



Plan Commission

Special Meeting

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

Revised Agenda

Monday, January 8, 2018

5:30 PM

De Pere City Hall Council Chambers

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 8, 2018** at **5:30 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Approval of the minutes of the November 27, 2017 Plan Commission meeting.
3. Review the annexation request for parcel R-27-1, Town of Rockland. *
4. Recommendation regarding a rezoning request from B-3 (Motor Vehicle Dependent Business District) to B-2 (General Business District) and R-2 (Single and Two-Family Residence District) at 715 N. Eighth Street and 806-814 Ash Street (Parcels WD-609-1, WD-609, WD-604, WD-603, WD-602). Submitted by Andrew Otradovec, VP RODAC Development & Cons., etc.*
5. Recommendation regarding the proposed 15 Lot Preliminary Plat of "Southbridge Estates First Addition" at 1700 BLK Bridge Port Lane (Parcel WD-L183-5). Submitted by Jim Boyea, Best Built INC.*
6. Recommendation regarding two street name changes from Whistler Court and Bridge Port Court to Bridge Port Circle, located on the north side of Bridge Port Lane. Submitted by Best Built INC.*
7. Recommendation regarding a Proposed Three Lot Certified Survey Map at 1030 Main Avenue (Parcels WD-VA450, WD-VA450-1, WD-454 and WD-455-1). Submitted by Garritt Bader, GB 1100 Main LLC.*
8. Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI at 1030 Main Avenue (All of Parcel WD-VA454 and part of Parcels WD-VA-450, WD-VA450-1, WD-VA455-1). Submitted by Garritt R. Bader, Principal, GB Real Estate Inv. LLC.
9. Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De Pere.*

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.

Agenda Sent To:
Alderspersons
City Administrator

Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Andrew Otradovec
Jim Boyea
Courtney Janssen
Garritt Bader
David C Van Straten
Michael & Laura Mushinski
Keith Garot

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

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the November 27, 2017 Plan Commission meeting.

ATTACHMENTS:

- PC_Nov2017_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, November 27, 2017

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Alderperson James Boyd

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Excused	
James Boyd	Alderperson	Present	
Larry Lueck	Alderperson	Present	
Derek Beiderwieden	Commissioner	Present	
Amy Kunding	Commissioner	Present	
Steve Taylor	Commissioner	Excused	

Also present: Economic Development & Planning Director Kim Flom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the September 25, 2017 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	James Boyd, Larry Lueck, Derek Beiderwieden, Amy Kunding
EXCUSED:	Michael J. Walsh, Steve Taylor

3. Recommendation regarding a Proposed Two Lot Certified Survey Map at 1201 Enterprise Drive (Parcel ED-2080). Submitted by Steven E. Bieda, PLS.

City Planner Peter Schlein reviewed the CSM. He noted that PDD requirements include that any existing building must be at least 12,000 square feet and each lot must be at least 1.5 acres. These criteria are met. Derek Beiderwieden inquired about the strange lot shape and Peter answered that the portion of the lot referred to is an existing condition. Staff recommended approval of the CSM subject to the three criteria outlined in the staff report. Larry Lueck moved, seconded by Amy Kunding, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderperson
SECONDER:	Amy Kunding, Commissioner
AYES:	James Boyd, Larry Lueck, Derek Beiderwieden, Amy Kunding
EXCUSED:	Michael J. Walsh, Steve Taylor

4. Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 3396 Sunnyview Road in the Town of Glenmore (Parcel GL-94). Submitted by Andrew L. Hunter, PLS.*

City Planner Peter Schlein reviewed the CSM, stating that it is located on the far east end of the City's extraterritorial review jurisdiction. The proposed lot size, street frontage, and setbacks meet acceptable City requirements. Staff recommended approval of the CSM subject to two conditions outlined in the staff report. James Boyd moved, seconded by Amy Kunding, to approve the CSM. Upon vote, motion carried unanimously.

Attachment: PC_Nov2017_Minutes_Draft (6553 : Approval of the minutes of the November 27, 2017 Plan Commission meeting.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Amy Kunding, Commissioner
AYES:	James Boyd, Larry Lueck, Derek Beiderwieden, Amy Kunding
EXCUSED:	Michael J. Walsh, Steve Taylor

5. Recommendation regarding a Site Plan for new residential buildings and parking structures in a condominium setting called Pelican Landing at 1015 N. Broadway Street (Parcel ED-1128-E-8). Submitted by Mau & Associates LLP.

City Planner Peter Schlein reviewed the site plan for four residential twindominiums and two parking structures. The proposed houses are located on the Fox River Trail, with connections to the trail. The setback from the street is approximately 300-350 feet. This property was recently rezoned from B-2 to R-3. The zoning code requires buildings to be all brick and natural stone. Staff recommended approval but recommended the commission to take into consideration the approval of vinyl cedar shake siding in addition to stone and brick or other materials as approved by Plan Commission. Derek Beiderwieden moved, seconded by Amy Kunding, to open the meeting. Upon vote, motion carried unanimously. The applicant, Tonya Wagner of Mau & Associates, and the property owners, Bob and Steve Gryboski addressed the Plan Commission. James Boyd asked if there were any plans to spruce up the vacant area next to the development. Steve Gryboski replied that the concrete will be removed and the lot will be landscaped and mowed. At the present time, the Bike Hub is using this area for overflow parking. Amy Kunding asked what the opening price point will be for the units. Bob Gryboski replied that they are looking at starting at \$550,000 and up. James Boyd moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Larry Lueck, to approve the site plan. James Boyd moved, seconded by Amy Kunding, to approve the vinyl cedar shake siding. Upon vote, motions carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Larry Lueck, Alderperson
AYES:	James Boyd, Larry Lueck, Derek Beiderwieden, Amy Kunding
EXCUSED:	Michael J. Walsh, Steve Taylor

Adjournment

James Boyd moved, seconded by Larry Lueck, to adjourn the meeting at 7:24 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Review the annexation request for parcel R-27-1, Town of Rockland.
*

ATTACHMENTS:

- 01-08-18 Mushinski PC Report (DOCX)
- Mushinski Annexation Petition (PDF)
- Mushinski Annexation Diagrams (PDF)
- City Boundary Diagram (PDF)

Item 3: Review the Annexation Request for Parcel R-27-1 from the Town of Rockland. Submitted by David C. Van Straten, II, Lin.Liebmann Attorneys at Law. *

Annexation Type: Direct annexation by unanimous approval of one abutting property, currently located in the Town of Rockland.

Property Owners:
 Michael J. and Laura J. Mushinski
 2674 Ryan Road
 De Pere, WI 54115

Annexation Petition prepared by: David C. Van Straten, II

OVERVIEW MAP



Figure 1 – Annexation Location

SITE MAP

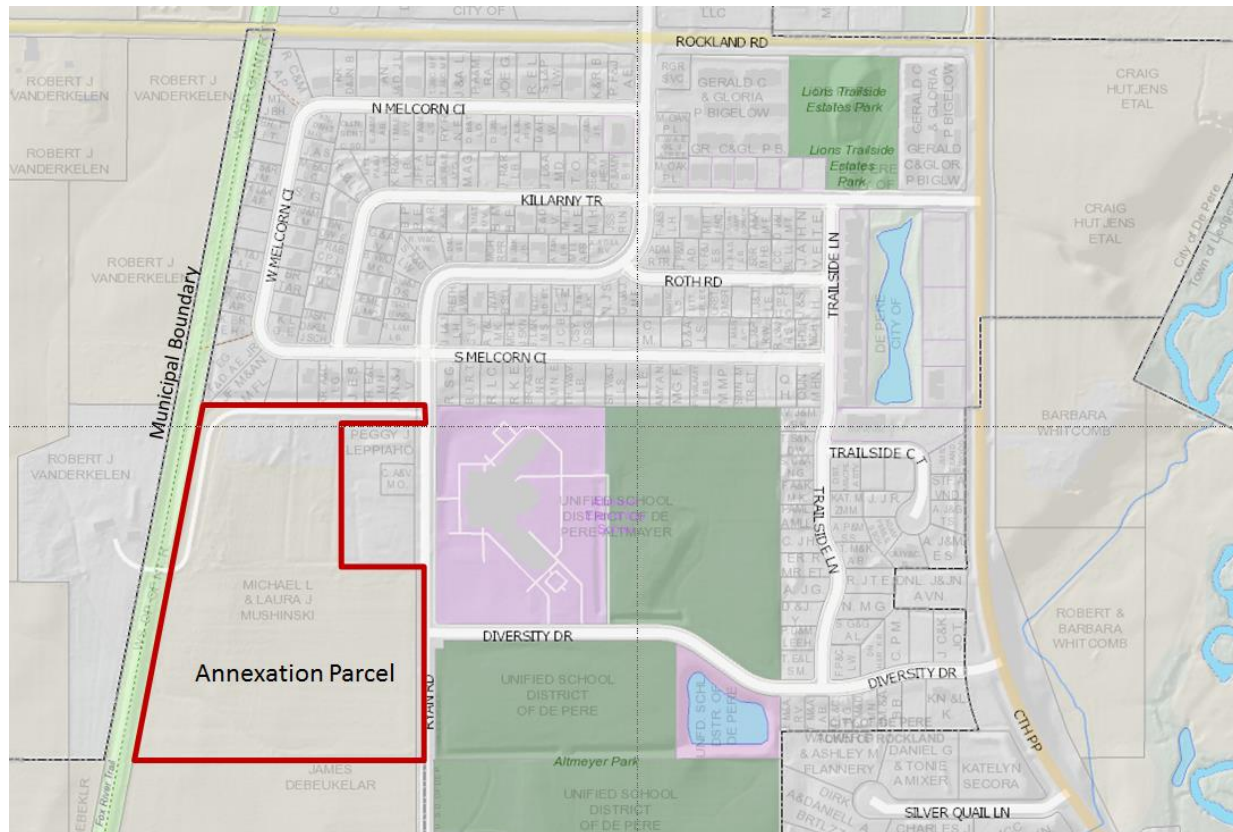


Figure 2 – Site Map

REQUESTED ACTION:	The City of De Pere has received the attached petition for direct annexation by unanimous approval of 25.071 acres of land from the Town of Rockland.
COMMON DESCRIPTION:	A parcel generally located at the southwest corner of Cottonwood Lane and Heritage Road, then extending south and west, joining the De Pere Municipal Boundary near the intersection of County Road PP (S Broadway Street) and Rockland Road. The annexation area has street frontage along Ryan Road.
PARCEL NUMBERS:	Town of Rockland: R-27-1 (25.017 acres)
EXISTING ZONING:	Town of Rockland: Non-Participating WLI (NPWLI)
PROPOSED ZONING:	Parcel R-27-1 – Temporary zoning of R-1 Residential (Future rezoning to occur when development is proposed)

When development is proposed on the property, rezoning requests may occur in order to accommodate some multifamily development and some duplex lots. The rezoning and corresponding development of multifamily areas will be reviewed in detail in order to ensure that proposed structures are of high quality and well integrated into the neighborhood character.

EXISTING LAND USES:

Single Family Home, Agricultural, Undeveloped. See below for surrounding land uses.

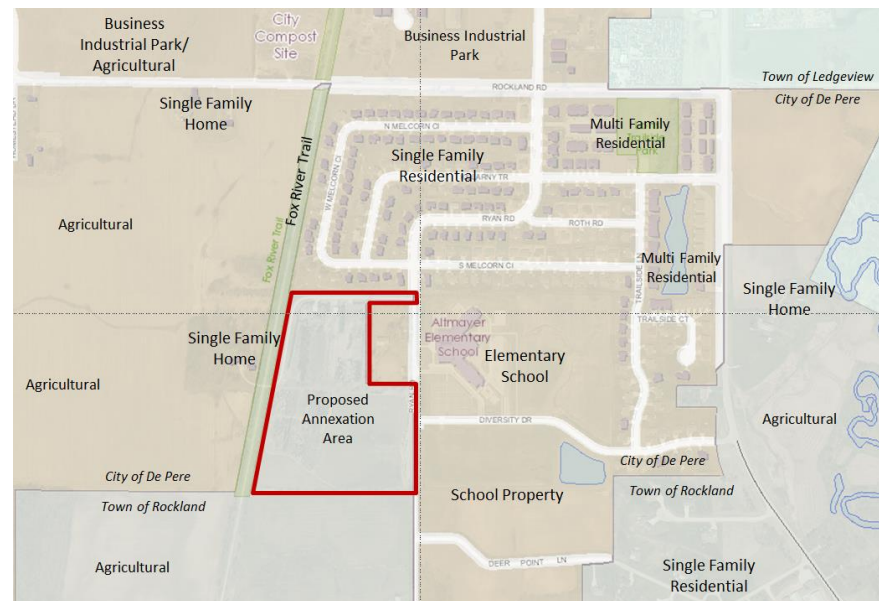


Figure 3 – Surrounding Land Uses

COMPREHENSIVE PLAN:

Future Land Use Map designates parcel R-27-1 as Neighborhood Residential (including multifamily). This property is located within the 10 year growth plan for the City of De Pere.

APPLICANT NAMES:

Michael J. and Laura J. Mushinski
2674 Ryan Road
De Pere, WI 54115

David C. Van Straten, II, authorized agent for owners/electors
Lin. Liebman, LLC
1928 Riverside Drive
Green Bay, WI 54301

**MUNICIPAL SERVICES &
PLANNING ANALYSIS:**

The Wisconsin Department of Administration reviews and issues an annexation determination of all lands annexed to cities and villages within a county having a population of 50,000 or more. The State will issue a determination on whether the proposed annexation is in the public interest or against the public interest.

The State has not yet issued their determination for this petition. If that determination is received prior to the Plan Commission meeting, it will be provided to the Plan Commission for review. Otherwise the determination will be provided to the Common Council for review.

The services that will need to be provided to this area should it be annexed are listed below. For each service, an assessment of the City's ability to provide this service is noted. We anticipate that a mixed residential development will be proposed on this parcel that will include single family lots, duplex lots and multifamily.

1. Sanitary Sewer – Sanitary sewer service can be provided via a temporary lift station that will be located on Ryan Road. This flow is anticipated to discharge to the Swan Road Interceptor at this time. The temporary lift station will be replaced with a larger permanent lift station located farther south in the future. When the property develops, the developer will be responsible for fees to utilize the Swan Road Interceptor. The City proposes to fund the temporary lift station to service the property.
2. Municipal Water Service – Water service for future development will be provided from a water main located at the intersection of Ryan Road and Diversity Drive.
3. Storm Sewer - The annexed area will be incorporated into the City's Storm Water Management Plan. The City will attempt to service future development with a regional pond off site. If a regional pond cannot be constructed, a pond will be required on the site.
4. Road Service – The property is served by Ryan Road which is currently shared right of way between the City of De Pere and Town of Rockland. With the annexation, the entire portion of Ryan Road extending to the southern boundary of the annexation area would fall under City of De Pere jurisdiction.
5. Weed Cutting – No Concerns. Possible weed cutting depending on road cross section (likely to be improved to urban section with new development).
6. Snow Plowing – The annexation parcel does not include any new roads and no new snow plowing is anticipated until development occurs.
7. Solid Waste Collection – The City will need to add the existing single family home to the solid waste collection route. The route will be expanded as needed as development occurs.

8. Street Lighting – Street lighting will be provided via City owned lights located per City standards when development occurs.
9. Sidewalks/Trails – Sidewalks will be required once the site is developed or further improved per the City Policy. Sidewalk on Ryan Road will be required on existing developed parcels when it is reconstructed to an urban section. Sidewalk for vacant parcels on Ryan Road will be required per the City policy once reconstructed.

The west side of the property borders the Fox River Trail. In this location the trail is part of Parcel R-41, a 9.4 acre piece that extends from Rockland Road to approximately 920' south of the annexation parcel. If the annexation is approved, this parcel would be effectively surrounded by the City of De Pere. The applicant has reached out to the DNR to inquire if they would consider annexing this portion of the trail into the City of De Pere, but they are not interested at this time.

10. Parks – The Park Comprehensive Plan indicates a need for a park in this area as properties continue to develop, but not necessarily on this site. Ideally, a future park would be located further south as the City grows. Lions Trailside Park is relatively close to this site and the property also abuts the Fox River Trail. Additionally, while not a park, Altmayer Elementary School does have playground and green space.
11. Police – Brown County Sheriff currently provides policing service to the property. The De Pere Police currently serves the areas to the west, north and across the street to the east. Ryan road is patrolled by DPPD on a regular basis due to the school location. This will only slightly impact service if additional housing is added, but will have no impact if left as farm land. New development would also mean new taxes that would help support service needs.
12. Fire/Rescue – No comments received.

The City of De Pere is currently experiencing a dearth of developable land, particularly for residential development. Additionally, the City's Comprehensive Plan emphasizes the southeast quadrant as the future growth area for the community. The addition of this land to the City of De Pere helps fulfill a need for future developable property within the City boundary.

Because the City of De Pere does not have boundary agreements with the Town of Rockland, the City is responsible for paying the towns five years of property taxes (estimated at \$3,965.60) if the property is annexed.

STAFF RECOMMENDATION: We recommend that the area be annexed into the City of De Pere based on the following:

- 1) Conformance of the petitioned area to the City of De Pere Comprehensive Plan.
- 2) Ability of the City to adequately provide services to the area without adversely affecting existing levels of services.

We also recommend that the annexation area be temporarily zoned R-1 Residential and note that additional rezoning may occur at time of development in order to support two-family and multifamily development.

We also recommend that the Plan Commission recommendation be forwarded to the De Pere Common Council for the required final action.



December 14, 2017

David C. Van Straten, II
Attorney
(Direct: 920.393.1202)
DVanStraten@llattorneys.com

VIA HAND DELIVERY:

City of De Pere
Attention: Shana Ledvina, Clerk-Treasurer
335 S. Broadway Street
De Pere, WI 54115



Re: Petition for Direct Annexation of Parcel No. R-27-1 from the Town of Rockland

Dear Ms. Ledvina:

Please find the enclosed Amended Petition for Direct Annexation by Unanimous Approval Pursuant to Wis. Stat. § 66.0217 signed by the property owners, Michael and Laura Mushinski, as well as documents sent to the Wisconsin Department of Administration. The purpose of the refiling was to add the right-of-way on Ryan Road. It is my understanding that this matter will be placed on the **Plan Commission** for its meeting on **Monday, January 8, 2018**, and the **City Council** will review the Plan Commission's recommendation and adopt an annexation ordinance at its meeting on **Tuesday, January 16, 2018**.

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

Sincerely,

LIN.LIEBMANN LLC

By: _____

David C. Van Straten, II

DCV:jlh

Enclosures

cc: Wisconsin Department of Administration
Municipal Boundary Review
Attention: Erich Schmidtke
101 E. Wilson Street, 9th Floor
Madison, WI 53703

Landmark Real Estate and Development
Attention: Keith Garot
320 Main Street, Suite 300
De Pere, WI 54115

Town of Rockland
Attention: Julie Koenig, Clerk
1712 Bob-Bea-Jan Road
De Pere, WI 54115

Michael and Laura Mushinski

1928 Riverside Drive
Green Bay, WI 54301
P 920.393.1190
F 920.264.9407
info@llattorneys.com

**PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL PURSUANT TO WIS. STAT. § 66.0217**

We, the undersigned constituting all of the owners of and/or electors residing within the real property in the following territory of the Town of Rockland, Brown County, Wisconsin, laying contiguous to the City of De Pere, petition the Common Council of the City of De Pere to annex the territory described in Exhibit A, and shown on the scale map on the Annexation Sketch R-27-1 attached hereto, to the City of De Pere, Brown County, Wisconsin.

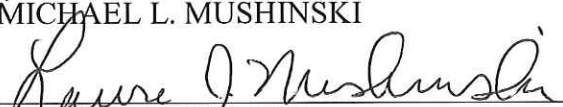
We, the undersigned elect that this annexation shall take affect to the fullest extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

Owners: MICHAEL J. and LAURA J. MUSHINSKI
 2674 Ryan Road
 De Pere, WI 54115

Description of Parcel: R-27-1

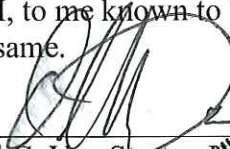
Population of land being transferred: 2

Dated: December 14, 2017


MICHAEL L. MUSHINSKI

LAURA J. MUSHINSKI

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this 14th day of December, 2017, the above-named MICHAEL L. MUSHINSKI and LAURA J. MUSHINSKI, to me known to be the persons who executed the foregoing instrument and acknowledged the same.


David C. Van Straten
Notary Public, Brown County, Wisconsin
My Commission is permanent.
(SEAL)



Attachment: Mushinski Annexation Petition (6569 : Mushinski Annexation*)

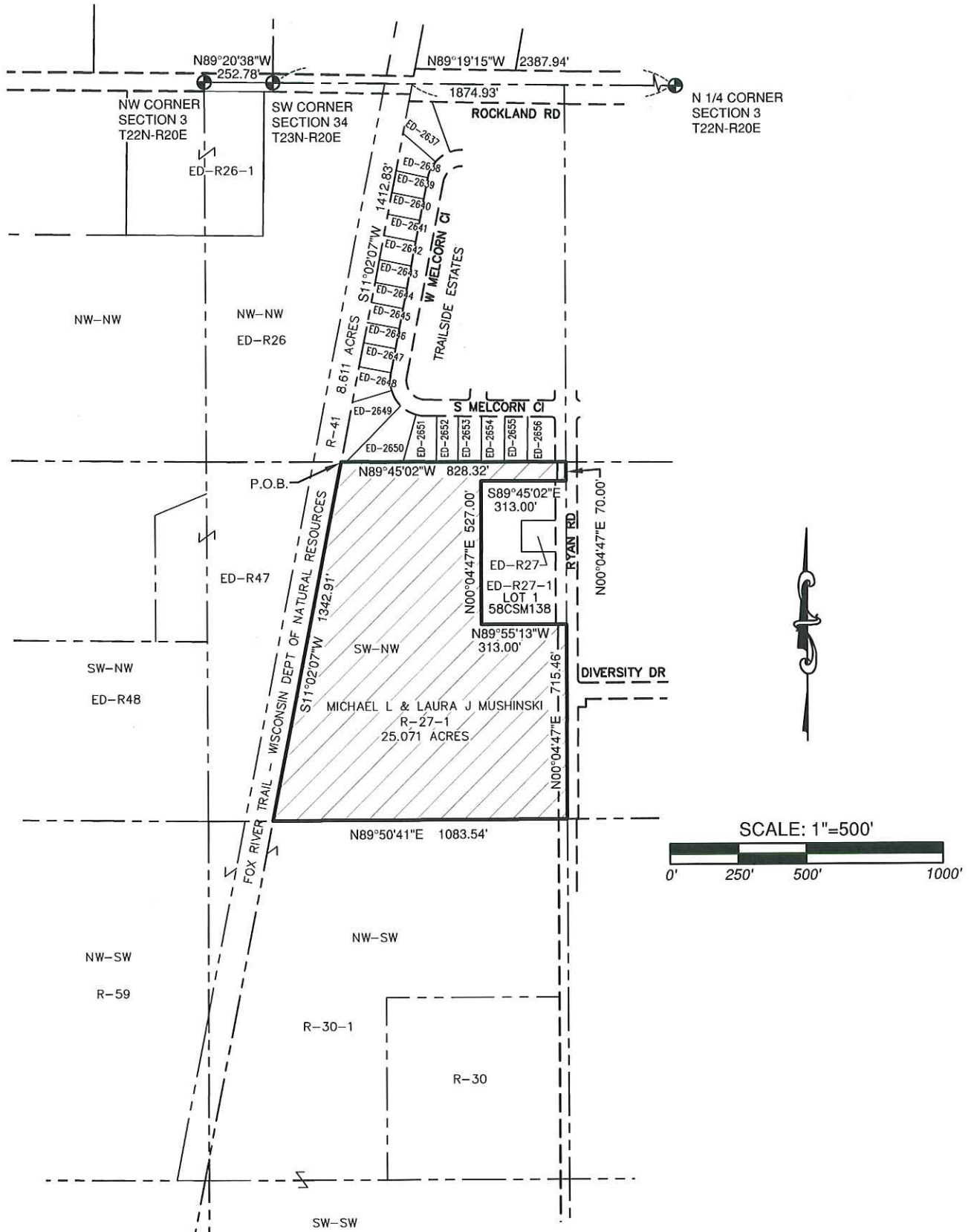
EXHIBIT "A"R-27-1 MICHAEL L & LAURA J MUSHINSKI

Part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 3, Township 22 North, Range 20 East, Town of Rockland, Brown County, Wisconsin, more fully described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 3; thence N89°19'15"W, 1874.93 feet on the north line of said Northwest $\frac{1}{4}$ of Section 3 to the easterly right of way of the Fox River Trail; thence S11°02'07"W, 1412.83 feet on said easterly right of way to the north line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3, the Point of Beginning; thence continuing S11°02'07"W, 1342.91 feet on said easterly right of way to the south line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3; thence N89°50'41"E, 1083.54 feet to the centerline of Ryan Road; thence N00°04'47"E, 715.46 feet on said centerline to the south line of Lot 1 of Volume 58, Certified Survey Maps, Page 138 extended easterly; thence N89°55'13"W, 313.00 feet on said south line; thence N00°04'47"E, 527.00 feet on the west line of said Lot 1; thence S89°45'02"E, 313.00 feet on the north line of said Lot 1 extended easterly to the centerline of Ryan Road; thence N00°04'47"E, 70.00 feet on said centerline to the north line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3; thence N89°45'02"W, 828.32 feet on said north line to the to the Point of Beginning.

Said described lands contain 25.071 acres more or less.

ANNEXATION SKETCH R-27-1



Attachment: Mushinski Annexation Petition (6569 : Mushinski Annexation*)

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

3.b

Petitioner Information

Name: Michael J. & Laura J. Mushinski

Address: 2674 Ryan Rd.

De Pere, WI 54115

Email: _____

Office use only:

1. Town where property is located: Rockland

2. Petitioned City or Village: De Pere

3. County where property is located: Brown

4. Population of the territory to be annexed: 2

5. Area (in acres) of the territory to be annexed: 25.071

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): R-27-1

Petitioners phone:

920-819-7626

Town clerk's phone:

920-336-2814

City/Village clerk's phone:

920-339-4050 Ext. 135

Contact Information if different than petitioner:

Representative's Name and Address:

David C. Van Straten Jr

1928 Riverside Dr, Green Bay, WI 54301

225 S. Monroe Ave, Ste 103, Green Bay, WI 54301

(before 12/29) (after 12/29)
Phone: 920-393-1190 920-784-2900

E-mail: dvanstraten@attorneys.com (until 12/29)
david@tvslegal.com (after 12/29)

Surveyor or Engineering Firm's Name & Address:

Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd

Hobart, WI 54155

Phone: 920-662-9641

E-mail: _____

Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ Check or money order covering review fee [see next page for fee calculation]

(2012)

Attachment: Mushinski Annexation Petition (6569 : Mushinski Annexation*)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$ 350 Initial Filing Fee (required with the first submittal of all petitions)
 \$200 – 2 acres or less
 \$350 – 2.01 acres or more

\$ 800 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)
 \$200 – 2 acres or less
 \$600 – 2.01 to 10 acres
 \$800 – 10.01 to 50 acres
 \$1,000 – 50.01 to 100 acres
 \$1,400 – 100.01 to 200 acres
 \$2,000 – 200.01 to 500 acres
 \$4,000 – Over 500 acres

\$ 1150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS
 AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
 BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
 COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: _____

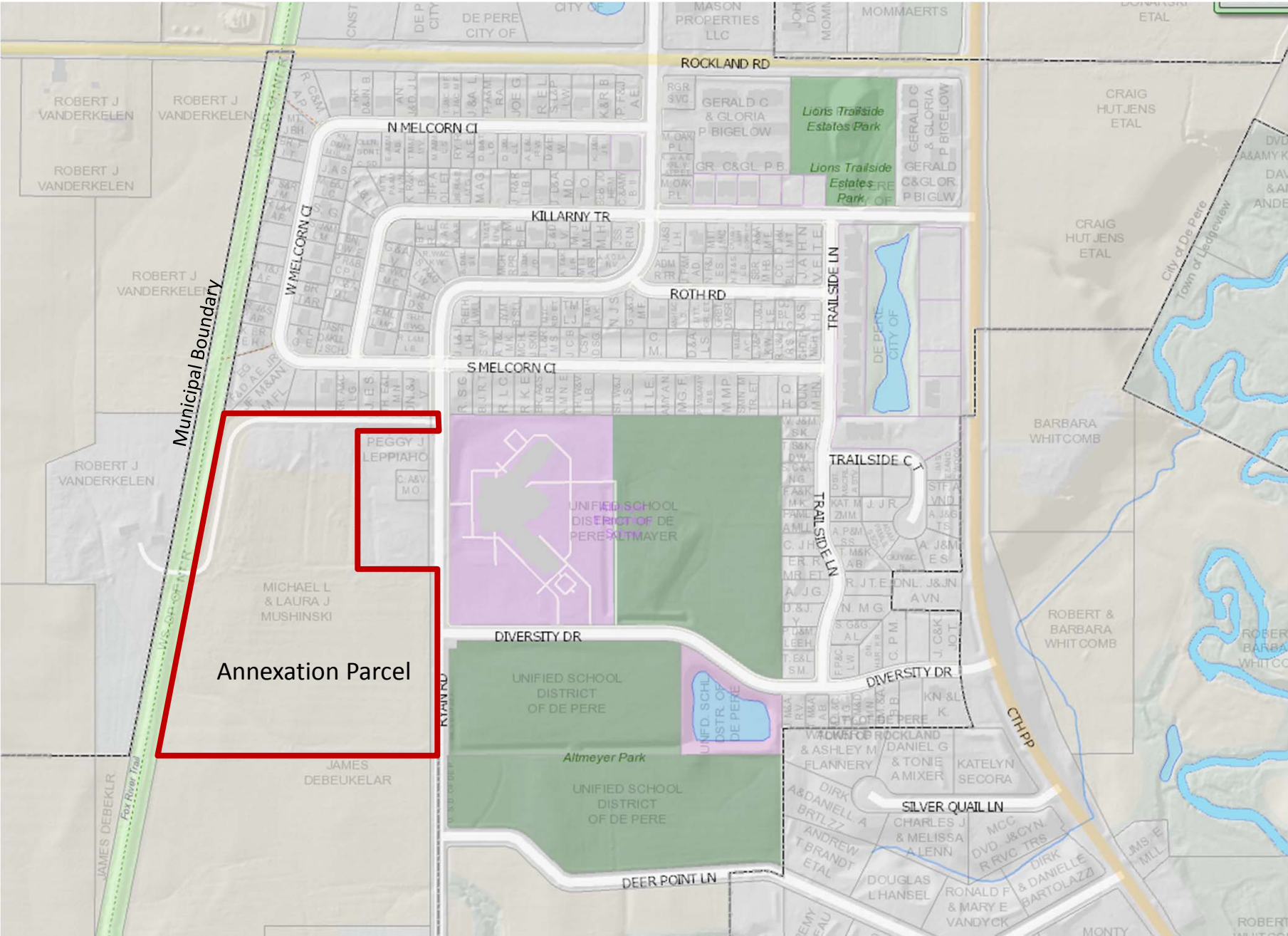
Payee: _____ Check Number: _____

Check Date: _____

Amount: _____

Attachment: Mushinski Annexation Petition (6569 : Mushinski Annexation*)

Mushinski Annexation 2017 – Parcel Location



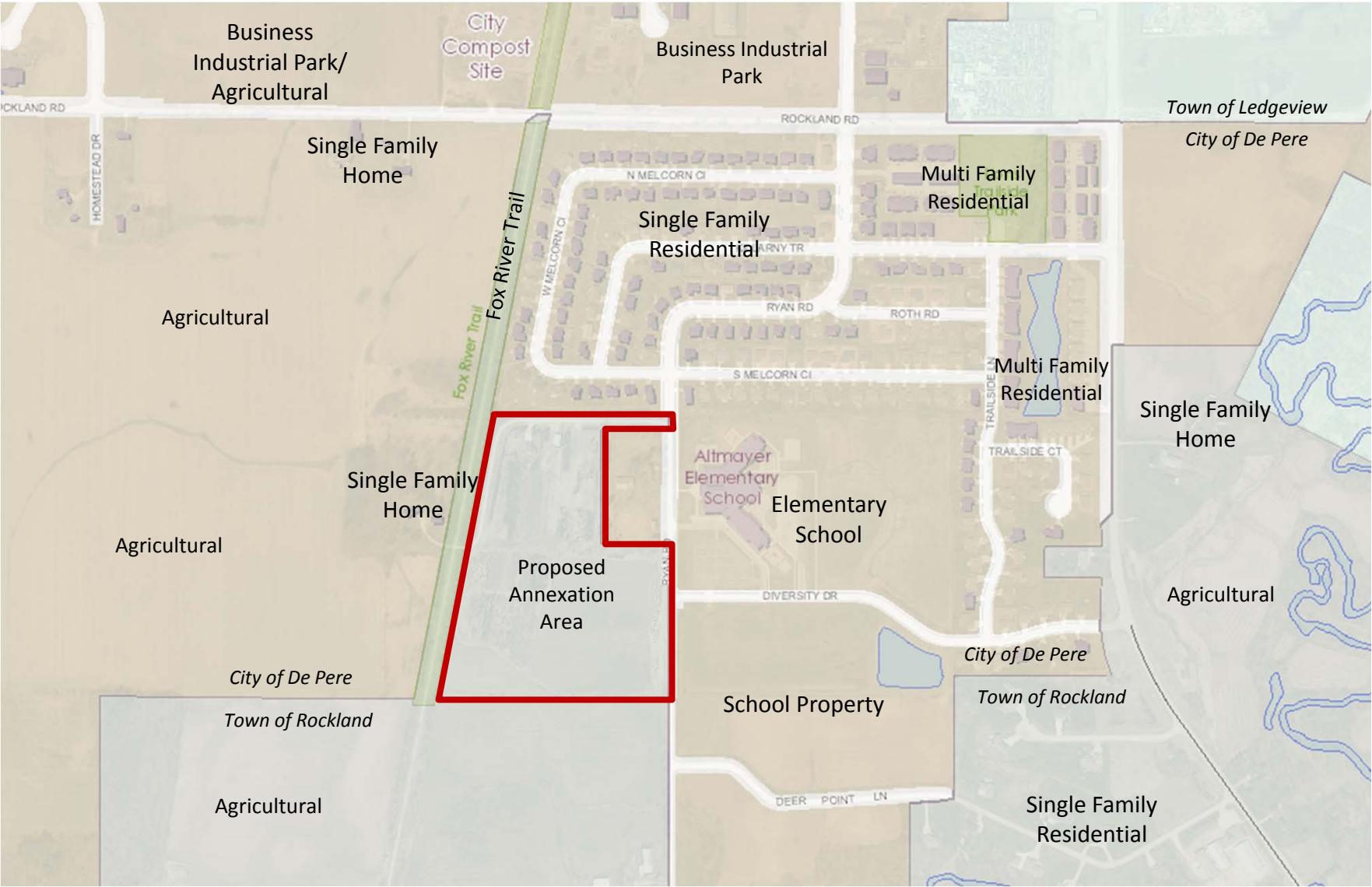
Attachment: Mushinski Annexation Diagrams (6569 : Mushinski Annexation*)

Mushinski Annexation 2017 – Aerial Image



Attachment: Mushinski Annexation Diagrams (6569 : Mushinski Annexation*)

Mushinski Annexation 2017 – Surrounding Land Uses



Attachment: Mushinski Annexation Diagrams (6569 : Mushinski Annexation*)

Adjacent Land Use Map prepared by City of De Pere

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

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

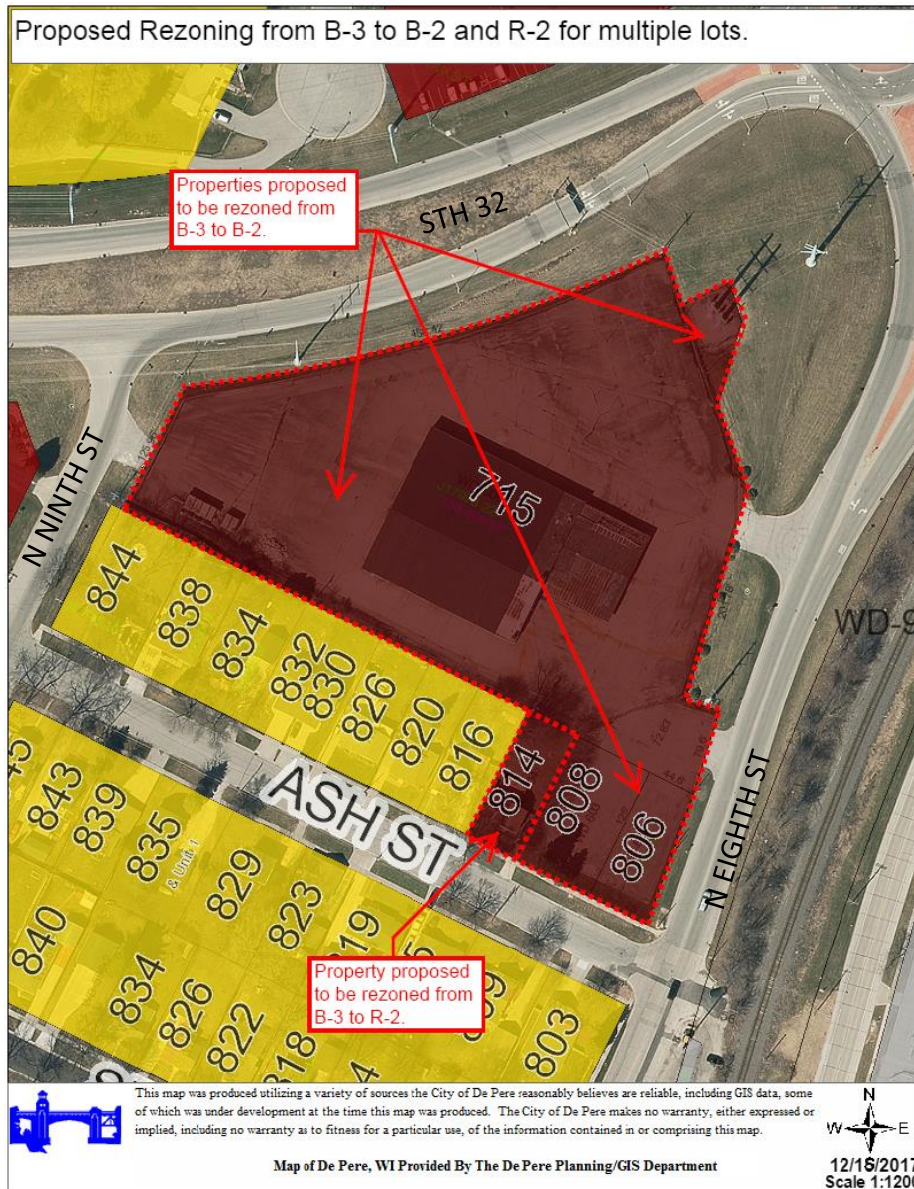
SUBJECT: Recommendation regarding a rezoning request from B-3 (Motor Vehicle Dependent Business District) to B-2 (General Business District) and R-2 (Single and Two-Family Residence District) at 715 N. Eighth Street and 806-814 Ash Street (Parcels WD-609-1, WD-609, WD-604, WD-603, WD-602). Submitted by Andrew Otradovec, VP RODAC Development & Cons., etc.*

ATTACHMENTS:

- Report to Plan Commission - Rezoning WD-609, etc. (DOCX)
- Application Form (PDF)
- Rezoning Map - with street names (DOCX)

- Item 4:** Recommendation regarding a rezoning request from B-3 (Motor Vehicle Dependent Business District) to B-2 (General Business District) and R-2 (Single and Two-Family Residence District) at 715 N. Eighth Street and 806-814 Ash Street (Parcels WD-609-1, WD-609, WD-604, WD-603, WD-602). Submitted by Andrew Otradovec, VP RODAC Development & Cons., etc.*

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone Parcels WD-609-1, WD-609, WD-603, WD-602 (715 N. Eighth Street and 806-808 Ash Street) from B-3 (Motor Vehicle Dependent Business District) to B-2 (General Business District).

Rezone Parcel WD-604 (814 Ash Street) from B-3 (Motor Vehicle Dependent Business District) to R-2 (Single and Two-Family Residence District).

COMMON DESCRIPTION:	715 N. Eighth Street, and 806-814 Ash Street, located northwest from the Ash Street and N. Eighth Street intersection.	
PARCEL NUMBERS:	WD-609-1, WD-609, WD-604, WD-603, WD-602	
EXISTING ZONING:	B-3 (Motor Vehicle Dependent Business District)	
PROPOSED ZONING:	Parcels WD-609-1, WD-609, WD-604, WD-603, WD-602: B-2 (General Business District) Parcel WD-604: R-2 (Single and Two-Family Residence District)	
SURROUNDING LAND USES:	State Highway, business, and residential to the north. Single family and two-family residential to the south. Railroad and industrial to the east. Business to the west.	
COMPREHENSIVE PLAN:	Commercial and Neighborhood Residential (Including Multi-Family)	
APPLICANT / OWNER:	Andrew Otradovec, Representative VP RODAC Development & Cons. D1 Sports Training 3346 S. Pine Tree Road Hobart, WI 54115 City of De Pere, Representative City of De Pere, Representative	Parcels WD-609, WD-603, WD-602 F&O Partnership LLP, Owner 1444 Fox River DR De Pere, WI 54115 Parcel WD-609-1 WisDOT, Owner ATTN: Real Estate 944 Vanderperren Way Green Bay, WI 54304-5344 Parcel WD-604 Kelsey A. Sherman, Owner 5501 Sherwood DR #K201 Midland, TX 79707
SITE HISTORY:	Year 1938-1960 air photographs identify the subject property being vacant with single-family and two-family residential housing bordering the south end. In the 1970's an auto dealership was built on the vacant portion of the site, which changed to a motorcycle dealer. The commercial building, no longer in use, continues to exist on the site. The residential house at 814 Ash Street remains. The subject properties and all adjacent houses were zoned to B-3 in the 1970's when the auto dealer was created. In November 2003 the adjacent residential properties at 816-844 Ash Street were rezoned from B-3 to R-2 to properly reflect the existing uses, but the residential property at 814 Ash Street was not rezoned because the petitioner at that time did not obtain a signature from the property owner. Two vacant parcels at 806-808 Ash Street (former residences) were not rezoned in 2003 as the properties became part of the dealership.	

STAFF REVIEW:

The 2010 Comprehensive Plan identified both the existing and future land uses as Commercial and the residential area as Neighborhood Residential (Including Multi-Family).

With this request, the applicant proposes rezoning of Parcels WD-609, WD-603, and WD-602 from B-3 to B-2 for future site redevelopment. Specifically, the applicant proposes the relocation of D1 Sports Training from their current location at Packerland Drive and HYW 172 in Hobart to this site in De Pere. A site plan defining a specific redevelopment is likely required, but has not yet been submitted to the Plan Commission for review.

Concurrently, and for consistency, the City has petitioned the rezoning of Parcel WD-609-1 down from B-3 to B-2 and WD-604 down from B-3 to R-2 in order for the parcels to properly match existing land uses, adjacent land uses, and the City's Comprehensive Plan.

When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan—

The Comprehensive Plan Future Land Use Map identifies the subject area as Commercial with 814 Ash Street being Neighborhood Residential (Including Multi-Family). The existing Land Use Map from 2009 identified the site as Commercial with 814 Ash Street being Single Family Residential. The Comprehensive Plan also recommended commercial "redevelopment of Ashland Avenue and Ninth Street" based on the construction of the roundabout that was built at Eighth Street and Ashland Avenue several years ago, which leads to the west side of downtown.

Surrounding Land Uses—

The land uses to the north, east and west are primarily commercial and industrial, zoned B-2 and I-3. The existing land use to the south is residential, zoned R-2. Rezoning from a motor vehicle dependent zoning category to a general business zoning category will create a better fit for future development that complies with adjacent businesses near the highway street system while existing at the transitional edge of a residential area.

Desired Development Patterns—

Changing to the proposed zoning categories does not stray away from the recommendations of the City's Comprehensive Plan. The zoning categories will set the business area for uses similar to those seen on Main Avenue. The B3 District has a limited range of possible land uses that are motor vehicle oriented. The B2 District permits a wider range of land uses.

Because the residence at 814 Ash Street still exists in a residential neighborhood, it would appear that the use should continue. Staff made attempts to contact the property owner, who resides in Texas, but was unable to obtain a response. Staff encourages that the Plan Commission recommend a

rezoning from B-3 to R-2 in order for the property to match a rezoning that was requested by adjacent properties and approved by Common Council in November 2003. Staff will continue to try and contact the property owner prior to the Common Council meeting, and final rezoning decision, in February.

REVIEW PROCESS:

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. If recommended for approval, a public hearing will be held at the February 6, 2018 Council meeting prior to review of the rezoning by the Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the rezoning request, subject to the following:

1. Meets all state and local regulations.

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DEC 15 2017

	CITY OF DE PERE APPLICATION FOR REZONING	Fee: \$ 305.00 Receipt #: 128114 Date: 12-15-17
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Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) D1 Sports Training	Authorized Representative Andrew Otradovec	Title VP RODAC Development & Cons.	
Mailing Address 3346 S. Pine Tree Rd.	City Hobart	State WI	ZIP Code 54155
Email Address andy@rodacilc.com	Phone Number (incl. area code) 920-241-9674	Fax Number (incl. area code) 920-499-8677	

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

Name (Ind. Org. or Entity) F&O Partnership LLP	Contact Person	Title	
Mailing Address 1444 Fox River Dr	City DePere	State WI	ZIP Code 54115
Email Address Gary.fairchild@fairchildequipment.com	Phone Number (incl. area code) 920-327-0504	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 715 N. Eighth Street DePere Companies Addition Part of Blacks 40+41 + Part of Lots 54+56 Block 40 desc in J17975-22	Parcel Number(s): WD-602 WD-603 WD 609 ← Per authorized represent. 151
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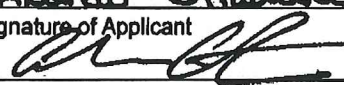
SECTION 4: Proposed Rezoning Use

Existing Zoning:	B-3, Motor Vehicle Dependent District		
Proposed Zoning:	B-2, General Business District		
Adjacent Zoning: North B-2	Adjacent Zoning: South R-2 & B-3	Adjacent Zoning: West B-2	Adjacent Zoning: East I-1
Present Use of Parcel	Vacant		
Proposed Use of Parcel	Relocate existing sports training and fitness center		

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) Andrew Otradovec	Title VP Rodac Dev + Cons.	Phone Number 920-241-9674
Signature of Applicant 		Date Signed 12/7/17

Attached additional sheets if necessary.

OK BSV 15 Dec

Attachment: Application Form (6535 : Recommendation regarding a rezoning request from B-3 (Motor Vehicle Dependent Business District) to)

Proposed Rezoning from B-3 to B-2 and R-2 for multiple lots.



City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding the proposed 15 Lot Preliminary Plat of "Southbridge Estates First Addition" at 1700 BLK Bridge Port Lane (Parcel WD-L183-5). Submitted by Jim Boyea, Best Built INC.*

ATTACHMENTS:

- Preliminary Plat - Southbridge Estates First Addition - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary Plat (PDF)

- ITEM 5:** Recommendation regarding the proposed 15 Lot Preliminary Plat of “Southbridge Estates First Addition” at 1700 BLK Bridge Port Lane (Parcel WD-L183-5). Submitted by Jim Boyea, Best Built INC.*

SITE MAP



PROPOSED PRELIMINARY PLAT AREA



REQUESTED ACTION: Preliminary Plat Approval

COMMON DESCRIPTION: 1700 BLK Bridge Port Lane, located northeast from the Bridge Port Lane and Lawrence Drive intersection.

