



Plan Commission

Special Meeting

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

Agenda

Monday, January 6, 2025	7:00 PM	Council Chambers and Virtual
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Pursuant to Wisconsin Statute 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 6, 2025 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Plan Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

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

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperecitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 25, 2024 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action on major design exceptions from Zoning Ordinance Sections 14-92(4)(d), 114-33(3)(b) [Table 3-3], and 14-33(4)(c), related to balconies and upper-level step-backs at 550 William ST (Parcel ED-875-1).
5. Consideration and possible action on a major design exception from Zoning Ordinance Sections 114-33(3)(b) [Table 3-3] and 14-33(4)(c), related to upper-level step-backs at 230 N Broadway ST (Parcel ED-861).
6. Consideration and possible action for an extraterritorial 2-lot certified survey map at 3100 Heritage RD in Ledgeview (Parcel D-401).*

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Paul Janssen, EUA - Architects and Engineers
Jason Tadych. De Pere 230 Development Partners LLC
Adam Hertel, American Architecture Group
Mitchell Laack
Green Valley Placement Services LLC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 6, 2025

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the November 25, 2024 Plan Commission meeting.

ATTACHMENTS:

- PC_Nov2024_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, November 25, 2024

7:00 PM

Council Chambers and Virtual

Call to Order

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

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Pamela Gantz	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom and members of the public.

2. Approval of the minutes of the October 28, 2024 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Grant Schilling, Commissioner
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Raymaker, Schilling

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

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and possible action for an extraterritorial 4-lot certified survey map at 1201 Wrightstown RD in Rockland (Parcel R-279).*

Development Services Director Daniel Lindstrom reviewed the extraterritorial 4 lot CSM at 1201 Wrightstown Road in the Town of Rockland. Staff recommended approval of the CSM subject to the conditions in the report. Ald. Hansen moved, seconded by Mark Higgins, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Aldersperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Raymaker, Schilling

5. Consideration and possible action for a zoning map amendment from MX2 (Neighborhood Mixed-Use) to GX1 (Office-Residential Mix) at 314 N Broadway ST and 330 N Broadway ST (Parcels ED-870, ED-871).*

Development Services Director Daniel Lindstrom reviewed the zoning map amendment request at 314 N Broadway Street and 330 N Broadway Street. The property was placed in the MX2 District as the best fit for an existing one-story building with an office use; however, the MX2 District regulations allowed for offices on the second floor or above only. Since office use already existed on the first floor, it was allowed to remain

nonconforming. The petitioner is interested in potentially expanding the office use and adding a funeral or mortuary use for companion pets; therefore the zoning map amendment is needed. Mayor Boyd moved, seconded by Shane Raymaker, to open the meeting. Several neighboring residents were in attendance to voice their concerns with the request. James Williams of 434 N Broadway Street is concerned with the crematory right next to the residential zoning district. Jennifer Parins at 400 N Broadway Street is also concerned with air pollution and property values. Holly Williams at 432-434 N Broadway Street also spoke about the Broadway corridor being a gateway into the City and if that fits in with the strategic vision for the City. The applicant, Lauren Underhill and her attorney addressed the commission. They discussed other pet crematories in the area. They also noted that they would be focusing on small animals, such as dogs and cats. Discussion followed and it was decided that staff would do some research regarding particulate standards for a crematory prior to the Common Council meeting and public hearing for this item. Mayor Boyd also requested staff to look into any complaints and/or concerns regarding the Cotter Funeral Home crematory, which is also located near a residential neighborhood. Mayor Boyd moved, seconded by Grant Schilling, to go back to regular order. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Shane Raymaker, to approve the zoning map amendment and forward it to Common Council for final approval. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Gantz, Hansen, Higgins, Raymaker, Schilling

6. Discussion about site plans received since the October 2024 Plan Commission meeting and review of the status of recently approved development projects.

Development Services Director Daniel Lindstrom provided an update on the status of recently approved development projects since the October 2024 Plan Commission meeting. Ald. Hansen requested an update on the Waterview Heights Subdivision. Daniel replied that the project is in Phase 2 and infrastructure has taken place. He reported that the four apartment buildings are all under construction at this time. There were no other questions or comments.

RESULT:	DISCUSSED
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Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:38 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: January 6, 2025

DEPARTMENT: Planning

FROM: Kelly Barker

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

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

MEETING DATE: January 6, 2025

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on major design exceptions from Zoning Ordinance Sections 14-92(4)(d), 114-33(3)(b) [Table 3-3], and 14-33(4)(c), related to balconies and upper-level step-backs at 550 William ST (Parcel ED-875-1).

ATTACHMENTS:

- PC Report - Major Design Exception (DOCX)
- Site Plan - CONCEPT PLAN & APPLICATION - 18 Dec 2024 (PDF)

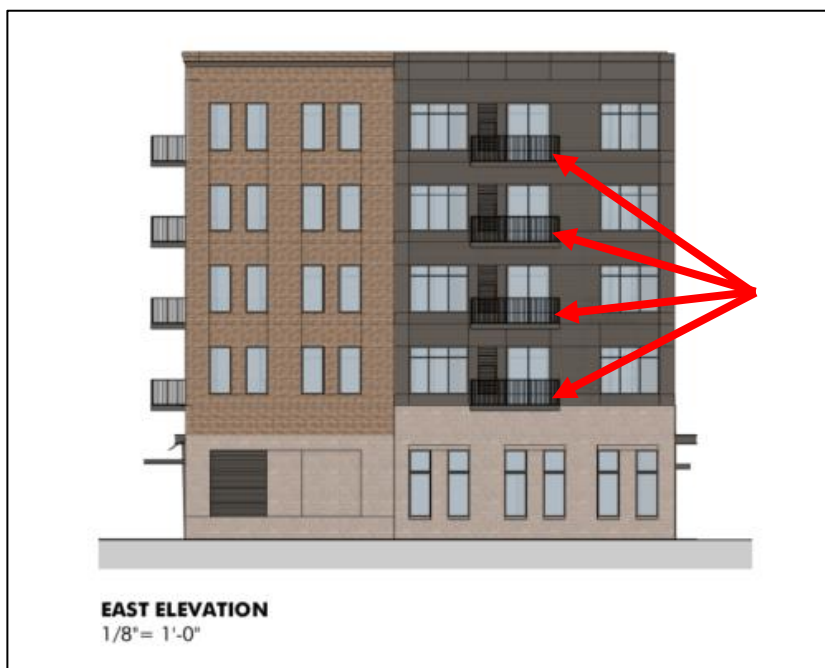
building will be reconstructed, and the lot will have three street frontages. The proposed development includes three retail spaces and a 60-unit apartment. To accommodate the development, the developer is requesting design exemptions from the Zoning Ordinance related to balconies and upper floor step-backs from the property line.

Major Design Exception Request #1: Four balconies on the east façade that are not integrated with the design of the façade.

The proposed building includes balconettes and balconies on floors two through five.

- The west façade balconettes are permitted.
- The south façade balconies are permitted even though the balconies are not integrated with the design of the façade because the balconies face an interior property lot line instead of a street frontage.
- The east façade balconies are prohibited, per Zoning Ordinance 14-92(4)(d) because the N Michigan ST facing balconies are not integrated with the design of the façade.

Zoning Ordinance 14-92(4)(d). Balconies are intended to be integrated with the design of the facade in order to avoid a “tacked-on” appearance. The balcony support structure must be integrated with the building facade; separate columns or posts supporting any balcony from the ground are prohibited.



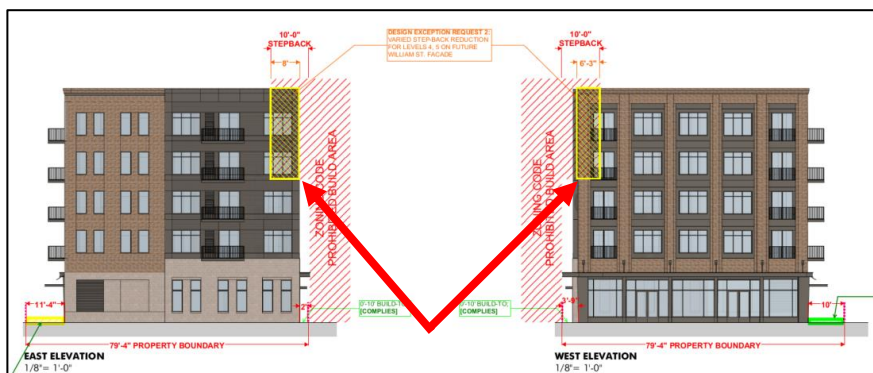
Major Design Exception Request #2: Step-back on the north façade that is reduced from 10-feet to 2-feet above the third story.

The first floor of the proposed building is located two-feet from the property line, which is properly located within the 0-10-foot Build-to Zone. The fourth and fifth floors do not properly address the required step-backs.

- The design of the north façade of the building is prohibited, per Zoning Ordinances 14-33(3)(b) [Table 3-3 Maximum Height] and 14-33(4)(c), because the future William ST facing façade does not step back 10-feet from the property line on floors four and five. Part of the upper floors are two-feet from the property line and part of the upper floors are 3-feet 9-inches from the property line.

Zoning Ordinance 14-33(a)(b) [Table 3-3 Maximum Height]. None; step backs required above 3rd story.

Zoning Ordinance 14-33(4)(c). Where step-backs are required, upper stories that face streets must be set back at least 10 feet from the street frontage. Lower stories must be capped with a permitted building cap. The roofs of the lower stories may be used for terraces.



Note: The City of De Pere is in the initial stages of design of the adjacent parking structure. In preliminary conversations with the designer, the City has the potential to sell approximately 5' along the south property line to the developer, thus reducing the step-back design exception request from 2' to 7'. The sale would be contingent upon the concurrent execution of a permanent access easement for the City from the Developer along the Service Entry access point.

Major Design Exception Request #3: Step-back on the east and west facades that are reduced from 10-feet to 5-feet (west façade) and to 5-feet 6-inches (east façade) above the third story.

The first floor of the proposed building is located approximately five-feet from the property line, which is properly located within the 0-5-foot and 0-10-foot Build-to Zones on the west and east ends of the proposed building. The fourth and fifth floors do not properly address the required step-backs

- The design of the east and west façades of the building are prohibited, per Zoning Ordinances 14-33(3)(b) [Table 3-3 Maximum Height] and 14-33(4)(c), because the future N Wisconsin ST and N Michigan ST facades do not step back 10-feet from the property line on floors four and five. The upper floors are 5-feet from the property line on the east end and 5-feet-6-inches from the property line on the west end.

Zoning Ordinance 14-33(a)(b) [Table 3-3 Maximum Height]. None; step backs required above 3rd story.

Zoning Ordinance 14-33(4)(c). Where step-backs are required, upper stories that face streets must be set back at least 10 feet from the street frontage. Lower stories must be capped with a permitted building cap. The roofs of the lower stories may be used for terraces.

**Requirement for Plan Commission Review**

Plan Commission review is required for variations to balcony integration design requirements and for building step-back requirements. The request is considered a major design exception for relief from strict compliance with the regulations of Article III (Mixed-Use Districts) and Article IX (Building Site and Design).

To assist the Plan Commission review, the developer submitted a concept site plan, with a project background and exception summary description (attached) to address the Zoning Ordinance Section 14-125 "Intent" and the "burden of Proof or Persuasion" requirements of major design exceptions.

Criteria for Review

The Plan Commission's decision to approve or deny a request for a major design exception must be based on a determination of whether:

1. The requested design exception is consistent with the general intent statement of 14-125(2);
 - a. *Intent statement: The design exception provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The exception provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and consistency with the comprehensive plan.*
2. The requested design exception is consistent with the comprehensive plan and any adopted area plan; and
3. The requested design exception will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the regulation.

REVIEW PROCESS:

Staff does not make a recommendation for major design exceptions. Plan Commission reviews the petition, and then makes a final decision of approval or denial. The narrative from the developer is included within the agenda packet.

Note: The Plan Commission may approve, approve with modifications, or deny each of the three parts of the request separately. Any design exception approvals will be incorporated into the site plan review process that is facilitated by staff.



