15998CSM Lot 443.dwg

Scale: 1"=100'

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

Sheet One of Three

Project No.: M-15998

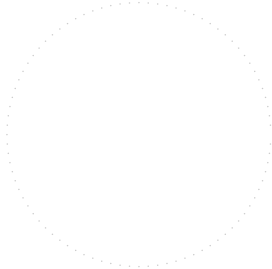
Drawing No.: L-8389

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that I have surveyed, divided and mapped All of Lot 443 of the recorded plat, "River Park Seventh Addition", (Vol. 21, Plats, page 287, Document No. 1915508, Brown County Records), said plat being all of Lots 396-398 of the recorded plat of "River Park Sixth Addition", part of Private Claims 29, 30, & 41, East Side of Fox River, and all of the vacated Black Earth Road, all being in the City of De Pere, Brown County, Wisconsin.

Parcel contains 213,094 square feet / 4.89 acres more or less.
Parcel subject to any easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the 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 City of De Pere dividing and mapping the same.



January 17, 2013

CERTIFICATE FOR THE CITY OF DE PERE

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

Ken Pabich
Director of Planning

TREASURER'S CERTIFICATE

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

Kerry M. Blaney Date
Brown County Treasurer

Shana L. Defnet Date
De Pere City Treasurer

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Bearing
1-4	280.94	180.00	253.28	N19°58'33"W	89°25'28"	
1-2	145.83	180.00	141.88	S41°28'41"E	46°25'12"	
2-3	90.69	180.00	89.74	S03°50'01"E	28°52'08"	
3-4	44.41	180.00	44.30	S17°40'07"W	14°08'08"	

NOTES per recorded plat:

The approximate 100 year flood elevation is 591.24 according to FEMA FIRM Map 55009C0259, dated August 18, 2009. Property falls within Flood Zone AE.

All roads within the plat boundary are dedicated to the public.

Outlot 2 is dedicated to the City of De Pere for public access.

*Sheet Two of Four
Project No.: M-15998
Drawing No.: L-8389*

CORPORATE OWNER'S CERTIFICATE

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

CITY OF DE PERE

In Witness Whereof, the said Hillcrest Lumber Incorporated. has caused these presents to be signed by _____, it's _____ on this ____ day of _____, 20____.

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

RESTRICTIVE COVENANTS per recorded plat

- 1) 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.
- 2) Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.
- 4) An 8 foot tree planting easement is provided on the front and side of each lot fronting on street with a width of 60 feet or less.
- 5) The City of De Pere requires the installation of sidewalks on all of the following lots and streets: Lots 399 thru 403, 409 thru 411, 423 thru 426, 485 thru 490 and Lot 474 abutting East River Drive, Lots 426 thru 433 and 435 thru 440 abutting Yahara Circle, Lot 433 abutting Pecatonica Court, Lots 490, 475 and 440 thru 455 abutting Tenmile Drive, Black Earth Drive and Charles Street. Sidewalk installation shall be completed prior to issuance of an occupancy permit.
- 6) Portions of Lots 434, 436-439, and 441-453 are an Environmental Sensitive Area (ESA) as defined in the Brown County Sewage Plan. The ESA includes the East River Floodway and all land within 50 feet of the Floodway. Development and land disturbing activities are restricted within the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of the Natural Resources. A minor ESA amendment was requested and approved to reduce the ESA to 25 feet on Lot 442.

Grant of Easement per recorded plat:

There is hereby granted jointly to the City of De Pere, Wisconsin, a municipal corporation, Wisconsin Public Service Corporation, and the Wisconsin Telephone Company, both public utilities, and their successors and assigns, a perpetual right-of-way over and across and the easement in all lands designated herein as "Utilities Easement" for the purpose of constructing, installation, and maintenance of the water distribution systems, sanitary and storm sewers, drainage swales, gas and electric distribution systems, telephone systems, and cable television systems. No habitable structures or accessory buildings shall be constructed within or upon said easements. All grades, either constructed or established within said easements, shall not be disturbed or altered. This easement is perpetual.

January 18, 2013

Sheet Three of Four
Project No.: M-15998
Drawing No.: L-8389

CONSENT 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 plat and does hereby consent to the above certificate of _____, Owner(s). IN WITNESS

WHEREOF, _____ has caused these presents to be signed by _____

(name of bank) its _____ and countersigned by _____
(print name #1 above) (print title #1 above)
_____, its _____, at _____, _____
(print name #2 above) (print title #2 above) (city) (state)

this ____ day of _____, _____.
(day) (month) (year)

(signature #1) _____
(print name #1) _____
(print title #1) _____

(signature #2) _____
(print name #2) _____
(print title #2) _____

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

My Commission Expires _____ [STATE OF WISCONSIN]

ss

[COUNTY OF BROWN]

Development Covenants per recorded plat:

- 1) This subdivision is part of a Planned Unit Development approved by the City of De Pere and under Article XIII, Section 14.56 of the Code of Ordinances of the City of De Pere.
- 2) Separate document will be recorded which contain restrictive covenants, development requirements and/or other associated agreements and documents pertaining to the subdivision.