PARCEL NUMBER(S):	WD-L183-5	
EXISTING ZONING:	R-1 (Single Family Residence District)	
PROPOSED ZONING:	No Zoning Change Requested	
SURROUNDING LAND USES:	Vacant (future residential) to the north. Residential and multi-family residential to the south and west. Vacant (future industrial business) to the east.	
COMPREHENSIVE PLAN:	Multi-Family Residential	
APPLICANT/OWNER NAME:	Jim Boyea, Representative Best Built INC 3100 Holmgren Way Green Bay, WI 54304	Owner of Parcel WD-L183-5 Best Built INC 3100 Holmgren Way Green Bay, WI 54304
SITE HISTORY:	After a review of air photographs, the property and nearby areas were used for agricultural purposes, but have been transitioning to residential uses with a business and industrial park to the east. The site is immediately south of Southbridge Road, which is the targeted future "southern bypass corridor." In February 2012, a rezoning of the property was recommended by Plan Commission to become a denser multi-family residential development, but the rezoning was not approved by Common Council. Thus, the site is still zoned R-1 (Single Family Residence District). The land division is within the sewer service area. A wetland delineation report from 2017 identified no environmentally sensitive areas on the property. Best Built INC proposes a 15 lot single family residential development on a looped circle drive. A related street name change will be reviewed concurrently by Plan Commission on January 8, 2018.	
STAFF REVIEW:	When reviewing a preliminary plat, 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 preliminary plat meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Lot sizes and street frontages are sufficient for property zoned R-1. For lots on the curved portions of the streets, where lines appear narrow, the frontage was measured using a straight line at the setback, which is how the setback width is measured by City Building Inspection. The plat is technically insufficient on the two street curves where tangents should measure 100-feet long between reverse curves. The	

plat measures 65-feet at the centerline of the street. However, when staff compared the two curves to the other, already built, curve in the subdivision the same 65-foot measurement was identified. Because Southbridge Road prevents the subdivision from being expanded further northward to resolve the shortfall, staff identified that it is an isolated case that the Plan Commission should consider allowing.

- The shorter curve does not impact the ability for the City to provide garbage, snow plowing, fire, etc. services.

The city plat is reviewed by the City of De Pere. A courtesy review of technical measurements was performed by Brown County to expedite the efficient process of recording plats.

REVIEW PROCESS

For preliminary City plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council does not review preliminary City plats unless City lands or right-of-way dedications are involved. This project will be reviewed by Plan Commission and Common Council due to right-of-way being dedicated to the public. The Common Council is expected to review the City plat on January 16, 2018.

The Plan Commission and Common Council will review this site again should a final plat is submitted for review and recording.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to:

1. Meeting all other state and local regulations.
2. Successful street name change required to change Whistler Court and Bridge Port Court to Bridge Port Circle prior to recording the plat.
3. Correct space mark in the spelling of proposed street name on plat to read, "Bridge Port Circle."
4. Revise the wording in Covenant #12 (between the developer and the owner) to specify that the effective timeline impacts only the 12 covenants between the developer and the property owner and none of the other covenants or notes on the plat.
5. Add the following as a NOTE to the plat: "Sidewalks are required. Sidewalks must be constructed pursuant to City of De Pere Municipal Code 22-5 (Construction and repair of streets and sidewalks)."
6. Revise restrictive covenant #4 to not include fences because fences are allowed, provided water flow is not impacted.
7. Each lot must have a 6-foot drainage easement along the full length of all interior side lot line. When combined with other lots, the easement should be 12-feet centered on the property line. Lot 28 should have a 6-foot drainage easement on both side

- lot lines.
8. Southbridge Road should be labeled as "Future Southern Bridge Corridor."
 9. The reverse tangents for the curves on the street are 65-feet, but should be 100-feet. Due to the location of the plat near Southbridge Road, the 65-foot measurement may be allowed if Plan Commission approves, but does not set a precedent for any future land divisions.

Print Form

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DEC 13 2017

PLANNING DEPT.

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW		Fee: \$ <u>1298.00</u>
			Receipt #: <u>128056</u>
			Date: <u>12-13-17</u>

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) <u>Best Built</u>	Authorized Representative <u>Jim Boyea</u>	Title <u>President</u>	
Mailing Address <u>1250 Centennial Centre Blvd</u>	City <u>HOBART</u>	State <u>WI</u>	ZIP Code <u>54155</u>
Email Address <u>thetwitt@relecoinc.com</u>	Phone Number (incl. area code) <u>920-662-9641</u>	Fax Number (incl. area code) <u>920-662-9141</u>	

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

Name (Ind., Org. or Entity) <u>Best Built</u>	Contact Person <u>COURTNEY JANSEN</u>	Title	
Mailing Address <u>3100 Holmgren Way</u>	City <u>Green Bay</u>	State <u>WI</u>	ZIP Code <u>54304</u>
Email Address <u>Courtney@bestbuiltinc.com</u>	Phone Number (incl. area code) <u>920-337-6488</u>	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description <u>BRIDGEPORT LANE</u>	Parcel No. <u>WD-L103-5</u>
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SECTION 4: Plat Review

Review Type:	☒ Preliminary Plat ☐ Final Plat	
Fee:	Preliminary Plat Fee: \$278 + (<u>15</u> # of lots x \$68) Final Plat Fee: \$195	\$ <u>1298.00</u>
Present Use of Parcel:	<u>AG</u>	
Proposed Use of Lots:	<u>RESIDENTIAL</u>	

Please submit 1 hard copy and 1 PDF 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.

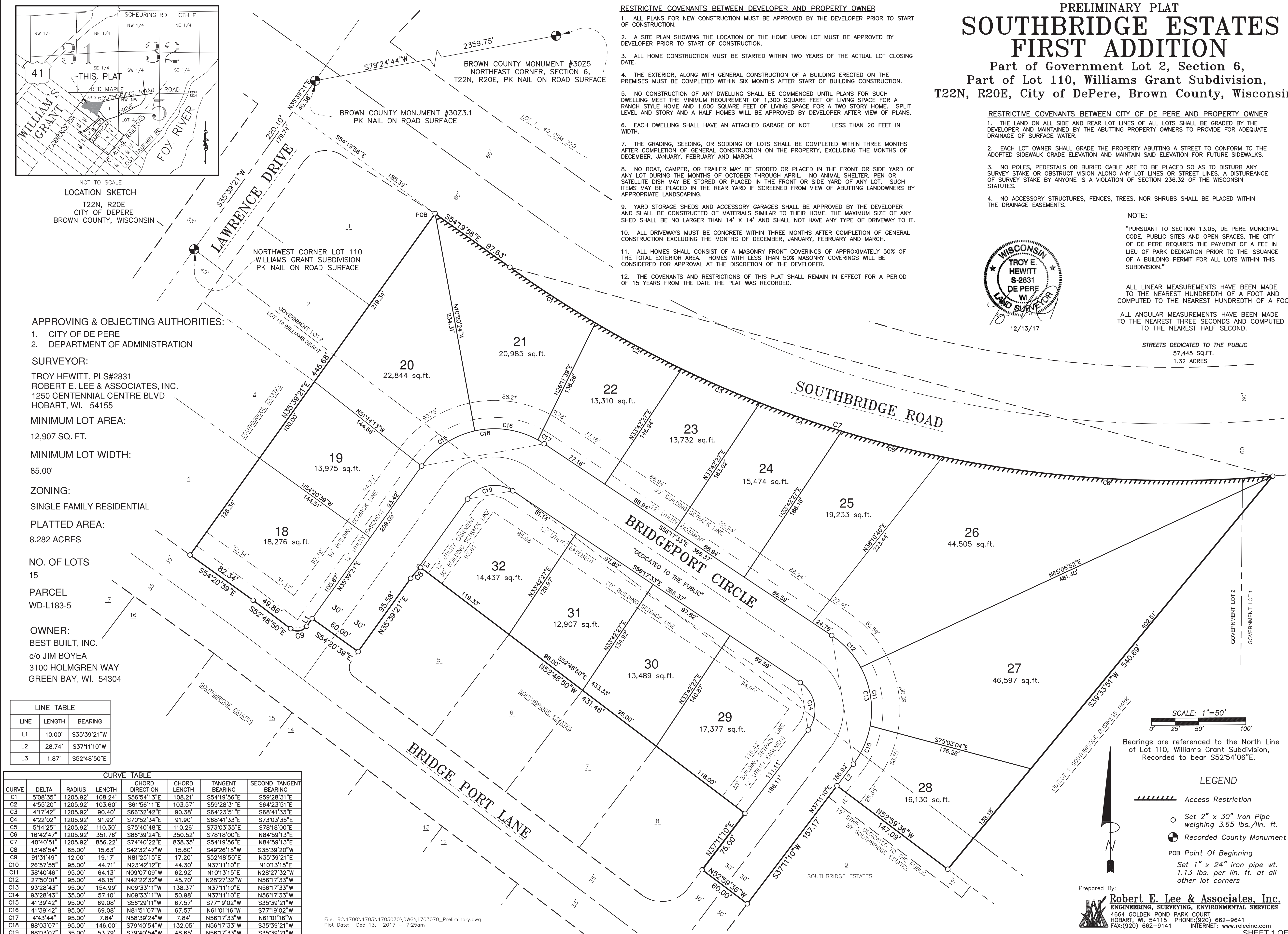
Name of Owner/Authorized Representative (please print) <u>Jim Boyea</u>	Title <u>President</u>	Phone Number <u>337-6488</u>
Signature of Applicant <u>Jim Boyea</u>		Date Signed <u>12-11-17</u>

TO BE COMPLETED BY CITY STAFF

Plat Review authorized by the De Pere Municipal Code, Chapter 46.	<u>OK</u> (S)
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Southbridge Estates 1st Addition

Attachment: Application Form (6544 : Recommendation regarding the proposed 15 Lot Preliminary Plat of "Southbridge Estates First Addition)



Attachment: Preliminary Plat (6544 : Recommendation regarding the proposed 15 Lot Preliminary Plat of "Southbridge Estates First Addition)

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

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding two street name changes from Whistler Court and Bridge Port Court to Bridge Port Circle, located on the north side of Bridge Port Lane. Submitted by Best Built INC.*

ATTACHMENTS:

- Report to Plan Commission - Whistler CT & Bridge Port CT (DOCX)
- Application Form (PDF)
- Location Map (PDF)

- Item 6: Recommendation regarding two street name changes from Whistler Court and Bridge Port Court to Bridge Port Circle, located on the north side of Bridge Port Lane. Submitted by Best Built INC.*

SITE MAP



REQUESTED ACTION: Street Name Change request.*

Change both Whistler Court and Bridge Port Court to Bridge Port Circle.

COMMON DESCRIPTION: 2000 BLK Whistler Court and 2000 BLK Bridge Port Court, located on the north side of Bridge Port Lane (east from Lawrence Drive).

PARCEL NUMBERS:	Not applicable	
EXISTING ZONING:	Adjacent is R-1 (Single Family Residence District) and R-3 (Multiple Family Residence District) with a PDD overlay.	
PROPOSED ZONING:	None	
SURROUNDING LAND USES:	Vacant to north (proposed residential). Residential to south, east and west.	
COMPREHENSIVE PLAN:	Multi-Family Residential and Neighborhood Residential (Including Multi-Family).	
APPLICANT/OWNER NAME:	Jim Boyea, Representative Best Built INC 3100 Holmgren Way Green Bay, WI 54304	Owner of Parcel WD-L183-5 Best Built INC 3100 Holmgren Way Green Bay, WI 54304
SITE HISTORY:	On December 5, 2000, the Common Council reviewed and approved a subdivision plat named, "Southbridge Estates." At that time the street names Whistler Court and Bridge Port Court were created with the assumption that both streets would become cul-de-sacs with higher density residential development. The higher density development was never successfully approved.	
REVIEW	The developer has submitted a preliminary plat for 'Southbridge Estates First Addition' to be reviewed at the January 8, 2017 Plan Commission concurrent with this street name change request. The plat shows the two streets connecting in a loop. Because of the proposed loop street the use of the suffix 'Court' is no longer appropriate because it indicates a cul-de-sac. When reviewing a street name change request, staff considers the logic and appropriateness of a new name, the avoiding of repeating names, and ease of wayfinding for the public, businesses, and emergency vehicles. The proposed street name change addresses the following: • The name does not appear to be inappropriate. • The name (with suffix) does not repeat elsewhere in Brown County. • The name will improve wayfinding as it corrects the suffix for two cul-de-sacs that will no longer exist as the street is proposed to become a loop, or 'circle street,' that begins and ends on the same street. Circle streets are unique because the street may flow in different directions and continue to bear the same name, rather than retaining a rigid north-south or east-west pattern. The primary criteria for a street to have a 'Circle' suffix is that the street should begin and end on the same street (in this case, Bridge Port Lane) and that the street numbering is a practical continuous lower to higher range as one progresses down the street. The proposed Bridge Port Circle meets the criteria.	

REVIEW PROCESS: For street name change petitions the Plan Commission recommends either approval or rejection. The Common Council reviews the Plan Commission recommendation and makes the final decision on the street name change. The anticipated Council review date is January 16, 2018.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the street name changes from Whistler Court and Bridge Port Court to Bridge Port Circle, with the following condition and forwarding the request to Common Council for final approval.

1. Subject to Council approval of the preliminary plat of "Southbridge Estates First Addition" that references the circle drive that the streets are being renamed for.

Print Form

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DEC 19 2017

PLANNING DEPT.



CITY OF DE PERE

APPLICATION FOR
STREET NAME CHANGE

Fee: \$ 220.00

Receipt #: 128191

Date: 12-19-17

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) Best Built, Inc.	Authorized Representative Jim Boyea	Title President	
Mailing Address 3100 Holmgren Way	City Green Bay	State WI	ZIP Code 54304
Email Address	Phone Number (incl. area code) 920-337-6488	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Best Built, Inc.	Contact Person Jim Boyea or Courtney Jensen	Title	
Mailing Address 3100 Holmgren Way	City Green Bay	State WI	ZIP Code 54304
Email Address jim@bestbuiltinc.com -or- courtney@bestbuiltinc.com	Phone Number (incl. area code) 920-337-6488	Fax Number (incl. area code)	

SECTION 3: Street Name Change

Current Street Name:	Whistler CT & Bridgeport Ct
New Street Name:	Bridgeport Circle

SECTION 4: Street Name Change Information

Reason for Requesting Name Change:	Property owner is proposing a development plat that includes a new road and (15) residential parcels. In adding this new road it would need to be re-named. The existing road it adjoins would also need to be re-named.
------------------------------------	--

SECTION 5: Certification and Permission

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

Name of Owner/Authorized Representative (please print) JIM BOYEA	Title President	Phone Number 920-337-6488
Signature of Applicant <i>Jim Boyea</i>		Date Signed 12/13/17

Maps and scaled drawings which help explain the request are strongly encouraged.

Attachment: Application Form (6546 : Recommendation regarding two street name changes from Whistler Court and Bridge Port Court to

CITY OF DE PERE
920-339-4050

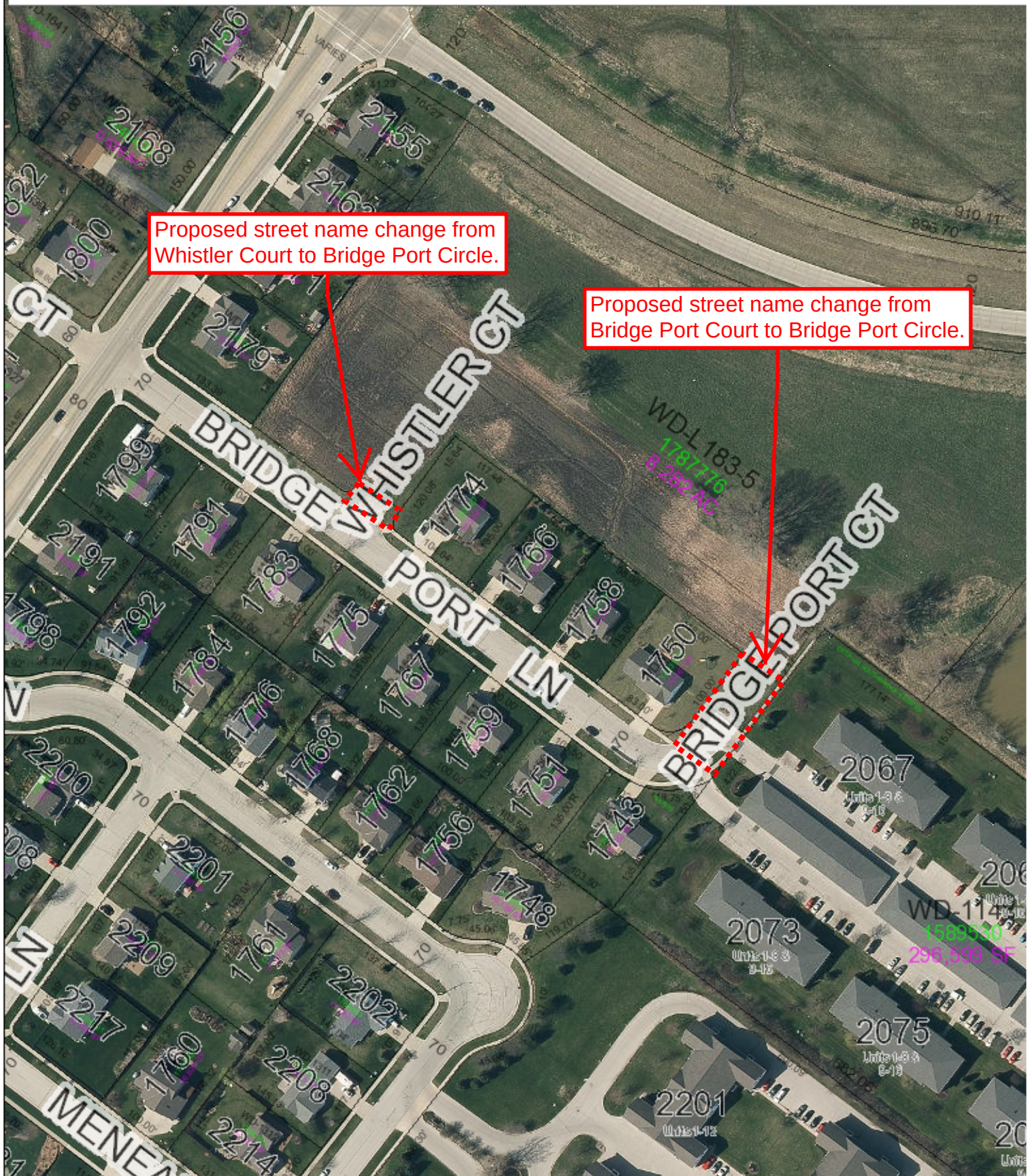
REC#: 00128191 12/19/2017 9:05 AM
OPER: CD TERM: 003
REF#: 121913

TRAN: 126.0000 PLAN REVIEWS
BEST BUILT
STREET NAME CHANGE
PLAN REVIEWS - SUBD 220.00CR

TENDERED: 220.00 CHECK
APPLIED: 220.00-

CHANGE: ----- 0.00

Proposed Street Name Change -- Whistler CT & Bridge Port CT



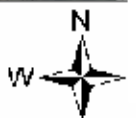
Proposed street name change from Whistler Court to Bridge Port Circle.

Proposed street name change from Bridge Port Court to Bridge Port Circle.



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



12/25/2017

Packet Pg. 43

Attachment: Location Map (6546 : Recommendation regarding two street name changes from Whistler Court and Bridge Port Court to Bridge

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

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

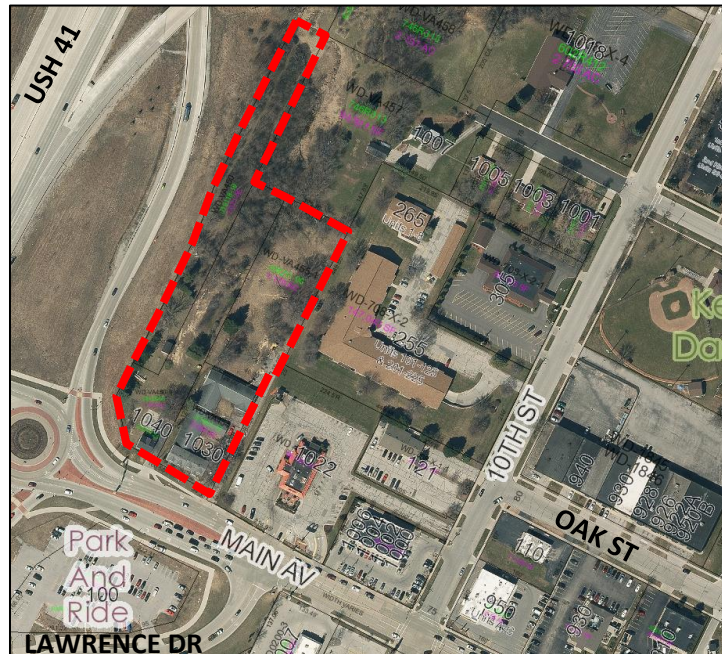
SUBJECT: Recommendation regarding a Proposed Three Lot Certified Survey Map at 1030 Main Avenue (Parcels WD-VA450, WD-VA450-1, WD-454 and WD-455-1). Submitted by Garritt Bader, GB 1100 Main LLC.*

ATTACHMENTS:

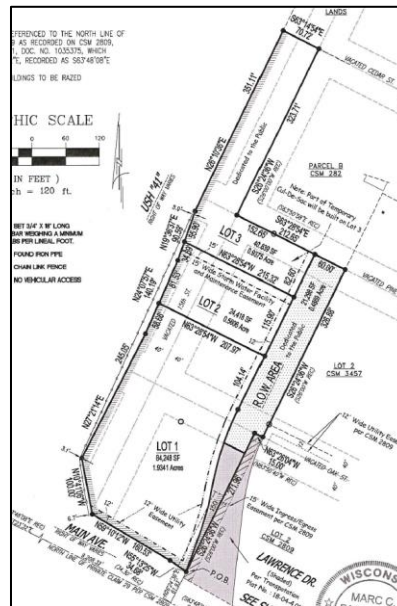
- CSM - Main AV - Plan Commission Report (DOCX)
- Application Form (PDF)
- PRELIMINARY REVISED CSM 3 - 04 Jan 2018 (PDF)

- ITEM 7:** Recommendation regarding a Proposed Three Lot Certified Survey Map at 1030 Main Avenue (Parcels WD-VA450, WD-VA450-1, WD-454 and WD-455-1). Submitted by Garritt Bader, GB 1100 Main LLC.*

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Certified Survey Map Review

COMMON DESCRIPTION: 1030 Main Avenue, located northwest from the Main Avenue and the Lawrence Drive intersection.

PARCEL NUMBER(S):	WD-VA450, WD-VA450-1, WD-VA454, and WD-VA455-1	
EXISTING ZONING:	B-2 (General Business District)	
PROPOSED ZONING:	None	
SURROUNDING LAND USES:	Wooded and residential to the north. Park & Ride Lot across street to the south. Commercial fast food restaurant to the east. US Highway 41 and frontage Road to the west.	
COMPREHENSIVE PLAN:	No recommendation due to the site being annexed into the City from Ashwaubenon after the De Pere Future Land Use Map was created. However, the Council approved rezoning the site from R1 Residential to B2 General Business District in 2016.	
APPLICANT/OWNER NAME:	Garritt Bader, Authorized Representative GB Real Estate INV. LLC 300 N. Van Buren ST Green Bay, WI 54301	GB 1100 Main LLC, Owner 300 N. Van Buren ST Green Bay, WI 54301
SITE HISTORY:	The subject property became part of the City of De Pere (formerly the Village of Ashwaubenon) by intergovernmental agreement on January 1, 2012. The uses on the property were an existing residence and a former assisted living facility. The assisted living facility was closed prior to 2012 and the buildings no longer exist on the site.	
STAFF REVIEW:	The applicant plans to develop the property as an ALDI grocery store, which will be reviewed by Plan Commission on January 8, 2018. Additional future development and regional storm water management facilities (owned by the City) are proposed at the north end of the site. The land division is within the Sewer Service Area for the City of De Pere. There is the potential for environmentally sensitive areas (steep slope and wetland) at the northern end of the property on proposed Lot 3. 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. Proposed Lots 1-3 are zoned B-2, which will be appropriate for a proposed development site that is on both a US highway and a gateway street to the City. The two parts of the CSM that are labeled as "R.O.W. Area" are the future Lawrence Drive and need to be labeled as "Dedicated to the Public." One of the two areas is missing the label. Lots 1-2 are proposed development sites, whereas Lot 3 is a proposed storm water management area with potential environmentally sensitive area. Lot 3 is shown as dedicated to the public for a future storm water management area.	

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 opportunities for infill development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet acceptable City requirements. Additionally, the CSM provides the right of way needed in order to construct the proposed roundabout at the Main Avenue and Lawrence Drive intersection.

REVIEW PROCESS:

For City certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council does not review City certified survey maps unless City lands or right-of-way dedications are involved. This project will be reviewed by Plan Commission and Common Council due to right-of-way being dedicated to the public. The Common Council is expected to review the CSM on January 16, 2018.

STAFF RECOMMENDATION:

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

1. Meeting all other state and local regulations, including Brown County Planning Commission.
2. Either Label the 'R.O.W. Area' that is adjacent to Lot 1 as "Dedicated to the Public" or combine the two R.O.W. areas into one contiguous right-of-way that is dedicated to the public.
3. The 150-foot no access measurement on Lawrence Drive begins at the Yield/Stop line, rather than the lot corner, and should follow the edge of Lot 1. It is not a straight line within the right-of-way. If the restriction is drawn as shown, it would conflict with a proposed site plan driveway on Lot 1.

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	CITY OF DE PERE	Fee: \$ 350.00
	APPLICATION FOR	Receipt #: 114350
	CSM REVIEW	Date: 7-11-16

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) GB REAL ESTATE INVESTMENTS, LLC	Authorized Representative GARRITT R. BADER	Title MEMBER	
Mailing Address 300 N. VAN BUREN ST.	City GREEN BAY	State WI	ZIP Code 54301
Email Address GB@GB-RE.COM	Phone Number (incl. area code) (813) 500-0296	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1030 - 1040 MAIN AVE	Parcel No. WD-VA454; WD-VA455-1; WD-VA450; WD-VA450-1;
---	---

SECTION 4: CSM Information

Existing Zoning:	B-2 (After Plan Comm Mon 6/25, awaiting city council confirmation Tue 7/19)
Present Use of Parcel:	Residential
Proposed Use of Lots:	Commercial (Future Retail Development)

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) Garritt R. Bader	Title Owner / Rep.	Phone Number (813) 500-0296
Signature of Applicant 		Date Signed 7-11-16

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (6537 : Recommendation regarding a Proposed Three Lot Certified Survey Map at 1030 Main Avenue (Parcels

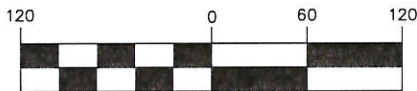
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 31, 32, 33, 37, 38 AND PART OF VACATED OAK STREET, PINE STREET, CEDAR STREET AND 15TH STREET, ALL BEING PART OF LAWTON FARMS SUBDIVISION LOCATED IN PRIVATE CLAIM 28, WEST SIDE OF THE FOX RIVER IN THE VILLAGE OF ASHWAUBENON, NOW CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

NOTES:

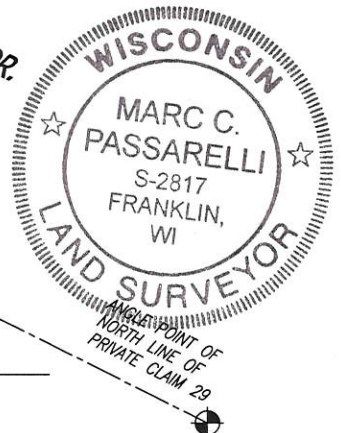
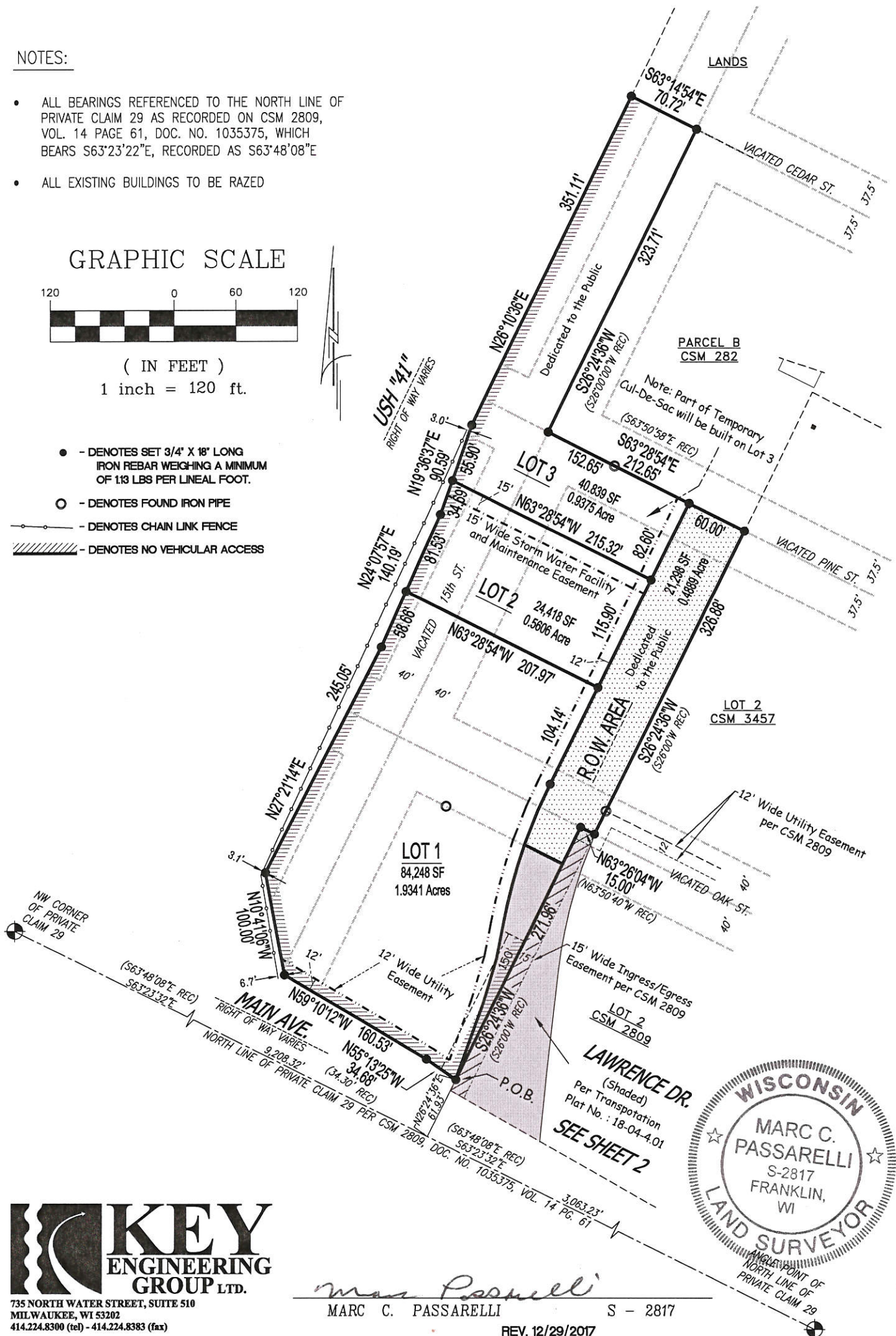
- ALL BEARINGS REFERENCED TO THE NORTH LINE OF PRIVATE CLAIM 29 AS RECORDED ON CSM 2809, VOL. 14 PAGE 61, DOC. NO. 1035375, WHICH BEARS S63°23'22"E, RECORDED AS S63°48'08"E
- ALL EXISTING BUILDINGS TO BE RAZED

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING A MINIMUM OF 113 LBS PER LINEAL FOOT.
- - DENOTES FOUND IRON PIPE
- DENOTES CHAIN LINK FENCE
- ▨ - DENOTES NO VEHICULAR ACCESS



735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

INSTRUMENT DRAFTED BY: JAMIE T. YORK

MARC C. PASSARELLI

JOB NO. 34805

REV. 12/29/2017
JULY 8, 2016

S - 2817

SHEET 1 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 31, 32, 33, 37, 38 AND PART OF VACATED OAK STREET, PINE STREET, CEDAR STREET AND 15TH STREET, ALL BEING PART OF LAWTON FARMS SUBDIVISION LOCATED IN PRIVATE CLAIM 28, WEST SIDE OF THE FOX RIVER IN THE VILLAGE OF ASHWAUBENON, NOW CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	79.04'	530.00'	N15°10'32"E	78.96'
C2	104.20'	470.00'	S12°51'41"W	103.99'
				DELTA
				8°37'35"
				12°42'11"

LOT 1
84,248 SF
1.9341 Acres

LOT 2
CSM 2809

NOTES:

- ALL BEARINGS REFERENCED TO THE NORTH LINE OF PRIVATE CLAIM 29 AS RECORDED ON CSM 2809, VOL. 14 PAGE 61, DOC. NO. 1035375, WHICH BEARS S63°23'22"E, RECORDED AS S63°48'08"E
- ALL EXISTING BUILDINGS TO BE RAZED
- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING A MINIMUM OF 1.13 LBS PER LINEAL FOOT.

SCALE : 1" = 40'



Marc C. Passarelli
MARC C. PASSARELLI PLS 2817



JOB NO. 34805

INSTRUMENT DRAFTED BY: JAMIE T. YORK

REV. 12/29/2017
JULY 8, 2016

SHEET 2 OF 5

COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 31, 32, 33, 37, 38 AND PART OF VACATED OAK STREET, PINE STREET, CEDAR STREET AND 15TH STREET, ALL BEING PART OF LAWTON FARMS SUBDIVISION LOCATED IN PRIVATE CLAIM 28, WEST SIDE OF THE FOX RIVER IN THE VILLAGE OF ASHWAUBENON, NOW CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped part of Lots 31, 32, 33, 37, 38 and part of vacated Oak Street, Pine Street, Cedar Street and 15th Street, all being part of Lawton Farms Subdivision located in Private Claim 28, West side of the Fox River in the Village of Ashwaubenon, now City of De Pere, Brown County, Wisconsin, being more particularly described as follows: Commencing at the Northwest corner of Private Claim 29 as recorded on Certified Survey Map No. 2809; thence South 63° 23' 32" East along said North line, 9,208.32 feet; thence North 26° 24' 36" East, 61.93 feet to a point on the Westerly line of Lot 2 of Certified Survey Map No. 2809 and the point of beginning of the land to be described; thence North 55° 13' 25" West along the Northerly right-of-way line of Main Avenue 34.68 feet; thence North 59° 10' 12" West along said line, 160.53 feet; thence North 10° 41' 06" West along said line, 100.00 feet to a point on the Easterly right-of-way line of USH "41"; thence North 27° 21' 14" East along said line, 245.05 feet; thence North 24° 07' 57" East, along said line, 140.19 feet; thence North 19° 36' 37" East along said line, 90.59 feet; thence North 26° 10' 36" East along said line, 351.11 feet; thence South 63° 14' 54" East, 70.72 feet to the Northwest corner of Parcel B of Certified Survey Map No. 282; thence South 26° 24' 36" West, 323.71 feet to the Southwest corner of said Parcel B; thence South 63° 28' 54" East, 212.65 feet to the Southeast corner of said Parcel B; thence South 26° 24' 36" West, 326.88 feet to a corner of Lot 2 of Certified Survey Map No. 2809; thence North 63° 26' 04" West, 15.00 feet to the Westerly corner of Lot 2 of Certified Survey Map No. 2809; thence South 26° 24' 36" West along the Westerly line of said Lot 2, 271.96 feet to the point of beginning.

That I have made such survey, land division and map by the direction of the GB REAL ESTATE INVESTMENTS, LLC, owner of said land.

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236, Section 236.34 of the Wisconsin Statutes and the City of De Pere in surveying, dividing and mapping the same.

Dated this 8th day of July, 2016, revised 10/13/2017, revised 12/29/2017.


 Marc C. Passarelli S-2817
 Wisconsin Professional Land Surveyor



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 31, 32, 33, 37, 38 AND PART OF VACATED OAK STREET, PINE STREET, CEDAR STREET AND 15TH STREET, ALL BEING PART OF LAWTON FARMS SUBDIVISION LOCATED IN PRIVATE CLAIM 28, WEST SIDE OF THE FOX RIVER IN THE VILLAGE OF ASHWAUBENON, NOW CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE:

GB REAL ESTATE INVESTMENTS, LLC, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map.

We further certify that this map is required to be submitted to the City of De Pere for approval or objection. Ordinances.

IN WITNESS WHEREOF, the said GB REAL ESTATE INVESTMENTS, LLC caused these presents to be signed by Garritt R. Bader, Member, at _____, Wisconsin, on this ____ day of _____, 2018.

Garritt R. Bader, Member
GB REAL ESTATE INVESTMENTS, LLC

STATE OF WISCONSIN)
COUNTY)SS

Personally came before me this _____ day of _____, 2018, the above named Garritt R. Bader, to me known to be the person who executed the foregoing instrument and to me known to be such Garritt R. Bader , Member of said Company and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by its authority.

Notary Public, State of Wisconsin
My Commission expires_____

CONSENT OF MORTGAGEE:

Bank First National, duly organized and existing under and by virtue of the laws of the United States, mortgagor of the above described land, hereby consent to the surveying, dividing, dedicating and mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of GB REAL ESTATE INVESTMENTS, LLC, owner.

In Witness Whereof, Bank First National, has caused these presents to be signed by _____, its _____, at _____, this _____ day of _____, 2018.

Representative
Bank First National

STATE OF WISCONSIN)
COUNTY)SS

Personally came before me this _____ day of _____, 2018, the above named _____, to me known to be the person who executed the foregoing instrument and to me known to be such _____, Bank First National Representative and acknowledged that he executed the foregoing instrument as such officer as the deed of said Bank by its authority.

Notary Public, State of Wisconsin
My Commission expires_____



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 31, 32, 33, 37, 38 AND PART OF VACATED OAK STREET, PINE STREET, CEDAR STREET AND 15TH STREET, ALL BEING PART OF LAWTON FARMS SUBDIVISION LOCATED IN PRIVATE CLAIM 28, WEST SIDE OF THE FOX RIVER IN THE VILLAGE OF ASHWAUBENON, NOW CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CERTIFICATE OF THE CITY OF DE PERE

Approved by the City of De Pere, this _____ day of _____, 2018.

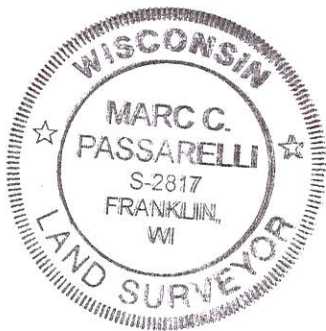
Kim Flom
Director of Planning

CERTIFICATE OF THE TREASURER

As City of De Pere 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 the Certified Survey Map as of the dates listed below.

Date

Shana D. Ledvina
City Treasurer



City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

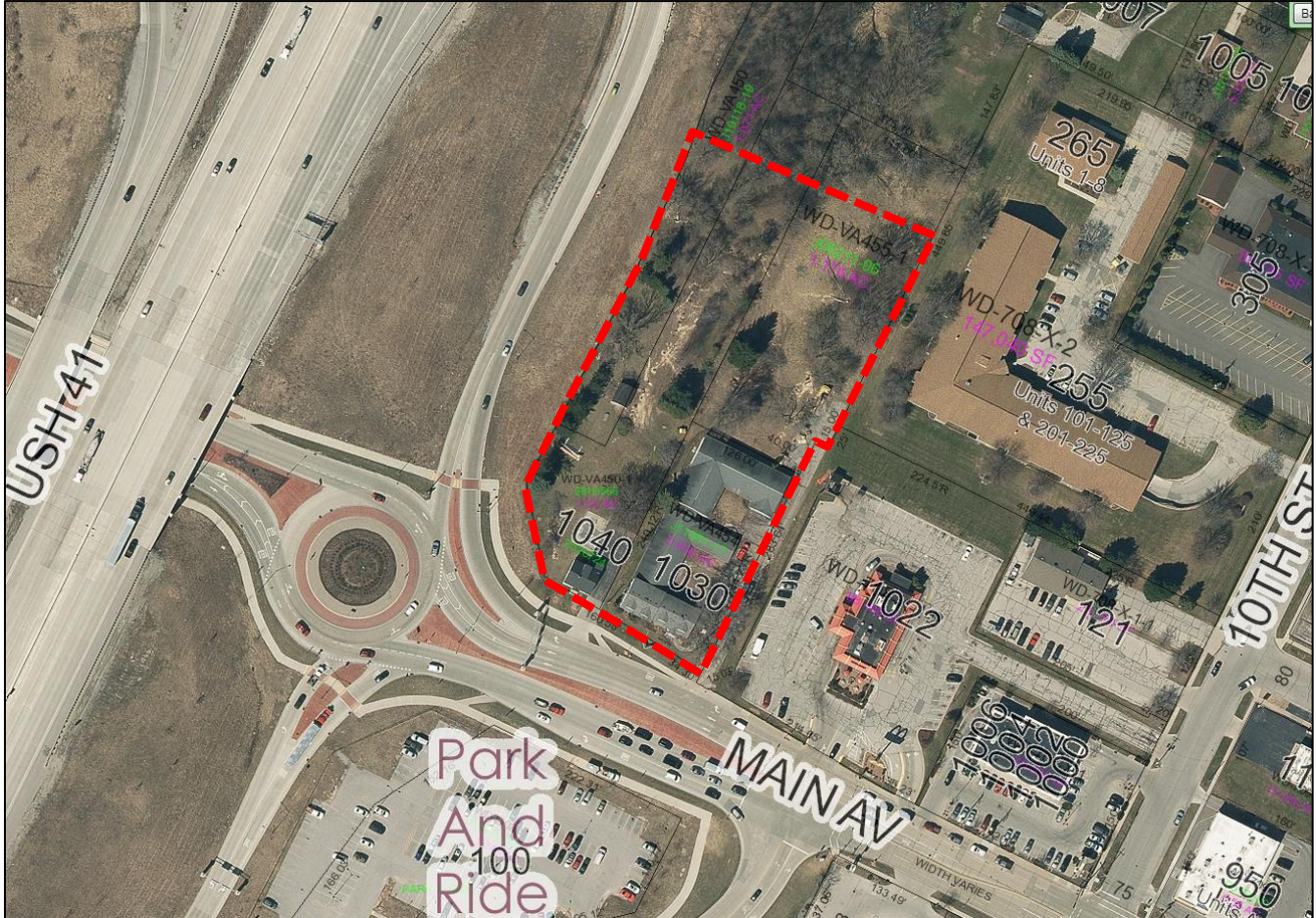
SUBJECT: Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI at 1030 Main Avenue (All of Parcel WD-VA454 and part of Parcels WD-VA-450, WD-VA450-1, WD-VA455-1). Submitted by Garritt R. Bader, Principal, GB Real Estate Inv. LLC.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1030 Main AV - ALDI (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY REVISED with updated ELEVATIONS - 29 Dec 2017 (PDF)

- ITEM 8:** Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI at 1030 Main Avenue (All of Parcel WD-VA454 and part of Parcels WD-VA-450, WD-VA450-1, WD-VA455-1). Submitted by Garritt R. Bader, Principal, GB Real Estate Inv. LLC.

SITE MAP



- REQUESTED ACTION:** Site Plan approval.
A new commercial structure and parking area.
- COMMON DESCRIPTION:** 1030 Main Avenue, located north and west from the Main Avenue and Lawrence Drive intersection.
- PARCEL NUMBERS:** All of Parcel WD-VA454 and part of Parcels WD-VA-450, WD-VA450-1, WD-VA455-1.
- EXISTING ZONING:** B-2 (General Business District)
- PROPOSED ZONING:** No Rezoning Proposed

The Plan Commission and Common Council approved a rezoning from R-1 (Single Family Residential) to B-2 (General Business District) on June 27,

2016 and July 19, 2016.

SURROUNDING LAND USES:	Wooded and residential to the north. Park & Ride Lot across street to the south. Commercial fast food restaurant to the east. US Highway 41 and frontage Road to the west.	
COMPREHENSIVE PLAN:	No recommendation due to the site being annexed into the City from Ashwaubenon after the De Pere Future Land Use Map was created.	
APPLICANT / OWNER:	Garritt R. Bader, Representative GB Real Estate INV. LLC 300 N. Van Buren Street Green Bay, WI 54301	GB 1100 Main LLC, Owner GB Real Estate INV. LLC 300 N. Van Buren Street Green Bay, WI 54301
SITE HISTORY:	The subject property became part of the City of De Pere (formerly the Village of Ashwaubenon) by intergovernmental agreement on January 1, 2012. The uses on the property were an existing residence and a former assisted living facility. The assisted living facility was closed prior to 2012 and the buildings no longer exist on the site.	
STAFF REVIEW:	On July 19, 2016 the subject site was rezoned from R-1 to B-2 in anticipation of future commercial development. The applicant proposes to develop the site as an ALDI Grocery Store which will include a 23,621 square foot building and accessory surface parking. The Plan Commission will also be reviewing a related Certified Survey Map to establish appropriate property lines on the site on January 8, 2018. Also, a site plan for McDonald's, located immediately to the east of the site will be reviewed by Plan Commission on January 8, 2018. When reviewing a Site Plan request, staff considers the zoning code, future land use recommendation of the Comprehensive Plan and the surrounding land uses and desired development patterns. The site plan proposal includes a commercial structure (23,621 square foot ALDI grocery store) and a 91 stall parking area with loading dock (43,758 square feet) on a total 84,234 square foot site. The subject property includes the proposed "Lot 1" of a CSM that is under review by the Plan Commission. Part of a drive lane crosses proposed "Lot 2" of the CSM and storm water management for the property will be addressed on proposed "Lot 3," which is expected to be dedicated to the public for regional stormwater management. The orientation of the building is based on the proposed redesign of Main Avenue and Lawrence Drive as a roundabout intersection with Lawrence Drive extending northward. Vehicular access to the property will be via two driveways on a future Lawrence Drive. No direct vehicular access to Main Avenue or the USH 41 Frontage Road will be allowed. Pedestrian access includes a sidewalk that runs along the	

future Lawrence Drive and Main Avenue. Pedestrian connection between the sidewalk and the building is along a walkway near the southern driveway. It is encouraged that additional walkways that connect to the “street corner” be considered. The site plan did not identify locations for bicycle parking.

Zoning Code (14-60) requires buildings in the B-2 zoning district to be made of brick, concrete masonry, poured concrete, natural stone, or other materials approved by Plan Commission. The material criteria is met as the building facades are made of the following in a manner that breaks up the massing of the walls:

- Belden Brick
- Nichiha Cedar with a vintage wood pattern – cement board
- Firestone Silver Metallic – building accent
- Aluminum Composite Panel – building accent

The site plan complies with the following massing and setback requirements set by the B-2 Zoning District (Section 14-44)

- Land Use: grocery stores (a B-1 use that is permitted in B-2)
- Lot Size: 84,234 s.f. (2,000 s.f. required)
- Front Yard Setback: ~130-feet (25-feet required)
- Corner Side Yard Setback: ~75-feet (25-feet required)
- USH 41 Setback: 10.5-14.5-feet (permitted by WisDOT)
- Rear/Interior Side Yard Setback: 42-feet (none required)
- Building Height: 1 story at 29-feet 11.5-inches (permitted due to having a 0.33 Floor Area Ratio -- less than the required 2.80)

Lighting and photometric plans were included with the site plan and were reviewed by the City Engineering staff. The screening of HVAC systems and the waste facility was not identified in the site plan and needs to be addressed. Storm water management will be addressed on a property located north from the property.

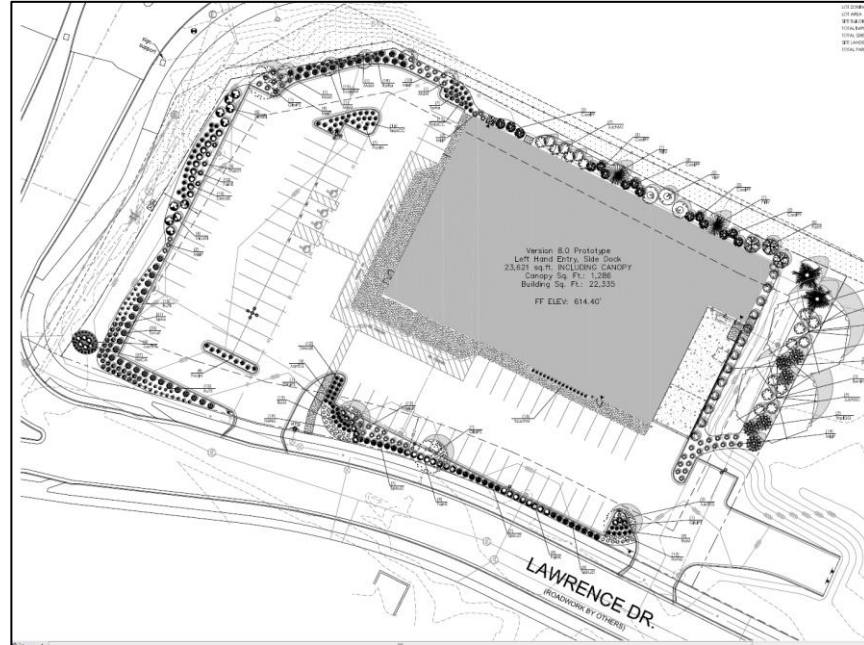
Per current Zoning Code, parking lot requirements for food stores include one stall for every 150 s.f. for the first 10,000 s.f., then 4 stalls for every 1,000 s.f. in excess of 10,000 s.f.:

Square Feet	Required Stalls	Provided Stalls
0-10,000	67.99	--
10,001-23,621	54.48	--
TOTAL	122.47	91

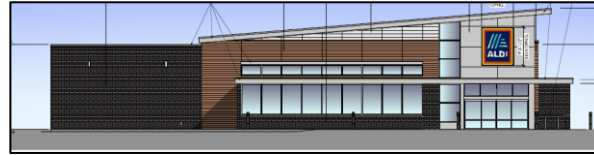
The parking lot requirements for this type of business are outdated, and generate an excessive number. Because the Zoning Code is in the process of being rewritten to address outdated calculations, and the parking lot design demonstrates an effective use that will not impact adjacent businesses, staff recommends that the Plan Commission consider allowing a reduced number of parking stalls for the site plan to allow for 91 stalls rather than 123 stalls (a difference of 32 stalls). 91

stalls on site translates to 3.85 stalls/1,000 s.f.