Planning/Zoning Application

Planning & Zoning Department

4.b

Submitted On:

Dec 18, 2024, 11:01AM EST

Parcel Number: (Include ALL parcels)	ED-875-1
Nearest property address to the project site:	Street Address: 230 N Wisconsin Street City: DePere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	MX1
Existing Site Land Uses:	Commercial
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Jason Last Name: Tadych
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 102 N. Broadway Property Owner's Address:: Suite 101 City: DePere State: W Zip: 54115
Property Owner's Phone Number:	920-277-4739
Property Owner's Email Address:	jason@tip-llc.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: PAUL Last Name: JANSSEN
Authorized Representative's	EUA - Architects and Engineers

Business Name:			4.b
Authorized Representative's Phone Number:		920-530-4004	
Authorized Representative's Email Address:		paulj@eua.com	
Please attach a PDF copy of the site plan.		2024_1217 DePere Mixed Use Design Exception Application.pdf	
Would you like a basic checklist of information to include in the site plan?		Yes	
How do you plan on paying for your application?		Online with a credit card	
Total Due:		\$350.00	
Signature Data	First Name: PAUL Last Name: JANSSEN Email Address: paulj@eua.com		
			
		Signed at: December 18, 2024 10:13am America/New_York	
User's Session Information		IP Address: 172.214.219.6 Referrer URL:	

TADYCH - PHASE 1 DEPERE MIXED USE

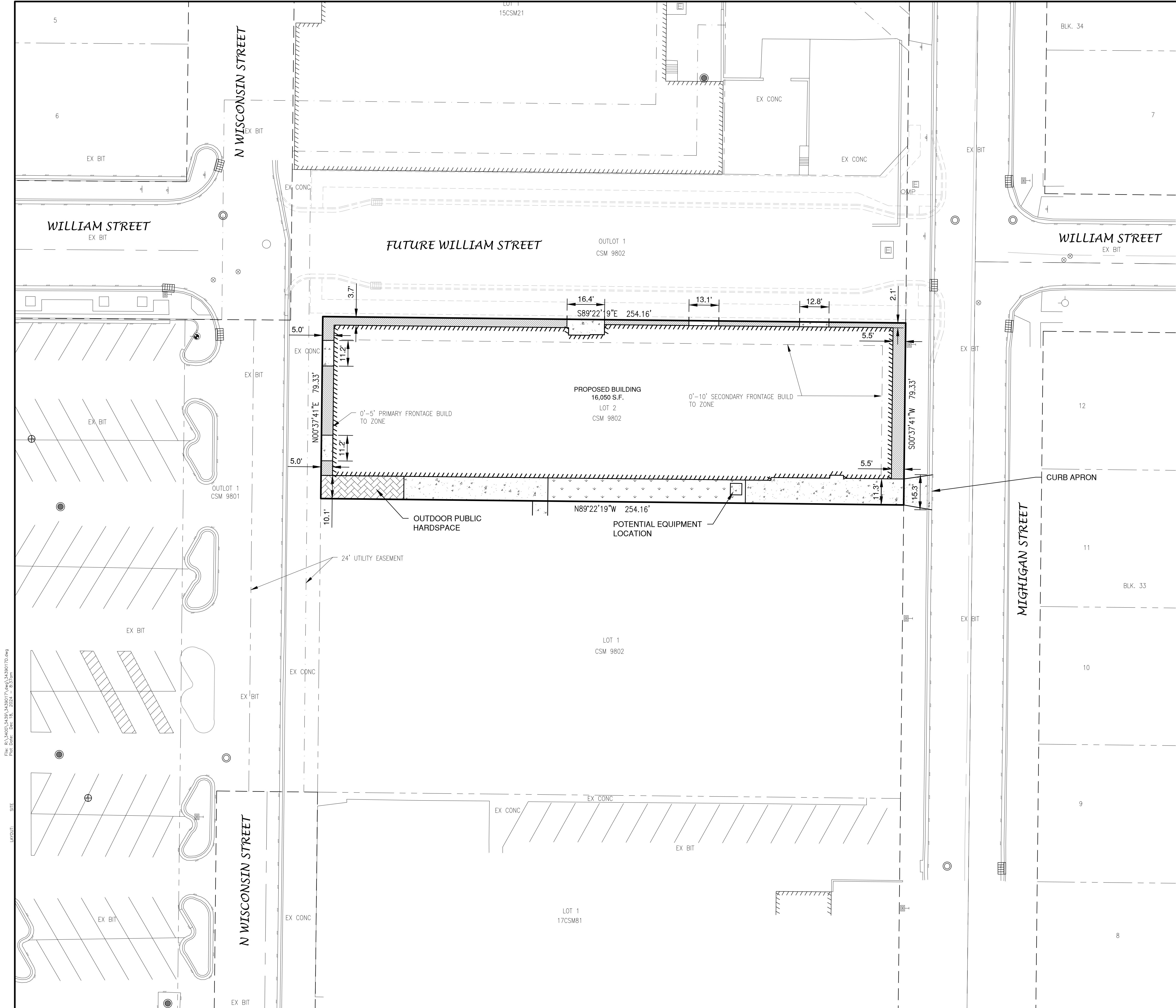
William St, De Pere WI



SCHEMATIC DESIGN

DECEMBER 17, 2024

PROJECT NUMBER: 924382



LEGEND

CONCRETE PAVEMENT (S.F.)

ASPHALT PAVEMENT (LIGHT) (S.F.)

ASPHALT PAVEMENT (HEAVY) (S.F.)

LANDSCAPE AREA

GREEN SPACE

PROPOSED 18" STANDARD CURB AND GUTTER

PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER

PROPOSED 18" MOUNTABLE CURB AND GUTTER

PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER

TRAFFIC FLOW ARROW

HANDICAPPED PARKING

SIGN

12

INDICATES NUMBER OF PARKING STALLS

WALL PACK

LIGHT POLE (1 LAMP)

LIGHT POLE (2 LAMPS)

LIGHT POLE (3 LAMPS)

LIGHT POLE (4 LAMPS)

1

RESERVED PARKING
NO ACCESS

2

RESERVED PARKING
NO ACCESS

3

STOP

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

NOTE
1. ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

STEP BACK SETBACK
10' ZONING STEP BACK ABOVE THIRD STORY REQUIRED PER 14-33(4)(C)

PARKING DATA
PARKING TO BE PROVIDED OFFSITE

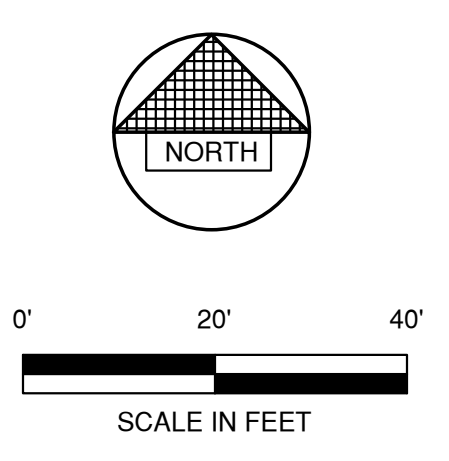
SITE DATA
TOTAL AREA = 0.46 ACRES, 20,163 S.F.
BUILDING AREA = 0.36 ACRES, 15,851 S.F. (79%)
SIDEWALK AREA = 0.05 ACRES, 2,064 S.F. (10%)
GREEN SPACE = 0.05 ACRES, 2,248 S.F. (11%)

ZONING
MX1

PARCEL NO.
ED-875-1

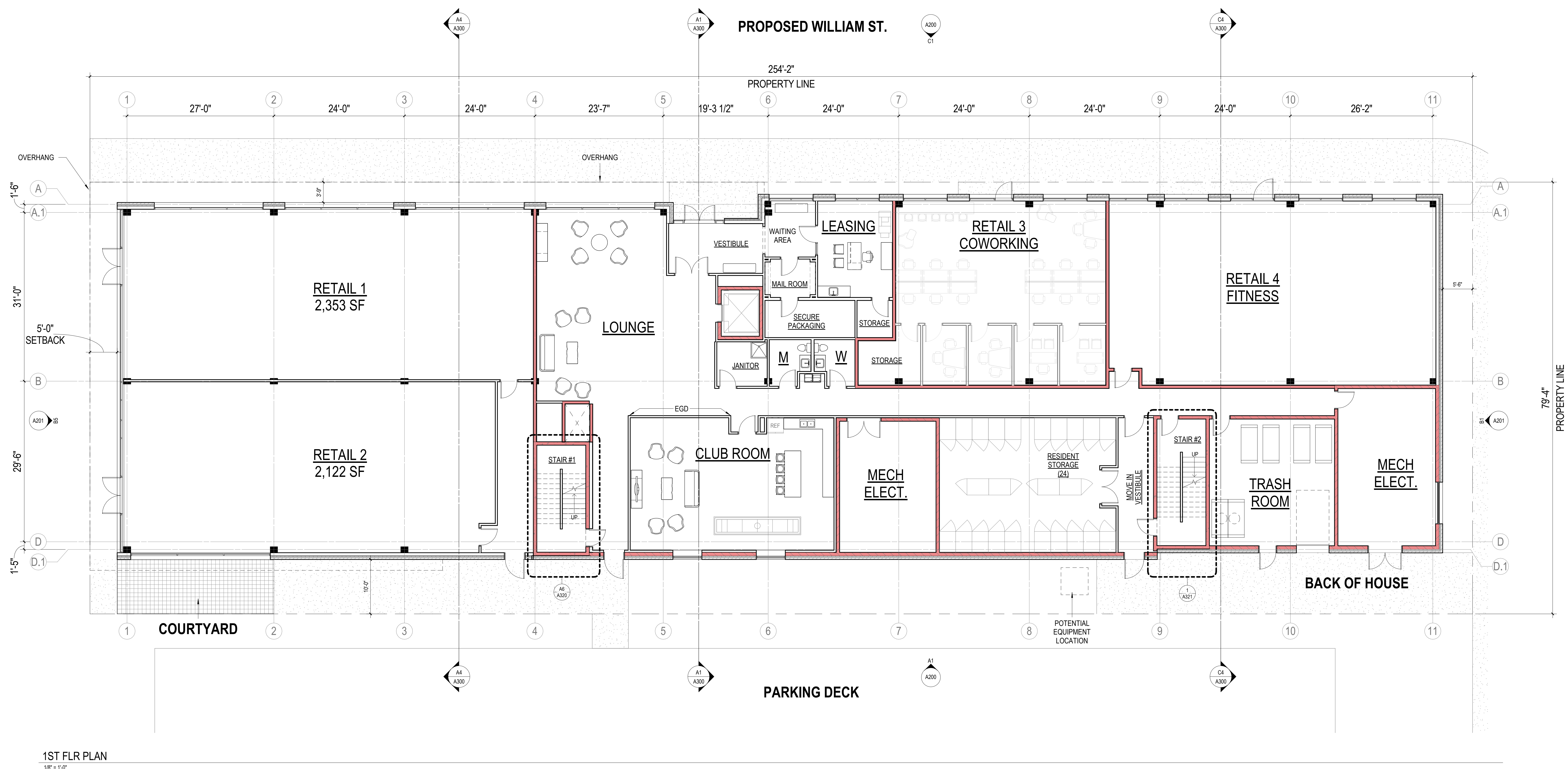
CURRENT ADDRESS
230 N WISCONSIN ST

PROPOSED ADDRESS
550 W WILLIAM ST

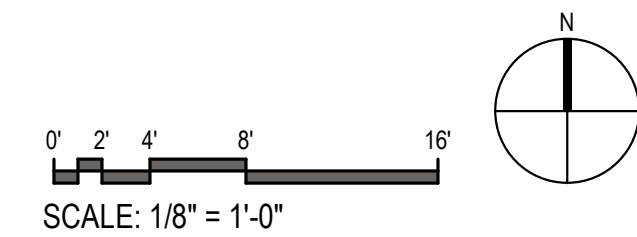


File: E:\3400\3430\34300170.dwg, 34300170.dwg
Plot Date: Dec 18, 2024 - 8:37am
SHEET: 3
LAYOUT: SITE

