



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Monday, January 23, 2023	7:00 PM	Council Chambers and Virtual
---------------------------------	----------------	-------------------------------------

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 **January 23, 2023 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperewi.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 28, 2022 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action on an extraterritorial 4 lot certified survey map at 4546 Trellis DR in the Town of Ledgeview (Parcels D-395-3, D-395-4, D-2028). *
5. Consideration and possible action on an extraterritorial 2 lot certified survey map at 3300 BLK Lost Dauphin RD in the Town of Lawrence (Part of Parcel L-27-1). *
6. Consideration and possible action on a 3-lot final extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). *
7. Discussion about site plans received during January and review of the status of recently approved development projects.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons

City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Steven M. Bieda, Mau & Associates LLP
Drewiske Joseph H & Linda M Revocable Trust
Burd Mary M Irrevocable Trust
Ryan Radue, Seville Properties LLC
Michael R. Andraschko, Mau & Associates LLP
Up Down Dilly Dally LLC
Douglas E. Woelz, McMahon Associates
Town of Lawrence



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 23, 2023

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the November 28, 2022 Plan Commission meeting.

ATTACHMENTS:

- PC_Nov2022_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, November 28, 2022

7:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 7:00 PM by Alderperson Dan Carpenter

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Excused	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Excused	
Shane Raymaker	Commissioner	Excused	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom and City Planner Peter Schleinzi.

2. Approval of the minutes of the November 9, 2022 Special Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Brenda Busch, Dan Carpenter, Mark Higgins, Grant Schilling
EXCUSED:	James Boyd, Dean Raasch, Shane Raymaker

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
----------------	------------------

4. Consideration and possible action on an 82 lot and 7 outlot preliminary plat of The Kingston Preserve at the 2000 BLK Lawrence DR (Parcels L-458-7). *

City Planner Peter Schleinzi reviewed the preliminary plat of the Kingston Preserve at the 2000 block of Lawrence Drive. Staff recommended approval of the plat, subject to the conditions in the report. Grant Schilling moved, seconded by Brenda Busch, to approve the preliminary plat and forward it to the Common Council. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on December 6, 2022.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Grant Schilling, Commissioner
SECONDER:	Brenda Busch, Commissioner
AYES:	Brenda Busch, Dan Carpenter, Mark Higgins, Grant Schilling
EXCUSED:	James Boyd, Dean Raasch, Shane Raymaker

5. Recommendations to the Common Council regarding the DRAFT Zoning Ordinance and DRAFT Zoning Map.*

A. Consideration and possible action to repeal and replace Municipal Code Chapters 14 (Zoning Ordinance) and 98 (Sign Ordinance) with a new Chapter 14 (Zoning Ordinance). *

City Planner Peter Schleinz reviewed item 5, explaining that there are two parts to this item. The first part is to repeal and replace Municipal Code Chapters 14 (Zoning Ordinance) and 98 (Sign Ordinance) with a new Chapter 14 Zoning Ordinance. Mark Higgins moved, seconded by Ald. Carpenter, to repeal and replace Chapters 14 and 98 with a new Chapter 14. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Commissioner
SECONDER:	Dan Carpenter, Alderperson
AYES:	Brenda Busch, Dan Carpenter, Mark Higgins, Grant Schilling
EXCUSED:	James Boyd, Dean Raasch, Shane Raymaker

B. Consideration and possible action to repeal and replace the Zoning Map with a new Zoning Map. *

City Planner Peter Schleinz reviewed part two of item 5, which is to repeal and replace the Zoning Map with a new Zoning Map. Ald. Carpenter moved, seconded by Grant Schilling, to repeal and replace the Zoning Map with a new Zoning Map and forward it to the Common Council for final approval. Upon vote, motion carried unanimously. Both items A and B will be brought before the Common Council on December 6, 2022 and again on December 20, 2022 with a public hearing and final action by the Council.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Grant Schilling, Commissioner
AYES:	Brenda Busch, Dan Carpenter, Mark Higgins, Grant Schilling
EXCUSED:	James Boyd, Dean Raasch, Shane Raymaker

Adjournment

Ald. Carpenter moved, seconded by Brenda Busch, to adjourn the meeting at 7:12 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 23, 2023

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 23, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

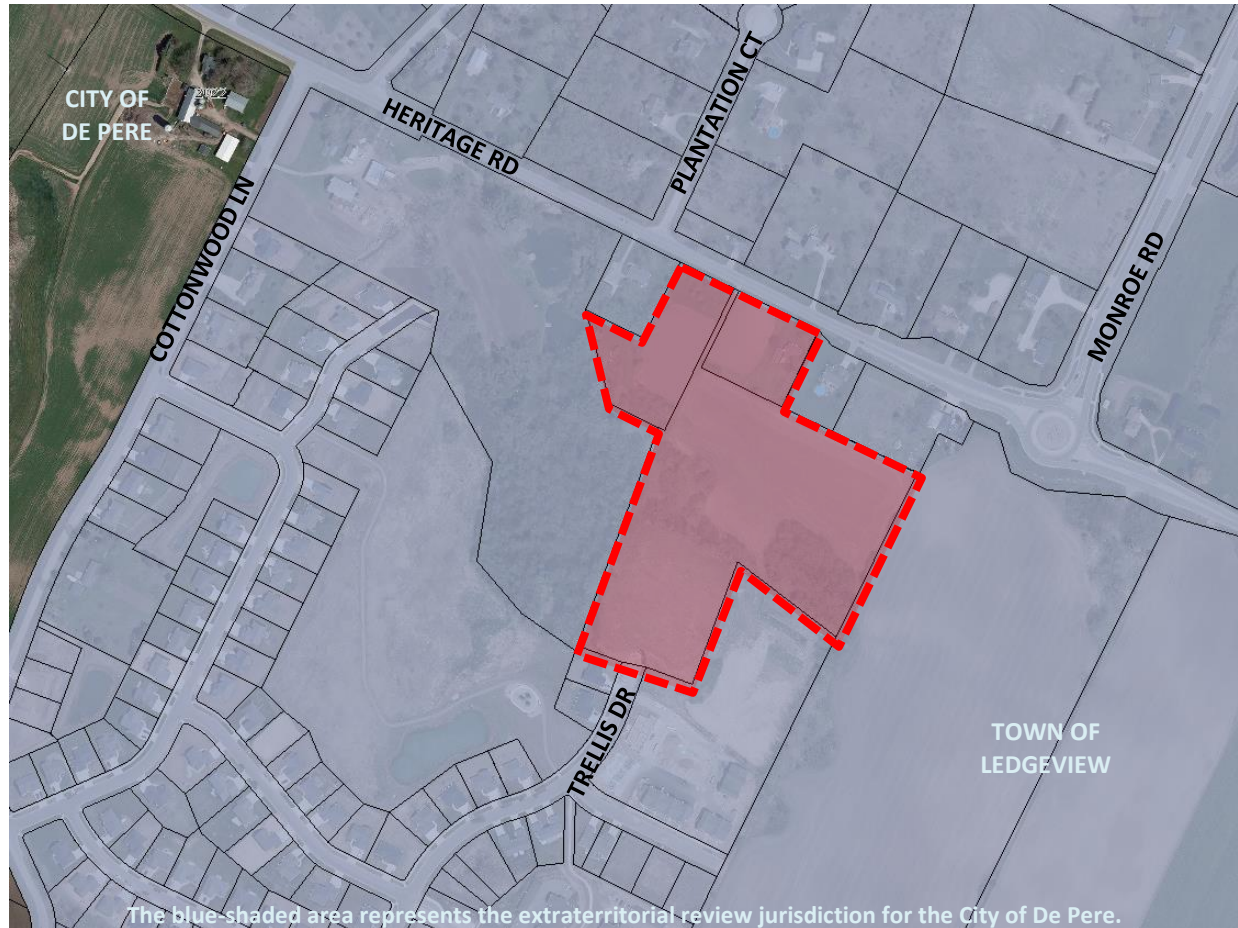
SUBJECT: Consideration and possible action on an extraterritorial 4 lot certified survey map at 4546 Trellis DR in the Town of Ledgeview (Parcels D-395-3, D-395-4, D-2028). *