Land Use

- 1) Lots 399-425 are Zero Lot Line Development.
- 2) Lots 426-442 & 444-481 are for Single Family Conventional Development.
- 3) Lot 443 is for Multi-Family Development.

Building Location Control

- 1) Minimum setback from street right-of-way.
 - a) 25' from Garage Door.
 - b) 20' from Garage Sidewall.
 - c) 20' from Living Area
 - d) 10' from Rear Lot Lien except with written variance from the Zoning Board of Appeals.

- 2) Minimum sideyard and separation of building.

Land Use	Side Yards	Building Separation
a) zero lot line	0 feet	10 feet
b) Conventional	15 feet total	15 feet
	5 feet minimum	

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

January 18, 2013

Sheet Four of Four
Project No.: M-15998
Drawing No.: L-8389

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

Steve Bieda has submitted a single lot CSM request for the Science Center which was required as part of the project. Lot 1 is 4.46 acres (194,323 square feet) and would include the Science Center and also two housing units. Staff has requested that the surveyor check to see if an easement will be required to allow for access to the Church. If required, staff would require that the easement be added to the CSM.

Recommendation:

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



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 300.00

Receipt #: _____

Date: _____

Please print or type using black ink for duplicating purposes.

A. **Property Owner:** Name: St. Norbert College, IncorporatedMailing Address: 100 Grant Street, De Pere WI 54115Phone: 920-403-3053

Fax #: _____

Email: john.barnes@snc.edu

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

Agent: Name: Steven M. BiedaMailing Address: 400 Security Boulevard, Green Bay, WI 54313Phone: 920-434-9670Fax #: 920-434-9672Email: sbieda@mau-associates.comB. **Property Information**Address/Location of Property: Reid Street, De Pere, WIParcel #: WD-942, WD-943, WD-944, WD-945, WD-693