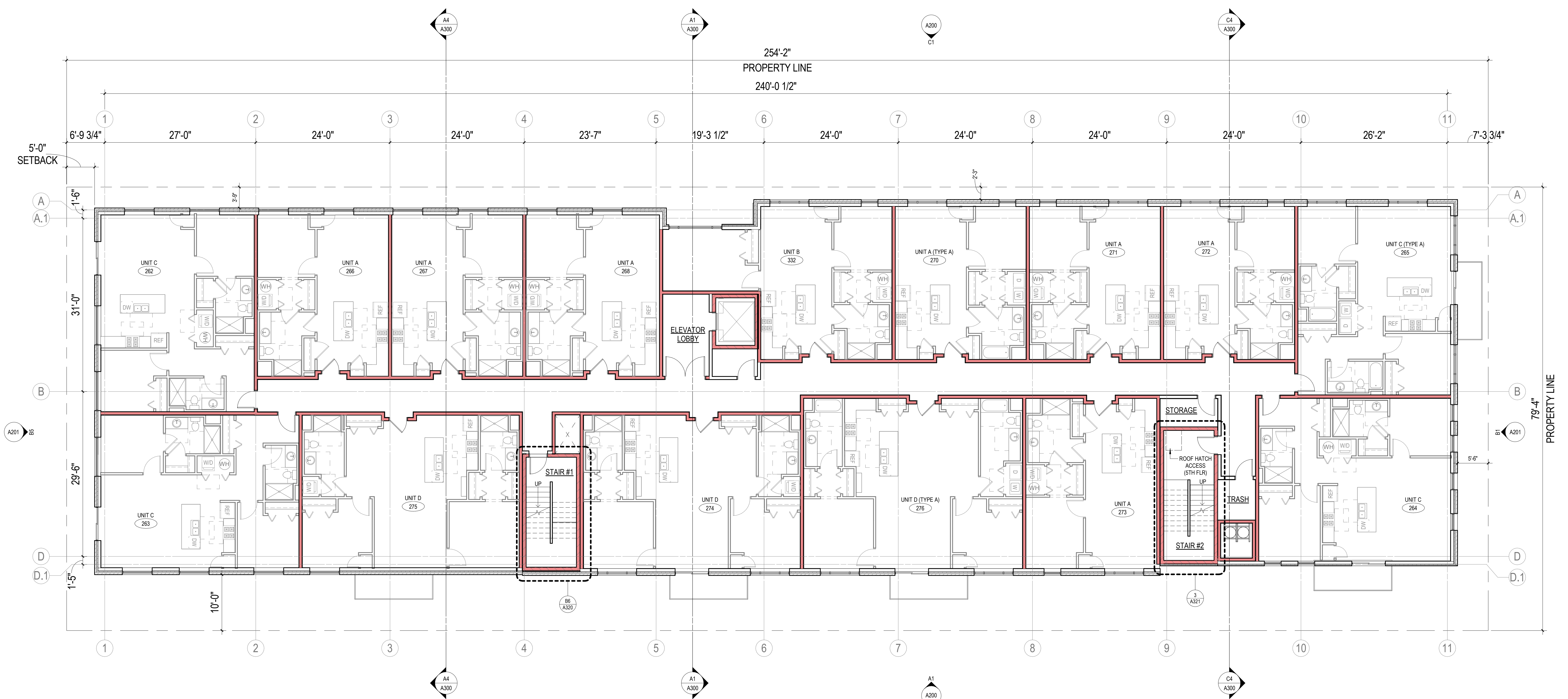
NO.		DATE	APPROV.	REVISION		NO.	DATE	APPROV.	REVISION		DRAWN	MULTI-USE DEVELOPMENT FOR	CITY OF DE PERE	BROWN COUNTY, WISCONSIN	SITE PLAN	DATE	FILE	JOB NO.	SHEET NO.
											LLP					11/2024			3
											CHECKED								
											DESIGNED								
											BDR								



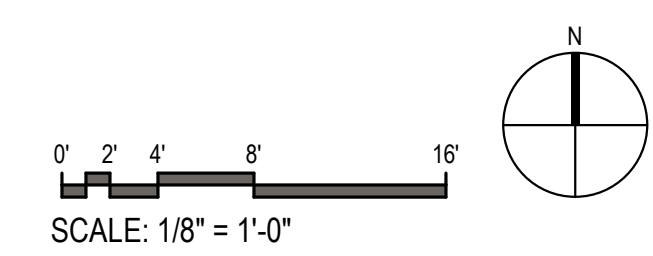
PROPOSED SCHEMATIC DESIGN



1ST FLR PLAN



2ND - 5TH FLR PLAN
1/8" = 1'-0"



PROPOSED SCHEMATIC DESIGN

2ND - 5TH FLR PLAN



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

PROPOSED SCHEMATIC DESIGN

ELEVATION



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

PROPOSED SCHEMATIC DESIGN

ELEVATION



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



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

PROPOSED SCHEMATIC DESIGN

ELEVATION



WILLIAM AND WISCONSIN
NTS

3D VIEW



DE PERE MIXED USE BUILDING

924382-01
12.17.2024

PROJECT BACKGROUND

The former Shopko site in downtown De Pere, Wisconsin, is set to undergo a significant transformation with a planned multifamily and mixed-use development. Since Shopko's closure in 2019, the site has remained vacant, impacting local businesses that once benefited from the foot traffic generated by the retailer. In 2023, a De Pere-based group acquired the property with intentions to demolish the existing 60,000 square foot building and replace it with a vibrant mixed-use development. The conceptual plan includes six- and four-story buildings featuring 116 market-rate apartments, a six-story building housing 20 high-end condos, a boutique hotel, retail and office spaces, and a public parking ramp.

The proposed mixed-use/ multifamily project subject of consideration herein stands as a cornerstone to the initial phase of several planned efforts to address the vacancy resulting from Shopko's closure. Demolition of the existing building has been completed, contracts for the public parking ramp have been awarded, and design work is underway for the new William Street extension. However, the multifamily project has recently encountered challenges that threaten its viability, prompting the project team to seek design exceptions from the plan commission. These exceptions aim to make the project viable while still respecting the intent of the zoning ordinance without adhering strictly to its every provision.

Although the previous Shopko building site is extensive, the essential elements for the development including the ramp, the multifamily building, and the street extension, require substantial real estate in the north-south direction due to their fixed functional dimensions. To deliver what the design team feels appropriate for the overall development and the city, the project team is requesting the city consider allowing modest flexibility in the use of space within the step back zone via three design exceptions to enable the multifamily project to achieve its intended density.

The City of De Pere has clearly articulated a desire to densify its downtown area, enhance housing options, and increase foot traffic, as outlined in its Downtown Master Plan. The plan underscores the importance of residential development to revitalize downtown, support a mix of retail uses, and create a vibrant atmosphere. By aligning with these objectives, and with some grace on zoning requirements, the proposed multifamily and mixed-use development on the former Shopko site will significantly contribute to the city's vision, providing essential housing options and stimulating economic activity. Thank you for your consideration of these design exceptions.

EXCEPTION SUMMARY

DESIGN EXCEPTION 1 - East Balconies

14-92 (4) dictates:
"Balconies on a facade facing any street, courtyard, open space, or public way must comply with the regulations of this subsection."
(d) *"Balconies are intended to be integrated with the design of the facade in order to avoid a “tacked-on” appearance. The balcony support structure must be integrated with the building facade; separate columns or posts supporting any balcony from the ground are prohibited."*

Balconies facing Wisconsin St. to the west are Juliet balconies, to respect the urban nature planned for the primary frontage of the building, and balconies on the south facade are not in the public way, thus not subject to requirements of this section. The eastern side of the proposed building fronting Michigan St. contemplates four balconies that protrude from the facade in a way that could be argued is not "integrated" for which a clarifying exception is sought after. The design for the balconies is intended to mimic the industrial, cantilevered-steel look of the canopy separating the retail on the first floor from the residential units above. This serves an aesthetic purpose to match the rest of the building and greater downtown De Pere district, but also serves as functional purpose allowing us to provide a balcony for residents where nesting is not an option due to site size limitations and extension of the building to traditionally "integrate" is also not an option due to the desire to keep opaque built space from further encroaching the step-back zone.

DESIGN EXCEPTION 2 - North-South Step-backs and Setbacks

14-33 Table 3.3 dictates:
Non-primary frontage Build-to zone of 0-10 feet. (North Frontage)
Minimum Side Setback 5 feet when abutting another building type (South Frontage)
Step backs required above 3rd story in alignment with 14-33(4)
14-33(4)(c) dictates step-back of at least 10' from property line.

The project as proposed meets requirements for all build-to zoning in respect of the pedestrian nature of the MX-1 district with a strong urban presence with the northern exterior wall 3.7' from the property line on the western portion, and 2.6' on the eastern portion respectively. This push north enables the first floor to provide 10'-12' to the property line on the south that proves critical to the urban fabric and functionality of the building. On the west side, this additional space allows for a moment of relief between the parking ramp and first floor retail that the project intends to utilize to create a courtyard as an amenity to pedestrians and to serve as additional seating space for any potential restaurant tenants. Center-block, a canopy gestures connection to the parking ramp and affords residents parking in the ramp an opportunity to enter the multifamily building directly and in a weather-protected fashion. Beyond the connection to the east, the space between the ramp and mixed-use building is utilized to house the necessary utilitarian elements of the building (meters, outdoor mechanical equipment, trash service, and move-in, move-out service). This move preserves the pedestrian-friendly appeal of the three street frontages, while affording the opportunity for the building to have a modest "back-of-house" out of sight from the downtown district and neighboring residents.

The cost of this move is a reduction in the step-back that is required from the northern property line from what the the code dictates. The project team believes the benefits of the move outweigh the costs, and the intent of creating a pedestrian friendly scale while retaining historic massing is still achieved via the combination of street plantings, material transition between the first and second floor, and use of canopy overhangs.

DESIGN EXCEPTION 3 - East-West Step-backs and Setbacks

14-33 Table 3.3 dictates:
Primary frontage Build-to zone of 0-5 feet. (West Frontage)
Non-Primary frontage Build-to zone of 0-10 feet. (East Frontage)
Step backs required above 3rd story in alignment with 14-33(4)
14-33(4)(c) dictates step-back of at least 10' from property line.

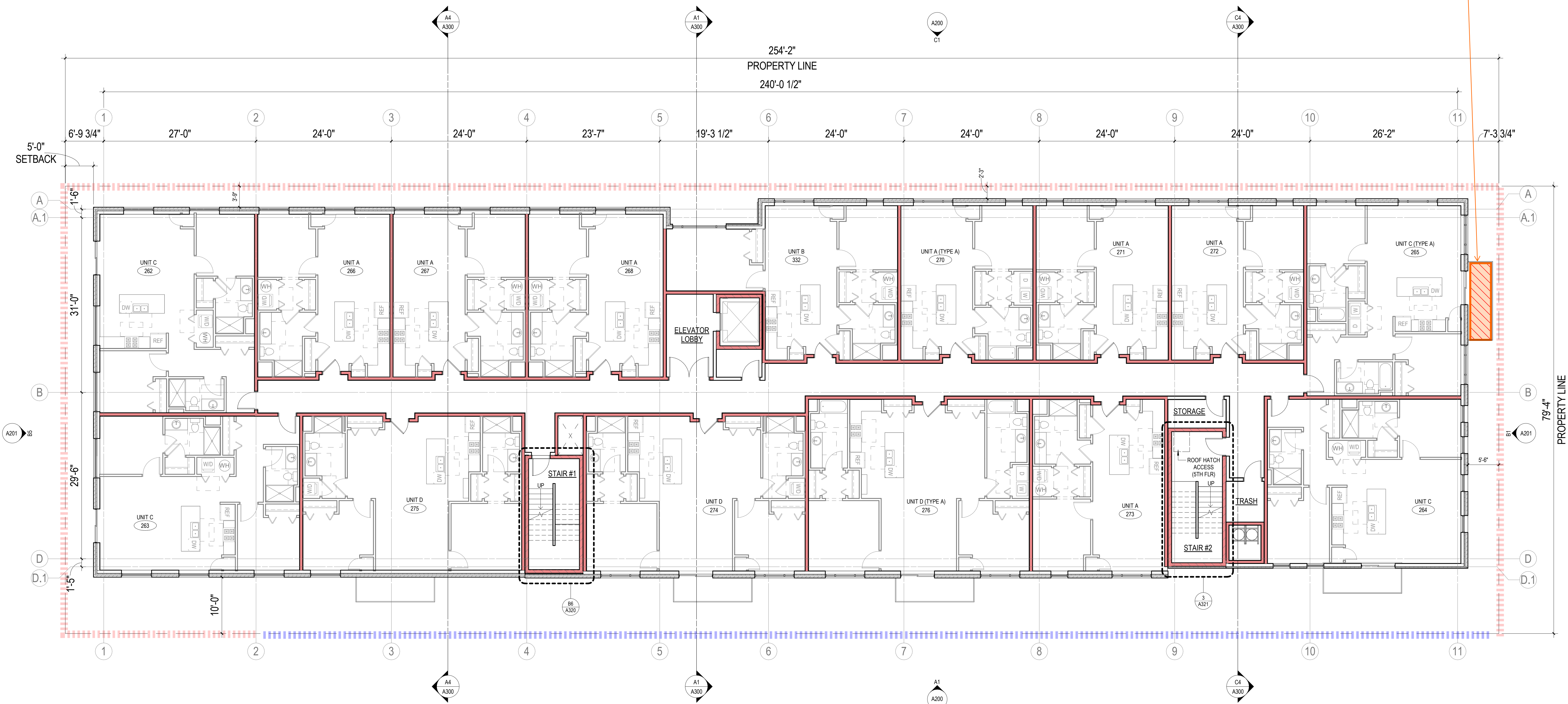
To maintain the critical unit count and mix, the project team necessarily expanded the building footprint east due to north-south constraints. Both facades meet the MX-1 build-to zone requirements to preserve the urban feel at the pedestrian level. The west side sits 5' from the property line, allowing a canopy without encroaching on the public right of way. The east side has just over a 5' setback, providing relief to neighboring residential areas and space for balconies subject of design exception 1. Similar to design exception 2, this exception seeks to vary from the 10' step back which cannot be viably and functionally adhered to.

The understanding of the project team is that the intent of the step back regulation is three fold: to respect the historic nature of the downtown district, keep downtown pedestrian friendly, and protect against unnecessarily tall buildings from crowding the street-scape. On the east side, the project team has chosen to help break down the scale from MX-1 to single family residential by materially splitting the facade both horizontally between the first and second floor, and vertically to provide a more residential-friendly row house appearance respectful to the neighborhood it fronts.