ATTACHMENTS:

- PC Report - CSM on Trellis DR (DOCX)
- Application Form (PDF)
- Preliminary CSM - 15 Dec 2022 (PDF)

- Item 4: Consideration and possible action on an extraterritorial 4 lot certified survey map at 4546 Trellis DR in the Town of Ledgeview (Parcels D-395-3, D-395-4, D-2028). *

SITE MAP



REQUESTED ACTION:	Extraterritorial Certified Survey Map Approval.	
COMMON DESCRIPTION:	4546 Trellis DR, located north from the Trellis DR and Blue Stem LN intersection, and south from Heritage RD in the Town of Ledgeview.	
ZONING:	Rezoning from RR to R-1 in progress for the Town of Ledgeview.	
SURROUNDING LAND USES:	Developing residential and natural to the north, south, east, and west.	
COMPREHENSIVE PLAN:	Planned Mixed Use in Ledgeview.	
APPLICANT/OWNER:	<u>Authorized Representative</u> Steven M. Bieda, PLS Mau & Associates LLP 400 Security BLVD, Suite 1 Green Bay, WI 54313	<u>Property Owners</u> Parcel D-395-3: Drewiske Joseph H & Linda M Revocable Trust 2224 Heritage RD De Pere, WI 54115-8336

Parcel D-395-4:
 Burd Mary M Irrevocable Trust
 2362 Heritage RD
 De Pere, WI 54115-8337

Parcel D-2028:
 Ryan Radue, Member
 Seville Properties LLC
 PO BOX 758
 Denmark, WI 54208

LAND USE HISTORY: After a review of air photographs, the site has remained mostly vacant, with 1-2 residential houses, since 1938.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The proposed CSM is in Ledgeview, 0.2 miles east of the De Pere City limits.
- The proposed land division will create four residential use lots.
- The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres and 90'. All lots meet the minimums for De Pere and Ledgeview.
- The site is located inside the sewer service district for Ledgeview.
- The staff recommended conditions of approval are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

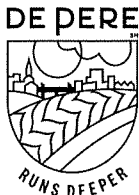
STAFF RECOMMENDATION: Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Ledgeview, and Brown County Planning Commission.
2. Modify the City of De Pere Certificate to reference "Approved by the Common Council..." and add a date line for the City Clerk signature.
3. Subject to successful rezoning from RR to R-1 by the Town of Ledgeview.

CITY OF DE PERE
RECEIVED

DEC 15 2022

PLANNING DEPT

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #: 178069
		Date: 12-15-22

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 Professional 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) 920-434-9672	

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

Name (Ind. Org. or Entity) Seville Properties	Contact Person Ryan Radue	Title	
Mailing Address 2585 S Broadway	City Green Bay	State WI	ZIP Code 54304
Email Address Ryan@RadueHomes.com	Phone Number (incl. area code) 920-569-6355 ext. 121	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 4546 Trellis Drive, De Pere, WI, 54115	Parcel No. D-395-3, D-395-4, D-2028
---	--

SECTION 4: CSM Information

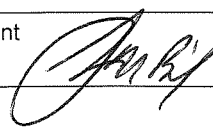
Existing Zoning:	R-1 and R-R
Present Use of Parcel:	Residential and Rural Residential
Proposed Use of Lots:	Residential

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 Professional Land Surveyor	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 12/12/22

TO BE COMPLETED BY CITY STAFF

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

All of Outlot 4, Heritage Heights, (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), and part of Private Claim 39, East Side Fox River, located in the Town of Ledgeview, Brown County, Wisconsin.

A horizontal bar chart showing the distribution of 300 people across five categories. The categories are represented by alternating black and white segments. The segments are labeled with their respective counts: 60, 70, 80, 90, and 100. The total length of the bar is 300.

Unplatted Lands

35' ESA Wetland Setback

Lot 4
196097 sq. ft.
4.50 ac.

Lot 3
294035 sq. ft.
6.75 ac.