Site plan with proposed new buildings, parking area and loading dock.



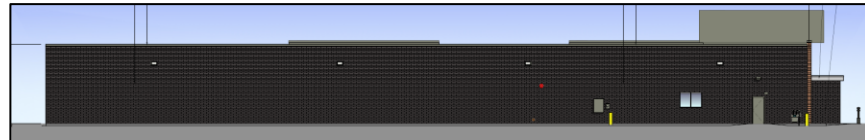
South (front) façade view from Main Avenue.



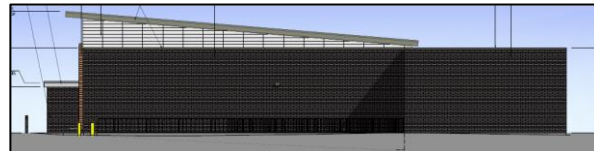
East (side) façade view from future Lawrence Drive.



West (side) façade view from USH 41.



North (rear) façade view from adjacent proposed Lot 2.



STAFF COMMENTS:

The following staff comments are conditions that need to be addressed, per City staff review.

Engineering:

1. If the water meter is greater than a 1-inch, please give the City's Water Department one month advance notice so the meter can be ordered.
2. On Sheets C-3 and C-4, provide ALL boundary lines of the property with the dimensions.
3. Sheet C-2 has the comment that contractor shall coordinate with the Municipality for termination of public utility connections to site. Update data to reflect that water services need to be removed at the main and the corp turned off.
4. Sheet C-3 should show existing services (water, sanitary sewer) coming to the buildings.
5. Pursuant to the WisDOT correspondence dated March 15, 2017: There shall be no driveways on either side of the north leg of the roundabout for 150 feet from the yield line. Please show that the southern driveway is in compliance with this distance.
6. On Sheet C-4 the driveway dimensions at the road need to be shown.
7. On Sheet C-5 the northern driveway's elevations does not match into the roadway elevations. At the center of the driveway, the expected roadway flowline elevation was 610.53. Same for the southern driveway, the expected roadway elevation was 612.81. The City has 90% plans available to verify the roadway sections
8. On Sheet C-6 the elevation given for the top of the sanitary lateral pipe for crossing three leaves the pipe below the anticipated sanitary stub invert listed on the same sheet. $603.49 - 0.5 = 602.99$, which is below 603.08.

Fire:

None. The applicant should contact the Fire Department prior to submitting building permit plans in order to review fire code requirements.

Forestry:

None.

Health:

The new establishment guidelines information packet and Health Department license application must be submitted prior to obtaining occupancy permit.

Planning:

1. Coordinate the southern drive aisle location with the McDonald's site plan across the street so that both drive lanes align with each other and are at least 150 feet from the proposed Main Avenue and Lawrence Drive intersection.
2. Very strongly recommend reducing the two drive lanes at the east and west end of the southern parking area from 25-feet to 24-feet, and adding the extra two feet to the width of the landscaped island near the southeast end of the parking area. Landscaping islands should be the approximate size of two parking stalls.
3. The site plan requires elevations for the "proposed pylon sign," however, new pylon signs are not allowed in De Pere. Submit drawings showing a pole sign that meets Code for staff review and approval. Pole signs, per

- Code, must have structures and architectural features that emulate the primary structure.
4. Verify that the signage is not inappropriately within a setback.
 5. Consider adding a walkway that connects the crosswalks at the corner of the lot to the building, in addition to the one walkway alongside the drive lane.
 6. Identify the bicycle parking location.
 7. Support the site plan showing 91 stalls subject to confirmation from the applicant that 91 stalls is suitable for the success of the proposed business.
 8. Provide a "No vehicular access" symbol (defined in the Legend) along the full length of Main Avenue and the first 150-feet of Lawrence Drive on the site plan.
 9. In the site plan identify the purpose/future for the truck turnaround that crosses onto Lot 2. Clarify if it permanent for turning around only, or if it is to become a future drive lane/access for Lot 2, etc. The property owner (Aldi) will need to record an easement or agreement for the shared use of the driveway with the northern neighboring property.
 10. Subject to the successful approval and recording of a related CSM for the site that creates the boundaries for dedicated right-of-way and proposed Lots 1-3.

Inspection:

1. Dumpsters shall be screened in accordance with De Pere's refuse and recycle storage Chapter 14-60 (j).
2. Area of site disturbance exceeds one acre, a WDNR NOI/WPDES permit shall be obtained prior to a municipal soil erosion control permit.
3. Provide 6 inch schedule 40 pvc sanitary sewer from the 8-inch sewer lateral to the proposed building.
4. Provide verification that the existing well has been properly abandoned.

The above conditions must be addressed via revised submittals and staff review and approval prior to issuance of a site plan approval memo.

REVIEW PROCESS:

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Site Plan request for a new commercial building and 91 stall parking area called ALDI subject to compliance with the staff comments noted in this report.

CITY OF DE PERE
RECEIVED

DEC 18 2017

PLANNING DEPT.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 305.00

Receipt #: 00128179

Date: 18 Dec 2017

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) GB REAL ESTATE INV., LLC	Authorized Representative GARRITT K. BADER	Title PRINCIPAL	
Mailing Address 300 N. VAN BUREN ST.	City GREEN BAY	State WI	ZIP Code 54301
Email Address GB@GB-RE.COM	Phone Number (incl. area code) (813) 510-0296	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) GB 1100 MAIN, LLC	Contact Person "	Title "	
Mailing Address "	City "	State "	ZIP Code "
Email Address "	Phone Number (incl. area code) "	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1028, 1030, 1040 MAIN AVE 2 STH 41 (FUTURE LOT 1 CSM)	Parcel No. WD-VA454, WD-VA455-1 WD-VA450-1, WD-VA450
--	---

SECTION 4: Project Information

Existing Zoning: C-2			
Present Use of Parcel: VACANT			
Proposed Use of Parcel: RETAIL			
Estimated Start Date: 3-1-18	Estimated Completion Date: 9-30-18		

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

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) GARRITT K. BADER	Title PRINCIPAL	Phone Number (813) 510-0296
Signature of Applicant 		Date Signed 12-18-17

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	✓ PS 18 Dec 2017 Ald:
--	--------------------------

Attachment: Application Form (6550 : Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI at 1)

Transmittal



Date: **12/19/2017**

To: Peter Schleinz
 Title: City Planner
 Company: City of De Pere
 Address: 335 S. Broadway
 De Pere, WI 54115

Title: Senior Project Engineer
 Office: Brookfield, WI
 Address: 15850 W. Bluemound Road | Ste 210
 Brookfield, WI 53005
 Ph: 262-754-8888 Fax: 262-754-8850

From: Mark Seidl

PEG Project: Aldi – De Pere Site Plan Review

PEG Project No.: 818.00-WI

Transmitted for the Purposes of: Site Plan Review / Plan Commission Submittal

Transmitted Via: FedEx

Copies	Item Date	Description
1	11/13/2017	Full Size Civil, Landscape, Photometrics, Operations, Exterior Elevations, Renderings
1	11/13/2017	Half Size Civil, Landscape, Photometrics, Operations, Exterior Elevations Plans
1	11/13/2017	CD with Digital copy of Plans

Notes: Peter, enclosed you will find documents for your site plan review. Please note that ALDI is excited to announce that the proposed De Pere store will be the first of its kind to have the new Modern Market design. This building prototype was recently approved for select markets. Feel free to contact me if you have any questions!

Thanks,

Mark

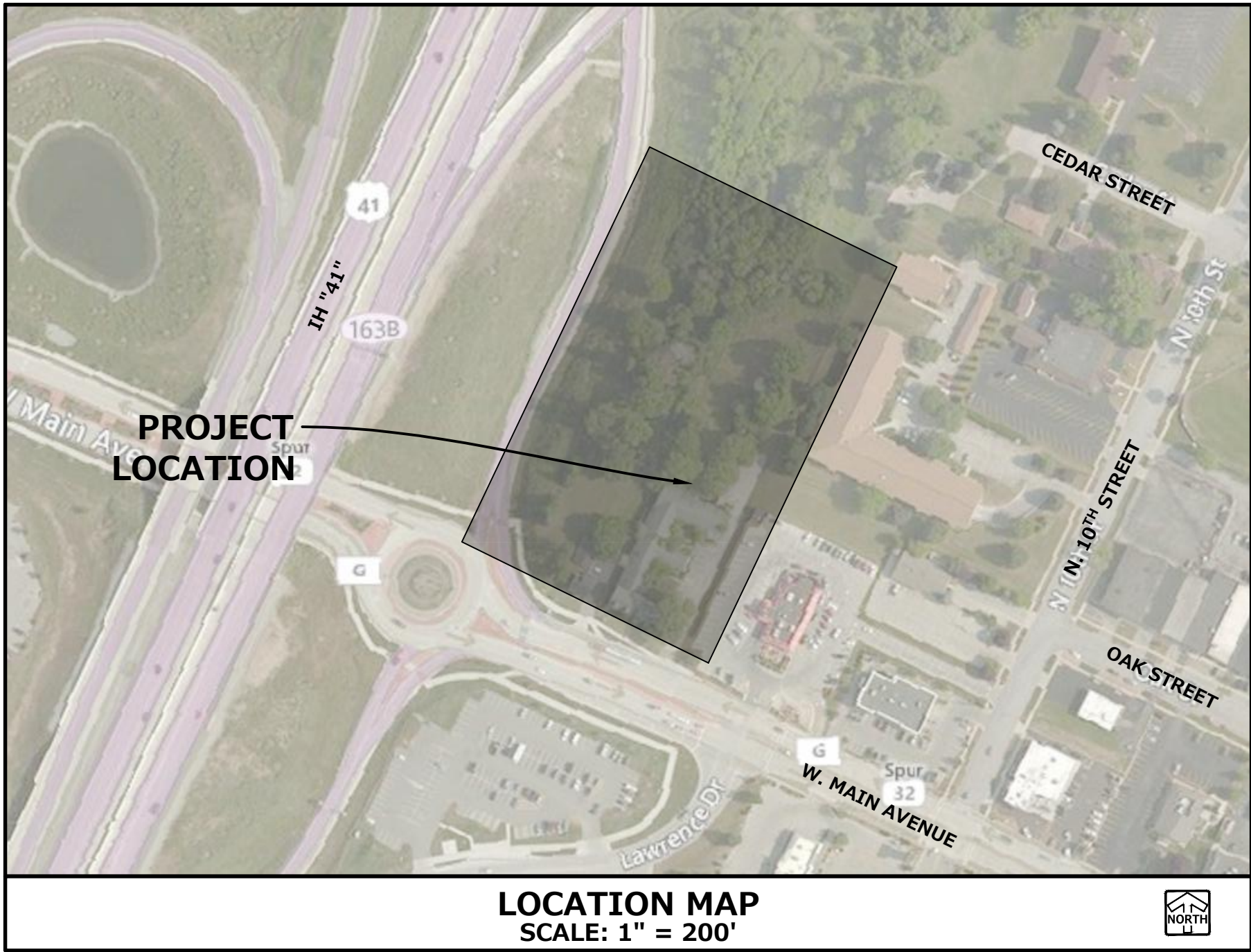
ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR
ALDI

DE PERE, WI
PLANS PREPARED
FOR

ALDI INC.

9342 SOUTH 13th STREET
OAK CREEK, WI 53154



INDEX OF SHEETS	
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	SITE DIMENSION & PAVING PLAN
C-5	GRADING & EROSION CONTROL PLAN
C-6	UTILITY PLAN
C-7 - C-8	CONSTRUCTION DETAILS

GOVERNMENT CONTACTS

GOVERNMENT AGENTS:

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EXPIRATION DATE: JULY 31, 2018

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLUTELY THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVISIONS

1	PC SUBMITTAL	12/19/17			

REC JOB NO.	818.00-WI
MTS	
START DATE	09/07/17
SCALE	N.T.S.

SHEET	C-1
	C-8

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER AREA DRAIN		■
STORM SEWER INLET (ROUND CASTING)	○	■
STORM SEWER INLET (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	◡	◡
CONCRETE HEADWALL	◡	◡
VALVE VAULT	⊙	⊙
VALVE BOX	■	■
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
UTILITY CROSSING	—	—
LIGHTING	⊙	⊙
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
CAUTION EXISTING UTILITIES NEARBY	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
STREET SIGN	⊙	⊙
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	749	749
SPOT ELEVATION	x (750.00)	x (750.00)
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	→	→
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

ABBREVIATIONS

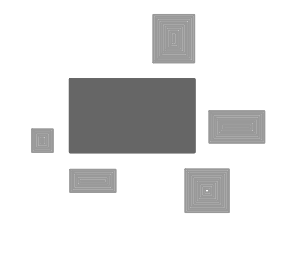
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	CURB AND GUTTER	PC	POINT OF CURVATURE
C & G	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
D	DEGREE OF CURVE	R	RADIUS
ED	EDGE OF DRIVEWAY	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FL	FINISHED GRADE	ST	STORM SEWER
FP	FLOW LINE	T	TANGENCY OF CURVE
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TC	TOP OF CURB
HWL	HIGH WATER LEVEL	TP	TOP OF PIPE
INV	INVERT	TW	TOP OF WALK
LN	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GESTRA ENGINEERING, INC. DATED 12/19/2016. FOR THE PROJECT SITE, THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL 'GOOD HOUSEKEEPING'.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

ALDI
1040 MAIN AVENUE, DE PERE, WI

COVER SHEET



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
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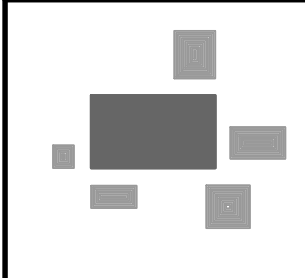
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REVIEWED: MAC

DESIGNED: MTS

DRAWN: SUM



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GENERAL NOTES

REVISIONS

1	PC SUBMITTAL	12/19/17	—	—	—
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REC JOB No. **918-00-WI**

MAC

REG PM

START DATE **09/07/17**

SCALE

N.T.S.

SHEET

C-2

C-8

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE. LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 380.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANUEVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL BROWN COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURE OF THE COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +1 TO +3 PERCENT AND GRANULAR SOIL 13 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- SUBGRADE TOLERANCES ARE +1" FOR LANDSCAPE AREAS AND +1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEViate WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
- PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUS SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12, WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS II OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
- CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
- 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES CONFORMING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANUEVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO ALL GRADATION REQUIREMENTS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4 INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFERTO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO DOT STANDARD SPECIFICATIONS. TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL HAVE A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IS REQUIRED.
- PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN. EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

Attachment: Site Plan - PRELIMINARY REVISED with updated ELEVATIONS - 28 Dec 2017 (6560) - Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI (at 1)

GENERAL NOTES

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DESIGNED: MTS
DRAFTED: SUM
REVIEWED: MAC

CONTRACTOR TO FIELD VERIFY OF
EXISTING BUILDING UTILITY
LATERALS. ALL LATERALS TO BE
REMOVED TO THE PUBLIC MAIN.

CONTRACTOR TO FIELD
VERIFY DEMOLITION LIMITS
PRIOR TO BIDDING.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-2

EXISTING CONDITIONS SURVEY:

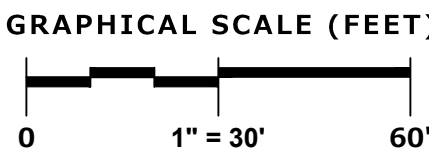
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

LEGEND

SANITARY MANHOLE	⊙	STORM SEWER	—>—>
STORM MANHOLE	⊙	WATER MAIN	—w—
CATCH BASIN	⊙	LIGHTING	⊙
INLET	⊙	ELECTRICAL CABLE	—E—E—
PRECAST FLARED END SECTION	△	ELECTRICAL TRANSFORMER OR PEDESTAL	⊠
CONCRETE HEADWALL	▽	POWER POLE	⊗
VALVE VAULT	⊗	POWER POLE WITH LIGHT	⊗
VALVE BOX	⊗	GUY WIRE	—g—
FIRE HYDRANT	⊙	STREET SIGN	⊙
BUFFALO BOX	⊙	GAS MAIN	—G—G—
CLEANOUT	⊙	TELEPHONE LINE	—T—T—
SANITARY SEWER	—s—s—	CONTOUR	749
FORCE MAIN	—f—f—	TREE WITH TRUNK SIZE	6" 6"
CONCRETE SIDEWALK	—c—c—	EASEMENT LINE	---



REVISIONS

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REVIEWED: MAC
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LEGEND

LIGHT DUTY ASPHALT PAVEMENT
- 1" - 1 1/2" CRUSHED AGGREGATE TB
- 3" HMA PAVEMENT (2 LIFTS)
- 1 1/2" BINDER COARSE - 3 LT 50-28 S
- 1 1/2" SURFACE COARSE - 5 LT 50-28 S

HEAVY DUTY ASPHALT PAVEMENT
- 1 1/2" - 1 3/4" CRUSHED AGGREGATE TB
- 4" HMA PAVEMENT (2 LIFTS)
- 2" BINDER COARSE - 3 LT 50-28 S
- 2" SURFACE COARSE - 5 LT 50-28 S

CONCRETE PAVEMENT
- 6" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M.
- 6" MIN. - 1 1/2" CRUSHED AGGREGATE TB

CONCRETE SIDEWALK
- 5" CONCRETE SIDEWALK
- 4" - 1 1/2" CRUSHED AGGREGATE TB

4" SOLID YELLOW STRIPE

4" DIAGONAL AT 45° SPACED 2' O.C.

ADA PARKING STALL SIGNAGE WITH PAINTED SAFETY YELLOW BOLLARD

18" CURB & GUTTER (SEE DETAIL)

18" REVERSE CURB & GUTTER (SEE DETAIL)

TAPER CURB HEAD (SEE DETAIL)

BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAIN DOOR)

ADA STALL INSIGNIA

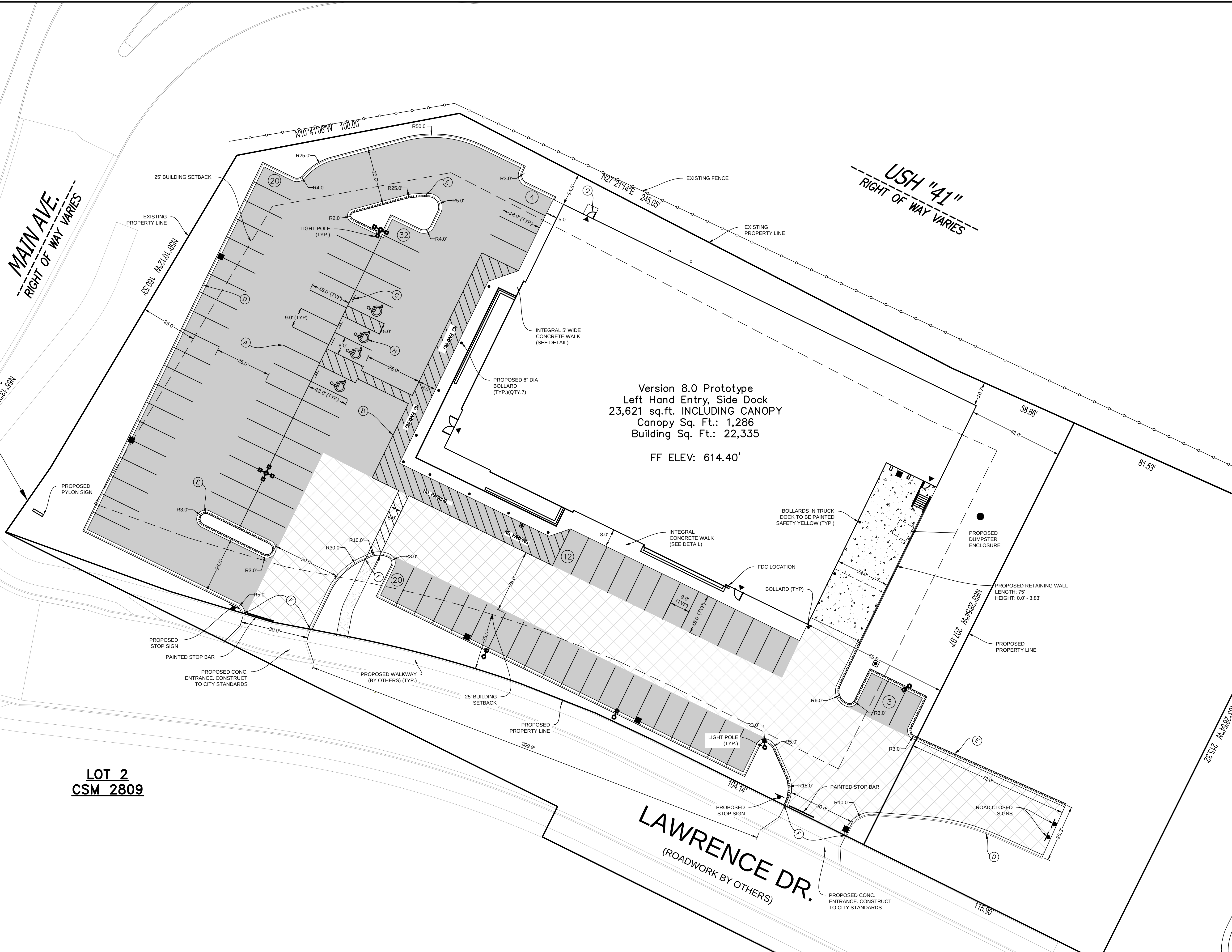
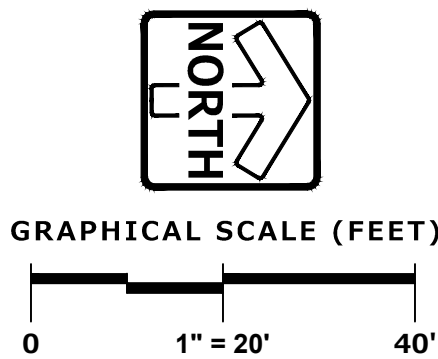
PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

MAIN DOOR

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-2

TOTAL LOT SIZE: 84,234 SF (1.94 AC)
TOTAL # PARKING STALLS: 91

LOT 2
CSM 2809



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ALDI
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SITE DIMENSION &
PAVING PLAN

REVISIONS	
1 - PC SUBMITTAL	12/19/17

REG JOB NO. 818.00-WI
REG PM MAC
START DATE 09/07/17
SCALE 1" = 20'

SHEET
C-4
C-8

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REVIEWED: MAC
DRAFTED: SUM

LEGEND

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

STORM STORM CATCH BASIN (ROUND CASTING)

STORM SEWER CATCH BASIN (RECTANGULAR CASTING)

PRECAST FLARED END SECTION

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

DIRECTION OF SURFACE FLOW

OVERFLOW RELIEF ROUTING

SILT FENCE

WISDOT TYPE D INLET PROTECTION

CONSTRUCTION ENTRANCE

CURLEX EROSION CONTROL BLANKET

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

SITE DATA

TOTAL SITE AREA:

84,234 sf (1.94 ac)

PROPOSED IMPERVIOUS AREA:

67,397 sf (1.54 ac)

PROPOSED DISTURBANCE AREA:

91,575 sf (2.10 ac)

GREEN SPACE:

17,365 sf (0.40 ac) (21%)

CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES (CONTRACTOR TO PROVIDE INLET PROTECTION ON LAWRENCE DR.)

2. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.

3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.

4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.

5. CONSTRUCTION OF FOUNDATIONS AND BUILDING.

6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.

7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.

8. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.

9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

NORTH

GRAPHICAL SCALE (FEET)

0

1" = 20'

40'

LOT 2
CSM 2809

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GRADING & EROSION
CONTROL PLAN

REVISIONS

1

PC SUBMITTAL

12/19/17

REG JOB NO. 1818.00-WI

MAC

REG PM

START DATE 09/07/17

SCALE 1" = 20'

SHEET

C-5

C-8

Z:\PROJECTS\2016\818.00-WI\CAD\SHEETS\818.00-WI GRADING AND EROSION CONTROL PLAN.DWG

Packet Pg. 67

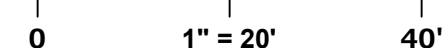


CROSSINGS	
1	12" STORM OVER 6" WATERMAIN 12" STORM B/PIPE=607.51 6" WATERMAIN T/PIPE=606.01
2	6" STORM OVER 6" SANITARY 6" STORM B/PIPE=607.87 6" SANITARY T/PIPE=608.17
3	12" STORM OVER 6" SANITARY 12" STORM B/PIPE=607.07 6" SANITARY T/PIPE=603.49

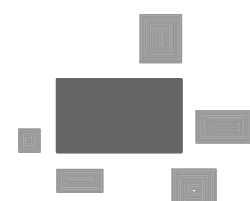
**NOTE: ALL STORM CATCH BASINS TO
BE INSTALLED WITH UNDERDRAIN.
SEE DETAIL ON SHEET C-7**



GRAPHICAL SCALE (FEET)



