



Plan Commission

335 South Broadway

Regular Meeting

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

Agenda

Monday, November 30, 2015	7:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **November 30, 2015** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call.
2. Approval of the minutes of the October 26, 2015 Plan Commission meeting.
3. Conditional Use Application for Renovations and Addition to the St. Norbert College Sports Center Facility in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*
4. Review and Recommendation for a four (4) lot CSM for St. Norbert College. Surveyor: Steven Bieda, Mau and Associates
5. Review and Recommendation on the Site Plan Application for St. Norbert College Sports Center Facility (601 Third Street). Applicant: St. Norbert College
6. Review and Action on a Sign Variance request for a sign at 785 Scheuring Rd for Depot Condominium (WD-1921). Applicant: Creative Signs
7. A Public Hearing on the proposed boundary and project plan amendment to Tax Incremental Financing District #10 is scheduled for 7:00 p.m., or as soon thereafter as can be heard.
 - A. Notice of Public Hearing
 - B. Review of Boundary and Project Plan Amendment for Tax Incremental Financing District #10
 - C. Resolution PC15-04, Recommending Adoption of the Boundary and Project Plan Amendment for Tax Incremental Financing District #10*
8. Review of a Major Amendment to a Precise Implementation Plan for Life Church (1551 Lawrence Dr.) for a 48,000+SF Place of Assembly, parcel WD-D0020-3. Applicant: Life Church Green Bay Inc.*
9. Ordinance changes to Chapter 46 De Pere Municipal Code regarding land subdivisions.*
10. Future Agenda Items.

Adjournment

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

Any person wishing to attend this meeting who, because of disability, requires special

accommodations should contact the City Planner's office at 339-4043 by Noon on Monday, November 30, 2015 so that arrangements can be made.

AGENDA SENT TO:

Plan Commission Members
Alderspersons
News Media
St. Norbert College
Craig S & Kimberly S Rosner
Roger & Karen Ruf
C Ann Hollenback
Peter A Nackers
Larry J Roffers
Amy R Wick
Rosner Rentals LLC
Daniel J & Barbara J Danen
Robert N Ebben
Lynn E Franklin
Mau & Associates
Performa Inc.
PEDS LLC
Creative Sign
Syble Hopp School
Knowledge Learning Corp
Joint Review Board Members
Life Church Green Bay Inc.
Blue Oval LLC
GCS Holdings of De Pere LLC
Walmart Real Estate Property Tax Dept
Baylake Bank
LCN Capital Partners LP
Woodridge Holdings Treats Inc
C-III Asset Management
1600 Lawrence Drive Properties LLC
Midwest Expansion De Pere LLC
Nicolet Commercial De Pere LLC
Menard Inc Corporate Accounting
HAI Lawrence LLC
Lawrence Drive Owners Association Inc
Land Gallery LLC
Scheuring Road LLP
HCP-Dermatology Assoc LLC
Nicolet Townhomes LLC

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

MEETING DATE: November 30, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Approval of the minutes of the October 26, 2015 Plan Commission meeting.

ATTACHMENTS:

- PC_Oct2015_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, October 26, 2015

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

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

Mayor Walsh introduced Kim Flom and welcomed her to the City.

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

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

3. Review the Vacation Request for a portion of George Street (next to 102 N Broadway).
Applicant: City of De Pere.*

City Planner Sarah Wallace provided an overview of the request. A written legal description was provided in the packet; an official map will follow.

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

4. Review the Precise Implementation Plan (PIP) major amendment request to allow for use as a place of assembly/meeting house/place of worship/church at 1551 Lawrence Dr.
Applicant: Life Church Green Bay Inc. *

City Planner Sarah Wallace reported that this application was received the day prior to agenda publication. Planning Director Kim Flom stated that the original PDD zoning approved a very specific list of land uses, and due to the timing of the submission, staff did not have sufficient time to do a full planning analysis. If the board members are interested in discussing the item, the applicant is in attendance, or the request could be referred back to staff.

Mayor Walsh motioned, seconded by Alderman Boyd, to open the meeting to the public. Upon vote, motion carried unanimously.

Attachment: PC_Oct2015_Minutes_Draft (4187 : minutes)

Shawn Hennessy, President of Life Church Green Bay Inc., and Kip Golden, of CR Structures Group, addressed the board.

Mr. Hennessy stated that the church is currently located in the town of Lawrence, at the site of the former SC Grand. They have outgrown two buildings in the past 2 1/2 years. Their church brings a great number of people, especially on Sundays but also throughout the week, which would benefit surrounding businesses. They had an opportunity to purchase the building at 1551 Lawrence and now they need it rezoned, and would be appreciative of the Plan Commission's consideration.

Mr. Golden stated that the church is more of a community center, and that they draw parishioners from outside of the immediate area as well. They have a coffee shop, kids' area, etc; their youth programs are very popular. He acknowledged that it does not necessarily fit the retail mold, but will make surrounding businesses happy.

Mayor Walsh inquired about the original church building on Southbridge Rd, stating that he thought their original intent was that it could be expanded as they grew. Mr. Hennessy replied that they could not due to parking restrictions.

Staff noted that if the request is referred back, it will take another month. Because it would be a major amendment to the Precise Implementation Plan, it will also require approval by City Council, which would push it into December. Derek Beiderwieden inquired about parking capacity at this location. Staff will need to conduct an analysis on that as part of their review.

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

Mayor Walsh motioned, seconded by Steve Taylor, to refer the agenda item back to staff. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	Michael J. Walsh, James Boyd, Derek Beiderwieden, Steve Taylor
EXCUSED:	Larry Lueck, Jim Kalny

5. Future Agenda Items.

None.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 7:18 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

Attachment: PC_Oct2015_Minutes_Draft (4187 : minutes)

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

MEETING DATE: November 30, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Conditional Use Application for Renovations and Addition to the St. Norbert College Sports Center Facility in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*

ATTACHMENTS:

- PC_Staff Memo_SNC_CU (PDF)
- CU APPLICATION_201511161610 (PDF)

Item 3: Conditional Use Application for renovations and addition to the St. Norbert College Sports Center Facility (601 Third Street) in a Single and Two Family (R2) Zoning District. Applicant: St. Norbert College*

A Conditional Use Application was submitted by St. Norbert College for an expansion and remodel of the Sports Center, located at 601 Third Street. The property is zoned R2 (Single and Two Family Residential). The table below summarizes some of the impacts related to the conditional use request.

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

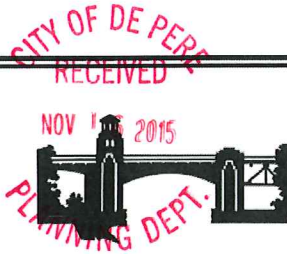
Review:

This project will result in the loss of 50 parking stalls. SNC has submitted a parking study, dated 11/6/2015, as part of the conditional use and site plan requests. Per that study, which is attached, they have indicated that, per the parking requirements of the City's regulations, as a campus they are required to have 1,010 total parking stalls. Their study indicates they will have 1,271 stalls after this project is constructed (261 above the required amount). As part of the site plan, you will see they have converted parking in the parking lot to the south of the building to accommodate 7 handicapped parking stalls. Parking concerns have previously been discussed but there have not been any recent complaints about parking availability.

Recommendation:

Staff recommends approval of the conditional use with the following recommendations:

1. The conditional use is forwarded to City Council for action.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	Fee: \$ 275.00
		Receipt #: 108056
	Date: 11-16-15	

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates	Authorized Representative Tonya Wagner	Title Project Engineer	
Mailing Address 400 Security Blvd	City Green Bay	State WI	ZIP Code 54313
Email Address tawagner@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) St. Norbert College	Contact Person Patrick Wrenn	Title Director of Facilities	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address patrick.wrenn@snc.edu	Phone Number (incl. area code) 920-337-3181	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 601 Third Street, large remodel and building expansion of center, parcels to be combined	Parcel No. WD-28 to 32, 34, 39-44
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SECTION 4: Proposed Conditional Use

Existing Zoning:	Institutional/Government
Present Use of Parcel:	Sports Center for St. Norbert College
Proposed Use of Parcel:	Sports Center for St. Norbert College
Present Use of Adjacent Properties:	To north, west, east and south college facilities, to the southeast residential

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) Tonya Wagner	Title Project Engineer	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 11/12/2015

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

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

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

MEETING DATE: November 30, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review and Recommendation for a four (4) lot CSM for St. Norbert College. Surveyor: Steven Bieda, Mau and Associates

ATTACHMENTS:

- PC_Staff Memo_SNC_CSM (PDF)
- CSM APPLICATION_201511161610 (PDF)

**Item 4: Review and Recommendation for a four (4) lot CSM for St. Norbert College.
Surveyor: Steven Bieda, Mau and Associates**

Bieda has completed a four (4) lot CSM for an 118,508SF lot 1; 14,279SF lot 2; 21,922SF lot 3; and 20,864 SF lot 4. The four lot CSM provides for combination of current lots and alleviates the current lot lines that currently split the carriage house building in half. The CSM, lot 1 is for the expansion and renovation of SNC Sports Center.



Figure 1. Location of proposed CSM

Recommendation

Staff recommends approval of the four lot CSM with the following conditions/corrections:

1. Provide an access easement for lots 2 and 3
2. Identify and show all current easements on the CSM
3. CSM must meet the requirements specified by Brown County Planning
4. Certificate for the City of De Pere should be Shana Ledvina, City Clerk

	CITY OF DE PERE	Fee: \$ 330.00
	APPLICATION FOR	Receipt #: 108058
	CSM REVIEW	Date: 11-16-15

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) MAU & ASSOCIATES, LLP	Authorized Representative STEVE BIEDA	Title LAND SURVEYOR	
Mailing Address 400 SECURITY BLVD	City GREEN BAY	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) SAINT NORBERT COLLEGE, INC	Contact Person JOHN BARNES	Title DIRECTOR OF FACILITIES	
Mailing Address 100 GRANT STREET	City DE PERE	State WI	ZIP Code 54313
Email Address john.barnes@snc.edu	Phone Number (incl. area code) 920-403-3053	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description SCHULDES SPORTS CENTER COMBO CSM	Parcel No. WD-28, WD-29, WD-30, WD-31, WD-32
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SECTION 4: CSM Information

Existing Zoning:	R-2
Present Use of Parcel:	SINGLE AND MULTI FAMILY RESIDENCE
Proposed Use of Lots:	SAME

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) MAU & ASSOCIATES-STEVE BIEDA	Title LAND SURVEYOR	Phone Number 920-434-9670
Signature of Applicant		Date Signed

TO BE COMPLETED BY CITY STAFF

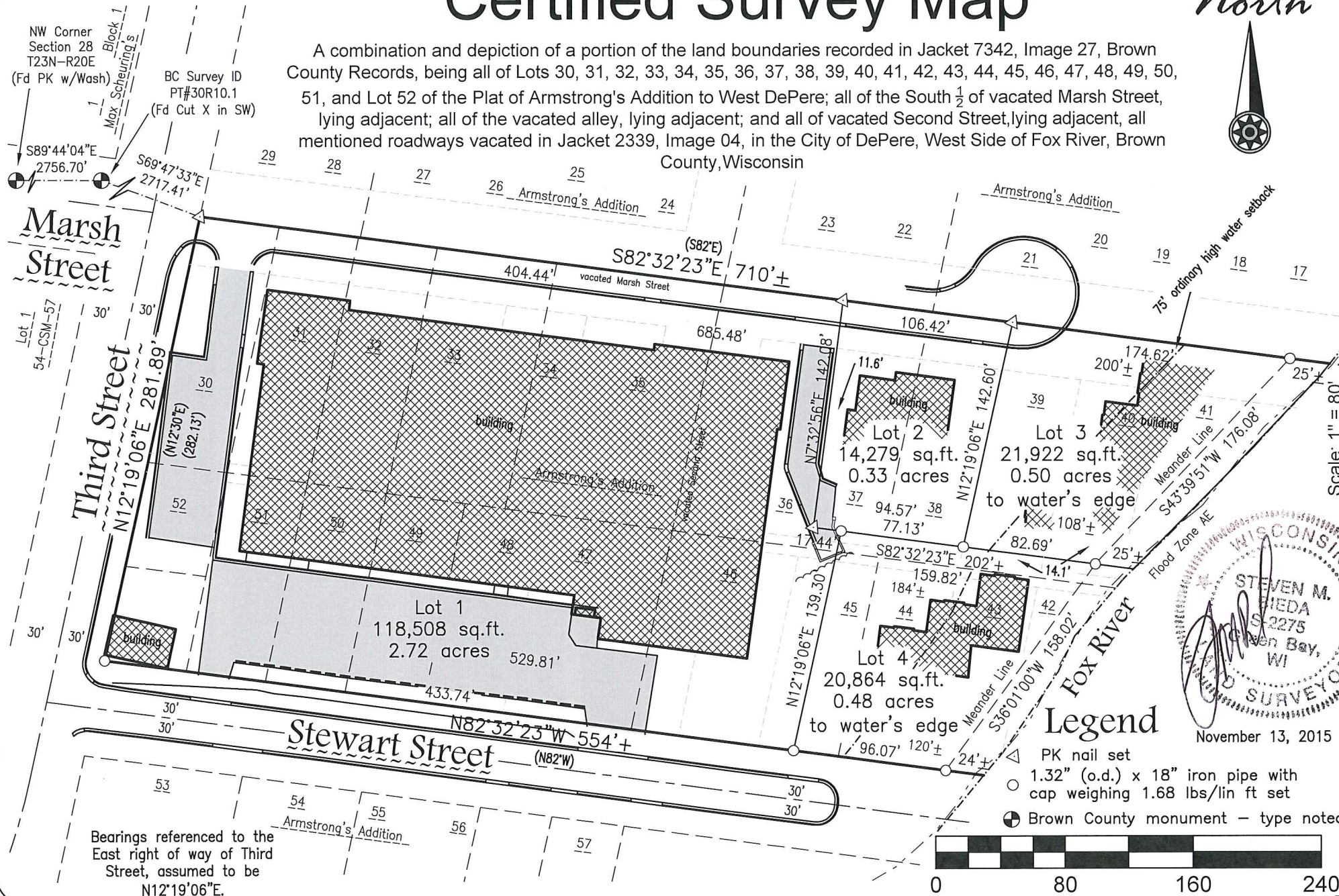
CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Attachment: CSM APPLICATION_201511161610 (4166 : SNC - CSM)

Certified Survey Map

A combination and depiction of a portion of the land boundaries recorded in Jacket 7342, Image 27, Brown County Records, being all of Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, and Lot 52 of the Plat of Armstrong's Addition to West DePere; all of the South $\frac{1}{2}$ of vacated Marsh Street, lying adjacent; all of the vacated alley, lying adjacent; and all of vacated Second Street, lying adjacent, all mentioned roadways vacated in Jacket 2339, Image 04, in the City of DePere, West Side of Fox River, Brown County, Wisconsin

North



Client: St. Norbert's College
 Tax Parcel: WD-28 to WD-32, WD-34, WD-36, WD-38 to WD-44
 Drafted By: JMB
 File: S-6215ComboCSM 110315.dwg

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

Sheet One of Three
 Project No.: S-6215
 Drawing No.: L-9412

CITY OF DE PERE
 RECEIVED
 NOV 16 2015

PLANNING DEPT.

CITY OF DE PERE
RECEIVED
NOV 16 2015
PLANNING DEPT.



SURVEYOR'S CERTIFICATE

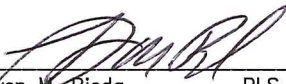
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of a portion of the land boundaries recorded in Jacket 7342, Image 27, Brown County Records, being all of Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, and Lot 52 of the Plat of Armstrong's Addition to West DePere; all of the South $\frac{1}{2}$ of vacated Marsh Street, lying adjacent; all of the vacated alley, lying adjacent; and all of vacated Second Street, lying adjacent, all mentioned roadways vacated in Jacket 2339, Image 04, in the City of DePere, West Side of Fox River, Brown County, Wisconsin, more fully described as follows:

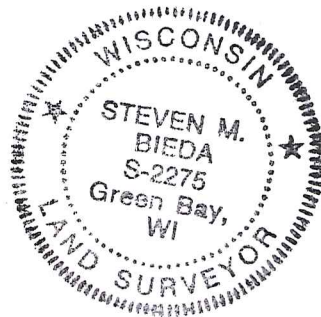
Commencing at the Northwest Corner, Section 28, T23N-R20E; thence S89°44'04"E, 2756.70 feet to Brown County ID Point #30R10.1; thence S69°47'33"E, 2717.41 feet to the point of beginning; thence S82°32'23"E, 685.48 feet along the centerline of vacated Marsh Street to a point being N82°32'23"W, 25 feet more or less to the water's edge of the Fox River and is the start of a meander line; thence S43°39'51"W, 176.08 feet along said meander line; thence S36°01'00"W, 158.02 feet along said meander line to a point being N82°32'23"W, 24 feet more or less from said water's edge and is the end of said meander line; thence N82°32'23"W, 529.81 feet along the South line of Lots 43, 44, 45, 46, 47, 48, 49, 50, 51 and 52 of the Plat of Armstrong's Addition to West DePere; thence N12°19'06"E, 281.89 feet along the West line of Lots 52 and 30 of said plat and the East right of way of Third Street to the point of beginning. Including all land between said meander line and said water's edge.

Parcel contains 175,573 square feet / 4.03 acres more or less. Including all land between said meander line and said water's edge.

Parcel subject to any easements and restrictions of record.

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


Steven M. Bieda PLS-2275
November 13, 2015



CERTIFICATE FOR THE CITY OF DE PERE

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

Kim Flom
Director of Planning

Attachment: CSM APPLICATION_201511161610 (4166 : SNC _ CSM)

Sheet Two of Three
Project No.: S-6215
Drawing No.: L-9412

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

CITY OF DEPERE

In Witness Whereof, the said Saint Norbert College, Inc. has caused these presents to be signed by _____, it's _____ on this ____ day of _____, 20__.

Saint Norbert College, Inc.

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

Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

RESTRICTIVE COVENANTS

- 1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- 3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.
- 4) Lots 3 and 4 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes floodway, all land within 35 feet of the floodway or 75 feet beyond the ordinary high water mark—whichever is greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways, 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 Wisconsin Department of Natural Resources.



November 13, 2015

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

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

Cathy Williquette Lindsay, Register of Deeds

Sheet Three of Three
Project No.: S-6215
Drawing No.: L-9412

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

MEETING DATE: November 30, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review and Recommendation on the Site Plan Application for St. Norbert College Sports Center Facility (601 Third Street).
Applicant: St. Norbert College

ATTACHMENTS:

- PC_Staff Memo_SNC_SP (PDF)
- SITE PLAN APPLICATION_201511161609 (PDF)
- 2015 11-06 Parking Analysis - Schuldes (PDF)
- 2015 11-12 Project Overview (PDF)
- Renderings (PDF)
- DePere Submittal Schuldes (PDF)

Item 5: Review and Recommendation on the Site Plan Application for St. Norbert College Sports Center Facility (601 Third Street). Applicant: St. Norbert College

St. Norbert College is proposing improvements to the College's Sports Center located at 601 Third Street. The proposed remodel and expansion include a partial demolition with additions to the current building consisting of: partial basement, first and second floors, and a one story swimming pool. This remodel and addition will continue to have classrooms and the gymnasium; while also including new administrative offices, and an area for support staff. The site currently has two buildings: the sports center and the human resources building; as part of this expansion the human resources building (619 Third Street) building will be razed. The proposed expansion will consist of a brick/masonry building material.



Figure 1: site

Site statistics for the project:

Proposed site area – 118,508SF
Building – 80,170SF (67.6%)
Pavement – 12,090 (10.2%)
Pervious – 26,248 (22.2%)
Floor Area Ratio – 1.05

Public Works:

1. A new 8" sanitary sewer lateral is shown connecting to the City's 12" concrete sanitary sewer. The connection is aligned against the direction of flow. Revise the connection to the City sewer at an angle of 90 degree or less with the upstream sewer. Reconstruct/construct the bench to channel the flow. It may be more cost effective to install a new manhole than to reconstruct the bench in the existing manhole.

2. Note on the plan that the connection to the City sewer will be completed under the observation of City personnel.
3. Abandon all existing sanitary sewer connections to the property at the main and under the observation of City personnel. The City can assist with televising reports to help locate any unused connections.
4. The plan shows a new 8" water service connecting to a private water main on vacated Stewart Street. The connection is shared with a second building. Consider a separate connection to the Third Street water main.
5. Notify the Water Department one month in advance of the meter installation so the meter can be ordered.
6. The water main on Stewart Street is 4" Cast Iron, not 8" as shown on the plan.
7. Abandon all existing unused connections to existing water mains under the observation of City personnel. Abandon the existing water services less than 4" at the main by closing the corporation and removing the water service. Abandon 4" or larger water services by installing a mechanical plug. The City may consider using the 4" connection and valve on Stewart Street at vacated Second Street for a hydrant tee.
8. Note on the plan that, "Abandon water taps to the City water main under the observation of City personnel".
9. The new hydrant shown on Stewart Street needs to be constructed in the City right of way, owned by the City, and maintained by the City. The location of the hydrant needs to be discussed further.
10. Because this site drains directly to the river and is already developed, you can design post to match pre with pre being considered the current discharge to the 18" storm sewer. You should verify that the storm sewer can handle the existing condition. Provide the calculations that show the existing and proposed discharge as well as the TSS removal for the biofilter.
11. A maintenance agreement for the biofilter is required prior to the City issuing an occupancy permit. The City will provide this agreement to the property owner. Once the City approves the completed agreement, the property owner is to record the agreement with the County and provide the City with a copy of the recorded agreement. (See attached)
12. Provide information on how pretreatment is being addressed for the biofilter. If the grass areas around the inlet are being used for pretreatment, add a symbol and note around the catch basins on Page C3.1, C4.1, and C5.1 that states "Biofilter Pretreatment Area". This needs to be noted so that in the future, the area is not paved.
13. Address how potential erosion at the storm sewer discharge into the biofilter is being addressed.
14. After construction, provide Engineers verification that the biofilter is constructed in accordance with the plans.
15. Curb replacements to close the existing driveway on Stewart Street will include 24" curb and gutter sections constructed to the nearest joint. Sidewalk being installed needs to be 5 feet wide because the replacement length is greater than 50 feet. If the adjacent sidewalk is 4'8" the new sidewalk must still be 5 feet wide. The transition from 4.67 feet to 5 feet will be made by matching the back of sidewalk and adding 4 inches to the street side of the sidewalk. Concrete work within the City right of way needs to be completed by a licensed sidewalk worker. A pre-pour inspection must be done by the City for all concrete construction once the forms are in place to verify the width and depth. To schedule an inspection please call (920) 339-4060 one business day in advance of placing concrete. Complete construction to comply with the City of De Pere Construction Specifications.
16. Rerouting of fiber optic line within the street right of way will require a street excavation permit.
17. Show easements for vacated Marsh Street and the sanitary sewer along the east side of the site on the plan.
18. Submit (1) digital copy of plans on CD or DVD containing Auto CAD.dwg files referenced to the Brown County Coordinate System NAD83, NAV88. All plans shall be drawn to an engineering scale no greater than one (1) inch equals one hundred (100) feet plus one (1) complete set of such plans reduced in size to eleven (11) inches by seventeen (17) inches.

Fire:

1. Fire department access 20' clear width and 13'6" height
2. Coordination with hydrants and FDC
3. Cul-de-sac minimum inside diameter 36' and minimum outside diameter 60'
4. Knox box, to be provided
5. Signage if applicable
6. Combine fire control room if possible
7. Hazard identification

Forestry:

1. All planting, mulching and staking should be in accordance with WDNR recommendations and current proper practices. There are no guidelines included on the Landscape Plan. Copies of proper guidelines can be obtained from the City Forester. The guidelines need to be included on the plans. Please be sure to follow these guidelines and/or specifications, as proper procedures are critical for the long-term health of the plants.
2. All plant material and beds should have a follow-up schedule for maintenance and replacement. It is essential that this schedule be established to ensure that the plants are maintained for health and any compromised plants are to be replaced in a timely manner. This maintenance schedule should include provisions to protect plants in the winter, as some of these may be susceptible to animal feeding or damage.
3. A preservation and protection plan for existing vegetation and trees, including City owned trees and shrubs, should be included on plans when applicable.

Health:

1. Blueprint details via PDF for New Concession Stand/Kitchen with cut sheets for equipment. Owner of facility shall contact City of De Pere Health Department Health Inspector 3-6 months prior to opening to ensure health codes being met. See "How To Obtain A Restaurant Permit" and "General Food Establishment Plan Review Guidelines" from the City Health Department.
2. The same requirements apply to a pool as licensed by the City of De Pere Health Department as agents of the Wisconsin State Division of Health. Contact the City of De Pere Health Department Health Inspector 3-6 months prior to opening to ensure health codes being met. Plan review is considered as part of the pre-inspection process in addition to a formal review process required by Wisconsin Division of Safety and Professional Services (DSPS) for building codes, plumbing codes, etc. Informal plan review will ensure health code requirements are included in blueprints to avoid costly changes after construction has begun. Include pool plan information submitted to Wisconsin DSPS via PDF Blueprint form for informal review. Pool plan information includes pool, pool area, and filter room blueprints with spec sheets for all equipment associated with the operation of the pool. See DHS 172 Swimming Pool Codes.

Building/Planning:

1. Parking – Per the attached parking analysis from SNC they have indicated that, per the parking requirements of the City's regulations, as a campus they are required to have 1,010 total parking stalls. Their study indicates they will have 1,271 stalls (261 above the required amount). As part of the site plan, you will see they have converted parking in the parking lot to the south of the building to accommodate 7 handicapped parking stalls. Parking is always a concern, as part of this development 50 parking stalls will be removed and replaced with the expansion of this building.
2. Lighting – The lighting plan shows more than one (1) foot-candle at property line on Third Street, revise and resubmit calculations to limit the light reflection to less than 1 foot-candle at property line.
3. Signage shall be submitted to City staff for review and approval

Recommendation

Staff recommends approval of the site plan with the above comments and conditions of the approval.

Attachment: SITE PLAN APPLICATION_201511161609 (4165 : SNC_Site Plan)

RECEIVED
NOV 16 2015
PLANNING DEPT

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 275.00
		Receipt #: 108057
	Date: 11-16-15	

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates	Authorized Representative Tonya Wagner	Title Project Engineer	
Mailing Address 400 Security Blvd	City Green Bay	State WI	ZIP Code 54313
Email Address tawagner@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) St. Norbert College	Contact Person Patrick Wrenn	Title Director of Facilities	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address patrick.wrenn@snc.edu	Phone Number (incl. area code) 920-337-3181	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 601 Third Street	Parcel No. WD-28 to 32, 34, 39-44
---	--------------------------------------

SECTION 4: Project Information

Existing Zoning:	Institutional/Government		
Present Use of Parcel:	Sports Center for St. Norbert College		
Proposed Use of Parcel:	Sports Center for St. Norbert College		
Estimated Start Date:	03/15/2016	Estimated Completion Date:	03/15/2016

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Tonya Wagner	Title Project Engineer	Phone Number 920-434-9670
Signature of Applicant		Date Signed 11/12/2016

TO BE COMPLETED BY CITY STAFF

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

St. Norbert College PARKING ANALYSIS

11-6-2015

1.0 STUDENTS, FACULTY & STAFF

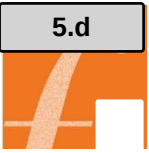
1.1 Students	
1.1.1 Residing in campus-owned residential facilities	1849
1.1.2 Commuters	294
Total Students	2143
1.2 Faculty and Staff	
1.2.1 On-campus faculty and staff	590
Total Fac/Staff	590

2.0 AVAILABLE STALLS

2.1 Student Dedicated	795
2.2 Faculty/Staff & Commuter	405
2.3 Marsh Street (vacated portion)	13
2.4 Campus Houses (factored)	58
Total Available Stalls	1271

3.0 Parking Conformance

3.1 Student Requirement (2143/3)	715
3.2 Faculty and Staff Requirement (590/2)	295
Total Required Stalls	1010
LESS TOTAL AVAILABLE STALLS	(1271)
TOTAL STALLS EXCEEDING REQUIREMENT (+26%)	261



November 12, 2015

St. Norbert College – Indoor Athletic Facility Project Overview

The proposed project consists of partial demolition and a Level 3 complete interior renovation and additions to an existing higher education sports complex facility. The additions include partial basement, first and second floors, and a one story swimming pool. The addition wraps the existing facility on the west, south and east elevations. Part of the north façade shall remain. This project should be considered a mixed-use non-separated facility with the main occupancy Business B and Assembly A-3 (Fitness Center, Weight Room, Swimming Pool, Gymnasium and indoor track without spectator seating), and A-4 (spectator seating on the second level for the swimming pool). The existing building remodel plus the additions are approximately 124,050 gross square feet. The sports center remodel and addition will continue to contain common classrooms and the gymnasium, while also including new administration offices, their typical support spaces, and the aforementioned spaces. The contiguous addition will contain two new 2-stop elevators, and a main entry vestibule all solely for St. Norbert College students, staff and administration in De Pere, Wisconsin.

By approved petition for variance transaction ID #2567664 this shall be considered a private Business - B occupancy. The facility is technically divided into two separate buildings by a 2 hour fire wall which includes the existing east wall of the gymnasium. They are designated as building A and Building B respectively.

The main vertical circulation for the facility will be the two existing and three new stairways and (2) two new elevators.

The existing (Type IIB construction) facility, built in 1978, is comprised of concrete foundation walls on a spread footing system, structural steel framing, masonry bearing and non-bearing exterior walls, metal roof deck, insulation and built-up roofing. The addition is comprised of concrete foundation walls on a spread footing system, structural steel framing, insulated cavity masonry bearing and non-bearing exterior walls with metal stud backup, precast flooring, metal roof deck with rigid insulation and membrane roofing.

The existing facility and its proposed addition will be fully sprinklered with an approved fully automated NFPA 13 system.

Off-street parking is available in close proximity to the facility. Parking lots exist immediately to the north and south, and across Third Street to the northwest. Seven ADA accessible stalls will be provided in the closest parking lot on the corner of Stewart Street and Third Street. Thirteen standard parking stalls are also available on the vacated portion of Marsh Street to the north of the facility. Campus wide parking calculations have been updated, and are included to highlight compliance with Municipal Code requirements for off-street parking.

Construction of this project is anticipated to begin in March of 2016, with an anticipated completion date of May 2017.



Conceptual Rendering

Northwest View

Attachment: Renderings (4165 : SNC_Site Plan)







Conceptual Rendering

Interior View

Attachment: Renderings (4165 : SNC_Site Plan)



St. Norbert College

Indoor Athletic Facility

601 Third Street
De Pere, WI

Project Information

Developer:	St. Norbert College attn: Patrick Wrenn 100 Grant Street De Pere, WI 54115 920-337-3181
Project Name:	Indoor Athletic Facility
Project Description:	Partial demolition and building expansion of athletic facility
Project Address:	601 Third Street

Contact Information

Architect:	Performa Contact: Brian Beth 124 N. Broadway De Pere, WI 54115 920-336-9929
Engineer:	Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Boulevard Green Bay, WI 54313 (920) 434-9670

Sheet Index:

Renderings (printed 11x17 only)

- AS1.1 Architectural Site Plan
- A1.0 Basement Plan
- A1.1 Overall First Floor Plan
- A1.2 First Floor Plan - A
- A1.3 First Floor Plan - B
- A1.4 First Floor Plan - C
- A1.5 First Floor Plan - D
- A1.6 Overall Second Floor Plan
- A1.7 Second Floor Plan - A
- A1.8 Second Floor Plan - B
- A1.9 Second Floor Plan - C
- A1.10 Second Floor Plan - D

- A3.1 Overall Building Elevations
- A3.2 Building Elevations
- A3.3 Building Elevations

1 of 1 Existing Site Plan

- C1.1 Site Demolition Plan
- C1.2 Notes
- C1.3 Details
- C2.1 Site Plan
- C3.1 Grading and Erosion Control Plan
- C4.1 Utility Plan
- C5.1 Landscape Plan

E1.0 Site Electrical Plan

H1.13 First Floor Piping Plan - A

- P1.1 Foundation Plumbing Plan - C
- P1.2 Overall Plumbing Plan

SITE STATISTICS

EXISTING (AFTER COMBO CSM)
SITE AREA - 118,508 SF
BUILDING 53,898 SF (45.5%)
PAVEMENT 39,452 SF (33.3%)
PERVIOUS 25,158 SF (21.2%)

PROPOSED
SITE AREA - 118,508 SF
BUILDING 80,170 SF (67.6%)
PAVEMENT 12,090 SF (10.2%)
PERVIOUS 26,248 SF (22.2%)

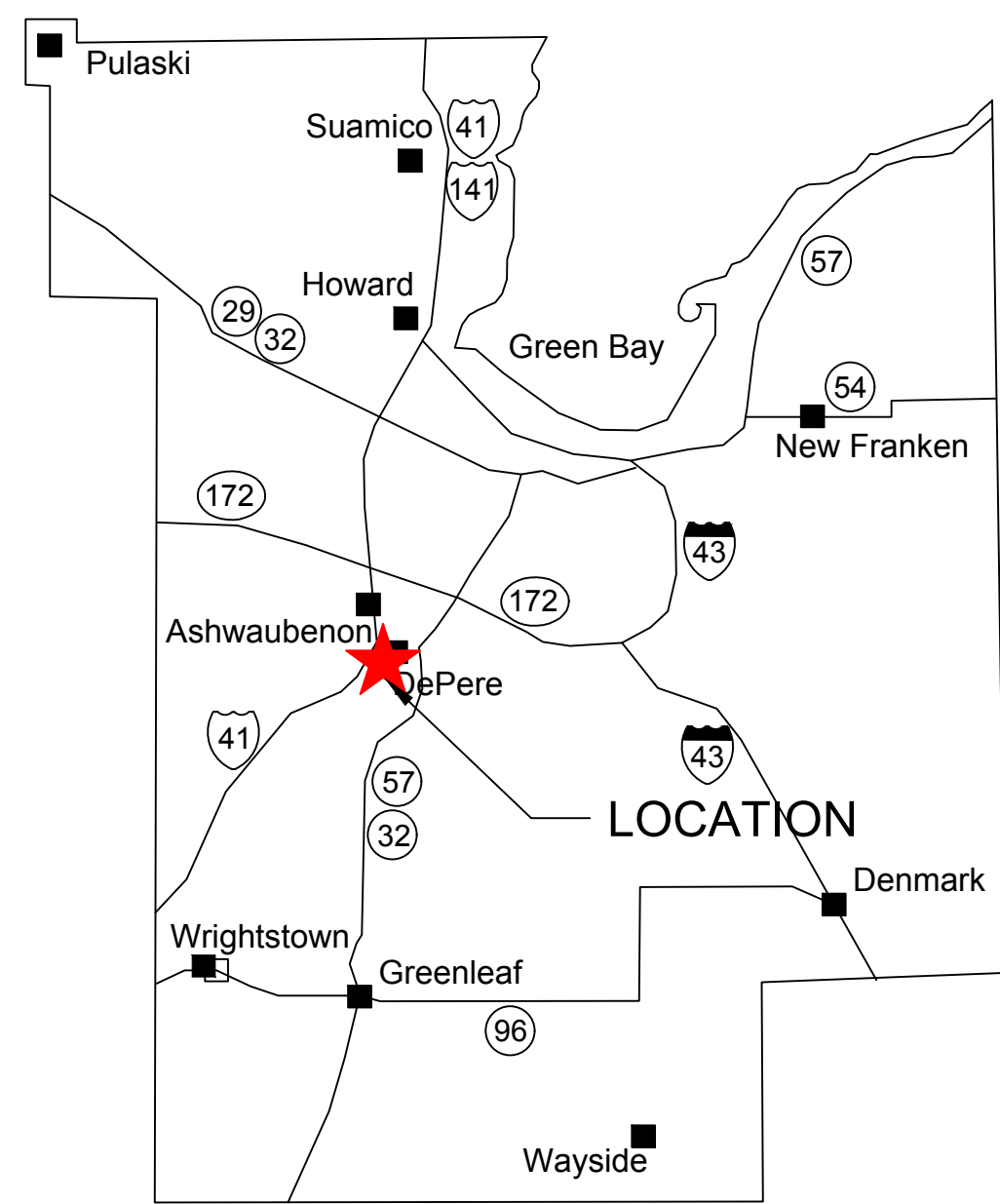
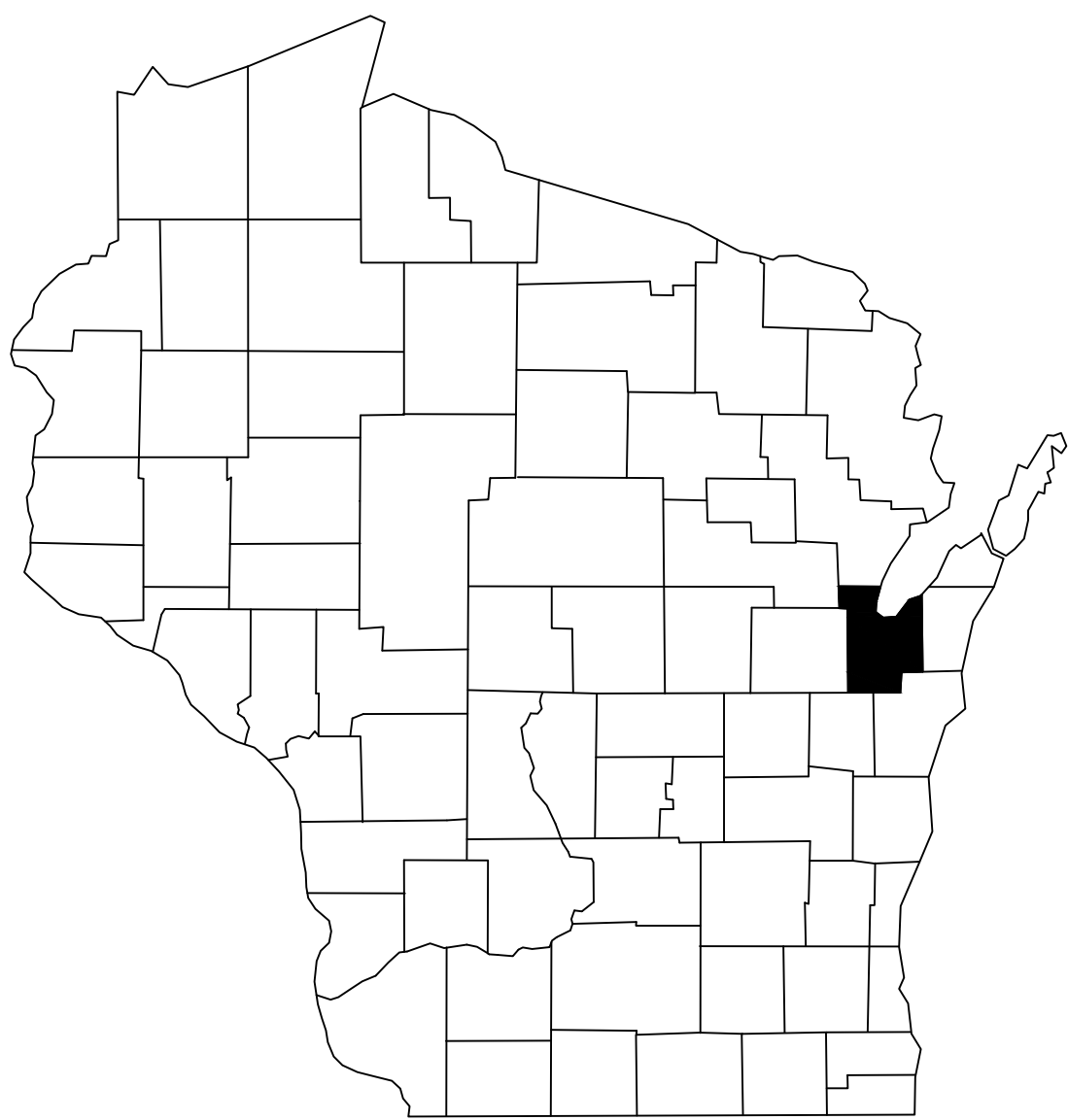
FLOOR AREA RATIO = 1.05