Lot 1
63 CSM 727

Outlot_4
Heritage Heights

Lot 32
Heritage Heights

Lot 31

Steven M Bieda
PLS-2275
December 7th, 2022





Certified Survey Map

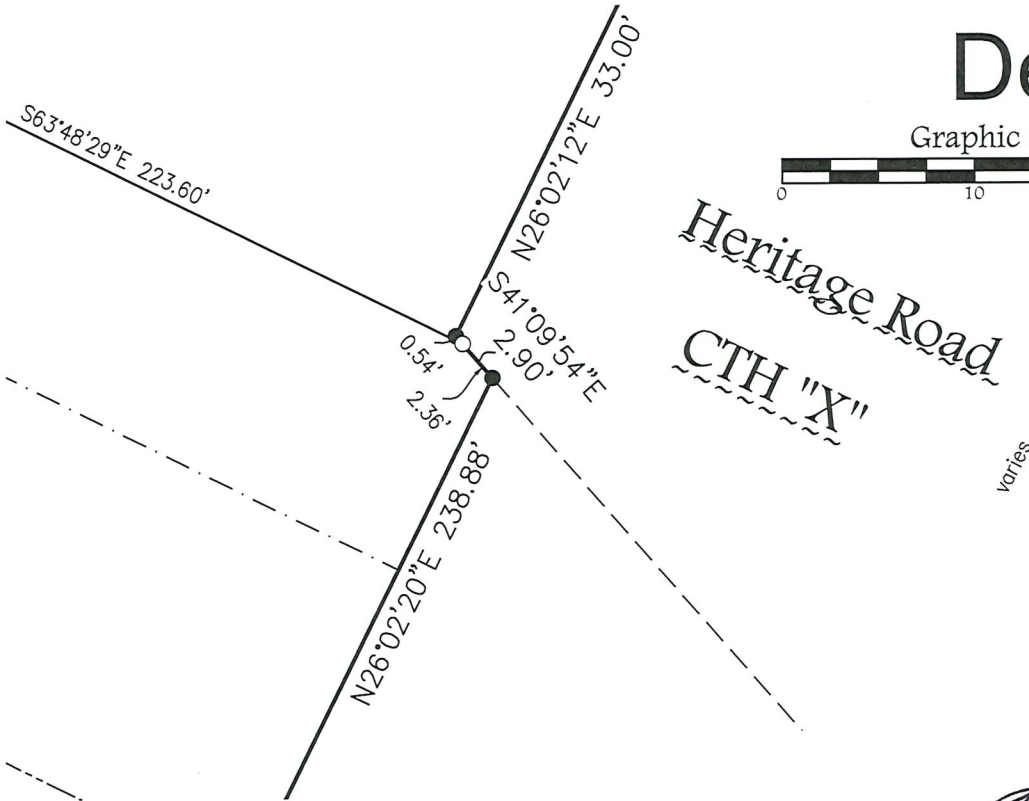
All of Outlot 4, Heritage Heights, (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), and part of Private Claim 39, East Side Fox River, located in the Town of Ledgeview, Brown County, Wisconsin.

ESA and Wetland Line Table

ESA & Wetland Line Table		
Line #	Length	Direction
L1	14.77	N52° 29' 32"W
L2	66.04	N55° 23' 19"W
L3	55.23	N02° 55' 39"E
L4	85.08	N10° 36' 56"E
L5	214.70	N25° 10' 05"E
L6	45.04	N44° 41' 10"E
L7	75.71	S58° 11' 26"E
L8	65.53	S64° 49' 14"E
L9	62.04	S72° 28' 14"E
L10	85.63	S51° 01' 25"E
L11	51.97	N51° 52' 24"W
L12	55.76	N59° 36' 01"W
L13	72.19	N50° 49' 10"W
L14	69.68	N53° 59' 10"W
L15	116.58	N47° 38' 09"W
L16	75.13	N57° 03' 01"W

ESA & Wetland Line Table		
Line #	Length	Direction
L17	58.24	N43° 48' 35"W
L18	103.07	N59° 39' 32"W
L19	22.98	N20° 17' 32"W
L20	12.56	N51° 05' 19"E
L21	31.24	N36° 27' 50"E
L22	34.88	N16° 04' 47"E
L23	8.58	S88° 06' 59"W
L24	41.43	S29° 04' 19"W
L25	23.73	S46° 24' 20"W
L26	16.74	S67° 03' 29"W
L27	33.48	N26° 15' 02"W
L28	202.45	S29° 48' 27"W
L29	166.12	S22° 53' 38"W
L30	62.03	S08° 09' 47"W
L31	76.00	S03° 39' 51"W
L32	55.71	N31° 29' 31"E

ESA & Wetland Line Table		
Line #	Length	Direction
L33	91.78	N28° 49' 12"E
L34	26.69	N02° 36' 18"W
L35	18.51	N27° 55' 34"W
L36	15.99	N28° 49' 12"E
L37	44.40	N02° 36' 18"W
L38	29.93	N27° 55' 34"W
L39	39.18	N11° 24' 02"W
L40	185.93	S03° 16' 19"E
L41	71.87	S22° 11' 53"E
L42	102.29	S00° 00' 00"E
L43	25.94	S05° 42' 46"E
L44	47.93	S22° 11' 53"E
L45	43.49	S36° 05' 45"E
L46	43.49	S36° 05' 45"E



Detail

Graphic Scale: 1" = 10'



Steven M. Bieda
PLS-2275
December 7th, 2022



All of Outlot 4, Heritage Heights, (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), and part of Private Claim 39, East Side Fox River, located in the Town of Ledgeview, Brown County, Wisconsin.

I, Steven M. Bieda, Professional Land Surveyor, PLS--2275, do hereby certify that I have surveyed, divided and mapped all of Outlot 4, Heritage Heights, (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), and part of Private Claim 39, East Side Fox River, located in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Private Claim 39, East Side Fox River; thence S63°57'48"E, 2859.34 feet along the North line of said Private Claim 39 to the point of beginning; thence S63°57'48"E, 438.30 feet along North line of said Private Claim 39; thence S26°02'12"W, 33.00 feet to the South right of way of Heritage Road, also known as County Highway "X"; thence S41°09'54"E, 2.90 feet along said South right of way; thence S26°02'20"W, 238.88 feet; thence S63°57'48"E, 429.12 feet along a North line of Outlot 4, Heritage Heights, (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records); thence S26°24'56"W, 520.02 feet along a Easterly line of said Outlot 4; thence N52°44'12"W, 352.37 feet along a Southerly line of said Outlot 4 and Northerly line of Lot 1, Volume 63, Certified Survey Maps, Page 727, Map No. 8982, Document No. 2840214, Brown County Records; thence S20°22'29"W, 371.60 feet along a Easterly line of said Outlot 4 and West line of said Lot 1; thence N69°37'31"W, 140.00 feet along a Southerly line of said Outlot 4 and Northerly line of said Lot 1; thence N78°17'25"W, 70.81 feet along a Southerly line of said Outlot 4 and North right of way of Trellis Drive; thence N69°37'31"W, 134.90 feet along a Southerly line of said Outlot 4; thence N20°22'10"E, 661.79 feet along a Westerly line of said Outlot 4; thence N63°55'00"W, 152.04 feet; thence N14°42'41"W, 277.56 feet; thence S63°45'48"E, 182.57 feet; thence N26°08'20"E, 270.52 feet to the point of beginning.

Parcel contains 639,963 square feet / 14.69 acres more or less.