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

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

Owner Signature _____

Date _____

Agent Signature _____

Date _____

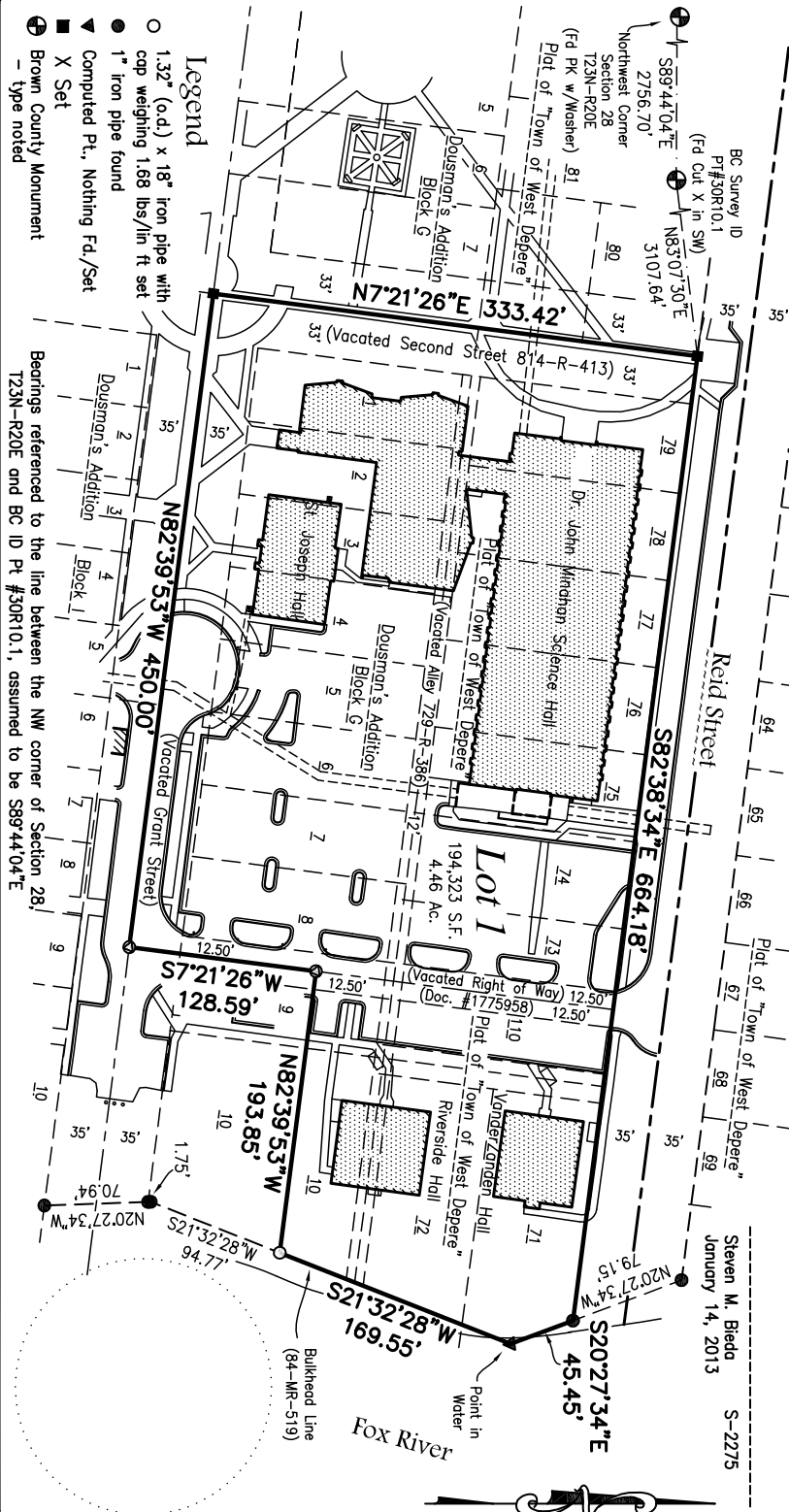
1-21-13

Certified Survey Map

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



SURVEYOR'S CERTIFICATE
I, Steven M. Bieda, Registered Land Surveyor, S-2275, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded in a portion of Jacket 7342, Image 27, Brown County Records, being Tax #WD-942, WD-943, WD-944, WD-945 and WD-693, being part of Private Claim 29, W.S.F.R., in the City of DePere, Brown County, Wisconsin, more fully described on Sheet Two:



Client: St. Norbert College

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

Drafted By: RIO

File: S-15411CSM 011413.dwg

Scale: 1"=100'

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

Sheet One of Three

Project No.: S-15411

Drawing No.: L-8387

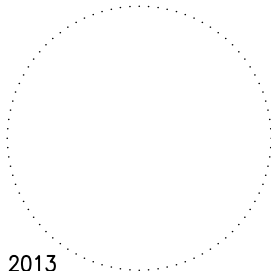
SURVEYOR'S CERTIFICATE

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

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

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

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



January 15, 2013

TREASURER'S CERTIFICATE

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

Kerry M. Blaney Date
Brown County Treasurer

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

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

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

STATE OF WISCONSIN]
COUNTY OF BROWN] SS

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

*Office of the Register of Deeds
Brown County, Wisconsin*

*Received for Record _____, 20____,
at _____ o'clock _____ M and recorded as
Document # _____ in
Volume _____ of _____ on Page _____.*

Cathy Williquette Lindsay, Register of Deeds

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

Item #8a: One lot CSM at 5340 Sportsman Drive, Town of Ledgeview. Agent: Robert Harris.

Robert Harris has submitted a one (1) lot extraterritorial CSM request in the Town of Ledgeview. Lot 1 is 5 acres (217,798 square feet) and has a dedication to the public for road frontage. The CSM does meet our requirements.

Recommendation:

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



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 300.00

Receipt #: 1678

Date: 1-21-2013

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: Mark Dugre
 Mailing Address: 15026 Maribel Road, Maribel, WI 54227
 Phone: 920-863-3251 Fax #: _____
 Email: _____

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

Agent: Name: Robert J. Harris c/o Harris & Associates, Inc.
 Mailing Address: 2718 N. Meade Street, Appleton, WI 54911
 Phone: 920-733-8377 Fax #: 920-733-4731
 Email: rharris@harrisinc.net

B. Property Information

Address/Location of Property: 5340 Sportsman Drive
Part of Private Claim 40, East side of Fox River, Town of Ledgeview
 Parcel #: D-416

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

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

Owner Signature

Agent Signature

Date

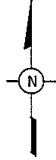
1-4-13

Date

CERTIFIED SURVEY MAP NO. _____

Part of Private Claim 40, East Side of the Fox River,
Town of Ledgeview, Brown County, Wisconsin.

Prepared for:
Mark Dugre
15026 Maribel Road
Maribel, WI 54227



North is referenced to the South
line of Private Claim 40, East Side
of the Fox River, assumed to bear
N63°49'02"W.

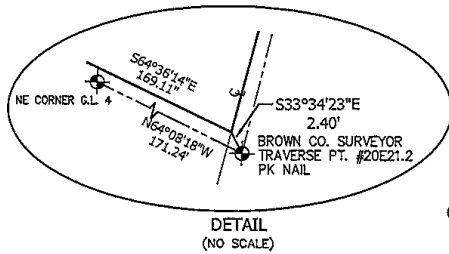
LEGEND

○ = 1.3" x 24" CAPPED IRON PIPE SET
WEIGHING 1.68 LBS./LIN. FT.