PARCELS WD-28-32, 34, 36, 38-44 TO
BE COMBINED AND FOR 4 NEW
PARCELS. SEE COMBO CSM

STALL COUNT

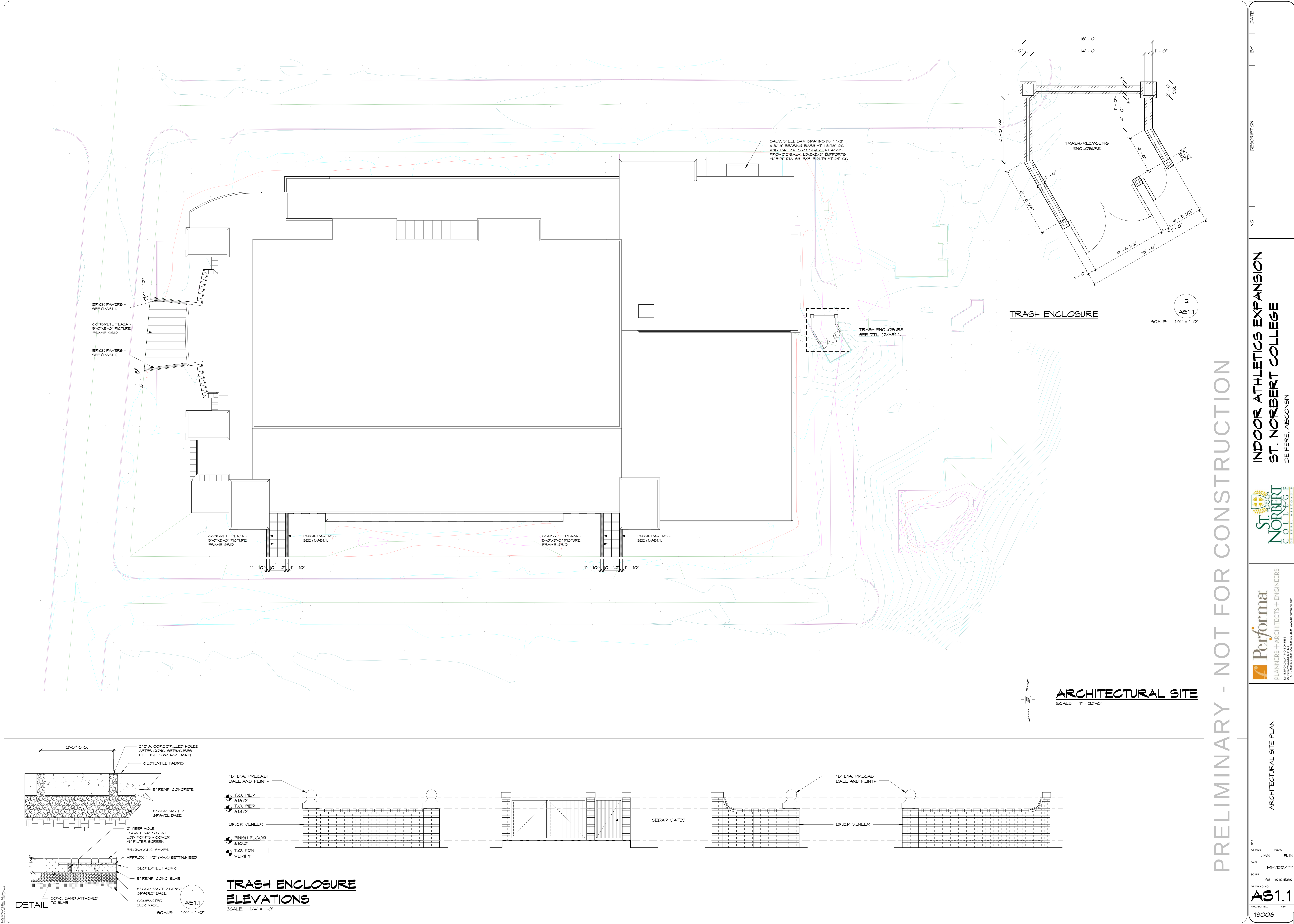
CAMPUS WIDE. SEE PARKING
ANALYSIS.

7 ADA STALLS PROVIDED AT THIRD
ST/STEWART STREET LOT.



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





PRELIMINARY - NOT FOR CONSTRUCTION

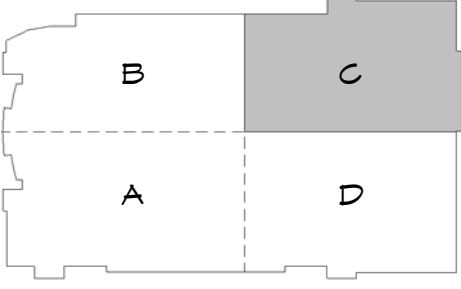
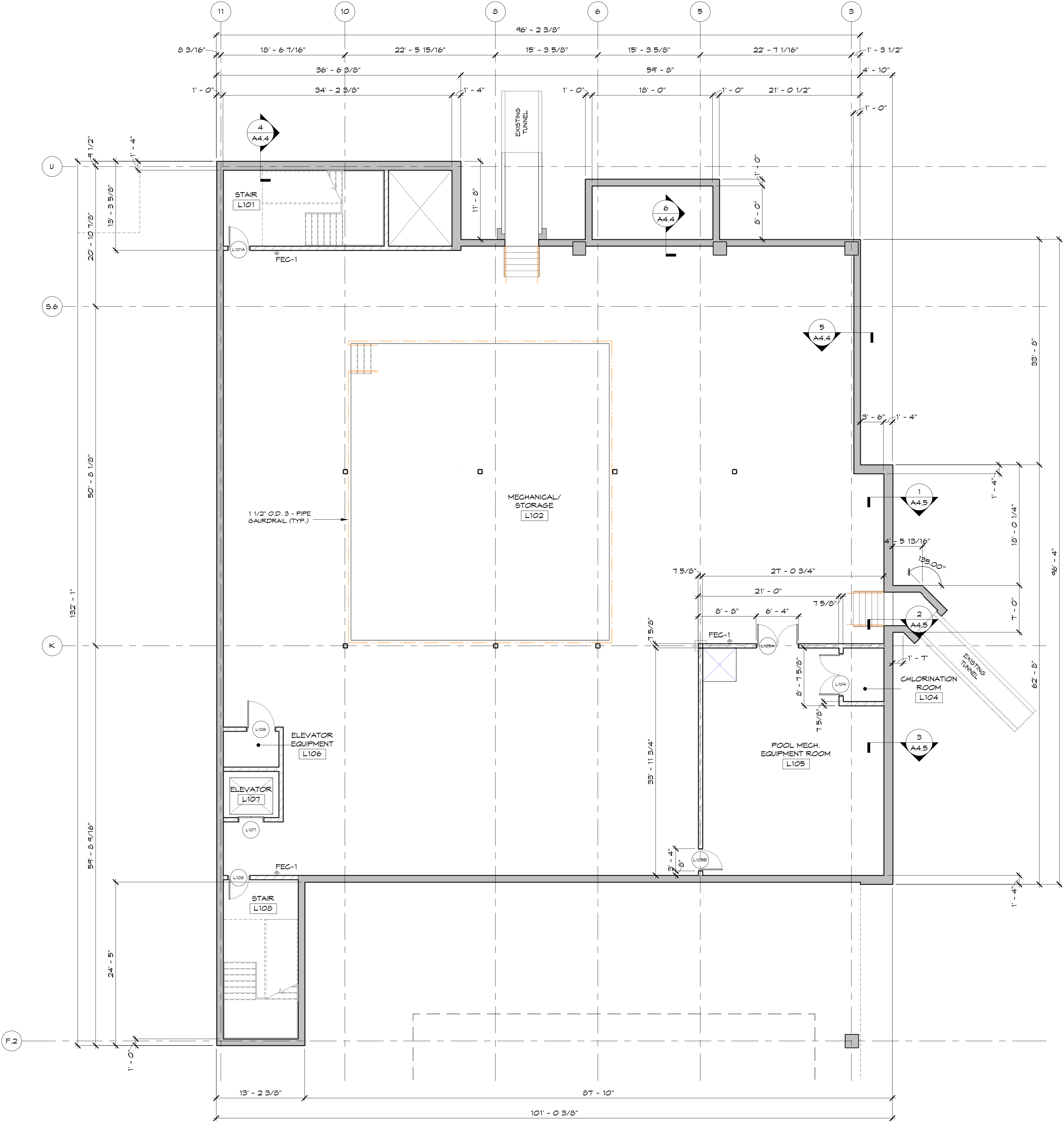
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INDOOR ATHLETICS EXPANSION		ST. NORBERT COLLEGE		DE PERE, WISCONSIN			
Performa		PLANNERS + ARCHITECTS + ENGINEERS		124 N. BROADWAY P.O. BOX 1550		DE PERE, WISCONSIN 54101	
ARCHITECTURAL SITE PLAN		AS1.1		13006			

FLOOR PLAN SYMBOLS:

- 11 = DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- 11 = WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

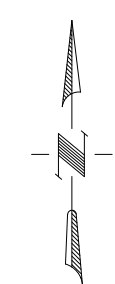
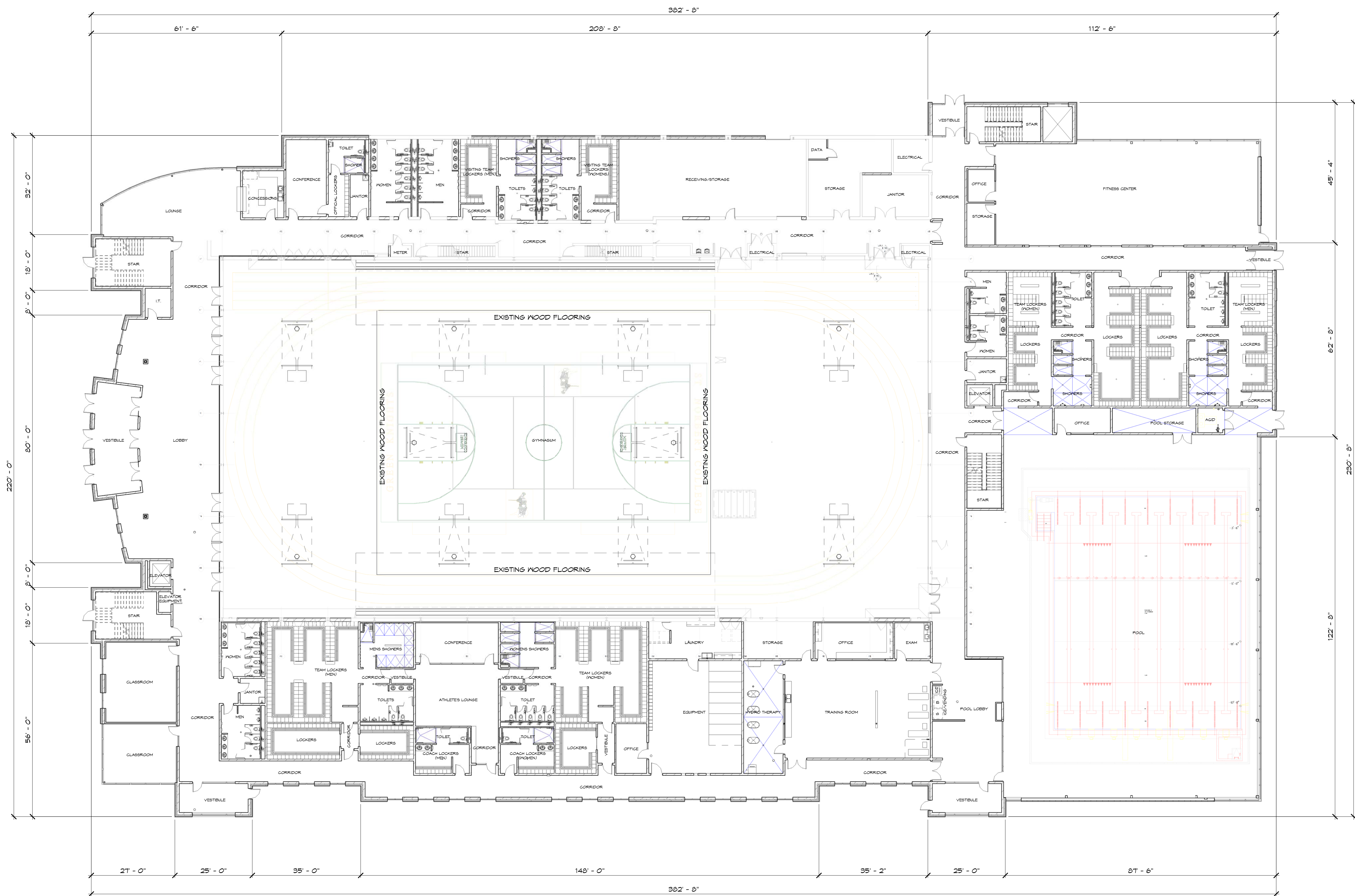
- ALL EXISTING CONSTRUCTION SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS TO EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED
- ALL WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.3 FOR WALL TYPES
- ROOM FINISH SCHEDULES - SEE SHEET A2.1 AND A2.2
- DOOR AND FRAME SCHEDULES - SEE SHEET A2.5 AND A2.6
- ENLARGED STAIR PLANS - SEE SHEETS A5.1 AND A5.2
- ENLARGED TOILET ROOMS - SEE SHEET A8.1, A8.2 AND A8.3
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1, L5.2 AND L5.3
- CASEWORK AND TOILET ROOM ELEVATIONS - SEE SHEETS A8.9 AND A8.4
- INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE.
- EXPOSED COLUMNS SHALL BE GRIND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT.
- GENERAL CONTRACTOR SHALL PROVIDE MOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
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- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL X/A8.X FOR PROFILE.
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORING.



KEY PLAN 'C'

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

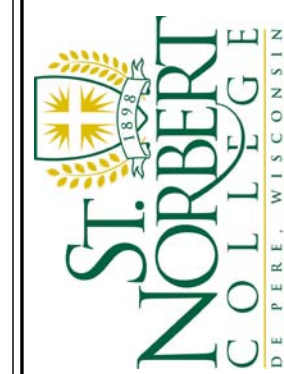
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BASEMENT PLAN		INDOOR ATHLETICS EXPANSION ST. NORBERT COLLEGE DE PERE, WISCONSIN			
Performa PLANNERS + ARCHITECTS + ENGINEERS 224 N. BROADWAY, FLOOR 201 DE PERE, WISCONSIN 54757 PHONE: 920.332.8882 FAX: 920.332.2885 www.performaint.com		ST. NORBERT COLLEGE 1001 W. WISCONSIN DE PERE, WISCONSIN 54757			
DRAWN	JAN	CHKD	BUN		
DATE	MM/DD/YY				
SCALE	As indicated				
DRAWING NO.	A1.0				
PROJECT NO.	13006				



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN



Performa
PLANNERS + ARCHITECTS + ENGINEERS
224 N. BROADWAY P.O. BOX 1550
DE PERE, WI 54007
PHONE: 920.338.8883 FAX: 920.338.2881 www.performawis.com

OVERALL FIRST FLOOR PLAN

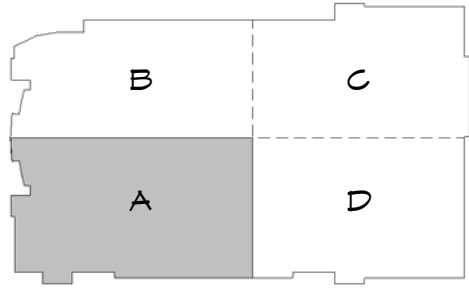
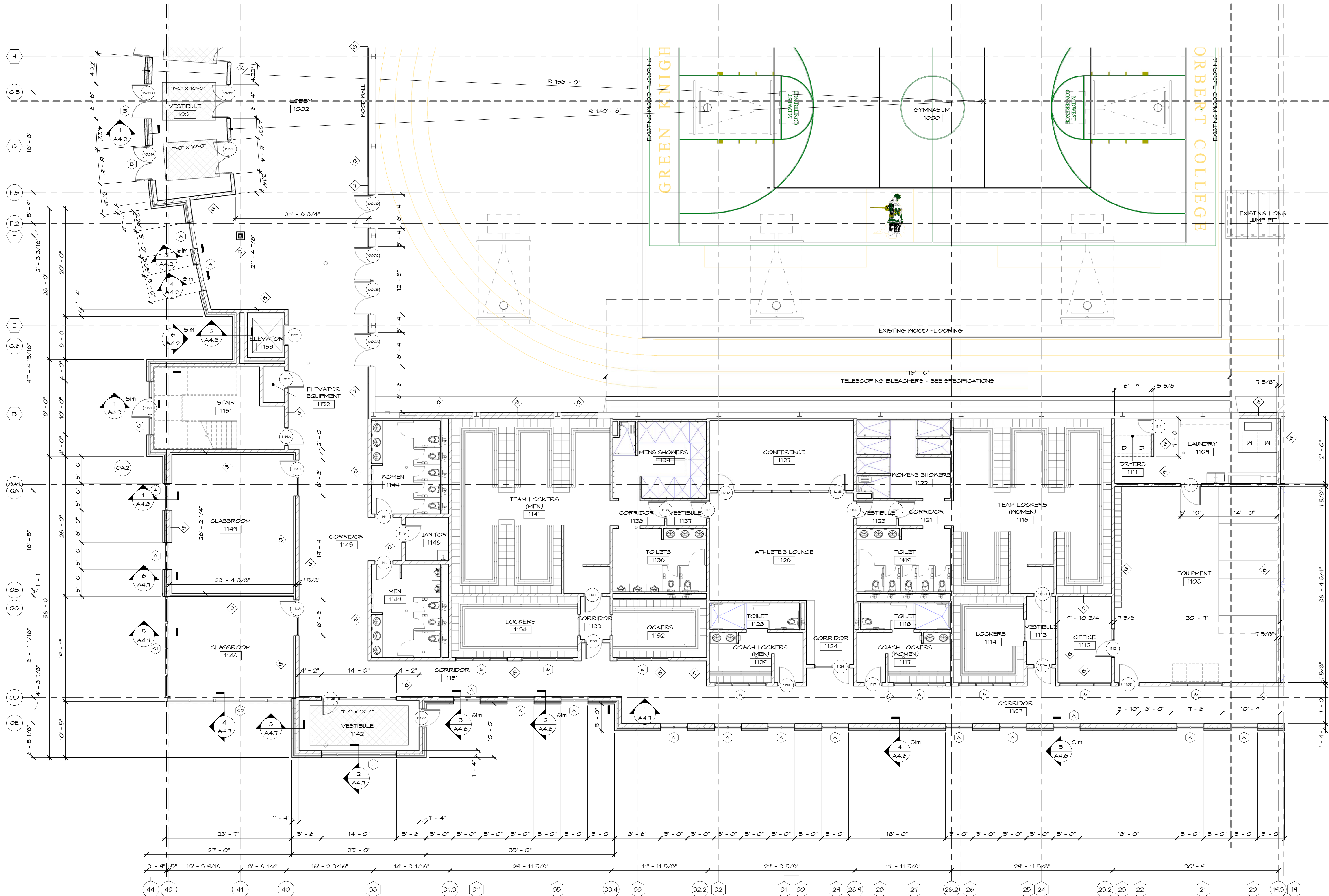
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DRAWN	JAN
CHKD	BUN
DATE	MM/DD/YY
SCALE	1/16" = 1'-0"
DRAWING NO.	A1.1
PROJECT NO.	13006
REV.	

FLOOR PLAN SYMBOLS:

- 101 = DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- 102 = WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

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- ENLARGED TOILET ROOMS - SEE SHEET A5.1, A5.2 AND A5.3
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- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORING

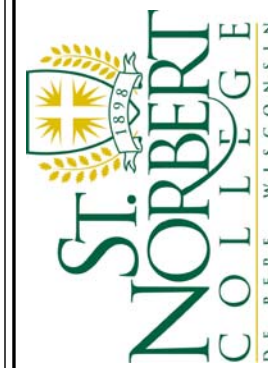


KEY PLAN 'A'

FIRST FLOOR PLAN - 'A'

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

INDOOR ATHLETICS EXPANSION
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DE PERE, WISCONSIN 54101-1500
PHONE: 920.332.8800 FAX: 920.332.2885 www.performacorp.com

FIRST PLAN PLAN - A

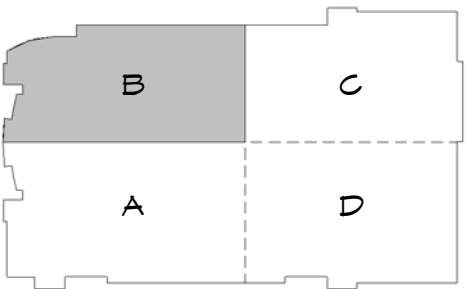
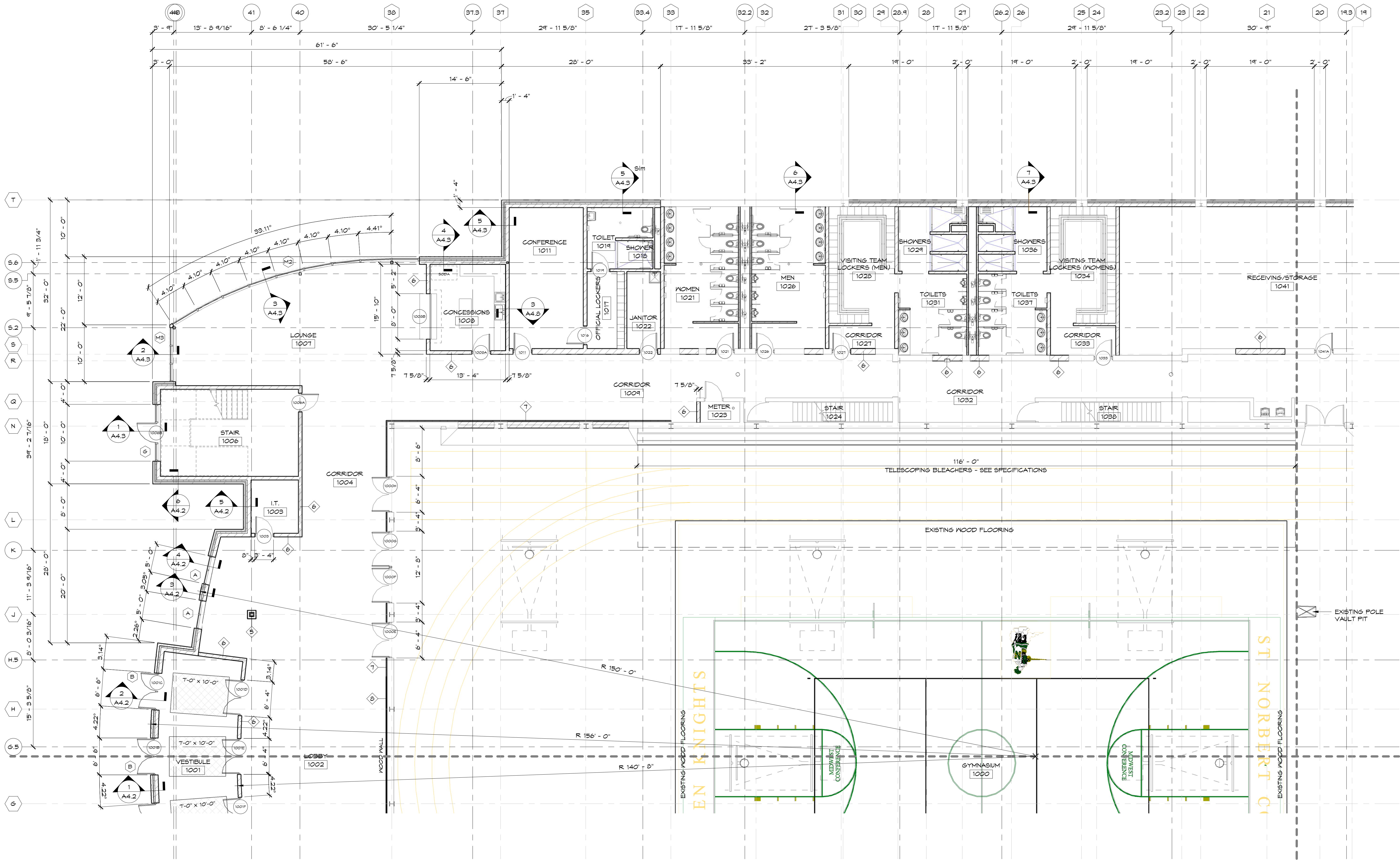
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PROJECT NO. 13006	REV.

FLOOR PLAN SYMBOLS:

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- 11 = WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

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- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL V4.2 X FOR PROFILE
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORING.



KEY PLAN 'B'

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

INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN

ST. NORBERT COLLEGE
DE PERE, WISCONSIN

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PLANNERS + ARCHITECTS + ENGINEERS
224 N. BROADWAY P.O. BOX 1550
DE PERE, WISCONSIN 54755
PHONE: 920.332.8800 FAX: 920.332.2885 www.performainc.com

FIRST FLOOR PLAN - B

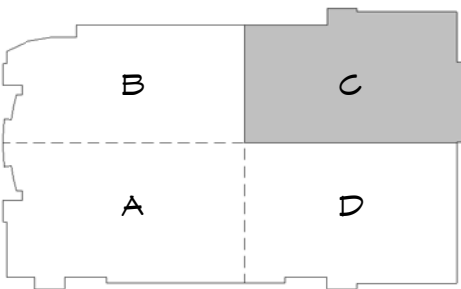
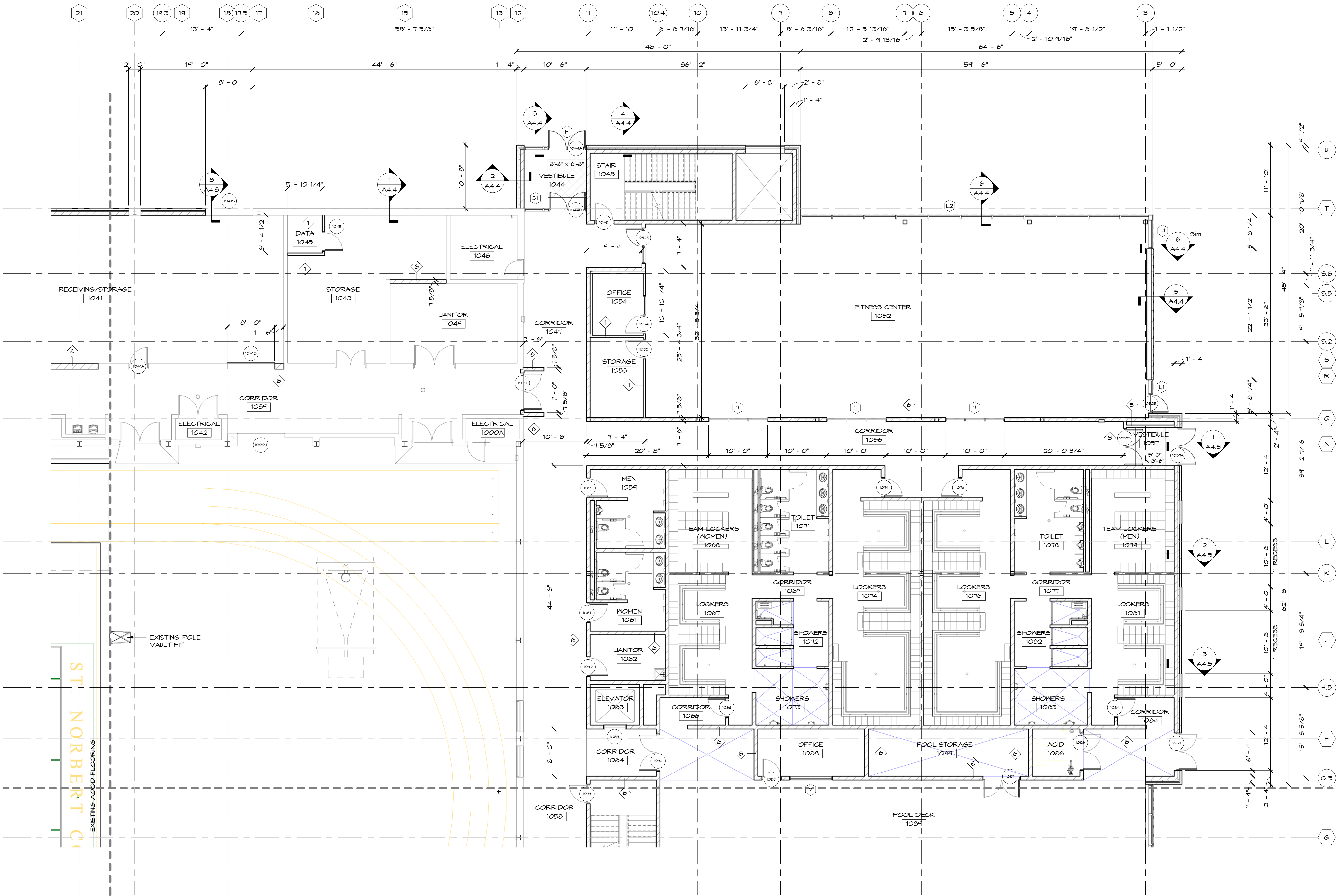
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JAN	BJN
DATE	MM/DD/YY
SCALE	As indicated
DRAWING NO.	PROJECT NO.
A1.3	13006

FLOOR PLAN SYMBOLS:

- DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

- ALL EXISTING CONSTRUCTION SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS TO EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.
- ALL WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.3 FOR WALL TYPES.
- ROOM FINISH SCHEDULES - SEE SHEET A2.1 AND A2.2.
- DOOR AND FRAME SCHEDULES - SEE SHEET A2.5 AND A2.6.
- ENLARGED STAIR PLANS - SEE SHEETS A5.1 AND A5.2.
- ENLARGED TOILET ROOMS - SEE SHEET A9.1, A9.2 AND A9.3.
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1.1, L5.1.2 AND L5.1.3.
- CASEWORK AND TOILET ROOM ELEVATIONS - SEE SHEETS A9.3 AND A9.4.
- INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE.
- EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL OWNER PROVIDED FURNITURE. COORDINATE LOCATIONS WITH FURNITURE SUPPLIER.
- COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING CONTRACTOR.
- COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS.
- ALL FLOOR AND WALL PENETRATIONS SHALL BE SEALED WITH THE APPROPRIATE CONSTRUCTION MATERIALS. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED WITH THE PROPER FIRE RESISTIVE MATERIALS. SEE SHEETS L1.0 THRU L5.1.3 FOR LOCATIONS OF FIRE RATED CONSTRUCTION.
- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL X/A5.X FOR PROFILE.
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORING.



KEY PLAN 'C'

FIRST FLOOR PLAN - C

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

PRELIMINARY - NOT FOR CONSTRUCTION

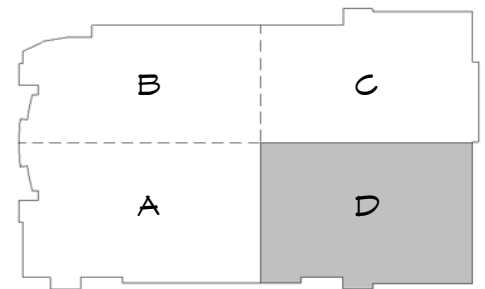
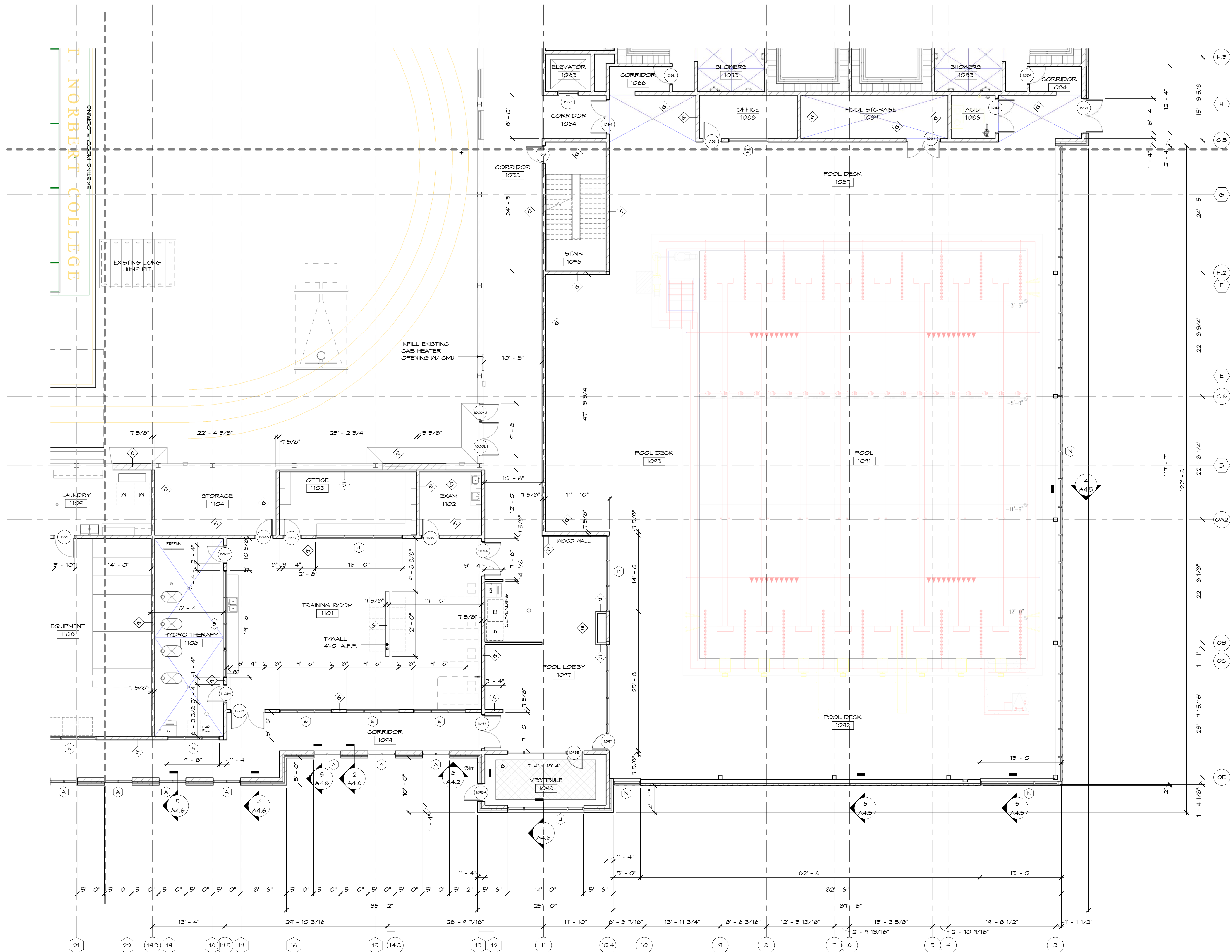
INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN



Performa
PLANNERS + ARCHITECTS + ENGINEERS
247 N. BROADWAY, F.O. BOX 1100
DE PERE, WISCONSIN 54755
PHONE: 920.338.8888 FAX: 920.338.2885 www.performawis.com

FIRST FLOOR PLAN - C

TITLE	DATE
DRAWN: JAN	CHD
DATE: MM/DD/YY	
SCALE: As indicated	
DRAWING NO: A1.4	REV:
PROJECT NO: 13006	



FLOOR PLAN SYMBOLS:

- DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

- ALL EXISTING CONSTRUCTION SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS TO EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.
- ALL WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.3 FOR WALL TYPES.
- ROOM FINISH SCHEDULES - SEE SHEET A2.1 AND A2.2.
- DOOR AND FRAME SCHEDULES - SEE SHEET A2.5 AND A2.6.
- ENLARGED STAIR PLANS - SEE SHEETS A5.1 AND A5.2.
- ENLARGED TOILET ROOMS - SEE SHEET A8.1, A8.2 AND A8.3.
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L5.1.1, L5.1.2 AND L5.1.3.
- CASEWORK AND TOILET ROOM ELEVATIONS - SEE SHEETS A8.3 AND A8.4.
- INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE.
- EXPOSED COLUMN COLUMNS SHALL BE GRIND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL OWNER PROVIDED FURNITURE. COORDINATE LOCATIONS WITH FURNITURE SUPPLIER.
- COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING CONTRACTOR.
- COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS.
- ALL FLOOR AND WALL PENETRATIONS SHALL BE SEALED WITH THE APPROPRIATE CONSTRUCTION MATERIALS. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED WITH THE PROPER FIRE RESISTIVE MATERIALS. SEE SHEETS L1.0 THRU L5.1.3 FOR LOCATIONS OF FIRE RATED CONSTRUCTION.
- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL X/A2.X FOR PROFILE.
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORING.