Right of way dedication contains 93,990 square feet / 2.16 acres more or less.

Parcel subject to easements and restrictions of record.

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

Steven M. Bieda
PLS-2275
December 7th, 2022



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

Karl Mueller
Senior Planner

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

Paul D. Zeller
Brown County Treasurer

Date

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

Dan Teaters
Zoning Administrator



Certified Survey Map

All of Outlot 4, Heritage Heights, (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), and part of Private Claim 39, East Side Fox River, located in the Town of Ledgeview, Brown County, Wisconsin.

CERTIFICATE OF THE CITY OF DE PERE

Approved for the Common Council for the City of DePere on the _____ day of _____, 20____.

Carey E. Danen
City Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Seville Properties, LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	111.44	165.00	109.33	S6°50'38"W	38°41'46"	—
3-4	143.55	235.00	141.33	S4°59'45"W	35°00'00"	—
5-6	100.79	165.00	99.23	N4°59'45"E	35°00'00"	—
7-8	158.71	235.00	155.71	N6°50'38"E	38°41'46"	—

Steven M. Bieda
PLS-2275
December 7th, 2022





Certified Survey Map

All of Outlot 4, Heritage Heights, (Volume 24, Plats, Page 22, Document No. 2756906, Brown County Records), and part of Private Claim 39, East Side Fox River, located in the Town of Ledgeview, Brown County, Wisconsin.

NOTES

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

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) 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.

Lots 3 & 4 includes wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

RESTRICTIVE COVENANTS

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

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

Lots 3 & 4 contain 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 and all land within 50' of approximate wetlands of any size. 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.

CORPORATE OWNER'S CERTIFICATE

Seville Properties, LLC, 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. Seville Properties, LLC, 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:

TOWN OF LEDGEVIEW
BROWN COUNTY PLANNING COMMISSION
CITY OF DE PERE

In Witness Whereof, the said Seville Properties, LLC, has caused these presents to be signed by Ryan Radue, it's Member on this _____ day of _____, 20____.

Ryan Radue
Member

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]

Steven M. Bieda
PLS-2275
December 7th, 2022





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 23, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

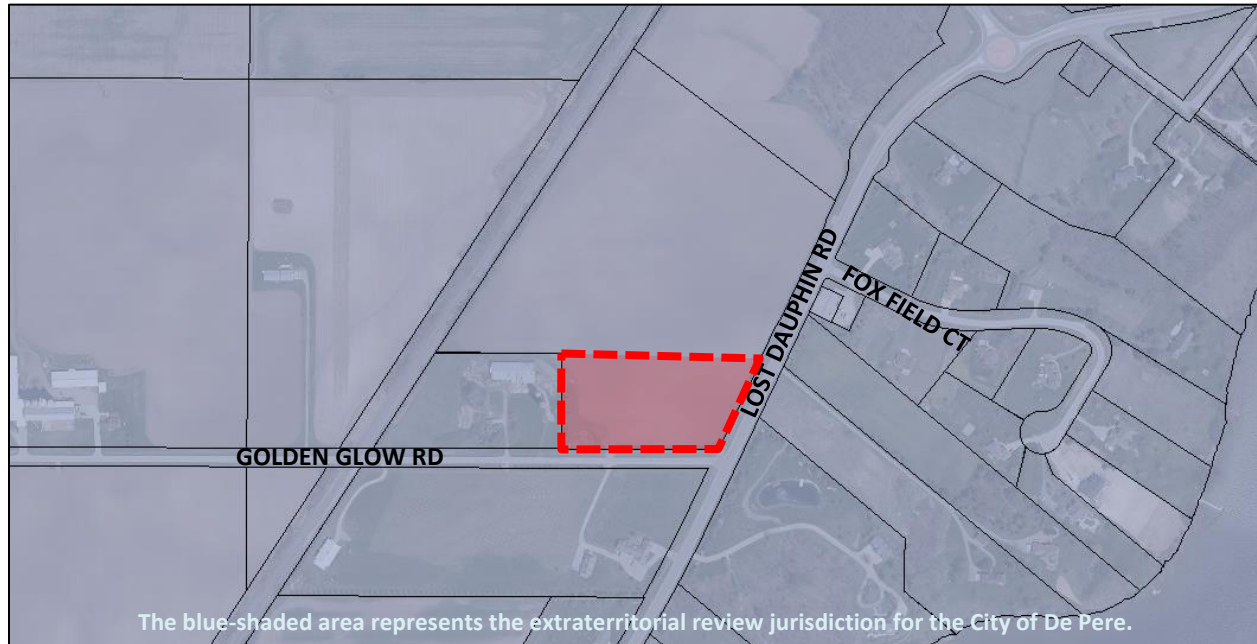
SUBJECT: Consideration and possible action on an extraterritorial 2 lot certified survey map at 3300 BLK Lost Dauphin RD in the Town of Lawrence (Part of Parcel L-27-1). *

ATTACHMENTS:

- PC Report - CSM on Lost Dauphin RD (DOCX)
- Application Form (PDF)
- Preliminary CSM - 15 Dec 2022 (PDF)

- Item 5: Consideration and possible action on an extraterritorial 2 lot certified survey map at 3300 BLK Lost Dauphin RD in the Town of Lawrence (Part of Parcel L-27-1). *

SITE MAP



- REQUESTED ACTION:** Extraterritorial Certified Survey Map Approval.
- COMMON DESCRIPTION:** 3300 BLK Lost Dauphin RD, located northeast from the Lost Dauphin RD and Golden Glow RD intersection in the Town of Lawrence.
- ZONING:** Rezoning from AG-1 to ER in progress for the Town of Lawrence.
- SURROUNDING LAND USES:** Residential and vacant to the north, south, east, and west.
- COMPREHENSIVE PLAN:** Agricultural for the Town of Lawrence.
- APPLICANT/OWNER:**
- | <u>Authorized Representative</u> | <u>Property Owner</u> |
|----------------------------------|-------------------------|
| Michael R. Andraschko, PLS | Up Down Dilly Dally LLC |
| Mau & Associates LLP | 3642 Old Military RD |
| 400 Security BLVD, Suite 1 | De Pere, WI 54115 |
| Green Bay, WI 54313 | |
- LAND USE HISTORY:** After a review of air photographs, the site remained vacant since 1938.
- STAFF REVIEW:** When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

-
- The proposed CSM is in Lawrence, 1.8 miles south of the De Pere City limits.
 - The proposed land division will create two residential use lots.
 - The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 1.5 acres and 200'. All lots meet the minimums for De Pere and Lawrence.
 - The site is located outside of the sewer service district for Lawrence.
 - The staff-recommended conditions of approval are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.
2. Modify the City of De Pere Certificate to reference "Approved by the Common Council..." and add a date line for the City Clerk signature.
3. Subject to successful rezoning from AG-1 to ER, and potentially a Comprehensive Plan amendment, by the Town of Lawrence.