● = 1" IRON PIPE FOUND

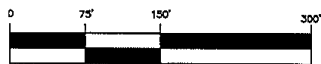
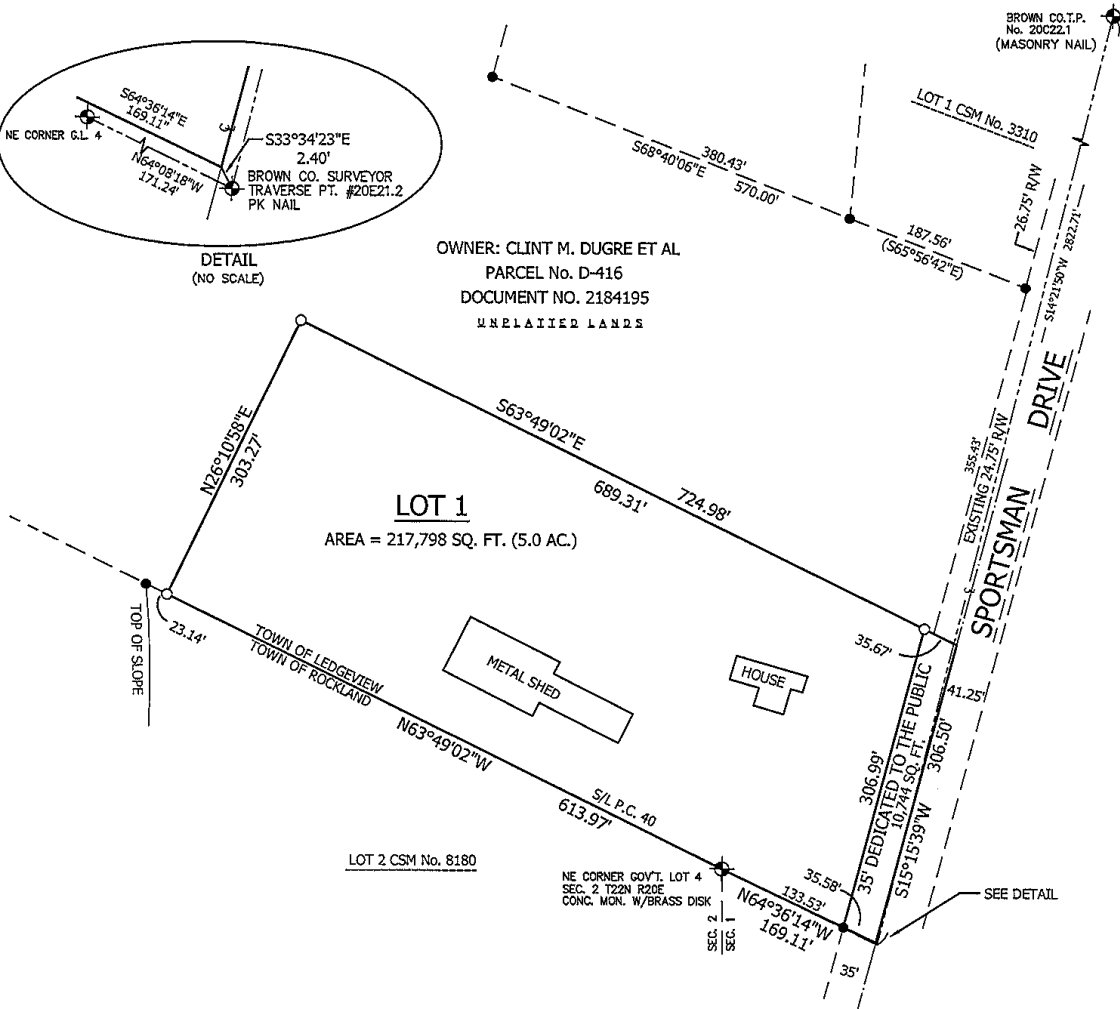
⊕ = BROWN CO. MONUMENT
(TYPE NOTED)

() = RECORDED AS



DETAIL
(NO SCALE)

OWNER: CLINT M. DUGRE ET AL
PARCEL No. D-416
DOCUMENT NO. 2184195
UNPLATTED LANDS



1 inch = 150 ft.

HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731
www.harrisinc.net

Robert J. Harris RLS - 1943

Date

SURVEYOR'S CERTIFICATE

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinances of the Town of Ledgeview and Brown County in surveying, dividing and mapping the same.

Robert J. Harris, RLS-1943

Date _____

OWNER'S CERTIFICATE

As Owners, we herby 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 to be submitted to the Brown County Planning Commission and the Town of Ledgeview for approval or objection in accordance with the current Land Subdivision Ordinances.

Mark S. Dugre
Owner

Nicole M. Lischka
Owner

Clint M. Dugre
Owner

Wade Dugre
Owner

State of Wisconsin) ss
County of Brown)

Personally came before me this _____ day of _____, 2013, 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 on _____

CERTIFIED SURVEY MAP

TREASURER'S CERTIFICATE

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

Kerry M. Blaney
Brown County Treasurer

Date

BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Plan Commission this _____ day of _____, 2013.