DRAFTED: SMM
DESIGNED: MTS
REVIEWED: MAC



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UTILITY PLAN

REVISIONS			
1	PC SUBMITTAL	12/19/17	

REG JOB NO. 818.00-WT

REG PM _____ MAC _____

START DATE 09/07/17

SHEET
C-6
C-8

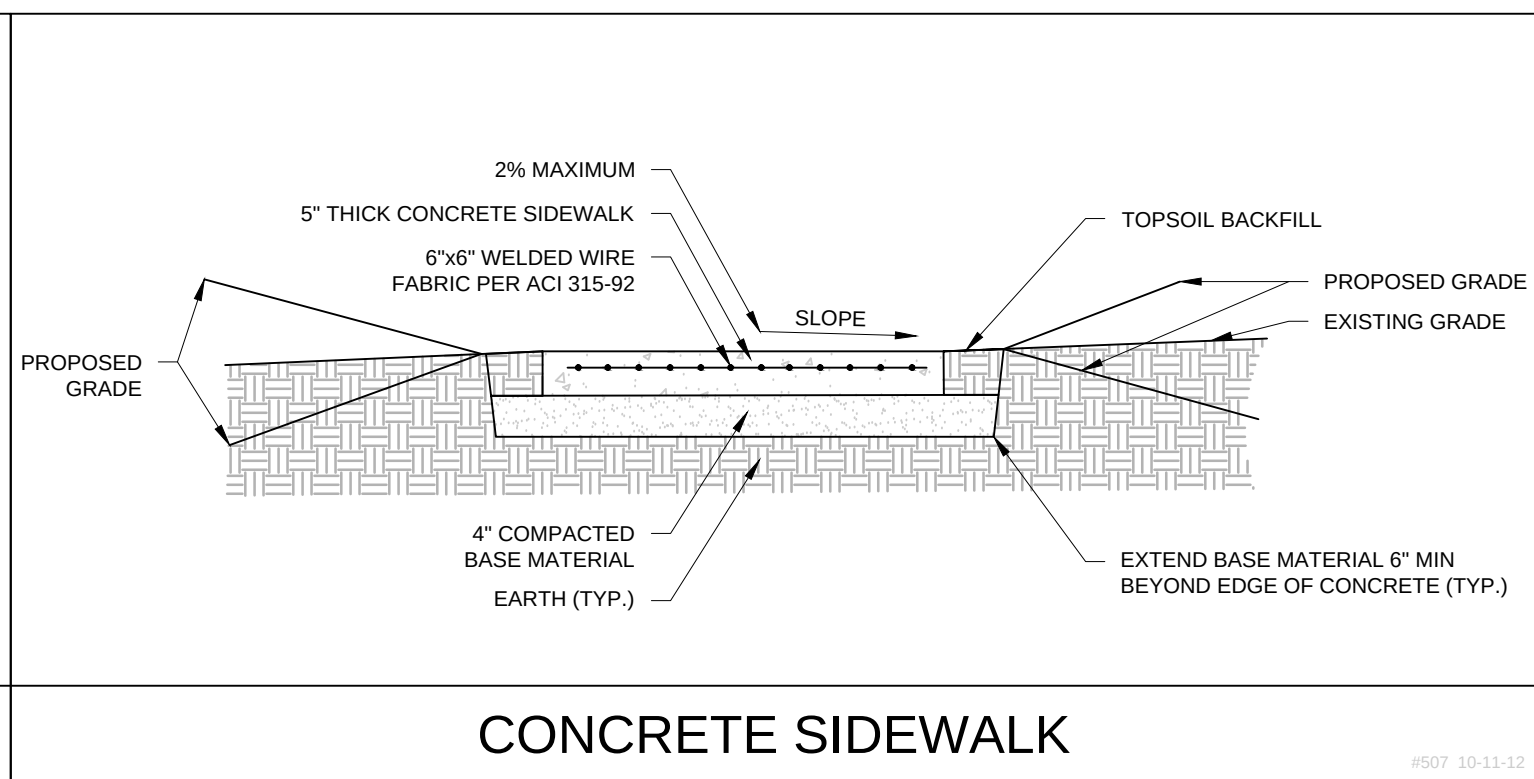
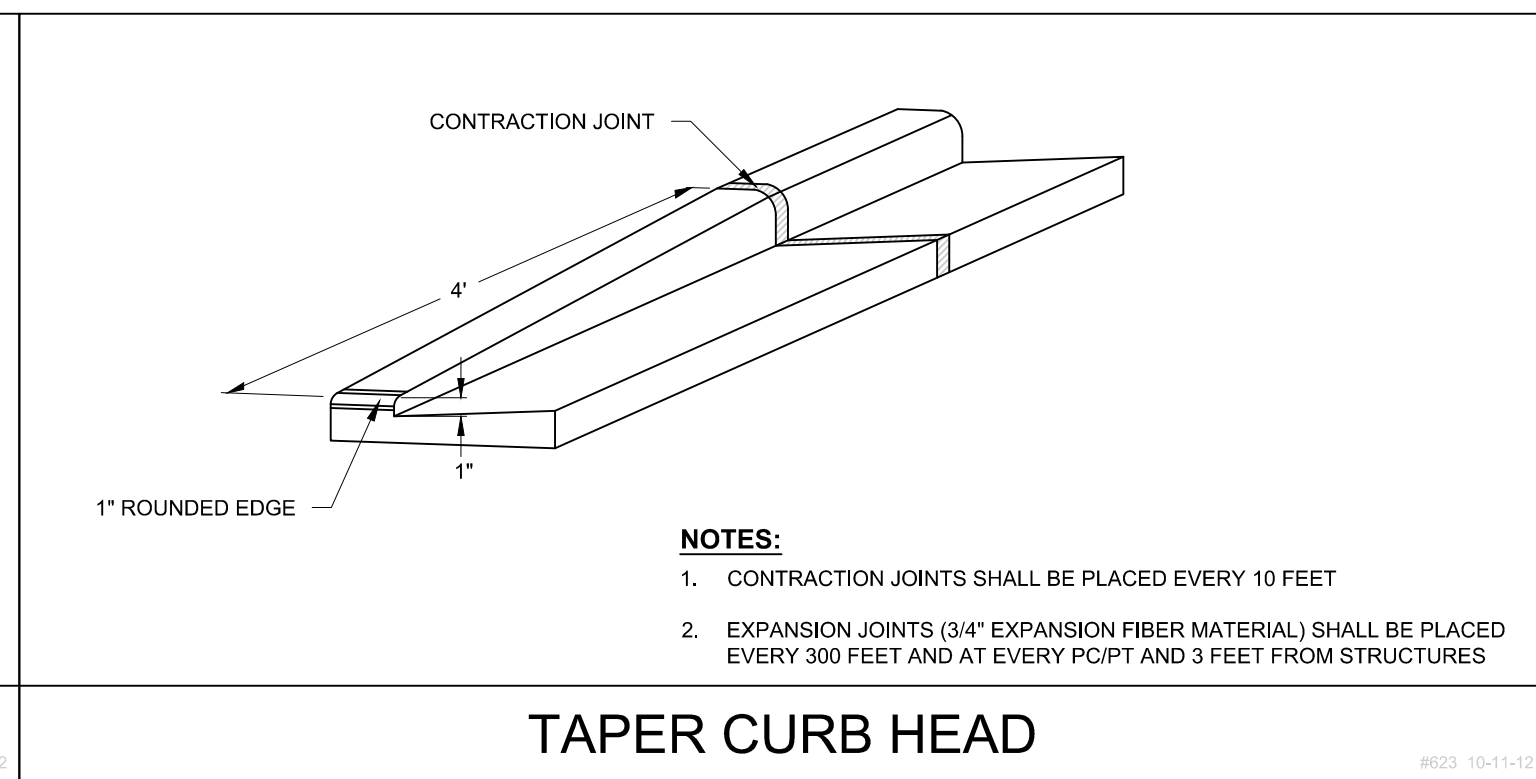
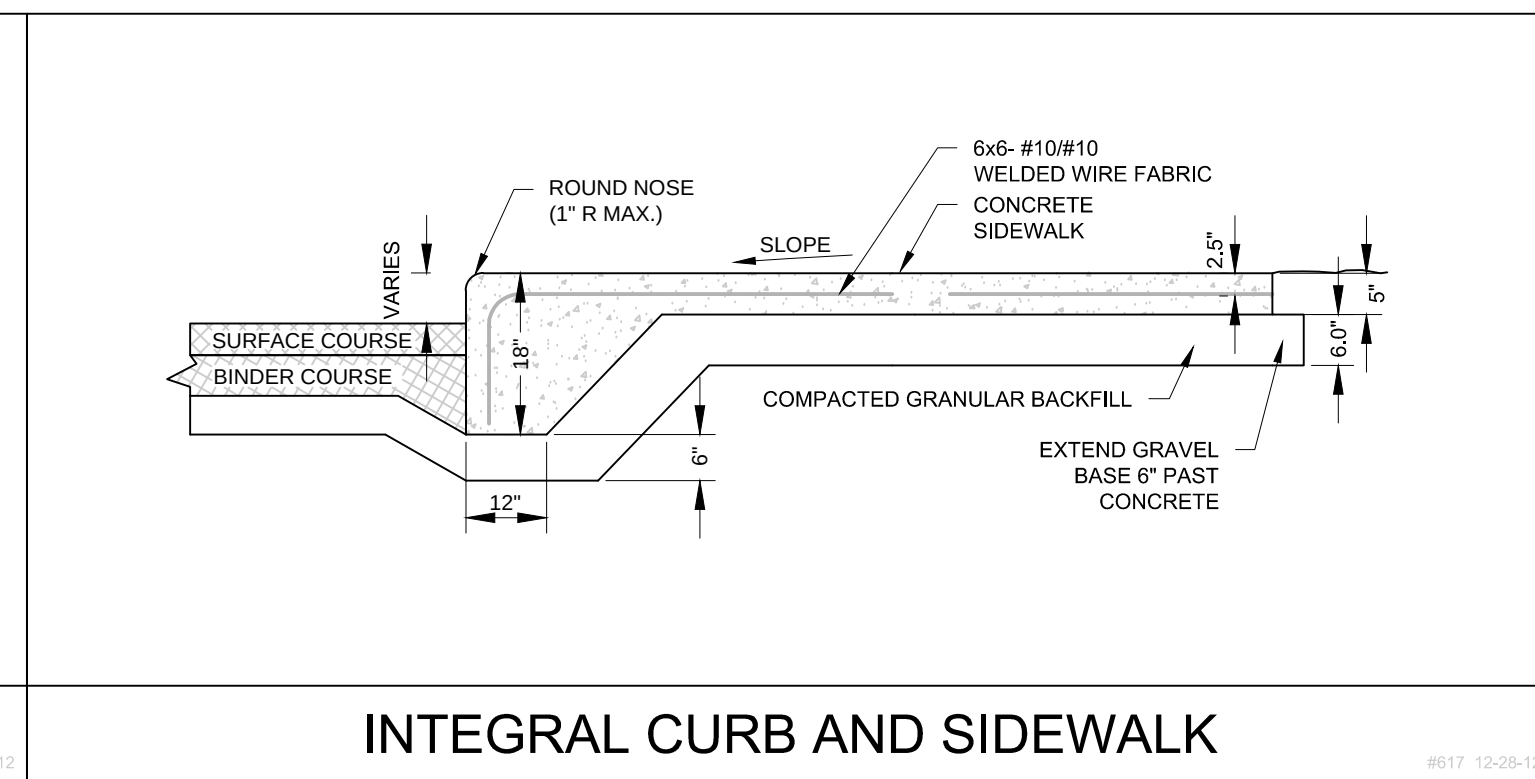
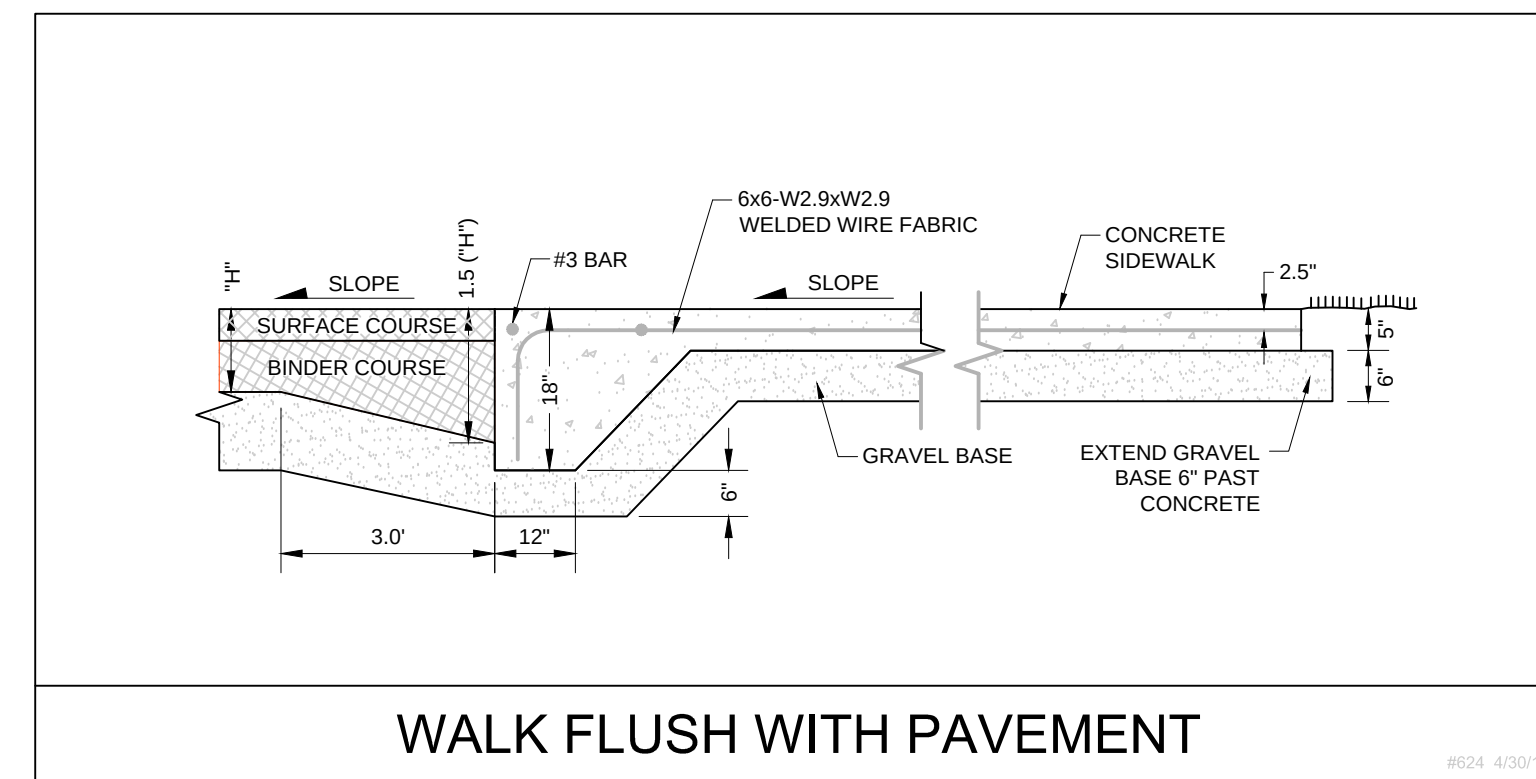
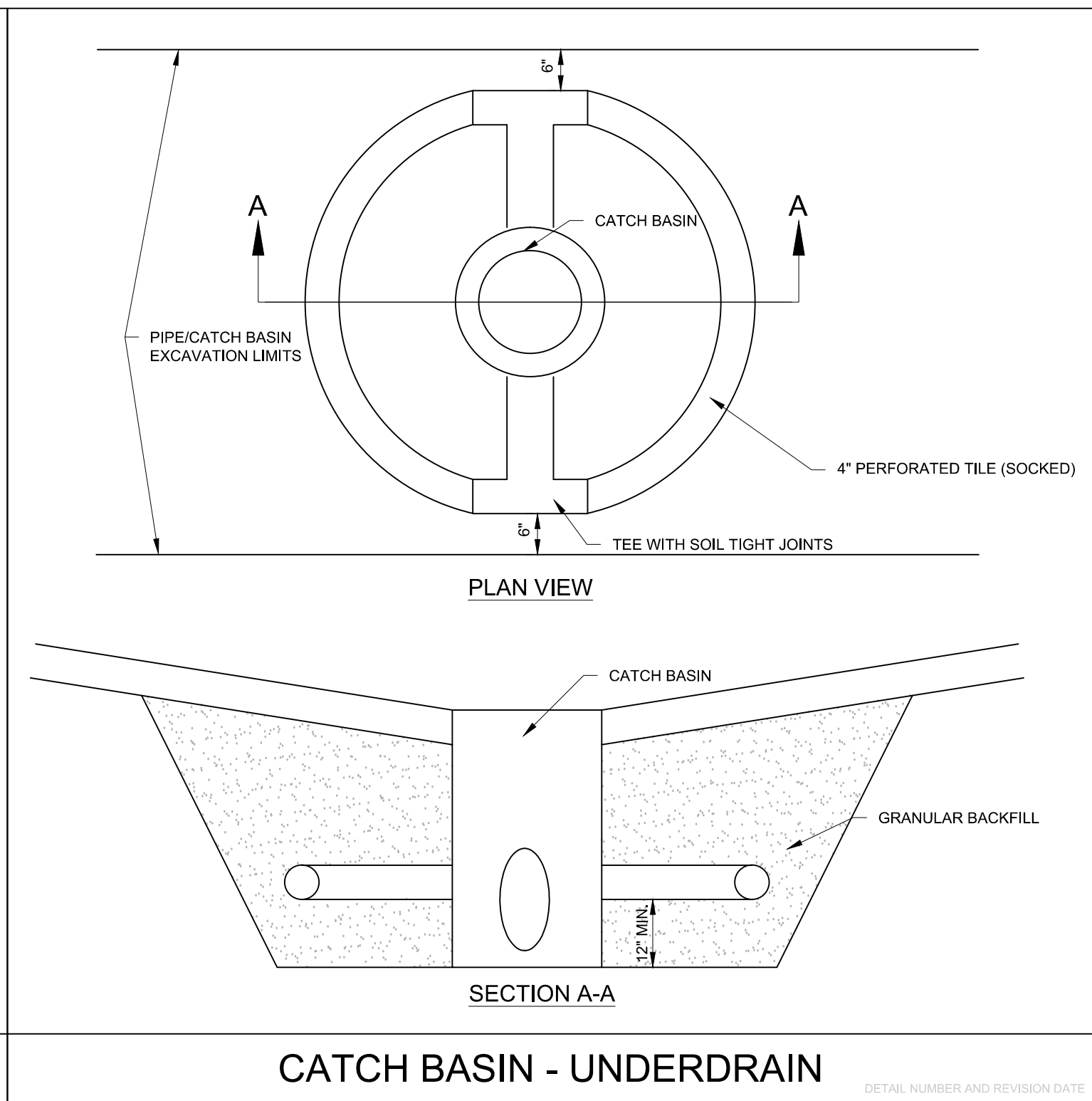
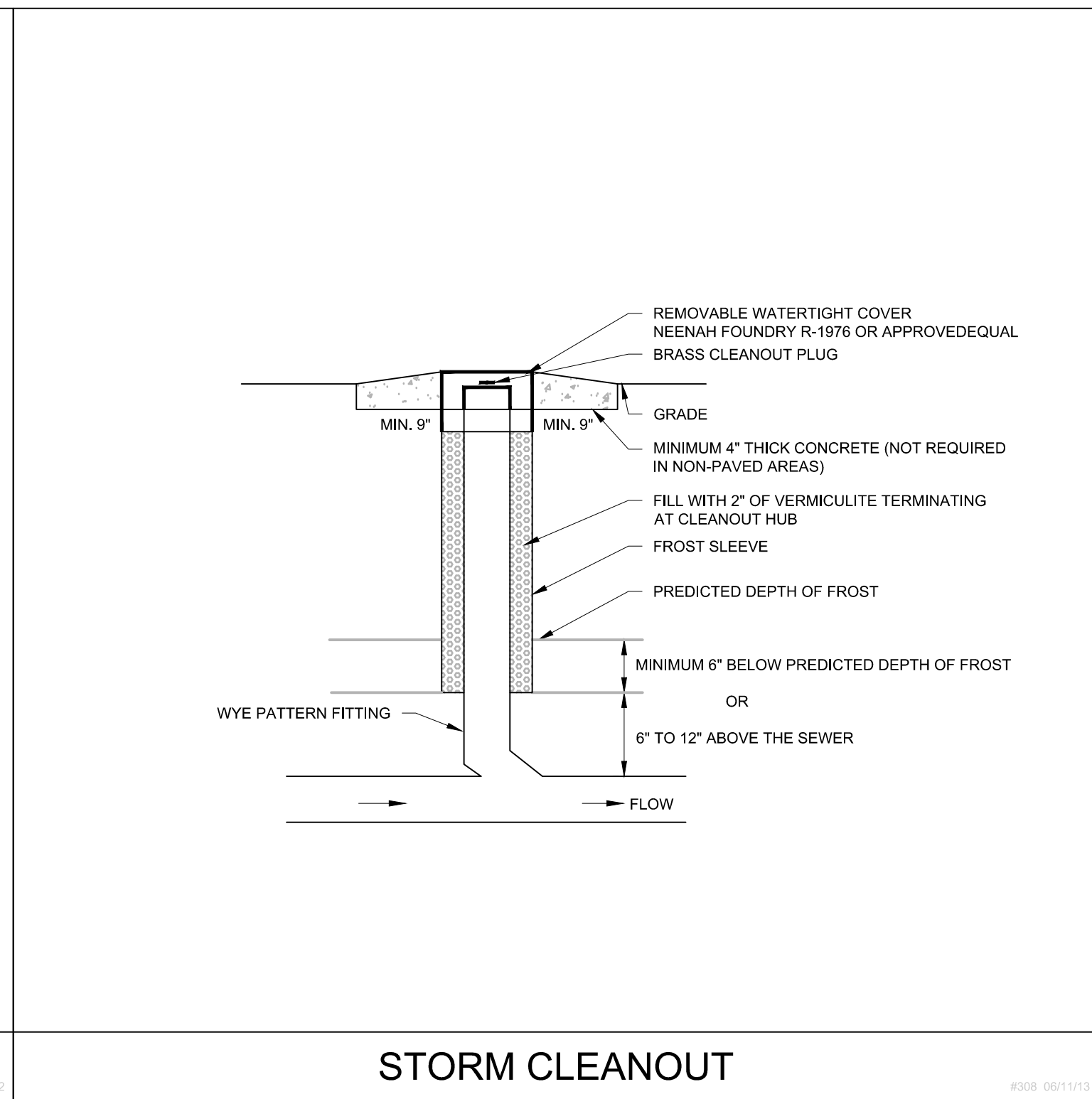
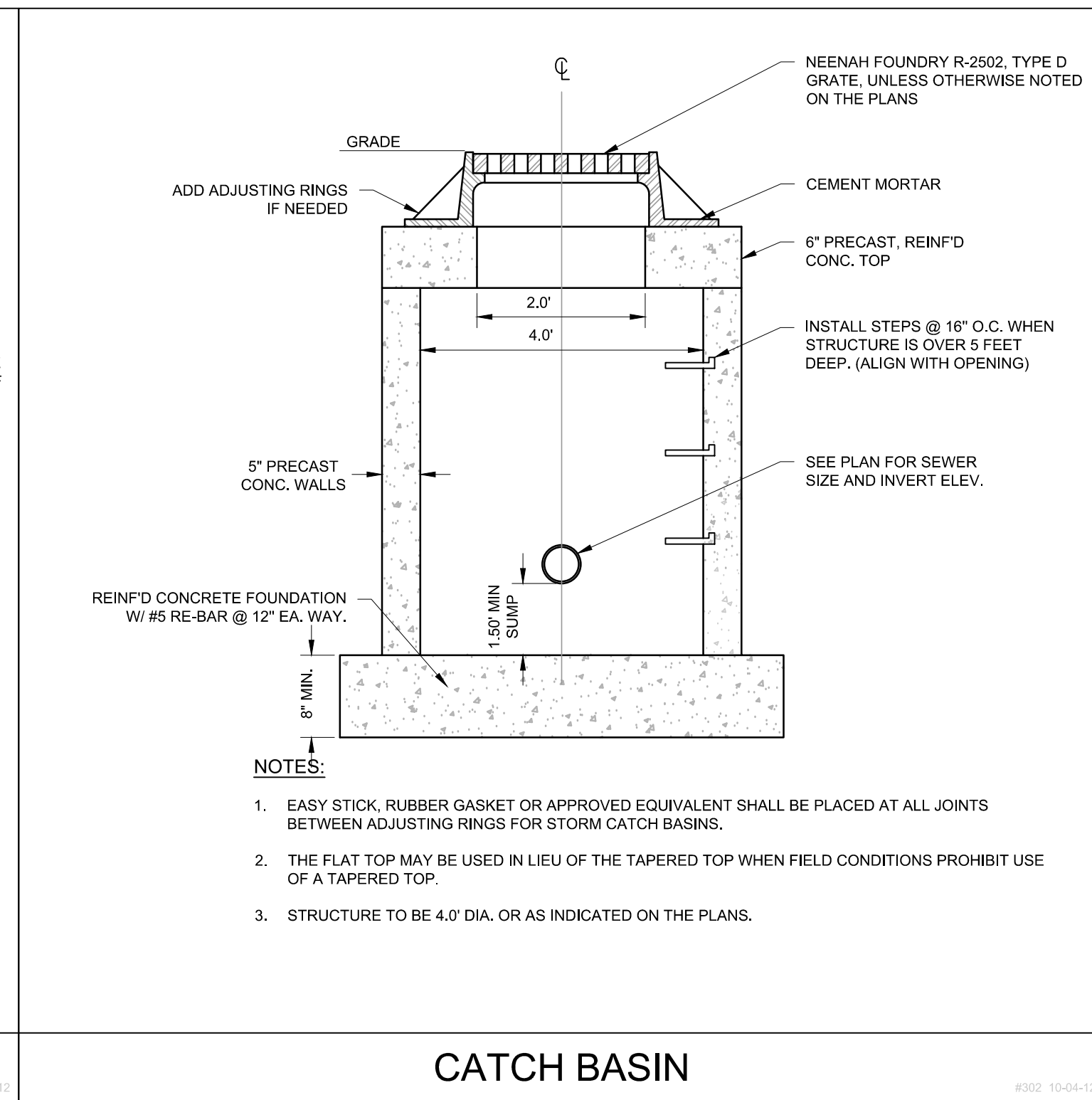
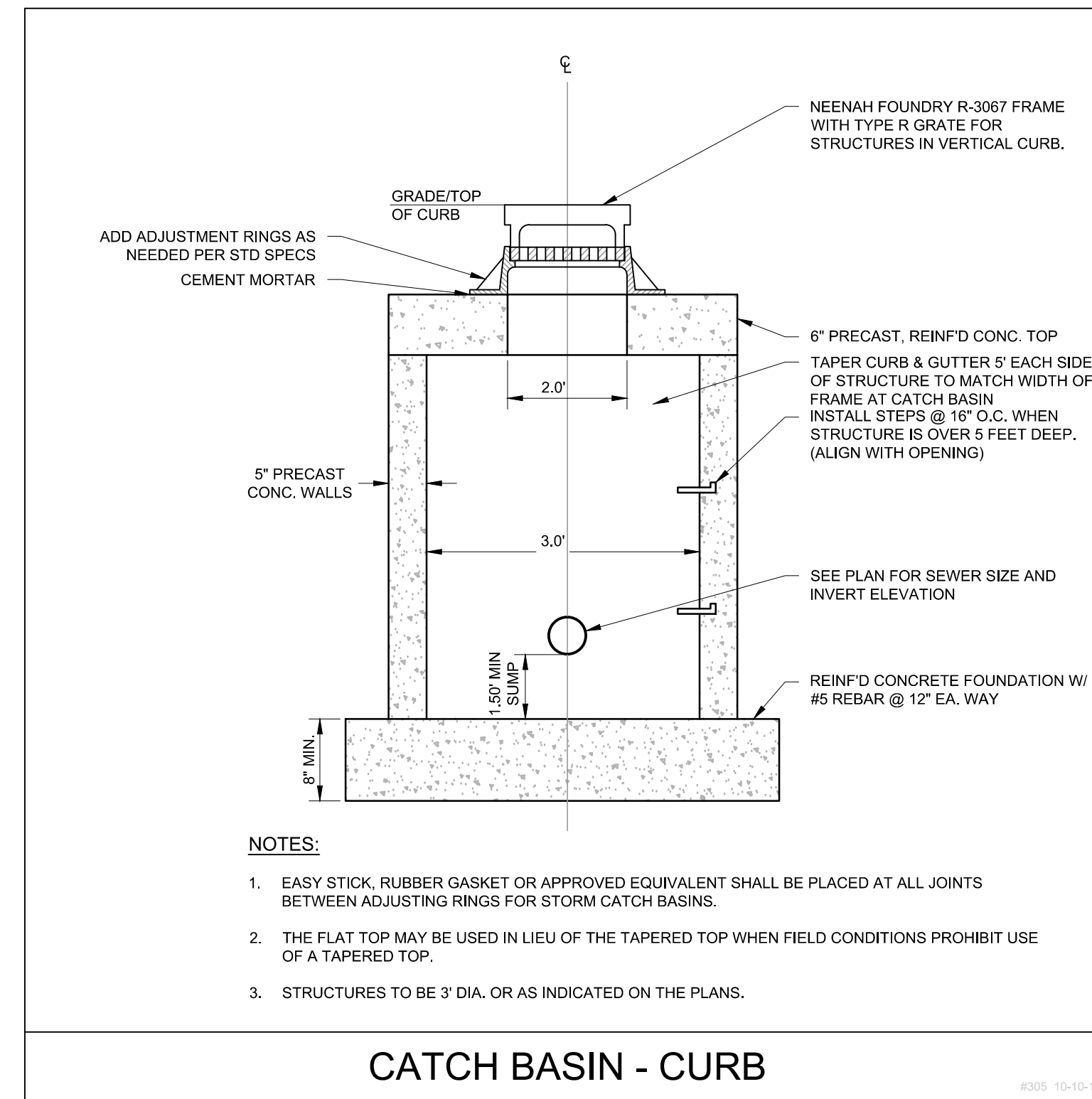
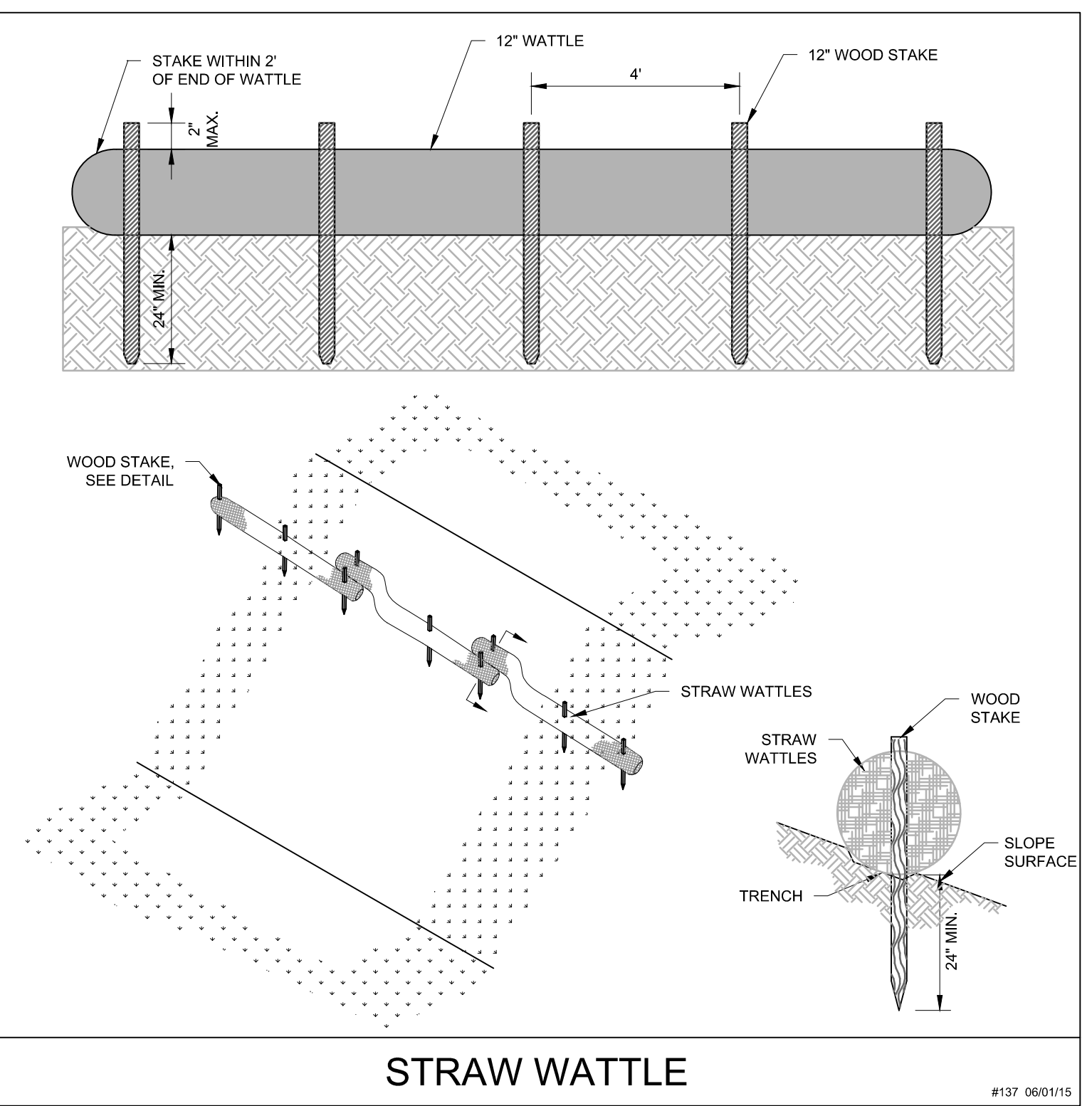
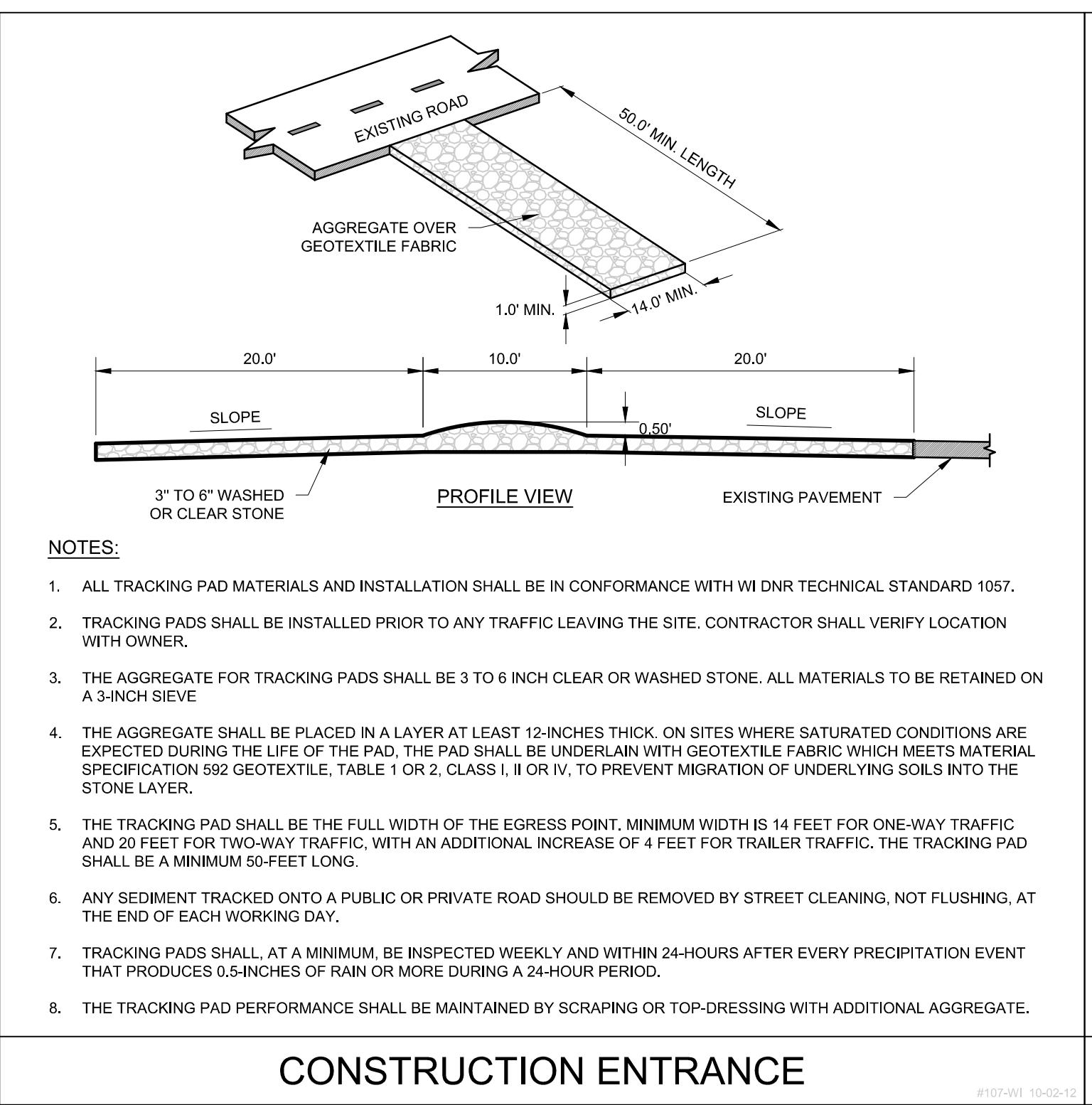
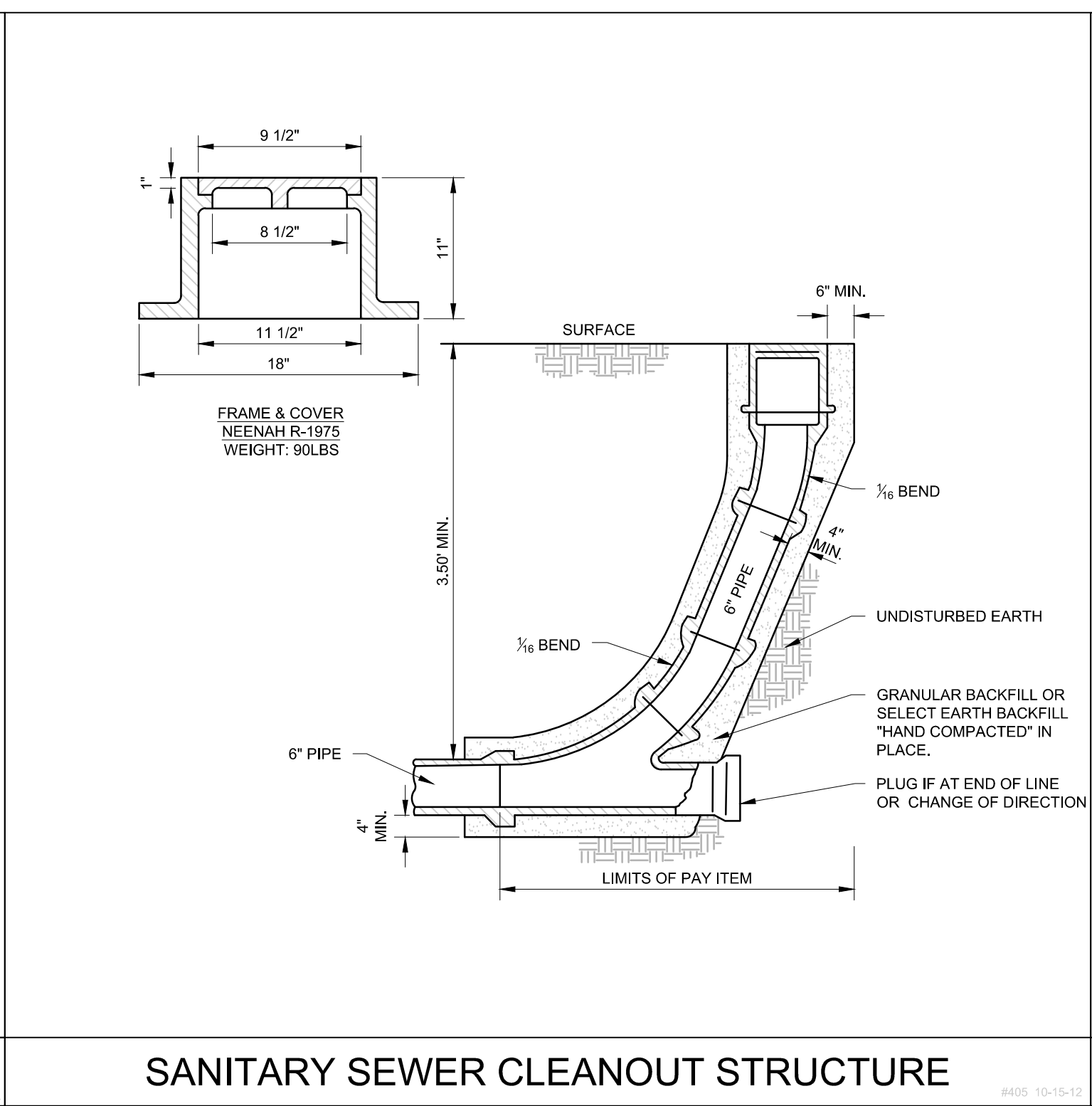
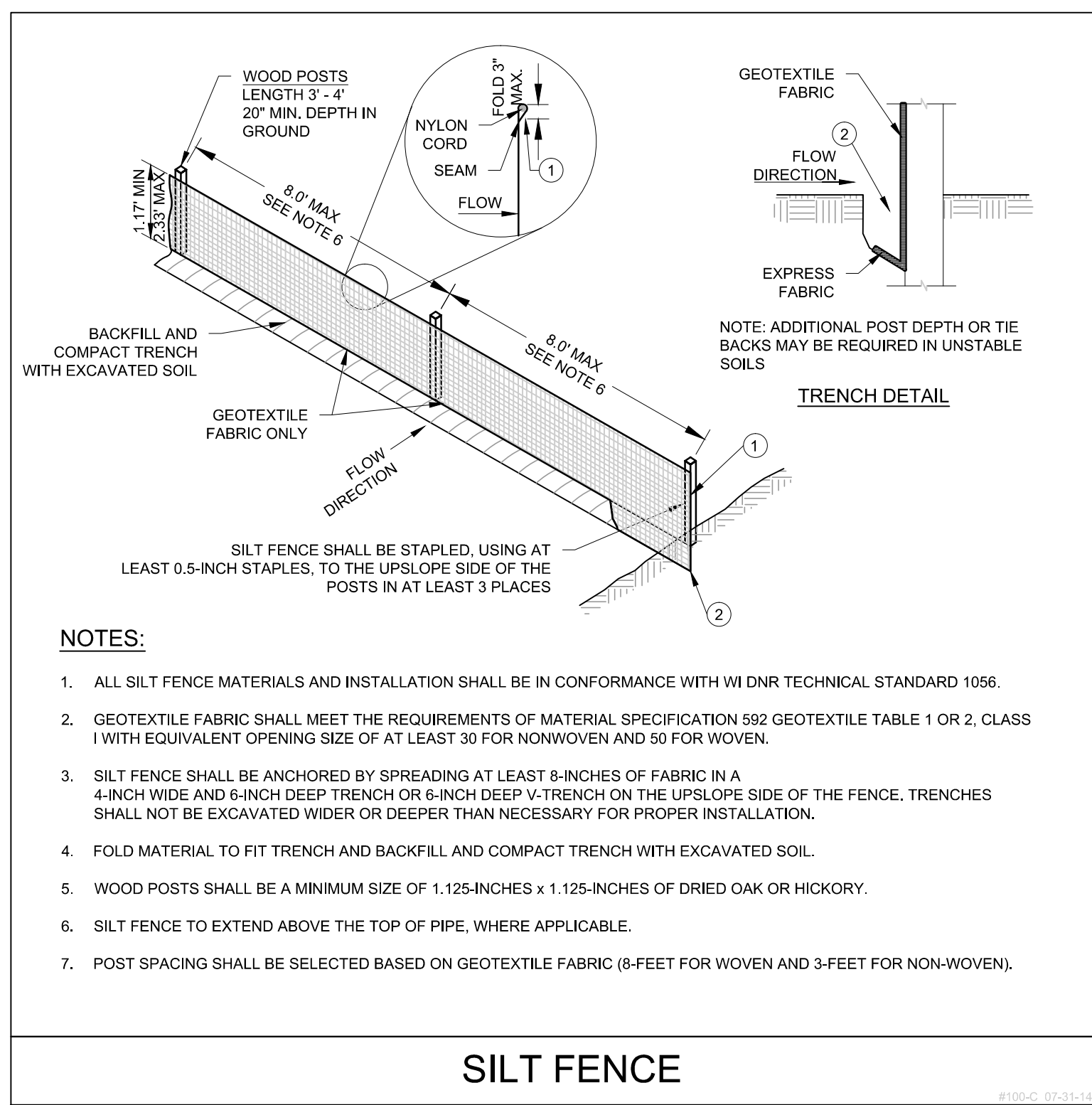
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DESIGNED: MTS

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CONSTRUCTION DETAILS

REVISIONS	
1. PC SUBMITTAL	12/19/17

REG JOB NO. **818.00-WI**

REG PM **MAC**

START DATE **09/07/17**

SCALE **N.T.S.**

SHEET **C-7**

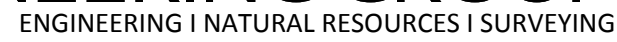
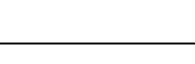
C-8

Attachment: Site Plan - PRELIMINARY REVISED with updated ELEVATIONS - 28 Dec 2017 (6550) : Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI at 1.

FOR REVIEW ONLY

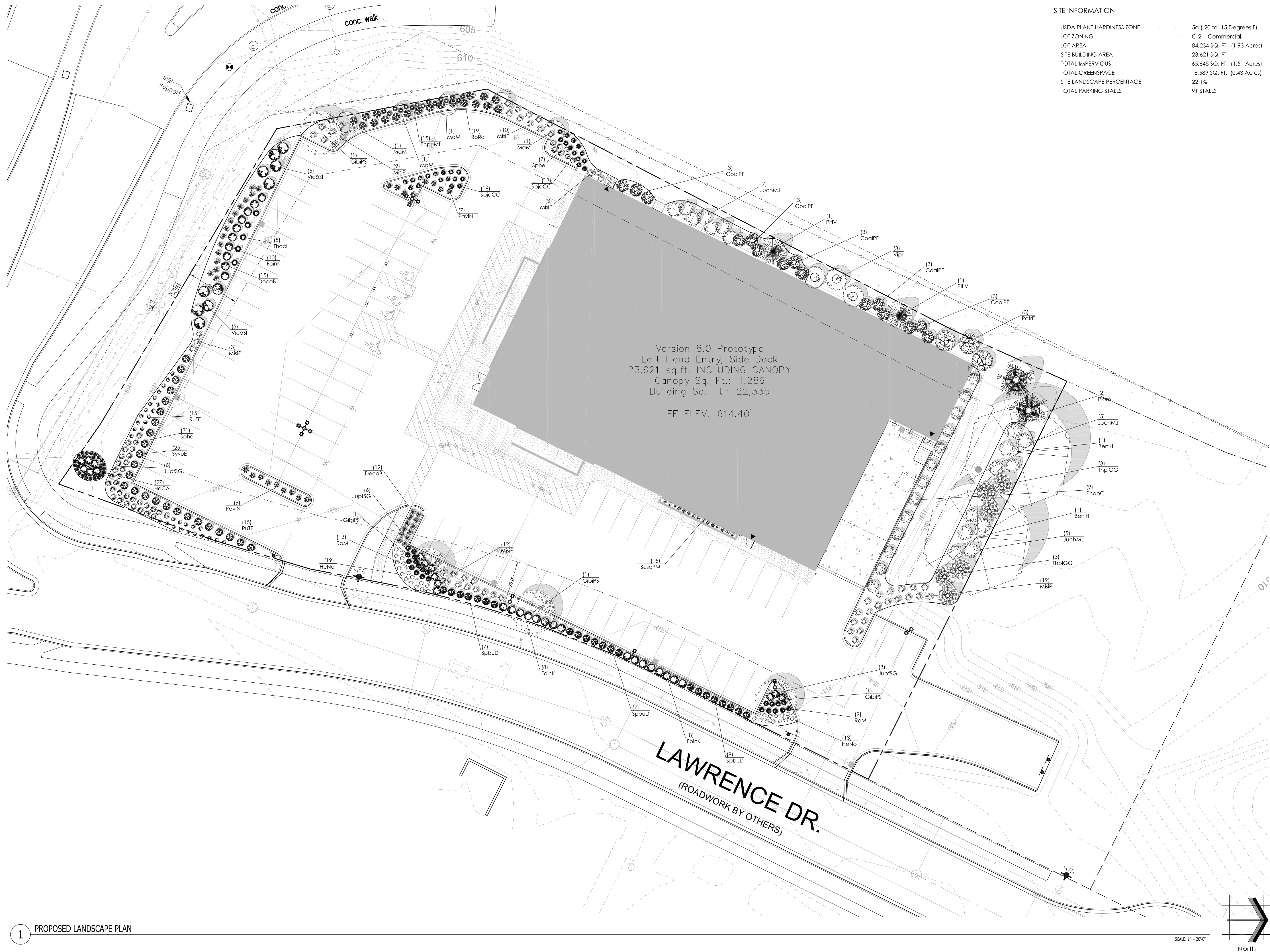
CONSTRUCTION DETAIL C

Z:\PROJECTS\2016\818.00-WI\CAD\SHEETS\818.00-WI CONSTRUCTION DETAILS.DWG



WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SHEET
C-8
C-8



SITE INFORMATION		
USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)	
LOT ZONING	C-2 - Commercial	
LOT AREA	84,234 SQ. FT. (1.93 Acres)	
SITE BUILDING AREA	23,621 SQ. FT.	
TOTAL IMPERVIOUS	65,645 SQ. FT. (1.51 Acres)	
TOTAL GREENSPACE	18,589 SQ. FT. (0.43 Acres)	
SITE LANDSCAPE PERCENTAGE	22.1%	
TOTAL PARKING STALLS	91 STALLS	

InSITE
LANDSCAPE DESIGN
Landscape Consulting
and Master Planning Design Services
11525 W. North Avenue Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesign.com

Project:

**ALDI
Food Store #XX**

Lawrence Drive
Beaver Dam, WI 54115

Issuance and Revisions:

Date	Number	Description
11/12/17		Client Review Submittal
11/13/17		Plan Commission Submittal
12/19/17		Plan Commission Submittal

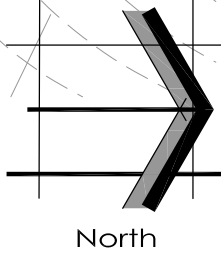
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Sheet Title:

PROPOSED LANDSCAPE PLAN

Date of Drawing:	12/19/17
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L17-059
Sheet Number:	

LSP1.1



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Proposed Plant Material Table						
Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	BenH		Betula Nigra 'Heritage'	Heritage River Birch	8' - 10' - Clump B&B	1
4	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2'-Cal - B&B	2
5	MaM		Malus 'Marilee'	Marilee Flowering Crab	1 1/2' Cal - B&B	
3	PotrE		Populus tremula 'Erecta'	Columnar Swedish Aspen	2'-Cal - B&B	
3	Vipr		Viburnum prunifolium	Blackhaw viburnum	7' - B&B	3

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	Piom		Picea omorika	Serbian Spruce	6' - B&B	
2	PfIV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' - B&B	
6	ThpiGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - B&B	

Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	CoalPF		Cornus alba 'Prairie Fire'	Prairie Fire Dogwood	24"- Cont	
26	FoinK		Forsythia x intermedia 'Kolgold'	Magical Gold Forsythia	18" - 24"- Cont	
13	PhopC		Physocarpus opulifolius 'Mindia'	Coppertina Ninebark	2' - 3' - B&B	
22	RoM		Rosa 'Meimiro'	Apricot Drift Groundcover Rose	18" - Cont	
19	RoRa		Rosa x 'Radiko'	Double Knock Out Rose	18" - 24"- Cont	
29	SpjaCC		Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea	18" - Cont	
22	SpbuD		Spiraea x bumalda 'Dolchica'	Dolchica Spirea	18" - 24"- Cont	
25	SyvuE		Syringa vulgaris 'Eldancer'	Tiny Dancer Lilac	24"- Cont	
10	VicaSl		Viburnum carlesii 'J.N. Select A'	Spice Island Koreanspice viburnum	24" - 30" - B&B	

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
17	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	24" - B&B	
15	JupfSG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	24" - B&B	
5	Thoch		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3' - 4' Cont	

Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
27	DecoB		Deschampsia caespitosa 'Bronzeschleier'	Deschamps Veil Tuft Hair Grass	1-Gal - Cont	
56	MisIP		Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	1-Gal - Cont	
17	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
15	ScscPM		Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	1-Gal - Cont	
38	Sphe		Sporobolus heterolepis	Prairie Dropseed	1-Gal - Cont	

Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	EcpuMT		Echinacea purpurea 'Merlot'	Merlot Coneflower	4 1/2" pot	
28	HeCA		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	4 1/2" pot	
32	HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	4 1/2" pot	
31	RUTE		Rudbeckia 'TigerEye'	TigerEye Gloriosa Daisy	4 1/2" pot	

- Comments
- 1. Multi-stem (3) Specimen Clump
 - 2. Male Only

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 452-7910 (877) 506-6592 www.DiggersHotline.com OR

811

Know what's below.
Call before you dig.

SITE INFORMATION

USDA PLANT HARDINESS ZONE 5a (-20 to -15 Degrees F)

LOT ZONING C-2 - Commercial

LOT AREA 84,234 SQ. FT. (1.93 Acres)

SITE BUILDING AREA 23,621 SQ. FT.

TOTAL IMPERVIOUS 65,645 SQ. FT. (1.51 Acres)

TOTAL GREENSPACE 18,589 SQ. FT. (0.43 Acres)

SITE LANDSCAPE PERCENTAGE 22.1%

TOTAL PARKING STALLS 91 STALLS

- LANDSCAPE PLAN GENERAL NOTES
- * * PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. * *
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SPECIFIED FOR THE ALDI FOOD STORE #XX PROJECT PLANTING TABLES (SHEETS LSP1.1 SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
 - ALL DEVIATIONS FROM THE APPROVED ALDI FOOD STORE #XX PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.3 FOR FURTHER INFORMATION.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.3 FOR FURTHER INFORMATION.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.3 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.3 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8" - A DEPTH OF 1/2" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.3 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
ONE - 2 CUBIC FOOT BALE OF PEAT MOSS. 2 POUNDS OF 5-10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2'-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.3 FOR FURTHER INFORMATION.
 - PER ALDI SPECIFICATIONS, TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED IN ALL PLANTING BEDS UNDERNEATH SHREDDED BARK MULCH. MAKE PROPER OPENINGS FOR ALL PLANT MATERIAL TO ALLOW FOR GROWTH AND PLANT SURVIVABILITY.
 - LAWN INSTALLATION: PER ALDI SPECIFICATIONS, CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (4" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PER ALDI SPECIFICATION REQUIREMENTS:
METHOD OF INSTALLATION BE SEED BY BROADCAST SPREADER METHOD; ALL SEEDING OPERATIONS SHALL BE PERFORMED IN SUCH A MANNER THAT THE SEED IS APPLIED IN THE SPECIFIED QUANTITIES EVENLY DISTRIBUTED THROUGHOUT THE AREA SOWN AND UNIFORMLY TEXTURED LAWN. IN THE DESIGNATED TURF-GRASS AREAS, APPLICATION FERTILIZER SHALL BE PLACED AT A MINIMUM OF 80 POUNDS PER ACRE AND SEED AT A MINIMUM OF 200 POUNDS PER ACRE. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF.
PROVIDE A 100% BIODEGRADABLE WOOD FIBER EROSION CONTROL BLANKET AND E-STAPLES®. A 100% BIODEGRADABLE TURF STAPLE FOR ALL TURF AREAS, SUCH THAT IT PROVIDES TEMPORARY PROTECTION FOR TURF GRASS SEED AND TOPSOIL DURING THE GERMINATION AND ROOT SYSTEM DEVELOPMENT STAGE. SPECIFIED BLANKET: CURLEX I CL BLANKET AND E-STAPLE FROM AMERICAN EXCELSIOR COMPANY - LOCAL SUPPLIER. REINDER'S (800) 785-3301. A CURLEX EROSION CONTROL MATTING AND E-STAPLES SHOULD BE USED IN SWALES AND STEEP GRADES WITH SLOPES GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL RISE AND WHERE APPLICABLE.
 - REQUIRED SEED MIXES:
DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
 - MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
1. NECESSARY IRRIGATION (IF REQUIRED)
2. INTEGRATED PEST MANAGEMENT.
3. PROPER FERTILIZATION
4. TREE CARE AND PRUNING. SHRUB TIP CLIPPING AND SHAPING AS REQUIRED.
5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
6. WEED MANAGEMENT AND BED CARE.

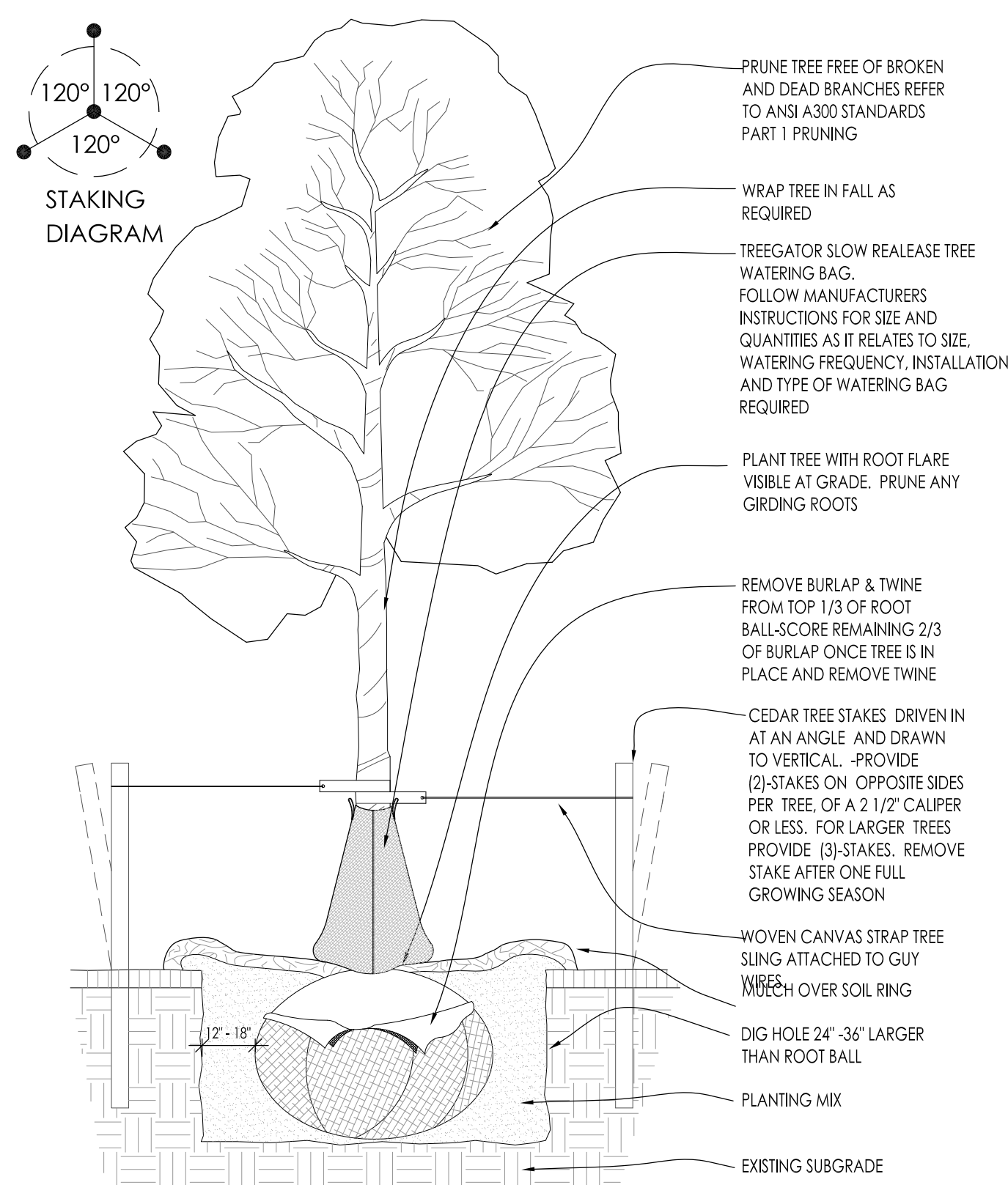
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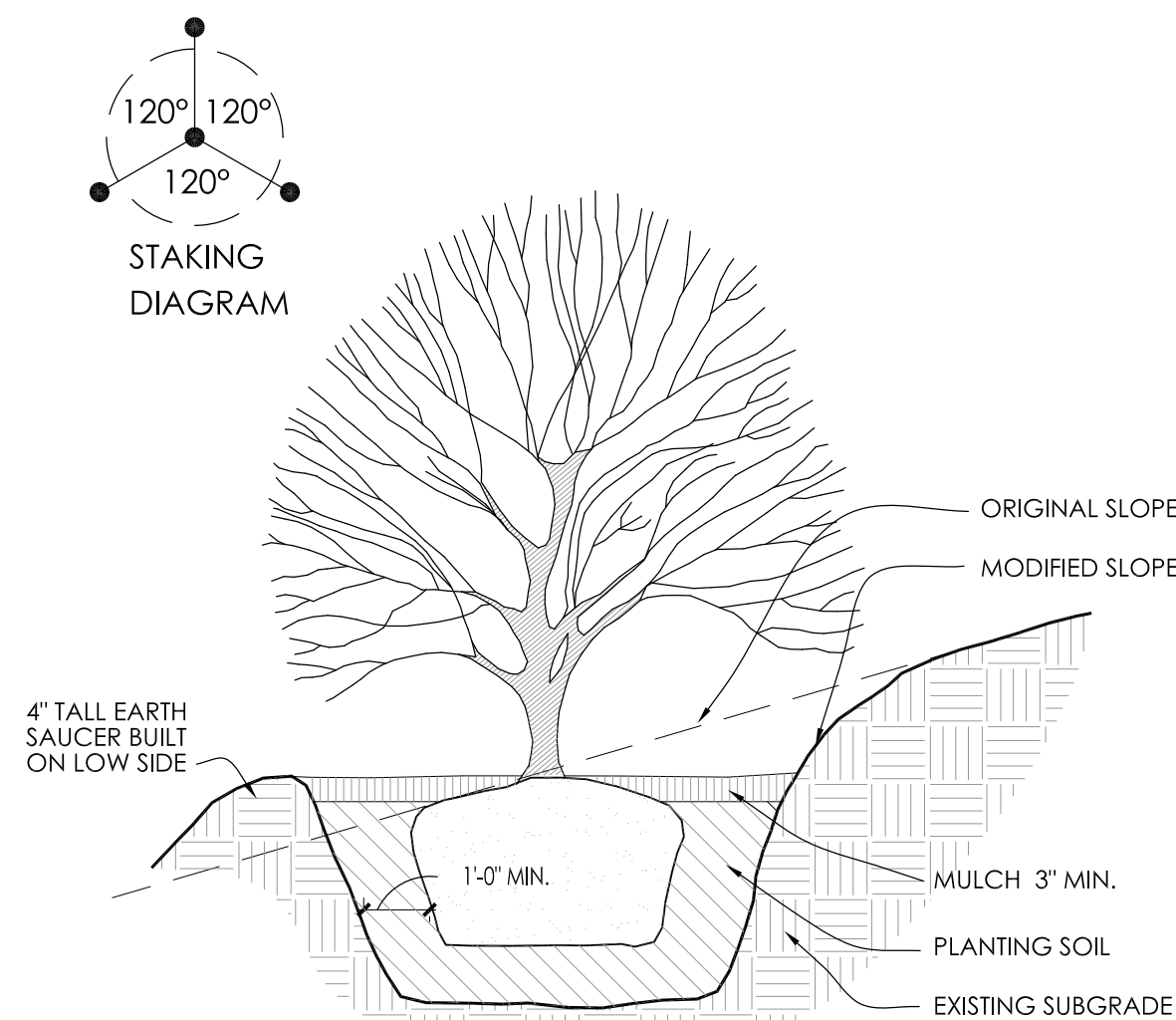
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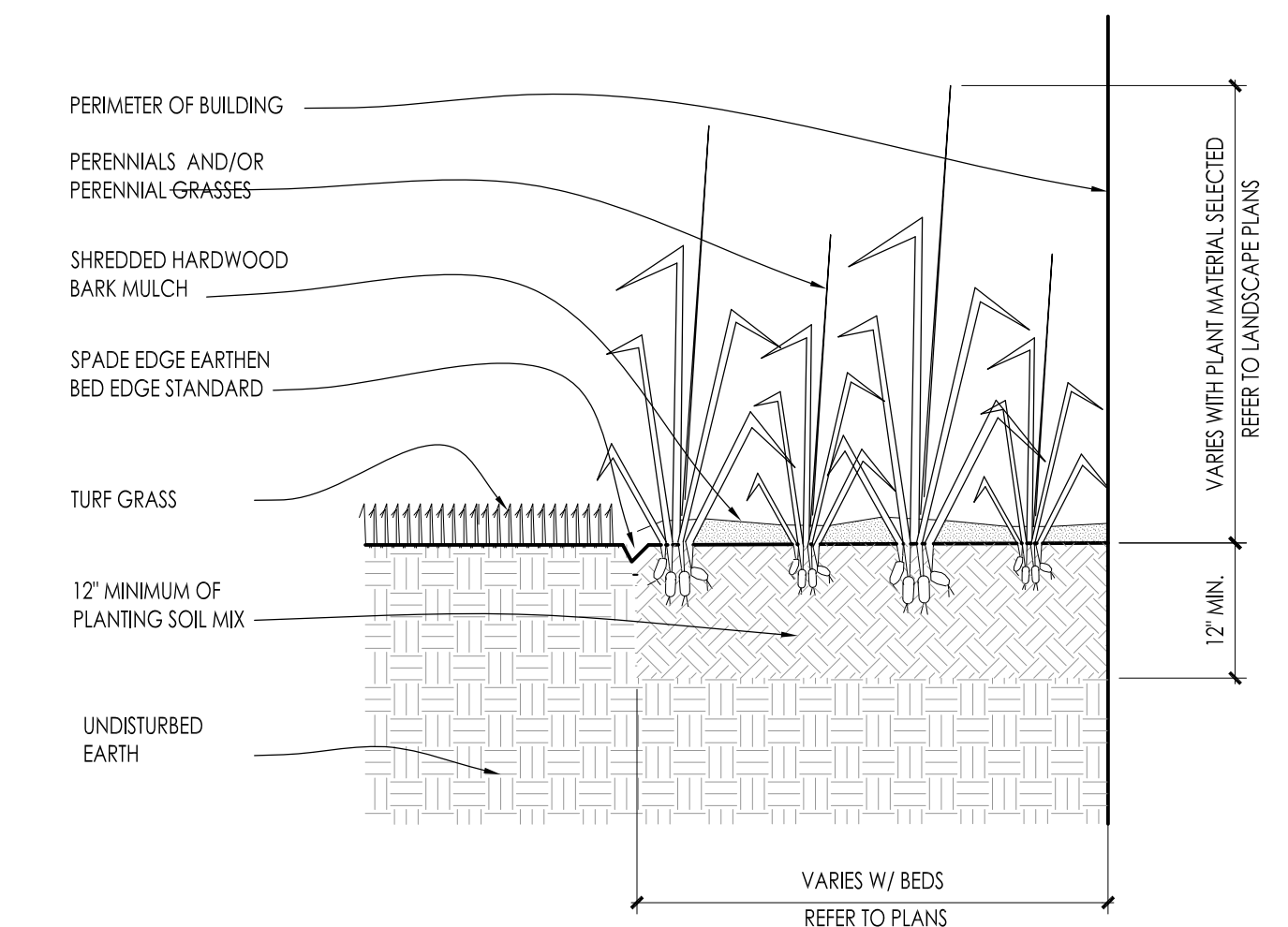
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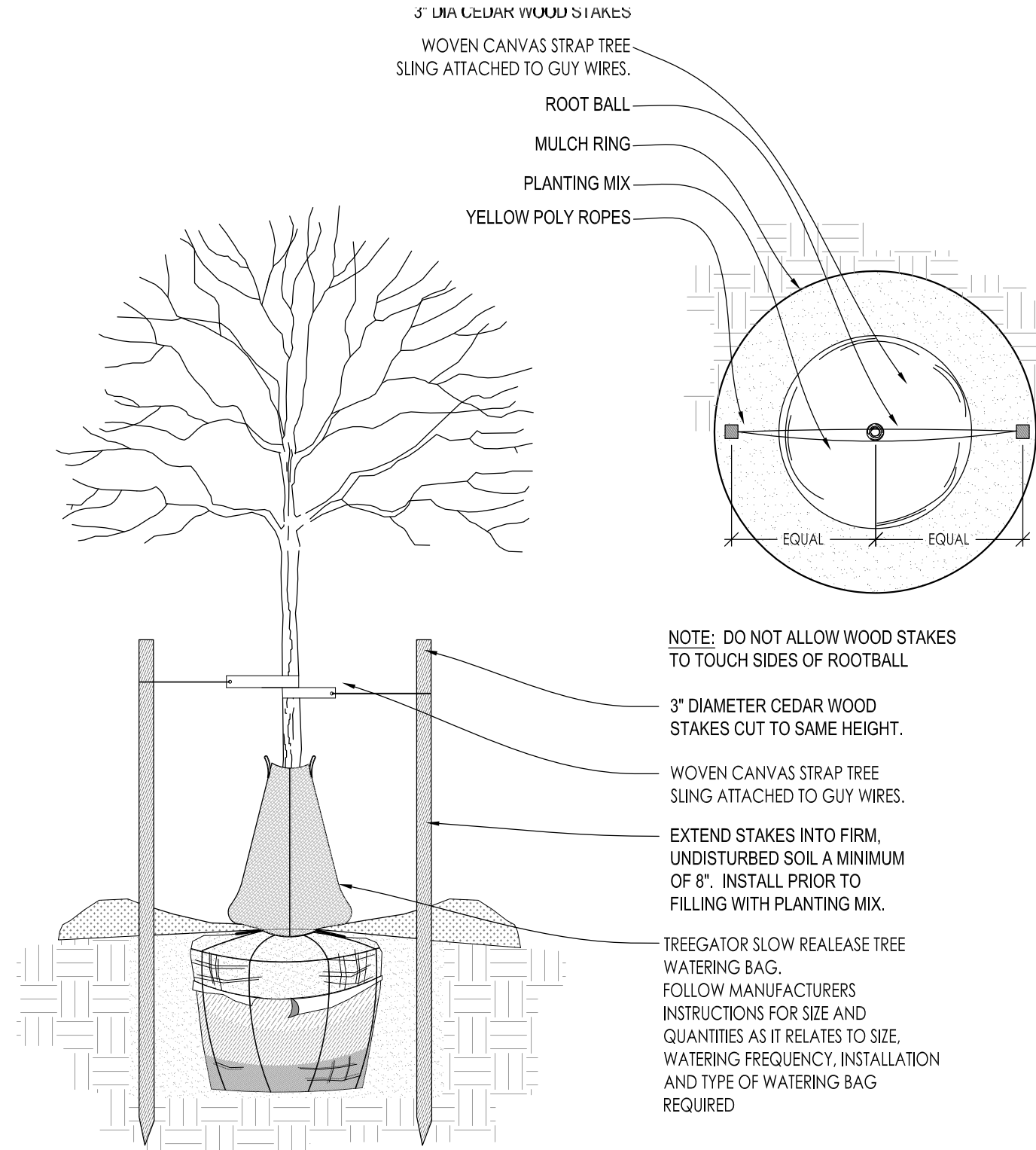
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