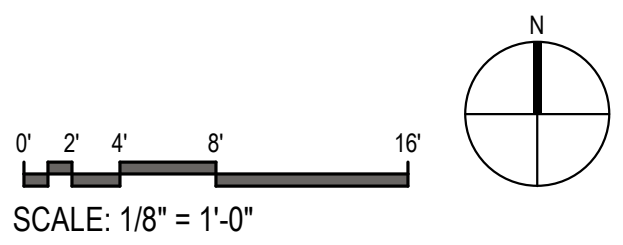
The west facade is the primary frontage and will be among the first of the facades to redefine a densified Wisconsin St. We have reserved the highest facade budget allotment for this elevation in aim to create a project that honors the materiality and historic nature of the downtown district. The provision of a canopy to the lot line creates a similar section to the step-back, without the upper floors moving all the way to 10' from the property line. The project team believes that pedestrian scale is preserved through combination of the canopy and plantings, and the risk of the "canyon" effect of having density so close to the property line is minimized by the reality of the neighboring properties - a new right of way in the William St. extension, and a parking ramp owned by the city whose planned height is limited to two stories.

- Public way frontage subject to 14-92(4)
- Back of house, lot interior

DESIGN EXCEPTION REQUEST 1:
ALLOWANCE REQUESTED FOR
PROTRUDING BALCONIES TOWARD
MICHIGAN ST. TO MATCH BUILDING
AESTHETIC OF CANTILEVERED/ CABLE
TIED AWNINGS



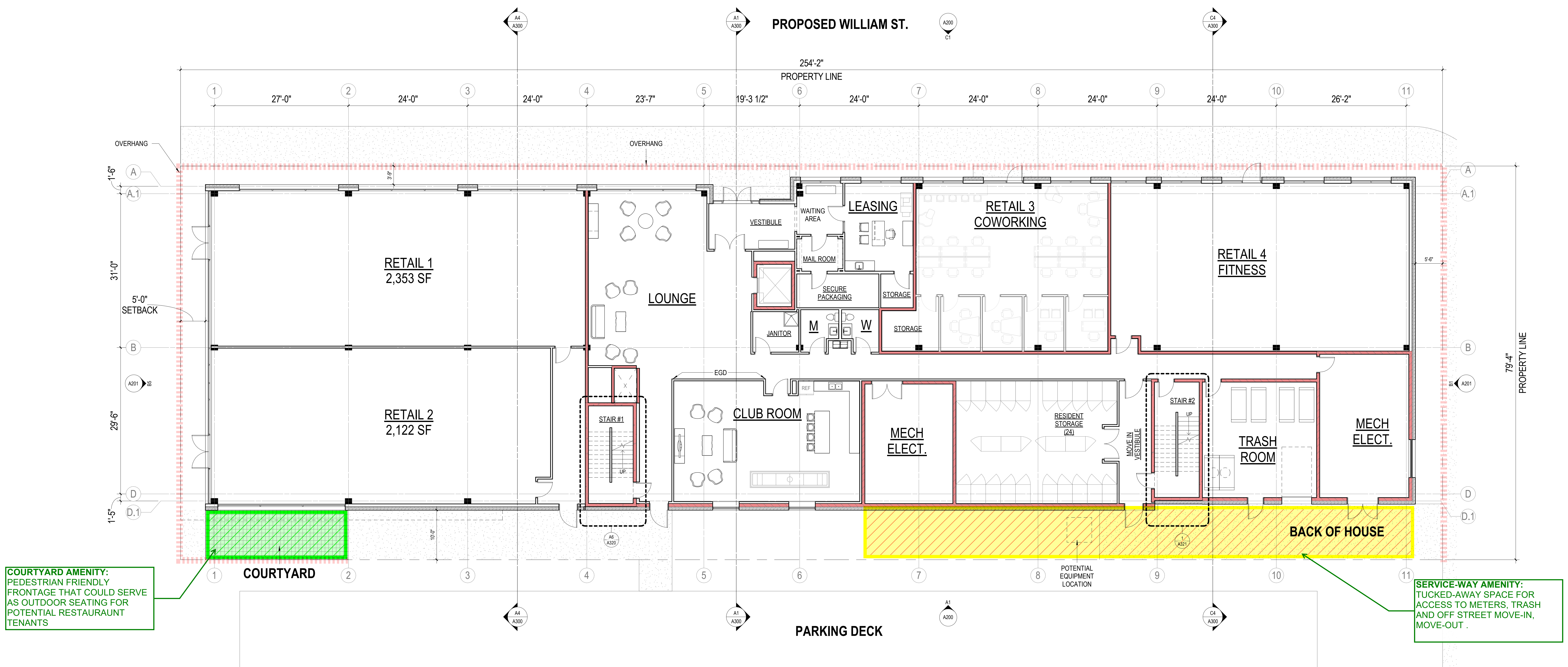
2ND - 5TH FLR PLAN
1/8" = 1'-0"



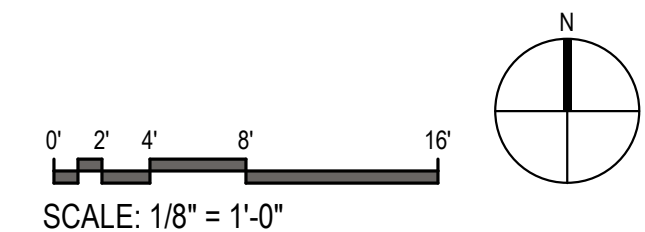
DESIGN EXCEPTION 1

2ND - 5TH FLR PLAN

PUBLIC WAY FRONTAGE

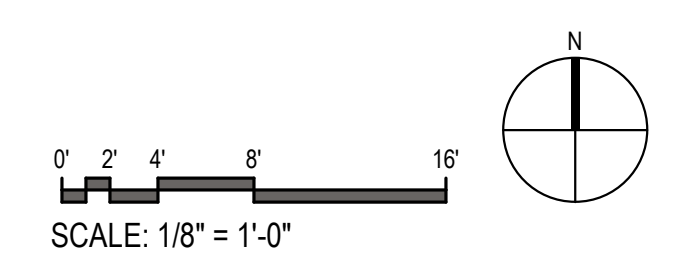


DESIGN EXCEPTION 2



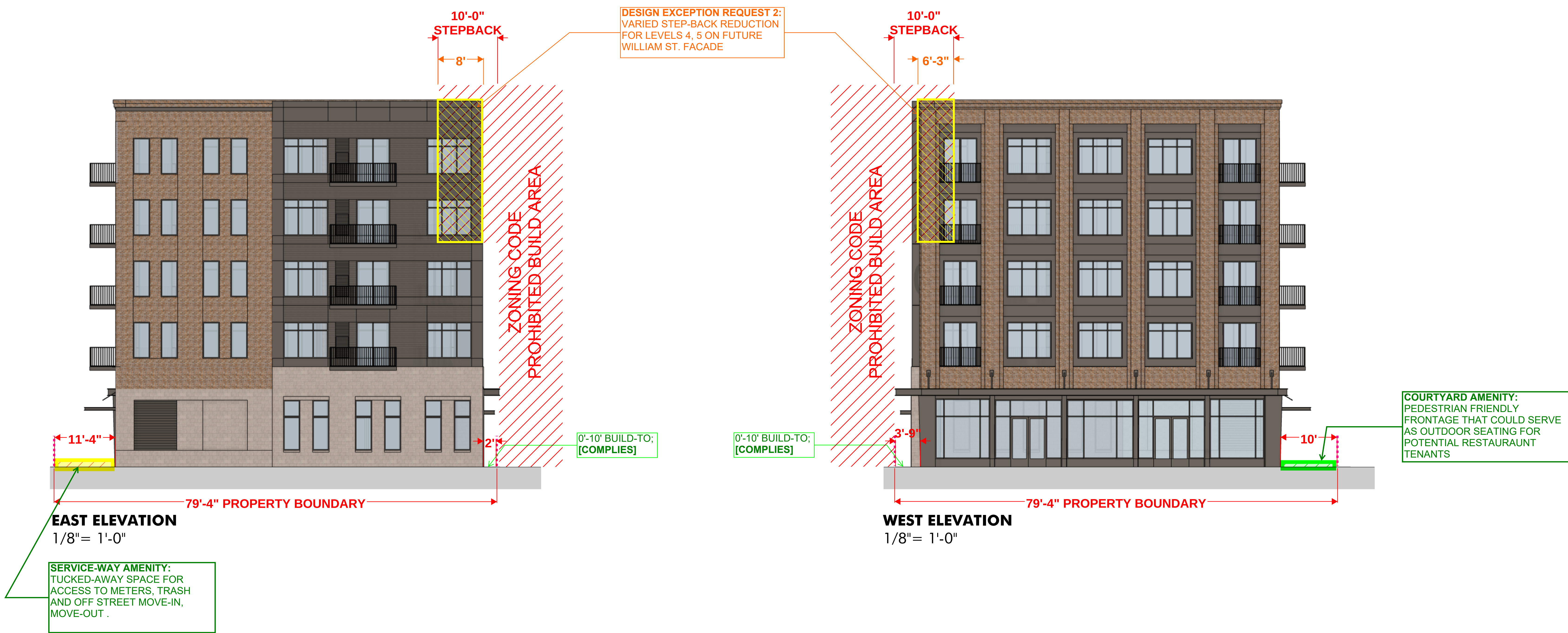


2ND - 5TH FLR PLAN
1/8" = 1'-0"



DESIGN EXCEPTION 2

2ND - 5TH FLR PLAN

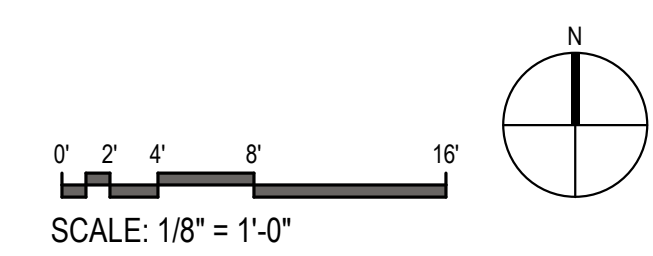


DESIGN EXCEPTION 2

ELEVATION



2ND - 5TH FLR PLAN
1/8" = 1'-0"



DESIGN EXCEPTION 3

2ND - 5TH FLR PLAN



DESIGN EXCEPTION 3

ELEVATION



DESIGN EXCEPTION 3

ELEVATION

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

MEETING DATE: January 6, 2025

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

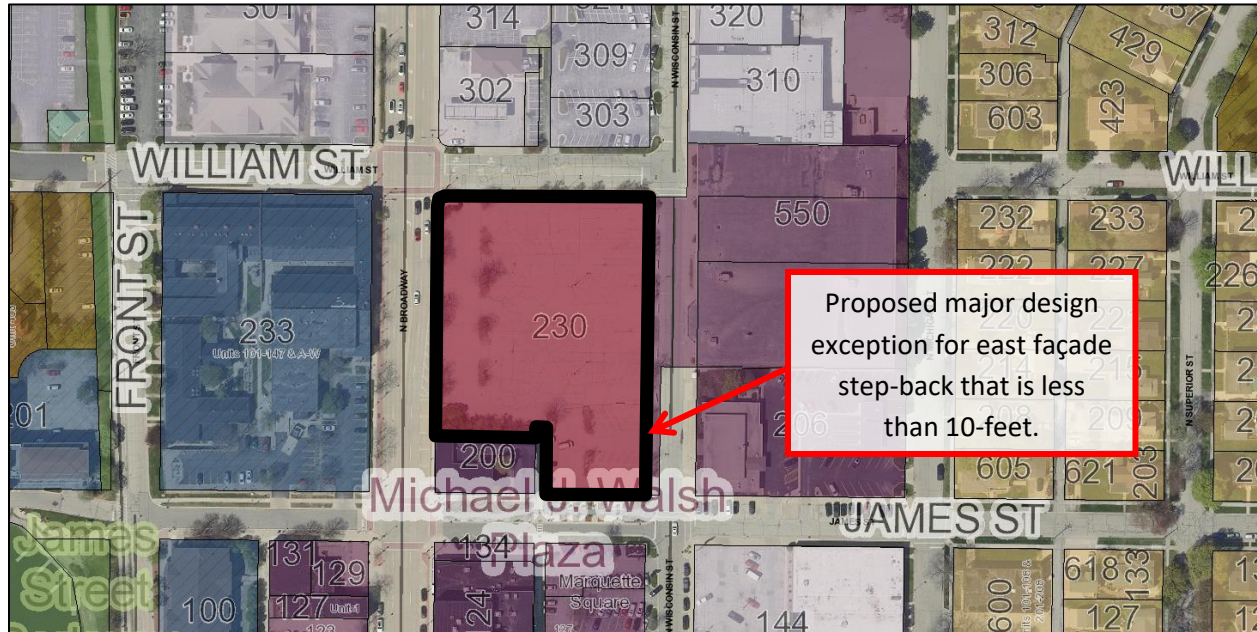
SUBJECT: Consideration and possible action on a major design exception from Zoning Ordinance Sections 114-33(3)(b) [Table 3-3] and 14-33(4)(c), related to upper-level step-backs at 230 N Broadway ST (Parcel ED-861).