PRELIMINARY - NOT FOR CONSTRUCTION

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DE PERE, WISCONSIN

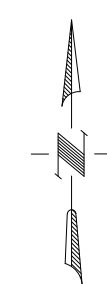
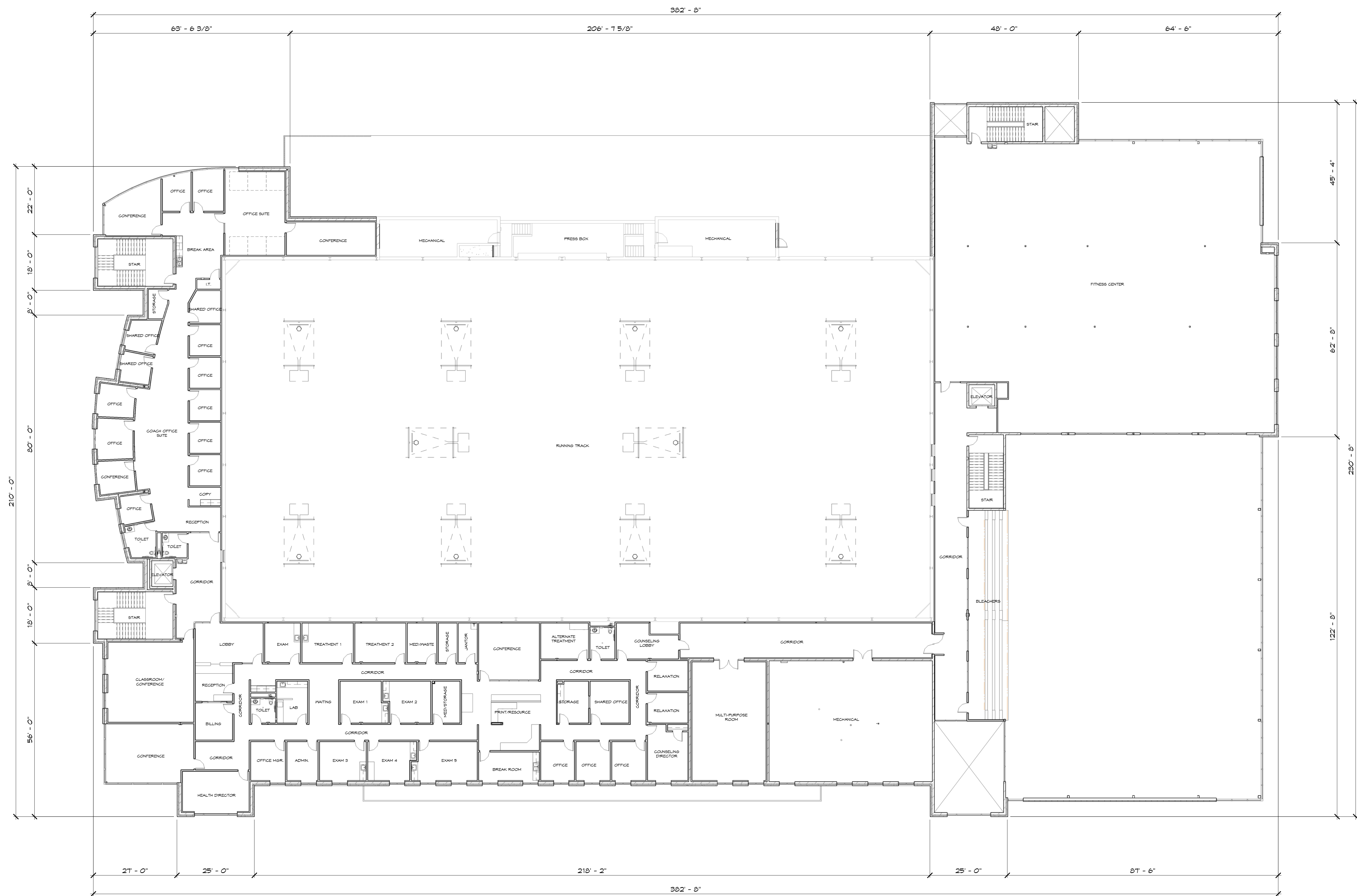


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DE PERE, WISCONSIN 54755-0155
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FIRST FLOOR PLAN - D

DATE	BY	DESCRIPTION
DRAWN	JAN	CHD
DATE	MM/DD/YY	
SCALE	As indicated	
DRAWING NO.	A1.5	
PROJECT NO.	13006	

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



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

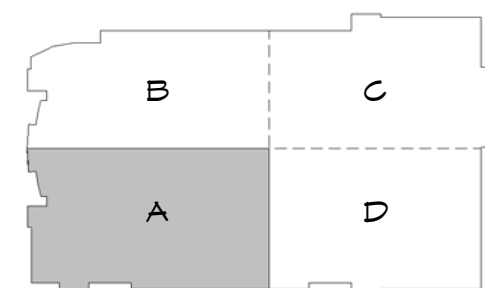
TITLE		DESCRIPTION		NO.	BY	DATE
OVERALL SECOND FLOOR PLAN		INDOOR ATHLETICS EXPANSION ST. NORBERT COLLEGE DE PERE, WISCONSIN				
Performa PLANNERS + ARCHITECTS + ENGINEERS 224 N. BROADWAY, FLOOR 200, DE PERE, WI 54001 PHONE: 920.338.8888 FAX: 920.338.2885 www.performawis.com		ST. NORBERT COLLEGE DE PERE, WISCONSIN				
DRAWN JAN		CHKD B.J.N.				
DATE MM/DD/YY		SCALE 1/16" = 1'-0"				
DRAWING NO. A1.6		PROJECT NO. 13006				

FLOOR PLAN SYMBOLS:

- DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

- ALL EXISTING CONSTRUCTION SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS TO EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.
- ALL WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.3 FOR WALL TYPES.
- ROOM FINISH SCHEDULES - SEE SHEET A2.1 AND A2.2.
- DOOR AND FRAME SCHEDULES - SEE SHEET A2.5 AND A2.6.
- ENLARGED STAIR PLANS - SEE SHEETS A5.1 AND A5.2.
- ENLARGED TOILET ROOMS - SEE SHEET A9.1, A9.2 AND A9.3.
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L51.1, L51.2 AND L51.3.
- CASEWORK AND TOILET ROOM ELEVATIONS - SEE SHEETS A9.5 AND A9.4.
- INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE.
- EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL OWNER PROVIDED FURNITURE. COORDINATE LOCATIONS WITH FURNITURE SUPPLIER.
- COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING CONTRACTOR.
- COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS.
- ALL FLOOR AND WALL PENETRATIONS SHALL BE SEALED WITH THE APPROPRIATE CONSTRUCTION MATERIALS. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED WITH THE PROPER FIRE RESISTIVE MATERIALS. SEE SHEETS L1.0 THRU L51.5 FOR LOCATIONS OF FIRE RATED CONSTRUCTION.
- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL X/A9.X FOR PROFILE.
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORING.

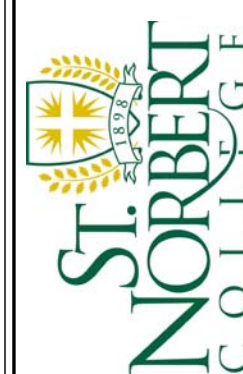


KEY PLAN 'A'

SECOND FLOOR PLAN - 'B'

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

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DE PERE, WISCONSIN



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DE PERE, WISCONSIN 54001-0550
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SECOND FLOOR PLAN - A

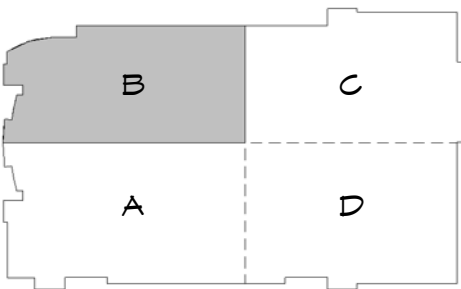
DATE	REV
DRAWN	CHD
JAN	BJN
DATE	MM/DD/YY
SCALE	As indicated
DRAWING NO.	A1.7
PROJECT NO.	13006

FLOOR PLAN SYMBOLS:

- ⬮ = DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- ⬮ = WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

- ALL EXISTING CONSTRUCTION SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS TO EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.
- ALL WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.3 FOR WALL TYPES.
- ROOM FINISH SCHEDULES - SEE SHEET A2.1 AND A2.2.
- DOOR AND FRAME SCHEDULES - SEE SHEET A2.5 AND A2.6.
- ENLARGED STAIR PLANS - SEE SHEETS A5.1 AND A5.2.
- ENLARGED TOILET ROOMS - SEE SHEET A8.1, A8.2 AND A8.3.
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L51.1, L51.2 AND L51.3.
- CASEWORK AND TOILET ROOM ELEVATIONS - SEE SHEETS A8.5 AND A8.4.
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- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL OWNER PROVIDED FURNITURE. COORDINATE LOCATIONS WITH FURNITURE SUPPLIER.
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- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL X/A5.X FOR PROFILE.
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORINGS.



KEY PLAN 'B'

SECOND FLOOR PLAN - B

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

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DE PERE, WISCONSIN



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SECOND FLOOR PLAN - B

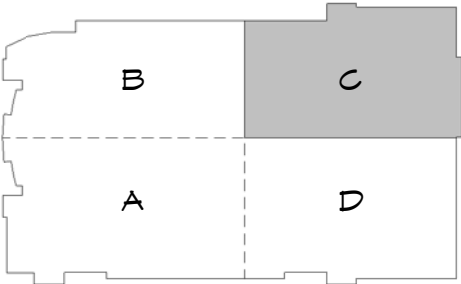
DATE	JAN	CHD	BUN
DATE	MM/DD/YY		
SCALE	As indicated		
DRAWING NO.	A1.8		
PROJECT NO.	13006		

FLOOR PLAN SYMBOLS:

- DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

- ALL EXISTING CONSTRUCTION SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS TO EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.
- ALL WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.3 FOR WALL TYPES.
- ROOM FINISH SCHEDULES - SEE SHEET A2.1 AND A2.2.
- DOOR AND FRAME SCHEDULES - SEE SHEET A2.5 AND A2.6.
- ENLARGED STAIR PLANS - SEE SHEETS A5.1 AND A5.2.
- ENLARGED TOILET ROOMS - SEE SHEET A8.1, A8.2 AND A8.3.
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L51.1, L51.2 AND L51.3.
- CASEWORK AND TOILET ROOM ELEVATIONS - SEE SHEETS A8.5 AND A8.4.
- INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE.
- EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL OWNER PROVIDED FURNITURE. COORDINATE LOCATIONS WITH FURNITURE SUPPLIER.
- COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING CONTRACTOR.
- COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS.
- ALL FLOOR AND WALL PENETRATIONS SHALL BE SEALED WITH THE APPROPRIATE CONSTRUCTION MATERIALS. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED WITH THE PROPER FIRE RESISTIVE MATERIALS. SEE SHEETS L1.0 THRU L51.5 FOR LOCATIONS OF FIRE RATED CONSTRUCTION.
- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL X/A9.X FOR PROFILE.
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORINGS.



KEY PLAN 'C'

SECOND FLOOR PLAN - C

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

PRELIMINARY - NOT FOR CONSTRUCTION

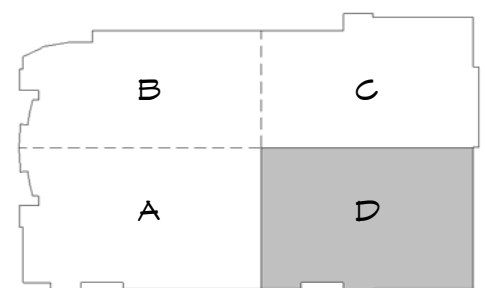
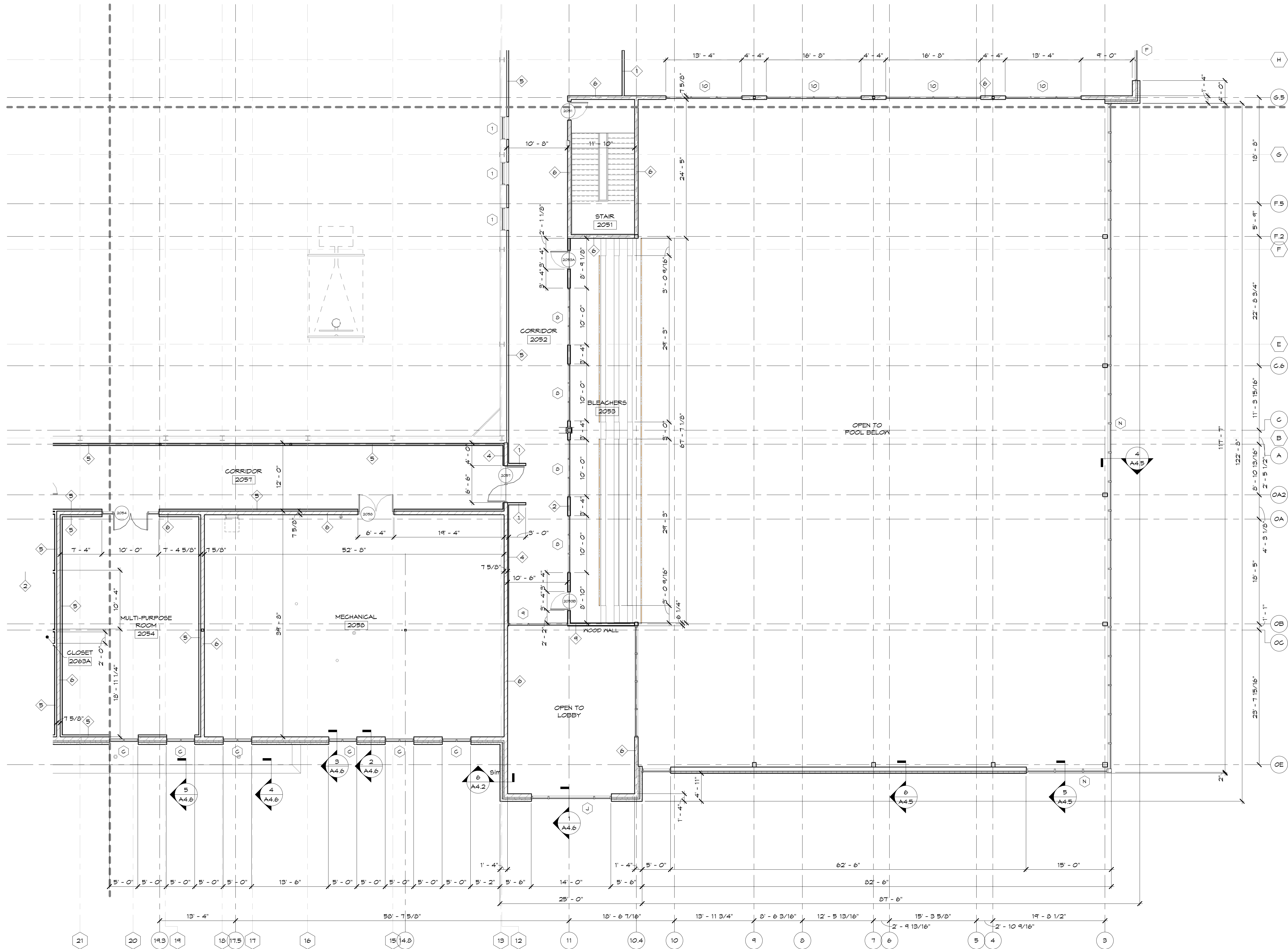
INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN



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224 N. BROADWAY, FLOOR 200, DE PERE, WI 54007
PHONE: 920.338.8883 FAX: 920.338.2885 www.performac.com

SECOND FLOOR PLAN - C

TITLE	DATE
DRAWN	CHVD
JAN	BUN
DATE	MM/DD/YY
SCALE	As indicated
DRAWING NO.	A1.9
PROJECT NO.	13006
REV.	



KEY PLAN 'D'

FLOOR PLAN SYMBOLS:

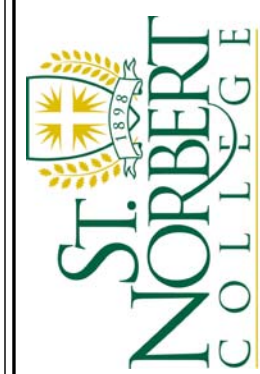
- DOOR I.D. SYMBOL - SEE SHEET A2.5 AND A2.6
- WINDOW I.D. SYMBOL - SEE SHEET A2.4, A6.5, A6.6 AND A6.7

FLOOR PLAN NOTES:

- ALL EXISTING CONSTRUCTION SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE TIE-IN OR REPAIRS TO EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED
- ALL WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE. SEE SHEET A2.3 FOR WALL TYPES
- ROOM FINISH SCHEDULES - SEE SHEET A2.1 AND A2.2
- DOOR AND FRAME SCHEDULES - SEE SHEET A2.5 AND A2.6
- ENLARGED STAIR PLANS - SEE SHEETS A5.1 AND A5.2
- ENLARGED TOILET ROOMS - SEE SHEET A8.1, A8.2 AND A8.3
- FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE SHEET L51.1, L51.2 AND L51.3
- CASEWORK AND TOILET ROOM ELEVATIONS - SEE SHEETS A8.3 AND A8.4
- INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE
- EXPOSED COLUMNS COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL OWNER PROVIDED FURNITURE. COORDINATE LOCATIONS WITH FURNITURE SUPPLIER.
- COORDINATE FLOOR DRAIN LOCATIONS WITH PLUMBING CONTRACTOR.
- COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS
- ALL FLOOR AND WALL PENETRATIONS SHALL BE SEALED WITH THE APPROPRIATE CONSTRUCTION MATERIALS. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED WITH THE PROPER FIRE RESISTIVE MATERIALS. SEE SHEETS L1.2 THRU L51.5 FOR LOCATIONS OF FIRE RATED CONSTRUCTION.
- ALL WINDOW SILLS TO BE PLASTIC LAMINATE - SEE DETAIL X/A5.X FOR PROFILE.
- REPLACE ANY/ALL DAMAGED UNDERLAMENT MATERIALS REMOVED DURING DEMOLITION OF SPORTS FLOORING.

PRELIMINARY - NOT FOR CONSTRUCTION

INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN



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SECOND FLOOR PLAN - D

TITLE	DATE
DRAWN	CHVD
JAN	BUN
DATE	MM/DD/YY
SCALE	As Indicated
DRAWING NO.	A1.10
PROJECT NO.	13006
REV.	

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

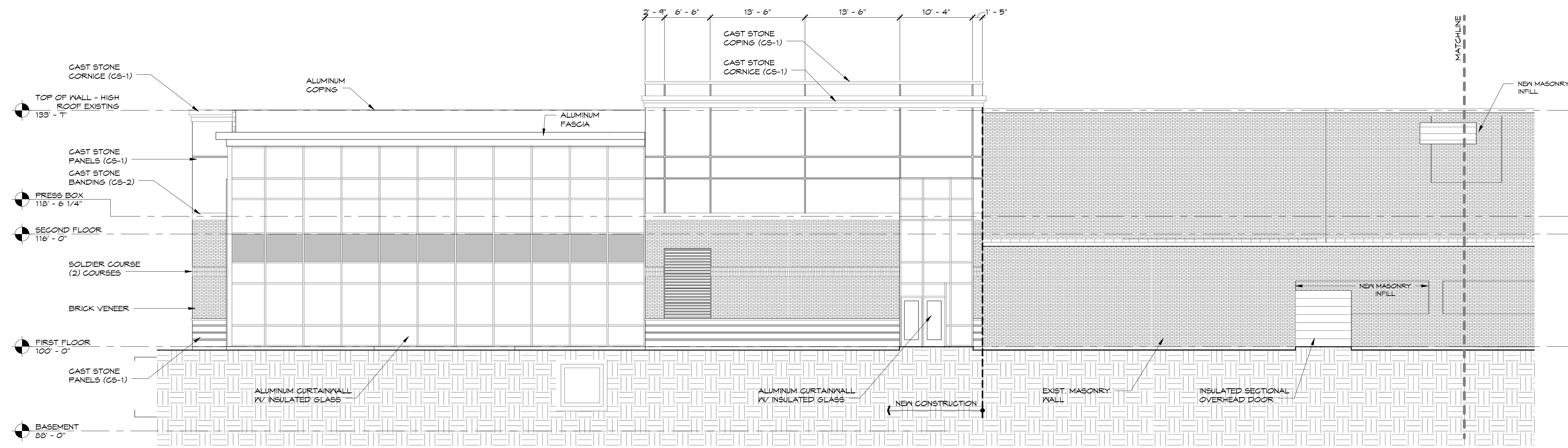


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DE PERE, WISCONSIN

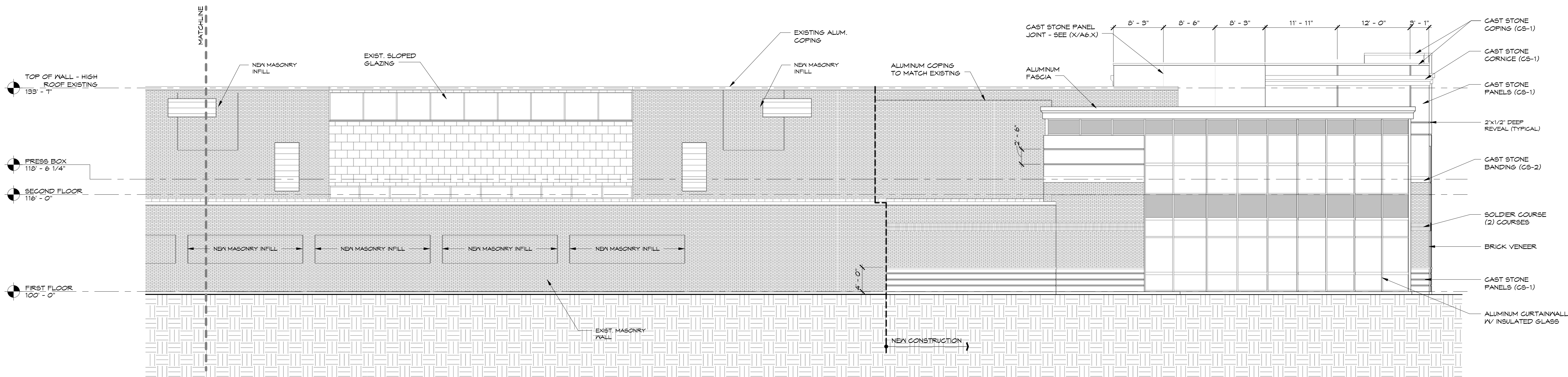


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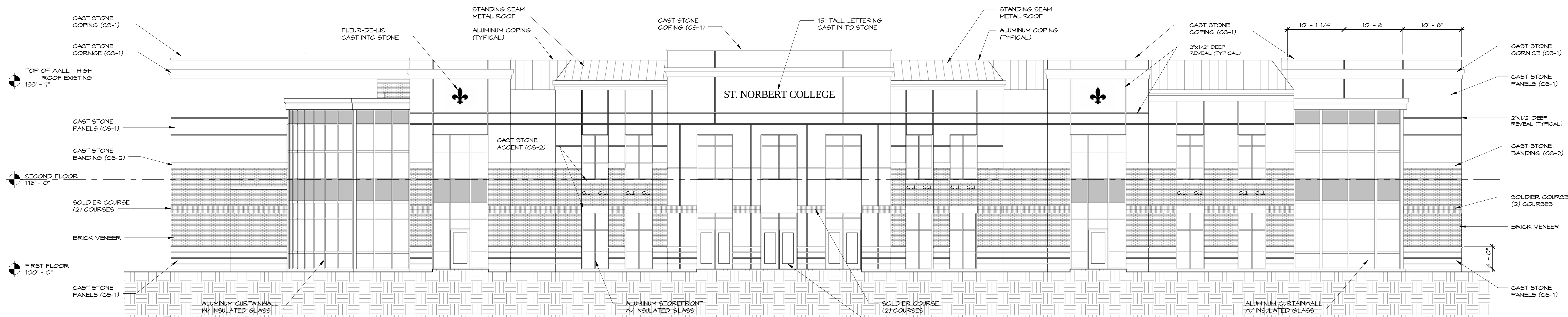
DRAWN		CHK'D	
JAN		BJN	
DATE			
MM/DD/YY			
SCALE			
1/16" = 1'-0"			
DRAWING NO.			
A3.1			
PROJECT NO.		REV.	
13006			



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



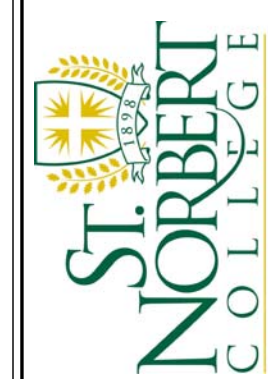
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

PRELIMINARY - NOT FOR CONSTRUCTION

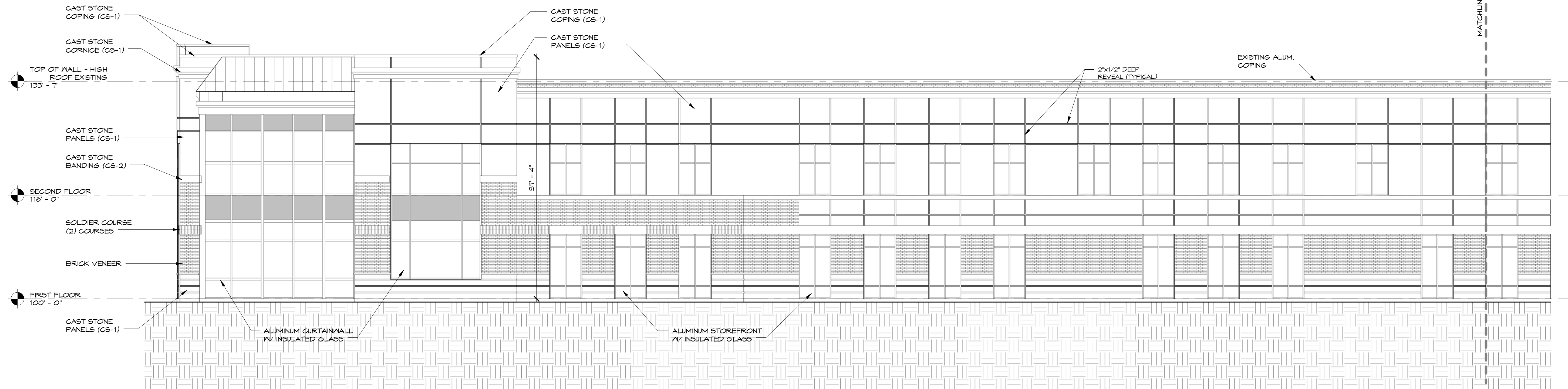
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DE PERE, WISCONSIN



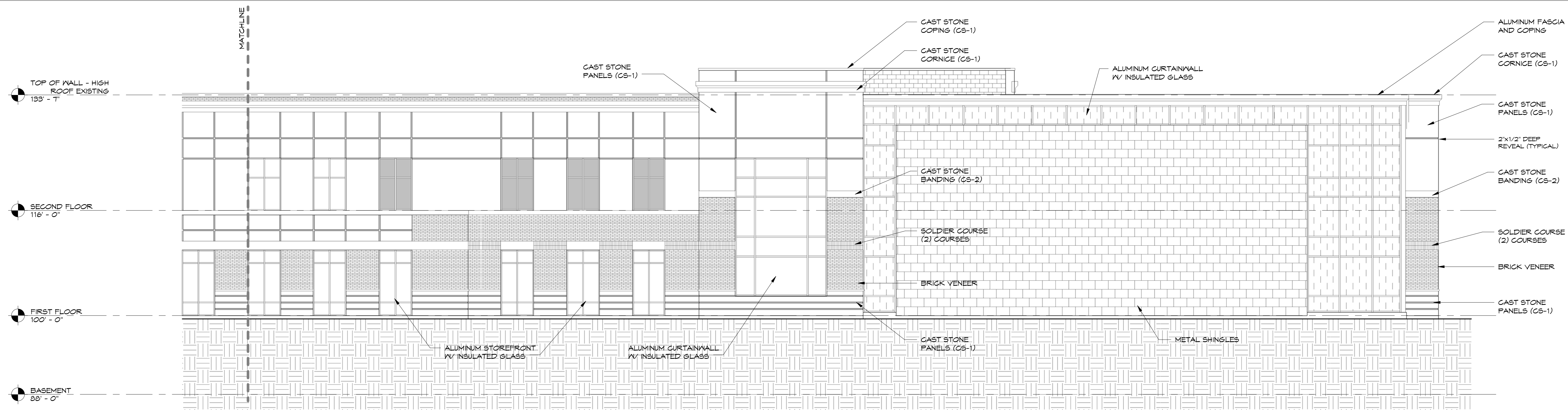
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DE PERE, WISCONSIN 54755
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BUILDING ELEVATIONS

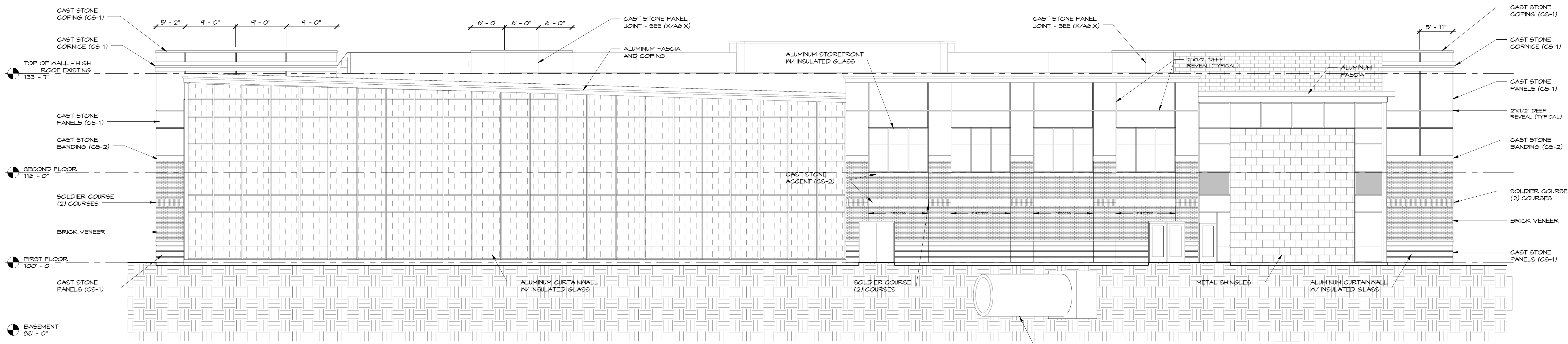
TITLE	JAN	CHD	BJN
DRAWN	JAN	CHD	BJN
DATE	MM/DD/YY		
SCALE	1/8" = 1'-0"		
DRAWING NO.	A3.2		
PROJECT NO.	13006		



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



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



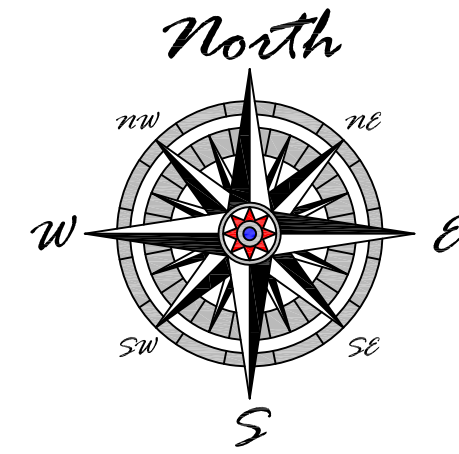
EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

TITLE		DATE	
DESCRIPTION		BY	
NO.		DATE	
INDOOR ATHLETICS EXPANSION ST. NORBERT COLLEGE DE PERE, WISCONSIN			
			
Performa PLANNERS + ARCHITECTS + ENGINEERS 247 N. BROADWAY P.O. BOX 1550 DE PERE, WISCONSIN 54101-0150 PHONE: 920.338.8883 FAX: 920.338.2885 www.performawis.com			
BUILDING ELEVATIONS			
DRAWN	JAN	CHKD	BJN
DATE	MM/DD/YY		
SCALE	1/8" = 1'-0"		
DRAWING NO.	A3.3		
PROJECT NO.	13006		

Site Survey

All of Lots 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, and part of Lot 52 of the Plat of Armstrong's Addition to West De Pere; part of the South $\frac{1}{2}$ of vacated March Street, lying adjacent; part of the vacated alley, lying adjacent; and part of vacated Second Street, lying adjacent, all in the City of De Pere, West Side of Fox River, Brown County, Wisconsin



SCALE
1"=30'