Peter Schleinz, Senior Planner

TOWN BOARD APPROVAL CERTIFICATE

Approved by the Town of Ledgeview this _____ day of _____, 2013.

Sarah Burdette

Clerk/Administrator

CITY OF DEPERE APPROVAL

Approved by the City of De Pere this _____ day of _____, 2013.

Kenneth Pabich Planning & Economic Development Director

Robert J. Harris, RLS 1943

Date

Item #8b: Two lot CSM on Grant and Mid Valley Road, Parcel L-344-6. Agent: Richard Huxford.

Richard Huxford has submitted a two (2) lot extraterritorial CSM request in the Town of Lawrence. Lot 1 is 3.56 acres (155,054 square feet). Lot 2 is 4.52 acres (196,951 square feet). The CSM does identify the proper environmental sensitive areas and easements.

Recommendation:

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

APPLICATION FOR CSM REVIEW

Date: 1-21-2013

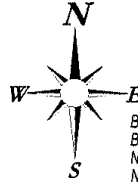
Jan 3, 2013
Date

CERTIFIED SURVEY MAP

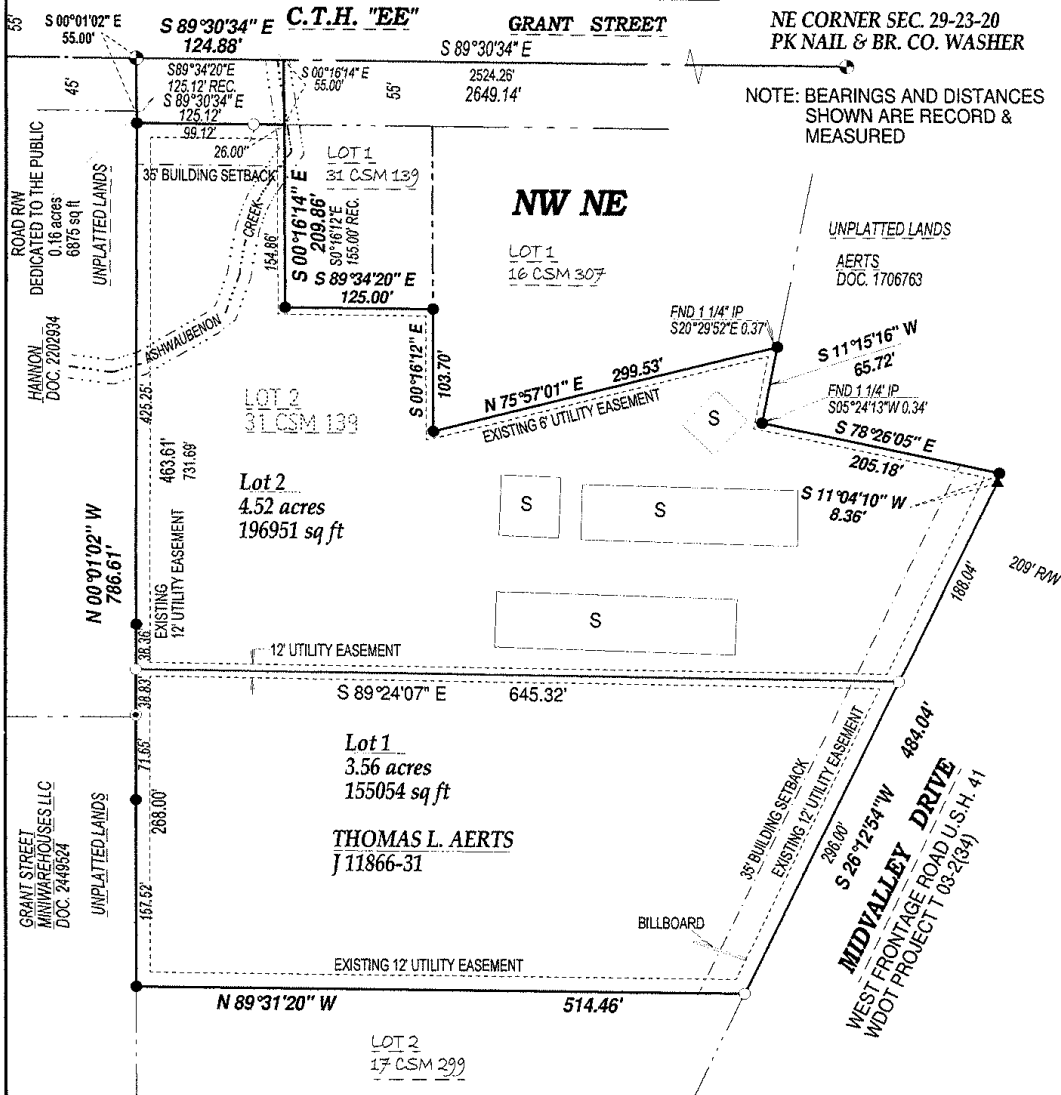
LOT 2 OF CERTIFIED SURVEY MAPS VOLUME 31 PAGE 139 OF BROWN COUNTY RECORDS, PART OF LOT 132, ASSESSOR'S SUBDIVISION OF NICOLET, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.