ATTACHMENTS:

- PC Report - Major Design Exception (DOCX)
- Site Plan - CONCEPT PLAN & APPLICATION - 18 Dec 2024 (PDF)

- ITEM 5:** Consideration and possible action on a major design exception from Zoning Ordinance Sections 114-33(3)(b) [Table 3-3] and 14-33(4)(c), related to upper-level step-backs at 230 N Broadway ST (Parcel ED-861).

SITE MAP



- REQUESTED ACTION:** Major Design Exception.
- COMMON DESCRIPTION:** 230 N Broadway ST, northwest from the N Wisconsin ST and James ST intersection.
- ZONING:** MX1 (Downtown Mixed-Use District).
- SURROUNDING LAND USES:** Developed and Developing mixed uses (MX1, MX2) to the north, south, east, and west.
- COMPREHENSIVE PLAN:** Transportation and Utilities (adjacent to Commercial).
- APPLICANT/OWNER:**
- | | |
|----------------------------------|--------------------------------------|
| <u>Authorized Representative</u> | <u>Property Owner</u> |
| Adam Hertel | De Pere 230 Development Partners LLC |
| American Architecture Group | ATTN: Jason Tadych |
| 3350 S River RD | 1400 Fox River DR |
| West Bend, WI 53095-7884 | De Pere. WI 54115 |
- LAND USE HISTORY:** The site was formerly the parking lot for a retail use building that was demolished in 2024.
- STAFF REVIEW:** Recent Site Plans
On December 18, 2024, a new concept site plan was submitted for a new 5-story hotel mixed-use building (~15,400 SF per floor) at 230 N Broadway ST. The proposed hotel is at the corner of N Wisconsin ST and James ST. t frontages. To accommodate the development, the developer

is requesting a design exemption from the Zoning Ordinance related to upper floor step-backs from the property line.

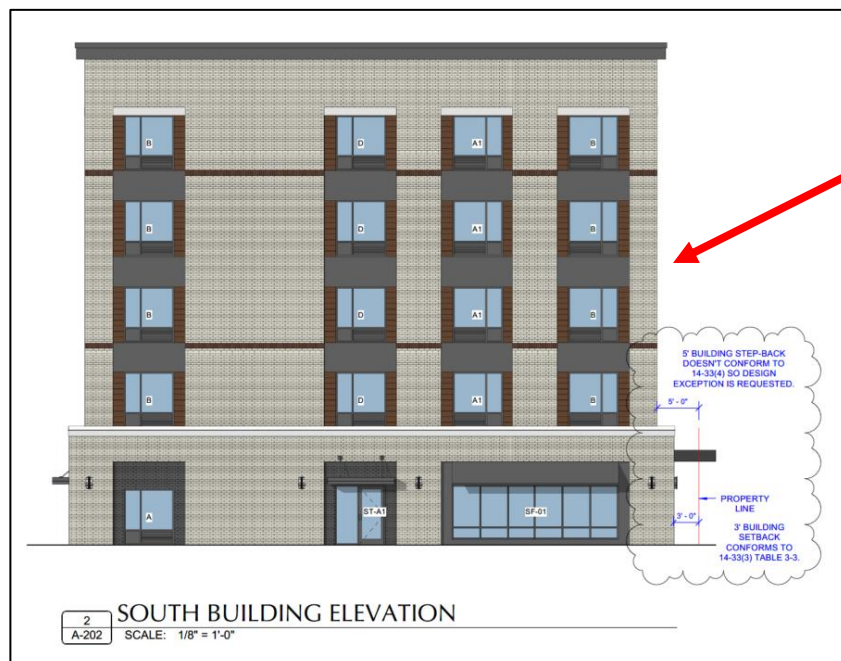
Major Design Exception Request: Step-back on the southern 95'4" of the east façade that is reduced from 10-feet to 5-feet above the third story.

The first floor of the proposed building is located three-feet from the property line, which is properly located within the 0-5-foot Build-to Zone. The fourth and fifth floors do not properly address the required step-backs

- The design of the east façade of the building is prohibited, per Zoning Ordinances 14-33(3)(b) [Table 3-3 Maximum Height] and 14-33(4)(c), because the N Wisconsin ST facing façade does not step back 10-feet from the property line on floors four and five. The proposed southern 95'4" foot long end of the upper floors is 5-feet from the property line.

Zoning Ordinance 14-33(a)(b) [Table 3-3 Maximum Height]. None; step backs required above 3rd story.

Zoning Ordinance 14-33(4)(c). Where step-backs are required, upper stories that face streets must be set back at least 10 feet from the street frontage. Lower stories must be capped with a permitted building cap. The roofs of the lower stories may be used for terraces.



Requirement for Plan Commission Review

Plan Commission review is required for variations to building step-back requirements. The request is considered a major design exception for relief from strict compliance with the regulations of Article III (Mixed-Use Districts).

To assist the Plan Commission review, the developer submitted a concept site plan, with a project background and exception summary description (attached) to address the Zoning Ordinance Section 14-125 “Intent” and the “burden of Proof or Persuasion” requirements of major design exceptions. The text is small in the document, so staff included the narrative from the applicant below.

This project is a 5-story hotel, and we are requesting an exception to the 10 foot step-back requirement for a portion of the building. A major consideration for the design of this building was to create a cornerstone for the downtown area, specifically at the corner of James and Wisconsin Street. We wanted to create a strong corner presence by bringing the building to the street front, while respecting the design guidelines set forth by the city. With the design intent in mind, we also had to balance the requirements of hotel prototypes that dictate room size, location, and configuration. This was a main driver for our limitations in building step-back on the upper stories. We are able to comply with all regulations except for a small portion of the building at this front corner. The first story is set back from the primary street frontage 3 feet and the 2nd - 5th story step back from the first story 2 feet, for a total of 5 feet from the street frontage. The 5 foot step-back, which is deficient by 5 feet, only occurs for approximately 40% of the building. Then for aesthetic and functional reasons the first story steps back an additional 2' from the street frontage, for a total of 5', and the 2nd - 5th story step back another 8'-8" for a total of 13'-8". Therefore, this portion of the building complies with the regulations.

Criteria for Review

The Plan Commission’s decision to approve or deny a request for a major design exception must be based on a determination of whether:

1. The requested design exception is consistent with the general intent statement of 14-125(2);
 - a. Intent statement: *The design exception provisions of this section are intended to authorize the granting of relief from strict compliance with the regulations when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The exception provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation’s intended purpose and consistency with the comprehensive plan.*
2. The requested design exception is consistent with the comprehensive plan and any adopted area plan; and

3. The requested design exception will not result in any adverse impacts on other properties in the area beyond those impacts ordinarily expected through implementation of the regulation.

REVIEW PROCESS:

Staff does not make a recommendation for major design exceptions. Plan Commission reviews the petition, and then makes a final decision of approval or denial.

Note: The Plan Commission may approve, approve with modifications, or deny the request. Any design exception approvals will be incorporated into the site plan review process that is facilitated by staff.



Planning/Zoning Application

Planning & Zoning Department

5.b

Submitted On:

Dec 18, 2024, 12:38PM EST

Parcel Number: (Include ALL parcels)	ED-861
Nearest property address to the project site:	Street Address: 230 N Broadway Street City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	MX1
Existing Site Land Uses:	Commercial
Proposed Site Land Uses:	Commercial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: Jason Last Name: Tadych
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	9202774739
Property Owner's Email Address:	jason@tip-llc.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Adam Last Name: Hertel
Authorized Representative's Business Name:	American Architectural Group
Authorized Representative's Phone Number:	2623343811
Authorized Representative's Email Address:	adam@teamaag.net

Please attach a PDF copy of the site plan.	PLANS_2024-12-18.pdf	5.b
Would you like a basic checklist of information to include in the site plan?	No	
How do you plan on paying for your application?	Online with a credit card	
Total Due:	\$350.00	
Signature Data	First Name: Adam Last Name: Hertel Email Address: adam@teamaag.net  Signed at: December 18, 2024 10:23am America/New_York	
User's Session Information	IP Address: 66.188.102.78 Referrer URL:	



PROJECT TEAM

OWNER
DE PERE 230 DEVELOPMENT PARTNERS, LLC

GENERAL CONTRACTOR
AMERICAN CONSTRUCTION SERVICES, INC.

3350 S. RIVER ROAD
WEST BEND, WI 53095
PHONE: (262) 334-3811
FAX: (262) 334-4990

PROJECT CONTACT:
CELL PHONE:
EMAIL ADDRESS:

TODD WEYKER
(414) 303-1862
todd@teamacs.net

HOTEL MANAGEMENT
KINSETH HOSPITALITY COMPANIES

808 HWY 18 E
CLEAR LAKE, IA 50428
PHONE: (641) 357-4550
FAX: (641) 357-4459

PROJECT CONTACT:
CELL PHONE:
EMAIL ADDRESS:

LESLIE B. KINSETH
(641) 210-9063
lkinseth@kinseth.com

CIVIL
ROBERT E. LEE & ASSOCIATES, INC.

1250 CENTENNIAL CENTRE BLVD.
HOBART, WI 54155
PHONE: (920) 662-9641

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

JARED G. SCHMIDT, P.E., V.P.
(920) 662-9641
jschmidt@releinc.com

ARCHTECTURAL
AMERICAN ARCHITECTURAL GROUP, INC.

3350 S. RIVER ROAD
WEST BEND, WI 53095
PHONE: (262) 334-3811
FAX: (262) 334-4990

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

SCOTT KINTOPF & ADAM HERTEL
(262) 334-3811 x-230 & x231
scott@teamaag.net
adam@teamaag.net

STRUCTURAL
ENNOVATION ENGINEERING SERVICES INC.

PO BOX 148
ORFORDVILLE, WI 53576
PHONE: (608) 212-6998

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

KURT D. FREY, P.E.
(608) 212-6998
kfrey@ennovationbuilt.com

GUESTROOM COUNT BREAKDOWN						
Unit Type	1st Floor Total	2nd Floor Total	3rd Floor Total	4th Floor Total	5th Floor Total	Total Units (90)
	Units (2)	Units (22)	Units (22)	Units (22)	Units (22)	
Acc. One Bedroom King	1	0	0	0	0	1
Accessible Studio King	0	0	1	0	0	1
Accessible Studio Q/Q	0	1	0	1	1	3
One Bedroom King	0	2	2	2	2	8
Studio King	0	9	9	9	9	36
Studio King Custom	1	0	0	0	0	1
Studio Q/Q	0	7	7	7	7	28
Studio Q/Q Connected	0	2	2	2	2	8
Studio Q/Q Custom	0	1	1	1	1	4

BUILDING DATA

OCCUPANCY: R-1 / TRANSIENT RESIDENTIAL, B / BUSINESS, A-2 / BREAKFAST, DINING & LOUNGE, A-3 / OTHER ASSEMBLY USES

CLASS OF CONSTRUCTION: TYPE 1A NONCOMBUSTIBLE PROTECTED:
1st FLOOR

TYPE VA / WOOD FRAME PROTECTED:
2nd - 5th FLOORS

PROJECT AREA: 1st FLOOR: 14,150 SQ. FT.
2nd FLOOR: 12,946 SQ. FT.
3rd FLOOR: 12,946 SQ. FT.
4th FLOOR: 12,946 SQ. FT.
5th FLOOR: 12,946 SQ. FT.
TOTAL: 65,934 SQ. FT.

BUILDING HEIGHT: 60'-2" (INCLUDING PARAPETS)

FIRE PROTECTION SYSTEM: NFPA13: PROTECTION THROUGHOUT

SHEET INDEX		
SHEET	DESCRIPTION	PLAN COMMISSION SUBMITTAL
GENERAL		
G-100	PERSPECTIVE, SHEET INDEX, PROJECT TEAM, BUILDING DATA	12 / 18 / 2024
ARCHITECTURAL		
A-100	ARCHITECTURAL SITE PLAN	12 / 18 / 2024
A-101	1st FLOOR PLAN	12 / 18 / 2024
A-102	2nd / 5th FLOOR PLAN	12 / 18 / 2024
A-201	EXTERIOR ELEVATIONS (EAST & NORTH)	12 / 18 / 2024
A-202	EXTERIOR ELEVATIONS (WEST & SOUTH)	12 / 18 / 2024

AMERICAN
ARCHITECTURAL GROUP, INC.