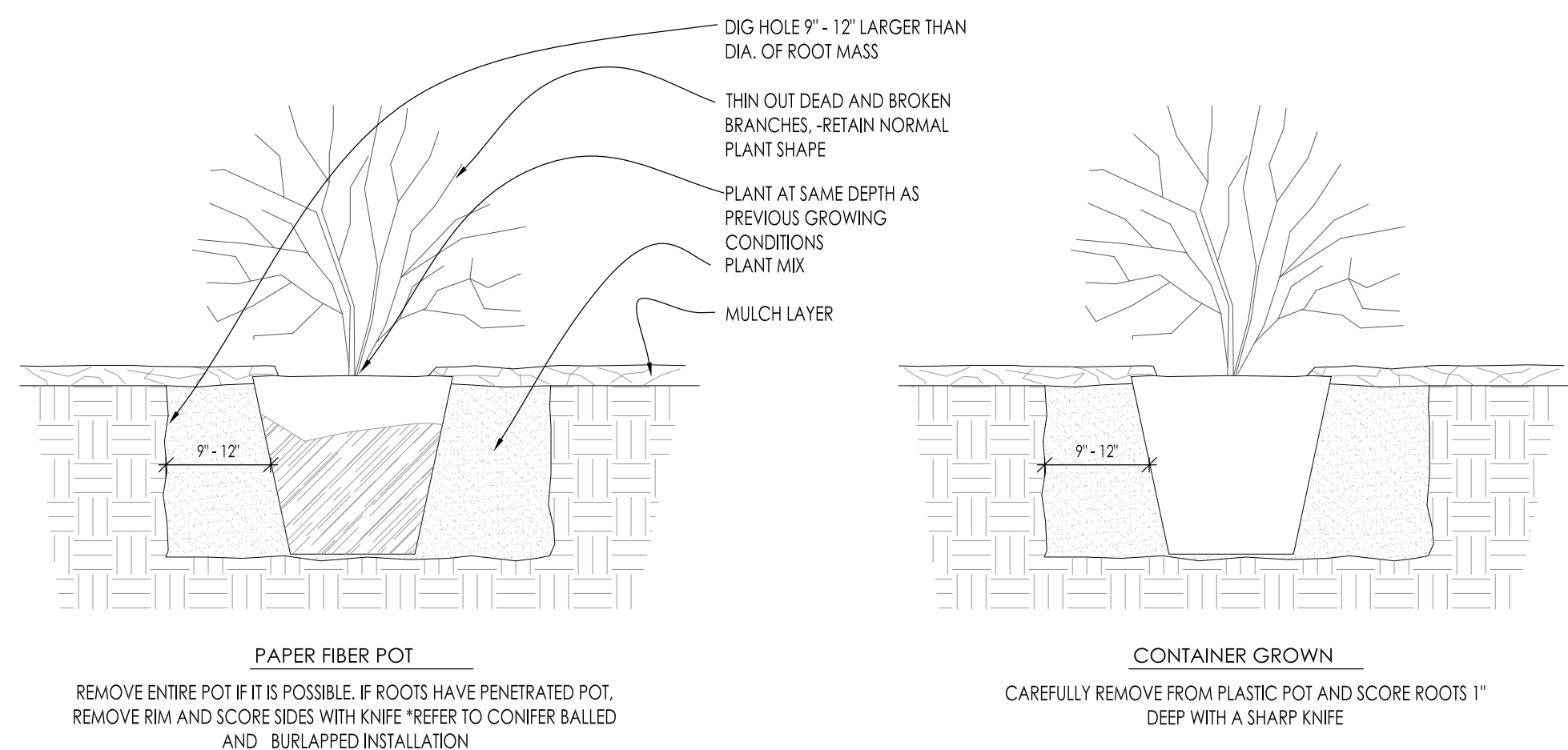
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



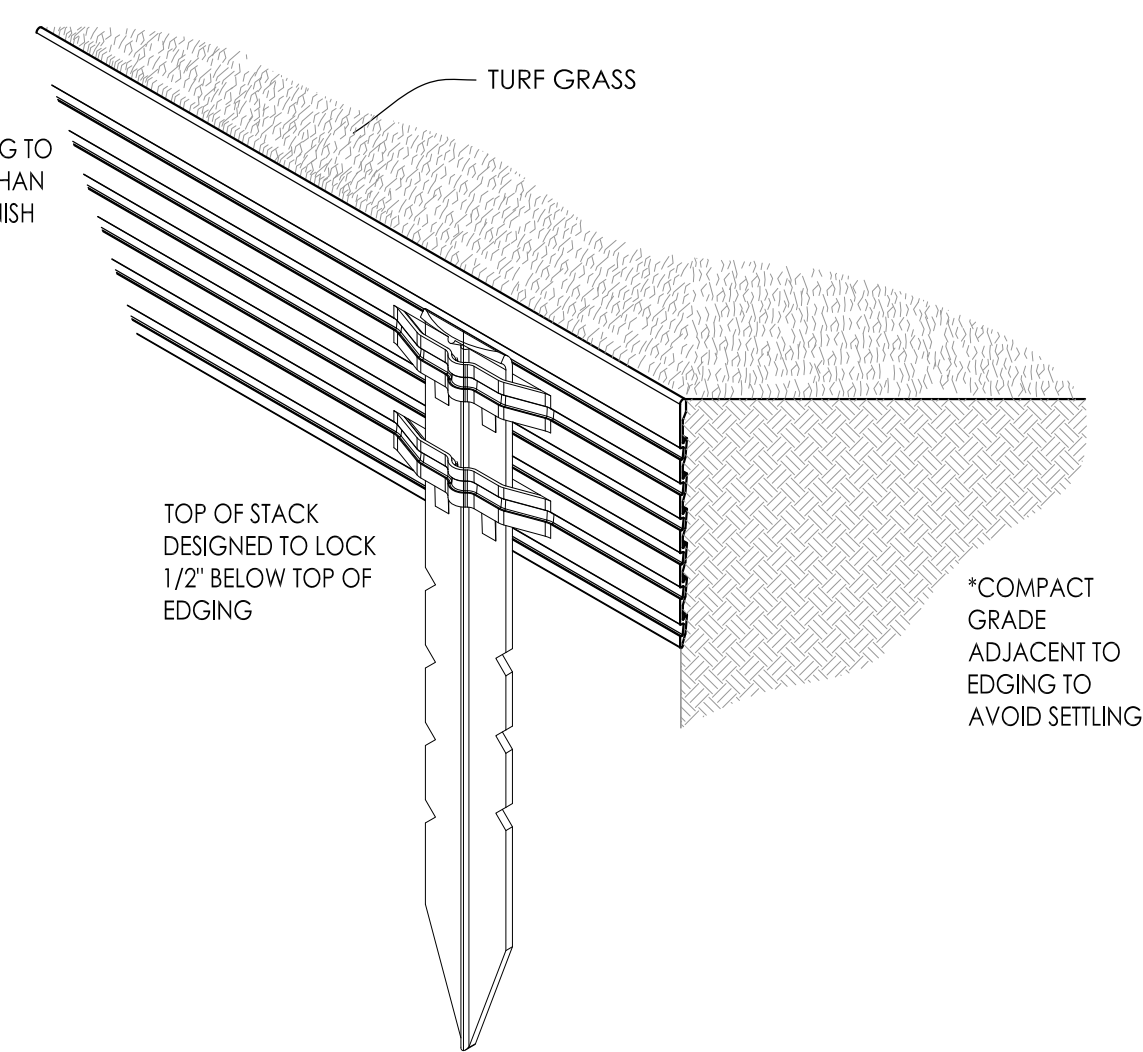
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



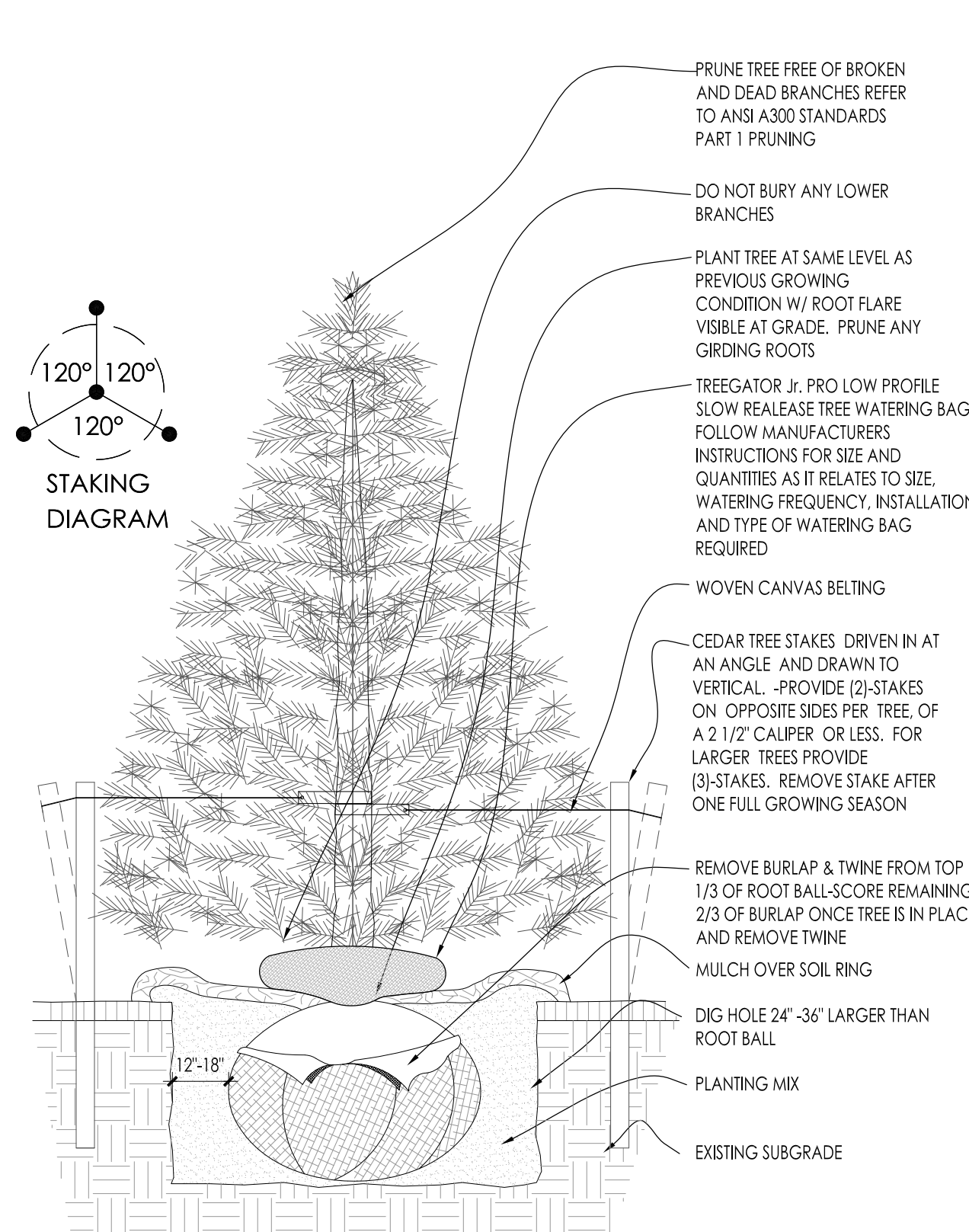
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



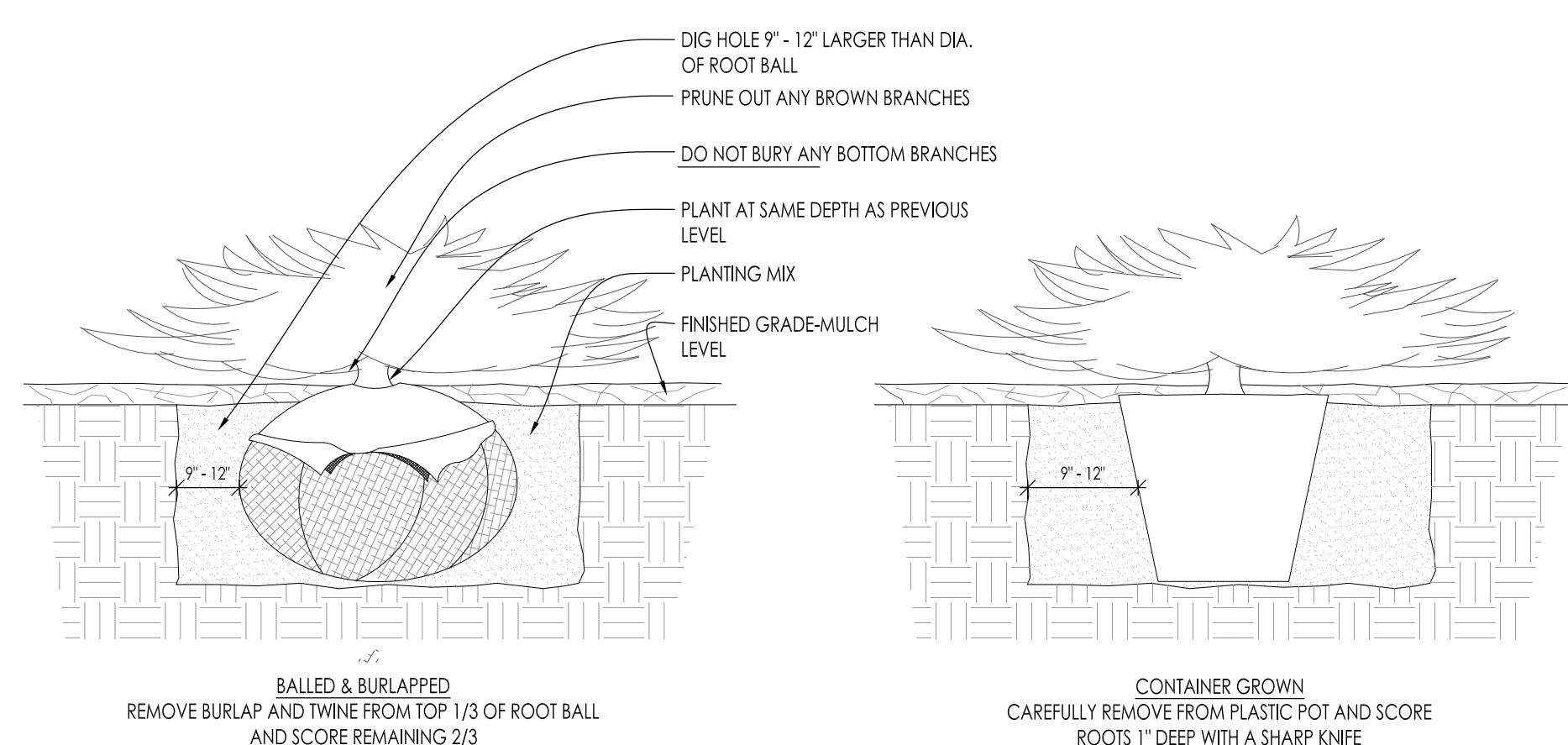
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



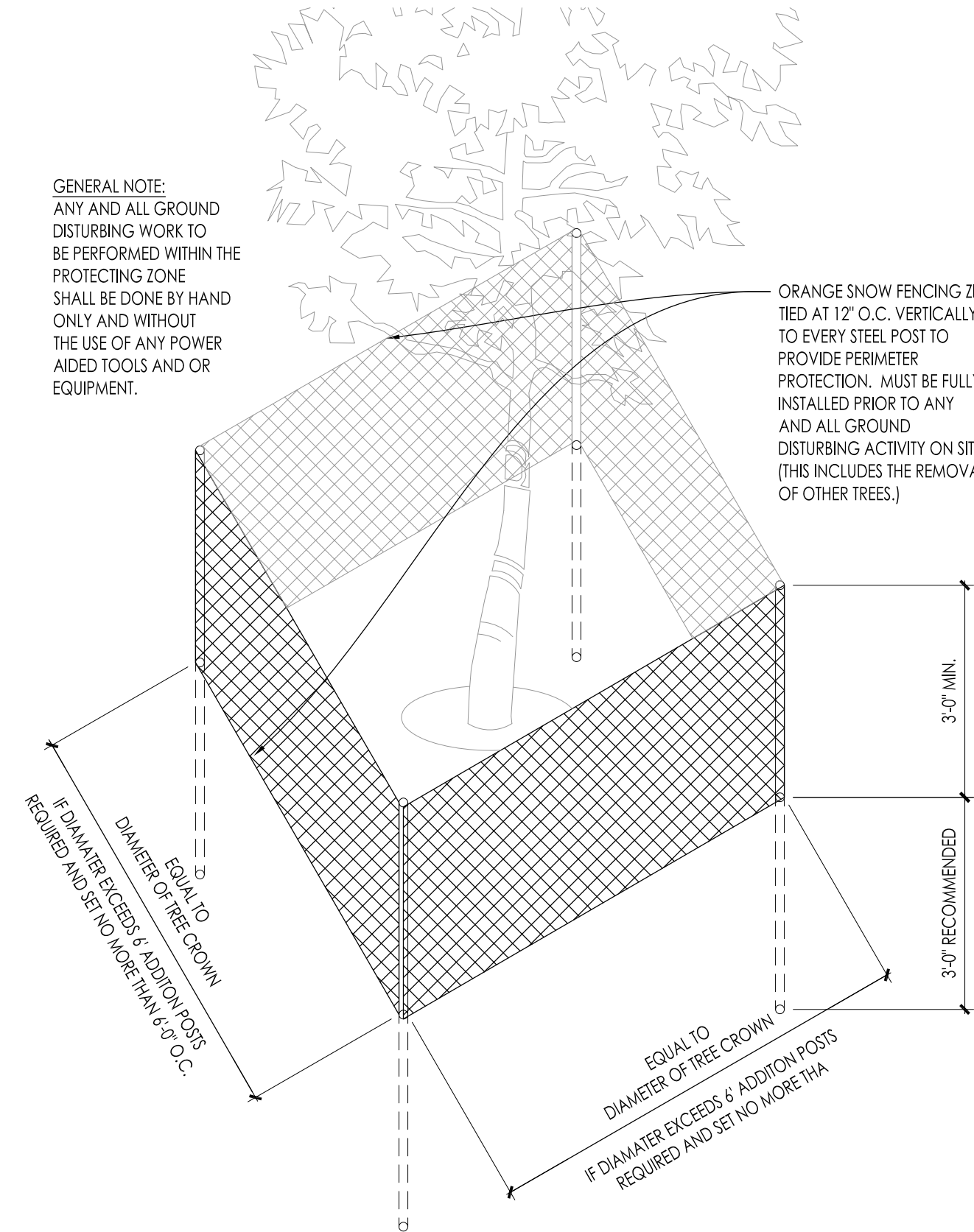
9 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL SCALE: NONE

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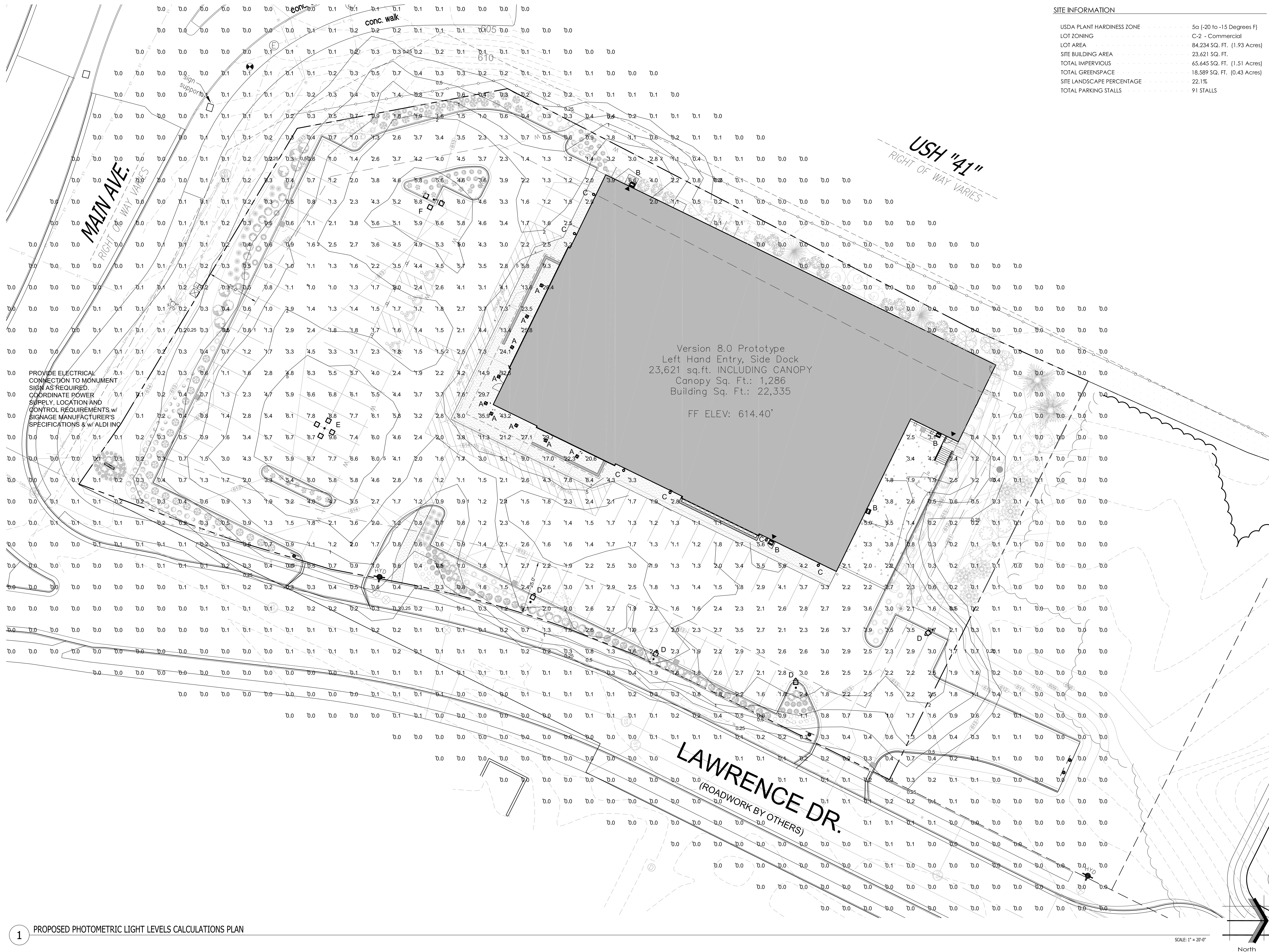
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PROPOSED LANDSCAPE PLAN
PLANTING DETAILS

Date of Drawing: 12/19/17
Scale: As Noted
Drawn By: MCD
Job Number: L17-059
Sheet Number:

LSP1.3

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY. DO NOT SCALE THESE DRAWINGS.
Attachment: Site Plan - PRELIMINARY REVISED with updated ELEVATIONS - 28 Dec 2017 (6550) : Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI (at 1)



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Lawrence Drive
Beaver Dam, WI 54115

Issuance and Revisions:

Date	Number	Description
11/12/17		Client Review Submittal
11/13/17		Plan Commission Submittal
12/19/17		Plan Commission Submittal

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT
LEVEL CALCULATIONS PLAN,
GENERAL NOTES,
AND LIGHT FIXTURE TABLE

Date of Drawing:	12/19/17
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L17-059
Sheet Number:	

PHO1.1

INSITE

LANDSCAPE DESIGN

Landscape Consulting
and Master Planning Design Services

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Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesign.com

Project:

ALDI

Food Store #XX

Lawrence Drive
Beaver Dam, WI 54115

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT
LEVEL CALCULATIONS PLAN
GENERAL NOTES,
LIGHT FIXTURE TABLE,
& CONCRETE POLE BASE DETAILS

Date of Drawing: 12/19/17
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L17-059
Sheet Number:

PHO1.2

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	9	CPY250-A-DM-F -C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 5700K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AWT LEDs on white square PCB. 5700K color temperature.	CPY250-A-xx-F-A-UL-xx-57K_RESTL-2013-0002.ies	Absolute	1.00	43.4
	B	4	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWax3FC-U_RESTL-2014-0018.IES	Absolute	1.00	42.7
	C	6	PROGRESS: P5642-02/30K P8798-31 SCONCE ABOVE AT TOWER ELEMENT	CONFIGURED FROM PROGRESS: P5642-3030K9 6" Dia. up/down wall mount LED cylinder with LEDs moved closer to opening. Platinum Silver Factory Finish with top cover lens cover	CONFIGURED FROM 40A Nichia LEDs 3000K	P5642-3030K_160002 0.IES	Absolute	1.00	58
	D	4	OSQ A NM 4ME A 57K-UL-CS w/OSQ BLSMF-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium w/ Backlight Shield, A Input Power Designator, 5700K on NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ-BLSMF 57K_CONFIGU RED.ies	Absolute	1.00	112
	E	1	OSQ A NM 4ME A 57K-UL-CS w/OSQ-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700Kon NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ 57K_CONFIGU RED.ies	Absolute	1.00	448
	F	1	OSQ A NM 4ME A 57K-UL-CS w/OSQ-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K on NEW concrete base	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ 57K_CONFIGU RED.ies	Absolute	1.00	336
STATISTICS									
:									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	1.2 fc	43.2 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1
LUMINAIRE NOTES									

1. ALL NEW POLE MOUNTED FIXTURES (HEADS AND TENONS) AND NEW 20'-0" SQUARE LIGHT POLES w/ SILVER FINISH ARE TO BE INSTALLED ON NEW POURED CONCRETE LIGHT POLE BASE FOUNDATIONS
2. FIXTURE "F" (1): IS A NEW POLE MOUNTED FIXTURE (DOUBLE HEAD) TO BE INSTALLED ON TOP OF A NEW 20'-0" SQUARE STEEL POLE w/ SILVER FINISH & ARE TO BE INSTALLED ON THE EXISTING 48" (FIELD VERIFY) POURED CONCRETE LIGHT POLE BASE FOUNDATIONS (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITY OF ANCHOR BOLT LOCATIONS WITH NEW POLES).
3. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
4. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCCELL CONTROL.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

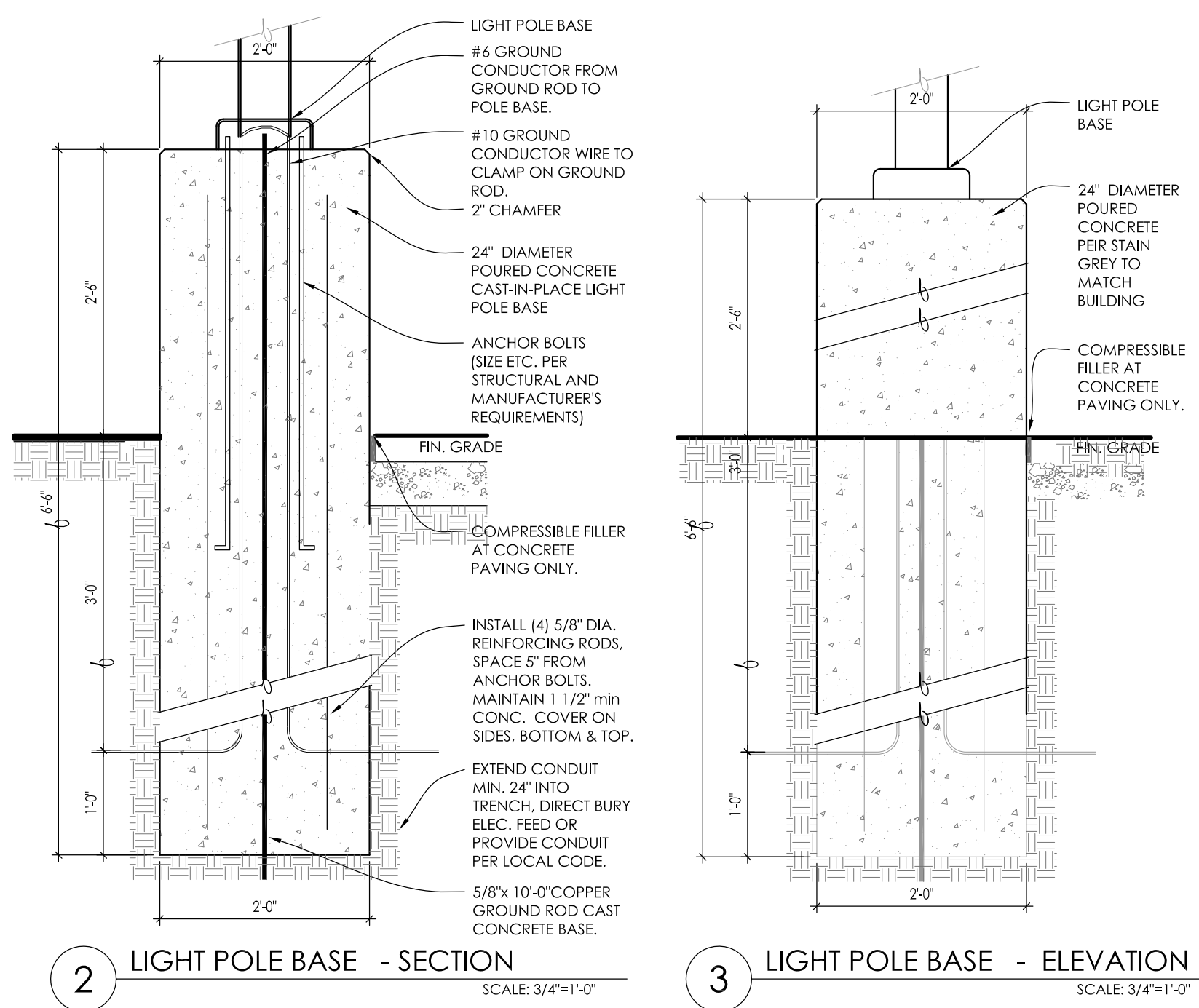
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC GENERAL NOTES:

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMERS PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.



TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS

HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE
(NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

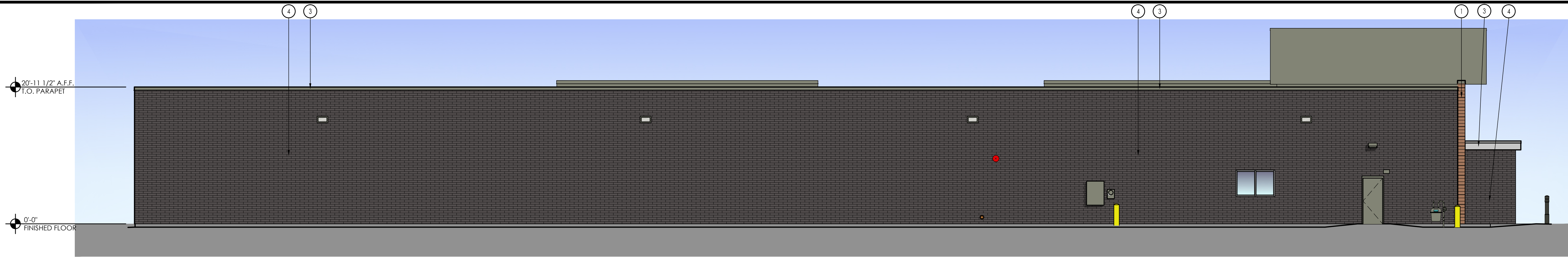
TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
(800)-242-8511, (262) 432-7910
(877) 500-9592
www.DiggersHotline.com
OR

811

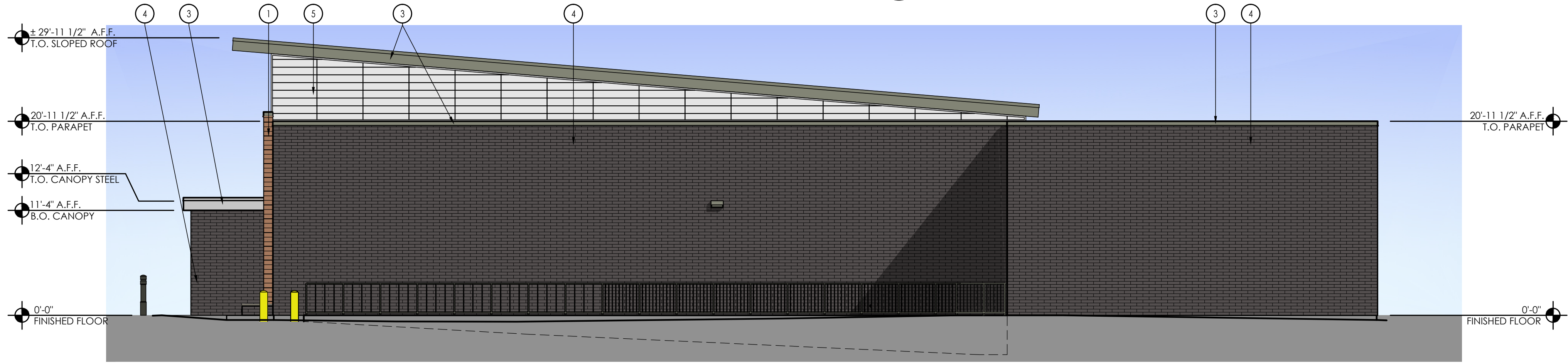
Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS. Attachment: Site Plan - PRELIMINARY REVISED with updated ELEVATIONS - 28 Dec 2017 (6550 : Recommendation regarding a Site Plan for a new commercial building and parking area called ALDI at 1.)

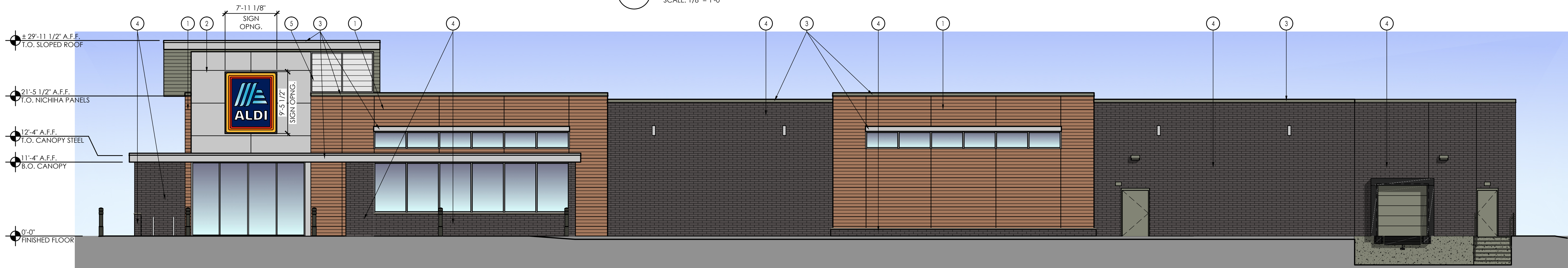
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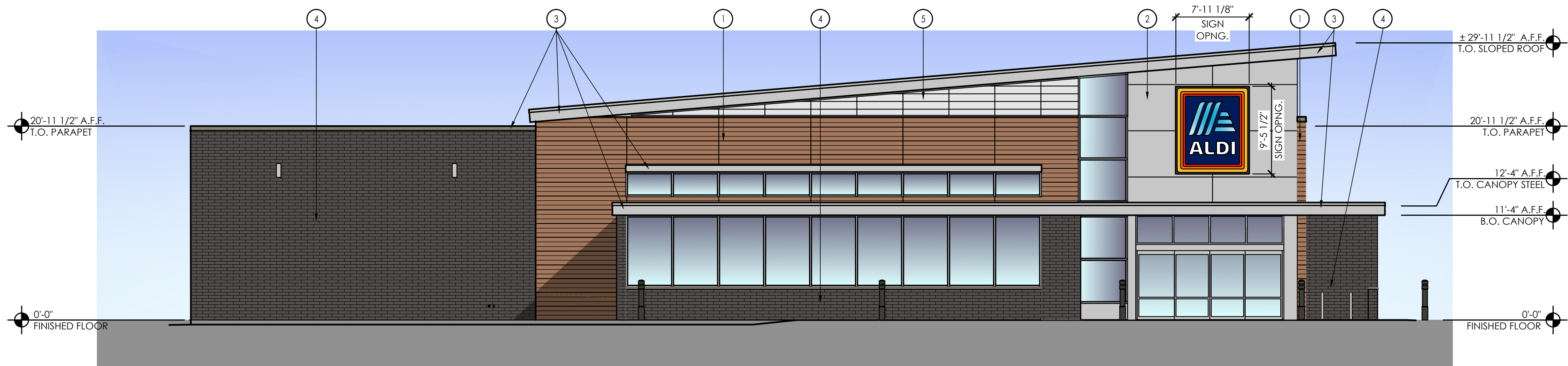
4 North Elevation
SCALE: 1/8" = 1'-0"



3 East Elevation
SCALE: 1/8" = 1'-0"



2 South Elevation
SCALE: 1/8" = 1'-0"



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

MATERIAL LEGEND



SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

Design and colors shown are based on the draft of the V8.0 Exterior Remodel Prototype as of 12/27/2017.

Issued:		Date:
A	Issued for Use / Reference	12/08/17
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Revisions:		Date:
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PROJECT ARCHITECT/ENGINEER	DATE
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De Pere, WI 54115
Brown County
Project Name & Location:

Concept Exterior Elevations Drawing Name:	
Date: 12/22/17	Project No. 17-0479A
Type: LHSDV8ER	
Drawn By: JNF	CEE-1
Scale: As Noted	Drawing No.

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

MEETING DATE: January 8, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De Pere.*

ATTACHMENTS:

- 01-08-18 Park Plan Report (DOCX)
- Park Plan DRAFT - REVISED (PDF)

Item 9: Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De Pere.*

REQUESTED ACTION: Plan Commission review and approval recommendation for the Draft Comprehensive Outdoor Recreation Plan 2018-2023.

PROJECT SUMMARY In October, 2017 the consultant, Cedar Corporation, completed a final draft version of the Draft Park Plan for the Parks, Recreation & Forestry Department. The Plan was presented to the public in an open house on October 19, 2017. No one from the public attended the open house or submitted comments.

On November 16, 2017 the Board of Park Commissioners reviewed the Plan and unanimously recommended approval by a vote of 7-0. Before the Plan proceeds to the Common Council for final approval, the Plan must be reviewed by the Plan Commission. Advance access to a digital copy of the Plan was provided to the Plan Commission on November 28, 2017 with a reminder that the Plan Commission would review the Plan on January 8, 2018.

The Park Plan was developed with recommendations, cost estimates, and prioritizations for each park in the City. Continuation of ADA improvements was also included in the Plan. A Plan of this nature provides staff direction for projects and establishes priorities; the Plan does not approve specific projects or designate funding. However, the Plan does allow the City to apply for certain recreation related grants during the five year lifespan of the Plan.

REVIEW PROCESS: For City Park Plans the Plan Commission provides either an approval, rejection, or approval with revisions recommendation to Common Council. The Board of Park Commissioners already reviewed the Park Plan on November 16, 2017 and recommended approval. The Common Council is expected to review the Park Plan on January 16, 2018.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Park Plan and forwarding the Park Plan to Common Council for review.

MEMO

engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

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DATE: January 2, 2018
TO: Marty Kosobucki Parks, Recreation and Forestry Director
FROM: Patrick Beilfuss
REGARDING: Revisions

Marty:

I attached updated portions of the CORP based in a few things I found going through it again. Below is an explanation for each pdf.

Draft 2 CORP 2017-11-6 PART 1 Revised

1. Page 3: Changed "Executive Summary" to "Summary" in the Table of Contents
2. Page 5: Added Summary page

Draft 2 CORP 2017-11-6 PART 5 Revised

1. Page 97: Replace Humana Park map. Colors were different from other maps

Draft 2 CORP 2017-11-6 PART 6 Revised

1. Page 124: Updated cost estimates for paving remainder of the Preserve Trail and replacing the sign on Lawrence Drive.
2. Page 131: Replaced De Pere Dog Park map. Previous map had new restrooms in the right-of-way
3. Page 136: Added "and open shelter" to the "Arboretum/Interpretive Center" line item and updated cost estimate

Draft 2 CORP 2017-11-6 PART 7 Revised

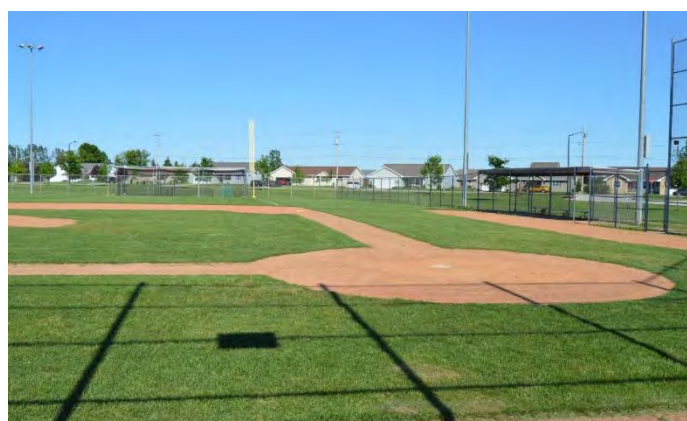
1. Page 150: Revised word in the 3rd paragraph under "Parkland Dedication Policy" to read...five (5) acres of land for a *community* park.

Patrick Beilfuss

Attachment: Park Plan DRAFT - REVISED (6561 : Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De

Comprehensive Outdoor Recreation Plan 2018 - 2023

City of De Pere, Brown County, Wisconsin



DRAFT Second Revision November 2017



Page Reserved for Signed Resolution

Prepared for:

City of De Pere Parks, Recreation, and Forestry Department

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Board of Park Commissioners

George Brown (President)
 Randy Souquet (Citizen Member)
 Sue Schinkten (Citizen Member)
 Bill Volpano (Citizen Member)
 Larry Lueck (Aldersperson)
 Dean Raasch (Aldersperson)
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Assistance provided by:

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Table of Contents

Adopting Resolution	1
Acknowledgments.....	2
Table of Contents.....	3
Summary	5
Mission Statement	6
Introduction	7
Goals and Objectives.....	8
The Benefits of Planning for Parks and Recreation Programs	13
The City of De Pere and its Residents	15
Park and Open Space Classifications	17
Park and Open Space Inventory.....	20
Park Matrix.....	22
Individual Park Inventories	23
Level of Service	63
Park Space Standards.....	64
Park Service Boundaries.....	64
Regional Park Space Comparison.....	66
Parkland Projections	67
Recommendations for Outdoor Recreation Provisions.....	69
User Group/Stakeholder Park and Facility Needs Assessment Survey	69
Outdoor Recreation Needs Assessment and Recommendations.....	70
Individual Park Proposed Improvements, Cost Estimates, and Priority	72
Proposed Future Park Locations	148
Capital Improvements Plan.....	150
Parkland Dedication Policy	150
Space Standards.....	151
Funding Sources.....	153

Tables

Table 1 Historical Population: City of De Pere.....	15
Table 2 Population Projections: City of De Pere	15
Table 3 Existing Park Space: City of De Pere.....	64
Table 4 Regional Community Park Acreage per 1,000 Residents.....	66
Table 5 Community Parkland Projections: City of De Pere.....	67
Table 6 Neighborhood Parkland Projections: City of De Pere	67
Table 7 Mini-Parkland Projections: City of De Pere.....	68
Table 8 Parkland Dedication Requirements	150
Table 9 Park Space Standards	152
Table 10 Funding Sources	153

Figures

Figure 1 Age Distribution: City of De Pere	17
Figure 2 Regional Community Park Acreage per 1,000 Residents.....	67

Maps

Map 1 Project Location: City of De Pere.....	16
Map 2 Park Locations and Classifications	21
Map 3 Park Service Boundaries	65
Map 4 Proposed Future Park Locations.....	149

Appendices

Appendix A User Group/Stakeholder Park and Facility Needs Assessment Survey Summary
Appendix B Capital Improvement Plan
Appendix C Parkland Dedication Requirements Comparison

Summary

The City of De Pere strives to provide and maintain quality parks, facilities and recreational programs for its residents and visitors. These provide environmental, health, economic and social benefits to the community.

The City of De Pere maintains a 5-Year Comprehensive Outdoor Recreation Plan to help guide the maintenance of existing parks and the development of future parks. The City's Comprehensive Outdoor Recreation Plan 2018-2023 provides an analysis of the existing park system and creates a vision for the future. The adopted plan does the following:

- Establishes goals and objectives for the development of the park plan
- Analyzes population projections
- Provides an inventory and analysis of existing parks
- Evaluates the level of service provided by the existing parks
- Interviews park users and stakeholders to identify needs
- Provides a needs assessment and recommendations for park improvements and future parks
- Provides general cost estimates and prioritizes park recommendations
- Identifies funding sources to offset the cost of maintaining and improving the park system

The recommendations in the Comprehensive Outdoor Recreation Plan 2018-2023 are reviewed each year when updating the 7-year Capital Improvement Plan that includes recommendations for park improvements.

By updating and adopting a Comprehensive Outdoor Recreation Plan, the City of De Pere maintains its eligibility for funding opportunities through state and federal grant programs.

Mission Statement

The City of De Pere seeks to enrich the quality of life of residents and visitors through preserving, developing, operating and maintaining parks, open space, facilities and recreation services.



Voyageur Park along the Fox River

Introduction

The City of De Pere offers a wide variety of park and recreation opportunities to its residents and visitors. These provide environmental, health/wellness, economic, and social benefits to the community.

Access to parks and recreation facilities is increasing in importance to people when they choose where to work, live, raise a family, and retire. Parks and open spaces are used for markets or events that also contribute to the quality of life in De Pere.

The City of De Pere maintains a 5-Year Comprehensive Outdoor Recreation Plan to act as a guide for acquiring and developing public outdoor parks and recreation facilities and to insure that its plan meets requirements established in Chapter NR 50 of the Wisconsin Administrative Code. This allows De Pere to participate in state and federal funding programs that may be used to offset the cost of park expenditures.

The City of De Pere Comprehensive Outdoor Recreation Plan provides an inventory of existing parks and facilities, analyzes park and recreations needs, and recommends action steps that will help De Pere meet the needs of the community.



Goals and Objectives

Goals and objectives provide guidance and direction for the development of the Comprehensive Outdoor Recreation Plan. Goals are statements of desired outcomes or achievements. They are general in nature. Objectives are more specific and are measurable. Recommendations to implement the Plan should be consistent with the goals and objectives in this section.

Land Acquisition

Goal: Maintain an adequate amount of active and passive recreational lands to meet current and future recreational needs.

- Acquire additional lands for passive park use based on current demand, projected demand, and environmental significance as outlined in the Recommendations section the City's Comprehensive Outdoor Recreation Plan
- Acquire appropriate, developable land for active recreation facilities in areas targeted for future park development
- Identify and apply for grants that provide funding for parkland acquisition
- Review the City's Public Sites and Open Space requirements in its municipal code to ensure it provides adequate provisions to effectively provide for public land or fees

Park Maintenance and Development

Goal: Provide adequate and accessible facilities at all City parks as dictated by park use and type (i.e., neighborhood vs. community park facilities).

- Update and maintain all current park facilities to ensure safe and effective use by patrons
- Develop and approve a site-specific master plan as soon as parkland is designated or acquired
- Begin to develop park facilities when the proposed park's residential area begins to be developed
- Develop park facilities in concert with the growth and needs of the population located near the park.

Shared Services

Goal: Coordinate shared use or cooperative agreements with local and regional entities to efficiently and effectively use resources.

- Coordinate City/School District/County/Association development projects to improve and expand recreation opportunities and economic benefits throughout the community in a cost-effective manner

- Develop formal use/revenue/maintenance agreements among the City, the School Districts, and public and private recreation associations to help operate and maintain public recreation facilities in the City
- Develop and support cooperative agreements with non-profit or other outside organizations to promote, manage, and/or enhance park and recreation offerings.

Park Development

Goal: Promote the benefits of larger neighborhood and community parks, which provide a wide range of facilities and uses.