NOTE: NO VEHICULAR ACCESS TO C.T.H. "EE"
N 1/4 CORNER SEC. 29-23-20
PK NAIL & BR. CO. WASHER



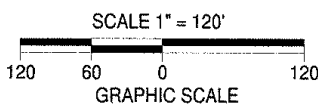
BEARINGS REFERENCED TO THE
BROWN COUNTY COORDINATE SYSTEM
NAD 83(91) THE NORTH LINE OF THE
NORTHWEST 1/4-NORTHEAST 1/4,
SECTION 29-23-20 BEARS S89°34'20"E.



LOT 132 ASSESSOR'S SUBD OF NICOLET

LEGEND

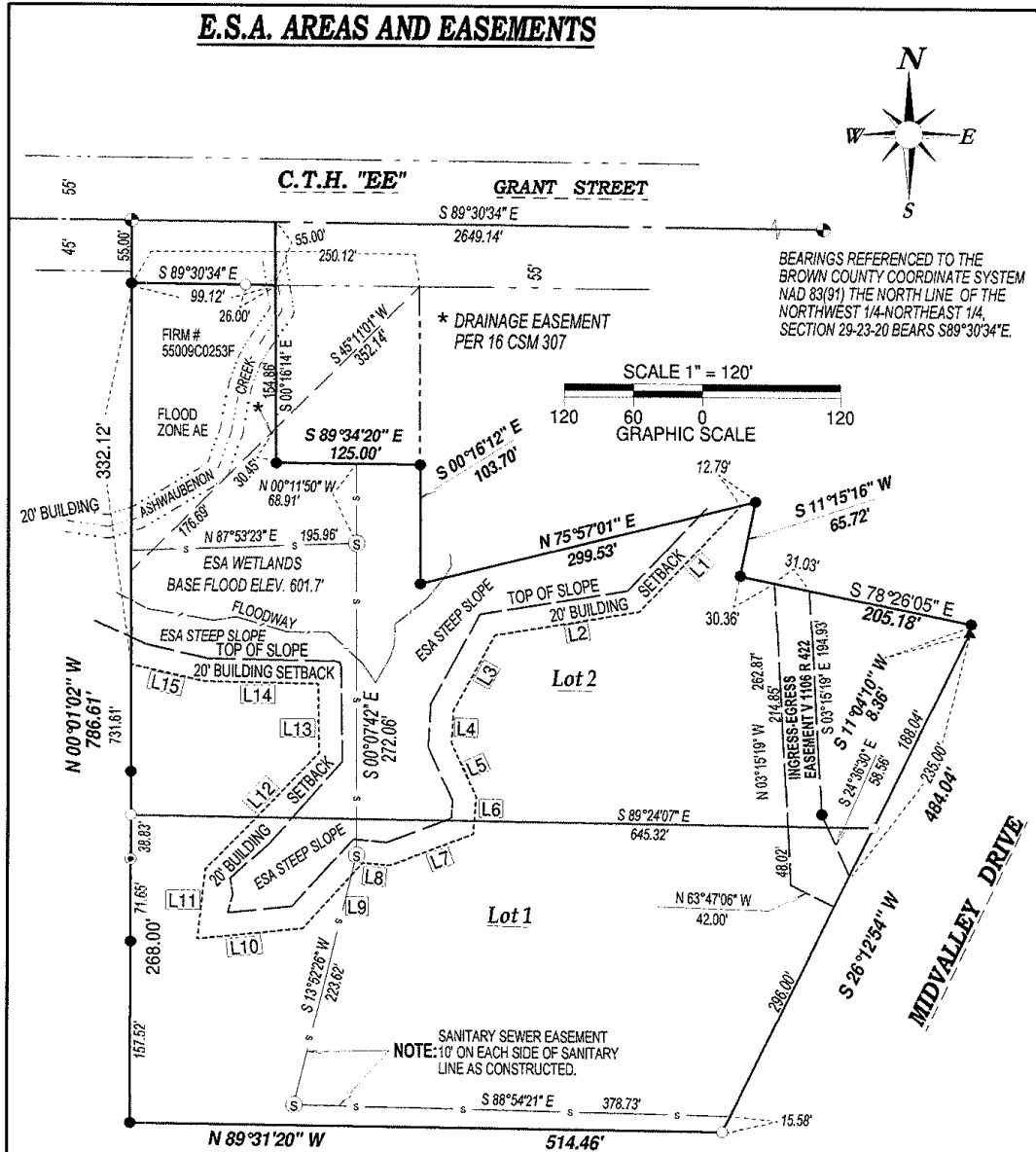
12/28/2012



SHEET 1 OF 4

- | | | |
|---|---|----------------------------|
| ● COUNTY MONUMENT MATERIAL AS NOTED | × | COMPUTED POINT NOTHING SET |
| ○ 1 1/4" O.D. x 18" IRON PIPE SET 1.42
LBS/FT & ID CAP | S | STORAGE BUILDING |
| ● 1 1/4" OD IRON PIPE FND | ▲ | WOOD R/W POST |
| ● 1" OD IRON PIPE FND | | |