DRAWN BY
JMB

TAX PARCEL NO. WD-28, WD-29, WD-30, WD-31, WD-32, WD-33, WD-34, WD-43, WD-42-1, WD-42, WD-41, WD-40, WD-39

Site Survey

File: S-6215SiteSurv 070815.dwg

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

St. Norbert College
Schuldes Sports Center

PROJECT NO.
S-6215

SHEET NO.
1 of 1

DRAWING NO.
S-2485

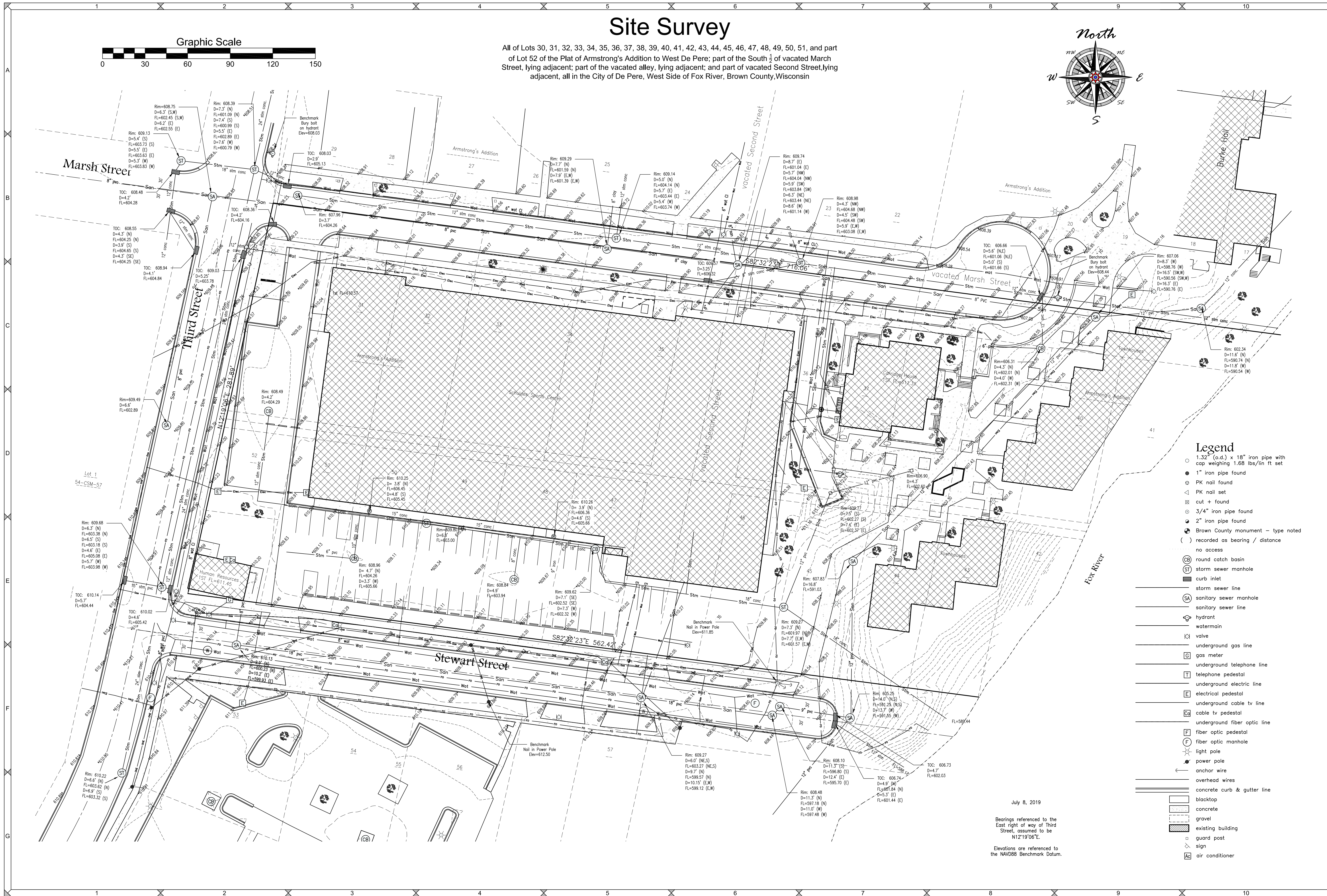
Legend

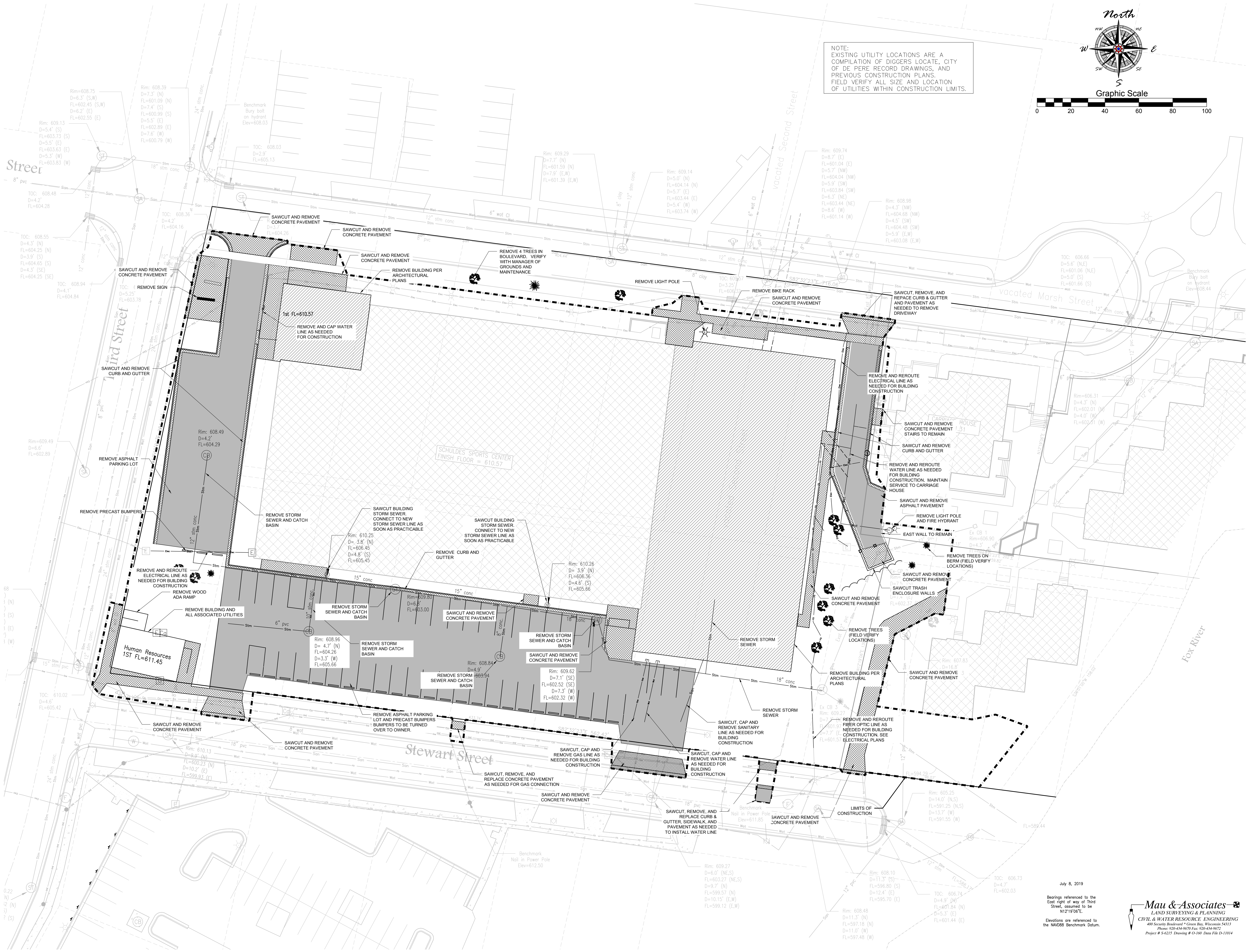
- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/tin ft set
- 1" iron pipe found
- PK nail found
- PK nail set
- cut + found
- 3/4" iron pipe found
- 2" iron pipe found
- Brown County monument - type noted
- () recorded as bearing / distance no access
- round catch basin
- storm sewer manhole
- curb inlet
- storm sewer line
- sanitary sewer manhole
- sanitary sewer line
- hydrant
- watermain
- valve
- underground gas line
- gas meter
- underground telephone line
- telephone pedestal
- underground electric line
- electrical pedestal
- underground cable tv line
- cable tv pedestal
- underground fiber optic line
- fiber optic pedestal
- fiber optic manhole
- light pole
- power pole
- anchor wire
- overhead wires
- concrete curb & gutter line
- blacktop
- concrete
- gravel
- existing building
- guard post
- sign
- air conditioner

July 8, 2019

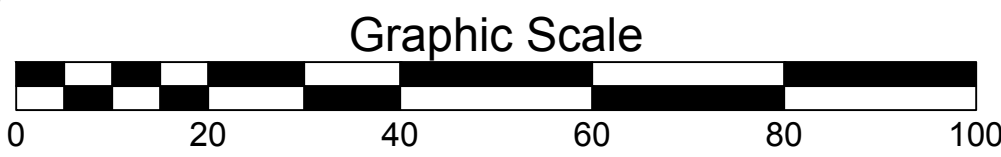
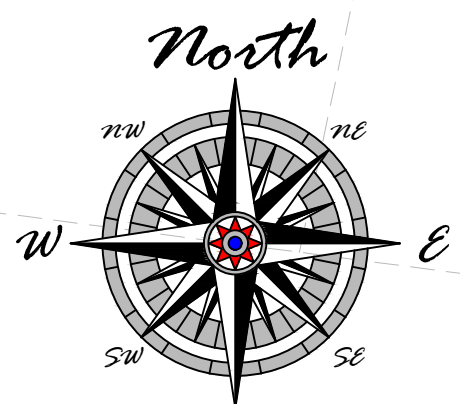
Bearings referenced to the East right of way of Third Street, assumed to be N12°19'06"E.

Elevations are referenced to the NAVD88 Benchmark Datum.



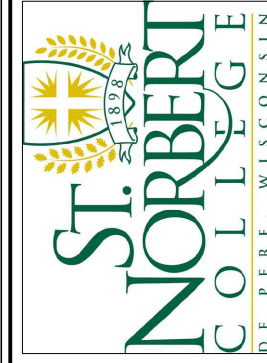


NOTE:
EXISTING UTILITY LOCATIONS ARE A
COMPILED OF DIGGERS LOCATE, CITY
OF DE PERE RECORD DRAWINGS, AND
PREVIOUS CONSTRUCTION PLANS.
FIELD VERIFY ALL SIZE AND LOCATION
OF UTILITIES WITHIN CONSTRUCTION LIMITS.



PRELIMINARY - NOT FOR CONSTRUCTION

INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN



Performa
PLANNERS + ARCHITECTS + ENGINEERS
2014 Wisconsin FLS 001516
REGISTERED PROFESSIONAL ENGINEER
No. 103,302,009 Exp. 12/31/2019 www.performae.com

SITE DEVELOPMENT PLAN	
DATE	7/8/2019
DRAWN BY	TAY
CHECKED BY	TAY
SCALE	1"=100'
DRAWING NO.	C1.1
PROJECT NO.	13006

July 8, 2019
Bearings referenced to the
East right of way of Third
Street, assumed to be
N12°19'06"E.
Elevations are referenced to
the NAVD83 Benchmark Datum.

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard • Green Bay, Wisconsin 54313
Phone: 920.434.9070 Fax: 920.434.9072
Project # S-6215 Drawing # O-160 Data File D-11014

SITE DEMOLITION GENERAL NOTES:

1. ALL SITE DEMOLITION AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF THE PROPOSED DUMP SITE IS PERMITTED.
2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FIELD CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR OWNER PRIOR TO BIDDING. IF CONFLICTS EXIST APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.
3. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED DURING THE DEMOLITION OF SITE IMPROVEMENTS. IF A UTILITY INTERRUPTION IS REQUIRED THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THOSE AFFECTED. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC WITHIN THE LIMITS OF THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED DURING DEMOLITION ACTIVITIES.
5. AS NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF, BUT NO BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL BE BORNE BY THE CONTRACTOR.
6. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE UTILITIES WERE PLOTTED ON THE DRAWINGS USING DIGGER'S HOTLINE. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALL UTILITIES LOCATED WITHIN THE LIMITS OF SITE EXCAVATION. CONTRACTOR SHALL PLACE A DIGGER'S HOTLINE CALL PRIOR TO EXCAVATING AND LOCAL UTILITIES SHALL BE MARKED OR CLEARED BY UTILITY COMPANY PRIOR TO EXCAVATING.
7. CONTRACTOR SHALL FULLY EVALUATE CONSTRUCTION MEANS AND MEASURES WHEN DETERMINING THE REMOVAL LIMITS OF THE DEMOLITION ITEMS TO ACCOMMODATE CONSTRUCTION OF ILLUSTRATED AND SPECIFIED IMPROVEMENTS AND SAID WORK SHALL BE FACTORED INTO THE BID.
8. CONTRACTOR SHALL COORDINATE SITE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS WHERE NECESSARY.
9. DURING PRE-BID SITE INVESTIGATION AND DURING CONSTRUCTION IF THERE ARE ISSUES OR QUESTIONS PERTAINING TO THE CONTRACT DRAWINGS RELATED TO SITE WORK IMPROVEMENTS THE FOLLOWING ARE CONTACTS WHO CAN BE CONSULTED WITH TO RESOLVE QUESTIONS OR ISSUES:
TONYA WAGNER, MAU & ASSOCIATES LLP-PROJECT ENGINEER, (920) 434-9670

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS

- XXX
MIRON CONSTRUCTION
(920) 336-3400
- EMERGENCY RESPONSE CONTACTS
FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 448-3200
COUNTY HEALTH DEPARTMENT (920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY

- SAINT VINCENT HOSPITAL
1821 S. WEBSTER AVE
GREEN BAY, WI 54301
(920) 431-3041

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT: ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE
IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS - USE PROTECTIVE EQUIPMENT
 - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
 - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.
6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.
7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.
8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

- A. INSTALL TRACKING PADS AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
- B. CONTACT THE CITY OF DE PERE AND WDNR TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
- C. REMOVE ITEMS AS NOTED ON THE SITE DEMOLITION PLAN WHILE MAINTAINING AS NEEDED UTILITY CONNECTIONS.
- D. EXCAVATE BUILDING FOUNDATION AS SHOWN ON THE PLAN AND ON DETAIL SHEETS. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE SOILS AT OFF-SITE LOCATION.
- E. COMPLETE BIOFILTER CONSTRUCTION. COMPLETE UTILITY CONSTRUCTION. INSTALL INLET PROTECTION.
- F. BEGIN SIDEWALK AND PAVEMENT BASE COURSE INSTALLATION. BEGIN ROUGH GRADING OF LANDSCAPE AREAS.
- G. PERFORM STREET SWEEPING AND TEMPORARY MULCHING / SEEDING AS NEEDED AND REQUIRED.
- H. COMPLETE BASE COURSE GRADING, CURB AND GUTTER, SIDEWALK AND PAVEMENT CONSTRUCTION.
- I. COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL, SEED, FERTILIZE AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.
- O. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE,, INLET PROTECTION, ETC.). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:
NAME OF INDIVIDUAL PERFORMING INSPECTION;
DATE, TIME, AND PLACE OF INSPECTION;
A DESCRIPTION OF THE CONSTRUCTION PHASE;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

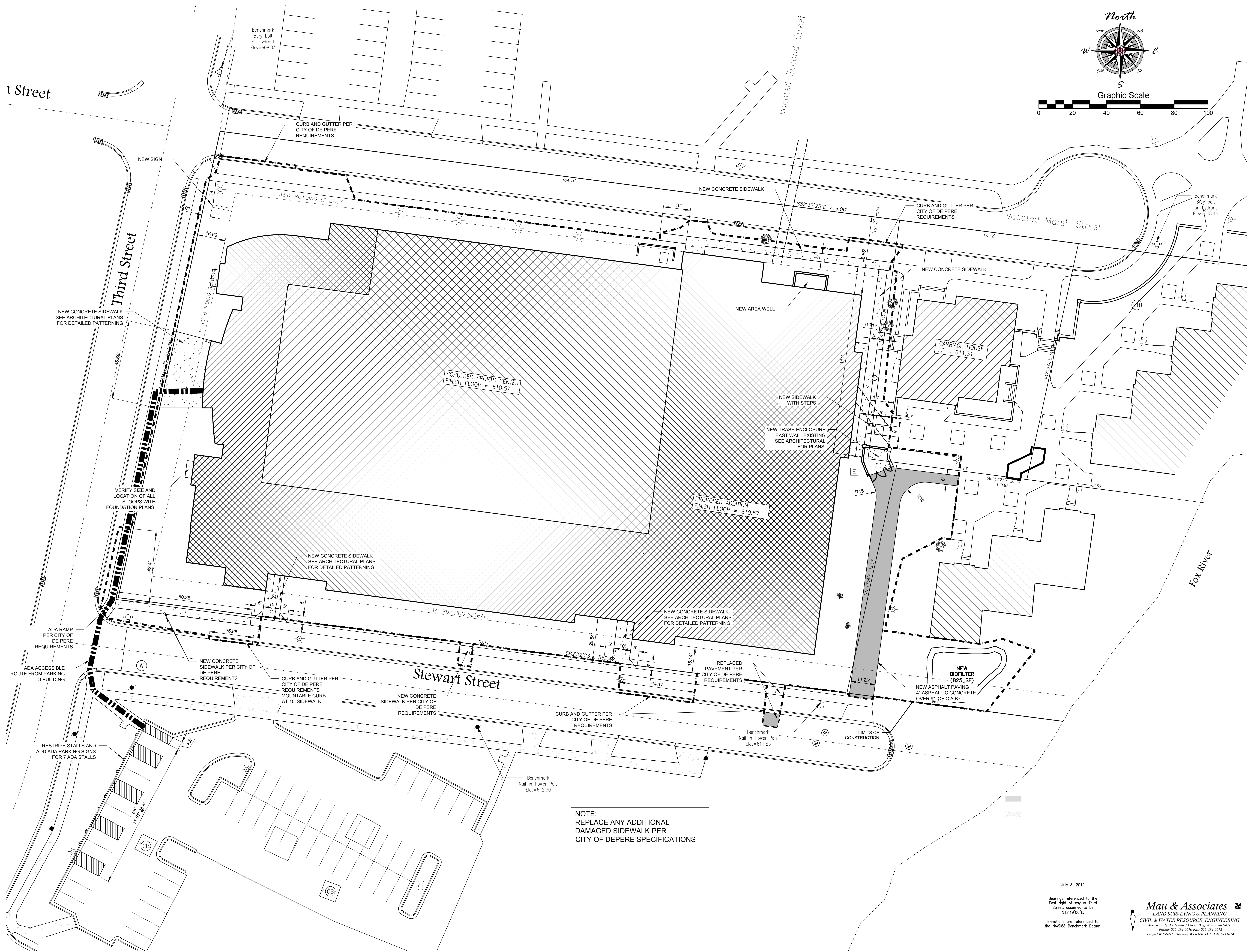
- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

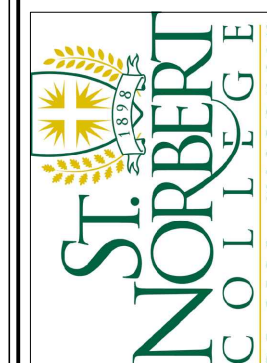
SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.



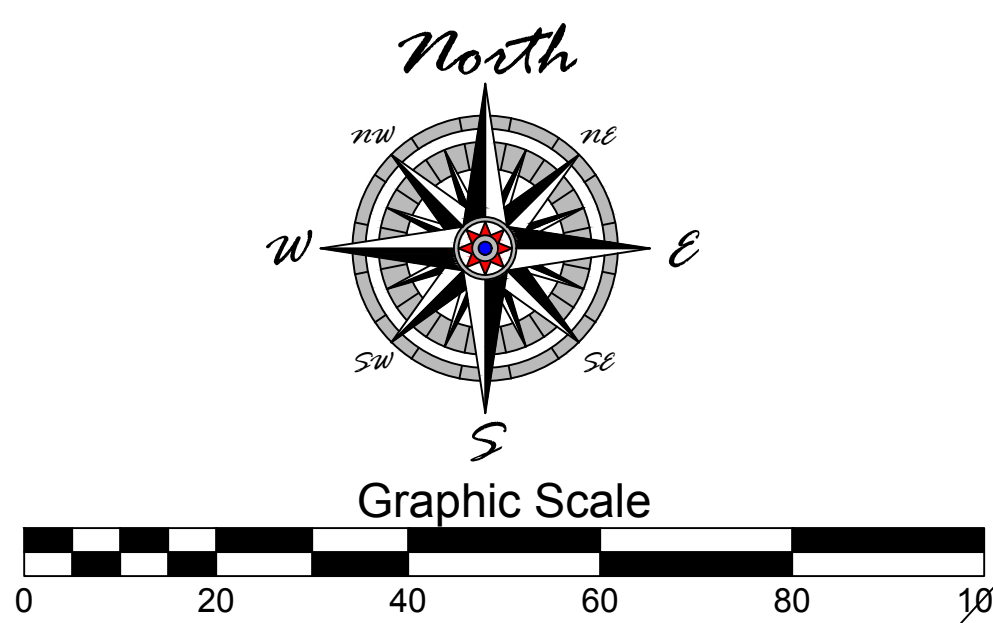
PRELIMINARY - NOT FOR CONSTRUCTION

INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN



SITE
PLAN

TITLE	DATE	BY	DATE
DRAWN	TAM	CHKD	TAM
SCALE			
DRAWING NO.	C2.1	REV.	
PROJECT NO.	13006		

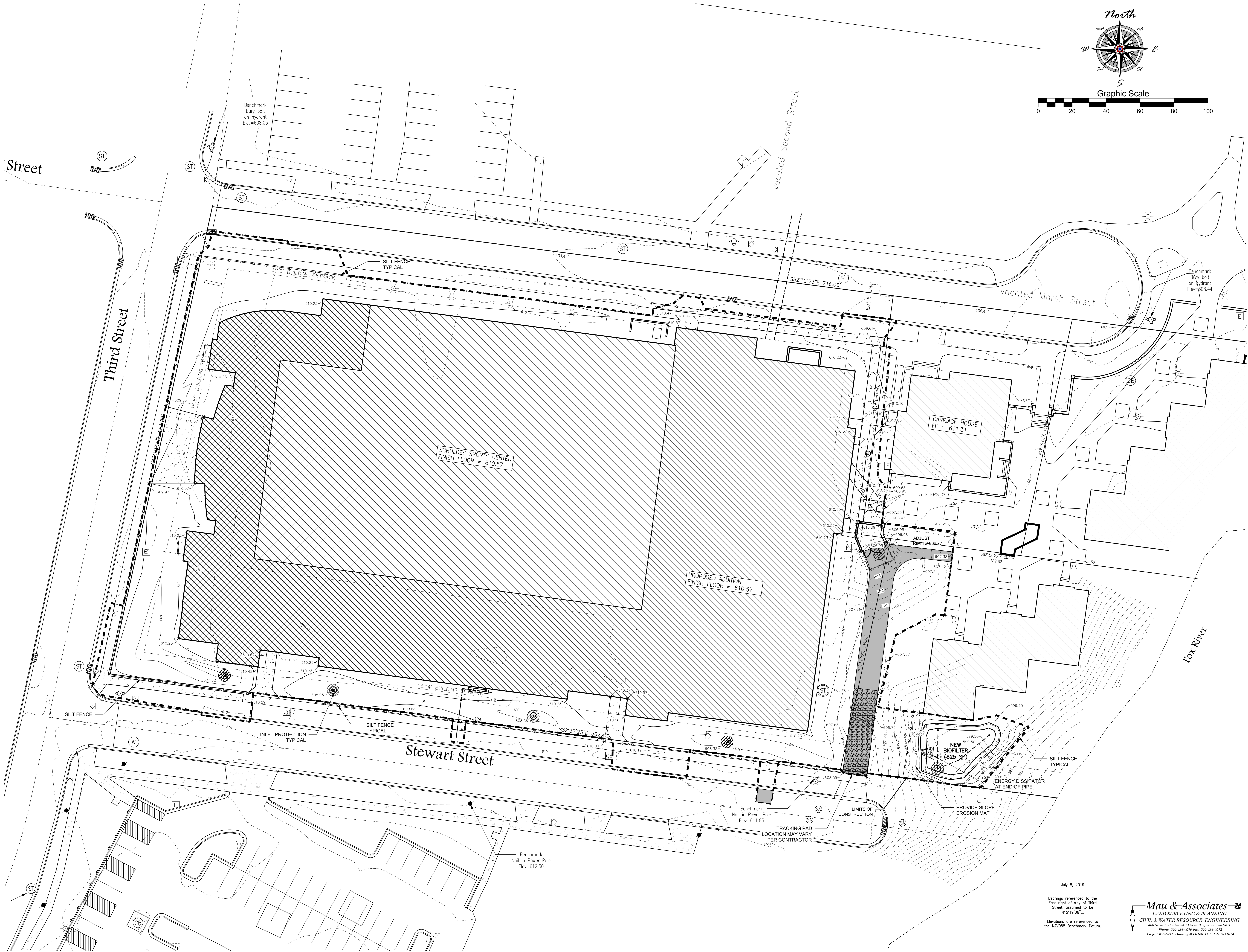


July 8, 2019

Bearings referenced to the East right of way of Third Street, assumed to be N12°19'06"E.

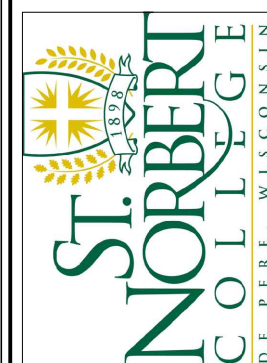
Elevations are referenced to the NAVD83 Benchmark Datum.

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard • Green Bay, Wisconsin 54313
Phone: (920) 434-9070 Fax: (920) 434-9072
Project # S-6215 Drawing # O-160 Data File D-11014



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2014 Wisconsin F.O. 001516
PHONE: 920.434.9070 FAX: 920.434.9072
WWW.PERFORMA-NE.com

GRADING AND
EROSION
CONTROL PLAN

TITLE	DATE	BY	DATE
TAX	TAX		
SCALE	C3.1		
PROJECT NO.	13006	REV.	

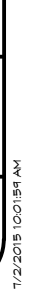
July 8, 2019

Bearings referenced to the
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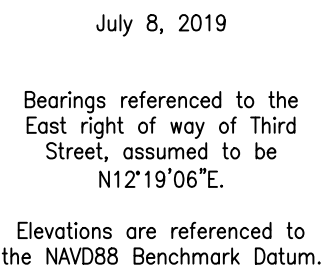
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Project # S-6215 Drawing # O-160 Data File D-11014

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5.f



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CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
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PRELIMINARY - NOT FOR CONSTRUCTION

INDOOR ATHLETICS EXPANSION
ST. NORBERT COLLEGE
DE PERE, WISCONSIN



Performa
PLANNERS + ARCHITECTS + ENGINEERS

124N. BROADWAY, P.O. BOX 514
DE PERE, WISCONSIN 54155
PHONE: 920-336-9999 FAX: 920-336-2899 www.performa.com

LANDSCAPE
PLAN

DRAWN		CHK'D	
TAM		TAM	
DATE			
[REDACTED]			
SCALE			
DRAWING NO.			
C5.1			
PROJECT NO.		REV.	
13006			



TYPE OA/OB FIXTURE

Marsh Street

8" pvc

30'

Third Street

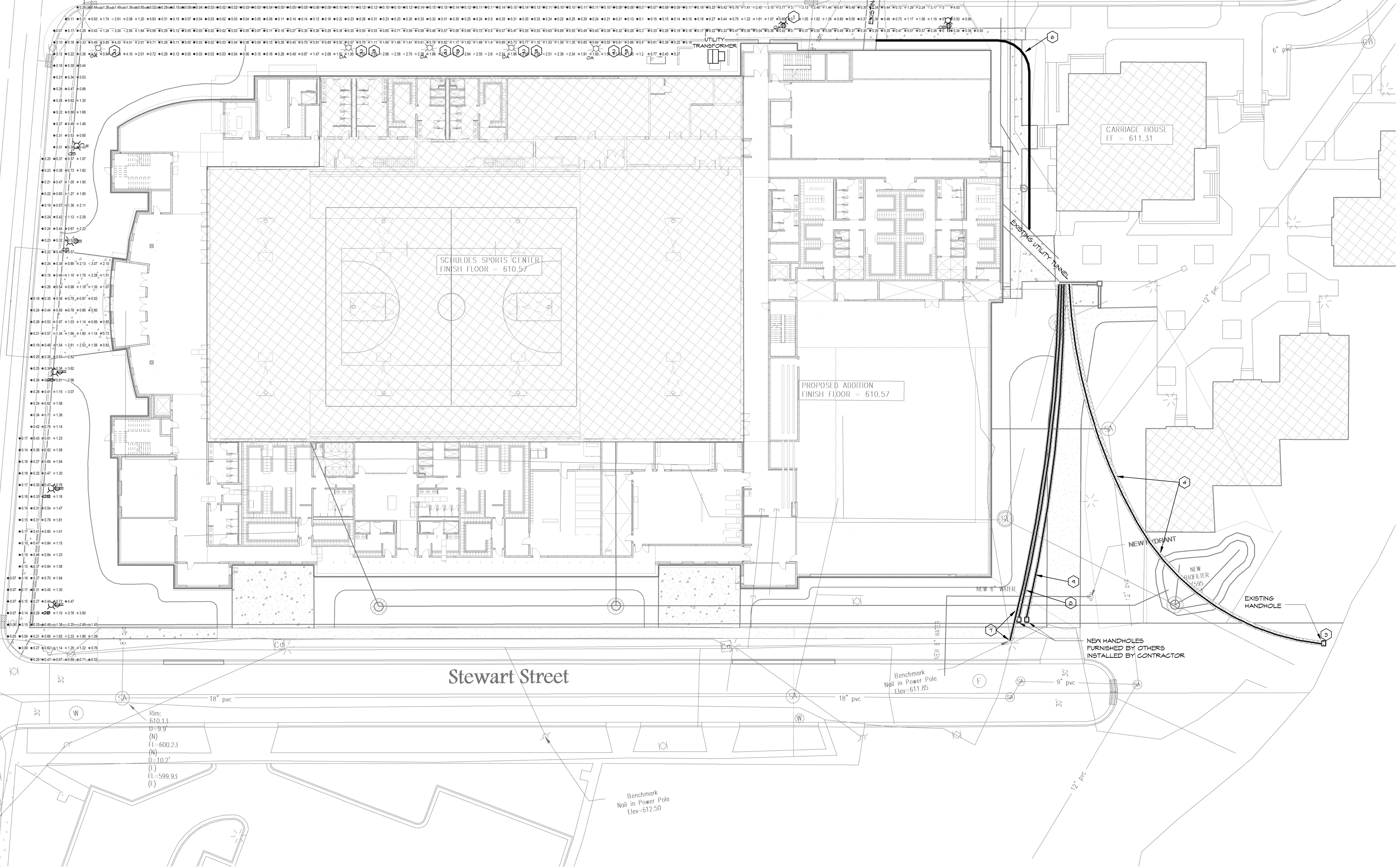
8" pvc

Benchmark
bury ball
on hydrant
Elev=608.03

vacated Second Street

8" clay

vacated Marsh Street



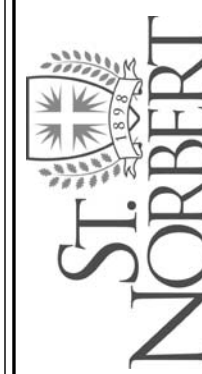
SITE PLAN NOTES:

- ALL NEW FIBER CABLEING UNDERGROUND SHALL INCLUDE TRACER WIRE.
- ALL EMPTY RACEWAYS SHALL BE PROVIDED WITH NYLON PULL STRINGS.
- RESTORE ALL DISTURBED LANDSCAPING AND HARD SURFACES DUE TO TRENCHING OR BORING.
- REMOVE AND RELOCATE EXISTING WALKWAY LIGHT. PROVIDE NEW LED LIGHT HEAD PER SCHEDULE.
- REPLACE EXISTING LIGHT HEAD WITH NEW LED HEAD MOUNTED ON EXISTING POLE AND BASE. SEE LIGHT FIXTURE SCHEDULE, SHEET E2.1.
- LOCATION OF EXISTING HANDHOLE NEAR RIVER.
- DIRECTIONAL-BORE 1-1/4" CONDUIT FROM HANDHOLE TO EXISTING UTILITY TUNNELS TO ACCOMMODATE SMC-OWNED 24-STRAND SINGLE-MODE FIBER. SEE DETAILS, SHEET E3.2.
- REPLACE THE POLE AND HEAD OF EXISTING OA FIXTURES. ALL POLES AND HEADS REMOVED SHALL BE TURNED OVER TO THE COLLEGE.
- DUCTS FOR CABLE CONNECTIONS BETWEEN UTILITY TUNNELS. SEE DETAILS, SHEET E3.2.
- FURNISH (1) @ 1-1/4" RACEWAY FROM EXISTING UTILITY TUNNEL TO BASE OF EXISTING POLE FOR TIME-WARNER CABLE FIBER RE-ROUTING.
- FURNISH (2) @ 1-1/4" RACEWAYS FROM EXISTING UTILITY TUNNEL TO HANDHOLE FOR NSIGHT FIBER RE-ROUTING. HANDHOLE PROVIDED BY NSIGHT AND INSTALLED BY CONTRACTOR.
- FURNISH (2) @ 1-1/4" RACEWAYS FROM EXISTING UTILITY TUNNEL TO HANDHOLE FOR WINDSTREAM/KDL FIBER RE-ROUTING. HANDHOLE PROVIDED BY NSIGHT AND INSTALLED BY CONTRACTOR.