- Analyze the location, size, and function of existing and proposed parks if annexations or zoning changes occur
- Determine the location of future park sites to best serve community-wide needs
- Identify residential districts that are deficient in neighborhood parks and consider acquiring land for parks in these areas. In developed areas of the City, consider infill lots or redevelopment areas for neighborhood parks to address deficiencies.

Preservation

Goal: Preserve environmentally sensitive and historically significant areas.

- Conservancy lands, which can be adequately and appropriately protected without public expenditure, should be preserved. Public funds and grants should be used to acquire conservancy lands which cannot be protected through other means, or where public access is a high priority
- Incorporate and promote natural features such as floodplains, wetlands, and woodlands as passive recreation areas
- Preserve and/or appropriately develop environmental corridors
- Identify and incorporate historical entities into the development of City Parks
- Develop and incorporate signage identifying the historic significance of certain parks and areas.

Park Amenities and Maintenance

Goal: Provide residents with safe, reliable and accessible recreation equipment throughout the City park system.

- Replace unsafe, old and deteriorating recreation equipment at all City parks
- Monitor and maintain existing park equipment to ensure its longevity and safety
- Identify and replace park facilities that do not comply with the Americans with Disabilities Act (ADA) guidelines
- Continue to implement findings from accessibility audit test
- Identify and replace all playground equipment that does not meet CPSC (Consumer Product Safety Commission) or ASTM (American Society for Testing and Materials) safety guidelines

- Incorporate a variety of park amenities and facilities that address the needs of different age groups

Funding

Goal: Use all available sources of funds to further enhance the quality of the City's park system.

- Pursue funding from State and Federal programs, which can assist in the acquisition of development of desired park system improvements
- Solicit donations from other public and private organizations to aid in park system development
- Update the City's Comprehensive Outdoor Recreation Plan every five years to maintain grant eligibility
- Develop and maintain revenue-generating facilities, which can aid in the development of new facilities and/or the maintenance of existing facilities
- Develop review of current land dedication ordinance and review the opportunities to update Park Impact fee
- Review the possibility of user fees to assist in development and/or maintenance of facilities

Subdivision/Development Review

Goal: Coordinate subdivision review with all Departments and Boards to ensure adequate park facilities are provided.

- Consult the City's Comprehensive Outdoor Recreation Plan and incorporate the needs identified before subdivision plats are approved
- Continually evaluate and update the Subdivisions section of the Municipal Code so that it adequately addresses the park and recreational needs of City residents
- Use extraterritorial plat review powers to ensure that residential developments outside the City limits are contributing proportionally toward providing adequate neighborhood park facilities in developing areas

Forestry

Goal: Maintain the Citywide Urban Forestry Program.

- Update the urban forestry ordinance and management plan that would regulate the planting, removal, and management of trees on public and private lands in the City, and make the City eligible for state and federal urban forestry grant-in-aid programs
- Remove dead trees and/or treat diseased trees on public lands within the City
- Continue to meet requirements of Tree City USA
- Regularly evaluate the Gypsy Moth population and take appropriate suppression actions
- Develop an Emerald Ash Borer Readiness Plan

- Develop a City tree database for public trees that identifies species, diameter, condition, pruning, etc.
- Create an invasive species control plan for a community wide area, which will provide for detection, identification and monitoring of invasive species
- Promote active control procedures for identified populations of invasive species
- Maintain the tree planting program and enforce planting policies
- Offer technical assistance to residents on planting and caring for trees
- Promote Arbor Day in the community in cooperation with the schools and other entities

Budgeting

Goal: Adopt an adequate park budget, which can financially address existing park needs.

- Use the Capital Improvements Program for the City's Comprehensive Outdoor Recreation Plan as a guide to establish yearly park budgets
- Use funds to develop facilities, which will maximize existing park and recreation areas and increase park use
- Continue efforts of finding alternative funding methods for capital and operational needs
- Priority of funding shall be to maintain existing facilities

Trails

Goal: Provide residents with multi-purpose trail systems that utilize environmental corridors and provide linkages between parks and other appropriate features within and outside of the City.

- Secure additional lands along environmental corridors to ensure public control
- Develop trail systems, which have multiple uses and are barrier-free
- Connect local trails to regional trail systems
- Provide adequate directional signage on trails
- Incorporate the use of bicycle and pedestrian facilities when planning all Park and Recreation and Public Works projects
- Review site plans to incorporate trail corridors as needed
- Adopt a Complete Streets policy or ordinance

Sustainability

Goal: Promote and encourage the use of sustainable resources within the De Pere Parks and Recreation system.

- Promote recycling in all parks
- Research and support a plan to develop and promote community gardens
- Promote the use of recycled materials for park and recreation equipment, surfaces, furniture, maintenance, etc.

- Review current mowing practices and identify opportunities for non-mowed and/or native planted green spaces
- Utilize energy efficient lighting in parks and facilities
- Promote the use of alternative energy sources.
- Incorporate rain gardens and other stormwater management methods into park design
- Use pollinator friendly plants in park landscaping projects
- Minimize the use of pesticides and herbicides on public land



Water-Based Recreation

Goal: Promote water-based recreation such as fishing, boating and swimming throughout the community.

- Enhance and maintain access to the Fox River
- Promote and maintain the City-operated boat launches
- Promote and maintain the existing outdoor pools and perform water quality testing
- Continue development of and maintenance of the Riverwalk

Planning

Goal: Maintain a current Comprehensive Outdoor Recreation Plan

- Continually monitor the park and recreation needs of the community
- Update the action plan and implementation plan on a yearly basis to reflect changing needs and actual accomplishments
- Update the entire Comprehensive Outdoor Recreation Plan every five (5) years to reflect changes in community needs and desires, and to maintain eligibility for state and federal grant-in-aid funding
- Solicit public input in the planning and development of the Plan as well as park land location and development

The Benefits of Planning for Parks and Recreation Programs

Parks and recreation programs are vital for providing a quality of life to De Pere residents and visitors. The specific benefits that parks and recreation programs bring to a community cover a wide spectrum and are important when promoting the City as a great place to raise a family, establish a business, and retire.

Environmental Benefits

- Natural areas provide wildlife habitat, improve surface water quality, provide stormwater management, improve groundwater quality and improve air quality
- Trees and other vegetation can provide shade, which reduces the urban heat island effect
- Children and adults can experience and connect with nature and understand the value of protecting the environment

Health Benefits

- Parks, trails, and recreation programs allow opportunities for people to engage in physical activity at a level that fits their needs and abilities
- Children who are active at an early age tend to stay active as adults
- Exposure to nature can reduce stress and increase happiness

Social Benefits

- Parks and recreation programs are inclusive with regards to income, race, and physical abilities
- Parks provide spaces for social interaction whether with friends or by meeting new people. These spaces provide places for concerts in the park, neighborhood picnics, and farmers markets that bring people outdoors
- Parks can create a sense of pride and ownership in the community

Economic Benefits

- Quality parks and recreation programs can influence a person's or business' decision to stay in or move to your community
- Property values tend to increase in relation to the proximity to parks
- Parks and recreation programs can generate income for local businesses when park related events encourage people to stay overnight, go out to eat, rent bicycles or kayaks, or stop at a convenience store.
- Environmental benefits may relate into financial benefits by reducing energy costs for heating and cooling and reducing utility costs for stormwater management

The City of De Pere Parks, Recreation, and Forestry Department provides over 400 acres of parks and green space in the community and year-round recreational programs. Its strong park system is an asset to the community.

The City of De Pere Comprehensive Outdoor Recreation Plan inventories and evaluates the existing park, trail and recreation program offerings to ensure that current needs are being met and future needs are identified and planned for.

The City of De Pere and its Residents

Geographical Context

The City of De Pere is located in west central Brown County in northeast Wisconsin. The Fox River divides the City into east and west sides. The Fox River is a popular place for boating, fishing, and other water sports. Historically it has supported early First Nation cultures, French explorers, European settlers and industrial growth of wood and paper products.

The City is bordered by the Village of Ashwaubenon to the northwest, Village of Allouez and Village of Bellevue to the northeast, Town of Ledgeview to the east, Town of Rockland to the southeast, and Town of Lawrence to the southwest (see Map 1). This area, along with the City of Green Bay forms what is known as the Fox River Valley.

De Pere is accessed by U.S. Highway 41, Interstate Highway 41, State Highway 32 and State Highway 57.

Population Demographics

The State of Wisconsin Demographics Center and U.S. Census provide statistical data for the population of all municipalities in the State of Wisconsin. The statistical data, or demographics, for the City of De Pere may indicate trends related to population growth, income, and age distribution that will be analyzed and considered when looking at future park needs.

Population

Population growth results in more potential users of park facilities and recreation programs. The U.S. Census shows that in 2010, the City of De Pere's population was 23,800. Table 1 shows that the City's population has increased since 1960 by an average of almost 20% per decade.

Table 1 Historical Population: City of De Pere

Year	1960	1970	1980	1990	2000	2010
Population	10,045	13,309	14,892	16,569	20,559	23,800
% Change	-	32.5%	11.9%	11.3%	24.1%	15.8%

Source: U.S. Census Bureau

Table 2 shows that the City's population is projected to continue to grow through 2040 at a rate of approximately 9% per decade. The number of households is projected to increase from 9,254 in 2010 to 12,993 by 2040 though the persons per household will decrease from 2.39 to 2.20.

Table 2 Population Projections: City of De Pere

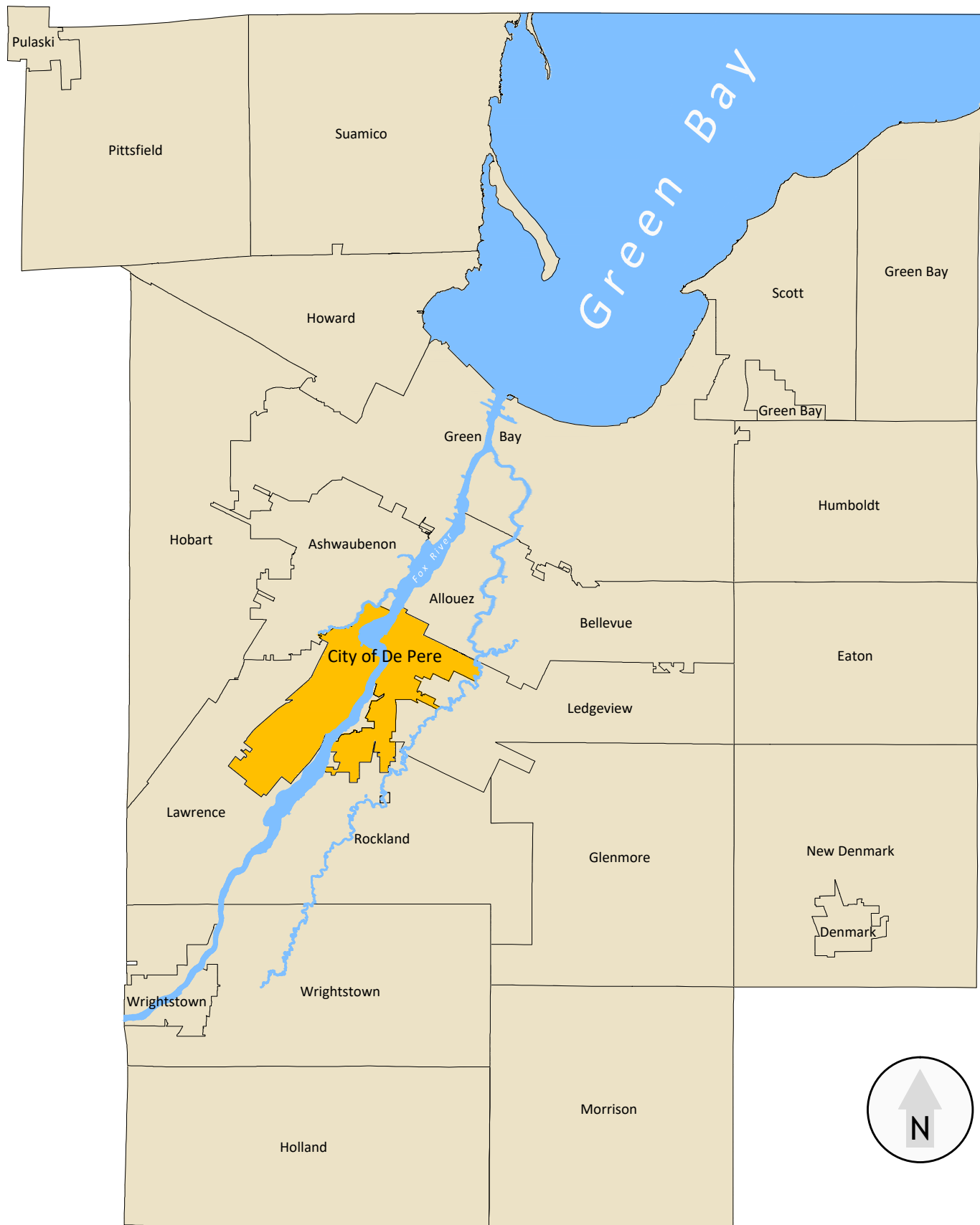
Year	2010*	2015	2020	2025	2030	2035	2040
Population	23,800	24,450	26,260	27,950	29,550	30,700	31,280
% Change	-	2.7%	7.4%	6.4%	5.7%	3.9%	1.9%

Source: *U.S. Census Bureau, Wisconsin Demographic Services Center 2013/12/10

Project Location: City of De Pere

9.b

Brown County, Wisconsin

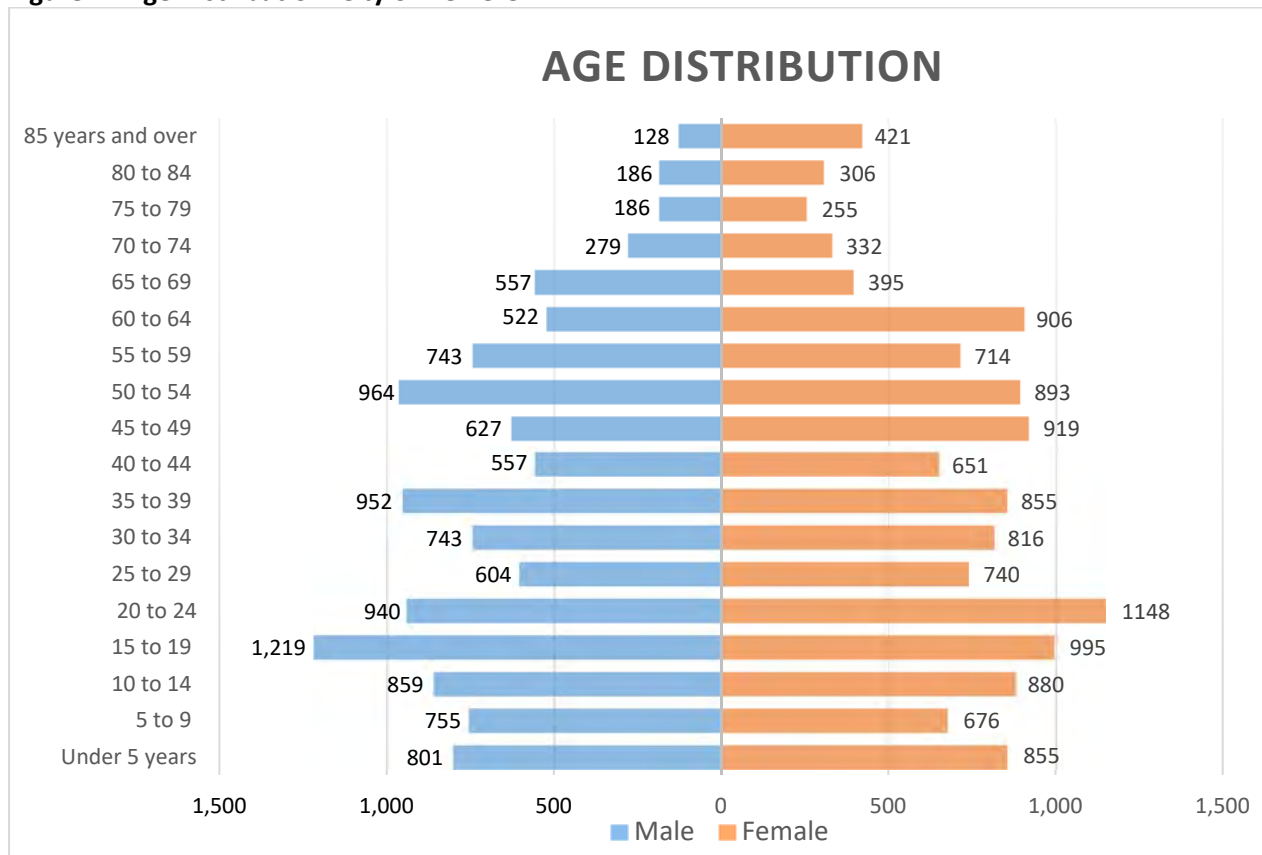


Attachment: Park Plan DRAFT - REVISED (6561 : Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De

Age Distribution

Recreation needs can vary depending on a person's age. Identifying age groups and the number of residents in those groups can help the City anticipate the types of facilities needed in the future. Figure 1 shows the distribution of De Pere's population by age and sex in the form of a population pyramid. Figure 1 shows a large group of residents aged 10 to 24 and 45 to 64. This second group contains "baby boomers" who are a large segment of the population that are in or nearing retirement and remaining active. It also shows an increasing number of residents aged up to 5 years, which indicates a growing population. The median age of a De Pere resident is 35.7.

Figure 1 Age Distribution: City of De Pere



Source: American Community Survey 2011-2015

Race

The City of De Pere has a fairly homogeneous population. The 2011-2015 American Community Survey shows that the race of residents in De Pere is approximately 92% white, 2% Black or African American, and 2% Asian, 1% American Indian and Alaska Native, and the remaining 3% being Some Other Race.

Poverty

The 2011-2015 American Community Survey shows that 6.9% of residents lived below the poverty level compared to 11.7% of residents in Brown County.

Park, Open Space and Pathway Classifications

The National Recreation and Park Association (NRPA) provides guidelines for classifying parks, open spaces, and pathways. The guidelines provide a description of each classification, size of the park or open space and the area it serves. By mapping the location, classification, and services areas of the City's parks, gaps in service can be identified and addressed in the Comprehensive Outdoor Recreation Plan. Map 2 shows the locations of parks, open spaces, and pathways in the City of De Pere and their classifications.

Although the NRPA provides guidelines for parks and open space, the unique landscape and development patterns of the community will influence the types of parks and facilities that are offered. For De Pere, the Fox River influences many of parks and facilities offered to residents and visitors.

Parks, open spaces, and pathways are divided into seven (7) classifications.

Mini Park / Tot Lot

- General Descriptions: Used to address limited, isolated, or unique recreational needs
- Service Area: Less than ¼ mile distance in a residential setting
- Size Criteria: Between 2,500 sq. ft. and one (1) acre in size.

In De Pere: Bicentennial, Carney, George, Lawton, Rainbow, Rotary, Rusk, Wells, Wilcox, Willems, and Wilson Parks.

Neighborhood Park

- General Descriptions: The basic unit of the park system. It serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation.
- Service Area: ¼ to ½ mile distance and uninterrupted by non-residential roads and other physical barriers.
- Size Criteria: 5 acres is considered the minimum size. 5 to 10 acres is optimal.

In De Pere: Braisher, Humana Sports Park, Kelly Danen, Kiwanis, Lions Trailside Estates, Patriot, and Samantha Parks.

Community Park

- General Descriptions: Serves broader purpose than a neighborhood park. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open space.
- Service Area: Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3-mile distance.
- Size Criteria: As needed to accommodate desired uses. Usually between 30 and 50 acres.

In De Pere: De Pere Community Center, Jim Martin, Legion, Optimist, and VFW Parks

Large Urban Park

- General Descriptions: Large urban parks serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces.
- Service Area: Determined by the quality and suitability of the site. Usually serves the entire community.
- Size Criteria: As needed to accommodate desired uses. Usually a minimum of 50 acres, with 75 or more acres being optimal.

In De Pere: Southwest Park and Voyageur Park

School Park (includes Private Parks)

- General Descriptions: Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of park, such as neighborhood, community, sports complex, and special use.
- Service Area: Determined by location of school district or private property.
- Size Criteria: Variable – depends on function.

In De Pere: Altmayer Dickinson and Westwood Elementary Schools, Foxview Intermediate School, West De Pere Middle School, West De Pere and De Pere High Schools, Humana Sports Park, St. Norbert Cloud Family Fields, St. Norbert Mel Nicks Complex, and St. Norbert Schneider Stadium.

Conservancy / Natural Resource Areas

- General Descriptions: Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering.
- Service Area: Resource availability and opportunity.
- Size Criteria: Variable

In De Pere: East Side Nature Park and the Preserve.

Special Use Areas

- General Descriptions: Covers a broad range of parks and recreation facilities oriented toward single-purpose visit.
- Service Area: Variable. Dependent on specific use.
- Size Criteria: Variable

In De Pere: Bomier Boat Launch, De Pere Dog Park, De Pere Ice Arena, East River Trail, Fairgrounds, Fox Point Boat Launch, Fox River Trail, James Street Walkway, Nature Center, Perkofski Boat Launch, Riverwalk and Wildlife Viewing Pier

Park, Open Space, and Pathway Inventory

The City of De Pere has jurisdiction over 35 parks within the City limits. The parks provide a wide range of uses and amenities for residents and visitors. The smallest being the 0.14-acre George Park in northeast De Pere and the largest being the 95.5-acre Southwest Park located in southwest De Pere.

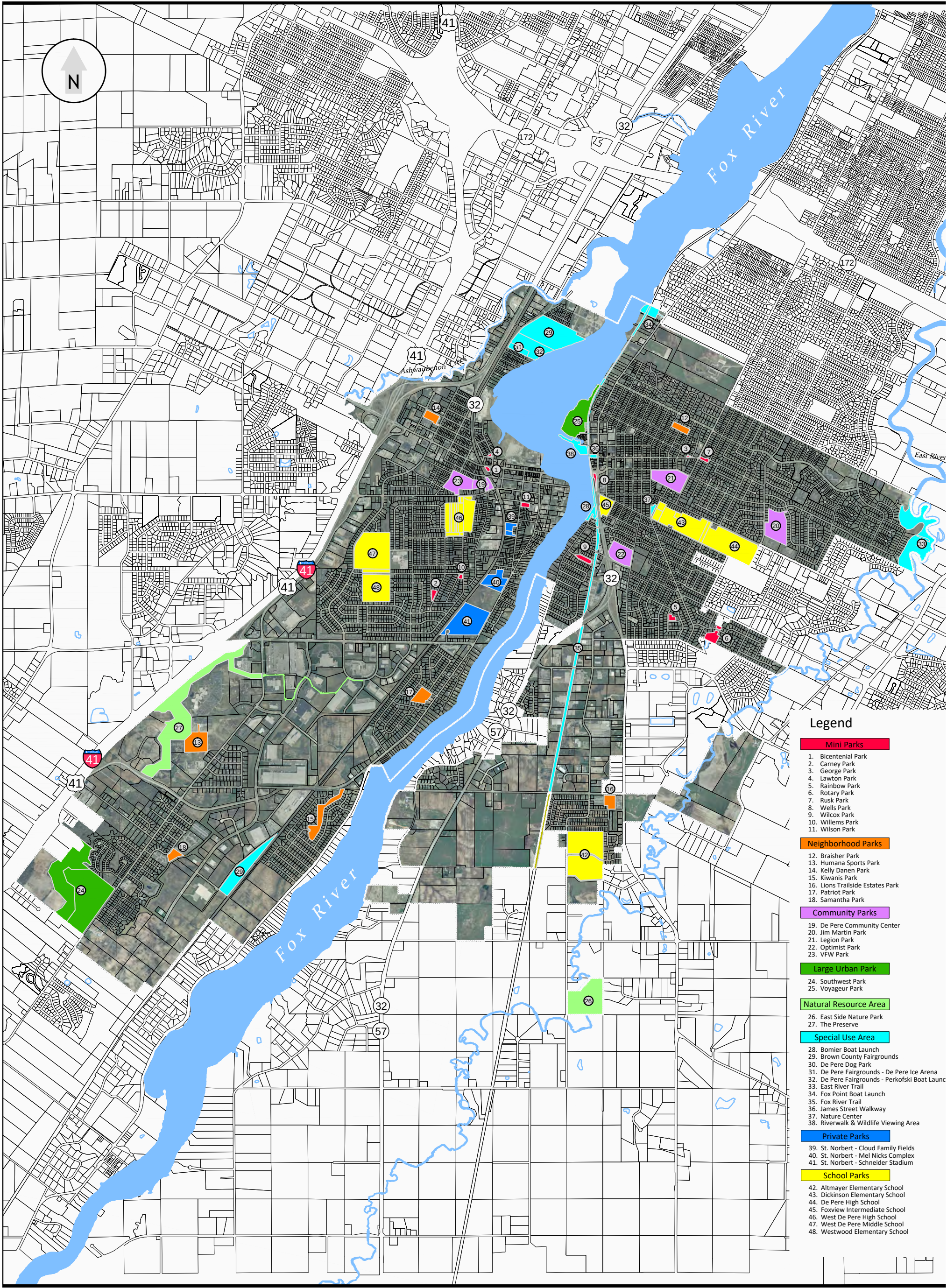
A park, open space and pathway inventory was completed in June 2017. Each space was visited and the following information was gathered and is found in the proceeding park inventory pages.

- Location of park
- Size
- Jurisdiction
- Classification
- Year created or acquired
- General description
- Amenities

Map 2 shows the location and classifications of these parks, open spaces and pathways in the City of De Pere. A majority of parks and the largest variety are located in the northern half of the community, which is the oldest part of the City.

Park Locations & Classifications

City of De Pere



Attachment: Park Plan DRAFT - REVISED (6561 : Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De Pere.)



De Pere Park Amenities

	Acres	Ball Diamonds	Basketball Courts	Ice Skating	Football	Soccer	Sledding Hill	Tennis	Playground Area	Picnic Area	Shelter	Restrooms	Concessions	Volleyball Court	Swimming Pool	Fishing	Boat Ramp/Dock	Walking/Biking Trails	Flower Beds
Mini-Park																			
Bicentennial	0.47																		
Carney	1.01																		
George Park	0.14																		
Lawton	0.19																		
Rainbow	0.97																		
Rotary	0.54																		
Rusk	0.75																		
Wells	0.80																		
Wilcox	1.91																		
Willems	0.47																		
Wilson	1.03																		
Total	8.28																		
Neighborhood Park																			
Braisher Park	3.13																		
Humana Sports Park	13.26																		
Kelly Danen Park	3.63																		
Kiwanis Park	10.48																		
Lions Trailside Estates Park	4.24																		
Patriot Park	5.67																		
Samantha Park	3.00																		
Total	43.41																		
Community Park																			
De Pere Community Center	4.8																		
Jim Martin Park	17.15																		
Legion Park	16.24																		
Optimist Park	11.72																		
VFW Park	12.24																		
Total	62.15																		
Large Urban Park																			
Southwest Park	95.55																		
Voyageur Park	21.74																		
Total	117.29																		
Natural Resource Areas																			
East Side Nature Park	32.85																		
The Preserve	75.80																		
Total	108.65																		
Special Use																			
Bomier Boat Launch	1.90																		
De Pere Dog Park	18.98																		
De Pere Ice Arena	1.71																		
East River Trail	42.33																		
Fairgrounds	36.18																		
Fox Point Boat Launch	4.47																		
Fox River Trail	4																		
James Street Walkway	0.23																		
Nature Center	0.85																		
Perkofski Boat Launch	14.36																		
Riverwalk & Wildlife Viewing Pier	1.00																		
Total	126.01																		
Total Park Acreage	465.79																		
Private Park																			
St. Norbert - Cloud Family Fields	2.58																		
St. Norbert - Mel Nicks Complex	10.06																		
St. Norbert - Schneider Stadium	28.03																		
Total	40.67																		
School Park																			
Altmyer Elementary School	18.50																		
Dickinson Elementary School	15.20																		
De Pere High School	30.00																		
Foxview Intermediate School	2.50																		
West De Pere High School	14.50																		
West De Pere Middle School	30.20																		
Westwood Elementary School	14.60																		
Total	125.50																		
Total Private & School Acreage	166.17																		



CITY OF DE PERE

Bicentennial Park

Location:	Main Avenue
Size:	0.47 acres
Jurisdiction:	City
Classification/ Type:	Mini-Park
Acquired:	1975

DESCRIPTION: Bicentennial Park is located at Main Avenue and S. 6th Street west of the Fox River. This site serves as an entry way to the downtown area.

AMENITIES:

- Flower Beds
- Picnic Area
- Open Space
- Veteran's Memorial





CITY OF DE PERE

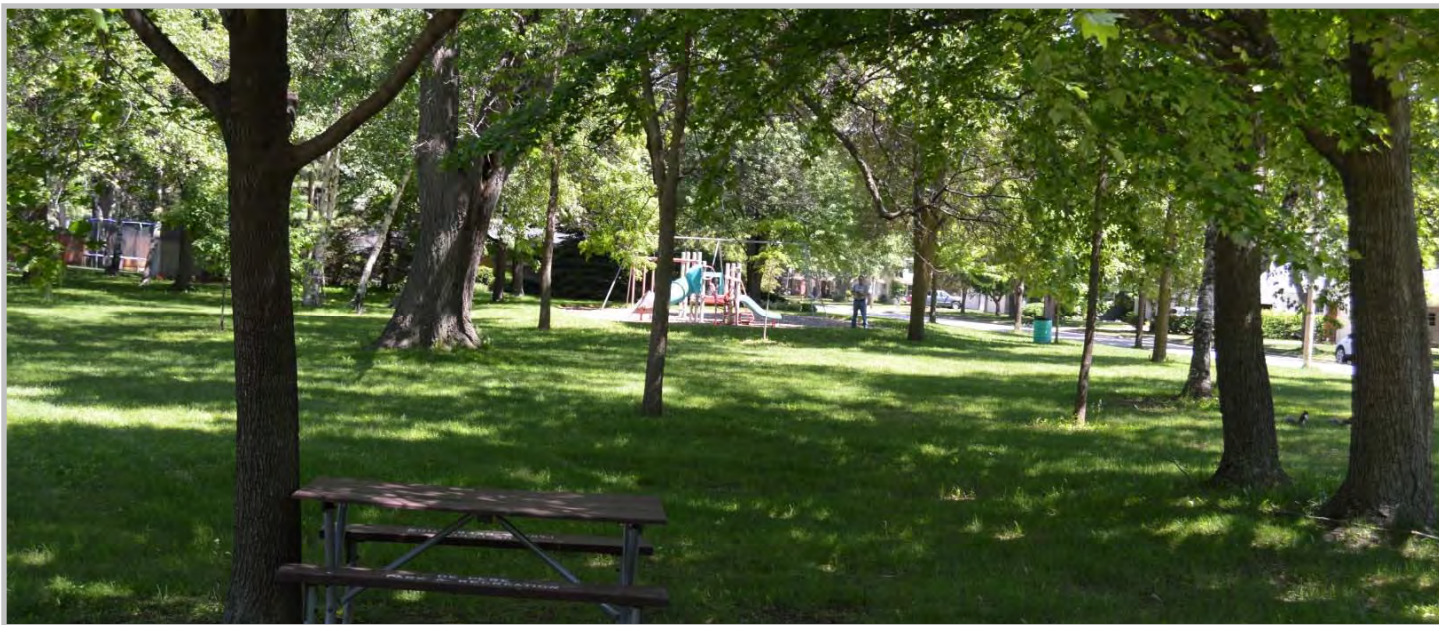
Carney Park

Location:	Corner of Monterrey Terrace and Outward Street
Size:	1.01 acres
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1994

DESCRIPTION: Carney Park is located on the corner of Monterrey Terrace and Outward Street in a predominantly residential area. The Park contains children's playground equipment and offers spaces to play or for quiet enjoyment of the Park.

AMENITIES:

- Playground Area
- Picnic Area





CITY OF DE PERE

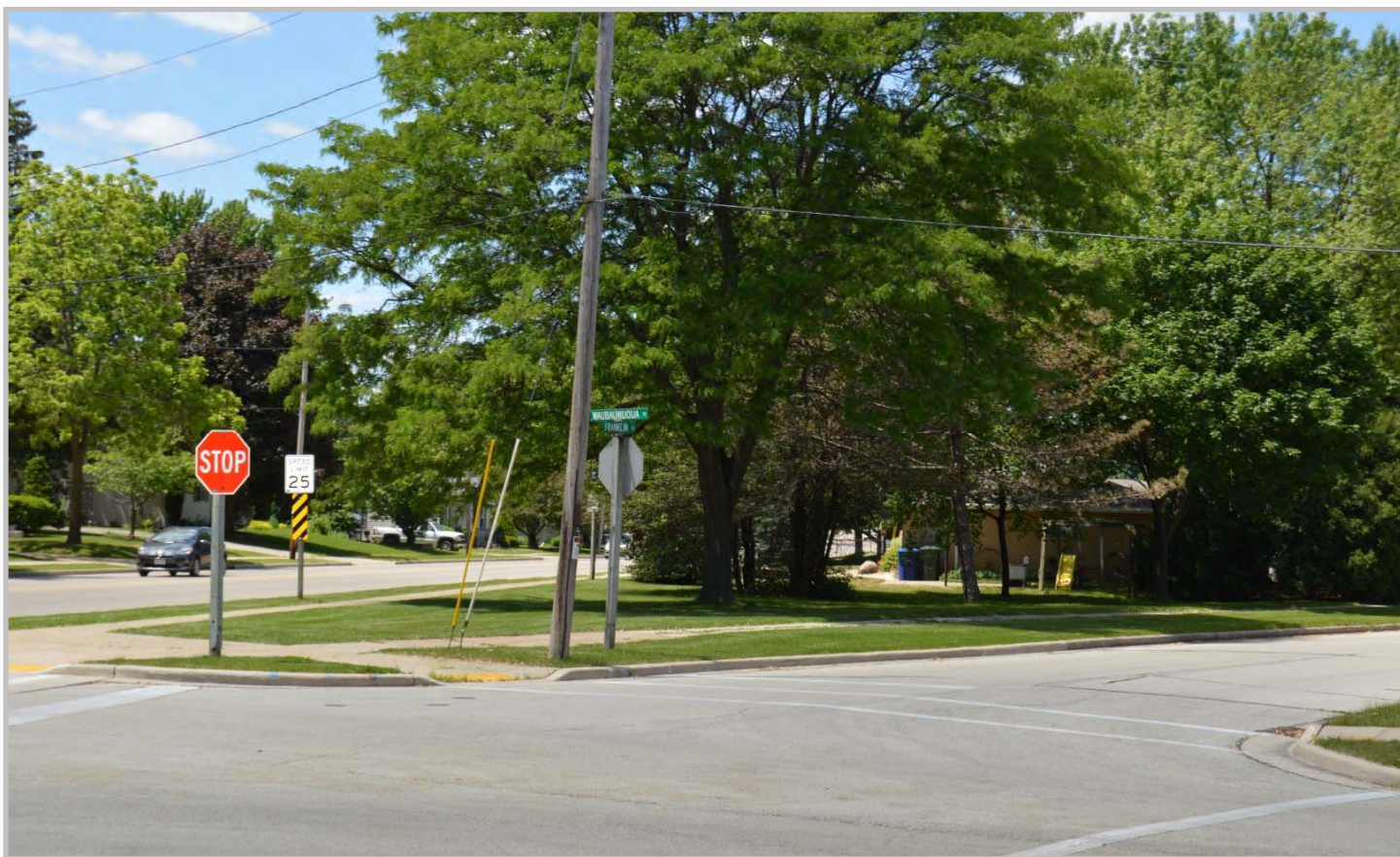
George Park

Location:	George Street
Size:	0.14 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	Unknown

DESCRIPTION: George Park is located at George Street and Franklin Street . It is a small site that serves a residential area.

AMENITIES:

- Small Open Space





CITY OF DE PERE

Lawton Park

Location:	Fort Howard Avenue
Size:	0.19 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1996

DESCRIPTION: Lawton Park located at Fort Howard Avenue and N. 6th Street, this site serves a residential area and contains a small playground system and a picnic area.

AMENITIES:

- Playground Area
- Picnic Area





CITY OF DE PERE

Rainbow Park

Location:	Corner of Tanager Trail and Flicker Trail
Size:	0.97 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1998

DESCRIPTION: Rainbow Park serves a residential family area. It contains a large playground system and a picnic area.

AMENITIES:

- Playground Area
- Picnic Area
- Benches
- Open Space





CITY OF DE PERE

Rotary Park

Location:	Saddlebrook Lane
Size:	0.54 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	2003

DESCRIPTION: Rotary Park is located on Saddlebrook Lane. This site serves a predominantly residential area and contains a gazebo shelter and landscaped pond overlook.

AMENITIES:

- Gazebo
- Pond Overlook
- Benches
- Monument





CITY OF DE PERE

Rusk Park

Location:	Between South Clay and Webster Avenue
Size:	0.75 acre
Jurisdiction:	City
Classification/Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Rusk Park serves mostly a residential area and contains a wooded picnic area and lighted sidewalk that provides access to sidewalks on South Clay Street and Webster Avenue.

AMENITIES:

- Picnic Area





CITY OF DE PERE

Wells Park

Location:	Between south Broadway and Lewis Street
Size:	0.80 acre
Jurisdiction:	City
Classification/Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Wells Park is located between South Broadway and South Front Street on the west side of the Fox River. This site serves a residential and commercial area.

AMENITIES:

- Picnic Area
- Access to the Fox River Trail
- Paved Parking





CITY OF DE PERE

Wilcox Park

Location:	Wilcox Court
Size:	1.91 acres
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Wilcox Park is circled by Wilcox Court. This small site serves the residential area and contains a wooded open space.

AMENITIES:

- Open Space
- Picnic Area





CITY OF DE PERE

Willems Park

Location:	Corner of Westwood Drive and South Seventh Street
Size:	0.47 acre
Jurisdiction:	City
Classification/ Type:	Mini-Park
Created:	1995

DESCRIPTION: Willems Park is located at the corner of Westwood Drive and South Seventh Street. This site serves mostly a residential area and contains a small playground system and a picnic area.

AMENITIES:

- Playground Area
- Picnic Area





CITY OF DE PERE

Wilson Park

Location:	Corner of College Avenue and Fourth Street
Size:	1.03 acres
Jurisdiction:	City park
Classification/Type:	Mini-Park
Created:	Unknown

DESCRIPTION: Wilson Park is located at the corner of College Avenue and Fourth Street. This site serves primarily a residential area near St. Norbert College and contains a small playground system and a picnic area. This was the first City Park.

AMENITIES:

- Playground Area
- Open Space
- Gettysburg Address Monument





CITY OF DE PERE

Braisher Park

Location:	Washington Street and Winnebago Street
Size:	3.13 acres
Jurisdiction:	City
Classification/Type:	Neighborhood Park
Created:	1976

DESCRIPTION: Braisher Park is located adjacent to Washington Street and Winnebago Street. This site serves a neighborhood and contains a variety of amenities.

AMENITIES:

- Basketball Courts
- Soccer Field
- Playground Area
- Urban Orchard
- Picnic Area
- Shelter
- Restrooms





Humana Sports Park

Location:	South of Humana Office complex
Size:	13.26 acre
Jurisdiction:	Public/Private
Classification/ Type:	Neighborhood Park

DESCRIPTION: Humana Sports Park is located south of the Humana Office complex off Lawrence Drive. This site contains sport facilities and a shelter. This site serves a predominantly rural area, user groups and the private corporate campus.

AMENITIES:

- Ball Diamond
- Restrooms
- Paved Parking
- Concession Stand





CITY OF DE PERE

Kelly Danen Park

Location:	Tenth Street and Cedar Street
Size:	3.63 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	1971

DESCRIPTION: Kelly Danen Park is located between Tenth Street and Cedar Street. This site serves the residential area and contains ball diamonds, restrooms, concessions, and a picnic area.

AMENITIES:

- Ball Diamonds
- Picnic Area
- Sand Box
- Restrooms
- Concessions
- Batting Cage





CITY OF DE PERE

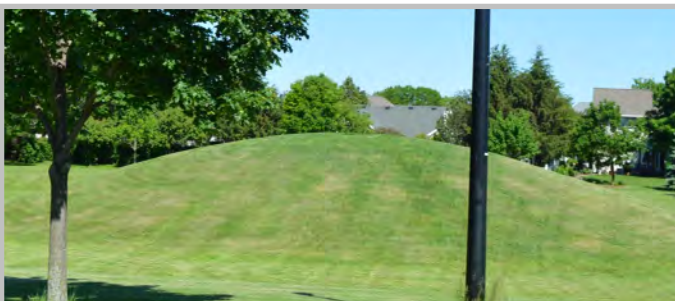
Kiwanis Park

Location:	Old Ivy Court
Size:	10.48 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	2001

DESCRIPTION: Kiwanis Park is located on Old Ivy Court. This site serves the residential area and contains soccer field, a playground area, and a sledding hill.

AMENITIES:

- Soccer Field
- Sledding Hill
- Playground Area
- Picnic Area
- Paved Parking





CITY OF DE PERE

Lions Trailside Park

Location:	Killarny Trail
Size:	4.24 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	2006

DESCRIPTION: Lions Trailside Park is located on Killarny Trail. This site serves a single family and multi-family subdivision.

AMENITIES:

- Sledding hill
- Walking/Biking Trail
- Paved Parking
- Open Space





CITY OF DE PERE

Patriot Park

Location:	Colleen Lane
Size:	5.67 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	1985

DESCRIPTION: Patriot Park is located on Colleen Lane. This site serves the residential area and contains a amenities that serve a variety of ages.

AMENITIES:

- Basketball Courts
- Soccer Field
- Playground Area
- Sand Box
- Picnic Area
- Shelter
- Restrooms
- Paved Parking





CITY OF DE PERE

Samantha Park

Location:	Samantha Street
Size:	3.00 acres
Jurisdiction:	City
Classification/ Type:	Neighborhood Park
Created:	2006

DESCRIPTION: Samantha Park is located on Samantha Street. This site serves the residential area and contains a small playground system.

AMENITIES:

- Playground Area
- Picnic Area
- Open Space





CITY OF DE PERE

De Pere Community Center

Location:	600 Grant Street
Size:	4.8 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1999

DESCRIPTION: The De Pere Community Center provides for a wide ranges of uses for community members. The bi-level 15,000 sq. ft. facility contains two activity areas, meeting rooms, multi-purpose room, game room and lounge area. Users range from the Brown County Nutrition to small wedding receptions.

AMENITIES:

- Meeting Rooms
- Outdoor Patio
- Presentation Equipment
- Paved Parking





CITY OF DE PERE

Jim Martin Park

Location:	Libal Street
Size:	17 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1994

DESCRIPTION: Jim Martin Park is located on Libal Street. This site serves primarily a residential area and contains a variety of amenities and facilities and large open space.

AMENITIES:

- Ball Diamond
- Basketball Court
- Soccer Fields
- ADA Accessible Playground
- Picnic Area
- Restrooms
- Volleyball Court
- Paved Parking





CITY OF DE PERE

Legion Park

Location:	Charles Street and Webster Avenue
Size:	16.24 acres
Jurisdiction:	City
Classification/Type:	Community Park
Created:	1963

DESCRIPTION: Legion Park is located on the corner of Charles Street and Webster Avenue. This site serves primarily a residential area but attracts users from a larger area. The Park has a wide variety of amenities and facilities.

AMENITIES:

- Ball Diamonds
- Basketball Courts
- Tennis Courts
- Playground Area
- Picnic Area
- Shelter
- Restrooms
- Concessions
- Volleyball Court
- Swimming Pool
- Disc Golf
- Paved Parking
- Outdoor Hockey/Ice Skating





CITY OF DE PERE

Optimist Park

Location:	Cook Street and South Erie Street
Size:	11.72 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1989

DESCRIPTION: Optimist Park is located on the corner of Cook Street and South Erie Street. This site serves a predominantly residential area and provides several ball fields and other amenities and facilities.

AMENITIES:

- Ball Diamonds
- Basketball Court
- Paved Parking
- ADA Accessible Playground
- Batting Cages
- Picnic Area
- Shelter
- Restrooms
- Concessions





VFW Park

Location:	Allard Street and Grant Street
Size:	12.24 acres
Jurisdiction:	City
Classification/ Type:	Community Park
Created:	1957

DESCRIPTION: VFW Park located on the corner of Allard Street and Grant Street. This site serves a predominantly residential area and contains the Community Center and a wide variety of amenities and facilities. The Community Center is located in VFW Park, 600 Grant Street. Designed in 1999, this 15,000 square foot facility includes two large activity areas accommodating 200 persons, two flexible meeting rooms, a multipurpose room, game room, and lounge area. Uses include general recreation for all ages, Brown County Nutrition meal site, community programs, and a location for business/civic meetings and social gatherings such as wedding receptions, reunions, baby/bridal showers, parties for any occasion, etc.

AMENITIES:

- Ball Diamond
- Basketball Court
- Soccer Fields
- Urban Orchard
- Sledding Hill
- Tennis Courts
- Playground Area
- Picnic Area
- Shelters
- Restrooms
- Concessions
- Volleyball Court
- Swimming Pool
- Outdoor Hockey Rink





CITY OF DE PERE

Southwest Park

Location:	Lawrence Drive and US Hwy 41
Size:	95.55 acres
Jurisdiction:	City
Classification/ Type:	Large Urban Park
Acquired	2005

DESCRIPTION: Southwest Park is located between Lawrence Drive and US Highway 41. This site serves a predominantly rural area and contains ball diamonds and soccer fields, and a playground. There is large amount of open space.

AMENITIES:

- Ball Diamonds
- Soccer Fields
- Playground Area
- Picnic Area
- Restrooms
- Paved Parking





CITY OF DE PERE

Voyageur Park

Location:	Cass Street
Size:	21.74 acres
Jurisdiction:	City
Classification/ Type:	Large Urban Park
Created:	1989

DESCRIPTION: Voyageur Park is located at the west terminus of Cass Street on the Fox River. This site serves a regional area and contains a wide variety of amenities and facilities.

AMENITIES:

- Playground Area
- Picnic Area
- Shelter
- Restrooms
- Fishing
- Boat Docks
- Walking/Biking Trails
- Floral Gardens
- Paved Parking





East Side Nature Park

Location:	Ryan Road
Size:	32.85 acres
Jurisdiction:	City
Classification/ Type:	Natural Resource Areas
Acquired:	2010

DESCRIPTION: East Side Nature Park is located on Ryan Road on the north side where it crosses the East River. This wooded site serves as a future park.

AMENITIES:

- Natural Area





CITY OF DE PERE

The Preserve

Location:	Lawrence Drive and US Hwy 41
Size:	75.80 acres
Jurisdiction:	City
Classification/ Type:	Natural Resource Area
Created:	Unknown

DESCRIPTION: The Preserve is located between Lawrence Drive and US Highway 41. This site serves a predominantly rural area and contains a picnic area, and walking and biking trails.

AMENITIES:

- Picnic Area
- Walking/Biking Trails
- Paved Parking





CITY OF DE PERE

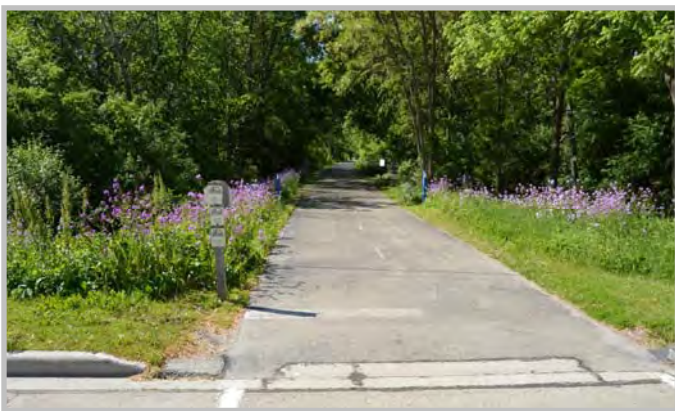
Bomier Boat Launch

Location:	Bomier Street
Size:	1.90 acres
Jurisdiction:	City
Classification/ Type:	Special Use Parks
Created:	1998

DESCRIPTION: Bomier Boat Launch is located at the west terminus of Bomier Street. This site serves the residential area and contains boat related facilities and benches for enjoying views of the Fox River.

AMENITIES:

- Picnic Area
- Restrooms
- Fishing
- Boat Ramp/Dock
- Paved Parking
- Access to the Fox River Trail





Brown County Fairgrounds

Location:	Fort Howard Avenue
Size:	36.18 acres
Jurisdiction:	County
Classification/ Type:	Special Use Parks
Created:	Unknown

DESCRIPTION: The Fairgrounds is located on Fort Howard Avenue on the east side of the Fox River. The Fairgrounds is used to teach urban and rural residents of all ages about Brown County's history, traditions, and accomplishments through agriculture, family living, and business.