E.S.A. AREAS AND EASEMENTS



ENVIRONMENTALLY SENSITIVE AREAS (ESA) RESTRICTIVE COVENANTS

LOTS 1-2 CONTAINS AN ENVIRONMENTALLY SENSITIVE AREA (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 PLUS ALL LAND WITHIN 35 FEET OF FLOODWAY LINE, ALL LAND WITHIN 100 FEET OF A NAVIGABLE WATERWAY, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY WATER FEATURE OR BUFFER. 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.

TOP OF SLOPE 20' BLDG SETBACK

Id	Bearing	Distance
L1	S 43°30'36" W	128.63'
L2	S 80°34'07" W	126.91'
L3	S 28°33'40" W	74.05'
L4	S 03°11'37" E	28.78'
L5	S 24°20'12" E	51.24'
L6	S 04°02'54" W	32.91'
L7	S 68°41'57" W	77.82'
L8	N 84°37'47" W	23.24'
L9	S 42°04'15" W	77.20'
L10	S 83°59'00" W	92.35'
L11	N 06°35'38" E	61.03'
L12	N 43°45'31" E	142.45'
L13	N 01°00'16" W	59.97'
L14	N 89°11'37" W	98.37'
L15	N 77°21'01" W	65.92'

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" OD IRON PIPE FND
○	1" OD IRON PIPE FND
×	COMPUTED POINT NOTHING SET
—	SANITARY SEWER
▲	WOOD R/W POST
⊙	SANITARY MANHOLE



SURVEYOR'S CERTIFICATE:

I, RICHARD A. HUXFORD, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOT 2 OF CERTIFIED SURVEY MAPS VOLUME 31 PAGE 139 OF BROWN COUNTY RECORDS, PART OF LOT 132, ASSESSOR'S SUBDIVISION OF NICOLET, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS.

BEGINNING AT NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S89°30'34"E ALONG NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 124.88 FEET; THENCE S00°16'14"E ALONG THE EXTENSION OF AND THE WEST LINE OF LOT 1 OF VOLUME 31 OF CERTIFIED SURVEY MAPS PAGE 139 OF BROWN COUNTY RECORDS, A DISTANCE OF 209.86 FEET TO THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP; THENCE S89°34'20"E ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET TO THE WEST LINE OF LOT 1 OF VOLUME 16 OF CERTIFIED SURVEY MAPS PAGE 307 OF BROWN COUNTY RECORDS; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CERTIFIED SURVEY, S00°16'12"E, A DISTANCE OF 103.70 FEET; THENCE N75°57'01"E, A DISTANCE OF 299.53 FEET TO THE END OF SAID COURSES; THENCE S11°15'16"W, A DISTANCE OF 65.72 FEET; THENCE S78°26'05"E, A DISTANCE OF 205.18 FEET TO THE WEST LINE OF MIDVALLEY DRIVE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE S11°04'10"W, A DISTANCE OF 8.36 FEET; THENCE S26°12'54"W, A DISTANCE OF 484.04 FEET TO THE NORTH LINE OF LOT 2 OF VOLUME 17 OF CERTIFIED SURVEY MAPS PAGE 299 OF BROWN COUNTY RECORDS; THENCE N89°31'20"W ALONG SAID NORTH LINE, A DISTANCE OF 514.46 FEET; THENCE N00°01'02"W, A DISTANCE OF 786.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.24 ACRES MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY.
THE ABOVE DESCRIBED PARCEL BEING PART OF LANDS DESCRIBED IN JACKET 11866 IMAGE 31 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, ITS 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 THOMAS L. AERTS, OWNER, AND I HAVE FULLY COMPLIED WITH CHAPTER 236.34 REVISED STATUTES OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF BROWN COUNTY AND THE TOWN OF LAWRENCE.

RICHARD A. HUXFORD RLS 937 DATE _____



OWNER'S CERTIFICATE:

AS OWNER, I CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED 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 LAWRENCE, CITY OF DE PERE AND BROWN COUNTY PLANNING COMMISSION.

THOMAS L. AERTS

STATE OF WISCONSIN

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013,
THE ABOVE NAMED, THOMAS L. AERTS, TO ME KNOWN TO BE THE SAME PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

RESTRICTIVE COVENANTS:

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.