CITY OF DE PERE
APPLICATION FOR
CSM REVIEW

Fee: \$ 368.00
Receipt #: 178070
Date: 12-15-22

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 Michael R. Andraschko	Title Professional Land Surveyor	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address mandraschko@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) Up Down Dilly Dally	Contact Person Rebecca Lewis	Title	
Mailing Address 3642 Old Military Road	City De Pere	State WI	ZIP Code 54115
Email Address becky@rlewistechnologies.com	Phone Number (incl. area code) 920-371-2141	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 0 Lost Dauphin Road	Parcel No. L-27-1
--	----------------------

SECTION 4: CSM Information

Existing Zoning:	AG-1
Present Use of Parcel:	Agriculture
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) Michael R. Andraschko	Title Professional Land Surveyor	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 12/12/2022

TO BE COMPLETED BY CITY STAFF

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

Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Government Lot 3, all being located in Section 13, T22N-R19E, Town of Lawrence, Brown County, Wisconsin.

Graphic Scale: 1" = 100'



Michael R. Andraschko
PLS-2895
November 1st, 2022



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊕ Brown County monument - type noted
- ⊙ computed point

NOTES

Bearings referenced to the South line of the Southwest $\frac{1}{4}$ of Section 13, T22N-R19E, assumed to be N89°44'53"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Southwest Corner of Section 13, T22N-R19E, found mag nail w/ washer

South $\frac{1}{4}$ Corner of Section 13, T22N-R19E, found mag nail w/ washer

Lot 1
45 CSM 362

Lot 1
105283 sq. ft.
2.42 ac.

Lot 2
105626 sq. ft.
2.42 ac.

SE-SW
Gov't Lot 3

NE-NW
Gov't Lot 1

S89°33'48"E 703.82'

314.52'

389.30'

N0°31'46"E 337.28'

335.28'

S0°31'46"W 334.04'

N89°53'38"W

89.60'

N89°53'38"W

240.61'

N89°44'53"W 224.92'

33.00'

N89°44'53"W 225.02'

2659.59'

N89°53'38"W 329.39'

Golden Glow Road

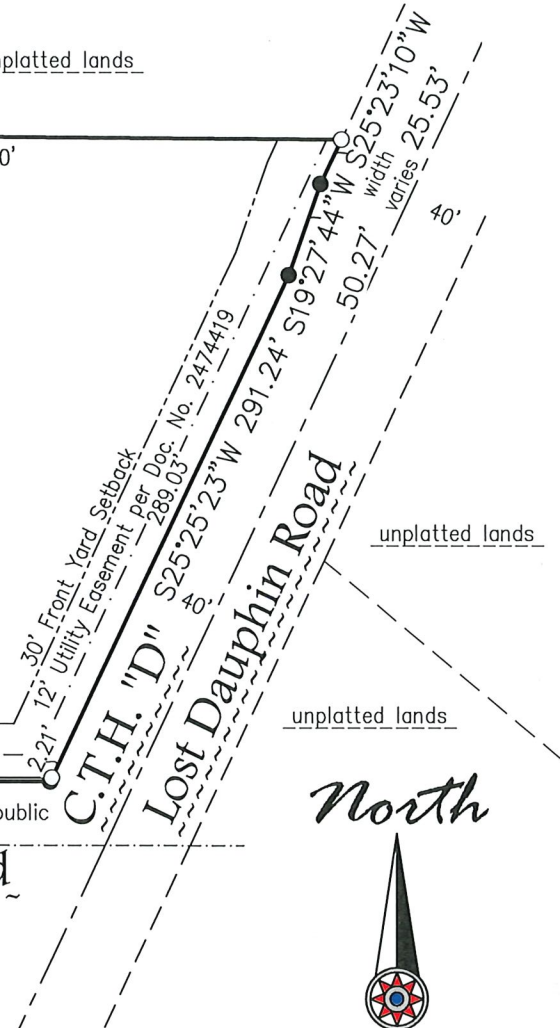
unplatted lands

unplatted lands

unplatted lands

unplatted lands

North



Sheet One of Four
Project No.: Z-1203
Drawing No.: L-11936
Fieldwork Completed: 11/29/22

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Client: Up Down Dilly Daily, LLC
Tax Parcel: L-27-1
Drafted By: NDK
File: Z-1203CSM 103122.dwg
Data File: Z-1203.txt

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Government Lot 3, all being located in
Section 13, T22N-R19E, Town of Lawrence, Brown County, Wisconsin.

I, Michael R. Andraschko, Professional Land Surveyor, PLS-2895, do hereby certify that I have surveyed, divided and mapped Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Government Lot 3, all being located in Section 13, T22N-R19E, Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the South $\frac{1}{4}$ corner of Section 13, T22N-R19E; thence N89°44'53"W, 225.02 feet along the South line of the Southwest $\frac{1}{4}$ of said Section 13; thence N0°31'46"E, 33.00 feet to the Point of Beginning; thence N0°31'46"E, 337.28 feet along the East line of Lot 1, Volume 45, Certified Survey Maps, Page 362, Map No. 6818, Document No. 2021078, Brown County Records; thence S89°33'48"E, 703.82 feet; thence S25°23'10"W, 25.53 feet along the Westerly right of way of C.T.H. "D", also known as Lost Dauphin Road; thence S19°27'44"W, 50.27 feet along said Westerly right of way; thence S25°25'23"W, 291.24 feet along said Westerly right of way; thence N89°53'38"W, 329.39 feet along the North right of way of Golden Glow Road; thence N89°44'53"W, 224.81 feet along said North right of way to the Point of Beginning.

Parcel contains 212,018 square feet / 4.84 acres more or less.
Right of way dedication contains 1,109 square feet / 0.03 acres more or less.
Parcel subject to easements and restrictions of record.

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

Michael R. Andraschko
PLS-2895
November 1st, 2022



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

Karl Mueller
Senior Planner

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

Paul D. Zeller
Brown County Treasurer

Date

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

Cindy Kocken
Town Clerk



Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Government Lot 3, all being located in
Section 13, T22N-R19E, Town of Lawrence, Brown County, Wisconsin.

CERTIFICATE OF THE CITY OF DE PERE

Approved for the Common Council for the City of DePere on the _____ day of _____, 20____.