AMENITIES:

- Stage
- Indoor Event Space
- Outdoor Event Space
- Camping Areas





CITY OF DE PERE

De Pere Dog Park

Location:	1400 Biotech Way
Size:	18.98 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	2011

DESCRIPTION: The De Pere Dog Park is located on Biotech Way. The Park is approximately 18 acres with 8 of them currently fenced in. The park contains a small and large dog area and a large wooded area with numerous trails running within.

AMENITIES:

- Small Dog Area
- Large Dog Area
- Water
- Paved Parking
- Flower Beds
- Benches/Picnic Tables
- Agility Equipment
- Portable Restroom





CITY OF DE PERE

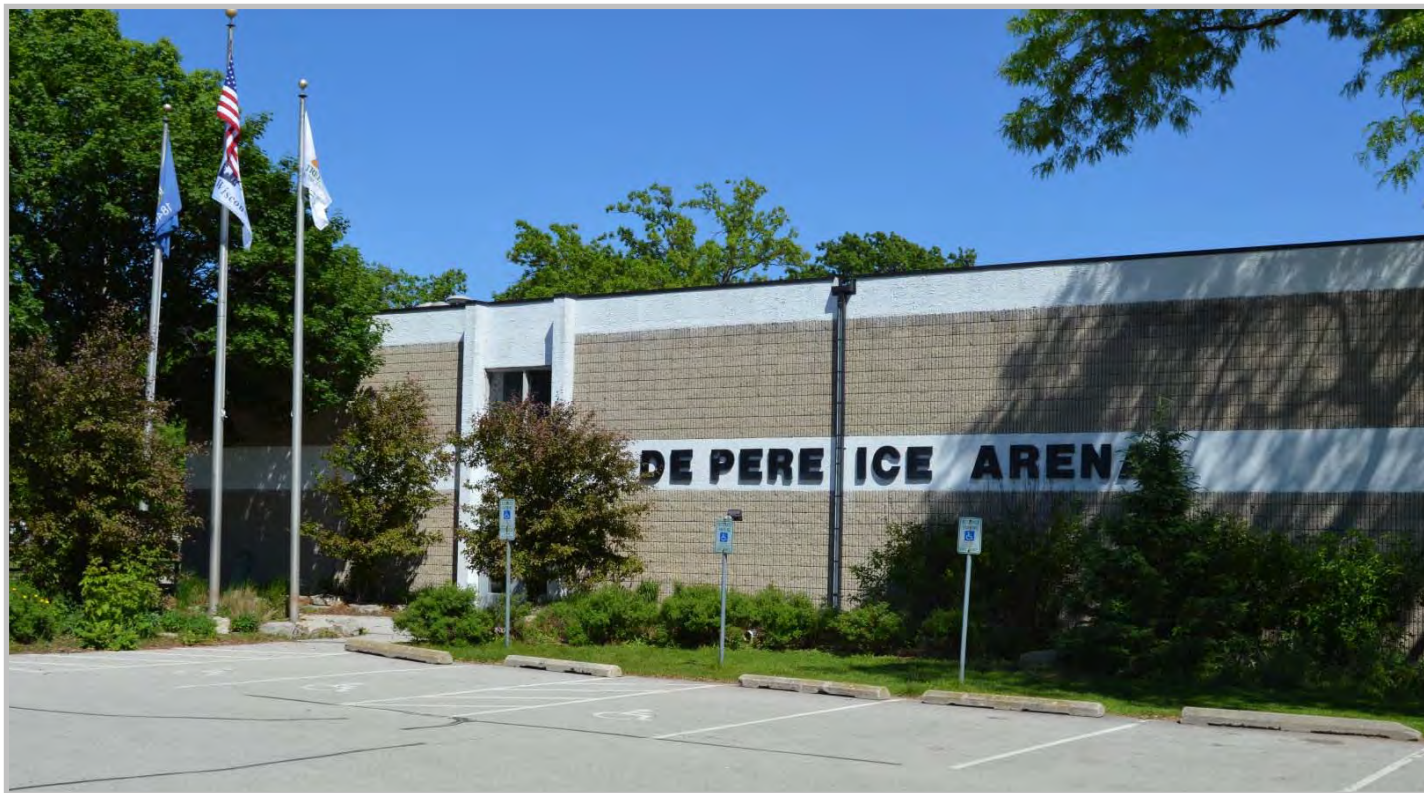
De Pere Fairgrounds - De Pere Ice Arena

Location:	1450 Fort Howard Avenue
Size:	1.70 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	Before 1974

DESCRIPTION: The De Pere Ice Arena is managed by Brown County Ice Management. The Ice Arena provides for public skating, figure skating, and space for various hockey teams. The Ice Arena provides rental skates and locker rooms for users.

AMENITIES:

- One Sheet of Ice
- Concession Stand
- Meeting Room
- Multi-Purpose Room
- Skate Rental
- Locker Rooms
- Paved Parking





De Pere Fairgrounds - Perkofski Boat Launch

Location:	1500 Fort Howard Avenue
Size:	14.36 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	2005

DESCRIPTION: Located near the Brown County Fairgrounds and the De Pere Ice Arena on Fort Howard Avenue, the Perkofski Boat Launch provides access to the Fox River and a variety of amenities.

AMENITIES:

- Boat Ramp
- Docks
- Benches
- Grills
- Pavilion
- Paved Parking
- Restrooms





CITY OF DE PERE

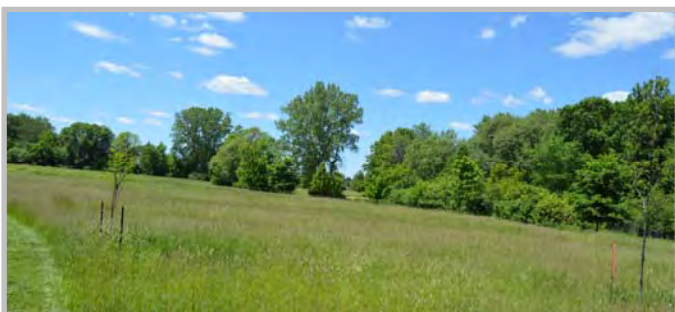
East River Trail

Location:	Black Earth Drive
Size:	42.33 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	2003

DESCRIPTION: The East River Trail is located on Black Earth Drive. This site contains walking and biking trails and is on a natural area.

AMENITIES:

- Walking/Biking Trails
- Trail Map





CITY OF DE PERE

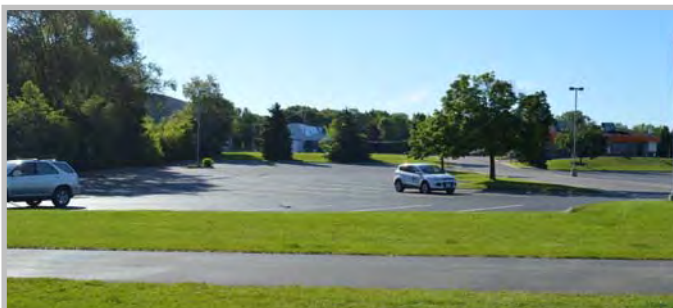
Fox Point Boat Launch

Location:	Riverside Drive
Size:	4.47 acres
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	1990

DESCRIPTION: The Fox Point Boat Launch is located west of Riverside Drive. The Fox River Trail can be accessed at the Boat Launch.

AMENITIES:

- Restrooms
- Fishing
- Paved Parking
- Boat Ramp/Dock
- Picnic Area
- Access to the Fox River Trail





Fox River Trail

Location:	Adjacent to Fox River
Size:	30.94 acres
Jurisdiction:	Brown County/WDNR
Classification/ Type:	Special Use Parks
Created:	Unknown

DESCRIPTION: The Fox River Trail is located adjacent to the Fox River. This site serves as a scenic walking and biking route along the Fox River and passes through several communities in Brown County.

AMENITIES:

- Walking/Biking Trails
- Information Kiosks





James Street Walkway

Location:	James Street
Size:	0.23 acre
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	1999

DESCRIPTION: The James Street Walkway is located between James Street and the Fox River. This site serves as a scenic rest stop.

AMENITIES:

- Fishing
- Boat Ramp/Dock
- Walking/Biking Trails
- Decorative Lighting





CITY OF DE PERE

Nature Center

Location:	Merrill Street and South Washington Street
Size:	0.85 acre
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	Unknown

DESCRIPTION: The Nature Center is located at Merrill Street and South Washington Street. This site serves a predominantly residential area and contains a picnic area and a shelter. It is adjacent to the Dickinson Elementary School.

AMENITIES:

- Picnic Area
- Shelter
- Nature Trail





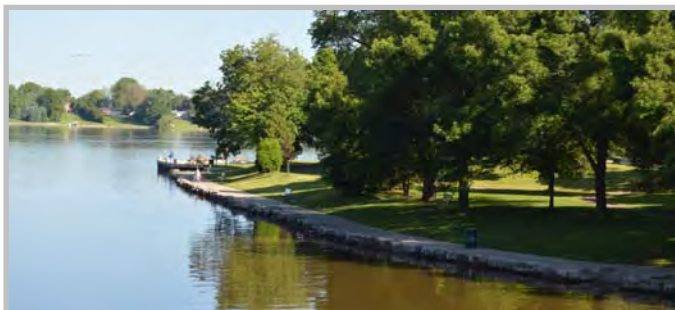
Riverwalk and Wildlife Viewing Pier

Location:	Arbor Court
Size:	1 acre
Jurisdiction:	City
Classification/ Type:	Special Use Park
Created:	

DESCRIPTION: The Riverwalk and Wildlife Viewing Pier are accessed from a parking lot on Arbor Court. The site provides access to fishing, the De Pere Locks and Dam, a national registered historic district, viewing of the Walleye and Sturgeon spawning runs, and wildlife and waterfowl viewing. The facility has a lift bridge that works in coordination with the De Pere Lock System. A fishing dock and viewing pier were added in 2012.

AMENITIES:

- Picnic Area
- Fishing
- Benches
- Walking/Biking Trails
- Viewing Areas





School and Private Parks

Although not part of the City of De Pere Park System, school facilities and private parks offer opportunities to cooperate and share facilities when events or programs dictate. De Pere residents attend either the Unified School District of De Pere or the Unified School District of West De Pere. Only the schools in the City of De Pere are listed.

St. Norbert - Cloud Family Fields

Location:	4th Street
Size:	2.58 acres
Jurisdiction:	College
Classification/ Type:	Private Parks

DESCRIPTION: The Cloud Family Fields is a green space on the St. Norbert College campus. It is used for soccer games, practice, and general athletic camps.

AMENITIES:

- Soccer

St. Norbert - Mel Nicks Complex

Location:	Few blocks south of the St. Norbert campus
Size:	10.06 acres
Jurisdiction:	College
Classification/ Type:	Private Parks

DESCRIPTION: (approx. 10.06 acres in size) is located just a few blocks south of the St. Norbert campus and includes a baseball diamond, softball diamond and practice football fields.

AMENITIES:

- Ball Diamonds

St. Norbert - Schneider Stadium

Location:	St. Norbert campus
Size:	28.03 acres
Jurisdiction:	College
Classification/ Type:	Private Parks

DESCRIPTION: (approx. 28.03 acres in size) The 2,454-seat Schneider Stadium houses the Green Knights in football, men's and women's soccer, and men's and women's outdoor track and field. It features a 400-meter track with all-weather surface, field turf for football and soccer competition, a press box.

AMENITIES:

- Football
- Soccer
- Shelter
- Restrooms
- Concessions



School and Private Parks

Unified School District of De Pere & School District of West De Pere

- | | |
|----------------------------------|-----------------------------|
| • Altmayer Elementary School: | 3001 Ryan Road |
| • Dickinson Elementary School: | 435 South Washington Street |
| • De Pere High School: | 1700 Chicago Street |
| • Foxview Intermediate School: | 650 South Michigan Street |
| • Phantom Knight Charter School: | 400 Reid Street |
| • West De Pere High School: | 665 Grant Street |
| • West De Pere Middle School: | 1177 South Ninth Street |
| • Westwood Elementary School: | 1155 Westwood Drive |

Level of Service

The City of De Pere Comprehensive Outdoor Recreation Plan uses a number of methods to measure the level of service that parks and open spaces provide to residents, visitors and user groups. At the same time, communities must take into consideration their unique features that influence the types of recreational offerings available to the community.

The City of De Pere Comprehensive Outdoor Recreation Plan will evaluate its parks and open spaces based on the following:

- National Recreation and Parks Association recommendations for park space per 1,000 residents
- National Recreation and Parks Association recommendations for park service boundaries
- A regional comparison of park space to other communities
- Results of a User Group / Stakeholder Park and Facility Needs Assessment Survey

Park Space Standards

The National Recreation and Parks Association (NRPA) provides recommendations for the types of parks and number of park acres per 1,000 residents that communities can use for a baseline when evaluating parks and open space. The three (3) types of parks and their recommended acreages include:

- Community Parks: 5 to 8 acres per 1,000 residents
- Neighborhood Parks: 1 to 2 acres per 1,000 residents
- Mini-Parks: 0.25 to 0.5 acres per 1,000 residents

The NRPA also recommends 70 acres per 1,000 residents for State parkland and 15 acres per 1,000 residents for County parkland.

The three park classifications provide a range of 6.25 to 10.5 total acres of parkland per 1,000 residents. These three park classifications are generally considered the main components of a park system. Other park classifications such as Large Urban Park, Natural Resource Area, and Special Use Area, are unique to each community, therefore, recommended space needs are not provided.

Table 3 shows recommended acreages for community, neighborhood, and mini-parks based on the City of De Pere's estimated 2017 population. The City of De Pere provides approximately half of the minimum recommended acreage for community parks but meets the recommended acreages for neighborhood parks and mini-parks.

The City also provides 117 acres of large urban parks, 108 acres of natural resource areas and 126 acres of special use parks, which include the Brown County Fairgrounds and Fox River Trail.

Although the City of De Pere has a deficiency in community parks, based on National Recreation and Park Association definition and recommendation, Southwest Park and Voyageur Park offer many amenities that serve typical community and neighborhood park users.

Table 3 Existing Park Space: City of De Pere

Park Type	*Recommended Acreage	*Actual Acreage
Community Park	124 to 198	62
Neighborhood Park	25 to 49	43
Mini-Park	6 to 12	8

Source: National Recreation and Park Association.

*Recommended acreages are based on the 2017 City of De Pere's estimated population of 24,721 residents.

Taking into account all public (City and County) parks and open space areas in the City of De Pere, there are approximately 19 acres of parks and open space per 1,000 residents.

Park Service Boundaries

The National Recreation and Parks Association (NRPA) provides recommendations for the area served by community parks, neighborhood parks, and mini-parks. The three (3) types of parks and their recommended service areas include:

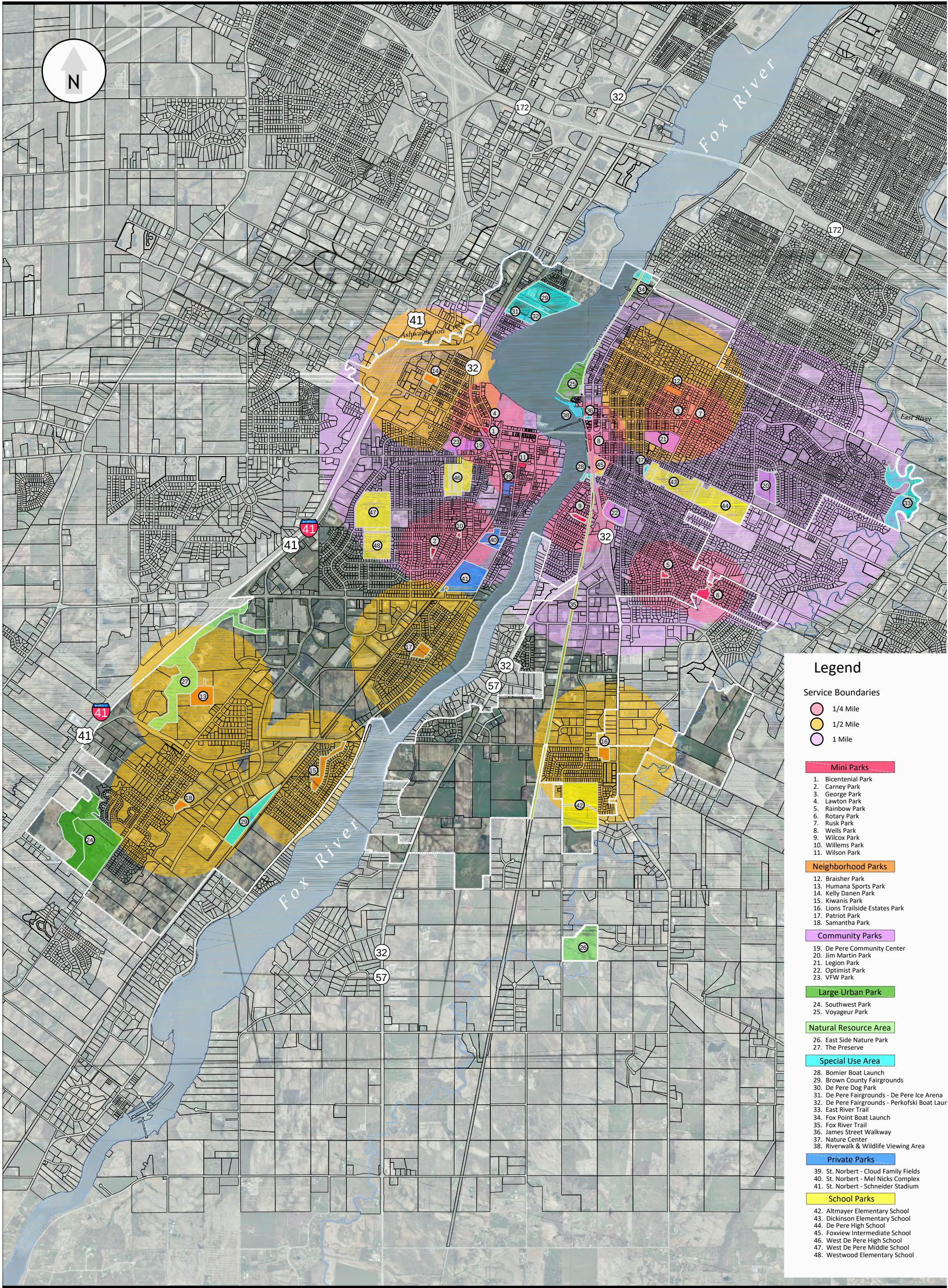
- Community Parks: 0.5 to 3 mile service radius
- Neighborhood Parks: 0.25 to 0.5 mile service radius
- Mini-Parks: up to 0.25 mile service radius

Map 3 shows the Park Service Boundaries for community parks, neighborhood parks, and mini-parks in the City of De Pere. Residents living in the northern portion of the City have many park options available within a reasonable distance. In this area, residents have access to eleven (11) mini-parks, two (2) neighborhood parks, and three (3) community parks. The Main Avenue Bridge enhances access to parks in this area over the Fox River that connects East and West De Pere.

There are five (5) neighborhood parks located in the southern portion of the City. These are located in the more recent residential subdivisions. Four (4) of these are located in West De Pere. There is no bridge crossing the Fox River in this area of the City, which would increase park access for residents.

Park Service Boundaries

City of De Pere



Attachment: Park Plan DRAFT - REVISED (6561 : Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De Pere.)*

Regional Park Space Comparison

The Comprehensive Outdoor Recreation Plans or Comprehensive Plans were reviewed for thirteen communities in multiple Counties. Only parkland designated for public use, whether developed or not, was included in the park acreage totals. Recreational land associated with schools or private organizations was not counted.

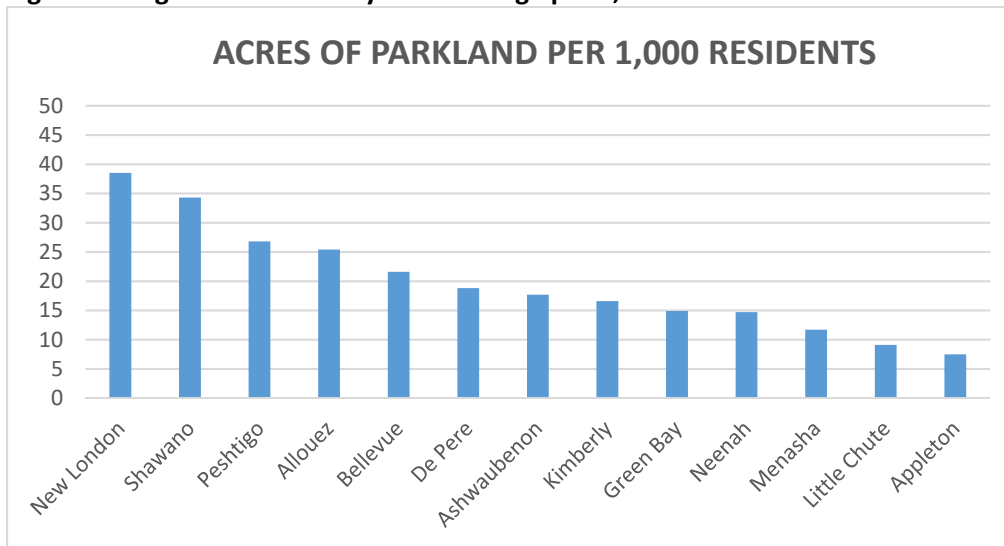
Estimated 2017 community populations were obtained from the State Demographic Service Center and were used in the acreage calculations.

Table 4 and Figure 2 show the parkland per 1,000 residents in each community. The average community parkland acreage per 1,000 residents is 19.8 acres. The City of De Pere has 18.8 acres per 1,000 residents.

Table 4 Regional Community Park Acreage per 1,000 Residents

Community	County	Population	Park Acreage	Park Acres/1,000 Residents
Allouez	Brown	13,784	350.7	25.4
Appleton	Brown	74,598	558.3	7.5
Ashwaubenon	Brown	16,867	297.8	17.7
Bellevue	Brown	15,365	331.2	21.6
De Pere	Brown	24,721	465.8	18.8
Green Bay	Brown	105,443	1576.3	14.9
Kimberly	Outagamie	6,672	111.0	16.6
Little Chute	Outagamie	10,987	99.7	9.1
Menasha	Multiple Co.	17,542	205.0	11.7
Neenah	Winnebago	25,976	383.0	14.7
New London	Multiple Co.	7,245	278.6	38.5
Peshtigo	Marinette	3,421	91.8	26.8
Shawano	Shawano	9,143	313.5	34.3

Source: Community Comprehensive Outdoor Recreation Plans or Comprehensive Plans

Figure 2 Regional Community Park Acreage per 1,000 Residents

Source: Community Comprehensive Outdoor Recreation Plans or Comprehensive Plans

Parkland Projections

The City of De Pere's population is projected to increase from 24,721 in 2017 to 31,280 in 2040, resulting in an increase of 6,559 residents.

To provide for the recreational needs of existing and new residents, additional parkland should be acquired and developed to some extent.

Tables 5, 6, and 7 show the projected minimum parkland needed for community parks, neighborhood parks and mini-parks.

Table 5 Community Parkland Projections: City of De Pere

Year	*Population	Minimum NRPA Recommendations	Current Acreage	Additional Acreage Needed
2020	26,260	132 Acres	62	70
2030	29,550	148 Acres	62	86
2040	31,280	157 Acres	62	95

Source: National Recreation and Park Association.

Table 6 Neighborhood Parkland Projections: City of De Pere

Year	*Population	Minimum NRPA Recommendations	Current Acreage	Additional Acreage Needed
2020	26,260	26 Acres	43	-17
2030	29,550	30 Acres	43	-13
2040	31,280	31 Acres	43	-12

Source: National Recreation and Park Association.

Table 7 Mini-Parkland Projections: City of De Pere

Year	*Population	Minimum NRPA Recommendations	Current Acreage	Additional Acreage Needed
2020	26,260	7 Acres	8	-1
2030	29,550	7 Acres	8	-1
2040	31,280	8 Acres	8	0

Source: National Recreation and Park Association.

Currently, the City of De Pere is meeting the recommended minimum parkland acreages for neighborhood parks and mini-parks but does not meet the recommended minimum parkland acreage for community parks.

Recommendations For Outdoor Recreation Provisions

To arrive at recommendations for improvements for each City of De Pere park and open space, a number of steps were taken.

- Review of the previous Comprehensive Outdoor Recreation Plan to identify what proposed recommendations were completed and what proposed recommendations, if not completed, were still desired
- Review of planning documents of surrounding communities
- Review of the 2018-2024 Capital Improvements Plan
- Site visit and inventory of each City of De Pere park
- Review of the existing parks and their service areas
- Regional comparison of park space per 1,000 residents
- Analysis of population projections and minimum park space requirements needed
- Review of a User Group/Stakeholder Park and Facility Needs Assessment Survey
- Discussion with Park, Recreation and Forestry Department staff
- Scheduled an open house for public review and input
- Review and input from the City of De Pere Board of Park Commissioners

The proposed recommendations can be used to assist with prioritizing and budgeting future expenditures, helping plan for potential increased maintenance costs and personnel, and incorporating recommended new facilities into conceptual plans.

User Group/Stakeholder Park and Facility Needs Assessment Survey

The City of De Pere Park, Recreation and Forestry Department conducted a User Group/Stakeholder Park and Facility Needs Assessment Survey to gather input on and understand the needs of these user groups/stakeholders. Surveys were sent out to 14 user groups/stakeholders and 11 were returned.

User groups/stakeholders were also given the opportunity to meet with the Director of the Park, Recreation and Forestry Department and the consultant completing the Comprehensive Outdoor Recreation Plan update.

The survey asked a range of questions including:

- What parks or facilities they were currently using?
- Do the parks or facilities meet there needs?
- What additional spaces or facilities are needed?
- Would the user group/stakeholder be willing to contribute funds to help meet the needs of their group/organization?

Generally, the survey results showed that user groups/stakeholders:

1. Were satisfied that the parks met their needs with some improvements needed
2. Thought restrooms needed to be updated
3. Requested several new park amenities
4. Were willing to help financially for facilities that met their needs

The survey and a more detailed summary of the survey results are found in Appendix A.

Outdoor Recreation Needs Assessment and Recommendations

The following outdoor recreation needs assessment and recommendation provide specific action items for most parks in the City of De Pere. The recommendations are prioritized into three (3) categories.

- High Priority: To be completed in the next 1 to 5 years
- Medium Priority: To be completed in the next 6 to 10 years
- Low Priority: To be completed in the next 11+ years

The priorities were based on several factors including meeting ADA standards, how often a facility is used, and condition of equipment.

There are some observations worth noting that do not relate to specific parks but to the parks in general.

Boat Landings

The City of De Pere lacks water access/boat launches in the southern portion of the community. This area is forecasted for most of the future growth of the community. The City of De Pere may want to explore opportunities to acquire land or work with the Town of Lawrence and Town of Rockland to identify locations for future water access.

Future Park Land

Many of the City's parks have little land for new park facilities. Sports such as baseball and soccer require large tracts of land to meet their needs. The City of De Pere may have to acquire larger tracts of land to meet these needs.

A Bridge Across the Fox River

Population growth to the south may warrant a new bridge across the Fox River to help with the flow of vehicle traffic. A bridge would provide residents living in south De Pere more park options close by.

Americans with Disability Act

The City of De Pere has made numerous improvements to its parks to make them ADA accessible. The City may want to update its Accessibility Audit to evaluate the success of its efforts.

Working with Other Groups and Governments

The City of De Pere has made efforts to make park planning an inclusive activity. Continuing to work with user groups and adjacent communities will make the park systems more efficient.

A public open house was held on Thursday, October 19, 2017 to provide an opportunity for public review and comment on the first draft of the Comprehensive Outdoor Recreation Plan. No one from the public attended the open house.



Bicentennial Park

Mini-Park — 0.47 Acres

Bicentennial Park is located on the southeast corner of the intersection of Main Avenue and South 6th Street. The westerly side of the park is bordered by railroad tracks. The park is in a high traffic, highly visible area and acts as an entrance into the downtown.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Restore Landscape Beds	\$2,000	High
Rebuild Stone Memorial Walls and Surface	\$11,000	High
Replace Plaque on Memorial Wall	\$1,000	High
Additional Seating (Picnic Tables or Benches)	\$5,000	Low
Total	\$19,000	

Main Avenue

Rebuild Stone Memorial
Walls, Surface &
Replace Plaque

S. 6th Street



Carney Park

Mini-Park — 1.01 Acres

Carney Park is a small neighborhood park located at the corner of Outward Avenue and Monterey Trail. It has children's playground equipment and a picnic table. The Park has many mature trees that provide a large canopy.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Side Walk	\$4,900	High
Poured in Place Playground Surface	\$45,000	High
Replace Playground Equipment	\$45,000	High
Picnic Table	\$1,000	Low
Paint Park Sign Post	\$150	Medium
Total	\$96,050	

Monterey Trail

Outward Avenue

Azalea Trail

Playground Equipment,
Poured in Place
Playground Surface,
& Sidewalk

Carney Park



George Park

Mini-Park — 0.14 Acres

George Park is a small triangle-shaped park located where Franklin Street, George Street, and Waubaunqua Trail meet in West De Pere.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Add Park Sign	\$350	Low
Maintain As Is	\$0	
Total	\$350	

Franklin Street

Add Park Sign &
Maintain "As Is"

George Street



Lawton Park

Mini-Park — 0.19 Acres

Lawton Park is located at the intersection of Fort Howard Avenue and North 6th Street. It is located at the edge of a residential area and near downtown.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk	\$6,700	Medium
Poured in Place Playground Surface	\$45,000	Medium
Playground Equipment	\$45,000	Medium
Additional Picnic Table	\$1,000	Medium
Paint Park Sign Post	\$150	Medium
Total	\$97,850	





Rainbow Park

Mini-Park — 0.97 Acres

Rainbow Park is located in a residential neighborhood at the corner of Flicker Trail and Tanager Trail. It contains playground equipment, swings, benches, and a picnic table.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk	\$7,100	Medium
Poured in Place Playground Surface	\$45,000	Medium
Playground Equipment	\$45,000	Medium
Additional Picnic Table	\$1,000	Medium
Total	\$98,100	

Tanager Trail

Playground Equipment,
Poured in Place
Playground Surface,
& Sidewalk

Red Wing Trail

Flicker Trail



Rotary Park

Mini-Park — 0.54 Acres

Rotary Park is located on Saddlebrook Lane. It contains a small gazebo, landscaped area, and benches that overlook a stormwater pond.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk to Gazebo	\$2,800	Medium
Fountain/Aerator	\$3,500	Medium
Total	\$6,300	

Sidewalk

Saddlebrook Lane

Shetland Place

Fountain/Aerator



Horseshoe Lane



Rusk Park

Mini-Park — 0.75 Acres

Rusk Park is a small greenspace that goes through a residential neighborhood and provides sidewalk for residents to travel between the western terminus of Rusk Street connecting to sidewalk along Webster Avenue.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Two Benches	\$4,000	Low
Maintain as is	\$0	
Total	\$4,000	





Wells Park

Mini-Park — 0.80 Acres

Wells Park is a narrow open space located between Front Street and South Broadway. The park has a parking lot and access to the Fox River Trail. The park overlooks the Fox River.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Three Benches	\$6,000	Medium
Paint Park Sign Post	\$150	Medium
Total	\$6,150	





Wilcox Park

Mini-Park — 1.91 Acres

Wilcox Park is a small quiet open space located in a residential neighborhood. It is surrounded by Wilcox Court. It has many trees and a picnic table. The park could provide for a small skating area in the Winter.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Additional Picnic Table	\$1,000	Medium
Paint Park Sign Post	\$150	Medium
Maintain As Is	\$0	
Total	\$1,150	





Willems Park

Mini-Park — 0.47 Acres

Willems Park is bordered on three sides by South 7th Street, Westwood Drive, and Driftwood Drive. It contains playground equipment and a picnic table.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Sidewalk	\$7,100	High
Poured in Place Playground Surface	\$40,740	High
Playground Equipment	\$35,000	High
Total	\$82,840	



Westwood Drive

Driftwood Drive

Poured in Place
Playground Surface,
& Sidewalk

South 7th Street



Wilson Park

Mini-Park — 1.03 Acres

Wilson Park is located on the corner of College Avenue and 4th Street. It has two swing sets and a monument to the Gettysburg Address. The park is near St. Norbert College and the neighborhood provides housing for college students.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Paint Park Sign Post	\$150	Medium
Restore Landscape Beds at Monument	\$2,000	Medium
Maintain As Is	\$0	
Total	\$2,150	

4th Street

College Avenue

Maintain "As Is"



Braisher Park

Neighborhood Park — 3.13 Acres

Braisher Park is accessed by North Adams Street, North Winnebago Street, and North Washington Street. It contains an urban orchard, ADA accessible route to playground, soccer field, basketball court and restrooms. The park provides many recreational options for residents in the neighborhood. The playground equipment and ADA compliant accessibility to the equipment were recently upgraded.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Paint Park Sign Post	\$150	Meduim
Replace Two Dead Trees in Urban Orchard	\$400	High
ADA Compliant Sidewalk Connection (Adams to Playground to Winnebago)	\$19,000	Low
Paint Exterior of Restrooms	\$1,500	Meduim
Total	\$21,050	





Humana Sports Park

Neighborhood Park — 13.26 Acres

Humana Sports Park is located on Lawrence Drive. The property is owned by Humana Inc. but is leased to the City of De Pere for \$1 per year. The City developed and maintains the park amenities which include a baseball field, concession stand, pavilion and restrooms.

Dugout Benches	\$1,000	High
Bleachers (10)	\$30,000	Low
Ballfield	\$80,000	Medium
ADA Compliant Sidewalk from Concession Stand to Ballfield	\$2,000	Medium
Total	\$113,000	





Kelly Danen Park

Neighborhood Park — 3.63 Acres

Kelly Danen Park is bordered on three sides by North 10th Street, Cedar Street and North 9th Street. It is located in a neighborhood comprised of single family and multi-family housing and commercial businesses. The Park is primarily used for baseball and contains two (2) baseball diamonds, a storage garage, batting cages, a concession stand, restrooms and a sand box. Most of the existing park space has been developed. The City owns approximately 1.24 acres of undeveloped land across Cedar Street that could be used for additional park space.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Paint Park Sign	\$150	Medium
New Pavilion/Concession/Restrooms	\$200,000	High
ADA Compliant Sidewalks	\$3,900	High
Replace Ballfield Poles and Light Fixtures	\$250,000	Medium
Total	\$454,050	

North 10th Street

Cedar Street

Restroom,
Concession Stand &
Pavilion

Sidewalks

Replace Ballfield
Lighting

North 9th Street

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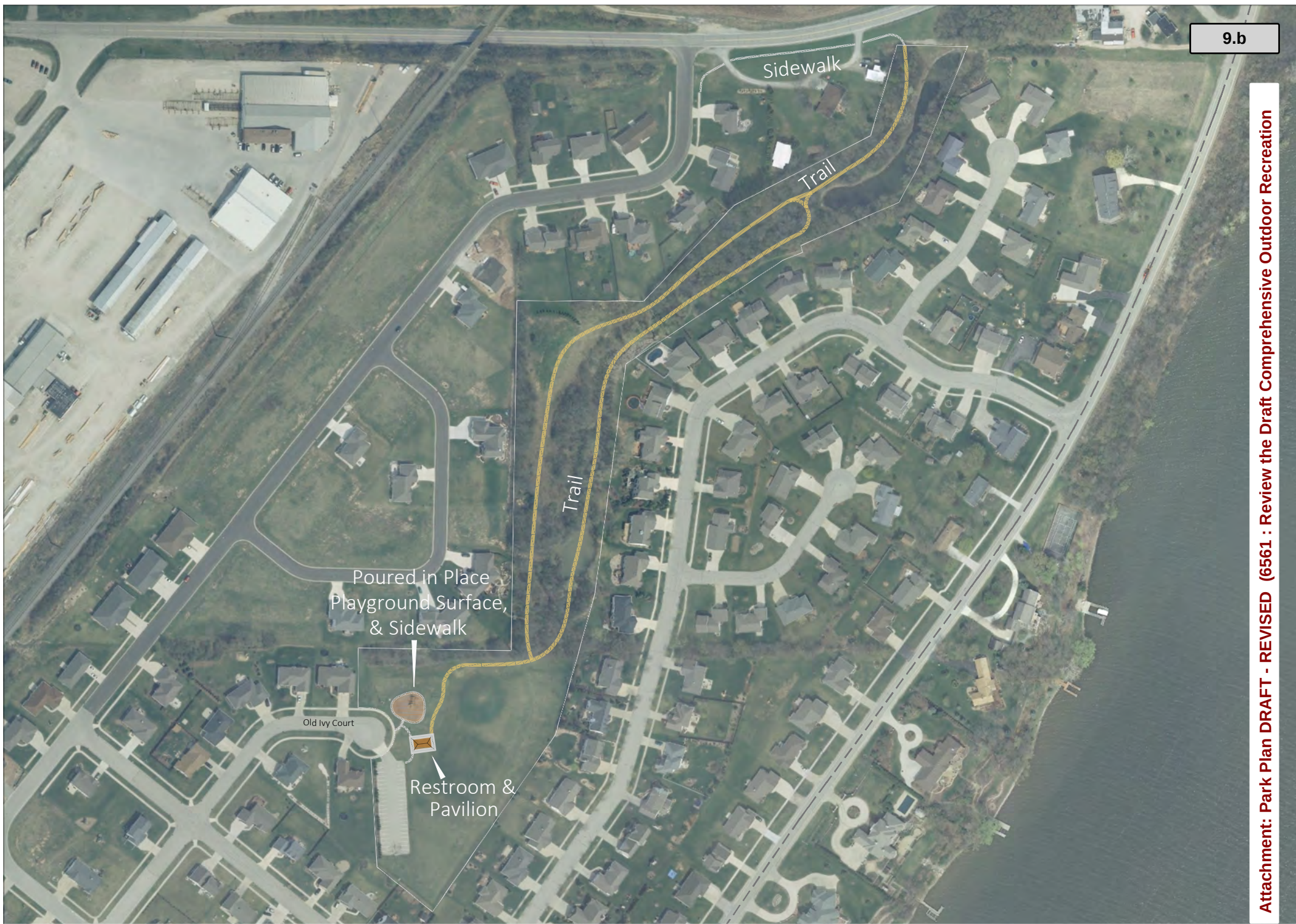


Kiwanis Park

Neighborhood Park — 10.48 Acres

Kiwanis Park is located at the end of Old Ivy Court in a residential subdivision. It contains playground equipment, picnic area, hill, soccer field, parking lot and open space. The park space encompasses a linear drainage area.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Trail	\$98,000	Low
Restrooms and Pavilion	\$150,000	Medium
ADA Compliant Sidewalk	\$12,700	Medium
Poured in Place Playground Surface	\$30,000	Medium
Playground Equipment	\$40,000	Medium
Total	\$330,700	



Kiwanis Park



Lions Trailside Park

Neighborhood Park — 4.24 Acres

Lions Trailside Park is located on Killarny Trail in a small residential development. The park contains a parking area, sledding hill, and primitive trail through woods.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Refurbish Trail With Gravel	\$3,000	Medium
ADA Compliant Sidewalk	\$10,500	Medium
Poured in Place Playground Surface	\$30,000	Medium
Playground Equipment	\$35,000	Medium
Restroom	\$100,000	Low
Paint Park Sign Post	\$150	Medium
Total	\$178,650	



Killarny Trail

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Patriot Park

Neighborhood Park — 5.67 Acres

Patriot Park is located on Colleen Lane in a residential neighborhood. It contains a parking lot, basketball court, playground equipment, restrooms with covered picnic area, benches, sand box, bicycle rack, and open space. The open space is used as a soccer field though there were no nets on site. There were two wet areas in the open space and this area slopes from southwest to northeast.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Playground Equipment	\$35,000	High
ADA Compliant Sidewalk	\$8,800	High
Poured in Place Playground Surface	\$30,000	High
Soccer Fields	\$10,000	Medium
Repair/Replace Shelter	\$180,000	High
Monitor Existing Trees	\$0	
Repair/Replace Basketball Court	\$10,000	High
Plant Trees (10x\$350)	\$3,500	High
9-Hole Disk Golf Par 3 Course	\$3,000	High
Total	\$280,300	



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Samantha Park

Neighborhood Park — 3.00 Acres

Samantha Park is located on Samantha Street and serves a single family and multi-family residential neighborhood. The park contains playground equipment and open space.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Playground Equipment	\$35,000	High
ADA Compliant Sidewalk	\$3,900	High
Poured in Place Playground Surface	\$30,000	High
Picnic Pavilion	\$30,000	Medium
Basketball Court	\$20,000	Medium
Picnic Tables	\$5,000	Medium
Paint Park Sign Post	\$150	Medium
Total	\$124,050	





De Pere Community Center

Community Park — 4.80 Acres

The De Pere Community Center is located on Grant Street. It is a 15,000 sq. ft. two level multi-use building. It provides meeting rooms that are available to individuals, clubs, and businesses and facilities for community education and recreational opportunities.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Replace Tables	\$20,000	Medium
Replace Flooring	\$65,000	Medium
Replace Roof	\$45,000	High
Expansion of Lower Level	T.B.D.	Low
Total	\$130,000	



Grant Street



Jim Martin Park

Community Park — 17.15 Acres

Jim Martin Park is located on Libal Street. It contains a new poured in place playground surface, playground equipment, a baseball backstop, soccer field, sand volleyball court, parking and stormwater pond. The Park serves a large residential area with some commercial development serving the area.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Restore Sand Volleyball Court	\$2,500	Medium
ADA Compliant Sidewalk	\$34,650	High
Remove Backstop	\$500	Low
Picnic Pavilion	\$30,000	Medium
Pond Fountain/Aerator	\$3,500	High
Fishing/Viewing Platform at Pond	\$12,500	High
Total	\$83,650	





Legion Park

Community Park — 16.24 Acres

Legion Park is located on Charles Street. The park contains tennis courts, swimming pool, basketball court, restrooms, parking lot, disk golf course, two playground areas, two sand volleyball courts, ballfield, pavilion and parking. Improvements were recently made to the parking lot, one playground area, and general accessibility by sidewalk. Legion Park has many large trees which provide a large tree canopy.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Splash Pad	\$250,000	Medium
Replace Restrooms	\$120,000	High
Restore Sand Volleyball Courts (2x\$2,500)	\$5,000	Medium
Pickleball Courts	\$33,500	High
Playground Equipment near Wooded Area	\$70,000	High
ADA Compliant Sidewalk	\$7,000	High
Poured in Place Playground Surface	\$30,000	High
Resurface Tennis Courts/Remove Steps/Move Access	\$80,000	Medium
Replace 11 Light Fixtures in Wooded Area (11x\$2,500)	\$27,500	Medium
Develop Master Plan	\$20,000	High
Skate Park	\$350,000	Medium
Total	\$993,000	





Optimist Park

Community Park — 11.72 Acres

Optimist Park is located on Cook Street. It contains three ball fields, playground equipment, a basketball court, a concession stand, restrooms and parking. A fourth ballfield was recently removed to provide a stormwater treatment area. A new poured in place playground surface, playground equipment, and sidewalks were recently added.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Relocate Basketball Court	\$20,000	Medium
New Parking Lot	\$25,000	High
ADA Compliant Sidewalk	\$62,000	High
Batting Cages (2x\$1,000)	\$2,000	Medium
Concession Stand Expansion	\$110,000	Medium
Pond Fountain/Aerator	\$3,500	
Mini-Ballfield next to Pond	\$40,000	Low
Total	\$262,500	





VFW Park

Community Park — 12.24 Acres

VFW Park is located on Grant Street. This large park contains a swimming pool, pavilions, ballfield, soccer field, basketball court, tennis courts, playground area, VFW Monument, restrooms/concession stand and parking.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Replace Sidewalk between Parking Lot and South 7th Street with ADA Compliant Trail	\$27,000	Medium
Construct Aquatic Park	\$5,500,000	High
Replace Octagon Restroom/Concession Stand	\$190,000	High
Resurface/Replace Basketball Court	\$10,000	Medium
Repave Path from Parking Lot to Ballfield	\$13,100	High
Remove Sand Volleyball Court	\$500	Medium
Playground Equipment	\$35,000	Medium
ADA Compliant Sidewalk	\$7,000	Medium
Poured in Place Playground Surface	\$30,000	Medium
Repair/Reconstruct Flagstone Monument	\$4,000	Medium
Replace Ballfield Backstop	\$3,500	Medium
Replace Ballfield Scoreboard	\$6,000	High
Replace Restrooms by Ballfield	\$160,000	Medium
Paint Park Sign Post by Ballfield	\$150	Medium
Total	\$5,986,250	





Southwest Park

Large Urban Park — 95.55 Acres

Southwest Park is located on Lawrence Drive. It contains seven (7) soccer fields, two (2) ball fields, batting cages, playground equipment, a restroom/concession stand and parking.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
ADA Compliant Trail Extension to Preserve	\$98,000	Medium
Pave Existing Trails	\$73,000	Medium
Playground Equipment Expansion	\$35,000	High
ADA Compliant Sidewalk	\$21,000	High
Poured in Place Playground Surface	\$30,000	High
Portable Bleachers	\$30,000	High
Additional Ballfield	\$100,000	High
Total	\$387,000	





Voyageur Park

Large Urban Park — 21.74 Acres

Voyageur Park is located on Williams Street on the Fox River and adjacent to the downtown. It offers a wide range of recreational opportunities including restrooms, docks, fishing areas, a pavilion, parking, playground equipment, and trails. The largest community festival, “Celebrate De Pere”, is held here every Memorial Day weekend. The playground will be replaced in 2018.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Additional Access Point with Controlled Access from Franklin Street	\$6,000	Medium
Drainage Improvements at NW Corner of North Parking Lot	\$1,000	High
Stage/Amphitheatre	\$650,000	Medium
New Restrooms	\$350,000	High
Electrical Study to determine Existing Service Pedestal Upgrades and New Pedestal Locations	\$3,500	High
Additional Potable Water Access	TBD	High
Replace Failing Concrete where Boardwalk meets Sidewalk	\$2,000	High
Pavilion Maintenance	\$500	Medium
Total	\$1,013,000	

Fox River

Replace Concrete
New Restroom
Ampitheater
Replace Restroom
Drainage Improvements
New Controlled Access

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East Side Nature Park

Natural Resource Area — 32.85 Acres

The East Side Nature Park is located on Ryan Road. It is a half mile south of the main City boundary on the southwest side of De Pere. The land is open space with some land being farmed. Future use could be a nature center or part of a community park.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Park Master Plan	\$20,000	Low
Total	\$20,000	



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The Preserve

Natural Resource Area — 75.80 Acres

The Preserve is a natural area that contains a multi-purpose trail that begins on Innovation Court and ends at Lawrence Drive. There is a new parking lot at the end of Innovation Court for trail users.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Pave Gravel Portion of Trail	\$30,000	Medium
Install Rapid Flashing Beacons at Lawrence Drive	\$12,500	High
Replace Sign on Lawrence Drive	\$5,000	Medium
Total	\$47,500	



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Bomier Boat Launch

Special Use Area — 1.90 Acres

Bomier Boat Launch is located at the end of Fox River Drive. The Boat Launch contains benches, parking, restrooms, fishing docks and boat ramp. The City of De Pere is in the process of reviewing concepts for improvements to the boat launch.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Implement Bomier Boat Launch Improvement Plan	\$0	Medium
Total	\$0	

Fox River

Implement
Improvement Plan
When Completed

South Broadway

Fox River Drive

Fox River Trail

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Brown County Fairgrounds

Special Use Area — 36.18 Acres

The Brown County Fairgrounds are located on Fort Howard Avenue between the Village of Ashwaubenon and the City of De Pere. The Fairgrounds are along the east bank of the Fox River.