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WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

N. Wisconsin Street
City of De Pere, Brown County

TOWNEPLACE
SUITES[®]
BY MARRIOTT

Issue Date:
12 / 18 / 2024

Revision:

Project Number:
24019

Sheet Title:
PERSPECTIVE, SHEET
INDEX, PROJECT TEAM,
BUILDING DATA

Sheet Number:

G-100

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N. Wisconsin Street
City of De Pere, Brown County

**TOWNEPLACE
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Issue Date:
12 / 18 / 2024

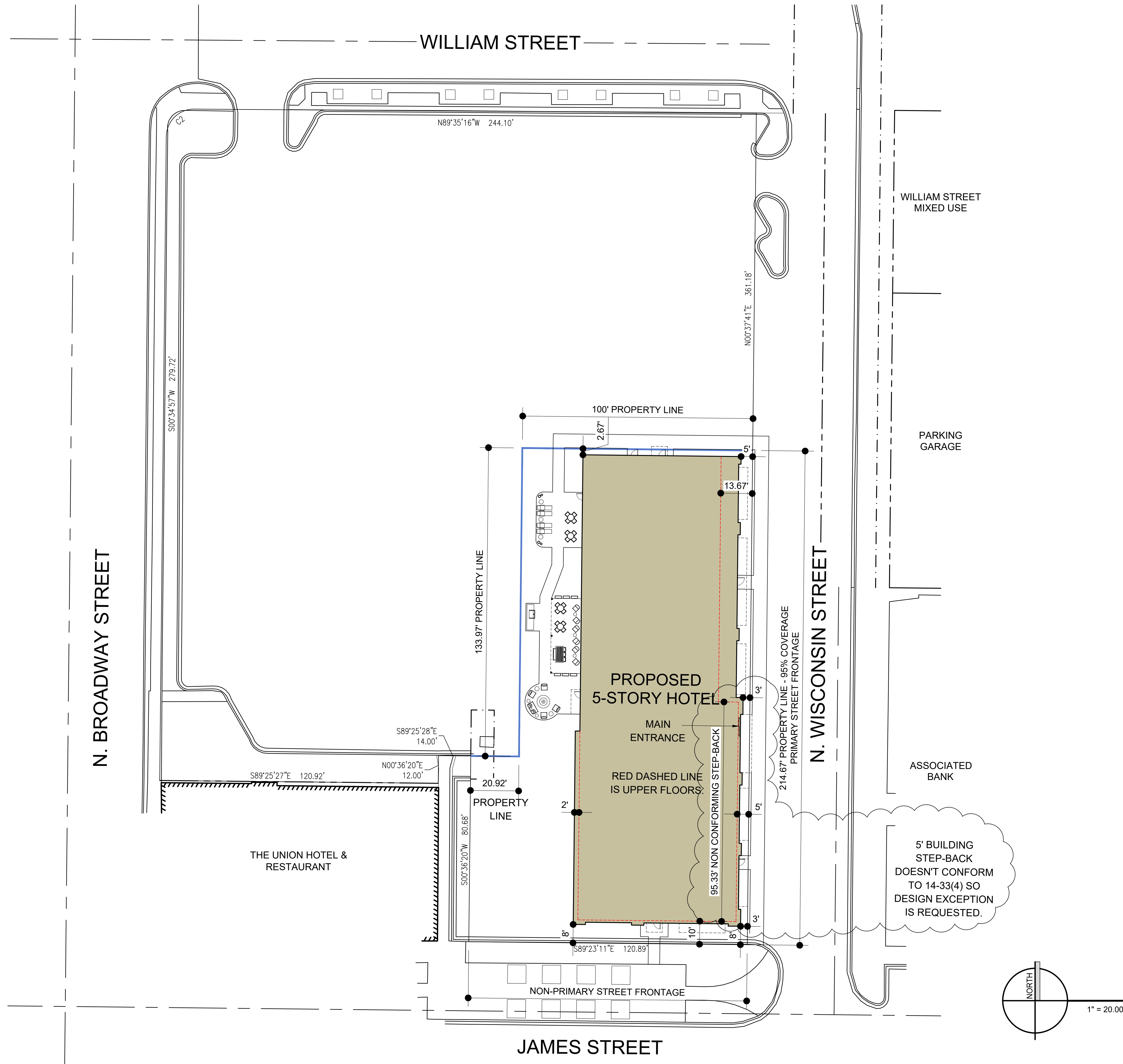
Revision:

Project Number:
24019

Sheet Title:
ARCHITECTURAL
SITE PLAN

Sheet Number:

A-100



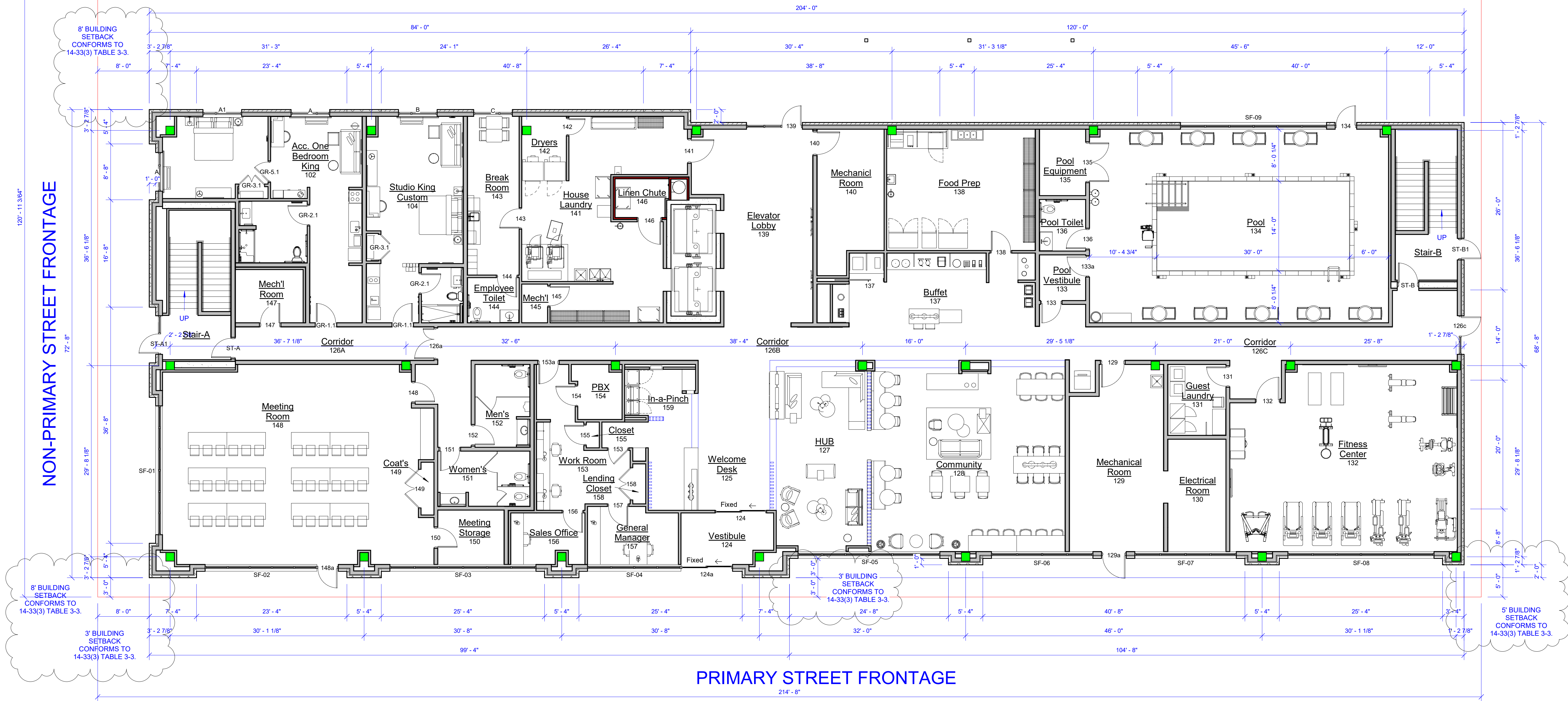


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RED LINES ARE
PROPERTY LINES.



N. Wisconsin Street
City of De Pere, Brown County

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Issue Date:
12 / 18 / 2024

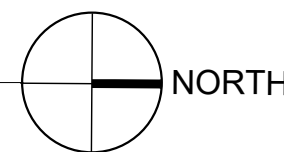
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Project Number:
24019

Sheet Title:
1st FLOOR PLAN

Sheet Number:

A-101



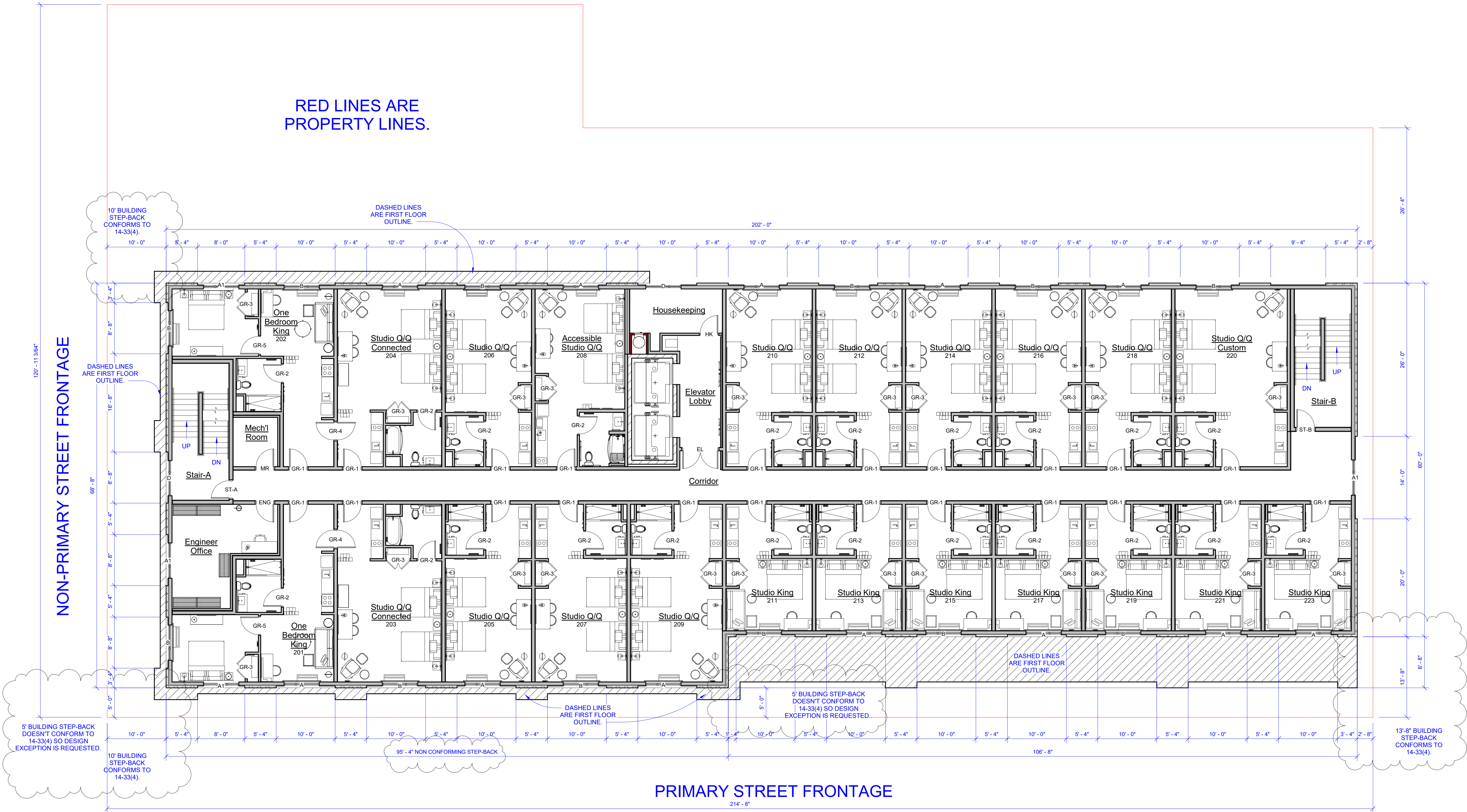


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RED LINES ARE
PROPERTY LINES.



N. Wisconsin Street
City of De Pere, Brown County

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Issue Date:
12 / 18 / 2024

Revision:

Project Number:
24019

Sheet Title:
2nd / 5th FLOOR PLAN

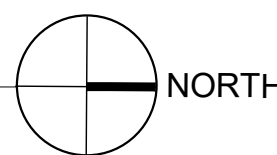
Sheet Number:

A-102

1
A-102

2nd / 5th FLOOR PLAN

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





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3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
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TRUSS BEARING
152' - 11 1/4"

5th FLOOR
144' - 10 1/8"

4th FLOOR
134' - 6 3/4"

3rd FLOOR
124' - 3 3/8"

2nd FLOOR
114' - 0"

1st FLOOR
100' - 0"

PROPERTY LINE

2'-8" BUILDING
SETBACK
CONFORMS TO
14-33(3) TABLE 3-3.

TRANSPARENCY:
1ST FLOOR AND
UPPER FLOORS
CONFORM TO
14-33(3) TABLE 3-3.

204' - 0" BUILDING

204'-0" / 214'-8" =
95% COVERAGE
CONFORMS TO
14-33(3) TABLE 3-3.

214' - 8" PROPERTY LINE

10' BUILDING
STEP-BACK
CONFORMS TO
14-33(4).