Carey E. Danen
City Clerk

NOTES

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

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town of Lawrence has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

Development on Lots 1, 2 and on remnant unplatted lands requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

RESTRICTIVE COVENANTS

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

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

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.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Up Down Dilly Dally, LLC, a Wisconsin limited liability company, WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



Michael R. Andraschko
PLS-2895
November 1st, 2022



Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Government Lot 3, all being located in Section 13, T22N-R19E, Town of Lawrence, Brown County, Wisconsin.

LIMITED LIABILITY COMPANY OWNER’S CERTIFICATE

Up Down Dilly Dally LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the easements to be granted and the land on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented hereon. Up Down Dilly Dally LLC does further certify that this Certified Survey Map is required to be submitted to the Brown County Planning Commission, the City of De Pere and the Town of Lawrence for approval or objection in accordance with current Land Subdivision Ordinances.

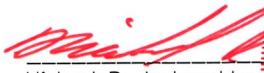
In Witness Whereof, the said Up Down Dilly Dally LLC has caused these presents to be signed by Rebecca Lewis, its Member, on this ____ day of _____, 20__.

Rebecca Lewis Member

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

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]


Michael R. Andraschko
PLS-2895
November 1st, 2022







City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 23, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on a 3-lot final extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). *

ATTACHMENTS:

- PC Report - Fin Plat (DOCX)
- Application Form (PDF)
- REVISED Final Plat - 14 Dec 2022 (PDF)

- ITEM 6:** Consideration and possible action on a 3-lot final extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). *

SITE MAP



- REQUESTED ACTION:** Final Extraterritorial Plat Approval.
- COMMON DESCRIPTION:** 2400 BLK Little Rapids RD, between French RD and Lawrence PKWY.
- ZONING:** Lot 1: R-2 (Residential District) by the Town of Lawrence.
Lots 2 and 3: R-1 (Residential District) by the Town of Lawrence.
- SURROUNDING LAND USES:** Town Hall offices to the north.
Undeveloped and residential to the south, east, and west.
- COMPREHENSIVE PLAN:** Residential and Governmental/Institutional by the Town of Lawrence.
- APPLICANT/OWNER:**
- | | |
|---|-----------------------|
| <u>Authorized Representative</u> | <u>Property Owner</u> |
| Douglas E. Woelz, PLS, McMahon Associates | Town of Lawrence |
| 1445 McMahon DR | 2400 Shady CT |
| Neenah, WI 54956 | De Pere, WI 54115 |
- LAND USE HISTORY:** The property remained undeveloped since air photos of 1938.
- STAFF REVIEW:** When reviewing a plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan,

surrounding land uses, and desired development patterns.

- The plat has three residential lots.
- The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres and 100'. All lots meet the minimum acreage and frontage criteria for De Pere and Lawrence.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the final extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW		Fee: \$ _____
			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) McMahon Associates	Authorized Representative Douglas Woelz	Title Senior Land Surveyor	
Mailing Address 1445 McMahon Dr.	City Neenah	State WI	ZIP Code 54956
Email Address dwoelz@mcmgrp.com	Phone Number (incl. area code) (920) 751-4200	Fax Number (incl. area code) (920) 751-4284	

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

Name (Ind. Org. or Entity) Town of Lawrence	Contact Person Patrick Wetzel	Title Town Administrator	
Mailing Address 2400 Shady Ct.	City De Pere	State WI	ZIP Code 54115
Email Address patrickw@townoflawrence.org	Phone Number (incl. area code) (920) 751-4200	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Lot 4 CSM No. 9269	Parcel No. L-458-7
--	--------------------

SECTION 4: Plat Review

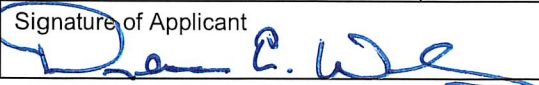
Review Type:	☐ Preliminary Plat ☒ Final Plat ☐ Condominium Plat		
\$195.00 Fee:	Preliminary Plat Fee: \$278 + (____ # of lots and outlots x \$68) Final Plat Fee: \$195 Condominium Plat Fee: \$278 + (____ # of units x \$68) + (____ # of common elements x \$68)		195.00 \$
Present Use of Parcel:	Farm Land		
Proposed Use of Lots:	Single Family		

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat 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.

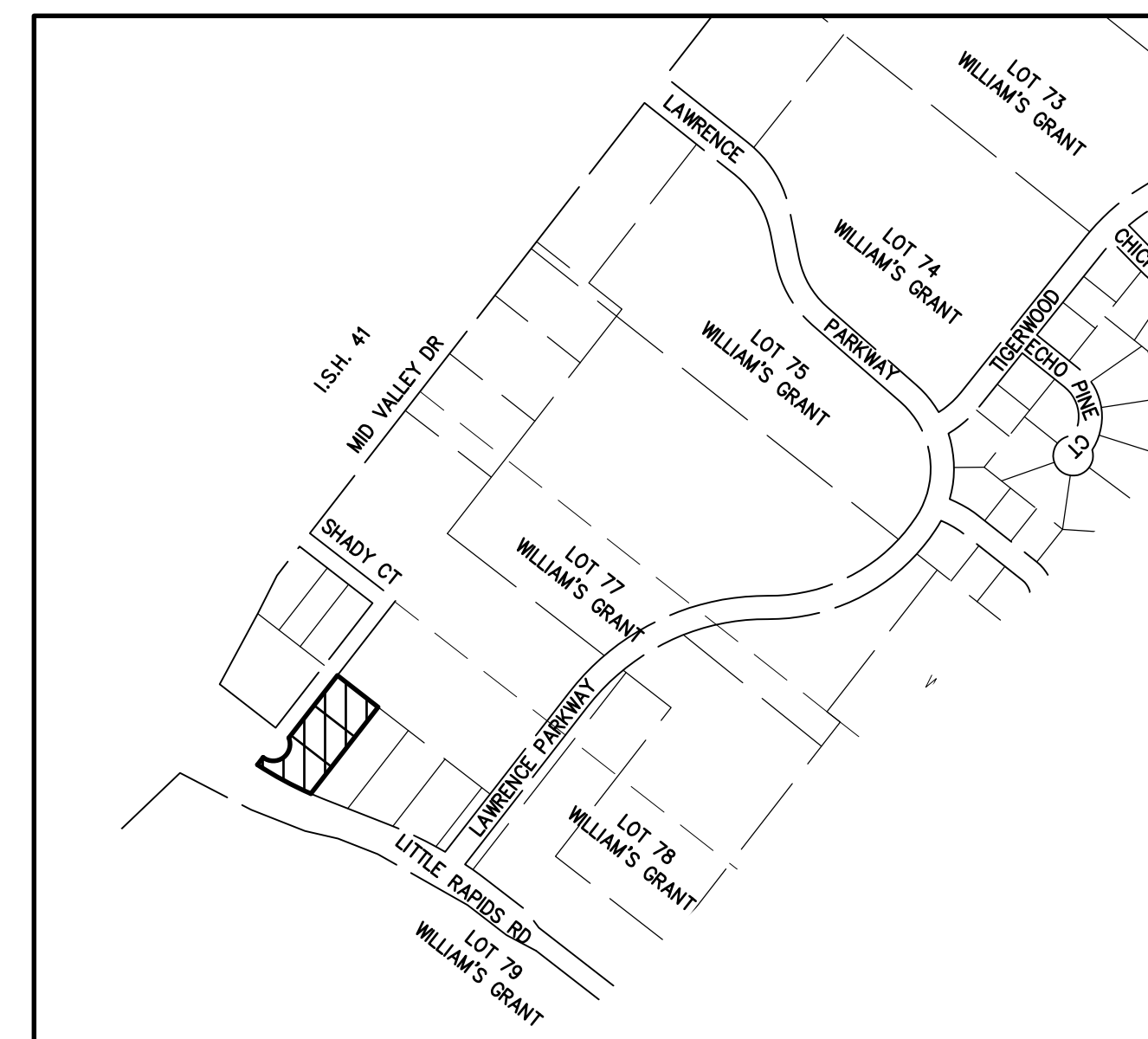
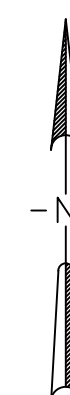
Name of Owner/Authorized Representative (please print) Douglas Woelz	Title Senior Land Surveyor	Phone Number (920) 751-4200
Signature of Applicant 		Date Signed 11-23-2022