NO STRUCTURE FOR HUMAN HABITATION SHALL BE PLACED ON THESE LOTS UNTIL ALL STATE, COUNTY AND TOWN REGULATIONS HAVE BEEN MET AND A SANITARY PERMIT HAS BEEN ISSUED BY THE BROWN COUNTY ZONING OFFICE.

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION:

APPROVED BY THE BROWN COUNTY PLANNING COMMISSION THIS

_____, DAY OF _____, 2013.

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.

KERRY M. BLANEY, BROWN COUNTY TREASURER DATE

CERTIFICATION OF THE CITY OF DE PERE:

APPROVED BY THE CITY OF DE PERE THIS _____, DAY OF _____, 2013.

KENNETH PABICH
DIRECTOR OF PLANNING CITY OF DE PERE

MORTGAGE HOLDER CERTIFICATE

JOHNSON BANK, HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED LANDS, DOES HEREBY
CONSENT
TO THE SURVEYING, DIVIDING AND MAPPING AS SHOWN HEREON.

JOHNSON BANK REPRESENTATIVE
STATE OF WISCONSIN

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013,

THE ABOVE NAMED, _____, TO ME KNOWN TO BE THE SAME
PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.



CERTIFICATION OF THE TOWN OF LAWRENCE:

APPROVED BY THE TOWN OF LAWRENCE THIS _____, DAY
OF _____, 2013.

JENNIFER MESSERSCHMIDT
LAWRENCE TOWN CLERK

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

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

The previous Official City map was adopted in 2011. Each year the City reviews the map and determines if a new map should be adopted. While there has not been a significant change with new road additions, there have been some significant changes with the number of annexations and construction projects that modified the right-of-way (ROW) corridors. Given the scale of the map, it will be difficult to see these modifications. Staff will present a map and summary of the changes at the meeting.

Recommendation:

Staff would recommend that the Official Map be forwarded for approval by the City Council.

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

The General Development Plan for the project was approved by the City Council on January 2, 2013. As part of the project, the developer is seeking to apply for housing assistance through WHEDA. This is a competitive application process and the developer will need to determine if the project is selected before submitting the Precise Development Plan. Staff wanted the Plan Commission to be aware of the project status, since it required staff to provide information back on the WHEDA application.

Recommendation

No action needed. Provided for information only.

**LOCAL OFFICIAL NOTIFICATION FORM
PROPOSED HOUSING DEVELOPMENT-WHEDA**

Project Name: De Pere Townhomes
Address: Scheuring Road
City: De Pere WI **ZIP:** 54115

Proposed # Units: 60 **Proposed # Affordable Units:** 56

Proposed Population: ☒ family ☐ elderly ☐ homeless ☐ physically disabled
☐ other: _____

	Type of Building:	Number of Buildings:
☒	Townhouse	7
☐	Detached two-family rental	
☐	Detached single-family rental	
☐	Non-Elevator building	
☐	Elevator building	
☐	Other	

Commercial space square footage (if any): _____

Intended commercial use: _____

Proposed Units will include:

☒ Range	☒ Refrigerator	☒ Disposal
☒ Air conditioner	☒ Kitchen exhaust fan	☒ Dishwasher
☒ Washer & dryer	☐ Washer & dryer hookup	☐ Other: _____

Potential income ranges of residents:

County Median Income (CMI)	Approx. Annual income – sample 2 BR unit	# of units currently proposed
30%	\$10,500-\$18,510	6
40%		
50%	\$20,250-\$30,850	33
60%	\$21,750-\$37,020	17
Market	\$27,750-N/A	4

IMPORTANT!

City/town/village should indicate it is aware of this proposed housing development.
Signing this document does signify support of the general development.

Applicant-SUBMIT THE ORIGINAL SIGNED COPY OF THIS COMPLETED DOCUMENT TO WHEDA

	1-18-2013
_____ City/Town/Village- SIGNATURE	_____ DATE
Director of Planning & Economic Dev.	City of De Pere
_____ City/Town/Village- TITLE	

CITY OF DE PERE

335 South Broadway
De Pere, WI 54115
Fax No.: 920/339-4049
Web: <http://www.de-pere.org>



January 18, 2013

Andy Dumke
Alliance Housing Development
230 Ohio Street
Oshkosh, WI 54902

RE: De Pere Townhomes
Scheuring Road, De Pere, WI

Dear Mr Dumke:

The proposed De Pere Townhomes located on Scheuring Road in De Pere is in a supported multi-family zoning district called Highway Business Corridor A with a Precise Development District Overlay (HWY41-A PDD). The zoning classification supports the proposed 60 unit apartment development and the development does not require a conditional use permit.

If you have comments or questions, please feel free to contact me at your earliest convenience at 339-4043 or at kpabich@mail.de-pere.org.

Regards;

A handwritten signature in black ink, appearing to read "K. Pabich".

Ken Pabich
Director of Planning and Economic Development