10' - 0"

PROPERTY LINE

8' BUILDING
SETBACK
CONFORMS TO
14-33(3) TABLE 3-3.

8' - 0"

EAST BUILDING ELEVATION

1

A-201

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

ELEVATOR SHAFT

TRUSS BEARING
152' - 11 1/4"

5th FLOOR
144' - 10 1/8"

4th FLOOR
134' - 6 3/4"

3rd FLOOR
124' - 3 3/8"

2nd FLOOR
114' - 0"

1st FLOOR
100' - 0"

13'-8" BUILDING
STEP-BACK
CONFORMS TO
14-33(4).

13' - 8"

PROPERTY LINE

5' BUILDING
SETBACK
CONFORMS TO
14-33(3) TABLE 3-3.

5' - 0"

NORTH BUILDING ELEVATION

2

A-201

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

N. Wisconsin Street
City of De Pere, Brown County

TOWNEPLACE
SUITES®
BY MARRIOTT

Issue Date:
12 / 18 / 2024

Revision:

Project Number:
24019

Sheet Title:
EXTERIOR ELEVATIONS
(EAST & NORTH)

Sheet Number:

A-201

AMERICAN

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AMERICAN

CONSTRUCTION SERVICES, INC.

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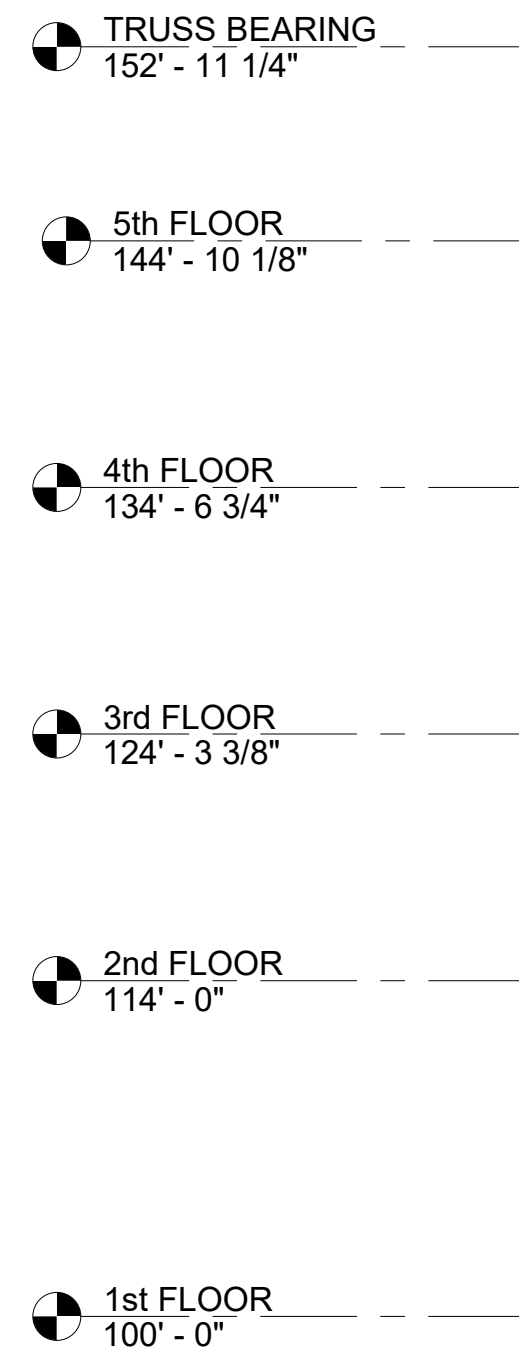
1
A-202
WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN EXCEPTION REQUESTED

14-33 Storefront Buildings
Table 3-3 - Storefront Building Regulations
Item 2: Primary Frontage Build-to Zone for MX1 District Requires 0-5 Feet
Item 10: Overall Minimum / Maximum Height for MX1 Requires Step-backs Above 3rd Story

14-33(4)(c) Additional Step-Back Regulations
Where step-backs are required, upper stories that face streets must be set back at least 10 feet from the street frontage.

This project is a 5-story hotel, and we are requesting an exception to the 10 foot step-back requirement for a portion of the building. A major consideration for the design of this building was to create a cornerstone for the downtown area, specifically at the corner of James and Wisconsin Street. We wanted to create a strong corner presence by bringing the building to the street front, while respecting the design guidelines set forth by the city. With the design intent in mind, we also had to balance the requirements of hotel prototypes that dictate room size, location, and configuration. This was a main driver for our limitations in building step-back on the upper stories. We are able to comply with all regulations except for a small portion of the building at this front corner. The first story is set back from the primary street frontage 3 feet and the 2nd - 5th story step back from the first story 2 feet, for a total of 5 feet from the street frontage. The 5 foot step-back, which is deficient by 5 feet, only occurs for approximately 40% of the building. Then for aesthetic and functional reasons the first story steps back an additional 2' from the street frontage, for a total of 5', and the 2nd - 5th story step back another 8'-8" for a total of 13'-8". Therefore this portion of the building complies with the regulations.



2
A-202
SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

N. Wisconsin Street
City of De Pere, Brown County

TOWNEPLACE
SUITES[®]
BY MARRIOTT

Issue Date:
12 / 18 / 2024

Revision:

Project Number:
24019

Sheet Title:
EXTERIOR ELEVATIONS
(WEST & SOUTH)

Sheet Number:

A-202

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

MEETING DATE: January 6, 2025

DEPARTMENT: Planning

FROM: Peter Schleinz

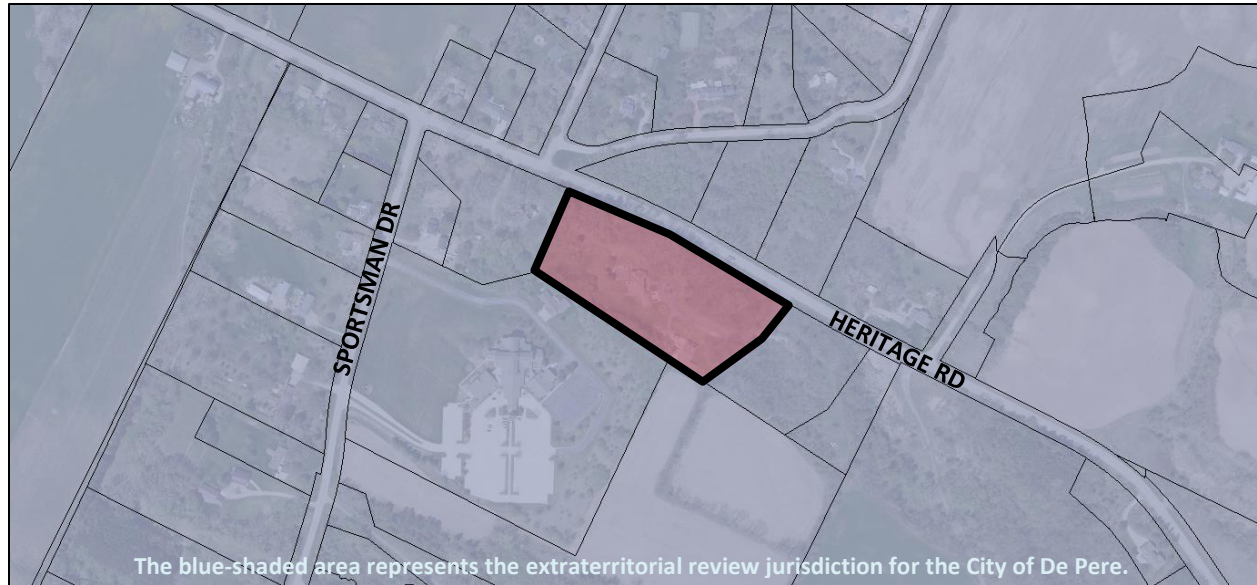
SUBJECT: Consideration and possible action for an extraterritorial 2-lot certified survey map at 3100 Heritage RD in Ledgeview (Parcel D-401).*

ATTACHMENTS:

- PC Report (DOCX)
- Preliminary CSM & Application - 18 Dec 2024 (PDF)

Item 6: Consideration and possible action for an extraterritorial 2-lot certified survey map at 3100 Heritage RD in Ledgeview (Parcel D-401).*

SITE MAP



REQUESTED ACTION:	Extraterritorial Certified Survey Map Approval.	
COMMON DESCRIPTION:	3100 Heritage RD, located southeast of the Heritage RD and Sportsman DR intersection in Ledgeview.	
ZONING:	R-1 Residential in Ledgeview.	
SURROUNDING LAND USES:	Residential and natural areas to the north, east, and west. Church to the south.	
COMPREHENSIVE PLAN:	Residential in Ledgeview.	
APPLICANT/OWNER:	<u>Applicant</u> Mitchell Laack 3100 Heritage RD De Pere, WI 54115	<u>Property Owner</u> Green Valley Placement Services LLC 1111 N Broadway Green Bay, WI 54303
LAND USE HISTORY:	After a review of air photographs, the site was developed for residential use in the 1980's.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed CSM is 4,900 feet (0.9 miles) east of the De Pere city limits.	

-
- The proposed land division will create two residential lots.
 - The site is located inside the sewer service area.
 - The Ledgeview minimum acreage and frontage requirements are 0.3 acres and 90 feet. The De Pere minimum acreage and frontage requirements are 0.2 acres and 75 feet.

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 lot sizes, street frontages, and setbacks meet De Pere's requirements.

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

1. Meeting all other state and local regulations, including the City of De Pere, Village of Wrightstown, Town of Ledgeview, and Brown County Planning Commission.
2. Revise the City of De Pere Certificate to state, "Approved by the City of De Pere Common Council on ____ day of ____, 2025." and provide a separate signature/date line for "Carey E. Danen, City Clerk".



Planning/Zoning Application

Planning & Zoning Department

6.b

Submitted On:

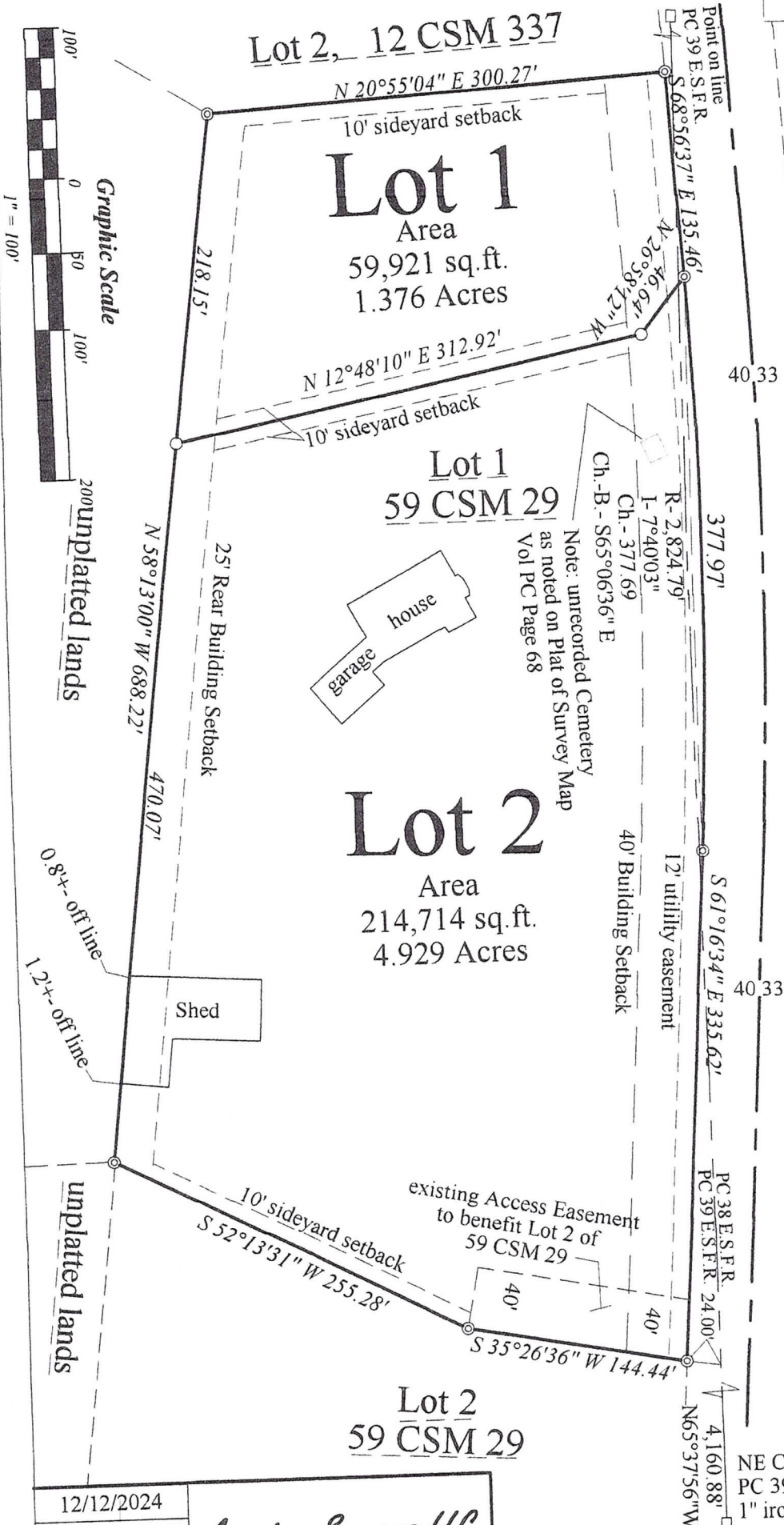
Dec 17, 2024, 04:04PM EST

Parcel Number: (Include ALL parcels)	WD-401
Nearest property address to the project site:	Street Address: 3100 Heritage Road City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	CSM
Number of lots in the CSM:	2
Number of outlots in the CSM:	0
Current De Pere Zoning Districts:	Not in De Pere
Extraterritorial Zoning Districts:	R-1
Existing Site Land Uses:	Residential
Proposed Site Land Uses:	Residential
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	No
Property Owner:	First Name: Mitchell Last Name: Laack
Is the property owner's address the same as the nearest property address?	Yes
Property Owner's Phone Number:	920-321-6182
Property Owner's Email Address:	zeitler99@aol.com
Is someone processing the project for the property owner as their authorized representative?	No
Please attach 1 PDF copy of the CSM.	img564.pdf
How do you plan on paying for your application?	Mail a check