SITE ELECTRICAL PLAN

SCALE: 1" = 20'-0"

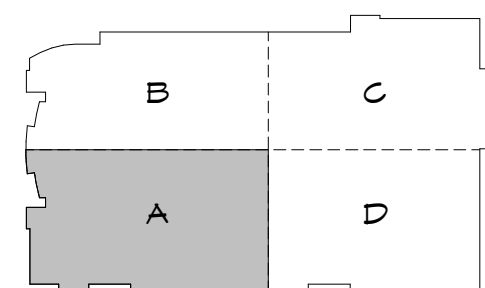
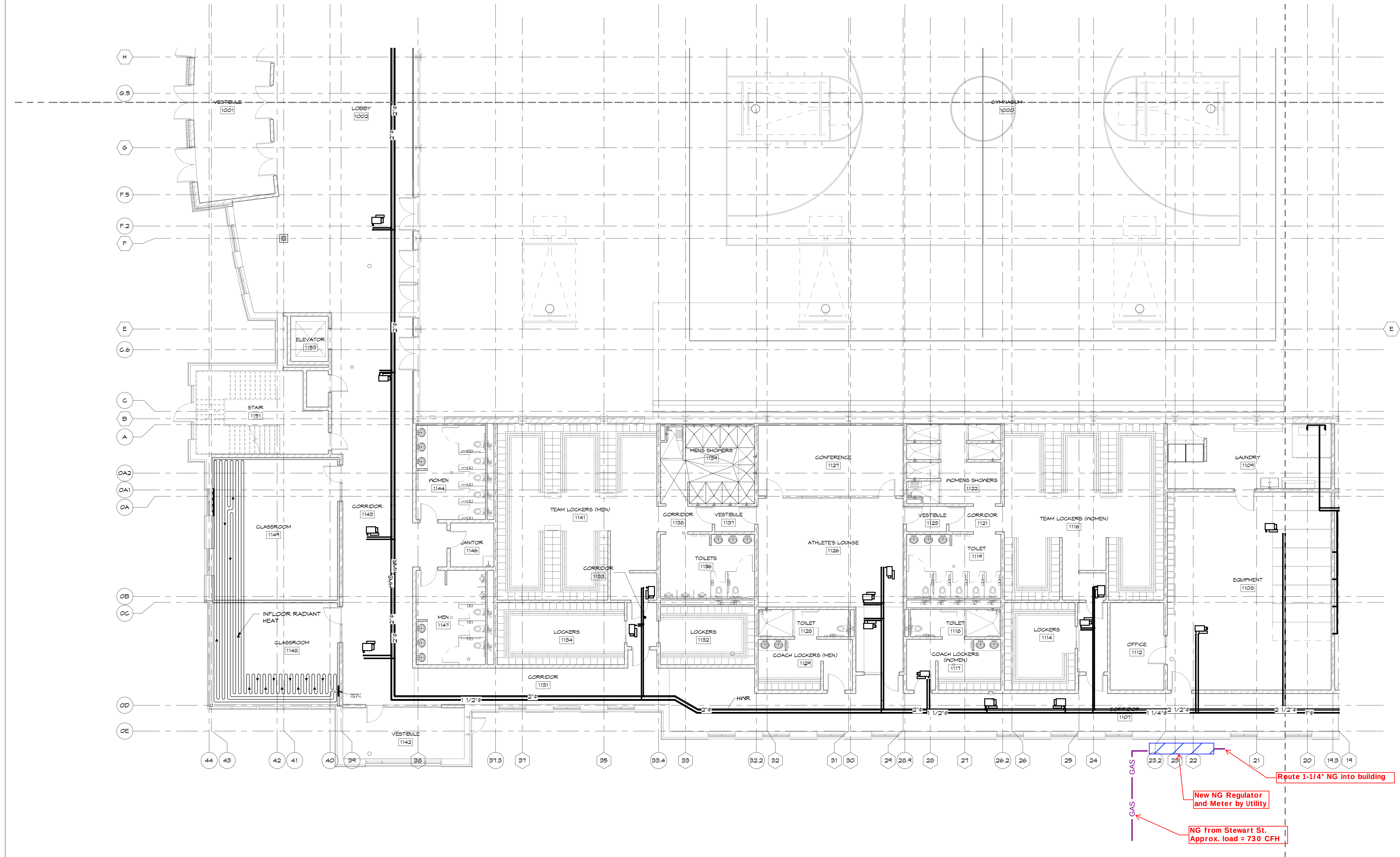
FIELD HOUSE EXPANSION
ST. NORBERT COLLEGE
DE PERE, WI



Performa
PLANNERS + ARCHITECTS + ENGINEERS
224 N. BROADWAY P.O. BOX 6100
DE PERE, WI 54104-0610
PHONE: 920.338.0800 FAX: 920.338.2885 www.performawisconsin.com

SITE ELECTRICAL PLAN

TITLE	DATE
DRAWN ALH	CHKD MPM
DATE 07/31/2015	
SCALE As Indicated	
DRAWING NO. E1.0	REV.
PROJECT NO. 13006	



KEY PLAN 'A'

FIRST FLOOR PIPING PLAN - A

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

DATE	BY	DESCRIPTION	NO.
5.1			

INDOOR ATHLETIC FACILITY
ST. NORBERT COLLEGE
DE PERE, WISCONSIN

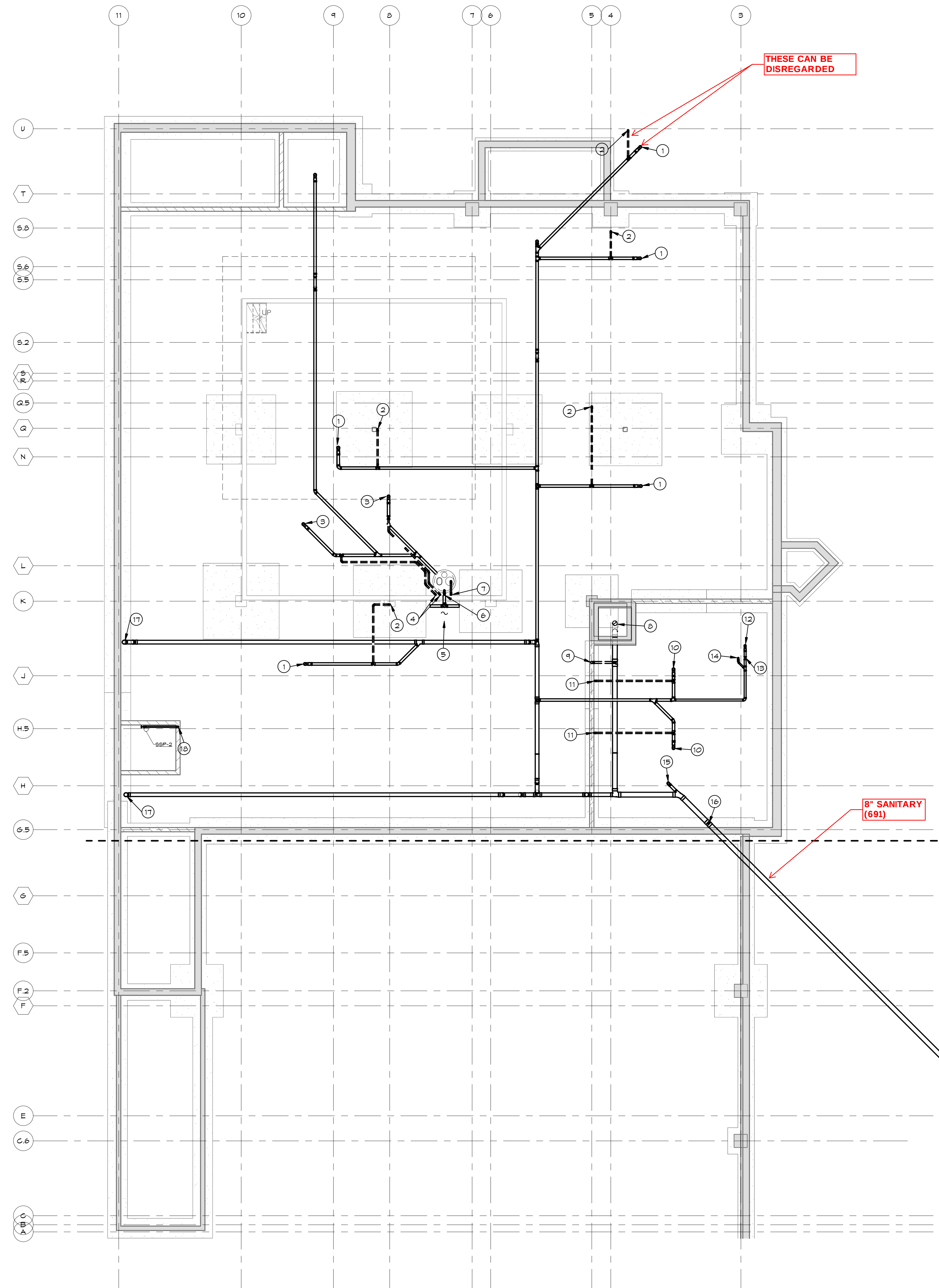
ST. NORBERT COLLEGE
DE PERE, WISCONSIN

Attachment: DePere Submittal Schedule (4105: SNC Site Plan)

Performa
PLANNERS + ARCHITECTS + ENGINEERS
224 N. BROADWAY, FLOOR 200, DE PERE, WI 54227
PHONE: 763.224.0099 FAX: 763.224.0097 www.performawis.com

FIRST FLOOR PIPING PLAN - A

DATE	5/1/2019
DRAWN	Author
CHECKED	Checker
DATE	MM/DD/YY
SCALE	As Indicated
DRAWING NO.	H1.13
PROJECT NO.	13006

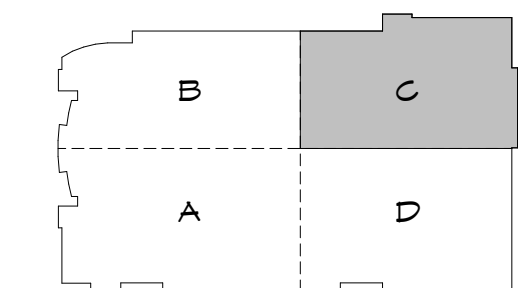


FOUNDATION PLUMBING PLAN NOTES:

- ① 4" SANITARY UP TO FLOOR DRAIN (FD-4) IN MECHANICAL/STORAGE L102.
- ② 2" VENT THRU FLOOR SLAB TO ABOVE, SERVES FLOOR DRAIN (FD-4) IN MECHANICAL / STORAGE L102.
- ③ 4" STORM (CLEARWATER WASTE) UP TO HUB DRAIN (HD-1) IN MECHANICAL/STORAGE L102.
- ④ 2" STORM VENT UP THRU FLOOR SLAB TO ABOVE, SERVES HUB DRAINS (HD-1) IN MECHANICAL / STORAGE L102.
- ⑤ CONNECT INTO DRAIN TILE AROUND PERIMETER OF DEPRESSED BASEMENT FLOOR SLAB, SEE STRUCTURAL DRAWINGS.
- ⑥ 2" STORM VENT UP THRU FLOOR SLAB TO ABOVE, SERVES STORM EJECTOR SUMP (STE-1) IN MECHANICAL / STORAGE L102.
- ⑦ 2" STORM PUMPED DISCHARGE UP THRU FLOOR SLAB TO ABOVE, SERVES STORM EJECTOR SUMP (STE-1) IN MECHANICAL / STORAGE L102.
- ⑧ 8" BACKWASH DRAIN (HUB) SET FLUSH WITH BOTTOM OF SUMP.
- ⑨ 3" VENT UP THRU FLOOR SLAB TO ABOVE, SERVES 8" BACKWASH DRAIN.
- ⑩ 4" SANITARY UP TO FLOOR DRAIN (FD-8) IN POOL MECH. EQUIPMENT ROOM L105.
- ⑪ 2" VENT UP THRU FLOOR SLAB TO ABOVE, SERVES FLOOR DRAIN (FD-8) IN POOL MECH. EQUIPMENT ROOM L105.
- ⑫ 3" SANITARY UP TO FLOOR DRAIN (FD-1) IN CHLORINATION ROOM L104.
- ⑬ 1 1/2" VENT THRU FLOOR SLAB TO ABOVE, SERVES FLOOR DRAIN (FD-1) IN CHLORINATION ROOM L104.
- ⑭ 2" SANITARY UP THRU FLOOR SLAB TO ABOVE, SERVES EMERGENCY EYEWASH / DRENCH SHOWER (EDASH-1) IN POOL MECH. EQUIPMENT ROOM L105.
- ⑮ 8" SANITARY UP TO FLOOR CLEANOUT (FCO-4) IN POOL MECH. EQUIPMENT ROOM L105.
- ⑯ 2" SANITARY UP THRU FLOOR SLAB TO ABOVE, SERVES DISCHARGE OF NEUTRALIZATION BASIN (NB-1) IN POOL MECH. EQUIPMENT ROOM L105.
- ⑰ 6" SANITARY UP THRU FLOOR SLAB TO ABOVE.
- ⑱ 2" STORM PUMPED DISCHARGE UP THRU FLOOR SLAB TO ABOVE, SERVES ELEVATOR PIT SUMP PUMP (SSP-2) IN ELEVATOR L101.

TE-IN POINT
IN. EL. = 541.17

EXISTING SANITARY MANHOLE
RIM EL. = 607.55
FLOOR LINE EL. = 541.03



KEY PLAN 'C'



FOUNDATION PLUMBING PLAN

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

INDOOR ATHLETIC FACILITY
ST. NORBERT COLLEGE
DE PERE, WISCONSIN

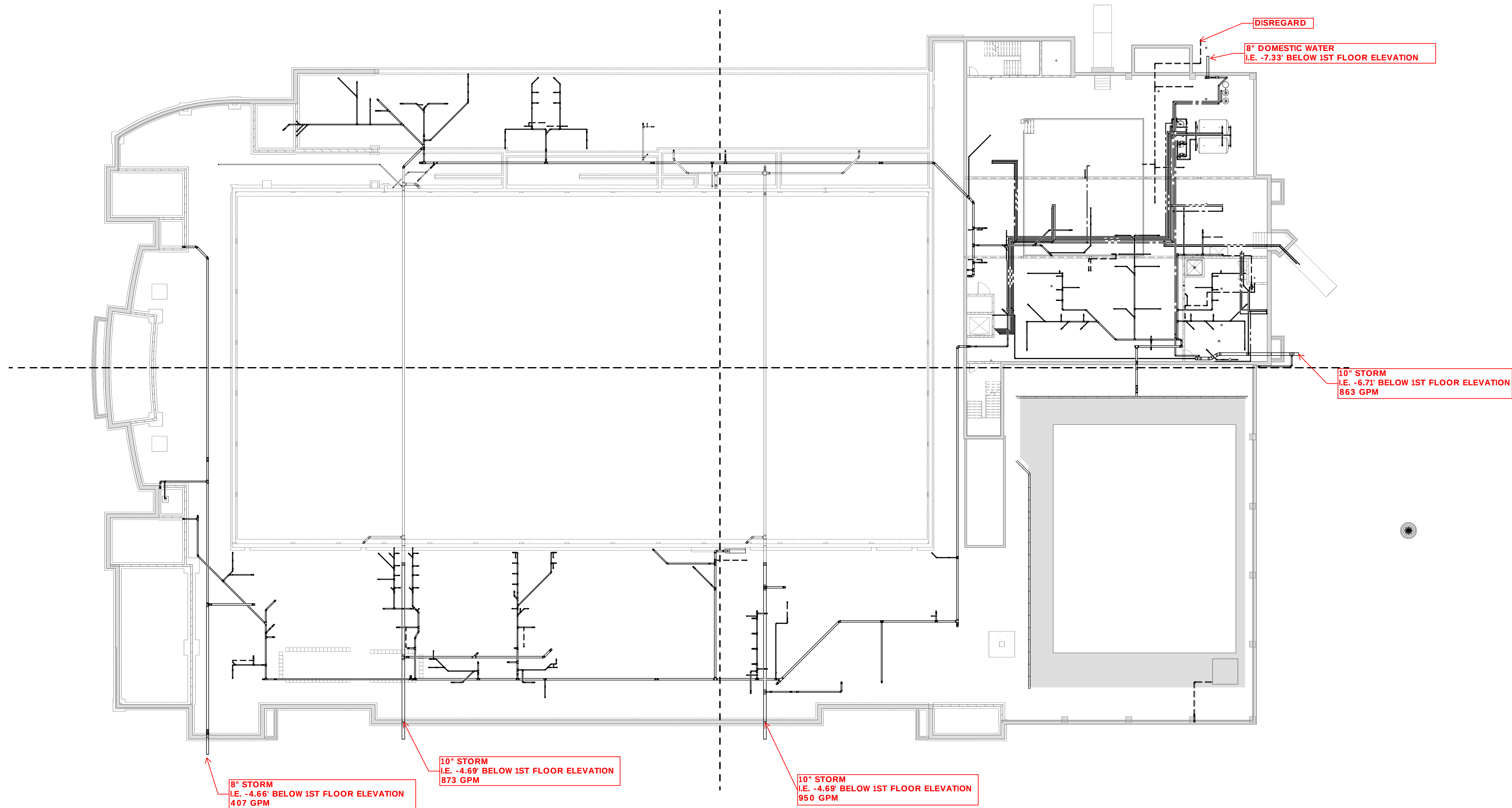


Attachment: DePere Submittal Schedule (4185 - SNC Site Plan)

Performa
PLANNERS + ARCHITECTS + ENGINEERS
224 N. BRIDGEMAN F. 202 DE PERE, WI 54227
PHONE: 768.232.0097 FAX: 768.232.3897 www.performaplanning.com

FOUNDATION PLUMBING PLAN - C

TITLE	
DRAWN: N.A.R.	CHD: B.E.B.
DATE: MM/DD/YY	
SCALE: As indicated	
DRAWING NO. P1.1	
PROJECT NO. 13006	REV.



8" STORM
I.E. -4.66' BELOW 1ST FLOOR ELEVATION
407 GPM

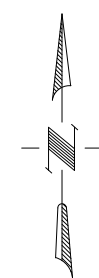
10" STORM
I.E. -4.69' BELOW 1ST FLOOR ELEVATION
873 GPM

10" STORM
I.E. -4.69' BELOW 1ST FLOOR ELEVATION
950 GPM

DISREGARD

8" DOMESTIC WATER
I.E. -7.33' BELOW 1ST FLOOR ELEVATION

10" STORM
I.E. -6.71' BELOW 1ST FLOOR ELEVATION
863 GPM



OVERALL BASEMENT PLUMBING PLAN

SCALE: 1/16" = 1'-0"

TITLE	
DRAWN	CHKD
N.A.R.	B.E.B.
DATE	
MM/DD/YY	
SCALE	
1/16" = 1'-0"	
DRAWING NO.	
P1.2	
PROJECT NO.	REV.
13006	

OVERALL BASEMENT PLUMBING PLAN

Performa
PLANNERS + ARCHITECTS + ENGINEERS
1214 WISCONSIN P.O. BOX 116
DE PERE, WISCONSIN 54927
PHONE: 920.242.0097 FAX: 920.242.0097 www.performapac.com

ST. NORBERT
COLLEGE
DE PERE, WISCONSIN

INDOOR ATHLETIC FACILITY
ST. NORBERT COLLEGE
DE PERE, WISCONSIN

Attachment: DePere Submittal Schedule (4105 - SNC Site Plan)

DESCRIPTION

NO.

BY

DATE

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

MEETING DATE: November 30, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review and Action on a Sign Variance request for a sign at 785 Scheuring Rd for Depot Condominium (WD-1921). Applicant: Creative Signs

ATTACHMENTS:

- PC_Staff Memo_PEDS LLC (PDF)
- PEDS LLC_Sign Variance (PDF)

CITY OF DE PERE**MEMO**

To: Mayor Mike Walsh
Members of the City Plan Commission

From: David R. Hongisto, Chief Building Inspector/Asst. Assessor

Re: 785 Scheuring Road (Sign variance request)

Date: November 23, 2015

Creative Sign has submitted an application for a variance request to construct a monument sign on the property located at 785 Scheuring Road. The proposed sign would be located seven (7) feet from the front property line. The City of De Pere Sign Ordinance, Chapter 98-15(c)(2) requires a fifteen (15) foot front yard setback for a monument sign. A site plan showing the location of the sign is attached. A photograph with a car exiting the site is also attached.

The Building Inspection Department has reviewed the variance and recommends approval due to 1) there will not be a traffic hazard to both motorists and pedestrians and 2) there is approximately twenty (20) feet of right of way on the south side of Scheuring Road which would create a distance of twenty seven (27) feet from the edge of the sign to physical street.

Feel free to contact me if you have any questions.

Attachment: PC_Staff Memo_PEDS LLC (4186 : Sign Variance)

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 150.00
		Receipt #: 107885
		Date: 11-6-15

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) Kelli Lax - Creative Signs	Authorized Representative Kelli Lax	Title Senior Sign Consultant	
Mailing Address 505 Lawrence Dr.	City De Pere	State WI	ZIP Code 54115
Email Address Kelli@greenbay Signs.com	Phone Number (incl. area code) 920.676.7757	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) PEDS	Contact Person Mark Soderland	Title Owner	
Mailing Address PO Box 5512	City De Pere	State WI	ZIP Code 54115
Email Address Sodie5141@gmail.com	Phone Number (incl. area code) 920.655.8457	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: Legal Description: Depot Condominium (785 Scheuring Road)	Parcel Number(s): WD-1921
--	------------------------------

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	98-15(C)
Ordinance Provision:	Requires a 15' setback
Project Description:	8'x8' monument sign
Variance Requested:	To allow a sign greater than 3' in height within a 15' setback
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Please see attached letter
Describe the hardship(s) that would result if the variance is not granted:	Please see attached letter
Describe how the variance would not have adverse effects on surrounding properties:	Please see attached letter

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 Variance 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) <i>Kelli M. Lax</i>	Title <i>Senior Sign Consultant</i>	Phone Number <i>920.676.7757</i>
Signature of Applicant <i>Kelli M. Lax</i>		Date Signed <i>11.9.15</i>

Maps and scaled drawings which help explain the request are strongly encouraged. Attached additional sheets if necessary.



Creative Sign Co.
505 Lawrence Dr.
De Pere, WI 5411
920.336.8900
www.greenbaysigns.com

November 9, 2015

Mayor Michael Walsh
Members of the City Plan Commission
335 S. Broadway
De Pere WI 54115

Re: Sign Variance Request – 785 Scheuring Road – Monument Sign Location

Greetings:

Regarding the last three (3) items on the request for variance form for the above mentioned site; there was an initial request for a sign near the intersection of Scheuring Road and Patriot Way, however it was discovered that this location has various utilities above and underground. Making it very difficult to install the sign in the setback area as well as be visible for customers coming to the businesses here and be able to navigate in time to turn in.

We are requesting a new location approx. 35' west and seven (7) feet in from the walk way. With Scheuring Road being so wide, it will not affect the East bound traffic at all, and there is no obstruction for West bound traffic either. Please review the attached pictures (pink flags indicating where we would like to place the sign). So this location will not create a safety hazard or obstruct any views for motorists or pedestrians.

The sign will have no adverse effect on surrounding properties either. It will be internally illuminated with LED's so no flashing or bright lighting to distract any traffic.

This sign will advertise three (3) businesses in this newly completed building, so a "visible" sign is very imperative for customers to location them.

Thank you in advance for your time and consideration, it is greatly appreciated!

Sincerely,

A handwritten signature in black ink that reads "Kelli Lax".

Kelli Lax
Senior Sign Consultant

Attachment: PEDS LLC_Sign Variance (4186 : Sign Variance)

R:\Jobs\0619-01-13\TM PEDS LLC De Pere Site\DRAWINGS\0619-01-13 Eng.dwg 8/19/2013 2:12:00 PM



creative Sign
Company Inc.
1015 Levee Road, Suite 100, Metairie, LA 70001
(504) 885-1100 • 800.955.1100

CLIENT: PEDS
LOCATION: 785 SCHEURING RD. DE PERE
DRAWN BY: AMANDA S
SALESPERSON: KELLIE
DATE: 8/5/15
DESIGN #: 08932
PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
AS	3/11/15	VECTOR LOGO	
AS	3/23/15	YELLOW BACKGROUND	
AS	10/13/15	BASE BYCS	

MONUMENT SIGN

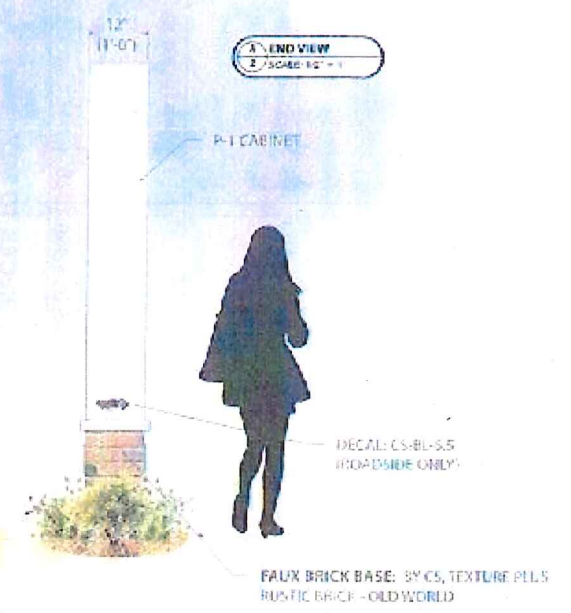
QUANTITY: (1) OF ILLUMINATED MONUMENT
CABINET: FABRICATED ALUM (12" D)
LIGHTING: LED (WHITE)
RETAINER: 2"
FACES: LEXAN
GRAPHICS: DIGITAL PRINT 1ST & 2ND SURFACE
VINYL: PREMIUM WHITE GLOSS LAM
BASE: BYCS - FAUX BRICK BASE
ADDRESS: 1470 FLATCUT ALUM
FONT: HELVETICA BOLD
PHOTO EYE: NO
MOUNTING: BY OTHERS
INSTRUCTION: PRODUCE & INSTALL SIGN

COLORS:

- ☐ P-10-1 WHITE
- ☐ C-2 BLACK
- ☐ C-3 RED (C-35 R100 X 100 KD)
- ☐ C-4 PMS 143 C YELLOW

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE



MONUMENT: OPT 1

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

This is an original and unaltered drawing by Creative Sign Co., Inc. It is for your personal use in connection with a project being planned for use by Creative Sign Co., Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design in the sale or lease of any property is strictly prohibited. Creative Sign Co., Inc. is not responsible for any and all errors or omissions of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and colors used. All sizes and dimensions are illustrated for client's conception of the project and are not to be understood as being exact or to scale.

Attachment: PEDS LLC_Sign Variance (4186 : Sign Variance)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 30, 2015

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: B. Review of Boundary and Project Plan Amendment for Tax Incremental Financing District #10

ATTACHMENTS:

- PC_Staff Memo_TID 10 (PDF)
- Depere TID 10 Project Plan Boundary Amendment Draft Update 112015 (PDF)

Item 7: TID # 10 Project Plan and Boundary Amendment - Public Hearing.*

Project Description:

The City of De Pere requests to amend the boundary and project plan for Tax Incremental Financing District #10 (TID #10) to include several parcels and to facilitate the corporate expansion and renovation proposed by Belmark. The amendment will allow the City to provide various incentives for new development projects within the TID boundary and provide additional properties that can support the infrastructure needed for future development. Plan details will be outlined during the public hearing.

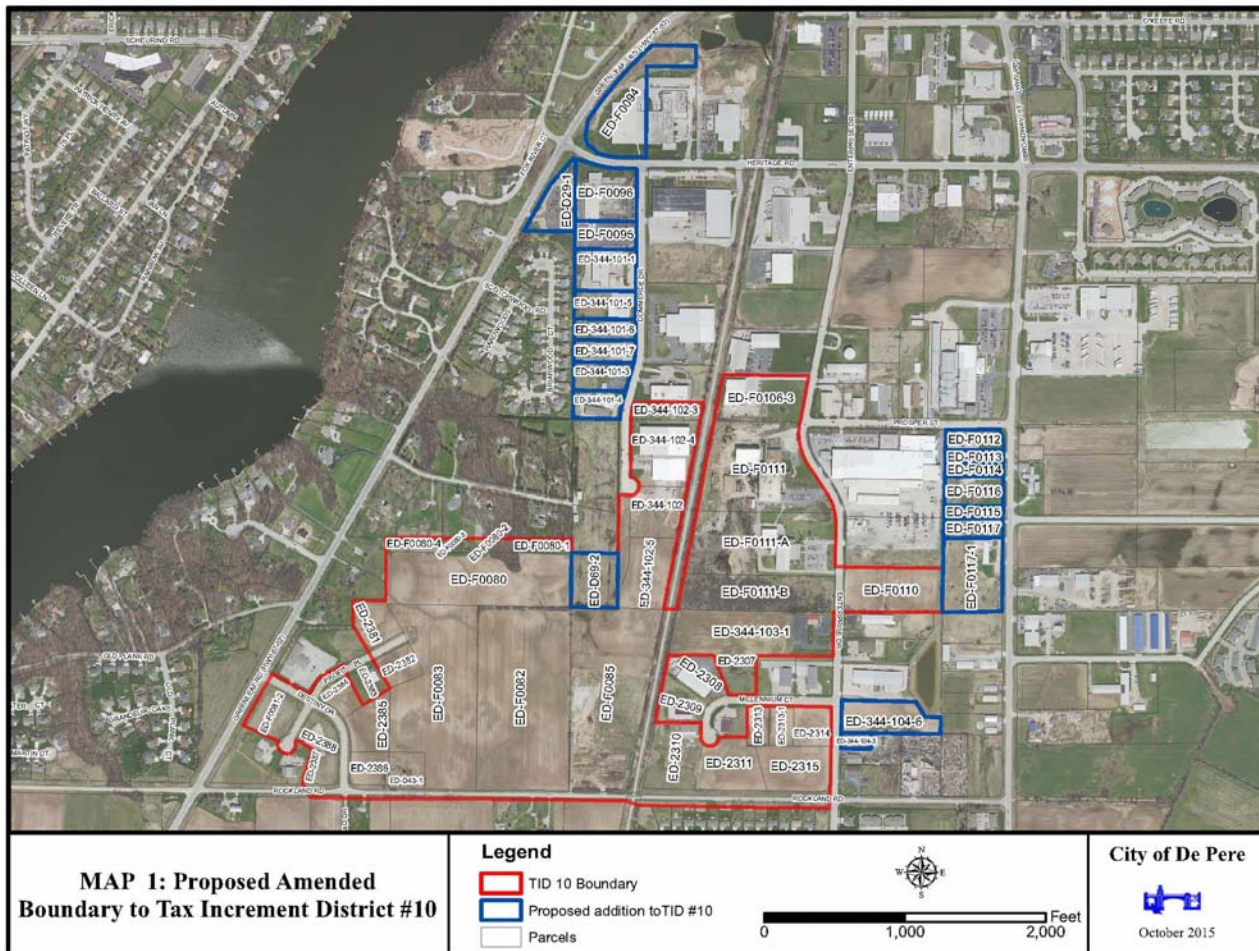


Figure 1: TID #10 Proposed Map

Recommendation:

Staff recommends approval of the Resolution recommending adoption of the TID #10 boundary and plan amendment and asks that it be submitted to the Common Council for its approval following the statutory requirements.

City of De Pere, Wisconsin

Boundary and Project Plan Amendment to Tax Increment Financing Plan

for

Tax Incremental Financing District No. 10

Recommended by the City Plan Commission
Expected November 30, 2015

Adopted by the Common Council
Expected December 1, 2015

Adopted by Joint Review Board
Expected December 11, 2015

Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

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Section A Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty per cent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City or Village has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty years after the District is created for mixed use TIDs.
3. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

The Boundary and Project Plan for Tax Incremental Financing District No. 10, "the District," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 10 is defined by the boundary shown on Map 1 found on Page 14. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the village attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

Section B Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District

The public works and improvement activities located within Tax Incremental Financing District No. 10 are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 16, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Any economic incentives granted will be consistent with the TIF statutory requirements.

A. Capital Costs for Development of the TID:

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

B. Administrative Costs:

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

C. Organization Costs:

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, surveyors, appraisers, and other contracted services related to the District. This shall also include the District economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER TEN - TABLE I
Proposed Project Costs, Public Works and Improvements**

PHASE ONE

	<u>Costs</u>	<u>YEAR</u>				<u>Totals</u>
		<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018-2032-</u>	
<u>Capital Costs:</u>						
Public Infrastructure	1,765,975				1,765,975	1,765,975
Pond (with storm sewer)						
Other						
Subtotal						
<u>Private Costs</u>						
Developer Incentives – Cash Grants	2,774,625	0	0	198,188	2,576,438	2,774,625
<u>Administrative Costs:</u>						
City staff/consulting	35,000	5,000	5,000	5,000	20,000	35,000
10% Admin/Eng	45,000	5,000	5,000	5,000	30,000	45,000
<u>Other Costs</u>						
Other						
<u>Financing Costs:</u>						
Interest costs of Money						
<u>Total Project Costs</u>	4,620,600	10,000	10,000	208,188	4,392,413	4,620,600

- *Subject to change based on final financing plan*

Section C Local Action

Before a Tax Incremental Financing District can be amended, the City Plan Commission must hold a public hearing(s) on the proposed Boundary and Project Plan Amendment of the District, the proposed boundary amendment thereof and the proposed Project Plan Amendment for the District. The public hearing on the proposed amendment of and the boundary Amendment for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. The City has chosen to hold the public hearings concurrently. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District amended boundaries and Project Plan Amendment to the local legislative body for action if it desires to amend the

District. Before adopting such resolution, the local legislative body may amend both the proposed District boundaries and Project Plan. The Public Hearing for the Boundary and Project Plan Amendment for the District has been scheduled for the Plan Commission on November 30, 2015. Notice of the Public Hearing shall be published in the De Pere News on November 16, 2015 and November 23, 2015 and have also been sent to all taxing entities applicable within the District. The resolution approving the District shall be introduced to the Common Council for approval on December 1, 2015.

State Statutes require the City seeking to create or amend a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing District creation or amendments proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. The public member and the chair of the JRB must be selected by a majority vote of the other JRB members. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB is scheduled for the week of November 23, 2015, with the final meeting to act on the Common Council's resolution anticipated to occur following the Common Council meeting.

Capacity to Create or Amend Tax Incremental Districts

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2015 total equalized value is \$1,898,625,300. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is \$227,835,036.

The City has 6 outstanding Tax Incremental Districts with \$131,721,400 of equalized value. This district is expected to be \$15,500,000 of value. Therefore, this district can be created within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the proposed tax incremental district to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and existing districts, as well as the capacity to create additional districts.

Section D General Description of Tax Incremental District Number 10

The purpose of the Boundary and Project Plan Amendment for Tax Incremental Financing District Number 10 is to be the primary public financing tool for proposed business expansion of Belmark Corporation currently located within the City of De Pere. Within the boundaries of this Tax Incremental District are sites suitable for mixed use development. The area of the proposed boundary amendment is approximately 29.715 acres in size. The project boundaries are described in the next section.

The proposed project shall include the expansion of an existing corporate business. Proposed project costs within the district shall also include developer incentives as reimbursement for certain project costs on an annual basis as tax increments are available. The City also anticipates using tax increments to finance public infrastructure costs within the district.

With the adoption of this Boundary and Project Plan Amendment, the City Common Council is enabled to make TIF-eligible expenditures for development of these areas, as well as off-site expenditures if they are related to the District. The infrastructure improvements are anticipated to occur within the original and amended boundaries, as necessary and financially feasible.

Section E District Boundary

The boundaries of Tax Incremental Financing District Number 10 are shown on Map 1 on Page 14 and are further described in Appendix A. The District includes the properties with the following identification numbers and legal descriptions:

<u>Parcel ID</u>	<u>Legal Description</u>
ED-2311	3.651 AC M/L EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 24 & PRT OF LOT 25 DESC IN 2356282
ED-2313	2.033 AC M/L EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 26 & PRT OF LOT 25 DESC IN 2356281
ED-F0082	19.856 AC M/L E1/2 SE1/4 SE1/4 SEC 33 T23N R20E EX RD
ED-F0086	14.705 AC M/L R-O-W OVER SEC 27 & 34 T23N R20E
ED-F0080-3	14,012 SQ FT LOT 1 OF 29 CSM 360 EX PART IN TOWN OF DE PERE BNG PART OF NE1/4 SE1/4 SEC 33 T23N R20E
ED-F0080-4	0.895 AC M/L PART OF NE1/4 SE1/4 SEC 33 T23N R20E DESC IN J27386-41
ED-F0080-2	36,804 SQ FT LOT 2 OF 29 CSM 360 EX PART IN TOWN OF DE PERE BNG PART OF NE1/4 SE1/4 SEC 33 T23N R20E
ED-F0085	16.110 AC M/L PRT SW1/4 SW1/4 SEC 34 T23N R20E LYG W OF RR EX RD
ED-F0080-1	0.965 AC M/L PART OF NE1/4 SE1/4 SEC 33 T23N R20E DESC IN J15979-03 EX J16068-28 & EX J27386-41
ED-344-102	7.878 AC M/L EAST SIDE INDUSTRIAL PARK SUBD LOT 2 EX 30 CSM 129 & EX 32 CSM 319
ED-344-103-1	367,616 SQ FT LOT 1 OF 30 CSM 211 BNG PRT OF LOT 3 EAST SIDE INDUS- TRIAL PARK
ED-F0111	11.214 AC PRT OF NW1/4 SW1/4 & PRT OF NE1/4 SW1/4 SEC 34 T23N R20E DESC AS LOT 1 IN 20 CSM 79
ED-F0111-A	10.636 AC PRT OF NW1/4 SW1/4 & PRT OF NE1/4 SW1/4 SEC 34 T23N R20E DESC AS LOT 2 IN 20 CSM 79
ED-F011-B	6.396 AC PRT OF NW1/4 SW1/4 & PRT OF NE1/4 SW1/4 SEC 34 T23N R20E DESC AS LOT 3 IN 20 CSM 79
ED-F0106-3	4.632 AC M/L PRT OF S1/2 OF SE1/4NW1/4 & S1/2 OF SW1/4NW1/4 SEC 34 T23N R20E DESC AS PCL B IN 4 CSM 71 BCR
ED-344-102-4	209,522 SQ FT LOT 1 OF 32 CSM 319 BNG PRT OF LOT 2 EAST SIDE INDUS- TRIAL PARK SUBD
ED-2315	159,015 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 28
ED-2314	75,561 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 27
ED-2310	170,840 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 23
ED-2307	71,549 SQ FT EAST SIDE INDUSTRIAL PARK 2ND ADDN LOT 20
ED-D43-1	1.542 AC M/L THE S 295.16 FT OF W 295.16 FT SE1/4 SE1/4 SEC 33 T23N R20E EX RD & EX EAST SIDE INDUSTRIAL PARK 3RD ADDN
ED-F0080	11.507 AC M/L S 502 FT OF N1/2 OF S1/2 OF SEC 33 T23N R20E LYG E OF HWY 57 EX 173 D 451 & EX 263 D 255 & EX 270 D 197 & EX 306 D 577 & EX J15979-03 & EX EAST SIDE INDUSTRIAL PARK 3RD ADDN
ED-F0083	15.609 AC M/L W1/2 SE1/4 SE1/4 SEC 33 T23N R20E EX S 295.16 FT OF W 295.26 FT & EX EAST SIDE INDUSTRIAL PARK 3RD ADDN & EX RD
ED-2387	51,379 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 35
ED-2381	86,959 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 29
ED-2382	65,340 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 30

ED-2386	65,364 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 34
ED-2388	61,011 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 36
ED-2385	104,560 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 33
ED-2384	51,734 SQ FT EAST SIDE INDUSTRIAL PARK 3RD ADDN LOT 32
ED-F0081-2	97,212 SQ FT LOTS 1 & 2 OF 48 CSM 184 BNG PRT OF SW1/4 SE1/4 SEC 33 T23N R20E
ED-F0110	221,682 SQ FT LOT 1 OF 30 CSM 312 BNG PRT OF NE1/4 SW1/4 SEC 34 T23N R20E
ED-344-102-3	62,717 SQ FT LOT 3 OF 30 CSM 129 BNG PRT OF LOT 2 EAST SIDE INDUS- TRIAL PARK

Proposed Boundary and Project Plan Amendment

ED-F0094	268,281 SQ FT LOT 1 OF 41 CSM 274 BNG PRT OF NW1/4 NW1/4 SEC 34 T23N R20E EX PCL 2 OF TPP 4085- 43-21-4.01
ED-F0096	172,971 SQ FT THAT PRT OF NW1/4 SEC 34 T23N R20E BNG PRT OF 4 CSM 223 DESC AS LOT 1 IN 12 CSM 125 IN J7451-27 EX PCL 3 OF TPP 4085-43-21-4.01
ED-D29-1	107,508 SQ FT LOT 1 OF 24 CSM 29 BNG PART OF GOV'T LOT 1 SEC 33 T23N R20E EX J20497-52 EX PCL 4 OF TPP 4085-43-21-4.01
ED-F0095	2.00 AC PART OF NW1/4 SEC 34 T23N R20E LYG W OF RR & S OF HERITAGE DR & DESC AS LOT 2 IN 12 CSM 125
ED-344-101-1	130,765 SQ FT LOT 1 OF 31 CSM 121 BNG PRT OF LOT 1 EAST SIDE INDUS- TRIAL PARK
ED-344-101-5	87,667 SQ FT LOT 1 OF 32 CSM 44 BNG PART OF LOT 1 EAST SIDE INDUSTRIAL PARK
ED-344-101-6	65,799 SQ FT LOT 1 OF 35 CSM 233 BNG PRT OF LOT 1 EAST SIDE INDUSTRIAL PARK
ED-344-101-7	67,728 SQ FT LOT 2 OF 35 CSM 233 BNG PRT OF LOT 1 EAST SIDE INDUSTRIAL PARK
ED-344-101-3	82,074 SQ FT LOT 3 OF 31 CSM 121 BNG PRT OF LOT 1 EAST SIDE INDUS- TRIAL PARK
ED-344-101-4	69,253 SQ FT LOT 4 OF 31 CSM 121 BNG PRT OF LOT 1 EAST SIDE INDUS- TRIAL PARK
ED-F0112	1.364 AC M/L THAT PRT OF N1/2 NW1/4 SE1/4 S34 T23N R20E LYG W OF HWY 32 EX 341 D 418 BCR & EX 349 D 550 & 349 D 489 BCR & EX 369 D 176 & EX ST.
ED-F0113	38,382 SQ FT PRT NW1/4 SE1/4 S34 T23N R20E COM INSECTN N LINE & C/L HWY 32 S ALG C/L 187 FT TO BEG CONT S 93.1 FT W PARA TO N LINE 468.45 FT N93.1 FT E 467.25 FT TO BEG EX HWY
ED-F0114	38,373 SQ FT THAT PRT OF NW1/4 SE1/4 SEC 24 T23N R20E AS DESC IN J11476-36
ED-F0115	37,280 SQ FT PRT NW1/4 SE1/4 S34 T23N R20E COM INSECTN N LINE & C/L HWY 32 SLY ALG C/L 581.8 FT TO BEG CONT SLY 92.1 FT W 473.55 FT N92.1 FT E 472.35 FT TO BEG. EX HWY
ED-F0116	1.966 AC M/L PRT OF N1/2 OF N1/2 OF SE1/4 S34 T23N R20E LYG W OF HWY 32 & DES IN 369 D 176 BCR EX HWY
ED-F0117	58,669 SQ FT LOT 1 OF 33 CSM 147 BNG PRT OF NW1/4 FRAC SE1/4 SEC 34 T23N R20E
ED-F0117-1	220,476 SQ FT LOT 2 OF 33 CSM 147 BNG PRT OF NW1/4 FRAC SE1/4 SEC 34 T23N R20E
ED-344-104-6	146,797 SQ FT LOT 3 OF 36 CSM 203 BNG PRT OF LOT 4 EAST SIDE INDUSTRIAL PARK
ED-344-104-5	23,883 SQ FT LOT 2 OF 36 CSM 203 BNG PRT OF LOT 4 EAST SIDE INDUSTRIAL PARK EX 1770078

ED-D69-2	2.942 AC M/L LOT 3 OF 59 CSM 61 BNG PRT OF NW1/4 SW1/4 SEC 34 T23N R2OE
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Section F Economic Feasibility Study

Purpose

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed development can finance the costs associated with the implementation of the Project Plan.