Brown County is in the process of developing a Master Plan for the Fairgrounds. The proposed Master Plan would include land containing the City of De Pere Ice Arena and Perkofski Park. It would also include Ashwaubomay Memorial River Park in the Village of Ashwaubenon.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Master Plan	\$30,000	Medium
Total	\$30,000	





De Pere Dog Park

Special Use Area — 18.98 Acres

The De Pere Dog Park is located at the end of Biotech Way. The Dog Park contains paved parking, portable restrooms, fenced in areas (one for small dogs), water, shelter, paths, agility equipment, flower bed and benches.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Trail Connection to Residential Neighborhood between RR and CTH D	\$15,000	High
Restrooms	\$100,000	Medium
Trees in Small Dog Area (8x\$350)	\$2,800	High
Agility Equipment (6 pieces)	\$7,000	Medium
Paint Park Sign Post	\$150	Medium
Total	\$124,950	





De Pere Fairgrounds - De Pere Ice Arena

Special Use Area — 3.49 Acres

The De Pere Ice Arena is located off Fort Howard Avenue. The Ice Arena is managed by Brown County Ice Management. The Ice Arena has one sheet of ice, locker rooms, public skating and skate rental. Several hockey teams and organizations use the Ice Arena.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Replace Bleachers	\$80,000	High
Restore Landscape Beds	\$3,500	High
Total	\$83,500	



9.b

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De Pere Fairgrounds - Perkofski Boat Launch

Special Use Area — 14.93 Acres

Perkofski Boat Launch is located off Fort Howard Drive near the Brown County Fairgrounds and the De Pere Ice Arena. It contains landscaped areas, docks, boat ramps, trails, restrooms and a pavilion. The boat launch will be included in the Brown County Fairgrounds Master Plan.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Restore Landscape Beds	\$4,000	High
Repair Sinkhole in Parking Lot	\$2,500	High
Total	\$6,500	

Fort Howard Avenue

Repair Sinkhole

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East River Trail

Special Use Area — 42.33 Acres

The East River Trail is accessed off Tenmile Drive. The area has a large open space and multi-purpose trails.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Blue Bird Houses (10x\$100)	\$1,000	Medium
Clear Viewing Areas near East River	\$1,500	Medium
Arboretum/Interpretive Center and Open Shelter	\$50,000	Low
Parking Area	\$106,000	Low
Outdoor Exercise Stations (7 pieces)	\$25,000	Medium
Total	\$183,500	





Fox Point Boat Launch

Special Use Area — 4.47 Acres

The Fox Point Boat Launch is located off North Broadway Street. It contains benches, large parking area, restrooms, docks and ramps.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Repair/Level Docks	\$2,000	High
Open Shelter	\$30,000	Medium
Total	\$32,000	

Level Docks

Picnic Shelter

North Broadway

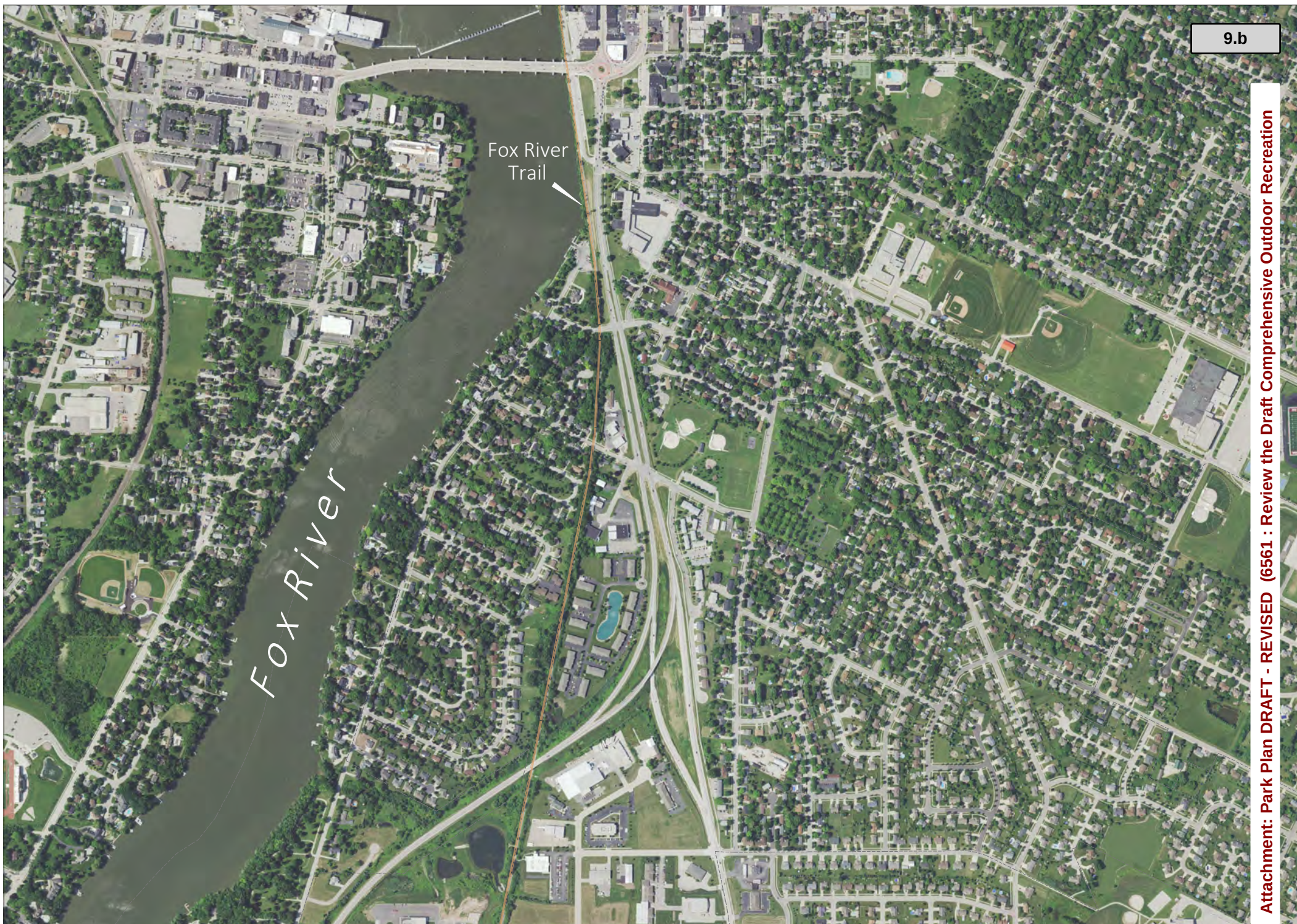


Fox River Trail

Special Use Area — 30.94 Acres

The Fox River Trail is a multi-purpose trail that runs through the City of De Pere on the west side of the Fox River. The trail is under the jurisdiction of the Wisconsin DNR and maintained by Brown County.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Managed by the Wisconsin DNR and maintained by Brown County	\$0	N/A
Total	\$0	



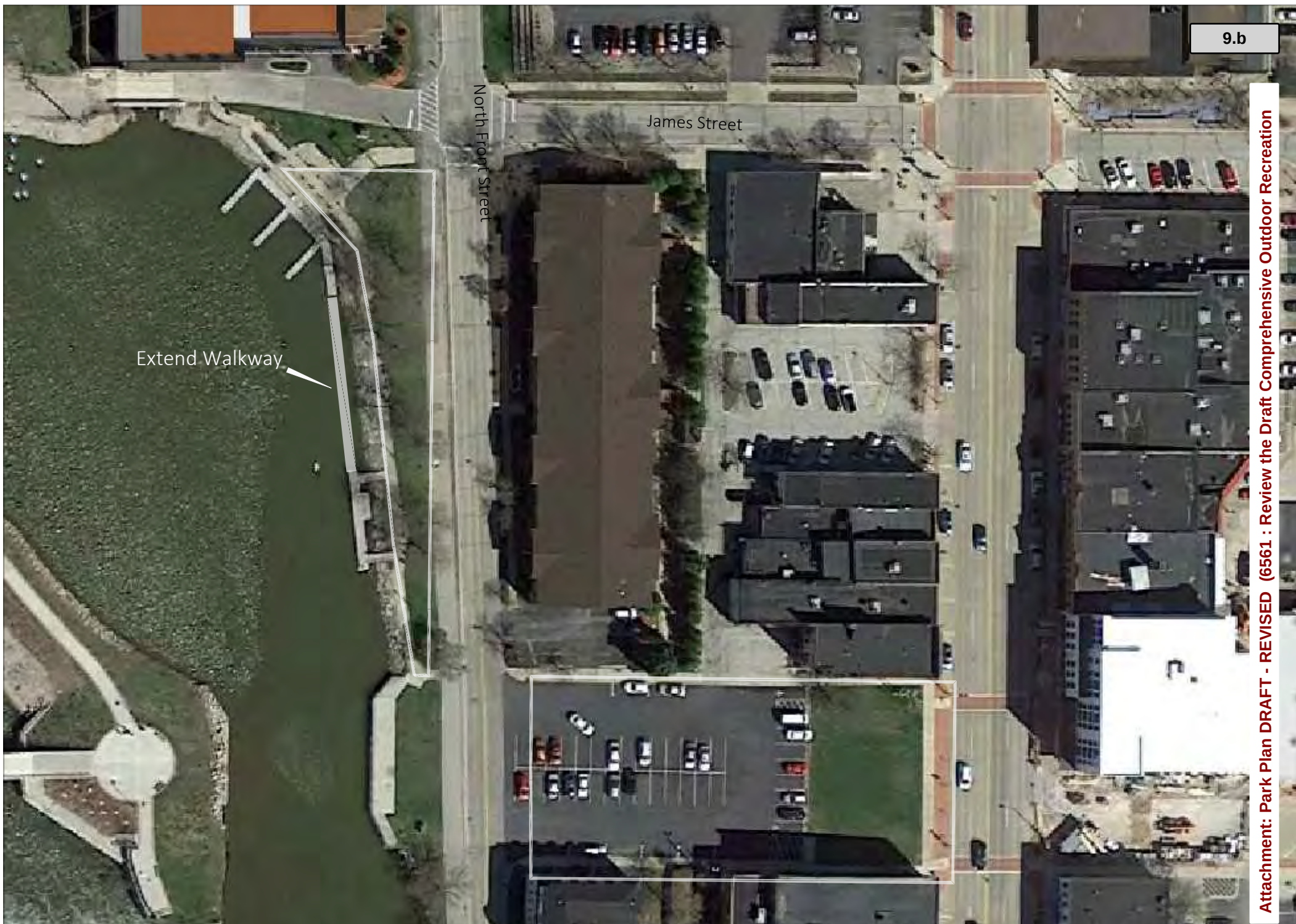


James Street Walkway

Special Use Area — 0.23 Acres

The James Street Walkway is located on James Street and Front Street on the Fox River. It also includes a parking area and green space where a former bridge was located. The walkway contains docks, decorative lights and a walkway.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Extend Walkway	\$20,000	Medium
Parking Lot Master Plan	\$15,000	High
Total	\$20,000	



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Nature Center

Special Use Area — 0.85Acres

The Nature Center is a small Park located at the corner of South Ontario Street and South Washington Street near the Dickinson Elementary School. The Nature Center contains primitive walking paths and a gazebo.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Concrete Gazebo Floor	\$1,500	Medium
Wood Chips on Trail	\$1,000	Medium
Total	\$2,500	





Riverwalk and Wildlife Viewing Pier

Special Use Area — 1.00 Acres

The Riverwalk and Wildlife Viewing Pier is accessed from Voyageur Park. It provides a Riverwalk, fishing area, trails, restrooms, lift bridge and viewing pier. A historic building owned by the Navigation Authority is on site. Most of the improvements were completed in 2012 and 2013.

PROPOSED IMPROVEMENT	ESTIMATED COST	PRIORITY
Replace Lighted Bollards along Riverwalk (20x\$2,000)	\$40,000	Medium
Total	\$40,000	



Proposed Future Park Locations

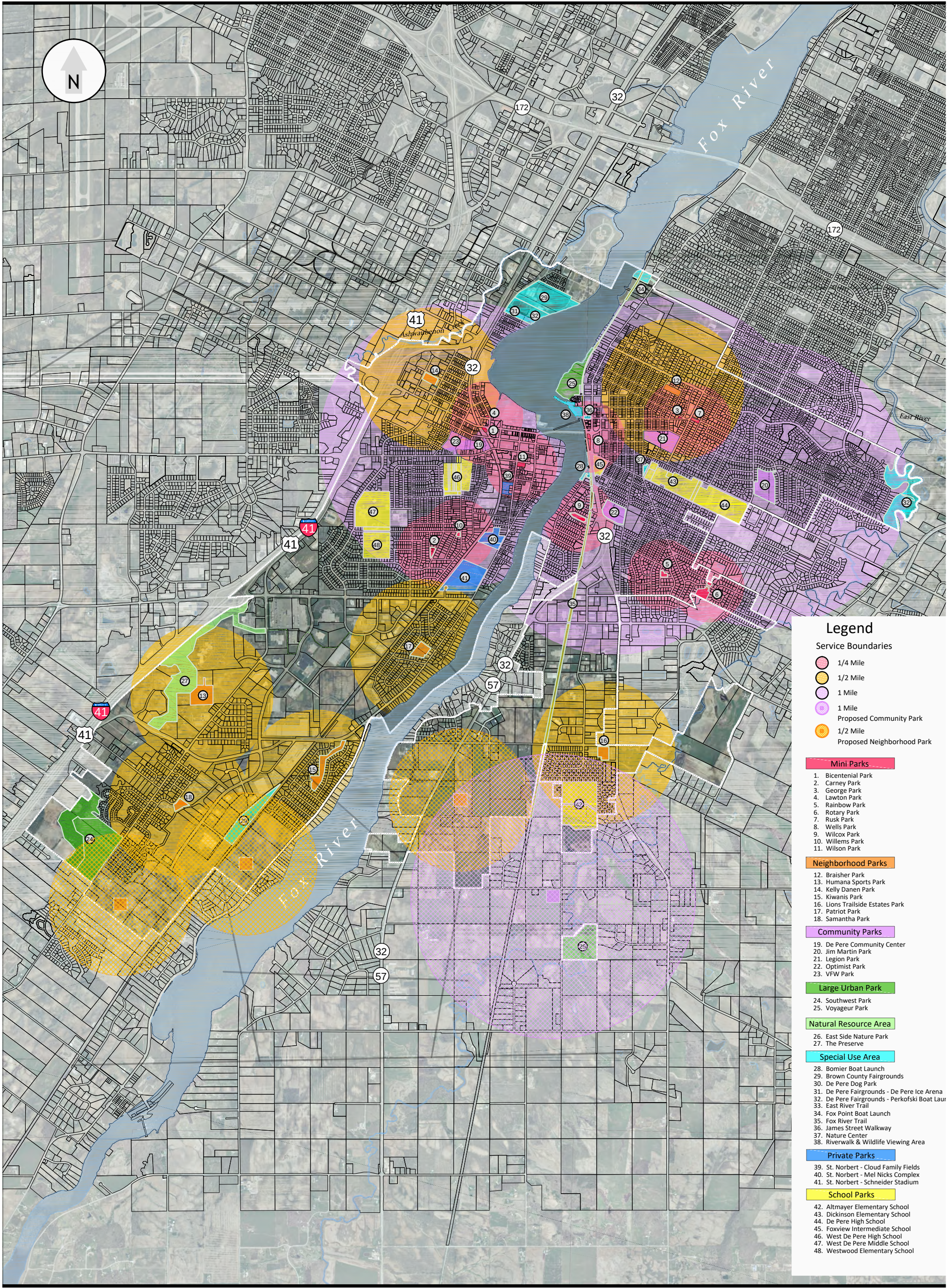
Several factors were considered to assess future park locations and classifications. First, the Comprehensive Outdoor Recreation Plans and Comprehensive Plans of surrounding communities were reviewed to identify the location of existing parks in each community and their plans for future parkland needs. Second, proposed residential growth areas were identified in the City of De Pere's Land Use chapter of its Comprehensive Plan. Third, the population and parkland projections indicating a growing population.

The City's Comprehensive Plan shows some residential growth is projected in the southwest portion of the City but more residential growth is projected in the southeast portion of the City. Town of Lawrence planning documents state an immediate need for a community or neighborhood park near the City of De Pere border. The Town of Rockland shows a proposed park location near the De Pere corporate boundary.

Map 4 shows suggested locations and classifications of future parks. No future mini-parks are indicated on the map. Mini-park amenities, typically designed for younger park users, can be incorporated into community and neighborhood parks.

Proposed Future Park Locations

City of De Pere



Attachment: Park Plan DRAFT - REVISED (6561 : Review the Draft Comprehensive Outdoor Recreation Plan 2018-2023. Submitted by City of De Pere.)*

Capital Improvements Plan

The proposed park recommendations, priorities and related costs are organized as a Capital Improvement Plan. The plan should be reviewed each year when the Park, Recreation and Forestry Department draft their yearly budget. The Capital Improvement Plan is found in Appendix B.

Parkland Dedication Policy

Most communities have parkland or open space dedication requirements in their municipal code for new development. The requirements specify how much land must be dedicated for parkland or open space. There is also an option to assess fees to the developer if the community does not need land for parks in the area being developed but needs capital to maintain or develop other parks.

Table 8 compares the City of De Pere's parkland or open space dedication requirements with other similar sized communities around the State of Wisconsin. To make an equal comparison, a "development" was created that contained 40 acres of land. The development provided 60 single family homes and 10 multi-family dwellings. The multi-family dwellings are 4-plexes with two bedrooms each. It is assumed that approximately 10% of the gross acreage will be used for public infrastructure such as streets and utilities.

Based on this criteria, the City of De Pere's policy provides the most fees that can be used for park acquisition and planning though the policy provides for less parkland acreage than the other communities. The National Recreation and Park Association recommends a minimum of five (5) acres of land for a community park.

Table 8 Parkland Dedication Requirements

Type of Dwelling	De Pere	Marshfield	Ashwaubenon	Menomonie	Stevens Point	Watertown
Single-Family	\$18,000.00	\$12,000.00	Based on Market	\$24,000.00	\$15,000.00	\$15,360.00
4-Plexes		\$6,000.00	Value of	\$4,000.00	\$4,000.00	\$10,240.00
Multi-Family Bedrooms	\$12,000.00		Land to be			
Total	\$30,000.00	\$18,000.00	Dedicated	\$28,000.00	\$19,000.00	\$25,600.00
Required Acreage Dedication	1.58 acres	1.14 acres	2.2 acres	4 acres	5.6-8 acres	Determined by needs of subdivision

*Acreage dedication and fee amount based on a 40 acre residential subdivision with 60 single family homes and 10 4-plexes (2 bedrooms each). It is assumed that 10% of the gross acreage is for public infrastructure.

The City's parkland/open space dedication requirements allow the fees in lieu of land to be used only for land acquisition and planning. The City may want to consider amending its ordinances to include:

- Allow fees collected to be used for park maintenance and/or the purchase of equipment
- Increase the amount of land required for parkland/open space in new residential development

A more detailed comparison of the parkland dedication requirements of the six (6) communities can be found in Appendix C.

Space Standards

The National Recreation and Park Association provides standards for a variety of park activities (see Table 9). The standards include recommendations for the following:

- Size and dimension for activity (basketball court, soccer field, swimming pool, etc.)
- Overall space requirements needed to accommodate activity
- Orientation of the activity facility
- Service radius

The recommended requirements can be used to assist with determining the amount of land needed for new park amenities/facilities or when redeveloping existing park spaces. They can also be used when creating park concepts so that the park amenities/facilities can be sited to their recommended orientation.

Table 9 Park Space Standards

Activity Format	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation	Service Radius and Location Notes
Badminton	Singles – 17' x 44' Doubles – 20' x 44' width 5' unobstructed area on both sides	1,622 sq. ft.	Long axis north – south	¼ mile usually in school recreation center or church facility. Safe walking or biking access.
Basketball 1. Youth 2. High School 3. Collegiate	46' – 50' x 84' 50' x 94' 50' x 94' with 5' unobstructed space all sides	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	Long axis north-south	¼- ½ mile. Same as badminton. Outdoor courts in neighborhood /community parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	20' x 40' with a minimum of 10' to rear of 3-wall court. Minimum of 20' overhead clearance	800 sq. ft. for 4-wall 1000 sq. ft. for 3-wall	Long axis is north-south. Front wall at north end	15-30 min. travel time. 4-wall usually indoor as part of multipurpose building. 3-wall usually in park or school setting
Ice hockey	Rink 85' x 200' (Min. 85' x 185').	22,000 sq. ft. including support area.	Long axis is north-south if outdoors	½ - 1 hour travel time. Climate important consideration affecting no. of units. Best as part of multipurpose facility.
Tennis	36' x 78'. 12 ft. clearance on both ends.	Min. of 7,200 sq. ft. single court area (2 acres per complex)	Long axis north-south	¼ - ½ mile, best in batteries of 2-4. Located in neighborhood / community park or near school site.
Volleyball	30' x 60'. Minimum of 6' clearance on all sides	Minimum 4,000 sq. ft.	Long axis north-south	½ - 1 mile
Baseball 1. Official 2. Little League	Baselines – 90' Pitching Dist. – 60.5' Foul lines – Min. 320' Center field – 400' + Baselines – 60' Pitching distance – 46' Foul lines – 200' Center field – 200'-250'	3.0-3.85 acre min. 1.2 acre min	Locate home plates so pitcher is not throwing across sun and batter not facing it. Line from home plate through pitchers mound to run east- northeast.	¼ - ½ Mile. Part of neighborhood complex. Lighted fields part of community complex.
Field Hockey	180' x 300' with a minimum of 10' clearance on all sides	Minimum 1.5 acre	Fall season – Long axis north west or southeast. For longer periods north/south.	15-30 minute travel time. Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Football	160' x 360' with a minimum of 6' clearance on all sides	Minimum 1.5 acre	Same as field hockey	15-30 Min. travel time, Same is field hockey.
Soccer	195' to 225' x 330' to 360' with 10' minimum clearance on all sides.	1.7-2.1 acre	Same as field hockey	1-2 miles. Number of units depends on popularity. Youth soccer on smaller fields adjacent to larger
Golf – Driving Range	900' x 690' wide Add 12' width each additional tee	13.5 A for min of 25 tees	Long axis is southwest - northeast with golfer driving northeast.	30-minute travel time. Park or golf course complex. As separate unit may be privately operated.
¼ Mile Running Track	Over-all width – 276' Length – 600' Track width for 8-4 lanes is 32'	4.3 acre	Long axis in sector from north to south to north west – southeast, with finish line at north end	15-30 minute travel time. Usually part of a high school or community park complex in combination with football, soccer, etc.
Softball	Baselines: 60' Pitching Dist: 45' (Men) 40' (Women) Field radius from plate: Fast Pitch 225' Slow Pitch 275' (men) 250' (Women)	1.5-2.0 acre	Same as Baseball	¼ - ½ Mile.
Multiple Use Court (basketball, tennis, etc.)	120' x 80'	9,840 sq. ft.	Long axis of court with primary use north and south	1-2 miles, in neighborhood or community parks.
Archery Range	300' length x minimum 10' between targets. Roped, clear area on side of range minimum of 30', clear space behind targets minimum of 90' x 45' with bunker.	Minimum 0.65 acre	Archer facing north + or - 45 degrees	30 minutes travel time. Part of a regional/metro complex
Golf 1. Par 3 (18 hole) 2. 9-hole Standard 3. 18-hole standard	Average length varies: 600-2700 yards Average length 2250 yards Average length 6500 yards	50-60 acre Minimum of 50 acre Minimum 110 acre	Majority of holes on north/south axis.	½ - 1 hour travel time. 9-hole course can accommodate 350 people/day Course may be located in community, district or regional/metro park.
Swimming Pools	Teaching: min. 25 yds x 45' even depth of 3-4 ft. Competitive min. 25m x 16m. Min of 25 sq. ft. water surface per swimmer. Ratio of 2 to 1 deck to water.	N/A	N/A	15 to 30 minute travel time. Pools for general community use should be planned for teaching competitive and recreational purposes with enough to accommodate 1m and 3m Diving boards. Located in community park or school site.
Beach Areas	Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be a 3-4 acre supporting area per acre of beach.	N/A	N/A	½ - 1 hour travel time. Should have a sand bottom with a maximum slope of 5% Boating areas completely segregated from swimming areas. Located in regional/metro parks.

Source: National Recreation and Park Association.

Funding Sources

Often grants or other outside funding sources are required to implement projects to minimize the cost of land acquisition, park maintenance and new amenities or facilities to the community. Grants are available through several state and federal agencies to help offset the cost of park and recreation related projects. There are also non-governmental agencies and organizations that can help. The City of De Pere requires that new residential development must dedicated land to the public or pay a fee in lieu of land that can be used for open space acquisition or the preparation of park and open space plans.

Assistance can be in the form of a grant, donation, or in-kind services. Many grants have specific time deadlines and require matching funds from the community. The most commonly used programs for park, bicycle, and pedestrian infrastructure are the Wisconsin Department of Natural Resources Knowles-Nelson Stewardship Program and the Wisconsin Department of Transportation's Transportation Alternatives Program.

Table 10 provides a list of options the City may explore when researching funding opportunities for park and recreation related projects. Program parameters and deadlines may change from year to year.

Table 10 Funding Sources

Wisconsin Department of Natural Resources

- Acquisition & Development of Local Parks (Stewardship)
- Acquisition of Development Rights (Stewardship)
- Aquatic Invasive Species (AIS) Prevention and Control Grants (Surface Water Grants)
- Boat Patrol Grants
- Boating Infrastructure Grant (BIG) Program
- Brownfield Site Assessment
- Citizen-based Monitoring Partnership Program
- Clean Vessel Act
- Friends of State Parks (Stewardship)
- Gypsy Moth Suppression Program
- Habitat Area (Stewardship)
- Land & Water Conservation Fund (LWCF) - State Program
- Land & Water Conservation Fund (LWCF) - Nationally Competitive Program
- Landowner Incentive Program
- Motorized Stewardship Grants
- Municipal Flood Control
- Natural Areas (Stewardship)
- Recreational Boating Facilities
- Recreational Trails Program (RTP)
- River Protection Planning and River Protection Management Grants (Surface Water Grants)

- Sport Fish Restoration (SFR)
- State Trails (Stewardship)
- Streambank Protection (Stewardship)
- Urban Forestry
- Urban Green Space (Stewardship)
- Urban Nonpoint Source & Storm Water Management Grants
- Urban Rivers (Stewardship)
- Urban Wildlife Damage/Abatement Control
- WI Wetland Conservation Trust in Lieu Fee Mitigation Program (WWCT)

Wisconsin Department of Transportation

- Bicycle and Pedestrian Facilities Program (TAP)
- Local Transportation Enhancements (TAP)
- Safe Routes to School (TAP)
- State Infrastructure Bank Program
- Transportation Economic Assistance

Wisconsin Department of Administration

- Community Development Block Grant - Public Facilities
- Community Development Block Grant - Planning
- Community Development Block Grant - Emergency Assistance Program

Wisconsin Economic Development Corporation

- Brownfield Program

Federal Grants

- EPA Brownfield Grants
- EPA Environmental Education Grant Program
- North American Wetlands

Other

- Clubs
- Crowdfunding
- Fees
- Individual Donations
- People for Bikes
- Private Foundations
- Service Organizations
- Trusts

Appendix A

**User Group/Stakeholder Park and
Facility Needs Assessment Survey and Survey Summary**



City of De Pere

925 South Sixth Street
DePere, WI 54115-1199
Phone: 920-339-4065
Fax: 920-339-4071

Marty J. Kosobucki
Director of Parks, Rec and Forestry
mkosobucki@mail.de-pere.org
www.de-pere.org

User Group / Stakeholder Park and Facility Needs Assessment Survey City of De Pere Comprehensive Outdoor Recreation Plan Update

The City of De Pere is currently updating its Comprehensive Outdoor Recreation Plan. To understand the needs of the community, we are asking User Groups and Stakeholders to complete this survey evaluating the parks and facilities you use. The Parks, Recreation, and Forestry Department and Board of Park Commissioners will review your responses and prioritize the identified needs. If you would like to discuss your needs with the Parks, Recreation, and Forestry Department staff, times will be available on Wednesday, September 20, 2017.

Your input is greatly appreciated.

1. Name: _____
2. Address: _____
3. Phone Number: _____ E-mail: _____
4. Name of User Group/Organization : _____
5. Estimated number of participants or teams in your group/organization: _____
6. What City parks and/or facilities are you currently using (ex. Optimist Park, 3 ball fields, concession stand, restrooms; Southwest Park, 4 soccer fields, etc.) _____

7. When do you use the parks/facilities listed in #6? (ex. Every Tuesday, May through the end of August 6pm-8pm) _____

8. Does your user group/organization host special events or tournaments in addition to the days and times listed in #7? If so, how many events or tournaments in a year? _____

9. Do the parks and facilities meet your current needs? _____

10. If you answered “no” to #9, what additional space or facilities are needed to meet the needs of your group/organization (ex: 20 parking spaces, 2 sets of bleachers, 1 additional ball field, etc.)? _____

11. Which spaces or facilities you listed in #10 are your highest priority? _____

12. Are there current amenities at the park you use that you feel need to be updated? If so, what are the needs? _

13. Outside of your organization and needs, are there facilities or needs not being met by our park system? _____

14. The City of De Pere funds park development, maintenance and improvements through its yearly operating budget, grants, and donations. Would your user group/organization be willing to contribute funds to help the Parks Department meet the needs of your group/organization? _____

15. Please provide any additional comments or suggestions: _____

16. The Parks, Recreation, and Forestry Department has set aside ½ hour blocks of time for representatives of your group or organization to stop by and discuss your needs. Times are available on Wednesday, September 20, 2017 beginning at 8:00 a.m. and ending at 4:30 p.m. Please indicate the preferred time for you to meet with Parks and Recreation staff (ex. 8:30-9:00am, 1:00-1:30pm, etc.) **Please call or email Marty Kosobucki to reserve a time.**

Please return the completed survey by Monday, September 18, 2017 and send to:

Marty Kosobucki, Parks, Recreation, and Forestry Director
 Municipal Service Center
 925 S. Sixth Street
 De Pere, Wisconsin 54115
 Phone: 920-339-4065
 Email: mkosobucki@mail.de-pere.org

User Group/Stakeholder Park and Facility Needs Assessment Survey Responses

City of De Pere Comprehensive Outdoor Recreation Plan Update

What parks/facilities are you currently using?	Do the parks/facilities meet your current needs?	If they don't meet your needs, what additional items are needed?	Are there current amenities that you feel need to be updated?	Outside of your organization and needs, are there facilities or needs not being met by our park system?	Would your user group/organization be willing to contribute funds to help the Parks Dept meet the needs of your group/organization?	Additional Comments or suggestions?
Definitely De Pere Voyageur Park for Yoga events	Yes	n/a	none	Public spaces for the downtown	Yes, we could fund public art projects, lead a capital campaign, organize peacemaking, in downtown	Would love to see more year round activities, events, and attractions in Voyageur Park. A holiday light event, mini golf attraction, weekly music series, botanical gardens, etc...
Celebrate De Pere Voyageur Park and attached riverwalk	Yes, we make do with what is there	- Access to water on north end of park - Repaving parking lot - Removal of "natural gardens" *Additional 200amp pedestals - Additional exit - Stage area *Additional path access	- Electrical and water supply needs - Storm water flow issues – area needs to be regraded	No	Yes, if the improvements met with our goals and event needs	A fence of some sort to provide barrier between park and condos and neighboring waterfront property
Recreation Department Multiple parks and facilities	Somewhat, but additional or newer facilities would be nice	- Outdoor fitness areas - Walking paths/trails in larger parks - Pickle ball courts - Skate park - Large outdoor skating path/ring/warming shelters - Shelter with bathrooms at Kiwanis Park - Splash Pad	- Octagon shelter at VFW - Storage facilities at parks for playground program - Various playground equipment - Volleyball courts - Bathrooms at Legion Park	- Band shelter - Skate park - Destination playground - Pickle ball courts - Outdoor fitness area - Updated playground equipment - Benches for people to sit on at the parks - Splash pad - Very large sledding hill	Overall our park system is good but many shelters and facilities need to be updated along with construction some new facilities to meet interests and attract new users	

<i>What parks/facilities are you currently using?</i>	<i>Do the parks/facilities meet your current needs?</i>	<i>If they don't meet your needs, what additional items are needed?</i>	<i>Are there current amenities that you feel need to be updated?</i>	<i>Outside of your organization and needs, are there facilities or needs not being met by our park system?</i>	<i>Would your user group/organization be willing to contribute funds to help the Parks Dept meet the needs of your group/organization?</i>	<i>Additional Comments or suggestions?</i>
De Pere Baseball	KD, SW Park	For the most part	no		Yes	
De Pere High School Athletics	Optimist Park for softball games and practices	Yes	We could really use a regulation size, fully fenced baseball field on the EAST side	More baseball fields on the east side		
De Pere Select Soccer	Southwest Park, Martin Park, VFW	Yes and no; SW is a great place to play soccer	- Lights on the fields - SW needs barrier to keep ball from going into swamp and woods - Additional fields	- Field 7 at SW - Bathrooms, storage for soccer equipment, benches around park, enclosed meeting area for clubs/team meetings, benches for players and fans, lights on 2 fields, turf, at SW	Yes	When cutting the soccer fields each time the direction should be changed. A soccer maintenance usage policy to rest the fields & perform maintenance is needed. Fence on fields 4, 5, 6 at SW to stop ball from going into swamp and woods
Pink Flamingos	Legion Park, Flamingo Field Restrooms	No	- Updated bathrooms - Permanent pavilion - Electrical updates	Restrooms	No	Willing to help design/plan and contribute towards building of a permanent pavilion
Rose Smits	Voyageur, Legion, Brazer, Bi-Centennial	Absolutely		Bicentennial Park could use a good weeding	The Beautification Committee would like more volunteers to help with maintenance of the parks, however they are difficult to come by	Parks are great!

<i>What parks/facilities are you currently using?</i>	<i>Do the parks/facilities meet your current needs?</i>	<i>If they don't meet your needs, what additional items are needed?</i>	<i>Are there current amenities that you feel need to be updated?</i>	<i>Outside of your organization and needs, are there facilities or needs not being met by our park system?</i>	<i>Would your user group/organization be willing to contribute funds to help the Parks Dept meet the needs of your group/organization?</i>	<i>Additional Comments or suggestions?</i>
Park Staff	Yes		Bathrooms at some parks			Different alternative for wood or rubber chips under swings and slide
Park Staff	Yes	More parking at Optimist Park and remove rubber chips on playground	• Octagon building at VFW • Could use a nice concession/bathroom building at Legion			
Park Staff			• Voyager restrooms • Southwest playground			• Eliminate paper towel in restrooms to cut down on waste and prevent from clogging toilets • Switch to industrial size TP rolls in restrooms to prevent running out

Appendix B

Capital Improvement Plan

Capital Improvement Plan

General	Estimated Cost	High Priority	Medium Priority	Low Priority
Bicentennial Park				
Restore Landscape Beds	\$2,000	x		
Rebuild Stone Memorial Walls and Surface	\$11,000	x		
Replace Plaque on Memorial Wall	\$1,000	x		
Additional Seating (Picnic Tables or Benches)	\$5,000			x
SUBTOTAL	\$19,000			
Carney Park				
ADA Compliant Side Walk	\$4,900	x		
Poured in Place Playground Surface	\$45,000	x		
Replace Playground Equipment	\$45,000	x		
Picnic Table	\$1,000			x
Paint Park Sign Post	\$150		x	
SUBTOTAL	\$96,050			
George Park				
Add Park Sign	\$350			x
Maintain As Is	\$0			
SUBTOTAL	\$350			
Lawton Park				
ADA Compliant Sidewalk	\$6,700		x	
Poured in Place Playground Surface	\$45,000		x	
Playground Equipment	\$45,000		x	
Additional Picnic Table	\$1,000		x	
Paint Park Sign Post	\$150		x	
SUBTOTAL	\$97,850			
Rainbow Park				
ADA Compliant Sidewalk	\$7,100		x	
Poured in Place Playground Surface	\$45,000		x	
Playground Equipment	\$45,000		x	
Additional Picnic Table	\$1,000		x	
SUBTOTAL	\$98,100			
Rotary Park				
ADA Compliant Sidewalk to Gazebo	\$2,800		x	
Fountain/Aerator	\$3,500		x	
SUBTOTAL	\$6,300			
Rusk Park				
Two Benches	\$4,000			x
Maintain as is	\$0			
SUBTOTAL	\$4,000			
Wells Park				
Three Benches	\$6,000		x	
Paint Park Sign Post	\$150		x	
SUBTOTAL	\$6,150			
Wilcox Park				
Additional Picnic Table	\$1,000		x	
Paint Park Sign Post	\$150		x	
Maintain As Is	\$0			
SUBTOTAL	\$1,150			

General	Estimated Cost	High Priority	Medium Priority	Low Priority
Willems Park				
ADA Compliant Sidewalk	\$7,100	x		
Poured in Place Playground Surface	\$40,740	x		
Playground Equipment	\$35,000	x		
SUBTOTAL	\$82,840			
Wilson Park				
Paint Park Sign Post	\$150		x	
Restore Landscape Beds at Monument	\$2,000		x	
Maintain As Is	\$0			
SUBTOTAL	\$2,150			
Braisher Park				
Paint Park Sign Post	\$150		x	
Replace Two Dead Trees in Urban Orchard	\$400	x		
ADA Compliant Sidewalk Connection (Adams to Playground to Winnebago)	\$19,000			x
Paint Exterior of Restrooms	\$1,500		x	
SUBTOTAL	\$21,050			
Humana Sports Park				
Dugout Benches	\$1,000	x		
Bleachers (10)	\$30,000			x
Ballfield	\$80,000		x	
ADA Compliant Sidewalk from Concession Stand to Ballfield	\$2,000		x	
SUBTOTAL	\$113,000			
Kelly Danen Park				
Paint Park Sign	\$150		x	
New Pavilion/Concession/Restrooms	\$200,000	x		
ADA Compliant Sidewalks	\$3,900	x		
Replace Ballfield Poles and Light Fixtures	\$250,000		x	
SUBTOTAL	\$454,050			
Kiwanis Park				
ADA Compliant Trail	\$98,000			x
Restrooms and Pavilion	\$150,000		x	
ADA Compliant Sidewalk	\$12,700		x	
Poured in Place Playground Surface	\$30,000		x	
Playground Equipment	\$40,000		x	
SUBTOTAL	\$330,700			
Lions Trailside Park				
Refurbish Trail With Gravel	\$3,000		x	
ADA Compliant Sidewalk	\$10,500		x	
Poured in Place Playground Surface	\$30,000		x	
Playground Equipment	\$35,000		x	
Restroom	\$100,000			x
Paint Park Sign Post	\$150		x	
SUBTOTAL	\$178,650			
Patriot Park				
Playground Equipment	\$35,000	x		
ADA Compliant Sidewalk	\$8,800	x		
Poured in Place Playground Surface	\$30,000	x		
Soccer Fields	\$10,000		x	
Repair/Replace Shelter	\$180,000	x		
Monitor Existing Trees	\$0			
Repair/Replace Basketball Court	\$10,000	x		
Plant Trees (10x\$350)	\$3,500	x		
9-Hole Disk Golf Par 3 Course	\$3,000	x		
SUBTOTAL	\$280,300			

General	Estimated Cost	High Priority	Medium Priority	Low Priority
Samantha Park				
Playground Equipment	\$35,000	x		
ADA Compliant Sidewalk	\$3,900	x		
Poured in Place Playground Surface	\$30,000	x		
Picnic Pavilion	\$30,000		x	
Basketball Court	\$20,000		x	
Picnic Tables	\$5,000		x	
Paint Park Sign Post	\$150		x	
SUBTOTAL	\$124,050			
De Pere Community Center				
Replace Tables	\$20,000		x	
Replace Flooring	\$65,000		x	
Replace Roof	\$45,000	x		
Expansion of Lower Level	T.B.D.			x
SUBTOTAL	\$130,000			
De Pere Fairgrounds - De Pere Ice Arena				
Replace Bleachers	\$80,000	x		
Restore Landscape Beds	\$3,500	x		
SUBTOTAL	\$83,500			
Jim Martin Park				
Restore Sand Volleyball Court	\$2,500		x	
ADA Compliant Sidewalk	\$34,650	x		
Remove Backstop	\$500			x
Picnic Pavilion	\$30,000		x	
Pond Fountain/Aerator	\$3,500	x		
Fishing/Viewing Platform at Pond	\$12,500	x		
SUBTOTAL	\$83,650			
Legion Park				
Splash Pad	\$250,000		x	
Replace Restrooms	\$120,000	x		
Restore Sand Volleyball Courts (2x\$2,500)	\$5,000		x	
Pickleball Courts	\$33,500	x		
Playground Equipment near Wooded Area	\$70,000	x		
ADA Compliant Sidewalk	\$7,000	x		
Poured in Place Playground Surface	\$30,000	x		
Resurface Tennis Courts/Remove Steps/Move Access	\$80,000		x	
Replace 11 Light Fixtures in Wooded Area (11x\$2,500)	\$27,500		x	
Develop Master Plan	\$20,000	x		
Skate Park	\$350,000		x	
SUBTOTAL	\$993,000			
Optimist Park				
Relocate Basketball Court	\$20,000		x	
New Parking Lot	\$25,000	x		
ADA Compliant Sidewalk	\$62,000	x		
Batting Cages (2x\$1,000)	\$2,000		x	
Concession Stand Expansion	\$110,000		x	
Pond Fountain/Aerator	\$3,500		x	
Mini-Ballfield next to Pond	\$40,000			x
SUBTOTAL	\$262,500			

General	Estimated Cost	High Priority	Medium Priority	Low Priority
VFW Park				
Replace Sidewalk between Parking Lot and South 7th Street with ADA Compliant Trail	\$27,000		x	
Construct Aquatic Park	\$5,500,000	x		
Replace Octagon Restroom/Concession Stand	\$190,000	x		
Resurface/Replace Basketball Court	\$10,000		x	
Repave Path from Parking Lot to Ballfield	\$13,100	x		
Remove Sand Volleyball Court	\$500		x	
Playground Equipment	\$35,000		x	
ADA Compliant Sidewalk	\$7,000		x	
Poured in Place Playground Surface	\$30,000		x	
Repair/Reconstruct Flagstone Monument	\$4,000		x	
Replace Ballfield Backstop	\$3,500		x	
Replace Ballfield Scoreboard	\$6,000	x		
Replace Restrooms by Ballfield	\$160,000		x	
Paint Park Sign Post by Ballfield	\$150		x	
SUBTOTAL	\$5,986,250			
Southwest Park				
ADA Compliant Trail Extension to Preserve	\$98,000		x	
Pave Existing Trails	\$73,000		x	
Playground Equipment Expansion	\$35,000	x		
ADA Compliant Sidewalk	\$21,000	x		
Poured in Place Playground Surface	\$30,000	x		
Portable Bleachers	\$30,000	x		
Additional Ballfield	\$100,000	x		
SUBTOTAL	\$387,000			
Voyageur Park				
Additional Access Point with Controlled Access from Franklin Street	\$6,000		x	
Drainage Improvements at NW Corner of North Parking Lot	\$1,000	x		
Stage/Amphitheatre	\$650,000		x	
New Restrooms	\$350,000	x		
Electrical Study to determine Existing Service Pedestal Upgrades and New Pedestal Locations	\$3,500	x		
Additional Potable Water Access		x		
Replace Failing Concrete where Boardwalk meets Sidewalk	\$2,000	x		
Pavilion Maintenance	\$500		x	
SUBTOTAL	\$1,013,000			
East Side Nature Park				
Park Master Plan	\$20,000		x	
SUBTOTAL	\$20,000			
The Preserve				
Pave Gravel Portion of Trail	\$5,000		x	
Install Rapid Flashing Beacons at Lawrence Drive	\$12,500	x		
Replace Sign on Lawrence Drive	\$500		x	
SUBTOTAL	\$18,000			
Bomier Boat Launch				
Implement Bomier Boat Launch Improvement Plan			x	
SUBTOTAL	\$0			

General	Estimated Cost	High Priority	Medium Priority	Low Priority
De Pere Dog Park				
Trail Connection to Residential Neighborhood between RR and CTH D	\$15,000	x		
Restrooms	\$100,000		x	
Trees in Small Dog Area (8x\$350)	\$2,800	x		
Agility Equipment (6 pieces)	\$7,000		x	
Paint Park Sign Post	\$150		x	
SUBTOTAL	\$124,950			
East River Trail				
Blue Bird Houses (10x\$100)	\$1,000		x	
Clear Viewing Areas near East River	\$1,500		x	
Arboretum/Interpretive Center	\$40,000			x
Parking Area	\$106,000			x
Outdoor Exercise Stations (7 pieces)	\$25,000		x	
SUBTOTAL	\$173,500			
Brown County Fairgrounds				
Master Plan	\$30,000		x	
SUBTOTAL	\$30,000			
Fox Point Boat Launch				
Repair/Level Docks	\$2,000	x		
Open Shelter	\$30,000		x	
SUBTOTAL	\$32,000			
Fox River Trail				
Managed by the Wisconsin DNR and maintained by Brown County				
SUBTOTAL	\$0			
James Street Walkway				
Extend Walkway	\$20,000		x	
Parking Lot Master Plan	\$15,000	x		
SUBTOTAL	\$20,000			
Nature Center				
Concrete Gazebo Floor	\$1,500		x	
Wood Chips on Trail	\$1,000		x	
SUBTOTAL	\$2,500			
Perkofski Boat Launch				
Restore Landscape Beds	\$4,000	x		
Repair Sinkhole in Parking Lot	\$2,500	x		
SUBTOTAL	\$6,500			
Riverwalk and Wildlife Viewing Pier				
Replace Lighted Bollards along Riverwalk (20x\$2,000)	\$40,000		x	
SUBTOTAL	\$40,000			
Total Project Costs	\$11,322,090			

Appendix C

Parkland Dedication Requirement Comparison

Community	Parcel Land Amount	Fee Determination	Fee Use by Municipality	Land Requirements	Additional Notes
De Pere	4.4% of total nonpublic residential property developed in residential zoned districts.	Single Family: \$300 Two Family: \$600 Multi-family: \$150/bedroom	Open space acquisition or the preparation of park and open space plans, including a master plan of development.	Land dedications shall be compatible with the comprehensive plan for the development of the community.	
Ashwaubenon	1 dedicated acre per 35 acres of development.	Based on full market value of the land to be dedicated	Funds for the acquisition and development of public sites, recreation areas, open spaces and greenways.	Areas that match descriptions in Village Comprehensive Plan or that hold significant scenic or historic qualities.	If the value of the dedicated land is valued at less than the public site fee the sub divider is to pay the difference. If the site fee is less than the lands value the village has the option to buy the land for three years, if not purchased in that time period the land is released to the owner.
Marshfield	1 acre per 45 potential dwelling units	Per dwelling size: 1 - 2 family-\$200 Multifamily-\$150/dwelling	For developing adequate parks, playgrounds, trails, recreation and open spaces	Areas less than one acre must be located in an expandable area. Must have proper drainage, surface contour, and seeding.	Mixed use developments that include green spaces may not be required to dedicate as much land or received a prorated fee.
Menomonie	10% of the gross area of all property proposed for subdivision	Determined by # of families per lot. 1-4 families: \$400, 5-\$500, 6-\$600, 7-\$700, 8-\$800	For the purchase, development, improvement/maintenance of parks, open spaces or recreational sites.	Area>2 acres, 80' of street frontage, no other dimension less than 200'. Utility installation and seeding required.	Combination of land dedication and fee payment allowed
Stevens Point	Percent of gross area of sub development. E.G. 5 acres: 10% land dedication 8 acres: 13%.	Per dwelling size: Single family- \$250/unit Duplex- \$200/unit Multiple family- \$100/unit Mobile home- \$100/lot	For the purchase, development, improvement/maintenance of parks, open spaces or recreational sites.	Land dedication must be compatible with the Stevens Point Comprehensive Outdoor Recreation Plan as determined by the City.	Location and adaptability of the potentially dedicated land for recreation purposes are taken into account by the city before acceptance as dedicated park land.
Watertown	A size adequate to meet the needs created by the subdivision	\$256 for each institutional residential housing unit and \$641 each for all other dwelling unit types, or value of land to be dedicated	To provide public parks, playgrounds, open spaces and athletic fields, and any supporting recreation facilities. May include costs of land acquisition and debt.	Land shall be conveniently located with at least 100' of road frontage and reasonably adaptable for the intended park and recreation uses.	All subdivisions are required to provide linkages from on location parks to public right of ways. Combination of land dedication and fee payment allowed.

Dedication Fee and Acreage Comparison						
*acreage dedication and fee amount based off of a 40 acre sub development with 60 single family homes and 10 4-plexes (2 bedrooms each). 10% of gross acreage assumed to be public development.						
Column1	De Pere	Marshfield	Ashwaubenon	Menomonie	Stevens Point	Watertown
Single-Family	\$18,000.00	\$12,000.00	Based on Market	\$24,000.00	\$15,000.00	\$15,360.00
4-plexes		\$6,000.00	Value of	\$4,000.00	\$4,000.00	\$10,240.00
Multifamily Bedrooms	\$12,000.00		Land to be			
Total	\$30,000.00	\$18,000.00	Dedicated	\$28,000.00	\$19,000.00	\$25,600.00
Acreage Dedication Amount	1.58 acres	1.14 acres	2.2 acres	4 acres	5.6-8 acres	Determined by needs of sub division