Total Due:	\$375.00	6.b
Signature Data	First Name: Steven Last Name: Zeitler Email Address: zeitler99@aol.com  Signed at: December 17, 2024 4:00pm America/New_York	
User's Session Information	IP Address: 173.242.88.72 Referrer URL:	

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 59 PAGE 29 MAP # 8383
DOC. # 2650793 BEING PART OF LOT 7 HOWES SUBDIVISION BEING PART
OF PRIVATE CLAIM 38, AND PRIVATE CLAIM 39 EAST SIDE FOX RIVER,
TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN



Tax parcel WD-401

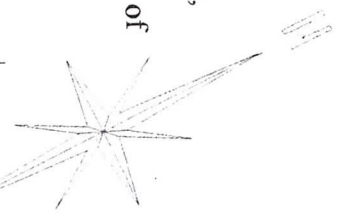


CTH. X

Steven E. Zeitler
Steven E. Zeitler, RLS # 1749
Date 12/12/24

unplatted lands

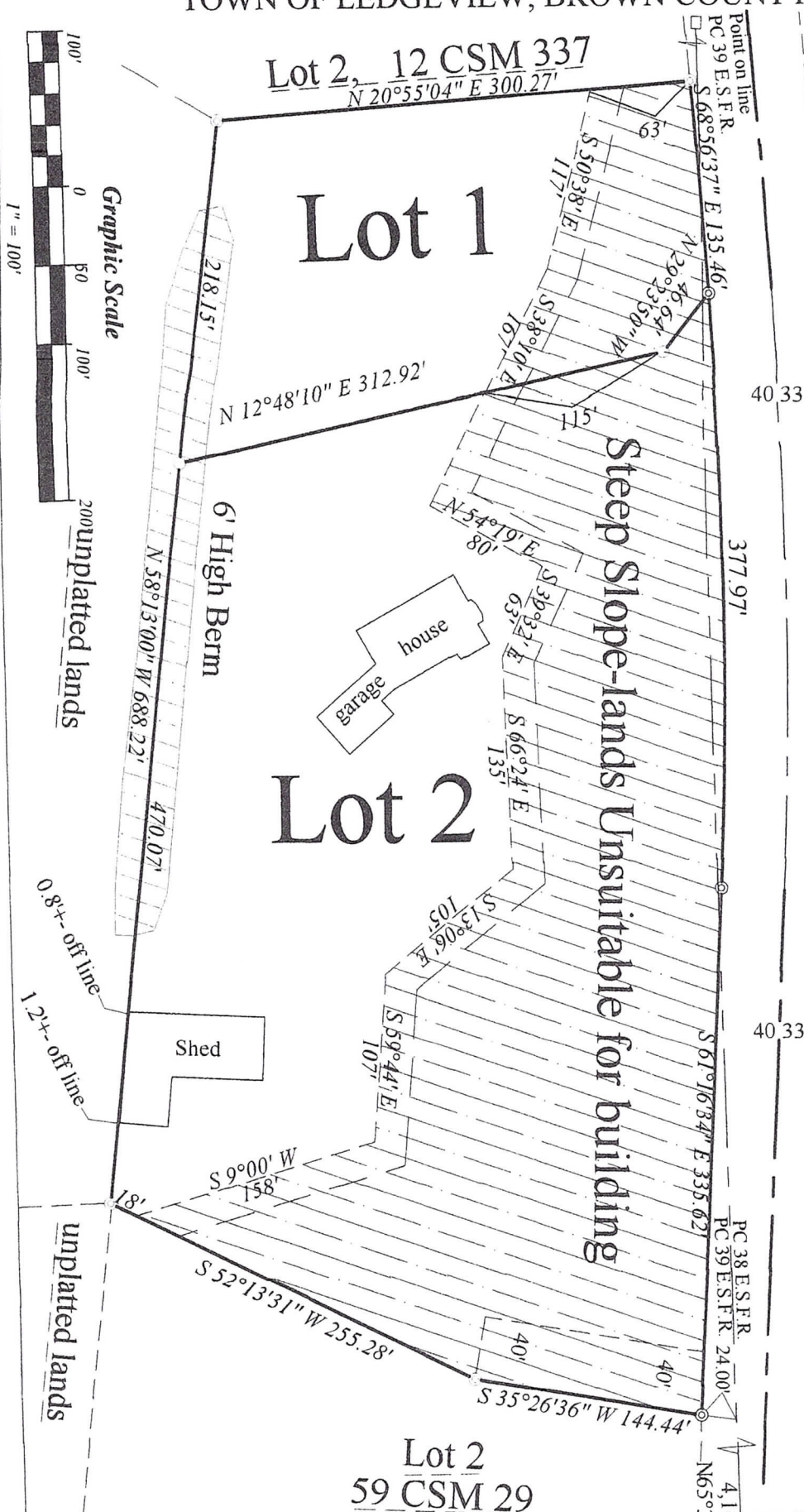
Surveyors Certificate:
I, Steven E. Zeitler, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the land described hereon; that I have made such survey and map by the direction of the owners listed hereon; and that I have complied with the provisions of Chapter 236 Section 236.34 of the Wisconsin Statutes, and the Subdivision Regulations in surveying, dividing and mapping the hereon described parcel of Brown County Planning Commission in surveying, dividing and mapping the hereon described parcel of land and that the map hereon is a true and correct representation of the survey.



12/12/2024	<i>American Surveys LLC</i>
Project 24markl	
Sheet 1 of 5	
7410 Hidden Valley Road Maribel, Wisconsin 54227 zeitler99@aol.com (920) 863-8411	

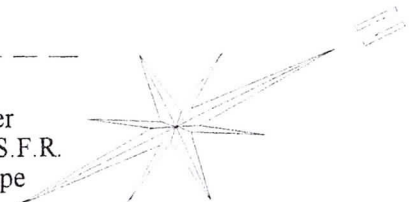
CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 59 PAGE 29 MAP # 8383
DOC.# 2650793 BEING PART OF LOT 7 HOWES SUBDIVISION BEING PART
OF PRIVATE CLAIM 38, AND PRIVATE CLAIM 39 EAST SIDE FOX RIVER,
TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN



CTH. X

Environmental Page



12/12/2024	<i>American Surveys LLC</i>
Project 24markl	
Sheet 2 of 5	
7410 Hidden Valley Road Maribel, Wisconsin 54227 zeitler99@aol.com (920) 863-8411	

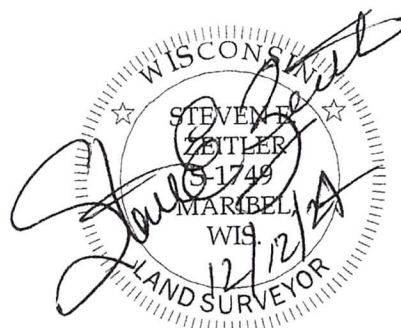
CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 59 PAGE 29 MAP # 8383
DOC.# 2650793 BEING PART OF LOT 7 HOWES SUBDIVISION BEING PART
OF PRIVATE CLAIM 38, AND PRIVATE CLAIM 39 EAST SIDE FOX RIVER,
TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

DESCRIPTION:

All of Lot 1 of Certified Survey Map Volume 59 Page 29 Map Number 8383
Document Number 2650793 being part of Lot 7 of Howes Subdivision being
part of Private Claim 38, and Private Claim 39 East Side Fox River, Town
of Ledgeview, Brown County, Wisconsin described as;

Beginning at the northeast corner of said Lot 1; thence South $35^{\circ}26'36''$
West 144.44 feet; thence South $52^{\circ}13'31''$ West 255.28 feet; thence
North $58^{\circ}13'00''$ West 688.22 feet; thence North $20^{\circ}55'04''$ East 300.27
feet to the southerly line of CTH. "X"; thence along said line South
 $68^{\circ}56'37''$ East 135.46 feet; thence continuing along said line 377.97 feet along the
arc of a 2,824.79 foot radius curve to the right whose long chord bears
South $65^{\circ}06'36''$ East 377.69 feet; thence continuing along said line
South $61^{\circ}16'34''$ East 335.62 feet to the point of beginning and
containing 274,635 sq ft.



CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 59 PAGE 29 MAP # 8383
DOC.# 2650793 BEING PART OF LOT 7 HOWES SUBDIVISION BEING PART
OF PRIVATE CLAIM 38, AND PRIVATE CLAIM 39 EAST SIDE FOX RIVER,
TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

Restrictive Covenants:

1. The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
2. Lot 1 and Lot 2 contains an Environmentally Sensitive Area (ESA) as defined in the Brown County Land Division and Subdivision Ordinance. The ESA includes navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways and steep slopes of 20% or greater associated with any aforementioned water or natural resource features and a 20 foot setback from top and bottom of steep slopes.
Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

NOTES:

1. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Erosion and Sediment Control Technical Standards" (Available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction or installation related activities.
2. A Shoreland permit from the Brown County Zoning Administrator's Office is required for Lot 1 and Lot 2 prior to any construction, fill or grading activity within 300 feet of a Ordinary High Water Mark (OHWM) of navigable rivers or Streams.
3. A Brown County Highway Department access permit must be obtained prior to any Construction of a new street/road connection or driveway to a County Trunk Highway.
4. Lot 1 and Lot 2 contain steep slopes that are unsuitable for building, No development shall occur in areas labeled " Steep Slope-Lands Unsuitable for building" unless a geotechnical study is submitted to and accepted by the Brown County Planning Commission
5. Notice is made that connection to municipal sewer and water shall be made at such time that a home building permit is taken out.

BROWN COUNTY PLAN COMMISSION APPROVAL:
Approved by the Brown County Planning Commission
this ____ day of _____, 2025

Devin Yoder

Senior Planner



CERTIFIED SURVEY MAP

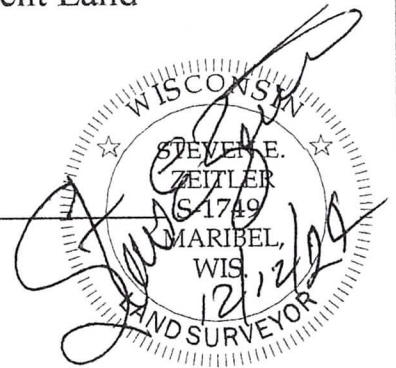
ALL OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 59 PAGE 29 MAP # 8383
DOC.# 2650793 BEING PART OF LOT 7 HOWES SUBDIVISION BEING PART
OF PRIVATE CLAIM 38, AND PRIVATE CLAIM 39 EAST SIDE FOX RIVER,
TOWN OF LEDGEVIEW, BROWN COUNTY, WISCONSIN

OWNERS CERTIFICATE:

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

GREEN VALLEY PLACEMENT SERVICES. LLC.
A WISCONSIN LIMITED LIABILITY COMPANY

Mitchell J. Laack Managing Member



STATE OF WISCONSIN)

BROWN COUNTY)SS

Personally came before me this ____ day of _____,
2024 the above named owners, to me known to be the persons who
executed the foregoing instrument and acknowledge the same.

Notary Public

Steven E. Zeitler

My commission expires 1/14/25

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unpaid taxes; no unredeemed tax sales and no unpaid special assessments affecting any of the lands included as of the date listed below.

Ray Suennen Date
Brown County Treasurer

CITY OF DE PERE APPROVAL:

Approved by the City of De Pere, Brown County, Wisconsin
on the ____ day of _____, 2025

Carey Danen Clerk

TOWN OF LEDGEVIEW APPROVAL:

Approved by the Town of Ledgeview, Brown County
Wisconsin, on the ____ day of _____, 2025.

Jennifer Broich Town Clerk

sheet 5 of 5