General Development Description

This section focuses on the new development projections and corresponding incremental new value. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II below.

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER 10 – TABLE II
Projected Development**

PROJECT	Value	Square Feet	Expected Date of Construction
Belmark Corporate Expansion	12,500,000	30,000	May 2017
Future Small-Size Development	1,000,000		2020-2025
Future Mid-Size Development	2,000,000		2022-2028
TOTAL VALUE INCREMENT	15,500,000		

The City has estimated that the project proposed within the Boundary and Project Plan Amendment related to the Belmark Corporation Expansion will create incremental new value of approximately \$12,500,000. The Developer may be required to enter into an assessment agreement to guarantee this value. Additional value assumptions for two future business are also included in the Boundary and Project Plan Amendment equaling an additional \$3,000,000. The estimates of incremental new value of the projects are based on estimated square footage and business type and may include future reviews by assessing..

The objective of the original District creation is to facilitate the development of underutilized properties within the original and amended boundaries. This Boundary and Project Plan Amendment only includes the projections related to the business expansion and anticipated future small and mid size developments. The City anticipates that any prospective businesses may be required to sign individual development agreements prior to any City-incurred development expenditures, specifically any cash grants. The economic feasibility projections are based on the utilization of approximately 20 years of the allowed tax increment collection period, which is the maximum for mixed use TIDs.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Boundary and Project Plan

Amendment to maximize the potential of Tax Incremental Financing District Number 10 to accomplish the proposed public improvements identified in Table I found on Page 4.

Table II and Map 5 summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type based on information provided by the company. Assumptions of the taxable value are based on a review of comparable real estate values.

The incremental new value projection included in Table II is not total construction cost estimates, but factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Boundary and Project Plan Amendment and the use of tax incremental financing as a developer incentive to assist with a portion of the extraordinary project costs. The implementers of the Project Plan will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for the Boundary and Project Plan Amendment for Tax Incremental District Number 10 is presented in Tables III and IV included on the following pages. Table III shows the projected tax increments from the Boundary and Project Plan Amendment for Tax Incremental District Number 10 based on the development assumptions made in Table II. The projections assume the total incremental new value from the initial planned business expansion will be \$12,500,000 as constructed in 2017. In addition, two future developments, small and mid-size, are anticipated to occur in the future subject to market conditions and have been included as constructed in 2020 and 2022, respectively.

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER 10 – TABLE III
PROJECTED TAX INCREMENTS**

	Annual	Cumulative	Total				Annual	City	Estimated	
	Increased	Value of New	Estimated			TID	Increment	Withheld	Developer	Total
	Value of New	Buildings &	Taxable	Base	Value	Net T total	Revenue	Amount	Payments	Projected
Year	Buildings	Improvements	Value	Value	Increment	Tax Rate	/1000	30%	70%	Revenue
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1/1/2015	-	-	-	\$11,262,000	-	-	-	-	-	
1/1/2016	-	-	11,262,000	11,262,000	-	22.650	-	-	-	
1/1/2017	12,500,000	12,500,000	23,762,000	11,262,000	12,500,000	22.650	-	-	-	
1/1/2018	-	12,500,000	23,762,000	11,262,000	12,500,000	22.650	283,125	84,938	198,188	283,125
1/1/2019	-	12,500,000	23,762,000	11,262,000	12,500,000	22.650	283,125	84,938	198,188	283,125
1/1/2020	1,000,000	13,500,000	24,762,000	11,262,000	13,500,000	22.650	283,125	84,938	198,188	283,125
1/1/2021	-	13,500,000	24,762,000	11,262,000	13,500,000	22.650	305,775	107,588	198,188	305,775
1/1/2022	2,000,000	15,500,000	26,762,000	11,262,000	15,500,000	22.650	305,775	107,588	198,188	305,775
1/1/2023	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2024	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2025	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2026	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2027	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2028	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2029	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2030	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
1/1/2031	-	15,500,000	26,762,000	11,262,000	15,500,000	22.650	351,075	152,888	198,188	351,075
Totals:	\$ 15,500,000						\$ 4,620,592	\$ 1,845,966	\$ 2,774,616	\$ 4,620,592

**BOUNDARY AND PROJECT PLAN AMENDMENT FOR
TID NUMBER 10 – TABLE IV**

PROJECTED CASH FLOW ANALYSIS

TID Year	Assessment Year	Incremental Assessed Value (Land and Improvements)	Projected Total Incremental AV	Annual Incremental Tax Revenue	Estimated City TID Admin Costs	Estimated Available Tax Increment	Cumulative Tax Increment	Developer Payments (70%)	Other City Public Improvement Expenditures	Annual Fund Balance	Cumulative Fund Balance
3	2014										
4	2015				\$ (10,000)	\$ (10,000)	\$ (10,000)		\$ (10,000)	\$ -	\$ -
5	2016		\$ -	\$ -	\$ (10,000)	\$ (10,000)	\$ (20,000)		\$ (10,000)	\$ -	\$ -
6	2017	\$ 12,500,000	\$ 12,500,000	\$ -	\$ (10,000)	\$ (10,000)	\$ (30,000)	\$0	\$ (10,000)	\$ -	\$ -
7	2018		\$ 12,500,000	\$ 283,125	\$ (5,000)	\$ 278,125	\$ 248,125	\$198,188	\$ 79,938	\$ -	\$ -
8	2019		\$ 12,500,000	\$ 283,125	\$ (5,000)	\$ 278,125	\$ 526,250	\$198,188	\$ 79,938	\$ -	\$ -
9	2020	\$ 1,000,000	\$ 13,500,000	\$ 283,125	\$ (5,000)	\$ 278,125	\$ 804,375	\$198,188	\$ 79,938	\$ -	\$ -
10	2021		\$ 13,500,000	\$ 305,775	\$ (5,000)	\$ 300,775	\$ 1,105,150	\$198,188	\$ 102,588	\$ -	\$ -
11	2022	\$ 2,000,000	\$ 15,500,000	\$ 305,775	\$ (5,000)	\$ 300,775	\$ 1,405,925	\$198,188	\$ 102,588	\$ -	\$ -
12	2023		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 1,752,000	\$198,188	\$ 147,888	\$ -	\$ -
13	2024		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 2,098,075	\$198,188	\$ 147,888	\$ -	\$ -
14	2025		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 2,444,150	\$198,188	\$ 147,888	\$ -	\$ -
15	2026		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 2,790,225	\$198,188	\$ 147,888	\$ -	\$ -
16	2027		\$ 15,500,000	\$ 351,075	\$ (5,000)	\$ 346,075	\$ 3,136,300	\$198,188	\$ 147,888	\$ -	\$ -
17	2028		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 3,487,375	\$198,188	\$ 152,888	\$ -	\$ -
18	2029		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 3,838,450	\$198,188	\$ 152,888	\$ -	\$ -
19	2030		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 4,189,525	\$198,188	\$ 152,888	\$ -	\$ -
20	2031		\$ 15,500,000	\$ 351,075		\$ 351,075	\$ 4,540,600	\$198,188	\$ 152,888	\$ -	\$ -
Total		\$ 15,500,000		\$ 4,620,600	\$ (80,000)	\$ 4,540,600		\$ 2,774,625	\$ 1,765,975	\$ -	

Table IV shows the cash flow analysis for the financing of the proposed project and public improvement costs within the District. The City anticipates financing the proposed project costs through a reimbursement basis with 70% of the annual increment pledged to the developer. The city will use a portion of the remaining 30% of increments to finance public infrastructure costs. Other new projects in TID#10 will also pay for the infrastructure costs. Table IV indicates that projected tax increments are expected to be sufficient to support the estimated project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on November 30, 2015.

The development assumptions have been based on a review of market conditions that existed in 2015 and potential future development. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 10. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Tables I and IV without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 10 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district.

Section G Financing

Financing for the proposed project will be done primarily on an upfront or pay-as-you-go basis. The City anticipates providing financial assistance to the proposed development on a reimbursement basis providing approximately 70% of the annual available increments. The City anticipates using the remaining 30% retained each year to finance other necessary public infrastructure project costs within the boundaries of the original Tax Incremental Finance District No. 10. With reimbursement, or pay-as-you-go, financing the developer finances the improvement costs upfront and is

reimbursed with future tax increment revenues. TIF borrowing for the proposed infrastructure improvements may be done annually or on a project-specific basis. It is unknown at this time how the City will finance the identified infrastructure costs and will be subject to financial feasibility, potential development, and availability of funding. The City may also pursue grant funding to finance a portion of the project costs.

Tables III & IV, which were also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed debt service schedule, and projected tax increment revenues on an annual basis during the duration of the District. Current projections indicate that all project costs of the district should be financed by tax increment revenue within the twenty year statutorily-required retirement period. The TID Project Plan has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

Section H Estimated Non-Project Costs

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. A complete listing of those costs is available in the economic feasibility analysis on page 2.

1. Private Equity

Section I Existing Land Uses and Conditions

Map 2, found on Page 15, has been provided to give a general description of the conditions within the area. Map 4, found on page 17, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

The map shows that more than fifty percent (50%) of the lands within the TIF boundary have been found to be suitable for mixed-use development and less than 35% will be comprised of residential. The purpose and intent of this district is to encourage mixed-use development.

Section J Proposed Land Use

The land use proposed in Tax Incremental District Number 10 is primarily light industrial and business/office. The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 on Page 18 illustrates the proposed land uses within the district.

Section K Existing and Proposed Zoning

Map 4, found on Page 17, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

Section L Building Codes and City Ordinances

No changes are currently being anticipated in the City's Building Code or other City codes.

Section M Relocation

No acquisition is anticipated within this district, however if acquisition would occur within Tax Incremental District Number 10 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

Section N Statement Indicating How Creation of the TID Promotes the Orderly Development of the City of De Pere

The purpose of TID No. 10 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The proposed Boundary and Project Plan Amendment for this district is anticipated to provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

Section O Findings

- A. A minimum of 50% of the area occupied by real property within TID No. 10 is suitable for mixed-use development.
- B. The improvement of TID No. 10 is likely to significantly enhance the value of substantially all of the other real property in the district.
- C. The project costs relate directly to promoting mixed use development, consistent with the purpose for which the district is created.
- D. The equalized value of taxable property of TID No. 10, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

Section P City Attorney Opinion

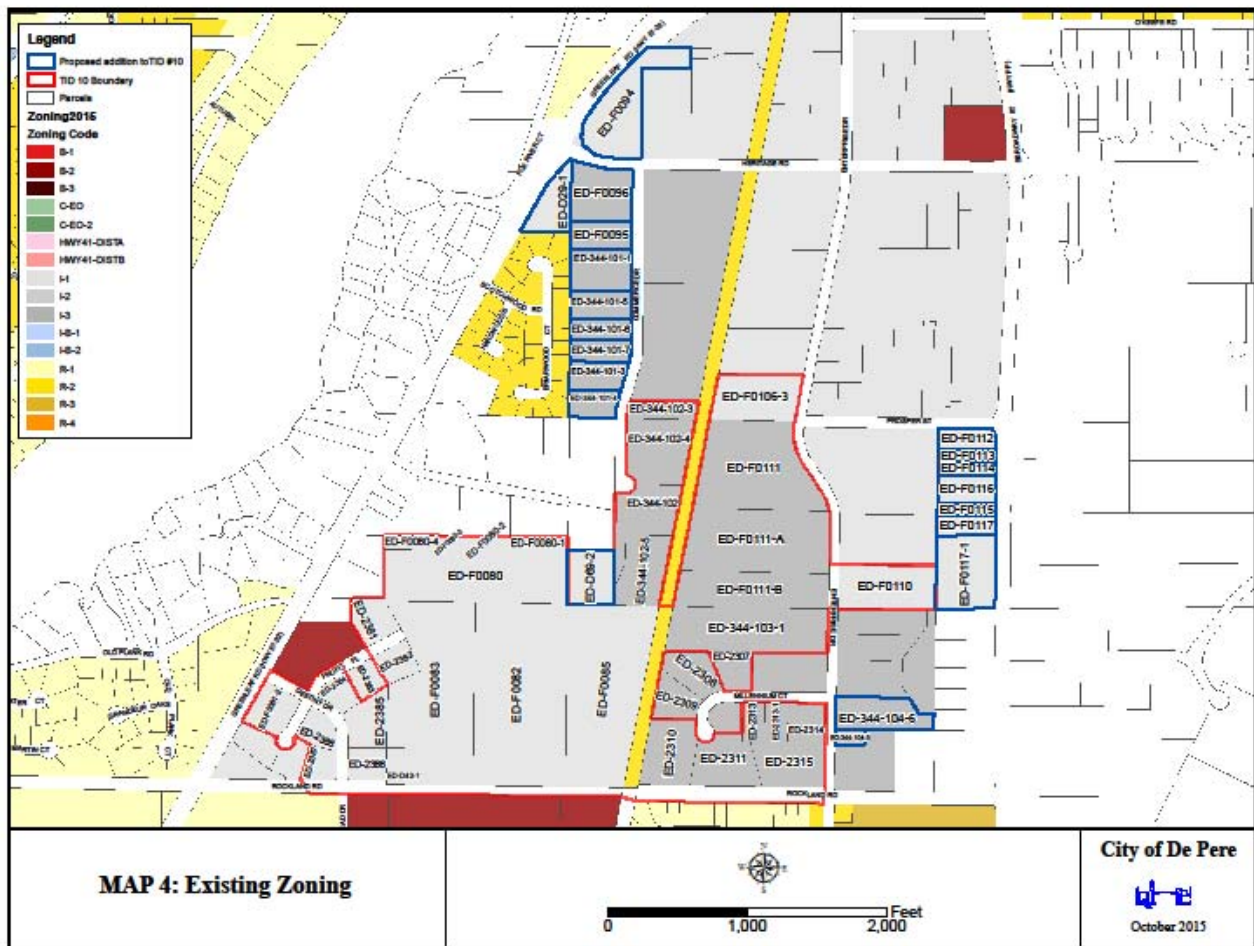
I, , City Attorney for the City of De Pere, Wisconsin, do hereby state that I have reviewed the Boundary and Project Plan Amendment for Tax Incremental Finance District Number 10, City of De Pere, Wisconsin, dated, and have found that it is complete and complies with Section 66.1105, Wisconsin Statutes.

City Attorney

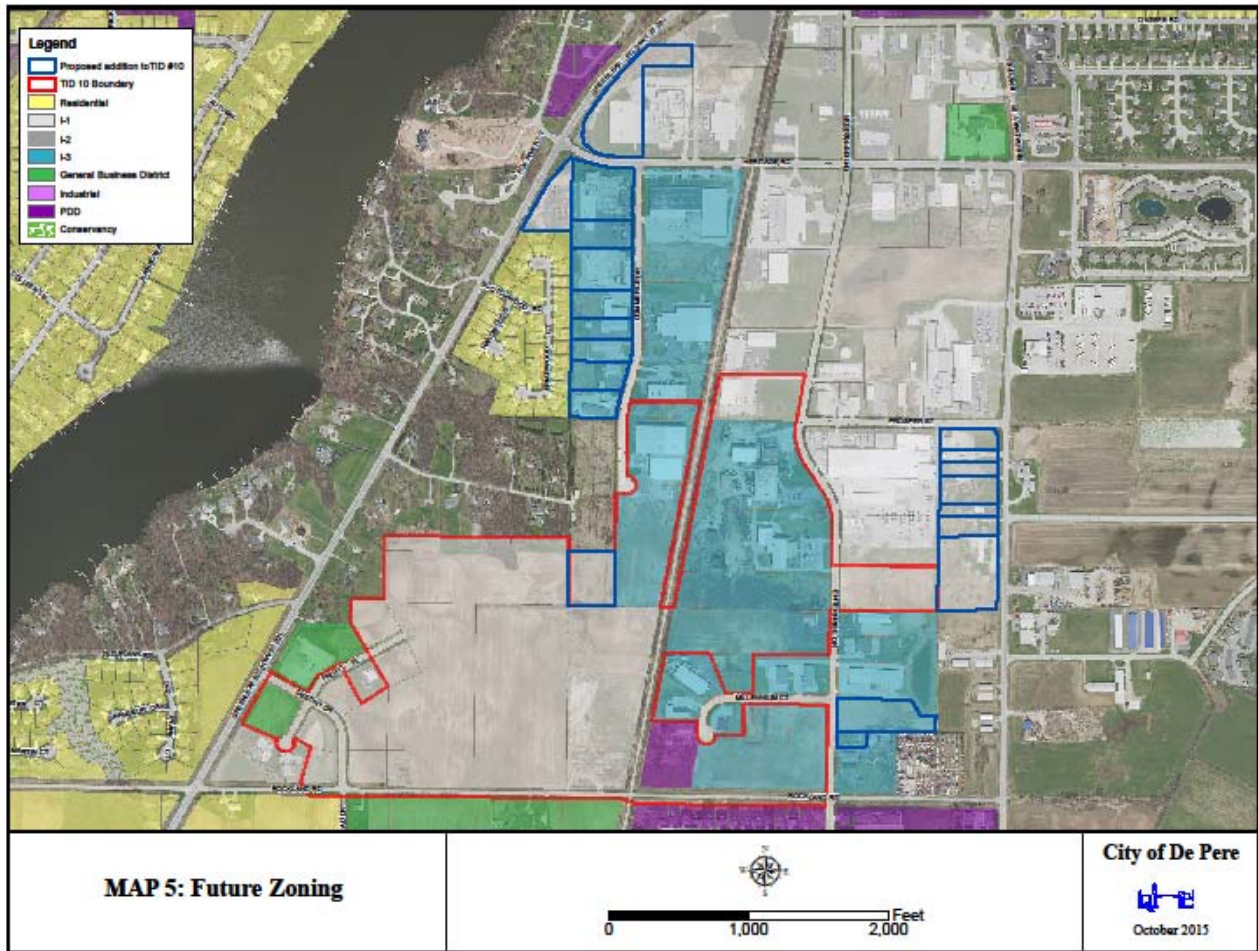
EXHIBITS

Attachment: Depere TID 10 Project Plan Boundary Amendment Draft Update 112015 (4180 : TID 10 Review)

MAP 4 – EXISTING ZONING



MAP 5 – PROPOSED LAND USE & ZONING



APPENDIX A

LEGAL DESCRIPTION

The description of the proposed boundaries of the Tax Incremental District being considered is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Tax Increment District #10 Amended Boundary (additional lands)

Part of Lot 1, Volume 24 of Certified Survey Maps, Page 29, Map Number 4016, being a part of Government Lot 1, Section 33, part of Lot 1 and all of Lot 2, Volume 12 of Certified Survey Maps, Page 125, Map Number 2549, being part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, all of Lots 1, 3 and 4 of Volume 31 of Certified Survey Maps, Page 121, Map Number 4838, all of Lot 1 of Volume 32 of Certified Survey Maps, Page 44, Map Number 4940, all of Lots 1 and 2 of Volume 35 of Certified Survey Maps, Page 233, Map Number 5405, being part of Lot 1, East Side Industrial Park, being part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, part of Lot 1, Volume 41 of Certified Survey Maps, Page 274, Map Number 6260, being part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 34;

thence N00°51'35"W, 1332.31 feet on the west line of said Section 34 to the southeast corner of Lot 1, said Volume 24 of Certified Survey Maps, Page 29, Map Number 4016;

thence S89°24'23"W, 361.88 feet on the south line of said Lot 1 to the easterly right of way of S.T. H. "32";

thence N28°11'47"E, 377.86 feet on said easterly right of way;

thence N40°30'00"E, 249.04 feet on said easterly right of way to the south line of Parcel 4, Transportation Project Plat No: 4085-43-21-4.01 recorded in Document Number 2663336;

thence S76°32'20"E, 158.11 feet on said south line and the south line of Parcel 3, said Transportation Project Plat to the south right of way of Heritage Drive as shown on Lot 1 of said Volume 12 of Certified Survey Maps, Page 125;

thence 185.42 feet on said south right of way on the arc of a 616.54 foot radius curve to the left, having a long chord that bears S82°22'25"E, 184.73 feet;

thence N89°02'00"E, 102.41 feet on said south right of way;

thence N42°53'13"E, 111.11 feet to the north right of way of Heritage Drive to the southeast corner of Lot 1, said Volume 41 of Certified Survey Maps, Page 274;

thence S89°02'00"W, 179.46 feet on said north right of way;

thence 171.49 feet on the arc of a 536.54 foot radius curve to the right, having a long chord that bears N81°48'37"W, 170.76 feet to the easterly line of Parcel 2, said Transportation Project Plat;

thence N40°29'30"W, 46.66 feet on said easterly line;

thence N62°53'10"W, 42.17 feet on said easterly line;

thence N17°11'32"W, 64.23 feet on said easterly line;

thence N07°19'08"E, 117.72 feet on said easterly line to the easterly right of way of said S.T. H. "32" as shown on Lot 1 of said Volume 41 of Certified Survey Maps, Page 274;

thence on said easterly right of way 704.40 feet on the arc of a 2,799.93 foot radius curve to the right, having a long chord that bears N39°10'43"E, 702.55 feet to the northwest corner of said Lot 1;

thence N89°14'03"E, 312.99 feet to the northeast corner of said Lot 1;

thence S00°58'00"E, 147.12 feet to a southeast corner of said Lot 1;

thence S89°02'00"W, 350.00 feet along the south line of said Lot 1 to the east line of said Lot 1;

thence S00°58'00"E, 650.00 feet on said east line to the southeast corner of said Lot 1;

thence S42°53'13"W, 111.11 feet to the south right of way of Heritage Drive;

thence on said south right of way 18.85 feet on the arc of a 12.00 foot radius curve to the right, having a long chord that bears S45°58'00"E, 16.97 feet to the west right of way of Commerce Drive;

thence S00°58'00"E, 1,277.95 feet on said west right of way;

thence continuing on said west right of way 97.39 feet on the arc of a 360.00 foot radius curve to the right, having a long chord that bears S06°47'00"W, 97.10 feet;

thence S14°32'00"W, 295.82 feet on said west right of way;

thence continuing on said west right of way 117.15 feet on the arc of a 440.00 foot radius curve to the left, having a long chord that bears S06°54'22"W, 116.80 feet to the southeast corner of Lot 4, said Volume 31 of Certified Survey Maps, Page 121;

thence S89°29'43"W, 331.71 feet to the Point of Beginning.

Said parcel contains 1,139,127 square feet or 26.150 acres of land.

AND ALSO:

All of Lot 3, Volume 59 of Certified Survey Maps, Page 61, Map Number 8392, being part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 34;

thence S00°39'30"W, 955.20 feet on the west line of said Section 34 to the northwest corner of said Lot 3 to the Point of Beginning;

thence S89°17'13"E, 331.18 feet to the northeast corner of said Lot 3;

thence S00°41'24"W, 388.32 feet to the southeast corner of said Lot 3;

thence N88°53'58"W, 330.98 feet to the southwest corner of said Lot 3;

thence N00°39'30"E, 386.08 feet to the Point of Beginning.

Said Lot 3 contains 128,195 square feet or 2.943 acres of land more or less.

AND ALSO:

All of Lot 3, part of Lot 2, Volume 36 of Certified Survey Maps, Page 203, Map Number 5531, being a part of Lot 4, East Side Industrial Park, being part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 34;

thence S00°39'30"W, 1,341.28 feet on the west line of said Section 34 to the south line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 34;

thence S88°53'58"E, 1,323.78 feet on said south line;

thence S89°30'56"E, 616.79 feet on the south line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the east right of way of Enterprise Drive;

thence S01°11'02"W, 633.84 feet on said east right of way to the northwest corner of Lot 3, said Volume 36 of Certified Survey Maps, Page 203, the Point of Beginning;
 thence S01°11'02"W, 343.73 feet on said east right of way to the southwest corner of said Lot 2;
 thence S89°19'38"E, 215.00 feet on the south line of said Lot 2;
 thence N01°11'02"E, 111.00 feet to the south line of said Lot 3;
 thence S89°19'38"E, 492.96 feet to the southeast corner of said Lot 3;
 thence N00°33'00"E, 120.00 feet to the northeast corner of said Lot 3;
 thence N89°19'38"W, 110.00 feet on the north line of said Lot 3;
 thence N31°51'18"W, 128.11 feet on said north line;
 thence N88°48'55"W, 526.76 feet on said north line to the Point of Beginning.
 Said parcel contains 170,632 square feet or 3.917 acres of land more or less.

AND ALSO:

Part of Parcel 1, Volume 3 of Certified Survey Maps, Page 487, Map Number 0924, all of Lots 1 and 2, Volume 33 of Certified Survey Maps, Page 147, Map Number 5103, and part of the Northwest $\frac{1}{4}$ of the fractional Southeast $\frac{1}{4}$, all being a part of Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin described as follows:
 Commencing at the West $\frac{1}{4}$ corner of said Section 34;
 thence S00°39'30"W, 1,341.28 feet on the west line of said Section 34 to the south line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 34;
 thence S88°53'58"E, 1,323.78 feet on said south line;
 thence S89°30'56"E, 1,323.46 feet on the south line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the southwest corner of Lot 2, said Volume 33 of Certified Survey Maps, Page 147, the Point of Beginning;
 thence N01°03'19"E, 1,296.27 feet on the west line of said Lot 2 extended to the northwest corner of said Parcel 1;
 thence N89°47'24"E, 378.86 feet on the north line of said Parcel 1 to the westerly right of way of C.T.H. "PP", S. Broadway Street;
 thence S21°23'21"E, 76.86 feet on said westerly right of way;
 thence S00°27'00"W, 1,222.03 feet on said westerly right of way to the southeast corner of Lot 2, said Volume 33 of Certified Survey Maps, Page 147;
 thence S89°28'20"W, 421.18 feet on the south line of said Lot 2 to the Point of Beginning.
 Said parcel contains 535,400 square feet or 12.291 acres of land more or less.

Total area of additional lands to TID #10 contains 45.301 acres of land more or less.

APPENDIX B
PUBLIC HEARING NOTICE

Attachment: Depere TID 10 Project Plan Boundary Amendment Draft Update 112015 (4180 : TID 10 Review)

APPENDIX C PROOF OF PUBLICATION

(Will be inserted upon receipt from the De Pere News)

Attachment: Depere TID 10 Project Plan Boundary Amendment Draft Update 112015 (4180 : TID 10 Review)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: November 30, 2015

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: C. Resolution PC15-04, Recommending Adoption of the Boundary and Project Plan Amendment for Tax Incremental Financing District #10*

ATTACHMENTS:

- ResoPC15-04 (PDF)

PLAN COMMISSION
RESOLUTION #PC15-04

RECOMMENDING ADOPTION OF THE BOUNDARY AND PROJECT PLAN
AMENDMENT FOR TAX INCREMENT FINANCING DISTRICT #10

WHEREAS, a proposed Boundary and Project Plan Amendment for Tax Increment Financing District #10 (TID #10) was filed with the City Clerk-Treasurer's office and made available for inspection on weekdays between the hours of 8:00 a.m. and 4:30 p.m., and made available to any person requesting a copy thereof; and

WHEREAS, after Class 2 publication in the City's official newspaper, a public hearing was held pursuant to Wis. Stats. §66.1105(4)(e) on November 30, 2015 at 7:00 p.m., affording interested parties, their agents and attorneys, a reasonable opportunity to express their views on the Boundary and Project Plan Amendment as provided at Wis. Stats. §66.1105(4)(h); and

WHEREAS, the Plan Commission has determined that the Boundary and Project Plan Amendment for TID #10 are in conformity with the City's Comprehensive Plan and are in the interest of the City in order to foster logical development and that such development would not occur without such Amendment.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

The Plan Commission of the City of De Pere hereby recommends the designation of the amended district boundaries for Tax Increment Financing District #10, City of De Pere, as those boundaries which are set forth in the Boundary and Project Plan Amendment for such District, a copy of which is annexed hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission of the City of De Pere hereby adopts the Boundary and Project Plan Amendment for Tax Increment Financing District #10, City of De Pere, as prepared and presented by Springsted, Inc. and City staff; further, that such

project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 30th day of November, 2015.

APPROVED:

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____

Attachment: ResoPC15-04 (4183 : TID 10 Resolution)

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: November 30, 2015

DEPARTMENT: Plan Commission

FROM: Sarah Wallace

SUBJECT: Review of a Major Amendment to a Precise Implementation Plan for Life Church (1551 Lawrence Dr.) for a 48,000+SF Place of Assembly, parcel WD-D0020-3. Applicant: Life Church Green Bay Inc.*

ATTACHMENTS:

- PC_Staff Memo_Life Church (PDF)
- Reference Material (DOCX)
- CHURCH MEMO_201511201049 (PDF)
- Rezone Application (PDF)
- WALMART LETTER_201511201049(PDF)
- PPD_Walmart_Sportsman (PDF)
- A1.2 AREA PLAN (PDF)
- PC_PIP_Site Plans_Sportsmans (PDF)

Item 8: Review of a Major Amendment to a Precise Implementation Plan for Life Church (1551 Lawrence Dr.) for a 48,000+ SF Place of Assembly, Parcel WD-D0020-3. Applicant: Life Church Green Bay Inc.*

Project Description:

The General Development Plan for the area that contains 1551 Lawrence Dr. was initially approved by the Plan Commission on February 25, 2002 with the approving Ordinance by City Council on April 2, 2002. See attached map for reference on the area of the Planned Development District. The area that is part of this approved Planned Development District, has had multiple Precise Implementation Plans (PIP) approved for the multitude of businesses and multiple family units available. Specifically for 1551, the Plan Commission approved the PIP in February 2004, to allow for Sportsman's Warehouse.

The original General Development Plan (2002) limited the permitted uses for the Planned Development Area. Since the original approval, a number of follow up reviews have occurred. A timeline of those reviews and the list of permitted uses are included in the attached reference memo.



Figure 1: Site Location

City's Comprehensive Plan:

The City's Comprehensive Plan designates this property for Commercial Development. Excerpts from the Comprehensive Plan explaining that designation are provided on the attached reference memo.

Request:

Life Church is requesting a Major Amendment to the PIP to amend the list of permitted uses to allow for a place of assembly/meeting house/place of worship/church. Life Church has indicated that no exterior modifications or changes to the site will be completed, other than changing the color of the outside trim and signage. All modifications are for the interior of the building to convert the retail space into a space that meets the Church's needs as shown on the attached general plans.

Life Church has submitted a number of materials to the City for review including:

- Item A – Memo From Pastor
- Item B – Letter from Walmart Realty
- Item C – Site Plan for Sportsman's Warehouse
- Item D* – Letters from Members of the congregation
- Item E* – Book, Authored by Mr. Hennessy
- Item F* – Magazine - The American MegaChurch
- Item G* – Listing of addresses (Community, Zip Code and State) for active homes in the Church
- Item H* – Articles about churches going into retail spaces
- Item I* – Fall session schedule and brochure on the life groups for the fall session
- Item J* – News articles about Life Church
- Item K* – Elevations and expansion for current building for Life Church

*these items are available at City Hall for viewing, but are not included in your packet

Site, Building & Parking:

The major amendment request for this project is for a recently constructed building that substantially meets De Pere's zoning and design requirements for a commercial building. Due to the change in use, however, a parking capacity review is relevant.

The City's general parking requirements for this type of use are: one (1) parking space for each six (6) seats for churches, chapels, temples, and synagogues; with the anticipated 800 seat capacity, 133 parking spaces are required for this type of use. The approved PIP for Sportsman's Warehouse included 239 parking spaces. Therefore, the proposed use would meet City parking requirements, and accommodate potential expansion.

Analysis:

When reviewing the request to amend the PIP, staff researched the currently adopted Comprehensive Plan, the De Pere Zoning Code and previous Plan Commission / Council actions within the Planned Development. Please see the attached reference memo for additional background information.

The Comprehensive Plan and the Zoning Code identify the area in question to be of a commercial nature. They also identify the need for highly visible commercial property along the Scheuring Rd. and US 41 interchange. The underlying HWY A Zoning District is one of the most restrictive in the City as related to the list of permitted uses. The Planned Development for the area expanded on the uses permitted in HWY A, but neither includes places of assembly, meeting houses, educational institutions, cultural institutions, places of worship or churches. Places of Assembly/Meeting Houses/Places of Worship/Churches are permitted in the following zoning districts: (R1, R2, R3, R4,

B1 and B2). Generally, the permitted uses in this planned development have been clustered to create a node of intense everyday activity, filled with businesses that benefit from highway visibility.

Previous approvals for the Planned Development have generally aligned with a focus on commercial projects. However, in October of 2013, the Council did approve a General Development plan to permit multi-family development in the form of townhomes west of the Sportsman's Warehouse building. The plan required the townhomes to be constructed behind commercial outlots fronting onto Scheuring Road.

Our review of the Comprehensive Plan, Zoning Code and Planned Development history concludes that there is a strong intent to focus on Highway oriented commercial uses in this area. While the approved townhomes are not a commercial land use, they are located in part of the development that had limited to no highway visibility, and was adjacent to an existing residential area.

Factors to Consider:

Previous Council actions related to land use in this area demonstrate a strong desire for highway-visible commercial uses. Neither the Highway A Commercial District or the Planned Development list of uses for this area permit place of assembly/meeting house/place of worship/church.

The Comprehensive Plan clearly indicates this area to be commercial focused. At the same time, the plan also, as a goal for the entire city, calls for mixed-use commercial nodes that create activity centers.

The attendance numbers provided by Life Church indicate that they fall within the 'Megachurch' land use category (see attached reference memo for definition). Therefore, it is important to consider appropriate land use impacts and relationships. At the same time, the City zoning code does permit place of assembly uses in the B1 and B2 business districts, which include properties in a more commercial setting.

Conclusion:

Our research of the Comprehensive Plan, Zoning Code and Planned Development reviews for this property indicate a clear intent to maintain highway-oriented, commercial uses in this district. Life Church is a successful place of worship with a growing congregation. While they have identified a desire to be located in a commercial area, we believe that there are other commercial areas in De Pere that would be more suitable (the B1 and B2 zoning districts), and already have the appropriate zoning designation. Because of this, staff does not recommend amending the list of uses for the Planned Development.

Recommendation:

Staff does not recommend including places of assembly/meeting houses/places of worship/churches in the list of approved land uses for the Planned Development located at 1551 Lawrence Dr.

1551 Lawrence Dr. / Life Church Request – Reference Material

City’s Approved Comprehensive Plan:

The Plan identifies this area for Commercial, pages 56 and 57 discuss the city’s need for high visible commercial property, page 101 discusses the Scheuring Rd./US 41 interchange.

Highway Commercial (page 56 Comp Plan)

Future highway commercial development has been designated along the Highway 41 corridor for the City of De Pere. Recent development in this corridor has included motels, restaurants, office buildings, and the like at several different sites. Most of these sites have excellent visibility, accessibility, and location. New interchange access may be available at a future Brown County Southern Bridge route, in addition to existing interchanges at Scheuring Road and Main Avenue. A potential new interchange at Southbridge Drive would produce a prime commercial site and should be reserved for a high-end business/office use similar to the Humana-Employers Health office building. Infill of highway commercial areas and services is also recommended for the vacant land along U.S. Business Highway 41 at the southwest corner of the Main Avenue interchange.