TO BE COMPLETED BY CITY STAFF

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

ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 9269, RECORDED AS DOCUMENT No. 2942268, LOCATED IN LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE
SOUTHWESTERLY LINE OF LOT 78 WILLIAMS
GRANT SUBDIVISION WHICH BEARS S52°10'55"E
PER THE PUBLISHED WISCONSIN COUNTY
COORDINATE SYSTEM FOR BROWN COUNTY.



LEGEND

- S.F. - SQUARE FEET

- ALL OTHER LOT CORNERS STAKED WITH 1 5/16"
OUTSIDE DIAMETER X 18" ROUND IRON PIPE,
WEIGHING 1.68 LBS./LIN. FT.

11-23-2022
D. E. White

Revised this 14th day of December 2022

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

OWNER & SUBDIVIDER:
TOWN OF LAWRENCE
2400 SHADY CT
DE PERE WI 54115

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
 - TOWN OF LAWRENCE
 - CITY OF DE PERE
 - BROWN COUNTY PLANNING COMMISSION

SHEET 1 OF 2

THIS INSTRUMENT DRAFTED BY: Marty Abino

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

SHADY COURT SUBDIVISION

ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 9269, RECORDED AS DOCUMENT No
2942268, LOCATED IN LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION
OF THE WILLIAM’S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped All of Lot 4 of Certified Survey Map No. 9269, Recorded as Document No. 2942268, located in Lots 78 and 79 of the recorded plat of the Subdivision of the William’s Grant, Town of Lawrence, Brown County, Wisconsin containing 52,755 square feet (1.211 acres) of land.

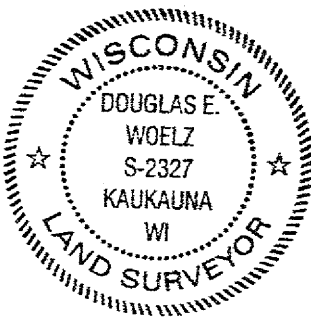
That I have made such survey, land division, and plat under the directions of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Town of Lawrence and Brown County in surveying, dividing and mapping the same.

Dated this 23rd day of November, 2022



Douglas E. Woelz, PLS–2327
Wisconsin Professional Land Surveyor

Revised this 14th day of December 2022



TOWN OF LAWRENCE APPROVAL:

We hereby certify that Shady Court Subdivision in the Town of Lawrence, Brown County was approved and accepted by the Town Board of the Town of Lawrence on this _____ day of _____, 20____.

Town Chairperson – Dr. Lanny J. Tibaldo Date

STATE OF WISCONSIN

)ss

COUNTY OF BROWN

I, Cindy Kocken, being the duly elected, qualified and acting clerk of the Town of Lawrence, Brown County do hereby certify that the Town Board of the Town of Lawrence passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of Shady Court Subdivision, Town of Lawrence as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Dated _____
Clerk – Cindy Kocken

LOT DRAINAGE RESTRICTIVE COVENANT:

THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

CERTIFICATE OF COUNTY TREASURER

As duly elected Brown County Treasurer, I 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 Shady Court Subdivision as of the date listed below.

County Treasurer Date
Paul D. Zeller

EXTRATERRITORIAL REVIEW
CITY OF DE PERE

Approved by the City of De Pere, Common Council on this _____ day of _____, 20____.

Carey E. Danen, City Clerk Date

BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this _____ day of _____, 20____.

Karl Mueller, Senior Planner, Brown County Planning Commission

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Town of Lawrence as Grantors, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee,

TIME WARNER ENTERTAINMENT COMPANY, LP, Grantee,

BROWN COUNTY C–LEC, LLC, Grantee, and

CHARTER TELECOMMUNICATIONS OPERATING, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

NOTES:

A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR’S OFFICE IS REQUIRED FOR LOTS 2 AND 3 PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING ACTIVITY WITHIN 300 FEET OF THE ORDINARY HIGH WATER MARK (OHWM) OF NAVIGABLE RIVERS OR STREAMS.

DUE TO WETLANDS, INDICATOR SOILS, AND/OR WATERWAYS ON THE SUBJECT PROPERTY, COORDINATE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL "PROTECTIVE AREAS" ON THE PLAT.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION–RELATED ACTIVITIES.

ALL LOTS TO BE SERVICED WITH MUNICIPAL UTILITIES TO INCLUDE: STORM SEWER, SANITARY SEWER AND WATER MAIN.