Economic Development Assessment and Recommendations (page 97 Comp Plan)

There are five primary economic activity locations in the City. They include the downtown, the De Pere West Business Park, De Pere East Industrial Park, and commercial areas at the Main Avenue/USH 41 Interchange and the interchange of Scheuring Road/USH 41. The City of De Pere’s location has a major impact on its economic development activities. The City’s West Business Park is strategically located adjacent to the Scheuring Road/USH 41 interchange. USH 41 is the primary north-south carrier of traffic between Green Bay, the Fox Cities, and beyond. The East De Pere Industrial Park’s location provides access to STHs 32 and 57 and CTH PP. The downtown area has historically been the focal point for the City, and it provides a tangible identity for the City while the expanded and proposed development of the Scheuring Road and the Main Avenue interchanges with USH 41 will provide both benefits and potential problems for the City to deal with. The City provides the quality of life amenities that many existing residents want to preserve and new residents may wish to experience. These include a strong business base, quality natural resources, two highly rated school systems, and an overall pleasant “small town feel” with the advantages of its convenient access to the many amenities associated with a larger metropolitan area. These are all advantages for the City to promote when recruiting new businesses. Businesses want to locate in an area where their employees will be content to relocate and contribute to the overall fabric of the City. As the City continues to develop, it must ensure that future economic development projects succeed in maintaining this competitive advantage by properly fitting within the community in scale and design.

Economic Development Scheuring Road/US 41 Interchange (page 101 Comp Plan)

The fifth area of primary economic activity in the City will likely be at the Scheuring Road/US 41 Interchange near the De Pere West Business Park. This area also serves as a gateway to the community and should set a positive first impression for people entering the City. The area has recently seen the development of a commercial strip center, which includes a Wal-Mart Super Store. A new Sleep Inn Motel recently opened with 60 rooms. Another retail store is also

planned for the area immediately to the north of the Wal-Mart Super Store. Additional commercial outlot sites are available on Scheuring Road for this shopping center as well. The site's location adjacent to the interchange and the availability of public sewer and water, have made the site very attractive for commercial development. Similar to the circumstances at the Main Avenue/USH 41 Interchange, the City must work with the developers in the area to ensure that commercial activity at the interchange does not negatively impact its efforts in revitalizing the downtown. The City should also establish standards to avoid traffic congestion and utilize its existing commercial design standards to ensure good architectural design, landscaping, and building site layout.

1551 Lawrence is identified as Commercial Future Land Use (page 41 Comp Plan)

Current Uses in the PDD

All property in this area of the Planned Development District is in a retail/service use, consistent with the original approved uses for the project, except for the approved multi-family housing.

Zoning of Property

Current Zoning HWY A with a Planned Development District (uses allowed are listed above)

HWY A Zoning – List of Uses and Objective

Intent and purpose. The intent and purpose of the Highway 41 Business Corridor: District A, is to provide attractive, highway oriented business development adjacent to the highway interchange that is compatible with and will enhance the development of the Business Park while maintaining the integrity and visual image of the City of De Pere.

The purpose of the Highway 41 Business Corridor: District A, is to create a special district for highway oriented businesses while providing that such development is functional, architecturally appealing, and attractively landscaped.

(2) Permitted uses. The following uses shall be permitted in the Highway 41 Business Corridor: District A:

- (a) Hotels, including eating and drinking facilities located within the principal structure.
- (b) Motels, including eating and drinking facilities located within the principal structure.
- (c) Restaurants, including drinking facilities located within the principal structure.
- (3) Conditional uses.

The following conditional uses may be allowed in the Highway 41 Business Corridor: District A, subject to the provisions of [Section 14-30](#) and definitions contained in [Section 14-03](#):

- (a) Drive-in or convenience food restaurants
- (b) Motor vehicle service stations
- (c) Combination motor vehicle service station and grocery store
- (d) Shopping centers

- (e) Accessory buildings or uses customary and incidental to a permitted or approved conditional use
- (f) Public utility and service uses as follows:
 - 1) Electric substations
 - 2) Fire stations
 - 3) Gas regulator stations
 - 4) Waterworks, reservoirs, pumping stations, and filtration plants
 - 5) Telephone exchanges, telephone transmission equipment buildings, and microwave relay towers

Timeline of approvals for Planned Development District

- | | |
|----------------|--|
| February, 2002 | General Development Plan - Plan Commission (Rezoning from Highway 41 District A to PDD (with General Development Plan) – Parcels WD-D0011, WD-D0015, WD-D0020, WD-D0021 (approx. 67.07 acres) However, parcel WD-D0015 (1600-1620 Lawrence Dr.) was rezoned PDD in August of 1999. |
| April, 2002 | <p>Rezoning and General Development Plan Approved by Council.
The approval included:</p> <ul style="list-style-type: none"> • Site plan that had Walmart and Menards buildings, lot 3 (1551) was just another area identified for development. • Approved uses were : <ul style="list-style-type: none"> ○ Auto repair facilities ○ Auto supply stores ○ Banks and financial institutions with drive through ○ Car dealerships ○ Car washes ○ Convenience stores ○ Credit unions ○ Department stores ○ Department stores with grocery ○ Discount department stores ○ Fast food restaurants with drive through ○ Furniture stores ○ Garden centers ○ Gas stations ○ General retail stores ○ Grocery store or supermarkets ○ Health clinics ○ Health clubs ○ Hobby stores ○ Home improvement stores with lumber yards ○ Hotels and motels ○ Offices |

	○ Pharmacies with drive through ○ R.V. and camper dealerships ○ Service shops ○ Sit-down restaurants ○ Specialty retail stores ○ Theaters ○ Wholesale clubs ○ Other businesses typically found in shopping centers
May, 2002	PIP – Walmart 186,215 SF building. The PIP also included a “Phasing Plan” for the entire development
July, 2002	PIP – Menards 162,340 SF building and warehouse
August, 2002	PIP revision – Walmart and Menards Changes to building exteriors and landscaping plan, as well as signage review
January, 2003	3 lot CSM on Scheuring Rd
May, 2003	PIP – Retail building 12,600 SF building on the north side of Scheuring Rd, immediately west of the development entrance
August, 2003	PIP – Baylake Bank (1450 Scheuring Rd)
November, 2003	PIP – Walmart addition 3,500 SF liquor store addition
February 2004	Precise Implementation Plan (PIP) The PIP gave the approval for Sportsman’s Warehouse – 47,850 sq ft building with an approved 20,000 sq ft addition (not yet built). In the staff memo it details out the uses for each of the buildings that were part of this entire submittal. (Those uses were – specialty dry/good retailers, personal service providers and/or small offices)
February 2004	PIP – Multi-tenant buildings “De Pere Crossing” proposed a 20,000 SF mid-box building, a 24,000 SF multi-tenant building, and an 8,000 SF multi-tenant building
April, 2004	PIP – Dairy Queen (1500 Scheuring rd)
December, 2004	Sign Review for Sportsmans Warehouse/DePere Crossing

March, 2005	CSM – Lawrence and Scheuring
February, 2007	PIP – Dermatology Associates (1400 Scheuring Rd)
February, 2011	PIP – Grand Central Station
March, 2011	PIP – Menards The original submission from 2002 never occurred. Resubmission included changes to parking configuration, building elevations, and the garden center design
May, 2011	PIP Amendment – Menards Minor amendment to move the building 15 feet closer to Lawrence Dr.
June, 2011	PIP – Culvers
July, 2011	PIP Amendment – Grand Central Station Elevation modifications for second tenant (it was proposed Dunkin Donuts)
January, 2012	PIP – Amendment – 1601 Lawrence Dr. (retail strip) Request to allow for a tavern/bar in one of the tenant spaces
November, 2012	PIP Amendment as a general development Plan–Original PIP was approved for commercial use. Developer is requesting amendment to add a multi-family development to the property.
October, 2013	PIP – Nicolet Townhomes 60 unit multi-family building, plus 2 retail parcels
July, 2015	CSM 1360 Scheuring Rd

Megachurches as a land use

A megachurch is an American term for a church having 2,000 or more people in average weekend attendance. At 800 seats proposed, it would take four fully occupied services to exceed 2,000 attendees. Life Church has demonstrated significant growth since they began in the Green Bay area.

The most notable trait of megachurches is the number of nonreligious amenities that they offer. Mega-churches often offer additional non-traditional, non-worship amenities to their list of church services that include but are not limited to coffee shops, activity areas, gymnasiums, etc. Mega churches also generally program activities throughout the week. Life Church has supplied a schedule showing their weekly activities and it includes:

- According to memo (11/8/15) from Life Church

- List of events from website - <http://lifechurchgreenbay.com/news-events/>
- From website – group activities <http://lifechurchgreenbay.com/wp-content/uploads/2015/09/Catalog-Web.pdf>

Given the additional amenities and seating capacity, mega churches are not unlike other large-scale similar land uses like auditoriums, museums and activity centers. Because of this, it is important to consider the land use impacts that include traffic, parking, noise, etc. That said, even with the additional weekly programming, the core of most mega church activities revolves around their weekend services.



LIFE CHURCH

November 8, 2015

City of De Pere
Planning Commission
335 S. Broadway
De Pere WI 54115

Honorable Mayor Michael J. Walsh & Members of the Planning Commission;

On October 29, 2015, Life Church, currently located at 1250 Mid Valley Drive De Pere WI 54115, completed the purchase of the building formerly known as The Sportsman's Warehouse, located at 1551 Lawrence Drive De Pere WI 54115. We purchased this building with the intentions of converting it into a new meeting place for our congregation. The journey of Life Church over the past 3 years has been memorable to say the least. In December 2012 my wife Sonny & I moved from San Diego CA to assume leadership of a shrinking congregation. What has happened in the past 35 months has been inexplicable. The growth of the congregation has been both steady and rapid. From December 2012 – June 2014 we saw an increase in attendance of 155%, causing us to outgrow our former church building located at 1880 Southbridge De Pere WI 54115. Due to the rapid growth we purchased our current building (Formerly known as the SC Grand) located at 1250 Mid Valley Drive De Pere WI 54115. We spent approximately \$500,000 renovating the property and held our first service on July 20, 2014. The move to the new building catapulted our growth even further. In the past 14 months we have seen our congregation grow another 235%, and this past year Life Church in De Pere was listed as the 12th fastest growing church in America. The beauty of that growth is that it is about individual people. It's about people whose lives have been dramatically changed. It's about marriages that have been restored, families that have been reunited, addictions that have been removed, hopes and dreams that have been resurrected. People are hearing about what is happening here in De Pere and they are coming to our city to experience it firsthand. And it's not just on Sundays. Almost every night of the week we see hundreds of people using our facility for life giving, life changing meetings and groups. In fact, every week at Life Church we see thousands of people using our facility in some way, shape or form. Many of these people wouldn't typically have a reason to be in De Pere, but because they are here at our facility, they are eating in De Pere restaurants and cafes, drinking coffee at De Pere coffee shops, getting gas at De Pere gas stations and shopping in De Pere grocery stores before they make their trip back home. Obviously, at Life Church we are ecstatic that all of these people are filling our building every week. The only problem is, they are **filling** our building every week. We have run out of space in our current facility.

1250 Mid Valley Dr. De Pere, WI 54115 | (920) 632-4343

www.lifechurchgreenbay.com

It's why we bought the larger facility at 1551 Lawrence Drive. We need more room to be able to see more lives changed. It's with that need in mind that we are requesting the Planning Commission for the City of De Pere to amend the Planned Development District zoning currently attached to the building to include the use of the property for a place of assembly/meeting house/place of worship/church.

We understand that it can seem unusual to think of a church being inside of a retail area, but it is becoming the trend around the country. Many growing churches are relocating to areas just like the area we have purchased in, for the same reasons we are. There is great visibility, easy access to and from the freeway for the droves of people who are travelling great distances for our services and meetings, and it allows us to steward our resources wisely by not building multi-million mega-structures outside of our community, that would only draw thousands of people away from retail areas on a weekly basis. We understand that for decades, churches have been located in residential areas, but just the sheer volume of traffic Life Church generates wouldn't allow us to be located in such a setting. We also understand that churches aren't typically allowed within industrial settings, so the options for meeting space for a church our size quickly becomes limited. From a number of standpoints having our location inside an area typically reserved for retail makes sense. For example, the number of people we will be drawing to the area will greatly boost the profitability of places like Bop's Bistro, Culvers, Arby's and the BP or Shell gas stations located within the vicinity of the church. The economic impact on places like Walmart and Menards would also be significant. It's a fact that isn't being underestimated by Walmart at the local or corporate level. When we spoke with De Pere store manager Frank Van Vonderen he expressed their excitement about having us as a neighbor and stated his anticipation that their weekend business would increase greatly due to the influx of people who will now be able to just run into the store while they're already parked next door at our church. The Walmart Corporate Office in Bentonville Arkansas is so convinced that Life Church will be a good neighbor that they have already provided us with written clearance to be able to convert the building into a worship center. In like manner, Menards Corporate has verbally expressed it's support of having us as a neighbor and are eagerly anticipating the influx of the more than \$1,000,000 we will be spending in their store within the next 6 months as we proceed with the conversion of the space.

The only piece of the puzzle that remains Mr. Mayor and committee members is for Life Church to receive clearance from the City of De Pere to proceed with the build out of our new building. It with that in mind that, again, we formally request the Planning Commission for the City of De Pere to amend the Planned Development District zoning currently attached to the building to include the use of the property for a place of assembly/meeting house/place of worship/church.

Respectfully;

Shawn Hennessy
Lead Pastor

1250 Mid Valley Dr. De Pere, WI 54115 | (920) 632-4343
www.lifechurchgreenbay.com



CITY OF DE PERE
APPLICATION FOR
REZONING

Fee: \$ 275.00

Receipt #: 107450

Date: 10-21-15

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) Life Church Green Bay Inc.	Authorized Representative Shawn Hennessy	Title Board President	
Mailing Address 1250 Mid Valley Drive	City De Pere	State WI	ZIP Code 54115
Email Address shawn@lifechurchgreenbay.com	Phone Number (incl. area code) 920-632-4343	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) Life Church Green Bay Inc.	Contact Person Shawn Hennessy	Title Board President	
Mailing Address 1250 Mid Valley Drive	City De Pere	State WI	ZIP Code 54115
Email Address shawn@lifechurchgreenbay.com	Phone Number (incl. area code) 920-883-9055	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1551 Lawrence Drive De Pere WI 54115 (Sportsmen's Warehouse)	Parcel Number(s): WD-D0020-3
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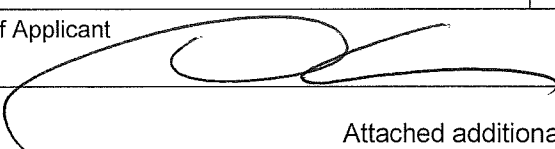
SECTION 4: Proposed Rezoning Use

Existing Zoning:	Planned Development District		
Proposed Zoning:	Amend PDD to allow places of assembly		
Adjacent Zoning: North PDD	Adjacent Zoning: South PDD	Adjacent Zoning: West PDD	Adjacent Zoning: East PDD
Present Use of Parcel	Vacant Commercial		
Proposed Use of Parcel	Place of Assembly		

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) Shawn Hennessy	Title Board President	Phone Number 920-883-9055
Signature of Applicant 		Date Signed 10/20/2015

Attached additional sheets if necessary.



LIFE CHURCH

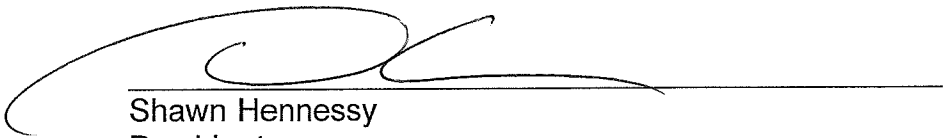
October 21, 2015

City of De Pere
Planning Commission
335 S. Broadway
De Pere WI 54115
920-339-4050
Attention: Dave Hongisto

To Whom It May Concern;

Life Church Green Bay Inc. - located at 1250 Mid Valley Drive De Pere WI 54115 - has an accepted offer to purchase the building located at 1551 Lawrence Drive De Pere WI 54115 - formerly known as the Sportsmen's Warehouse in the amount of \$1,750,000 (one million seven hundred fifty thousand dollars). We have submitted our non-refundable earnest money in the amount of \$100,000 (one hundred thousand dollars) and are scheduled to close on or before October 29, 2015. This letter serves as an official request to have the Planning Commission for the City of De Pere amend the Planned Development District zoning currently attached to the building to include the use of the property for a place of assembly/meeting house/place of worship/church.

Respectfully;


Shawn Hennessy
President



Realty Management
2001 SE 10th Street
Bentonville, AR 72716-0550

November 9, 2015

Shawn Hennessy
Lead Pastor
Life Church Green Bay
1250 Mid Valley Drive
De Pere WI 54115

Re: Usage Approval

Dear Shawn:

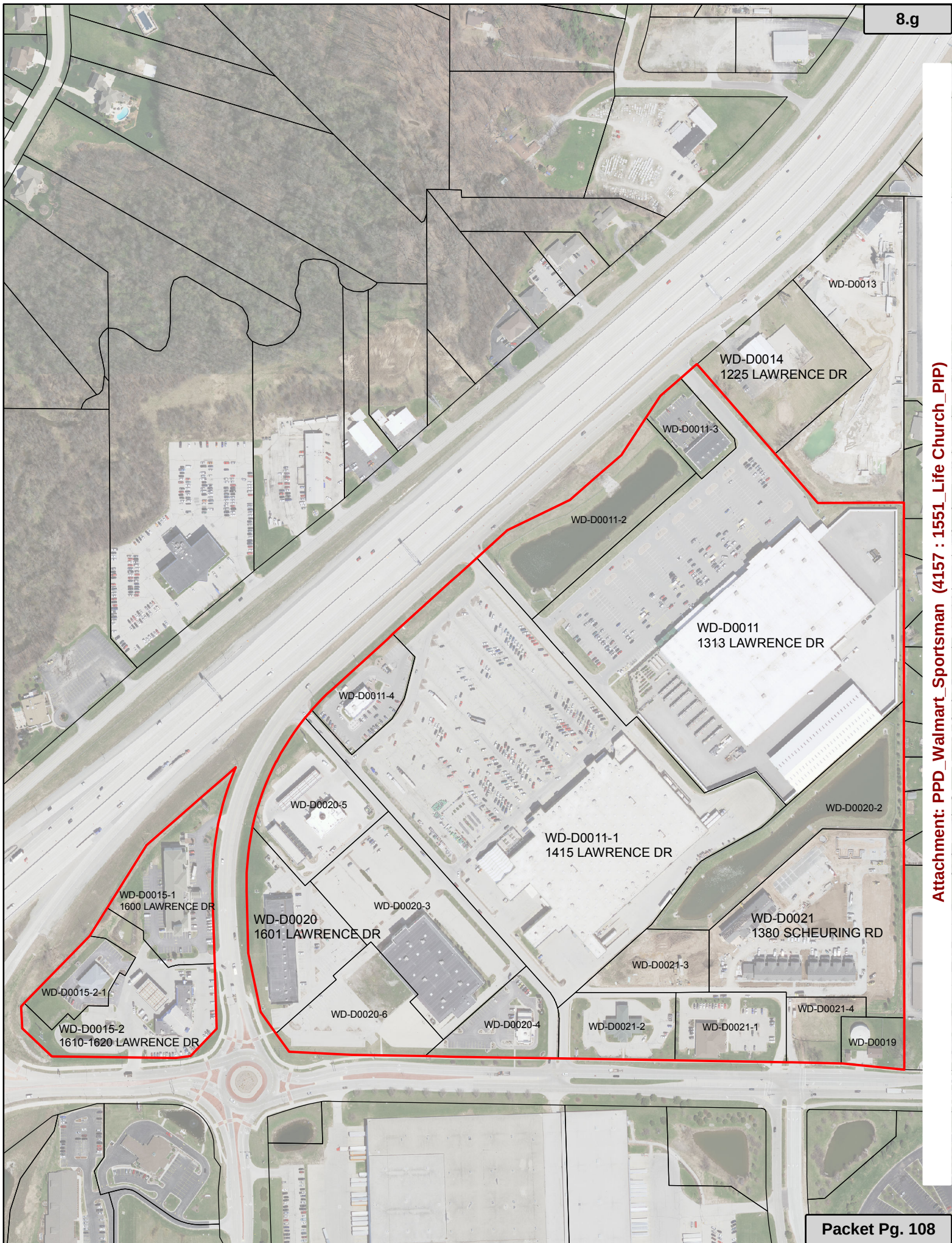
Wal-Mart Real Estate Business Trust ("Walmart") approves of the proposed Life Church Green Bay to be located at the address of 1551 Lawrence Drive De Pere WI 54115.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Myosha Poldore", written over a horizontal line.

Realty Manager
Myosha Poldore



1233 BARNARD STREET
GREEN BAY, WI
920-606-0144

LIFE
CHURCH

1551 LAWRENCE DRIVE DE
PERE, WI 54115

PROJECT REMODEL

LIFE CHURCH

DRAWN BY:
I. WILSON

DATE:
11-4-2015

REVISIONS

11-4-2015 ORIO

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CONTENTS

AREA PLAN

"COPYRIGHT NOTICE"

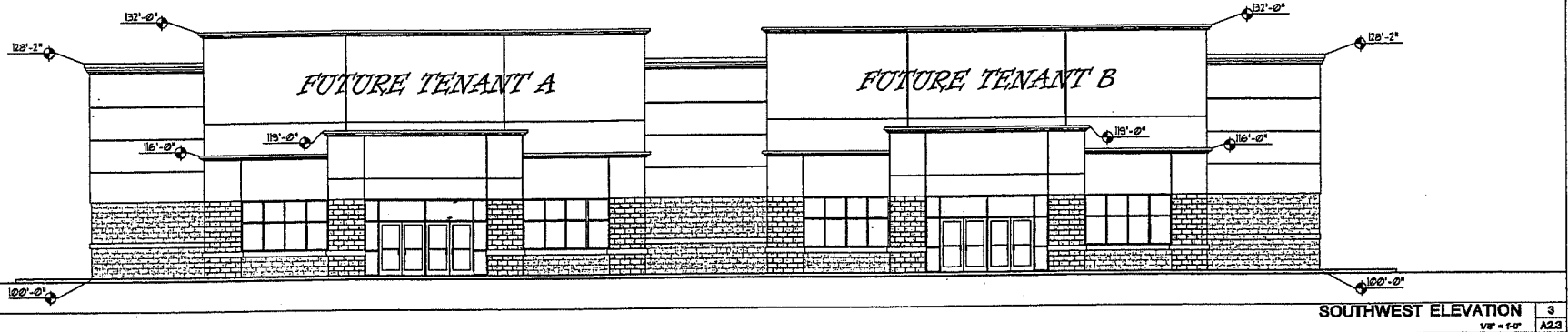
All specifications, plans, designs and documents created under this agreement are copyright protected and may not be sold, traded, transferred altered to or by any other party other than the owner, without the express written consent of the Ian Francis Wilson.

SHEET NUMBER

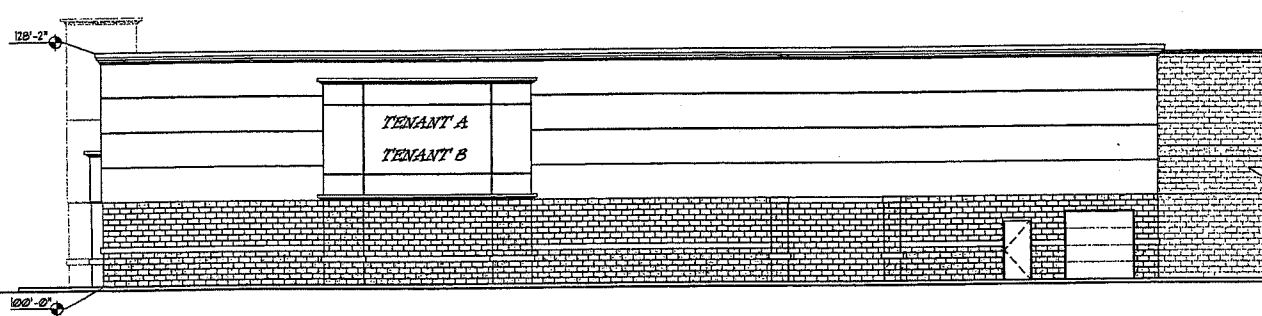
A1.2



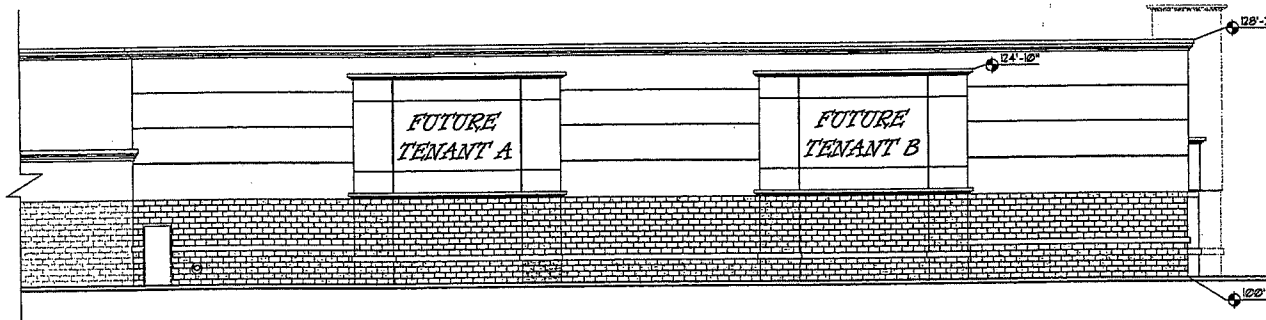
1 FINISH FLOOR
A1.2 1/16" = 1'-0"



SOUTHWEST ELEVATION 3
1/8" = 1'-0" A23



SOUTHEAST ELEVATION 2
1/8" = 1'-0" A23



NORTHWEST ELEVATION 1
1/8" = 1'-0" A23

Revisions:

Project:

DePere Crossing Retail
HWY 41 AT SCHEURING ROAD
DEPERE, WISCONSIN

**PERSPECTIVE
DESIGN, INC.**
8722 Walcott Road, Bldg. 55
Watertown, WI 53093
Tel: (414) 302-1780 Fax: (414) 302-1781

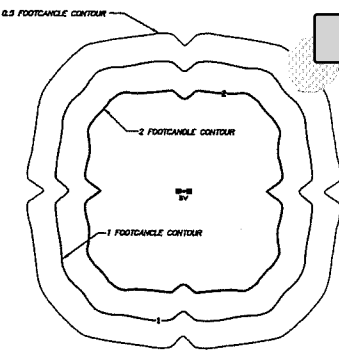
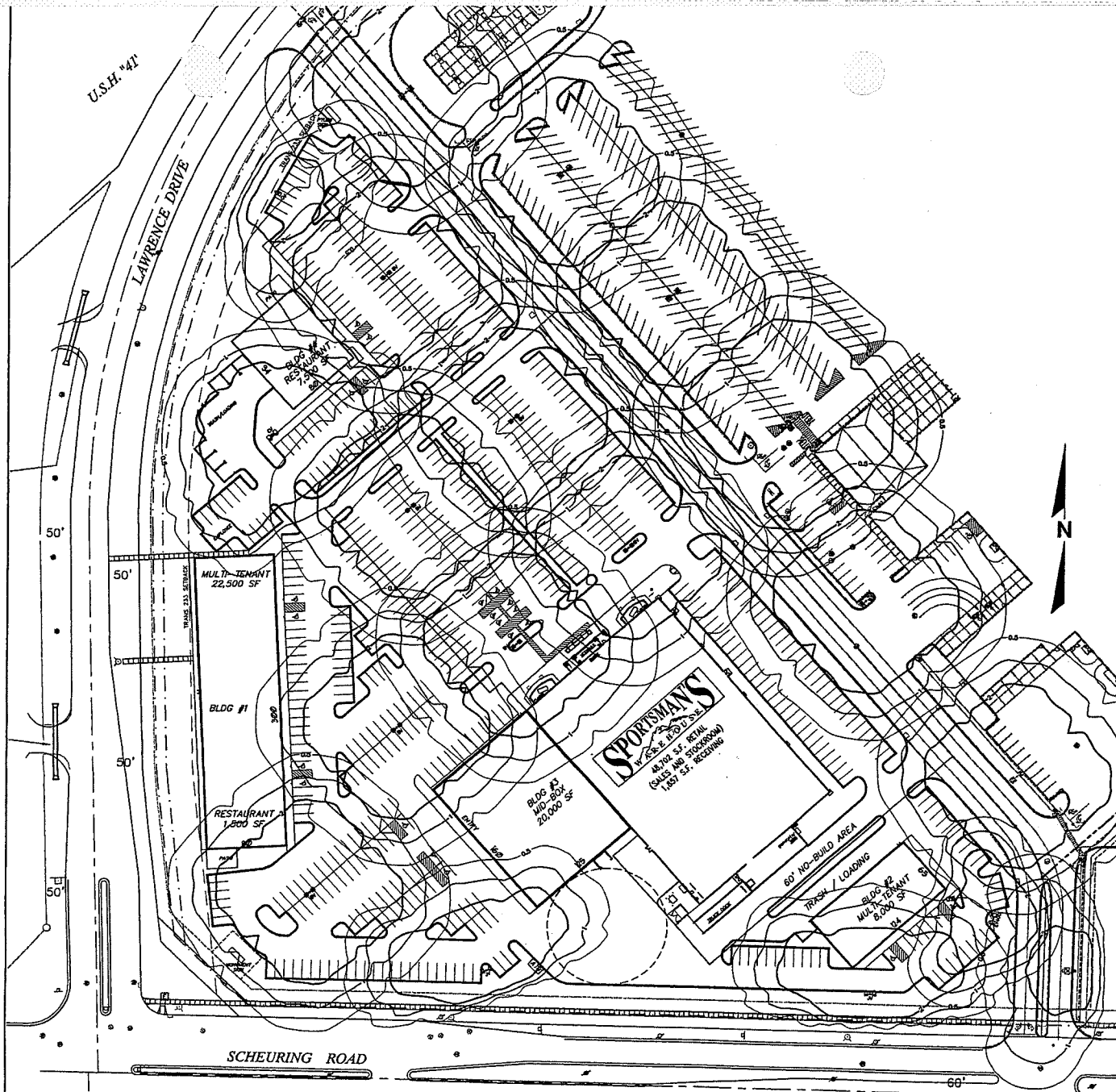


Drawing Title:
**PROPOSED
ELEVATIONS**
(2) 10,000 SF

Date: 02.12.04
Scale: 1/8"=1'-0"
Drawn: JRP
Job: 04-009
Sheet:

A23

NOTES: PERSPECTIVE DESIGN, INC. 2004. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR ADAPTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD PERSPECTIVE DESIGN, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY RELIANCE ON THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



DETAIL OF FOOTCANDLE CONTOURS

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING WATER VALVE
- ◇ EXISTING FIRE HYDRANT
- ◇ PROPOSED FIRE HYDRANT
- ◇ PROPOSED WATER VALVE
- EXISTING INLETS
- PROPOSED INLET
- PROPOSED INLET
- PROPOSED HANDICAPPED PARKING
- EXISTING LIGHTING
- PROPOSED LIGHTING (SEE LIGHTING PLAN)

NOTE: BUILDINGS WILL ALSO HAVE WALL FACE LIGHTING TO ILLUMINATE DOCKING, TRUCK DUMPSTERS AND TRUCK LOADING AREAS.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DIGGERS HOTLINE
Toll Free 800-848-4848
Madison Area (608) 258-1181
Needing Immediate TDD (608) 542-2289
www.diggershotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF DE PERE EROSION CONTROL ORDINANCE AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

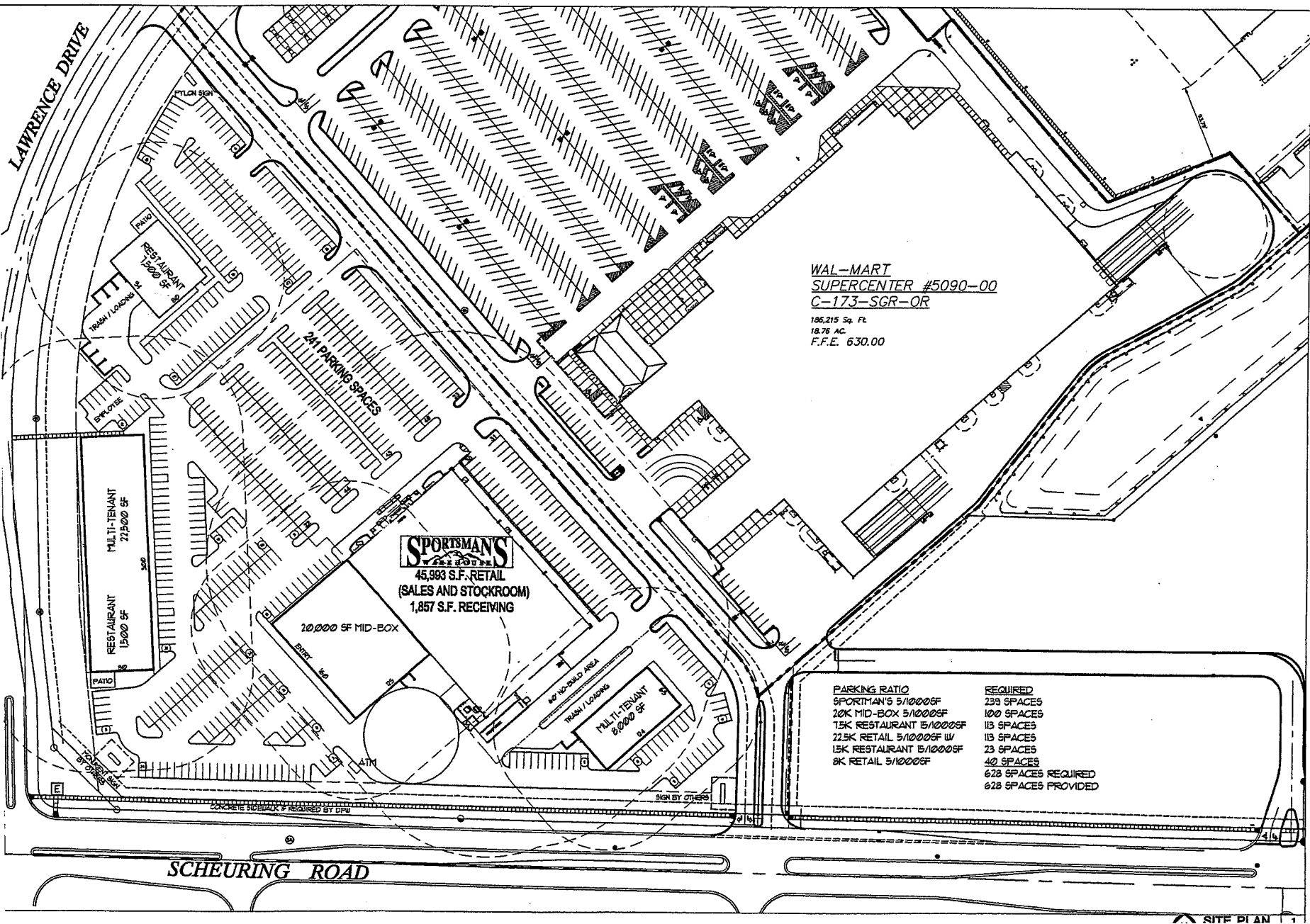
REVISIONS	
DATE	BY

PROJECT MANAGER TRACY A. FARRAND, P.E.
SPORTSMAN'S WAREHOUSE / DE PERE CROSSING
DE PERE, WISCONSIN
LIGHTING PLAN

National Survey & Engineering
 222-121-5252
 222-121-5253
 222-121-5254
 222-121-5255
 222-121-5256
 222-121-5257
 222-121-5258
 222-121-5259
 222-121-5260
 222-121-5261
 222-121-5262
 222-121-5263
 222-121-5264
 222-121-5265
 222-121-5266
 222-121-5267
 222-121-5268
 222-121-5269
 222-121-5270

USE PROJECT NO. 2032220
 DATE: 02-18-04 SCALE: 1"=40'

SHEET NO. C4.0



Revisions:

Project:

DePere Crossing Retail

HWY 41 AT SCHEURING ROAD
DEPERE, WISCONSIN

**PERSPECTIVE
DESIGN, INC.**
872 Wisconsin Road, Bldg. 56
DePere, WI 54625



Drawing Title:

PRELIM
SITE
PLAN

Date: 02.12.0

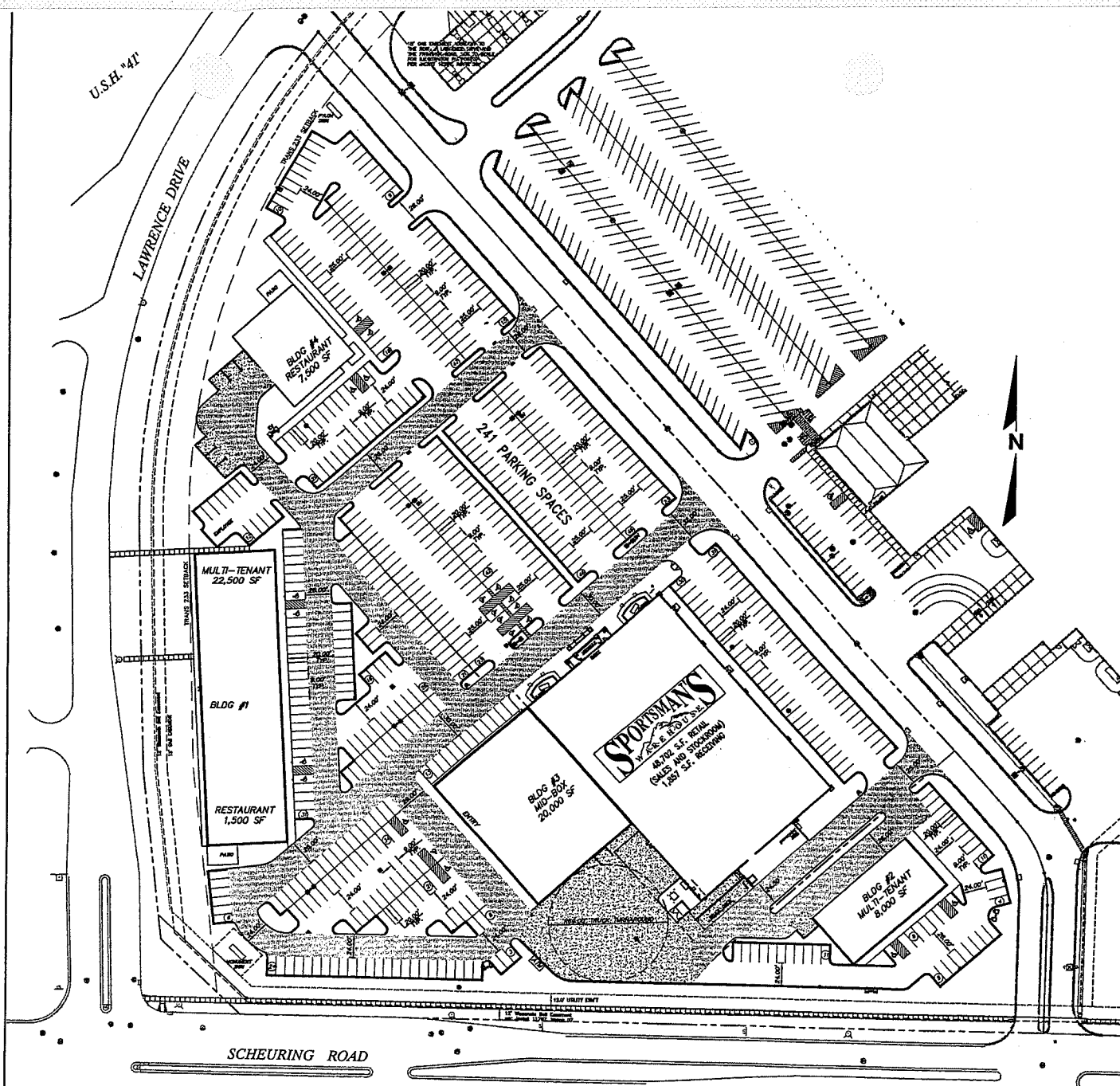
Scale: 1"=4'

Drawn: JR

Job: 04-00

Sheet:

Attachment: PC_PIP_Site Plans_Sportsmans (4157 : 1551_Life Church_PIP)



- LEGEND**
- PROPOSED BUILDINGS
 - PROPOSED 18" CURB AND GUTTER
 - PROPOSED PARKING SPACES
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING INLETS
 - EXISTING INLET
 - EXISTING HANDICAPPED PARKING
 - EXISTING LIGHTING
 - PROPOSED LIGHTING (SEE LIGHTING PLAN)

NOTE:
ALL DIMENSIONS ARE FACE TO FACE OF CURB UNLESS OTHERWISE NOTED.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DIGGERS & HOTLINE
Tel: 920.858.8458
Internet: diggersandhotline.com
Hearing Impaired TDD (800) 542-2380
www.diggersandhotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

REVISIONS		
DATE	BY	

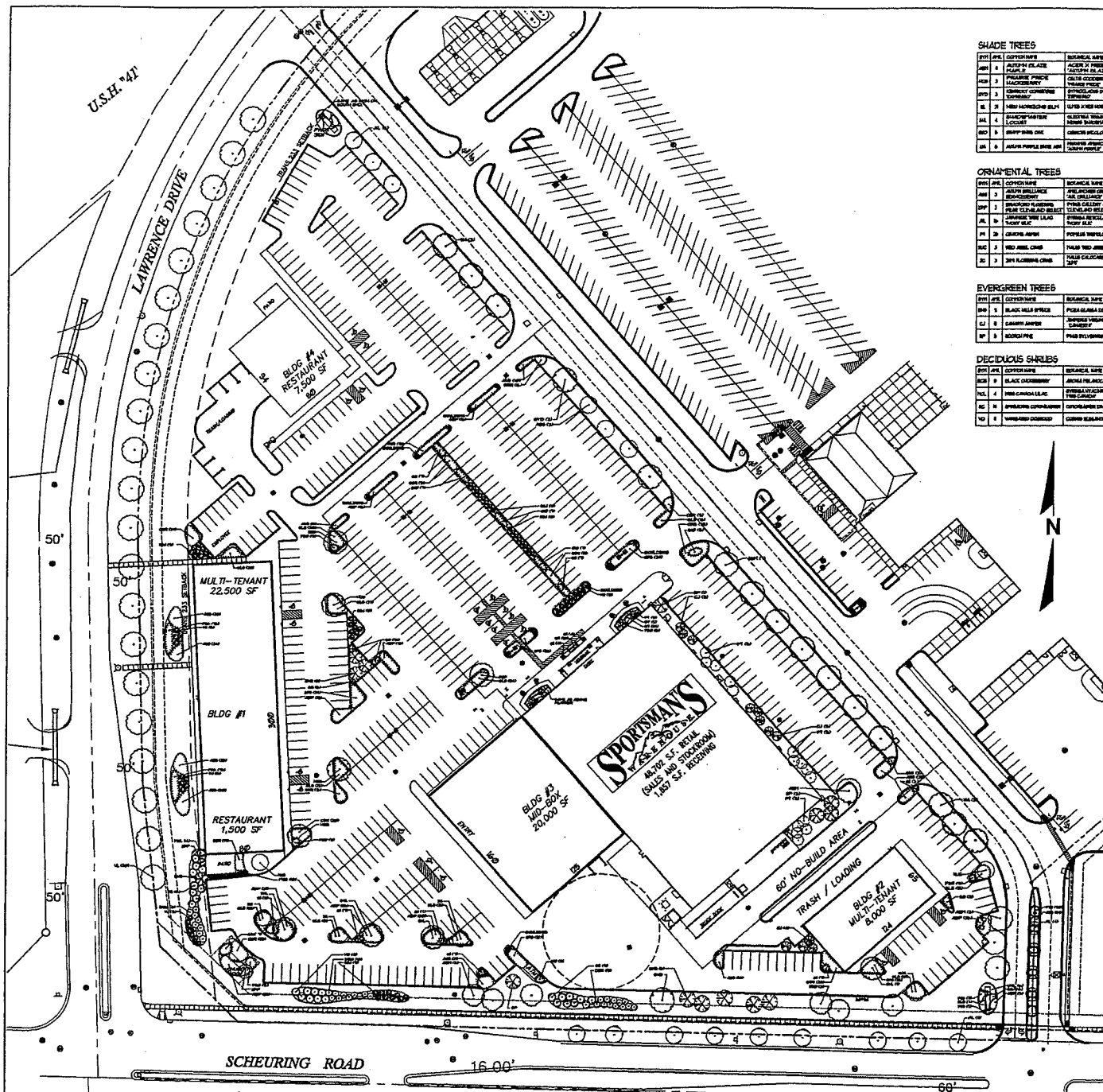
PROJECT MANAGER: TRACY A. FARRAR, P.E.
SPORTSMANS WAREHOUSE / DE PERE CROSSING
DE PERE, WISCONSIN

SITE PLAN

National Survey & Engineering
Tracy A. Farrar, P.E.
Project Engineer
Date: 03-18-04
Scale: 1"=40'

PROJECT NO: 0303080
DATE: 03-18-04 SCALE: 1"=40'

SHEET NO: C1.0



SHADE TREES

SYM	APL	COPYRIGHT	BOTANICAL NAME	SIZE	CODE	REMARKS
101	APL	COPYRIGHT	ALNUS GLABRA	12"	101	SHADE + COYUNAR, 1" DIA. PLANT BED
102	APL	COPYRIGHT	ALNUS GLABRA	12"	102	SHADE + COYUNAR, 1" DIA. PLANT BED
103	APL	COPYRIGHT	ALNUS GLABRA	12"	103	SHADE + COYUNAR, 1" DIA. PLANT BED
104	APL	COPYRIGHT	ALNUS GLABRA	12"	104	SHADE + COYUNAR, 1" DIA. PLANT BED
105	APL	COPYRIGHT	ALNUS GLABRA	12"	105	SHADE + COYUNAR, 1" DIA. PLANT BED
106	APL	COPYRIGHT	ALNUS GLABRA	12"	106	SHADE + COYUNAR, 1" DIA. PLANT BED
107	APL	COPYRIGHT	ALNUS GLABRA	12"	107	SHADE + COYUNAR, 1" DIA. PLANT BED
108	APL	COPYRIGHT	ALNUS GLABRA	12"	108	SHADE + COYUNAR, 1" DIA. PLANT BED
109	APL	COPYRIGHT	ALNUS GLABRA	12"	109	SHADE + COYUNAR, 1" DIA. PLANT BED
110	APL	COPYRIGHT	ALNUS GLABRA	12"	110	SHADE + COYUNAR, 1" DIA. PLANT BED

ORNAMENTAL TREES

SYM	APL	COPYRIGHT	BOTANICAL NAME	SIZE	CODE	REMARKS
111	APL	COPYRIGHT	ALNUS GLABRA	12"	111	SHADE + COYUNAR, 1" DIA. PLANT BED
112	APL	COPYRIGHT	ALNUS GLABRA	12"	112	SHADE + COYUNAR, 1" DIA. PLANT BED
113	APL	COPYRIGHT	ALNUS GLABRA	12"	113	SHADE + COYUNAR, 1" DIA. PLANT BED
114	APL	COPYRIGHT	ALNUS GLABRA	12"	114	SHADE + COYUNAR, 1" DIA. PLANT BED
115	APL	COPYRIGHT	ALNUS GLABRA	12"	115	SHADE + COYUNAR, 1" DIA. PLANT BED
116	APL	COPYRIGHT	ALNUS GLABRA	12"	116	SHADE + COYUNAR, 1" DIA. PLANT BED
117	APL	COPYRIGHT	ALNUS GLABRA	12"	117	SHADE + COYUNAR, 1" DIA. PLANT BED
118	APL	COPYRIGHT	ALNUS GLABRA	12"	118	SHADE + COYUNAR, 1" DIA. PLANT BED
119	APL	COPYRIGHT	ALNUS GLABRA	12"	119	SHADE + COYUNAR, 1" DIA. PLANT BED
120	APL	COPYRIGHT	ALNUS GLABRA	12"	120	SHADE + COYUNAR, 1" DIA. PLANT BED

EVERGREEN TREES

SYM	APL	COPYRIGHT	BOTANICAL NAME	SIZE	CODE	REMARKS
121	APL	COPYRIGHT	ALNUS GLABRA	12"	121	SHADE + COYUNAR, 1" DIA. PLANT BED
122	APL	COPYRIGHT	ALNUS GLABRA	12"	122	SHADE + COYUNAR, 1" DIA. PLANT BED
123	APL	COPYRIGHT	ALNUS GLABRA	12"	123	SHADE + COYUNAR, 1" DIA. PLANT BED
124	APL	COPYRIGHT	ALNUS GLABRA	12"	124	SHADE + COYUNAR, 1" DIA. PLANT BED
125	APL	COPYRIGHT	ALNUS GLABRA	12"	125	SHADE + COYUNAR, 1" DIA. PLANT BED
126	APL	COPYRIGHT	ALNUS GLABRA	12"	126	SHADE + COYUNAR, 1" DIA. PLANT BED
127	APL	COPYRIGHT	ALNUS GLABRA	12"	127	SHADE + COYUNAR, 1" DIA. PLANT BED
128	APL	COPYRIGHT	ALNUS GLABRA	12"	128	SHADE + COYUNAR, 1" DIA. PLANT BED
129	APL	COPYRIGHT	ALNUS GLABRA	12"	129	SHADE + COYUNAR, 1" DIA. PLANT BED
130	APL	COPYRIGHT	ALNUS GLABRA	12"	130	SHADE + COYUNAR, 1" DIA. PLANT BED

DECIDUOUS SHRUBS

SYM	APL	COPYRIGHT	BOTANICAL NAME	SIZE	CODE	REMARKS
131	APL	COPYRIGHT	ALNUS GLABRA	12"	131	SHADE + COYUNAR, 1" DIA. PLANT BED
132	APL	COPYRIGHT	ALNUS GLABRA	12"	132	SHADE + COYUNAR, 1" DIA. PLANT BED
133	APL	COPYRIGHT	ALNUS GLABRA	12"	133	SHADE + COYUNAR, 1" DIA. PLANT BED
134	APL	COPYRIGHT	ALNUS GLABRA	12"	134	SHADE + COYUNAR, 1" DIA. PLANT BED
135	APL	COPYRIGHT	ALNUS GLABRA	12"	135	SHADE + COYUNAR, 1" DIA. PLANT BED
136	APL	COPYRIGHT	ALNUS GLABRA	12"	136	SHADE + COYUNAR, 1" DIA. PLANT BED
137	APL	COPYRIGHT	ALNUS GLABRA	12"	137	SHADE + COYUNAR, 1" DIA. PLANT BED
138	APL	COPYRIGHT	ALNUS GLABRA	12"	138	SHADE + COYUNAR, 1" DIA. PLANT BED
139	APL	COPYRIGHT	ALNUS GLABRA	12"	139	SHADE + COYUNAR, 1" DIA. PLANT BED
140	APL	COPYRIGHT	ALNUS GLABRA	12"	140	SHADE + COYUNAR, 1" DIA. PLANT BED

EVERGREEN SHRUBS

SYM	APL	COPYRIGHT NAME	BOTANICAL NAME	SIZE	CODE	REMARKS
AP	31	LEONARD JAMPER	JAMPESS HONGKONGALIS LEONARD	12"	06	2" DIA. PALCH BED
BAJ	34	RELA GRANT JAMPER	JAMPESS CHAMBER RELA GRANT	20"	06	2" DIA. PALCH BED
PT	4	SPREADING YAM	YAM X PEDIA YAMCHI	20-24"	06	2" DIA. PALCH BED

FLOWERING SHRUBS

SYM	APL	COPYRIGHT	BOTANICAL NAME	SIZE	CODE	REMARKS
151	APL	151	ALNUS GLABRA	12"	151	SHADE + COYUNAR, 1" DIA. PLANT BED
152	APL	152	ALNUS GLABRA	12"	152	SHADE + COYUNAR, 1" DIA. PLANT BED
153	APL	153	ALNUS GLABRA	12"	153	SHADE + COYUNAR, 1" DIA. PLANT BED
154	APL	154	ALNUS GLABRA	12"	154	SHADE + COYUNAR, 1" DIA. PLANT BED
155	APL	155	ALNUS GLABRA	12"	155	SHADE + COYUNAR, 1" DIA. PLANT BED
156	APL	156	ALNUS GLABRA	12"	156	SHADE + COYUNAR, 1" DIA. PLANT BED
157	APL	157	ALNUS GLABRA	12"	157	SHADE + COYUNAR, 1" DIA. PLANT BED
158	APL	158	ALNUS GLABRA	12"	158	SHADE + COYUNAR, 1" DIA. PLANT BED
159	APL	159	ALNUS GLABRA	12"	159	SHADE + COYUNAR, 1" DIA. PLANT BED
160	APL	160	ALNUS GLABRA	12"	160	SHADE + COYUNAR, 1" DIA. PLANT BED

ORNAMENTAL GRASSES

SYM	APL	COPYRIGHT	BOTANICAL NAME	SIZE	CODE	REMARKS
161	APL	BLUE OIL GRASS	HELVONIA GRASS	16L	PLT	3" SPACED
162	APL	LITTLE BLUE PIST	SCROCHARTER SCORCHER	16L	PLT	3" SPACED
163	APL	HEART PIST GRASS	HEART PIST GRASS	16L	PLT	3" SPACED
164	APL	PERCIPINE GRASS	PERCIPINE GRASS	16L	PLT	3" SPACED
165	APL	RAIL PIST GRASS	RAIL PIST GRASS	16L	PLT	3" SPACED

PERENNIALS - MEDIUM

SYM	APL	COPYRIGHT	BOTANICAL NAME	SIZE	CODE	REMARKS
PD	BA	DARLLEY VILLA DE CHU	AMEROCALIS	43"	PD	3" Ø 1314
PD	BA	ZAGREB CORONA	CORONIA VERICILLATA	43"	PD	3" Ø 1314
PD	BA	AMEROCALIS DARLLEY	AMEROCALIS AMEROCALIS	43"	PD	3" Ø 1314

THOMAS MORTENSEN, ASLA
REGISTERED LANDSCAPE ARCHITECT
4500 CORRAL CIRCLE
BROOKFIELD, WI 53005
760.781.4440
FAX 760.781.4006

PRELIMINARY LANDSCAPE
PLAN FOR
SPORTSMAN'S WAREHOUSE
DE PERE, WISCONSIN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

TRACY A. FARBER, P.E.
SPORTSMAN'S WAREHOUSE
/ DE PERE CROSSING
DE PERE, WISCONSIN

LANDSCAPING PLAN

National Survey & Engineering

Project No. 2010-001

DATE: 02-16-04 SCALE: 1"=40'

SHEET NO. C3.0

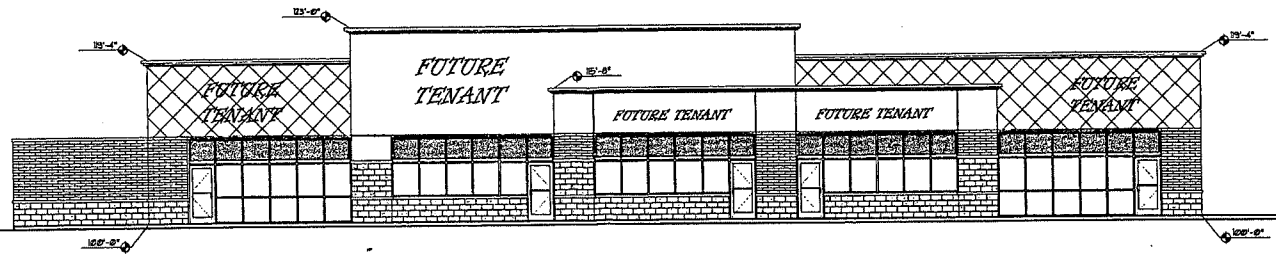


**PERSPECTIVE
DESIGN, INC.**
7772 Watertown Plant Road, Bldg. S-5
Baltimore, MD 21206

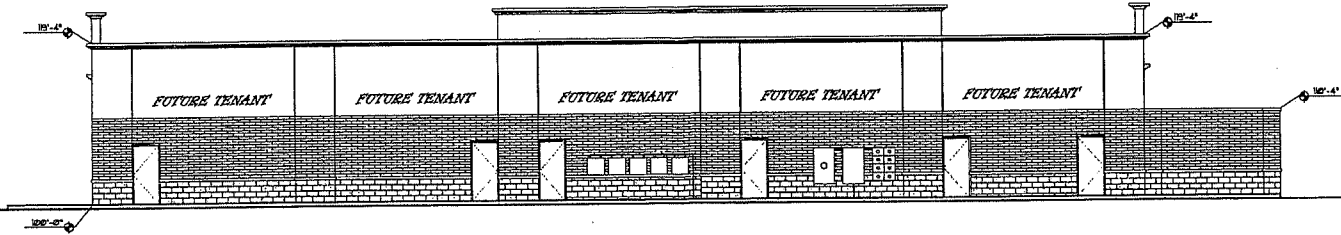


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Scale:	
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Job:	04
Sheet:	

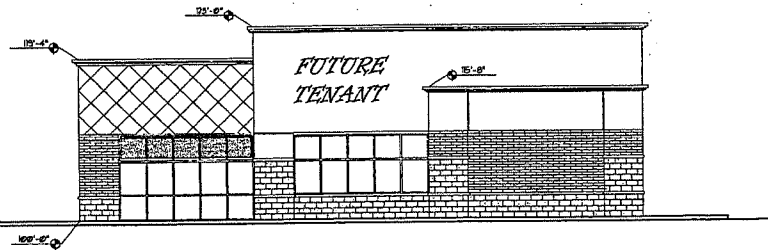
Packet Pg. 116



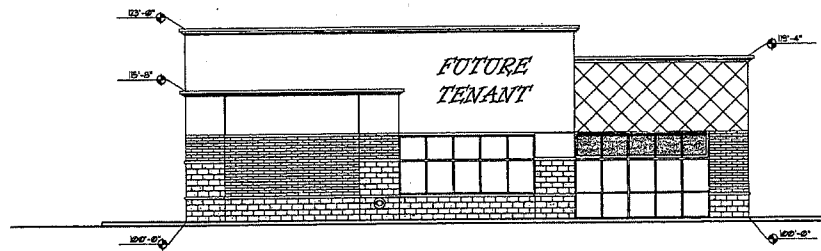
SOUTHEAST ELEVATION 3
1/8" = 1'-0" A2.2



NORTHWEST ELEVATION 2
1/8" = 1'-0" A2.2



NORTHEAST ELEVATION 4
1/8" = 1'-0" A2.2



SOUTHWEST ELEVATION 1
1/8" = 1'-0" A2.2

Project:

DePere Crossing Retail
HWY 41 AT SCHEURING ROAD

PERSPECTIVE
DESIGN, INC.
9722 Madison Park Road, Bldg. 36

Drawing Title
PROPOSED ELEVATION
8,000 S.F.

Date: 02/
Scale: 1/8"
Drawn:
Job: 0
Sheet:

A2.

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Attachment: PC_PIP_Site Plans_Sportsmans (4157 : 1551_Life Church_PIP)

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

MEETING DATE: November 30, 2015

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: Ordinance changes to Chapter 46 De Pere Municipal Code regarding land subdivisions.*

ATTACHMENTS:

- Memo to PC (PDF)
- Chapter 46 Redlined (PDF)

CITY OF DE PERE

MEMO

To: Michael J. Walsh, Mayor
 Members of the Plan Commission
 From: Judith Schmidt-Lehman, City Attorney
 RE: Ordinance Clean-up
 Date: November 10, 2015

City Ordinance 07-20 (Amending Chapter 46 De Pere Municipal Code Regarding Extraterritorial Subdivision Review) created minimum lot size requirements of not less than 10 acres for land divisions in the City's "urban reserve area of the extraterritorial plat review jurisdiction". Recently, questions about the 10 acre minimum have arisen, particularly as it relates to conflicting language in §46-1(3)(d), which states that land divisions greater than 5 acres are NOT subject to review. The conflicting language, which dates at least as far back as 1974, is attached.

Ordinance 07-20 specifically repealed any ordinance in conflict with it, meaning that the 5 acre language is not applicable, at least insofar as it relates to urban reserve area extraterritorial review. While there is technically not a conflict because of the repeal of the 5 acre language in conjunction with urban reserve reviews, one can see why there would be confusion. Furthermore, the Plan Commission has been, for at least the past 18 or so years, reviewing land divisions in cases of less than 5 acre lots. Therefore, the 5 acre language has become outdated as well.

Since there is confusion and since practice does not match the ordinance language, it is best to formally repeal this confusing language. The attached red-lined version of §§46-1 and 2, De Pere Municipal Code works to repeal the 5 acre language. Additionally, I am recommending the following additional clean-up changes:

1. Add condominium conversion to the list of excepted land splits (the city currently does not require plan commission review of these but it would be good to codify that practice);
2. Add definition of "urban reserve area of extraterritorial review jurisdiction" (omitted in Ordinance 07-20); and
3. Repeal §46-4(h), which was rendered null and unenforceable by the state through 2009 Wisconsin Act 399, which prohibits denying plat approval based upon intended use of the property.

Please review these suggested ordinance changes. I am happy to discuss these suggested ordinance changes with you at your convenience. I can be reached at 339-4042 or jschmidt-lehman@mail.de-pere.org

JSL:jld

Attachment

c: Kim Flom, Economic Development & Planning Director
 Sarah Wallace, Associate Planner

H:\jdupont\Memos\2015\Mayor & PC - extraterritorial clean up 11-10-15.docx

Sec. 46-1. - Applicability of chapter provisions.

The regulations contained in this chapter shall apply to the following:

- (1) Subdivision. Any division of land within the city or its extraterritorial plat approval jurisdiction which results in a subdivision as defined in this chapter shall be, and any other division may be, surveyed and a plat thereof approved and recorded as required by this chapter and Wis. Stats. ch. 236.
- (2) Other than subdivision. Any division of land other than a subdivision within the city, or its extraterritorial plat approval jurisdiction, of which plat has not been approved and recorded, shall be surveyed and a certified survey map of such division approved and recorded in accordance with the provisions of section 46-8 and Wis. Stats. ch. 236.
- (3) Exception. The provisions of this chapter shall not apply to:
 - a. Transfers of interest in land by will or pursuant to court order;
 - b. Leases for a term not to exceed ten years, mortgages or easements;
 - c. The sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes required by this chapter or other applicable laws or ordinances;
 - d. ~~A division of land resulting in parcels not less than five acres in area;~~Condominium conversion of existing structures where no additional dwelling units, building sites or lot equivalents are being created;
 - e. A division of original lots having a maximum size of 1½ acres within an approved and recorded subdivision plat.

(Code 1974, § 13.01)

Sec. 46-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Extraterritorial plat approval jurisdiction means the area within three miles of the corporate limits of the city and is delineated on a map filed in the office of the director of public works.

Street means a way for vehicular traffic and further described as follows:

- (1) Highways and thoroughfares: state and federal routes and their connecting links.
- (2) Major streets and highways: those with high traffic densities serving relatively large areas.
- (3) Collector streets: those which carry traffic from minor streets to the system of highways, thoroughfares and major streets and including the principal entrance streets of a residential development and streets for circulation within such a development.
- (4) Minor streets: those which are used primarily for access to the abutting properties.
- (5) Connector street: any street which intersects at least two other streets, one of which shall be a collector street.
- (6) Cul-de-sac: a minor street which is accessible to motor vehicle traffic at only one point.
- (7) Loop street: a minor street which is accessible to motor vehicle traffic from only one other street (which has to be either a collector or connector) at two points.

Subdivisions means a division of a lot, parcel or tract of land by the owner thereof or his or her agent for the purpose of sale or of building development, where:

- (1) The act of division creates six or more building sites of 1½ acres or less in area; or
- (2) Five or more parcels or building sites of 1½ acres each or less in area are created by successive divisions within a period of five years.

Urban reserve area of extraterritorial review jurisdiction means that area designated as urban reserve in the latest update to the City's Comprehensive Plan.

(Code 1974, § 13.02; Ord. No. 13-17, § 15, 8-20-2013)

Cross reference— Definitions, § 1-3.

Sec. 46-4. - General requirements and design standards.

(a) General. The proposed subdivision shall conform to:

- (1) The provisions of Wis. Stats. ch. 236.
- (2) All applicable ordinances of the city.
- (3) The master plan, or functional segments thereof, as they may be completed.
- (4) The official map.
- (5) The rules of the state board of health relating to lot size and lot elevation if the subdivision is not served by a public sewer and provision for such service has not been made.
- (6) The rules of the state highway commission relating to safety of access and the preservation of the public interest and investment in the streets if the subdivision of any lot contained therein abuts on a state trunk highway or connecting street.
- (7) The preliminary plat shall be drawn at the scale not more than 100 feet to an inch. The required copies of the preliminary plat shall be made from a black ink line drawing.

(b) Streets.

- (1) General considerations. The streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. The preliminary plat shall show topography or be accompanied by a map of the same scale showing topography using contour intervals not greater than five feet.
- (2) Conform to official map. The arrangement, width and location of all streets shall conform to the official map.
- (3) Arrangement.
 - a. Major streets shall be properly integrated with the existing and proposed system of major streets, highways, and thoroughfares.
 - b. Collector streets shall be properly related to the mass transit system, to special traffic generating from facilities such as schools, churches and shopping centers, to population densities, and to the arterial streets into which they feed.
 - c. Minor streets shall be laid out to conform as much as possible to topography, to discourage use by through traffic, to permit efficient drainage and sewer systems, and to require the minimum amount of street necessary to provide convenient, safe access to property. The reasonable and intelligent use of curvilinear and cul-de-sac streets is encouraged.
- (4) Railroad right-of-way or limited access highway. Where a residential subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the plan commission may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for park or residential purposes.
- (5) Highways and thoroughfares. Where a subdivision borders on or contains an existing or proposed highway or thoroughfare, the plan commission may require that the backs of lots abut the highway or thoroughfare and be provided with screen planting contained in a nonaccess reservation along the rear property line, that deep lots with rear service alleys be provided, or that other provisions be made for the adequate protection of properties and the separation of through and local traffic.
- (6) Width. All streets shall be of the width specified on the official map or, if no width is specified there, they shall be not less than the width specified as follows:
 - a. Highways: 80 feet plus eight-foot tree planting easement.

- b. Collector streets: 80 feet.
 - c. Minor streets: 70 feet.
 - d. Exceptions: Where a minor residential street, including any proposed extension, does not exceed 1,000 feet in length, a street 60 feet in width with an eight-foot tree planting easement shall be permitted; or when a minor residential street would necessitate lots with depths less than 110 feet, a street 60 feet in width with eight-foot tree planting easements shall be permitted.
- (7) Alignment and visibility. Clear visibility, measured along the centerline, shall be provided for at least 400 feet on major streets, 350 feet on collector streets, and 250 feet on minor streets.
- (8) Minimum radii or curvature on the centerline.
- a. Major streets: 300 feet
 - b. Collector streets: 200 feet
 - c. Minor streets: 100 feet
- (9) Tangents. A tangent at least 100 feet long shall be introduced between reverse curves on major and collector streets.
- (10) Street names. Any street which is the reasonable continuation of an existing street shall bear the same name. If the topography or other features of a permanent nature are such as to render the continuation of the actual roadway impossible, and where such nomenclature is apt to produce confusion, the street shall not carry the same name as the street to which it may be geometrically aligned.

Type	Dead-end	Curving	Straight
Short Streets	Places or Courts	Crescent, Way, Circle or Lane	Terrace, Row, Lane
Long Streets		Road or Drive	Street or Avenue

The term "boulevard" shall be reserved for such streets which, because of their breadth or monumental character, are to be especially designated.

(c) Intersections.

- (1) Streets shall intersect as nearly as possible at right angles and the intersection of more than two streets at one point is discouraged. The number of streets converging at one intersection shall be reduced to the minimum possible.
- (2) Property lines at street intersections shall be rounded with a radius of 12 feet or a greater radius where the plan commission considers it necessary. Cutoffs or chords may be permitted in place of rounded corners.
- (3) Street jogs with centerline offsets of less than 125 feet shall be avoided. Where streets intersect highways, thoroughfares and major streets, their alignment shall be continuous.

(d) Alleys.

- (1) Alleys shall be provided in all commercial and industrial districts, except that the plan commission may waive this requirement if definite and assured provision is made for service

access such as off-street loading and parking consistent with, and adequate for, the uses proposed.

- (2) Alleys shall not be approved in residential areas unless necessary because of topography or other exceptional circumstances.
 - (3) The width of alleys shall be not less than 20 feet.
 - (4) Dead-end alleys are prohibited except under very unusual circumstances, and crooked and "T" alleys shall be discouraged. Where dead-end alleys are unavoidable, they shall be provided with adequate turnaround facilities at the dead end.
- (e) Easements and restrictive covenants.
- (1) Easements across lots or centered on rear or side lot lines shall be provided for utilities where required by the plan commission, and shall be at least ten feet wide.
 - (2) A drainage easement in favor of the city, centered on rear lot lines, shall be provided on all subdivisions of land. Such easement shall, at a minimum, contain the following restrictions:
 - a. Any obstruction to the flow of water, by any means, shall be prohibited.
 - b. No structure, earthen berm, dam, erection of other improvement, tree, or landscaping shall be permitted.
 - c. The erection of a fence or annual plantings may be allowed provided that same do not obstruct the flow of water.
 - d. Grantor (property owner) is prohibited from changing the grade elevation of the drainage easement from that established by grantee.
 - e. Grantee shall have full rights of ingress and egress to carry on and all work in connection with the maintenance and operation in, over, under and across the lands of grantor.
 - f. The property covered by said easement shall not be used in any way or manner that will impair the rights of grantee.
 - g. The easement shall run with the land, and shall be binding upon the grantees, lessees, successors, heirs and assigns of grantor and grantee.
 - h. The easement shall be assignable.
 - (3) A stormwater covenant shall be provided on the face of each subdivision as follows:

The land on the side of the lots within the area shall be graded by the subdivider and maintained by the abutting property owner to provide for the adequate drainage of surface water.
 - (4) Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right-of-way of sufficient width conforming substantially with the lines of such watercourse. Grading or construction adequate for the purpose may be required. Wherever possible, the drainage shall be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow as determined by the plan commission. Such improvement shall be installed prior to council approval of the final plat.
 - (5) A stormwater covenant shall be provided on each plat as follows: The land on the rear of all lots and on the side of lots (specified) within the area shall be graded by the subdivider and maintained by the abutting property owner to provide for the adequate drainage of surface water.
 - (6) An eight-foot tree planting easement shall be provided on the front or side of each lot fronting or siding a major street and streets with a width less than 70 feet, and no portion of the street shall

be used for tree planting. Such easement shall be contained in a restrictive covenant written on the face of the plat.

- (7) Residential lots including corner lots in a subdivision shall have a minimum setback of not less than 25 feet.

(f) Blocks.

- (1) The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 1,500 feet between street lines.
- (2) Pedestrian crosswalks, not less than ten feet wide, may be required by the plan commission through the center of blocks more than 900 feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

(g) Lots.

- (1) In general. The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (1.5) Lots within urban reserve area of extraterritorial review jurisdiction. Every lot within the urban reserve area of the extraterritorial review jurisdiction shall be a minimum of ten acres in area.
- (2) Lot dimensions. Lot dimensions shall conform to the requirements of the zoning ordinance, and in residential districts shall be not less than 75 feet in frontage nor less than 8,000 square feet in area. Residential lots to be served by private sewage disposal facilities shall comply with the rules of the state board of health in addition to the regulations contained in this section. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Residential lots fronting or backing on major streets, highways, and thoroughfares should be platted with extra depth to permit generous distance between the buildings and such traffic ways. Excessive depth in relation to width shall otherwise be avoided.
- (2.5) Lot dimensions within urban reserve area of extraterritorial review jurisdiction. Every lot within the urban reserve area of the extraterritorial review jurisdiction shall have a minimum lot width and frontage of not less than 300 feet.
- (3) Corner lots. Corner lots for residential use shall have extra width to permit full building setback of at least 25 feet from both streets.
- (4) Access to public street. Every lot shall front on or abut a public street.
- (5) Lots at right angles. Lots at right angles to each other should be avoided wherever possible, especially in residential areas.
- (6) Lot lines. Side lot lines shall be substantially at right angles or radial to street lines.
- (7) Large lots. In case a tract is subdivided into parcels contained one or more acres, such parcels shall be arranged to allow the resubdivision of any parcels into normal lots in accordance with the provisions of this chapter.
- (8) Municipal boundaries. Lots shall follow municipal boundary lines whenever practicable rather than cross them.

~~(h) Land divisions or subdivisions within the urban reserve area of the extraterritorial plat review jurisdiction. In addition to complying with all other standards and requirements of this Code, the following standards addressing the appropriateness of the land division or subdivision within the urban reserve area of the city's extraterritorial plat review jurisdiction shall apply:~~

- ~~(1) The plan commission, based upon all relevant available information, including zoning ordinances, plans, and the stated intent of the applicant, shall make findings on the following:~~

- a. ~~The probable intended use of the lots, outlots and land dedications;~~
- b. ~~Whether the probable intended use is compatible with present and projected uses of nearby lands;~~
- c. ~~Whether the probable intended use is reasonably consistent with planned land use patterns;~~
- d. ~~Whether the probable intended use and projected development represents logical, sequentially land use transition.~~
- (2) ~~The plan commission shall forward its findings and recommendation on such land division or subdivision to the common council.~~
- (3) ~~As a mandatory precondition of approval of the land division or subdivision, the common council shall make the following findings:~~
 - a. ~~That the probable intended use or uses identified by the plan commission are compatible with present and projected uses of nearby lands; and~~
 - b. ~~That the probable intended use identified by the plan commission is reasonably consistent with planned land use patterns; and~~
 - c. ~~That the probable intended use and projected development identified by the plan commission represents logical, sequential land use transition.~~
- (4) ~~If all the findings called for in subsection 46-4(h)(3) above cannot be affirmatively made, the city shall deny approval of the proposed subdivision or land division.~~

(Code 1974, § 13.04; Ord. No. 03-23, § 1, 10-7-2003; Ord. No. 07-20, §§ 1—3, 8-7-2007)

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: November 30, 2015

DEPARTMENT: Planning

FROM: Sarah Wallace

SUBJECT: Future Agenda Items.