SANITARY SEWER, WATERMAIN, and SURFACE WATER DRAINAGE EASEMENT PROVISIONS

A perpetual easement to the Town of Lawrence Per Certified Survey Map No. 9269 with the right to erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace and remove, sanitary sewer, watermain, and surface water drainage facilities over the Northerly 20.00 feet of Lot 1 of this Plat. Together with the right of ingress and egress over Lot 1 for the purpose of this easement.

There will be no payment by the Town of Lawrence for any damages present or future to the owner of Lot 1 by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The Town of Lawrence covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to Lot 1.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Town of Lawrence, its successors and assigns.

OWNER’S CERTIFICATE

Town of Lawrence, as Owners, We hereby certify that we caused the land described on this Plat to be surveyed, divided and mapped as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration
Town of Lawrence
Brown County Planning Commission
City of Depere

WITNESS the hand and seal of said owners this _____ day of _____, 20____. In the Presence of:

Town Chairperson – Dr. Lanny J. Tibaldo Date

Town Clerk – Cindy Kocken Date

State of Wisconsin)
_____)ss
_____) County)

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

Notary Public,

_____ County, WI

My Commission Expires: _____

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SHEET 2 OF 2

THIS INSTRUMENT DRAFTED BY: Marty Abing

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgp.com



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 23, 2023

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion about site plans received during January and review of the status of recently approved development projects.

ATTACHMENTS:

- Site Plan Reviews Memo - January 2023 (DOCX)
- Site Plan Status - January 2023 (RTF)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: January 23, 2023

RE: **Discussion about site plans received during January and review of the status of recently approved development projects.**

Summary:

The City of De Pere approved a new Zoning Ordinance that became effective on January 1, 2023. To speed up the site plan review process, the Zoning Ordinance allows staff to review site plans that meet one of the two criteria without Plan Commission review:

1. Site plans that comply with the Zoning Ordinance.
2. Site plans that comply with the Zoning Ordinance with a minor design exception(s).

Plan Commission review is required for site plan proposals that require a major design exception(s) and when a requirement for Plan Commission consideration is identified in the Zoning Ordinance.

Maintaining Transparency:

Because the site plan review process changed, fewer site plans will be reviewed at the monthly Plan Commission meetings. To allow the Plan Commission to be aware of all site plan projects that are under review, staff has attached a list of all projects that are under review. To help keep the public aware of site plan projects, the attached list is also available on the City's webpage.

Note: As a "starting point" all submitted projects dating back to June 2022 have been added to the list. Any projects that are older may not appear on the list.

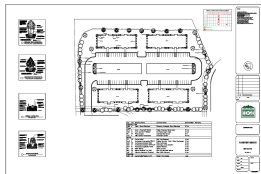
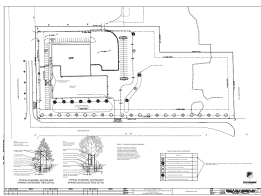
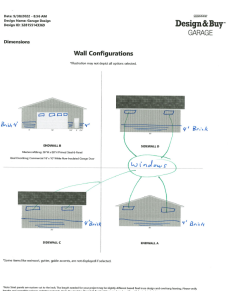
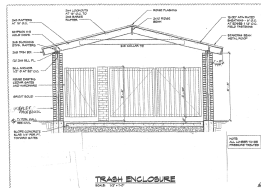
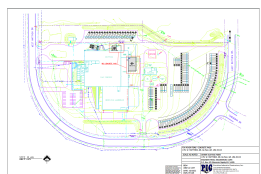
Site Plans Added since the last Plan Commission meeting:

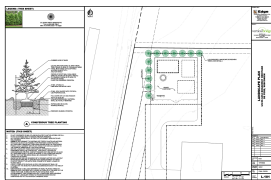
For convenience, the following is a list of site plans projects that have been added or revised on the list since the last Plan Commission meeting:

- Revised Site Plan: New Waterview Heights Apartments, 300 BLK Willie Mays CI
- Inspection Permits Issued: Sustana Fibers Concrete Pads, 1751 W Matthew DR
- Inspection Permits Issued: New Wireless Cell Tower, 747 Heritage RD

Staff Request:

Review the attached list. Ask staff questions (if any) about specific site plan projects.

2023 SITE PLAN REVIEW STATUS			
Last Updated January 17, 2023			
NEW WATERVIEW HEIGHTS APARTMENTS			
	300 BLK Willie Mays CI (Street under construction.)	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		>	Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
			Site plan approved.
			Permits issued/under construction.
			Occupancy permit issued.
BAYSIDE MACHINE BUILDING ADDITION			
	2257 American BL	-	Site plan, application and review fee submitted.
		>	Developer revising site plan.
			Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
			Site plan approved.
			Permits issued/under construction.
			Occupancy permit issued.
MACK LANE SERVICE STORAGE GARAGE			
	1509 N Ashland AV	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
		-	Site plan approved.
		>	Permits issued/under construction.
			Occupancy permit issued.
ST. NORBERT COLLEGE REFUSE FACILITIES			
	100-120 Marsh ST	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
			Plan Commission review (if needed).
			Site plan denied.
		-	Site plan approved.
		-	Permits issued/under construction.
		>	Occupancy permit issued.
SUSTANA FIBERS CONCRETE PADS			
	1751 W Matthew DR	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
			Plan Commission review (if needed).
			Site plan denied.
		-	Site plan approved.
		>	Permits issued/under construction.
			Occupancy permit issued.

NEW WIRELESS CELL TOWER			
	747 Heritage RD	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
		-	Site plan approved.
		>	Permits issued/under construction.
			Occupancy permit issued.
NEW COVANTAGE CREDIT UNION			
	1225 Lawrence DR	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
		-	Site plan approved.
		>	Permits issued/under construction.
			Occupancy permit issued.
STORAGE SHOP USA PHASE 2 & 3 ADDITION (PIP)			
	701 Millennium CT	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
		>	Site plan approved.
			Permits issued/under construction.
			Occupancy permit issued.
NEW TACO BELL (PIP)			
	1610 Lawrence DR	-	Site plan, application and review fee submitted.
		>	Developer revising site plan.
			Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
			Site plan approved.
			Permits issued/under construction.
			Occupancy permit issued.
NEW STARBUCKS (PIP)			
	1360 Scheuring RD	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
		-	Site plan approved.
		>	Permits issued/under construction.
			Occupancy permit issued.

CAMPBELL WRAPPER BUILDING ADDITION			
	1415 Fortune AV	-	Site plan, application and review fee submitted.
		-	Developer revising site plan.
		-	Staff review in progress.
		-	Plan Commission review (if needed).
			Site plan denied.
		-	Site plan approved.
		>	Permits issued/under construction.
			Occupancy permit issued.